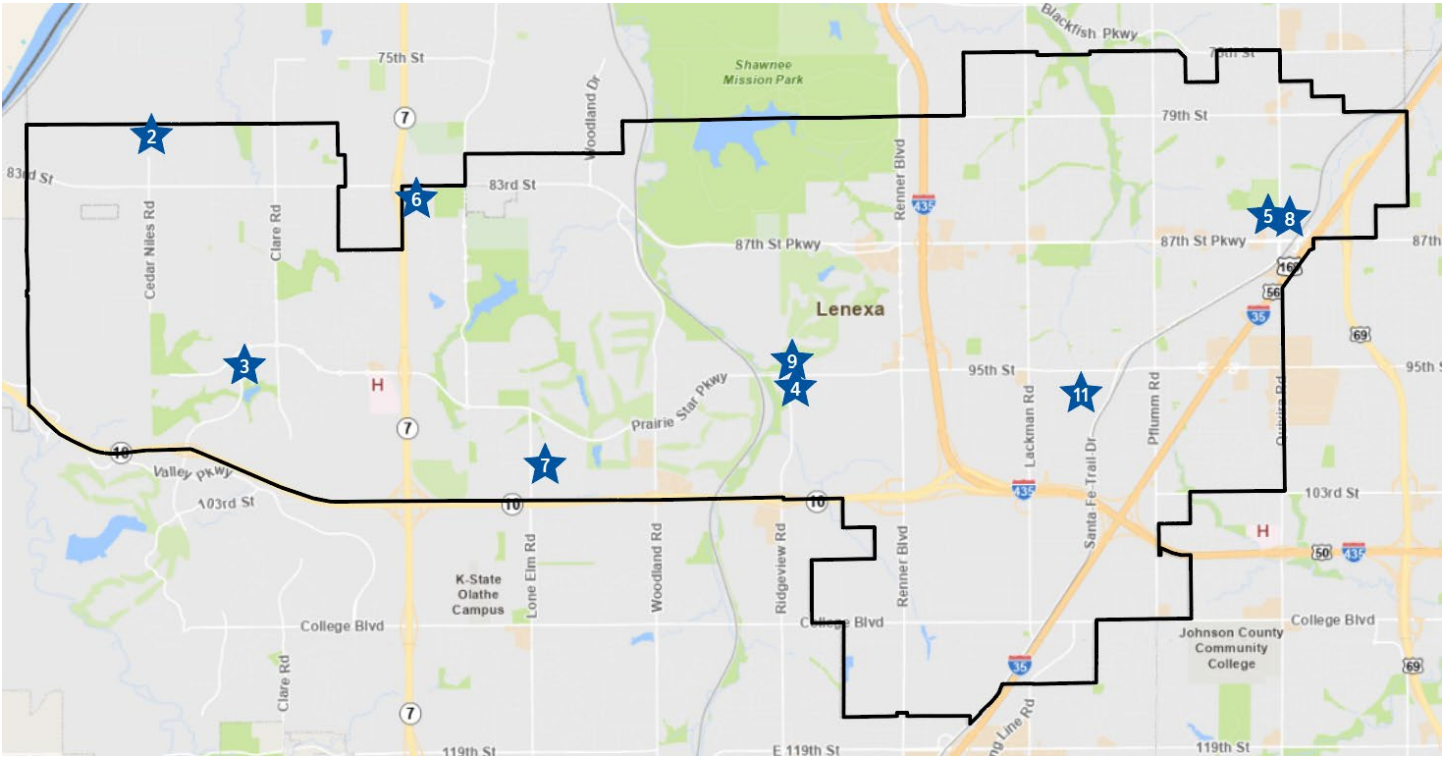


AGENDA MAP



CALL TO ORDER

ROLL CALL

APPROVE MINUTES FROM THE OCTOBER 5, 2026 MEETING

CONSENT AGENDA

All matters listed within the consent agenda have been distributed to each member of the Planning Commission for review, are considered to be routine, and will be enacted by one motion with no separate discussion. If a member of the Planning Commission desires separate discussion on an item, that item may be removed from the consent agenda and placed on the regular agenda.

- 1. Resolution adopting the 2027 Planning Commission/Board of Zoning Appeals schedule of meeting dates and submittal deadlines.**
- 2. Stoneridge North, 6th Plat — Consideration of a final plat for a 66-lot single-family residential development on property located at the northeast corner of 79th Street & Gabriel Street within the RP-1, Planned Residential (Low Density) District. PT26-23F**

3. **Mize Hill, Third Plat — Consideration of a revised final plat to replat Lots 20 and 21 of Mize Hill, First Plat on property located at the southwest corner of 94th Terrace & Shady Bend Road within the RP-2, Planned Residential (Intermediate Density) District. PT26-08FR**
4. **Vista Village, 4th Plat — Consideration of a revised final plat to replat Lots 1, 2, and 3 of Vista Village, 1st Plat on property located at the southeast corner of Prairie Star Parkway & Ridgeview Road within the PUD, Planned Unit Development District. PT26-09FR**
5. **Azura Credit Union — Consideration of a deviation for a monument sign on property located at 8550 Quivira Road within the CP-2, Planned Community Commercial District. DV26-07**

REGULAR AGENDA

6. **Hy-Vee & The Shops at Freedom Fields — Consideration of a revised preliminary plan for a grocery store and commercial outlots on property located near the southeast corner of 83rd Street & K-7 Highway within the CP-2, Planned Community Commercial District. PL26-05PR**
7. **Midwest Sikh Gurudwara Parking Expansion & Maintenance Building — Consideration of a revised preliminary plan for a parking lot expansion and an accessory structure on property located at 10050 Marion Street within the R-1, Single-Family Residential District. PL26-03PR**
8. **AtoMe Inc. — Consideration of a special use permit for a Basic Industry use on property located at 8605 Quivira Road within the BP-2, Planned Manufacturing District. SU26-09 (Public Hearing)**
9. **Ascent Apartments — Consideration of a rezoning and concept plan for a 216-unit multifamily residential development located at the northeast corner of Prairie Star Parkway & Ridgeview Road. (Public Hearing)**
 - a. **Consideration of rezoning a portion of the property from the AG, Agricultural and NP-O, Planned Neighborhood Office districts to the RP-4, Planned Residential (High Density) District. RZ26-07**
 - b. **Consideration of a concept plan for a 216-unit multifamily residential development within the RP-4, Planned Residential (High Density) District. PL26-06CP**
10. **Lenexa Comprehensive Plan — Annual report and consideration of amendments to the Future Land Use Map. (Public Hearing)**

CONTINUED APPLICATIONS (NO DISCUSSION)

- 11. Habitat for Humanity Warehouse & Workforce Development Center — Consideration of a preliminary plan for a new warehouse and training room on property located at 9605 Dice Lane within the BP-2, Planned Manufacturing District. PL26-11P (Continued to the November 30, 2026 Planning Commission Meeting)**

WITHDRAWN APPLICATIONS

- 12. Proposed Amendments to the Unified Development Code — Consideration of amendments related to several topics including: interpreting zoning district boundaries, property development regulations, the table of lesser change, zoning maps, zoning permits, Comprehensive Plan consistency, enforcement, preliminary plans and plats, procedures for design determination, special development regulations, and administration. UDC26-03 (Public Hearing) (Withdrawn by Staff)**

STAFF REPORTS

ADJOURN

APPENDIX

- 13. October 5, 2026 Draft Meeting Minutes**

If you have any questions about this agenda, please contact Stephanie Sullivan, Planning Manager, at ssullivan@lenexa.com.

*If you need any accommodations for the meeting, please contact the City Clerk's Office at 913-477-7550 at least 48 hours prior to the meeting.
Kansas Relay Service: 800-766-3777*

Assistive Listening Devices are available for use in the Community Forum by request.

2027 PLANNING COMMISSION & BOARD OF ZONING APPEALS SUBMITTAL SCHEDULE

REQUEST

Approve a resolution adopting the 2027 Planning Commission/Board of Zoning Appeals schedule of meeting dates and deadlines.

SUMMARY

In accordance with the Planning Commission by-laws, regular meetings of the Planning Commission and Board of Zoning Appeals are set annually and adopted by resolution with a current schedule available from the Community Development Department. Unless otherwise noted, the regular meetings shall be at Lenexa City Hall at 7:00 p.m. Meetings of the Board of Zoning Appeals, if scheduled, shall occur first and the Planning Commission meeting shall follow immediately upon conclusion of the Board of Zoning Appeals meeting.

Attached is the proposed 2027 Planning Commission and Board of Zoning Appeals submittal schedule of meeting dates and deadlines.

STAFF RECOMMENDATION: APPROVAL

RESOLUTION NO. 2026-02

BE IT RESOLVED BY THE Lenexa Planning Commission and pursuant to K.S.A. 12-745 and the approved Planning Commission/Board of Zoning Appeals By-Laws;

The regular meetings of the Lenexa Planning Commission/Board of Zoning Appeals for January through December of the 2027 calendar year shall be held at the Lenexa City Hall at 7:00 p.m., or as soon thereafter as may be heard, on the dates reflected on the attached **Exhibit A** incorporated herein by reference.

Special Call Meetings of the Lenexa Planning Commission may be held in accordance with procedures set forth in the Planning Commission/Board of Zoning Appeals By-Laws.

ADOPTED by the Lenexa Planning Commission this 2nd day of November 2026.

Chris Poss, Chairman
Lenexa Planning Commission

ATTEST:

Scott McCullough, Community Development Director

APPROVED AS TO FORM:

Steven Shrout
Assistant City Attorney



2027 PLANNING COMMISSION & BOARD OF ZONING APPEALS SUBMITTAL SCHEDULE

Submittal Deadline (12:00pm CST) Submit applications online at: lenexa.com/permits	Deadline for Applicant to Mail Notices (if applicable)	City Staff Comments Available Online (by end of day)	Deadline for Applicant to Post Sign on Property (if applicable)	Applicant Revisions Due (12:00pm CST)	Planning Commission/ Board of Zoning Appeals Meeting	City Council Meeting (if applicable)
Monday, November 23, 2026	Friday, December 11, 2026	Monday, December 7, 2026	Friday, December 18, 2026	Monday, December 14, 2026	Monday, January 4, 2027	Tuesday, January 19, 2027
Monday, December 28, 2026	Friday, January 8, 2027	Monday, January 11, 2027	Friday, January 15, 2027	Monday, January 18, 2027	Monday, February 1, 2027	Tuesday, February 16, 2027
Monday, January 25, 2027	Friday, February 5, 2027	Monday, February 8, 2027	Friday, February 12, 2027	Monday, February 15, 2027	Monday, March 1, 2027	Tuesday, March 16, 2027
Monday, March 1, 2027	Friday, March 12, 2027	Monday, March 15, 2027	Friday, March 19, 2027	Monday, March 22, 2027	Monday, April 5, 2027	Tuesday, April 20, 2027
Monday, March 29, 2027	Friday, April 9, 2027	Monday, April 12, 2027	Friday, April 16, 2027	Monday, April 19, 2027	Monday, May 3, 2027	Tuesday, May 18, 2027
Monday, April 19, 2027	Friday, April 30, 2027	Monday, May 3, 2027	Friday, May 7, 2027	Monday, May 10, 2027	Monday, May 24, 2027	Tuesday, June 15, 2027
Monday, May 24, 2027	Friday, June 4, 2027	Monday, June 7, 2027	Friday, June 11, 2027	Monday, June 14, 2027	Monday, June 28, 2027	Tuesday, July 20, 2027
Monday, June 28, 2027	Friday, July 9, 2027	Monday, July 12, 2027	Friday, July 16, 2027	Monday, July 19, 2027	Monday, August 2, 2027	Tuesday, August 17, 2027
Monday, July 26, 2027	Friday, August 6, 2027	Monday, August 9, 2027	Friday, August 13, 2027	Monday, August 16, 2027	Monday, August 30, 2027	Tuesday, September 21, 2027
Monday, August 30, 2027	Friday, September 10, 2027	Monday, September 13, 2027	Friday, September 17, 2027	Monday, September 20, 2027	Monday, October 4, 2027	Tuesday, October 19, 2027
Monday, September 27, 2027	Friday, October 8, 2027	Monday, October 11, 2027	Friday, October 15, 2027	Monday, October 18, 2027	Monday, November 1, 2027	Tuesday, November 16, 2027
Monday, October 25, 2027	Friday, November 12, 2027	Monday, November 8, 2027	Friday, November 19, 2027	Monday, November 15, 2027	Monday, December 6, 2027	Tuesday, December 21, 2027
Monday, November 22, 2027	Friday, December 10, 2027	Monday, December 6, 2027	Friday, December 17, 2027	Monday, December 13, 2027	Monday, January 3, 2028	Tuesday, January 18, 2028
Monday, December 27, 2027	Friday, January 7, 2028	Monday, January 10, 2028	Friday, January 14, 2028	Monday, January 17, 2028	Monday, January 31, 2028	Tuesday, February 15, 2028
Monday, January 31, 2028	Friday, February 11, 2028	Monday, February 14, 2028	Friday, February 18, 2028	Monday, February 21, 2028	Monday, March 6, 2028	Tuesday, March 21, 2028

** Unless otherwise noted, all Planning Commission, Board of Zoning Appeals, and City Council meetings are held at 7:00pm in the Community Forum in Lenexa City Hall, at 17101 W. 87th Street Parkway, Lenexa, KS 66219.*

**Need to know more about code requirements, zoning,
the Comprehensive Plan, and what information
to submit with your application?**

Visit lenexa.com/planning

Need help submitting your application via the online portal?

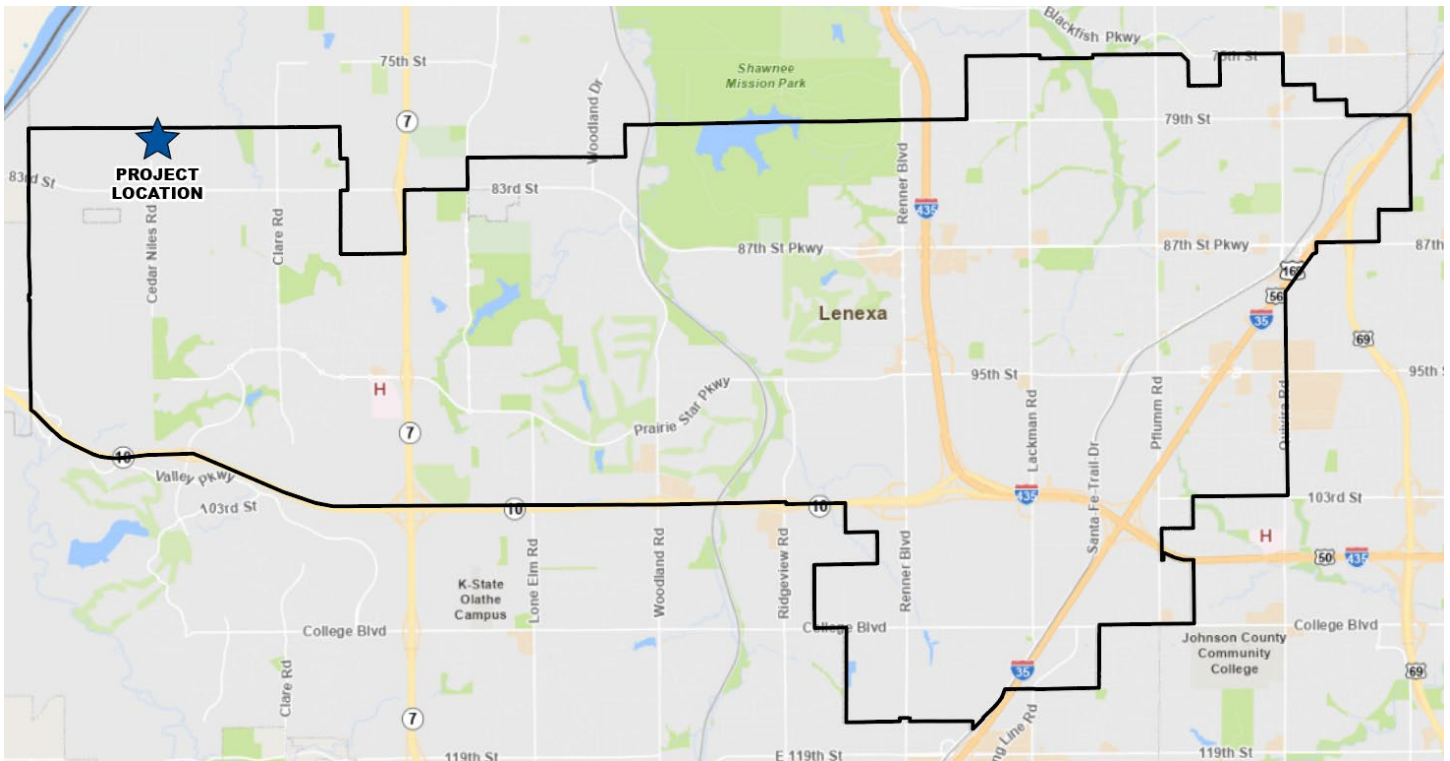
Contact Gloria Lambert at glambert@lenexa.com or 913-477-7729

*If you are not already registered as a licensed professional in our system,
the City will need to assign a licensed professional number to you.*

If you have other questions, please contact us at planning@lenexa.com or 913-477-7500.

STONERIDGE NORTH, SIXTH PLAT

Project #:	PT26-23F	Location:	Northeast corner of 79 th Street & Gabriel Street
Applicant:	Michael Johnson, Arise Homes	Project Type:	Final Plat
Staff Planner:	Noah Vaughan	Proposed Use:	Single-Family Subdivision



PROJECT SUMMARY

The applicant seeks approval of a final plat for Stoneridge North, Sixth Plat, the sixth phase of Stoneridge North, a mixed single-family and duplex residential subdivision. This sixth phase of the project will encompass 66 single-family lots and seven tracts on 28.21 acres, along with associated dedications for drainage, utility, landscaping, sidewalk, and sanitary sewer easements and right-of-way. The subject site is located in the north portion of Stoneridge North, approximately at the northeast corner of W. 79th Street and Gabriel Street. The approved preliminary plat (PT22-01P) was approved with deviations for lot width, lot depth, lot size, and front yard setback standards within the RP-1 Zoning District. The proposed final plat is mostly consistent with the approved preliminary plat (PT22-01P), approved on February 7, 2023; however changes to the lot count and new deviation requests are required. Two lots are being added to this final plat, one within the cul-de-sac of 79th Terrace, and the other within the southern cul-de-sac of Shadow Street. As a result, new deviations are required with this project. This project does not require a public hearing. This plat requires City acceptance of dedications for street right-of-way, as well as drainage, landscaping, sidewalk, and utility easements.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

This site was annexed into the City of Lenexa in November of 1986, at which time it was zoned and used as agricultural. It was subsequently rezoned to NP-O, RP-1, and AG in 2009 as part of the larger Cedar Niles Estates rezoning and concept plan (RZ09-02 and PL09-01CP), which included a total of 278.63 acres north of W. 83rd Street and west of Mize Boulevard. The 2009 plan did not progress beyond plan approvals.

The applicant rezoned 168 acres from AG, RP-1, NP-O, and CP-1 to RP-1 and RP-2 in 2023 as part of a new residential subdivision, Stoneridge North. The subject site is part of the portion that was rezoned to RP-1. A preliminary plat (PT22-01P) was also approved at the same time as the rezoning (RZ22-05). The preliminary plat included approved deviations in the RP-1 Zoning District for lot width, lot depth, lot size, and front yard setback standards.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
RZ09-02	Rezoning	Cedar Niles Estates	June 16, 2009
PL09-01CP	Concept Plan	Cedar Niles Estates	June 16, 2009
RZ22-05	Rezoning	Stoneridge North	February 7, 2023
PT22-01P	Preliminary Plat	Stoneridge North	February 7, 2023
PT23-19F	Final Plat	Stoneridge North, First Plat	October 17, 2023
PT23-27F	Final Plat	Stoneridge North, Second Plat	November 21, 2023
PT24-04FR	Revised Final Plat	Stoneridge North, Second Plat (Revised)	June 3, 2024
PT24-07FR	Revised Final Plat	Stoneridge North, First Plat (Revised)	December 17, 2024
PT25-02F	Final Plat	Stoneridge North, Third Plat	March 18, 2025
PT25-18F	Final Plat	Stoneridge North, Fourth Plat	November 18, 2025
PT26-01FR	Revised Final Plat	Stoneridge North, Third Plat (Revised)	February 17, 2026
PT26-13F	Final Plat	Stoneridge North, Fifth Plat	April 21, 2026

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
28.21	N/A	RP-1	Suburban-Density Residential

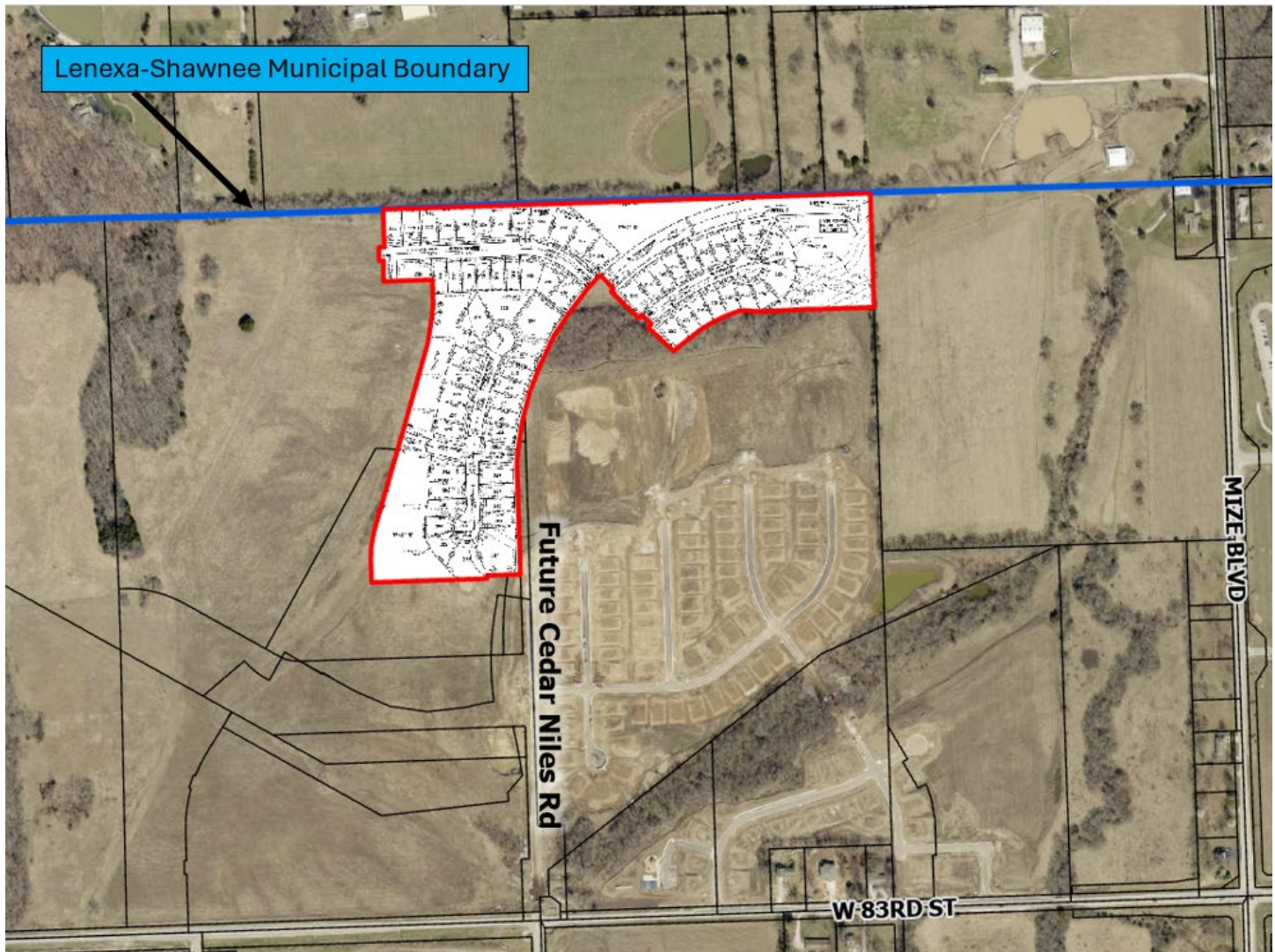


Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The proposed land use of Stoneridge North, Sixth Plat is single-family residential, which is a permitted use in the RP-1, Planned Residential Single-Family (Low-Density) District. The Future Land Use Map within the Comprehensive Plan classifies the site as Suburban-Density Residential, which is consistent with the existing zoning and the City's Comprehensive Plan. The proposed use is similar to recent approvals in the area, including the single-family and duplex portions of the Stoneridge development that have been approved to the south. Other uses in the area include a nearby school (Mill Creek Middle School), existing single-family residences, and additional planned residential development.

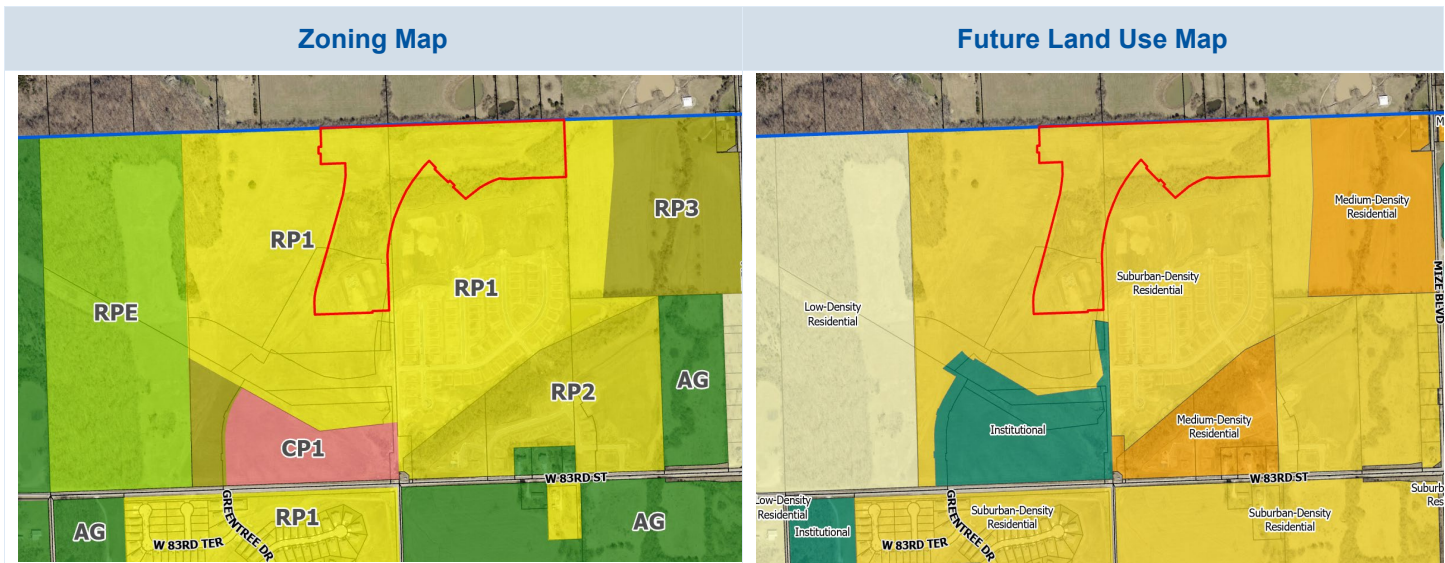


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Undeveloped
North	N/A (City of Shawnee)	N/A (City of Shawnee)	Agricultural
South	Suburban-Density Residential, Institutional, Medium-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District, RP-2, Planned Residential (Intermediate-Density) District, CP-1, Planned Neighborhood Commercial District	Residential (Under Development)
East	Suburban-Density Residential, Medium-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District, RP-3, Planned Residential (Medium High-Density) District	Undeveloped
West	Suburban-Density Residential, Low-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District, RP-E, Planned Residential Estate District	Undeveloped

FINAL PLAT REVIEW

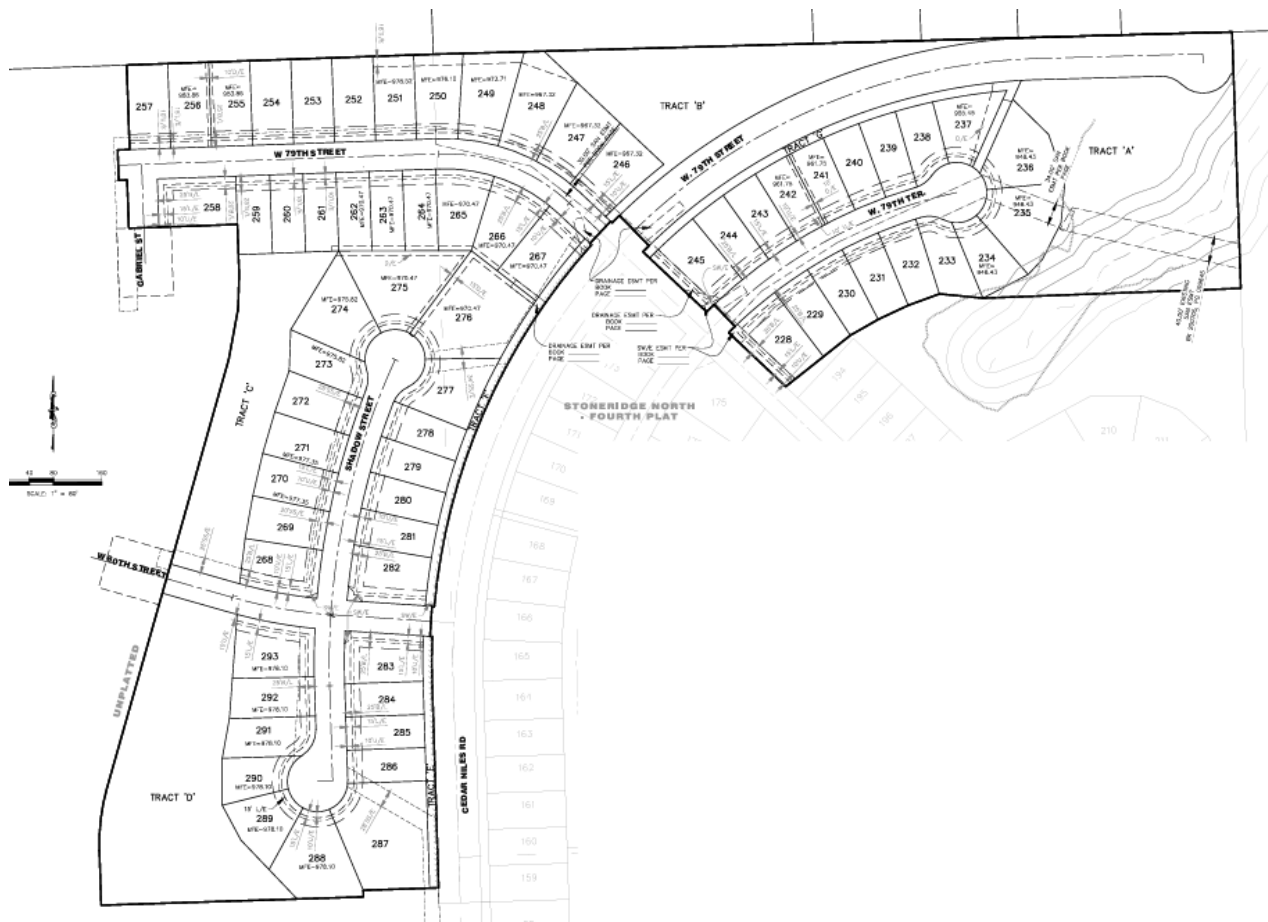
This is a final plat of 66 single-family residential lots, seven tracts, and dedications for drainage, landscaping, sidewalk, utility, and sanitary sewer easements and rights-of-way on 28.21 acres. Two new residential lots will be added with this final plat that were not shown on the preliminary plat; however, the layout will be substantially similar to the approved preliminary plat. While additional deviations are required as a result of the additional lots, the new deviation requests are similar to requests that were already approved for lot size, lot width, and front yard setbacks. This area is the sixth phase of the Stoneridge North subdivision, for which a preliminary plan/plat was approved in February 2023. The dwelling ground floor classification for this plat is Class F, which provides a minimum range of 650 – 1,200 SF for ground floor areas based on the dwelling type.

Street development includes the termination of Cedar Niles Road, which will curve and turn into 79th Street. This street will connect lots to the west and also end in a cul-de-sac to the northeast within this development. The internal roads of 79th Terrace and Shadow Street will also be developed with this phase, which are cul-de-sacs servicing lots to the east and west of Cedar Niles Road. Shadow Street will also have a future connection to 80th Street to the west, which will serve future phases of the Stoneridge North development. The temporary cul-de-sacs shown at the end of 80th Street and Gabriel Street shall be constructed per City of Lenexa Standards. This includes minimum radius of 40', full depth pavement, curb and gutter, and appropriate drainage.

As shown in Table 3, five tracts (A, B, C, D, and G) will be utilized for landscaping, open space, and stormwater treatment. Tracts E and F run between developable lots and Cedar Niles Road and are designated on the plat for trail, sidewalk, and monument sign installation, as well as for private open space.

TABLE 3: TRACT PURPOSES

Tract	Purpose
Tracts A, B, C, D, G	Landscaping, Open Space, Stormwater Treatment
Tracts E, F	Trails, Sidewalks, Monument Sign Installation, Private Open Space



Landscaping will be provided in Tracts A, B, C, D, and G of the subdivision for open space purposes. Future lots within Stoneridge North will be to the west and south of the subject plat, so screening along these areas will not be required. The property to the east of W. 79th Street is a 38.6-acre parcel that is currently undeveloped, zoned for future residential development, and will connect Stoneridge North to Mize Boulevard.

This plat is also dedicating drainage, landscaping, sidewalk, utility, and sanitary sewer easements, as shown in Exhibit 3.

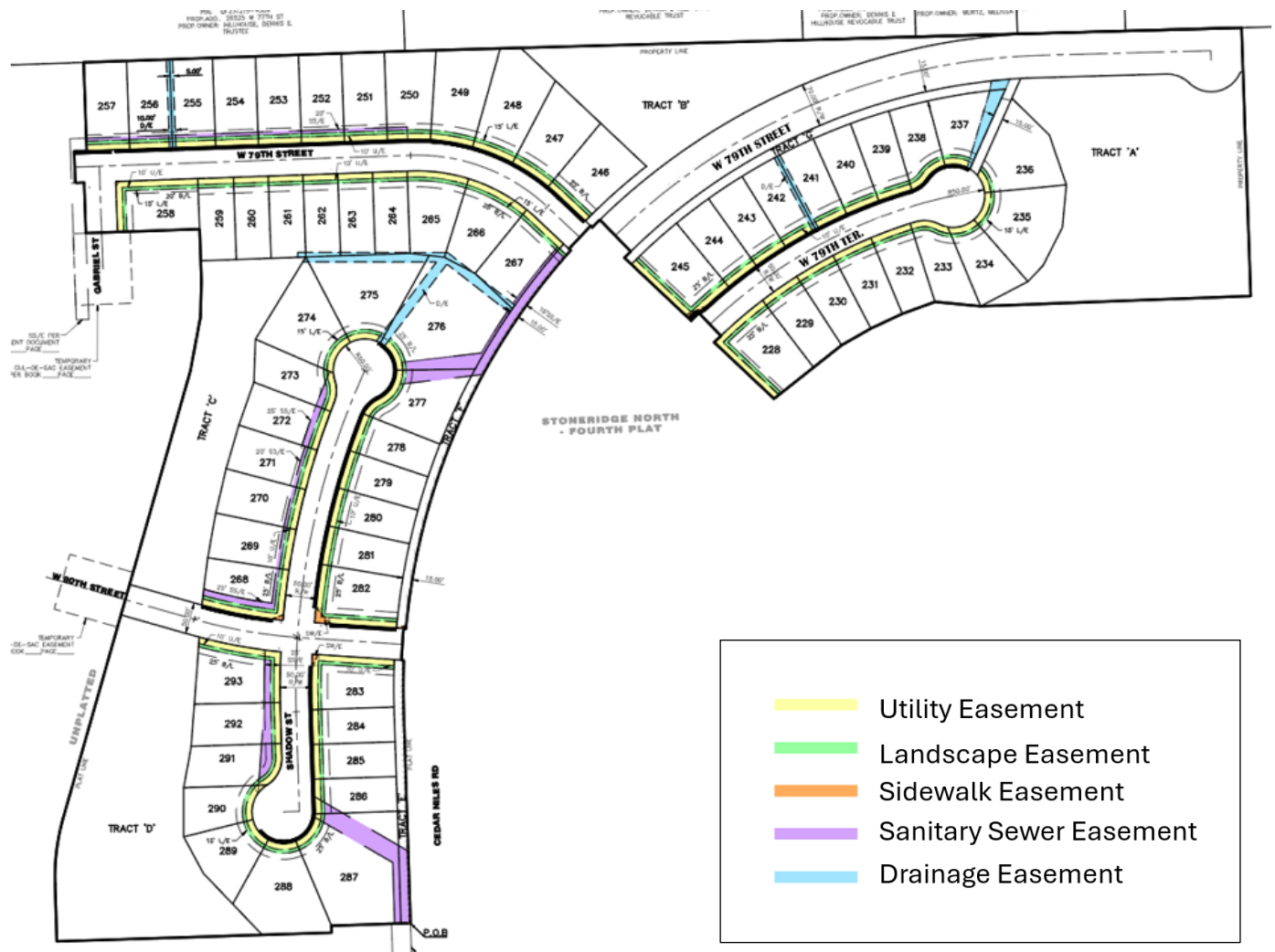


Exhibit 3: Dedication Map

TABLE 4: PLAT DEDICATIONS

Type of Dedication	Dedicated to
Rights-of-Way	City of Lenexa
Utility Easement	City of Lenexa
Landscape Easement	City of Lenexa
Sidewalk Easement	City of Lenexa
Drainage Easement	City of Lenexa
Sanitary Sewer Easement	Johnson County Wastewater

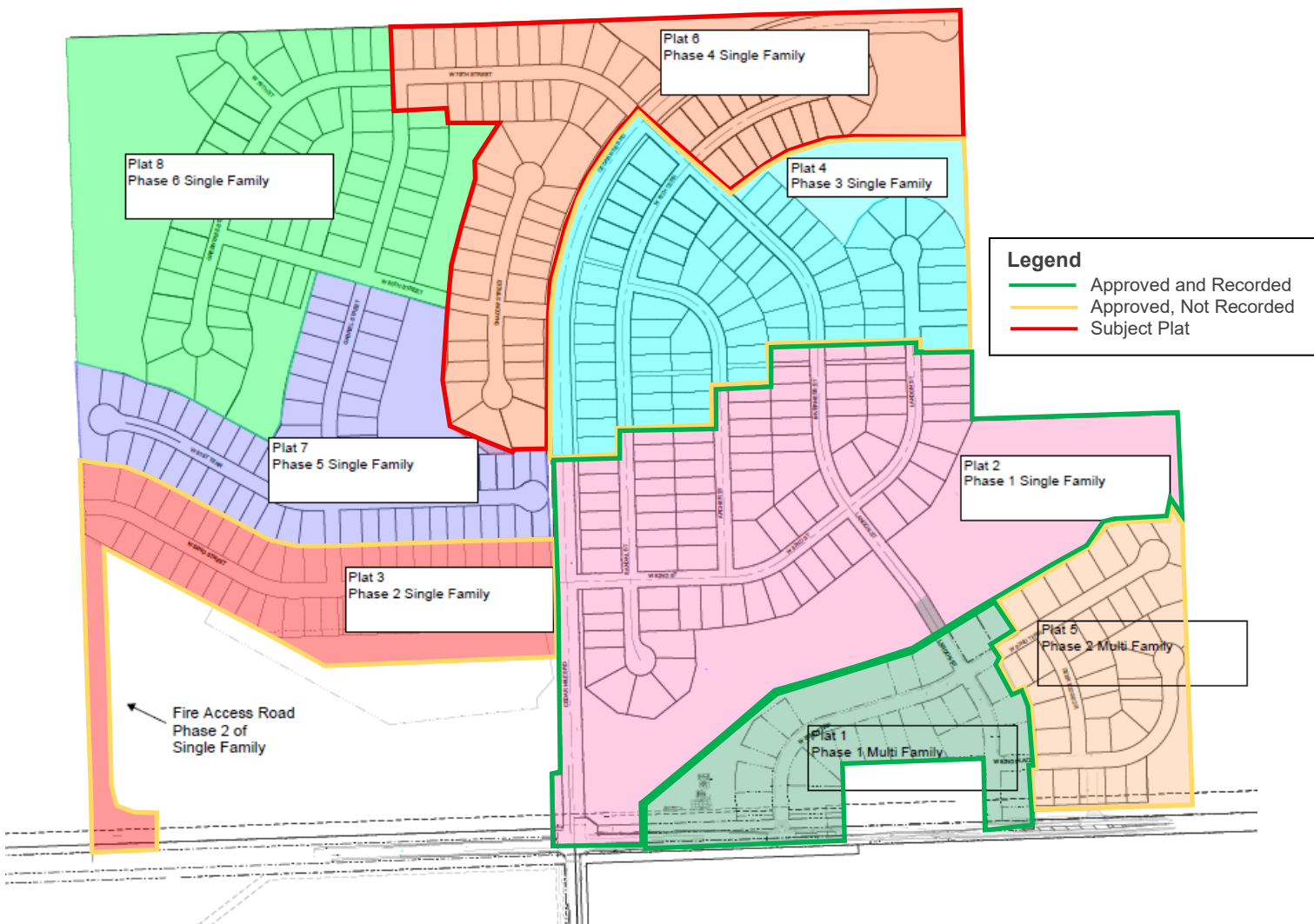


Exhibit 4: Updated phasing plan of Stoneridge North, with Final Plat approvals shown

DEVIATIONS

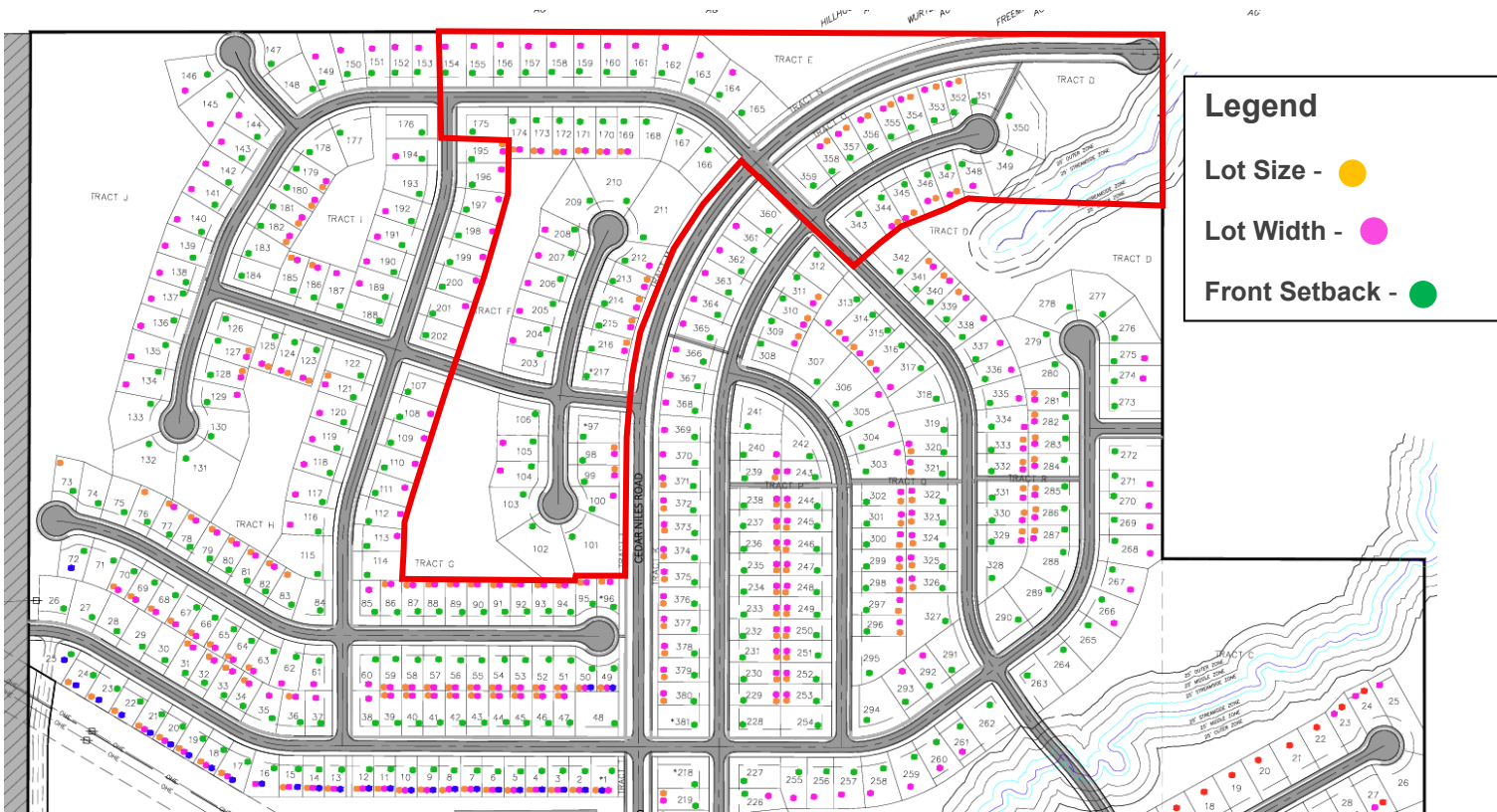


Exhibit 5: Excerpt of deviation graphic from Approved Preliminary Plat (PT22-01P), with subject plat outlined in red.

The preliminary plan/plat (PT22-01P) was approved with deviations from the RP-1 standards for minimum lot size, minimum lot width, and front yard setback requirements. As the subject area of this plat only contained 64 lots in the preliminary plat, and two lots have been added, the total amount of required deviations will differ. At preliminary plat stage, 64 deviations for front yard setback, 44 deviations for lot width, and 24 deviations for lot size were requested within the area for the proposed Stoneridge North, Sixth Plat. These deviations primarily allow for smaller lots within the subdivision as well as for smaller residences to be built on the lots.

The applicant is requesting a revision to the total amount of deviations requested as shown in Exhibit 6, with 66 total deviations for front yard setback, 53 total deviations for lot width, and 24 deviations for lot size.

TABLE 5: REQUESTED DEVIATIONS

Deviation Type	Lots	Code Requirement	Deviation Request
Lot Width	230-232; 238-244; 284-286; 290	70 feet	-15 feet
Lot Size	229-244; 284-292	8,000 SF	-850 SF
Front Yard Setback	228-293	30 feet	-5 feet



Exhibit 6: Deviation Map

NEXT STEPS

- The Planning Commission is the final authority for the approval of a final plat.
- The final plat requires acceptance of dedications by the City Council. Pending approval from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on November 17, 2026.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Final Plat for Stoneridge North, Sixth Plat.**

- This is a final plat for 66 single-family residential lots and seven tracts on 28.21 acres in the RP-1 Zoning District, with previously approved deviations for lot area, lot width, and front yard setback. Two additional lots and associated deviations for minimum lot width, minimum lot size, and minimum front yard setback are proposed with this final plat application.
- The Governing Body must accept dedications for utility, landscape, sidewalk, and drainage easements.
- The project is consistent with Lenexa's goals through **Responsible Economic Development** and **Strategic Community Investment** to create **Vibrant Neighborhoods**.

FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT26-23F – **Stoneridge North, Sixth Plat** near the northeast corner of 79th Street & Gabriel Street for a single-family residential subdivision.



Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Stoneridge North, Sixth Plat

September 22, 2026

B26D5329

Lenexa City Hall

Community Development

17101 W. 87th St. Pkwy.

Lenexa, KS 66219

RE: PROJECT NARRATIVE

STONERIDGE NORTH, SIXTH PLAT

FINAL PLAT

To Whom it May Concern:

Kaw Valley Engineering, Inc., on behalf of our client, Arise Homes LLC, has prepared this project narrative to describe the intent of this project.

The site is generally located north of W 83rd Street and Cedar Niles Road. The project location can be seen in the attachments. The existing zoning for the site is RP-1. The total acreage to be subdivided into single family residential lots is 28.22 acres. The developer, Arise Homes LLC, owns the land to the west and south of the project site. Stone Ridge North (SRN) – Fourth Plat is the process of being developed to the southeast. Future phases of SRN are proposed on the western portion of the owned property. The property adjacent to the east of the project site is owned by Greyhawk Development LLC. The site lies outside of the 100 Year Flood Plain per the Flood Insurance Rate Map for Johnson County, Kansas. There are no existing structures or wells that are located on the site. There are existing wooded areas with existing trees located along the northern portion of the site. The existing land condition is mostly made up of Straight Row Crops and Wooded areas with a stream flowing offsite of the northeastern portion of the site. The location of all building/lot lines can be seen on the Final Plat.

Respectfully submitted,

Kaw Valley Engineering, Inc.

FINAL PLAT
STONERIDGE NORTH – SIXTH PLAT

PART OF THE NW 1/4 OF SEC. 29-12-23
AND PART OF THE NE 1/4 OF SEC. 30-12-23
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

SURVEYED PROPERTY DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 29 AND PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 23 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF LENEXA, COUNTY OF JOHNSON, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF STONERIDGE NORTH FOURTH PLAT; THENCE ON THE WESTERLY LINE OF SAID STONERIDGE NORTH FOURTH PLAT, NORTH 01°49'16" EAST 26.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ON SAID WESTERLY LINE, THE FOLLOWING TEN (10) COURSES, THENCE NORTH 01°49'16" WEST 340.03 FEET, THENCE NORTHEASTERLY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 75.99 FEET, AND BE SUBTENDED BY A CHORD WHICH BEARS NORTH 00°16'56" EAST 75.97 FEET, THENCE NORTH 86°13'49" WEST 3.87 FEET, THENCE NORTH 03°46'11" EAST 50.00 FEET, THENCE SOUTH 86°13'49" EAST 3.87 FEET, THENCE NORTHEASTERLY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 663.63 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23°31'41" EAST 662.51 FEET, THENCE NORTH 46°42'48" WEST 3.57 FEET, THENCE NORTH 43°17'11" EAST 50.00 FEET, THENCE SOUTH 46°42'49" EAST 3.57 FEET, THENCE NORTHEASTERLY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 17.01 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°08'29" EAST 17.01 FEET TO THE NORTHERNMOST NORTHWEST CORNER OF SAID STONERIDGE NORTH FOURTH PLAT, THENCE ON THE NORTHERLY LINE OF SAID STONERIDGE NORTH FOURTH PLAT THE FOLLOWING THIRTEEN (13) COURSES, THENCE SOUTH 44°23'16" EAST 70.00, THENCE SOUTHWESTERLY WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 14.17 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°11'30" WEST 14.17 FEET, THENCE SOUTH 46°42'49" EAST 145.06 FEET, THENCE NORTHEASTERLY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 820.00 FEET, AN ARC LENGTH OF 17.23 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°08'29" EAST 17.23 FEET, THENCE SOUTH 43°51'40" EAST 50.00 FEET, THENCE SOUTHWESTERLY WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 770.00 FEET, AN ARC LENGTH OF 14.74 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°41'44" WEST 14.74 FEET, THENCE SOUTH 46°42'49" EAST 130.07 FEET, THENCE NORTH 51°36'02" EAST 136.41 FEET, THENCE NORTH 60°19'35" EAST 53.28 FEET, THENCE NORTH 64°59'41" EAST 54.98 FEET, THENCE NORTH 69°50'15" EAST 54.98 FEET, THENCE SOUTH 84°20'01" EAST 72.44 FEET, THENCE NORTH 87°50'04" EAST 427.60 FEET TO THE NORTHEAST CORNER OF SAID STONERIDGE NORTH 4TH PLAT; THENCE NORTH 01°56'53" WEST 424.59 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 29; THENCE ON SAID NORTH LINE, SOUTH 88°24'00" WEST 1324.37 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER AND THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 30; THENCE ON THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 87°59'06" WEST 508.54 FEET, THENCE SOUTH 02°00'54" EAST 140.00 FEET, THENCE SOUTH 87°59'06" WEST 19.92 FEET, THENCE SOUTH 02°00'54" EAST 50.00 FEET, THENCE NORTH 87°59'06" EAST 14.00 FEET, THENCE SOUTH 02°00'54" EAST 80.00 FEET, THENCE NORTH 87°59'06" EAST 180.00 FEET, THENCE SOUTH 02°00'54" EAST 82.23 FEET, THENCE SOUTH 01°34'46" WEST 53.79 FEET, THENCE SOUTHWESTERLY WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 41.42 FEET, AN ARC LENGTH OF 6.50 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 08°04'38" WEST 6.50 FEET, THENCE SOUTH 10°34'31" WEST 82.41 FEET, THENCE SOUTH 15°52'53" WEST 735.43 FEET, THENCE SOUTHWESTERLY WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 106.59 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°01'48" WEST 106.17 FEET, THENCE SOUTH 01°49'16" EAST 90.32 FEET, THENCE NORTH 88°10'44" EAST 435.00 FEET, THENCE NORTH 01°49'16" WEST 11.00 FEET, THENCE NORTH 88°10'44" WEST 125.00 FEET TO THE POINT OF BEGINNING, CONTAINS 28.21 ACRES MORE OR LESS. PREPARED BY JASON R. LOADER, P.S. ON OCTOBER 16, 2026.

BASIS OF BEARINGS:

BEARINGS BASED ON THE FINAL PLAT OF STONE RIDGE NORTH, THIRD PLAT.

FLOOD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEY PARCEL LIES WITHIN FLOOD HAZARD ZONE "X-NONSHADE2" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID PARCEL PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF LENEXA, KANSAS, COMMUNITY PANEL NO. 2090100316, REVISED DATE EFFECTIVE ON 6/23/2006.

PLAT DEDICATIONS:

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SHALL HERENAFTER BE KNOWN AS:

STONERIDGE NORTH – SIXTH PLAT

THE STREETS AND ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED AS THOROUGHFARES ARE HEREBY DEDICATED TO THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN, OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, PIPES, POLES, WIRES, DRAINAGE FACILITIES, SANITARY SEWERS, DUCTS AND CABLES, AND SIMILAR FACILITIES, UPON, OVER AND UNDER THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" IS HEREBY GRANTED TO THE CITY OF LENEXA, KANSAS, NO ABOVE-GROUND FACILITIES ASSOCIATED WITH THE USES HEREIN PERMITTED SHALL BE CONSTRUCTED, LOCATED, OR MAINTAINED IN ANY AREA OF THE "U/E" THAT CROSSES OR INTERSECTS WITH A "DRAINAGE EASEMENT" OR "D/E".

AN EASEMENT OR LICENSE TO LAY, CONSTRUCT, MAINTAIN, ALTER, REPAIR, REPLACE AND OPERATE ONE OR MORE SEWER LINES AND ALL APPURTENANCES CONVENIENT FOR THE COLLECTION OF SANITARY SEWAGE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, OVER AND THROUGH THOSE AREAS DESIGNATED AS "SANITARY SEWER EASEMENT" OR "S/E" ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND THROUGH ADJOINING LAND AS MAY BE REASONABLY NECESSARY TO ACCESS THE EASEMENT AND IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS, A BODY CORPORATE, AND THE GOVERNING BODY OF JOHNSON COUNTY WASTEWATER, OR THEIR ASSIGNS. ALTERATION OF LAND CONTOURS OR THE PLACEMENT OF STRUCTURES WITHIN THE EASEMENT AREA WILL NOT BE PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF JOHNSON COUNTY WASTEWATER. ANY PLACING OF IMPROVEMENTS OR PLANTING OF TREES ON THE PERMANENT RIGHT-OF-WAY WILL BE DONE AT THE RISK OF SUBSEQUENT DAMAGE, THERE TO WITHOUT COMPENSATION.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, PIPES, INLETS, MANHOLES, SURFACE DRAINAGE FACILITIES AND OTHER SIMILAR FACILITIES, UPON, OVER, AND UNDER THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "D/E", IS HEREBY GRANTED TO THE CITY OF LENEXA, KANSAS. DRAINAGE EASEMENTS SHALL REMAIN FREE OF FENCES, SHRUBS, TREES AND OTHER OBSTACLES THAT WOULD RESTRICT THE FLOW OF DRAINAGE. TRACT "A", "B", "C", "D" IS HEREBY DEDICATED AS A D/E.

THE CITY OF LENEXA IS UNDER NO DUTY OR OBLIGATION TO MAINTAIN OR REPAIR THE STORMWATER DRAINAGE FACILITIES PLACED WITHIN THE LIMITS OF THIS EASEMENT, AND IN NO EVENT SHALL THIS EASEMENT BE CONSTRUED TO IMPOSE ANY SUCH OBLIGATION ON THE CITY OF LENEXA.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN, OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF SIDEWALKS, UPON AND OVER THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "SIDEWALK EASEMENT" OR "SW/E" IS HEREBY GRANTED TO THE CITY OF LENEXA, KANSAS. NO ABOVE GROUND FACILITIES ASSOCIATED WITH THE USES HEREIN PERMITTED SHALL BE CONSTRUCTED, LOCATED OR MAINTAINED IN ANY AREA OF THE "U/E" THAT CROSSES OR INTERSECTS WITH A "SW/E". TRACTS "E", "F" AND "G" ARE HEREBY DEDICATED AS SW/E's.

A 15-FOOT-WIDE LANDSCAPE EASEMENT OR "L/E" ON ALL LOTS AND TRACTS ADJACENT TO AND PARALLEL WITH INTERIOR STREET RIGHT-OF-WAY LINES IS HEREBY DEDICATED TO THE CITY OF LENEXA, KANSAS, AND THE HOMEOWNERS ASSOCIATION. MAINTENANCE OF THIS "L/E" SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

IN TESTIMONY WHEREOF, MATT MABE, _____ OF ALPHA VENTURES DEVELOPMENT, LLC, A LIMITED LIABILITY CORPORATION HAS CAUSED THESE PRESENTS

TO BE EXECUTED THIS ____ DAY OF _____, 20 ____

BY: _____ MATT MABE, AS MANAGER OF ALPHA VENTURES DEVELOPMENT, LLC, A LIMITED LIABILITY CORPORATION

RESTRICTIONS:

THE USE OF ALL LOTS AND TRACTS OF LAND IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WHICH WILL BE FILED AT THE OFFICE OF THE REGISTER OF DEEDS OF JOHNSON COUNTY, KANSAS AND SHALL HEREBY BECOME A PART OF THE DEDICATION OF THIS PLAT AS THOUGH FULLY SET FORTH HEREON. ALL PROPERTY OWNERS IN THIS SUBDIVISION ARE REQUIRED TO BE MEMBERS OF THE HOMEOWNERS ASSOCIATION REFERENCED IN THE DECLARATION.

TRACTS A, B, C, D AND G ARE TO BE OWNED BY THE HOA AND SHALL BE USED FOR LANDSCAPE BUFFER, OPEN SPACE AND STORMWATER TREATMENT.

TRACTS E, F, ARE TO BE OWNED BY THE HOA AND ARE INTENDED TO BE USED FOR AMENITIES SUCH AS TRAILS, SIDEWALKS, MONUMENT SIGNS AND PRIVATE OPEN SPACE.

MAINTENANCE OF SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE HOA. MEMBERSHIP IN THE HOA SHALL BE MANDATORY FOR EACH PROPERTY OWNER AND THEIR FUTURE HEIRS AND SUCCESSORS OF PROPERTY AS SHOWN ON THIS PLAT AND "SIDEWALK EASEMENT" OR "SW/E" IS HEREBY GRANTED TO THE CITY OF LENEXA, KANSAS. NO ABOVE GROUND FACILITIES ASSOCIATED WITH THE USES HEREIN PERMITTED SHALL BE CONSTRUCTED, LOCATED OR MAINTAINED IN ANY AREA OF THE "U/E" THAT CROSSES OR INTERSECTS WITH A "SW/E". TRACTS "E", "F" AND "G" ARE HEREBY DEDICATED AS SW/E's.

THE GROUND FLOOR AREA CLASSIFICATION FOR LOTS IN THIS PLAT IS CLASS "T"

AMENITY RECREATION TRAILS SHALL BE INSTALLED WITH SUBDIVISION INFRASTRUCTURE.

THIS PLAT SHALL NOT BE FILED BY THE REGISTER OF DEEDS UNLESS FILING IS WITHIN 730 CALENDAR DAYS AFTER THE CITY OF LENEXA GOVERNING BODY APPROVAL DATE, INCLUSIVE.

NOTICE:

THE SITE INCLUDES STORM WATER TREATMENT FACILITIES, AS DEFINED AND REGULATED IN THE LENEXA MUNICIPAL CODE. RESTRICTIONS ON THE USE OR ALTERATION OF THE SAID FACILITIES MAY APPLY. THIS PROPERTY IS ALSO SUBJECT TO THE OBLIGATIONS AND REQUIREMENTS OF THE STORM WATER TREATMENT FACILITY MAINTENANCE AGREEMENT APPROVED BY THE CITY OF LENEXA, KANSAS.

EXECUTION:

THIS TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR, ARISE HOMES LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER ON THIS ____ DAY OF _____, 20 ____

OWNER: ARISE HOMES LLC

MATT MABE, AS MANAGER OF ALPHA VENTURES DEVELOPMENT, LLC, A LIMITED LIABILITY CORPORATION _____

NOTARY CERTIFICATE:

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED ON THIS DAY ____ OF _____, 20 ____ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MATTHEW MABE, PARTNER & CO-FOUNDER OF ARISE HOMES LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY AND DULY ACKNOWLEDGED THE SAME, TO BE HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PRINTED NAME

APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS ON THIS ____ DAY OF _____, 20 ____

CHAIR OF THE PLANNING COMMISSION – CHRIS POSS _____

APPROVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS ON THIS ____ DAY OF _____, 20 ____

MAYOR – JULIE SAYERS _____

CITY CLERK – JENNIFER MARTIN _____

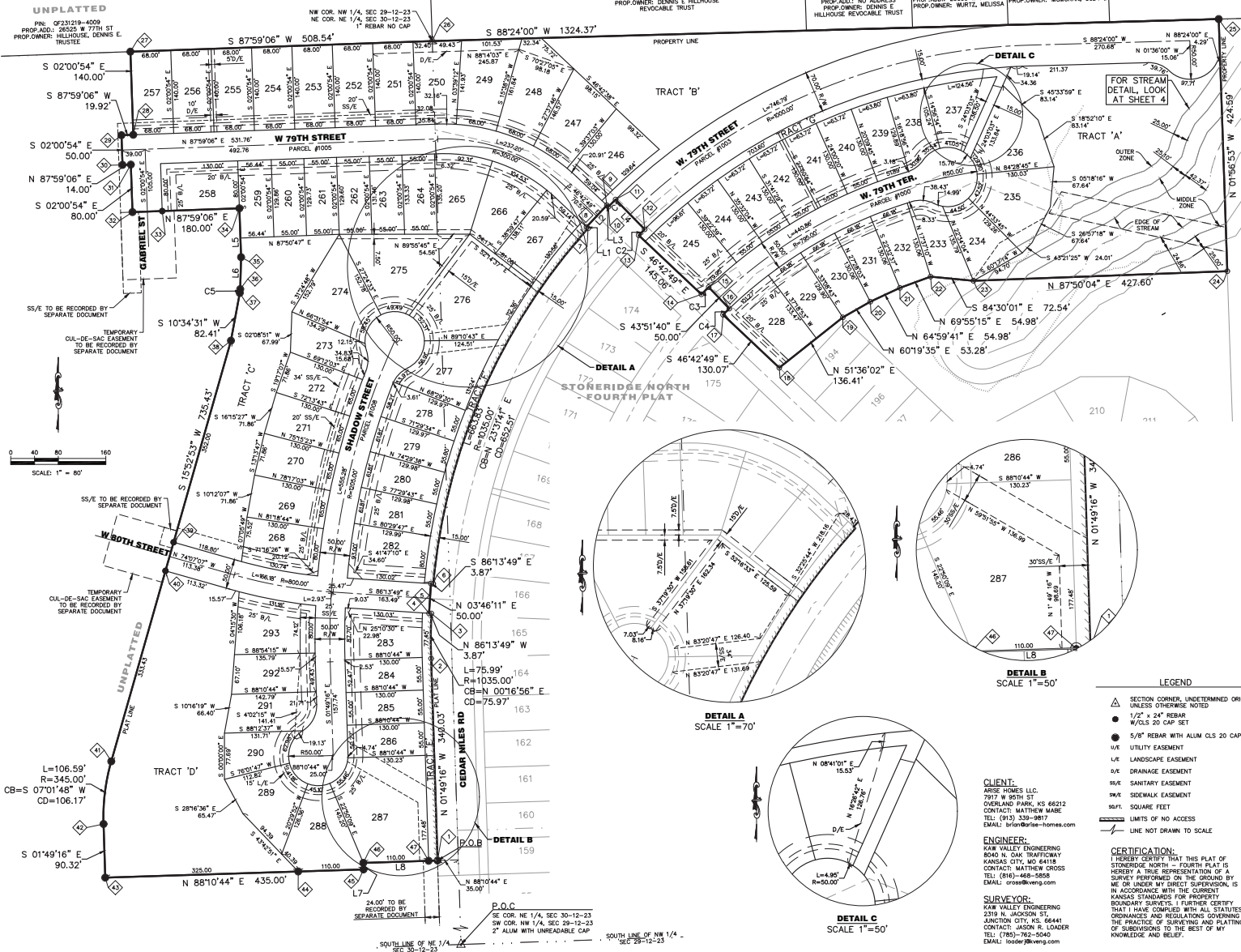
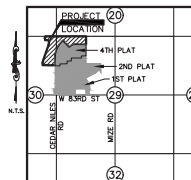
CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF STONERIDGE NORTH – FOURTH PLAT IS HEREBY A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IS IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FOR REVIEW	KV KAW VALLEY ENGINEERING	8040 N. OAK TRAFFICWAY KANSAS CITY, MO 64118 PH. (816) 468-0858 kv@kveeng.com www.kveeng.com	PROJECT NO. K202503292 DRAWN BY: SS CHECKED BY: JAD ON: 5/1/25 – FPLAT SHEET 1 OF 3
		JASON R. LOADER 1462 loader@kveeng.com	PREPARED FOR: ARISE HOMES LLC 7917 W 95TH ST LENEXA, KS 66227 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26

FINAL PLAT STONERIDGE NORTH – SIXTH PLAT

PART OF THE NW 1/4 OF SEC. 29-12-23
AND PART OF THE NE 1/4 OF SEC. 30-12-23
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



SECTION VICINITY MAP
SEC. 29 – TWP. 12S – R. 23E
SEC. 30 – TWP. 12S – R. 23E

- GENERAL NOTES:
1. MONUMENTS FOUND OR PLACED AS SHOWN HEREON.
 2. GROSS LAND AREA: 1,228,796 SQ. FT. / 28.21 ACRES
 3. EXISTING ZONING IS PLANNED RESIDENTIAL (RP-1).
 4. STREAM LOCATIONS: THIS SITE LIES WITHIN A PROTECTED STREAM CORRIDOR, AS DEFINED AND REGULATED IN CITY OF LENEXA, KANSAS CODE ARTICLE 4-1-1. RESTRICTIONS ON THE USE OR ALTERATION OF THE STREAM CORRIDOR MAY APPLY.

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	CHORD BEARING	CHORD LENGTH	DELTA
L1	N 46°42'49" E	3.57	C1	N 45°39'29" E	17.01	17.01
L2	N 43°17'11" E	50.00	C2	S 45°13'50" W	14.17	14.17
L3	S 46°42'49" E	3.57	C3	N 45°39'29" E	17.23	17.23
L4	S 44°23'16" E	70.00	C4	S 45°41'44" W	14.74	14.74
L5	S 02°00'54" E	80.00	C5	S 06°04'38" W	6.50	6.50
L6	S 02°00'54" E	80.00				
L7	N 01°49'16" W	110.00				
L8	N 88°10'44" E	125.00				

COORDINATE TABLE			COORDINATE TABLE			COORDINATE TABLE		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
1	251248.33	2195962.05	21	252212.12	2196740.38	41	251415.19	2195412.81
2	251588.19	2196991.25	22	252233.00	2196760.70	42	251509.82	2195399.81
3	251664.16	2196951.62	23	252224.04	2196864.20	43	251219.54	2195402.68
4	251664.42	2196947.75	24	252240.35	2197291.50	44	251229.87	2195727.52
5	251714.31	2196951.04	25	252664.55	2197277.07	45	251233.37	2195837.46
6	251714.06	2196954.91	26	252627.57	2195953.22	46	251244.36	2195837.11
7	252312.32	2196215.39	27	252609.69	2195444.99	47	251247.86	2195947.06
8	252341.77	2196212.79	28	252469.78	2195444.99			
9	252351.16	2196247.07	29	252468.08	2195430.01			
10	252348.75	2196249.70	30	252491.11	2195517.77			
11	252360.72	2196281.73	31	252419.80	2195445.76			
12	252310.69	2196310.70	32	252339.65	2195448.57			
13	252300.71	2196300.64	33	252341.41	2195498.54			
14	252201.25	2196406.23	34	252345.98	2195628.46			
15	252213.30	2196418.55	35	252263.80	2195631.35			
16	252177.25	2196453.20	36	252210.02	2195629.87			
17	252166.95	2196444.65	37	252203.57	2195629.18			
18	252077.77	2196373.33	38	252123.59	2195614.28			
19	252162.50	2196644.23	39	251783.99	2195517.77			
20	252188.88	2196690.53	40	251735.90	2195504.03			

Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
228	11982.79	248	13656.49	268	10322.54	288	10231.09
229	8106.75	249	12557.80	269	8873.80	289	9490.01
230	7783.77	250	10515.68	270	8873.80	290	7413.98
231	7901.57	251	9520.00	271	8873.80	291	9414.56
232	7901.57	252	9520.00	272	8873.80	292	9173.62
233	8169.30	253	9520.00	273	8268.90	293	10064.35
234	8095.91	254	9520.00	274	13332.12	294	110872.19
235	13891.54	255	9520.00	275	16774.33	295	62716.58
236	12343.37	256	9520.00	276	24521.91	296	58333.37
237	9232.10	257	9520.00	277	12164.41	297	96063.98
238	7307.28	258	10400.00	278	7590.89	298	6251.29
239	7726.80	259	7336.75	279	7591.20	299	10034.95
240	7717.29	260	7150.00	280	7591.39	300	12577.50
241	7717.27	261	7150.00	281	7591.60	1000	27628.46
242	7717.26	262	7150.00	282	11244.02	1001	76769.24
243	7717.24	263	7150.00	283	10254.97	1002	45976.93
244	7717.22	264	7150.00	284	7150.00	1008	67123.01
245	11475.40	265	10077.68	285	7150.00		
246	11402.51	266	10461.48	286	7150.35		
247	11233.34	267	10281.45	287	24300.88		

- LEGEND
- SECTION CORNER, UNDETERMINED ORIGIN, UNLESS OTHERWISE NOTED
 - 1/2" x 24" REBAR
 - W/CS 20 CAP SET
 - 5/8" REBAR WITH ALUM CLS 20 CAP SET
 - UTILITY EASEMENT
 - LANDSCAPE EASEMENT
 - DRAINAGE EASEMENT
 - SANITARY EASEMENT
 - SIDEWALK EASEMENT
 - SQUARE FEET
 - LIMITS OF NO ACCESS
 - LINE NOT DRAIN TO SCALE

CLIENT:
ARIE HOMES, LLC
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64118
CONTACT: MATTHEW MAHE
TEL: (816)-468-5858
EMAIL: info@arie-homes.com

ENGINEER:
RAW VALLEY ENGINEERING
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64118
CONTACT: MATTHEW MAHE
TEL: (816)-468-5858
EMAIL: info@raw-valley.com

SURVEYOR:
RAW VALLEY ENGINEERING
2319 N. JACKSON ST.
JUNCTION CITY, KS 66441
CONTACT: JASON R. LOADER
TEL: (785)-762-5040
EMAIL: loader@raw-valley.com

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT OF STONERIDGE NORTH – SIXTH PLAT IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE CURRENT KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FOR REVIEW

K&V
KAW VALLEY ENGINEERING

8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64118
PH: (816) 468-5858
info@k&v.com | www.k&v.com

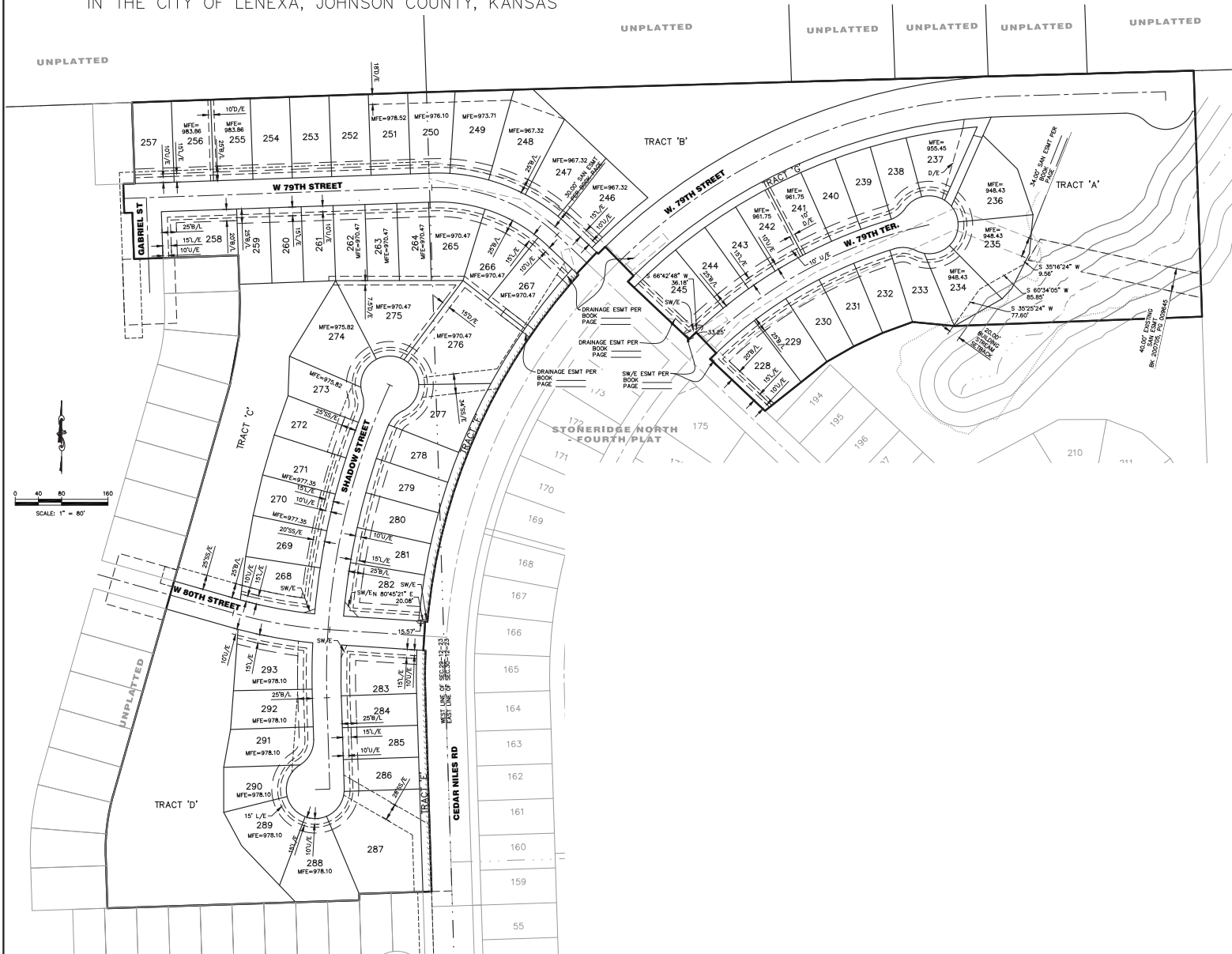
PROJECT:
STONERIDGE NORTH SIXTH PLAT
W 83RD ST & CEDAR MILES RD
LENEXA, KS 66227

PREPARED FOR:
ARIE HOMES LLC
7917 W 95TH ST
OVERLAND PARK, KS 66212

RAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20, EXPIRES 12/31/26

FINAL PLAT STONERIDGE NORTH – SIXTH PLAT

PART OF THE NW 1/4 OF SEC. 29-12-23
AND PART OF THE NE 1/4 OF SEC. 30-12-23
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT OF STONERIDGE NORTH – FOURTH PLAT IS HEREBY A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE CURRENT KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FOR REVIEW	KV KAW VALLEY ENGINEERING	8040 N. OAK TRAFFICWAY KANSAS CITY, MO 64118 PH. (816) 468-0858 kce@kveeng.com www.kveeng.com	PROJECT NO. 66225-3292
		PROJECT: STONERIDGE NORTH SIXTH PLAT W 83RD ST & CEDAR NILES RD LENEXA, KS 66227	DRAWN BY SS
		PREPARED FOR: ARISE HOMES LLC 7917 W 95TH ST OVERLAND PARK, KS 66212	CHECKED BY JAD
		KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20, EXPIRES 12/31/26	DATE 5/2/25--FPLAT SHEET 3 OF 3

FINAL PLAT STONERIDGE NORTH – SIXTH PLAT

PART OF THE NW 1/4 OF SEC. 29-12-23
AND PART OF THE NE 1/4 OF SEC. 30-12-23
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

UNPLATTED

PIN: QF231219-4009
PROP. ADD.: 28525 W 77TH ST
PROP. OWNER: HILLHOUSE, DENNIS E.
TRUSTEE

UNPLATTED

PIN: QF231220-2029
PROP. ADD.: NO ADDRESS
PROP. OWNER: DENNIS E. HILLHOUSE
REVOCABLE TRUST

UNPLATTED

PIN: QF231220-2034
PROP. ADD.: NO ADDRESS
PROP. OWNER: DENNIS E. HILLHOUSE
REVOCABLE TRUST

UNPLATTED

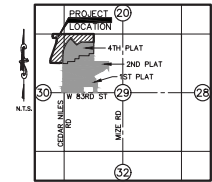
PIN: QF231220-2011
PROP. ADD.: 26035 W 77TH ST
PROP. OWNER: WURTZ, MELISSA

UNPLATTED

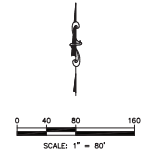
PIN: QF231220-2030
PROP. ADD.: NO ADDRESS
PROP. OWNER: MEMORAN, CODY D

UNPLATTED

PIN: QF231220-2003
PROP. ADD.: 7810 WIDE RD
PROP. OWNER: CRETEN FARMS LLC



SECTION VICINITY MAP
SEC. 29 – TWP. 12S – RNG. 23E
SEC. 30 – TWP. 12S – RNG. 23E



LEGEND

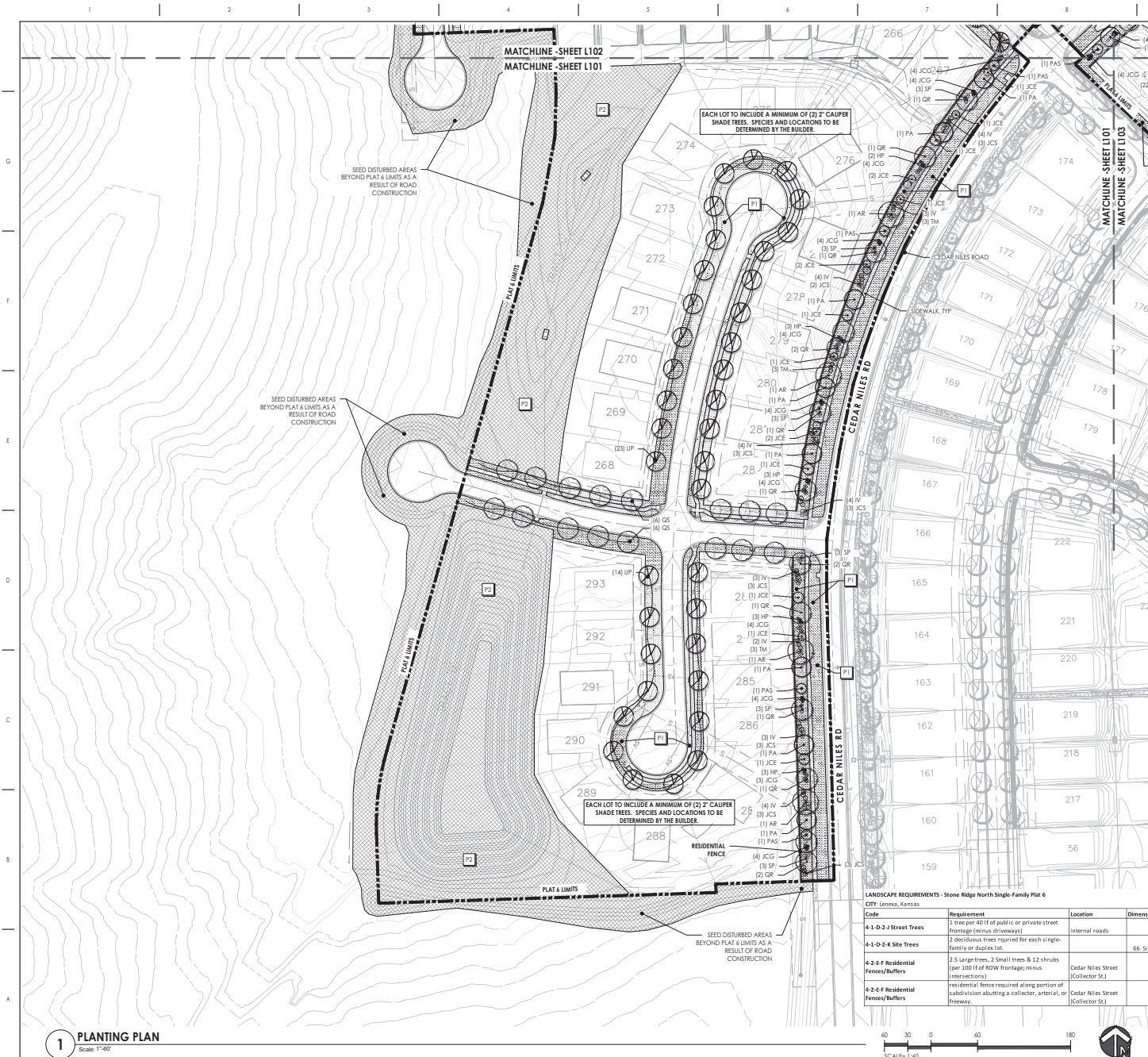
- U/E UTILITY EASEMENT
- L/E LANDSCAPE EASEMENT
- D/E DRAINAGE EASEMENT
- S/E SANITARY EASEMENT
- S/W/SIDEWALK EASEMENT
- SQ.FT. SQUARE FEET
- UTILITY EASEMENT
- LANDSCAPE EASEMENT
- SIDEWALK EASEMENT
- SANITARY EASEMENT
- STORM EASEMENT



8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64118
PH: (816) 468-0858
kce@kveeng.com | www.kveeng.com

PROJECT: STONERIDGE NORTH SIXTH PLAT
W 83RD ST & CEDAR NILES RD
LENEXA, KS 66227
PREPARED FOR: ARISE HOMES LLC
7917 W 95TH ST
OVERLAND PARK, KS 66212
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20, EXPIRES 12/31/26

PROJECT NO. 66255329
DRAWN BY: SS
CHECKED BY: JAD
DATE: 5/30/2024
SHEET: EXB



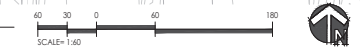
PLANTING SCHEDULE

SYM.	KEY	COMMON NAME BOTANICAL NAME	SIZE & REMARKS	QTY
STREET TREE (RECOMMENDED: FINAL SPECIES TO BE SELECTED BY LINEXA PARKS AND RECREATION)				
	NS	Black Tupelo <i>Nyssa sylvatica</i>	2' cal.	44
	UP	Lacinate Elm <i>Ulmus parvifolia</i>	2' cal.	32
	OS	Shumard Oak <i>Quercus shumardii</i>	2' cal.	27
	GD	Expresso Kentucky Coffee Tree <i>Gymnocladus dioica</i> Expresso-JF7	2' cal.	22
SHADE TREE				
	PA	London Plane Tree <i>Platanus x acerifolia</i>	2' cal.	14
	AR	Pacific Sunset Maple <i>Acer rubra</i>	2' cal.	10
	QR	Northern Red Oak <i>Quercus rubra</i>	2' cal.	26
EVERGREEN TREE				
	JCE	Eastern Red Cedar <i>Juniperus chinensis</i>	5' ht.	26
	PAS	Norway Spruce <i>Picea abies</i>	5' ht.	9
	JCK	Keteleeri Juniper <i>Juniperus chinensis 'keteleeri'</i>	5' ht.	15
EVERGREEN SHRUB				
	JCS	Sea Green Juniper <i>Juniperus chinensis 'Sea Green'</i>	3 gal.	22
	JCG	Gold Coast Juniper <i>Juniperus chinensis 'Gold Coast'</i>	3 gal.	68
	TM	Fairview Spreading Yew <i>Taxus media Fairview</i>	3 gal.	21
DECIDUOUS SHRUB				
	HP	Little Quick Fire Hydrangea <i>Hydrangea paniculata 'quick fire'</i>	3 gal.	22
	IV	Little Henry Sweetgale <i>Rhus virginica 'Spoken'</i>	3 gal.	49
	RT	Tiger Eye Sumac <i>Rhus typhina</i>	3 gal.	16
	SP	Blooming Lilac <i>Syringa x 'Pendula'</i>	3 gal.	51
TURF & GROUND COVER				
	P	Turf Seed - Bluegrass/Fescue Mix		
	N	Native Seed Mix - Native Grass & Flowering Perennial Mix		

LANDSCAPE NOTES

- PER ARTICLE 4-2-6-4 RESIDENTIAL BUFFERS/FENCING, FENCING WILL BE LOCATED ALONG LOTS FACING A COLLECTOR OR ARTERIAL ROAD. AS APPROVED WITH SUBMITTAL P223-19P LANDSCAPE PLAN.
- TRAIL CONSTRUCTION WILL HAVE MINIMAL IMPACTS TO EXISTING TREES AND VEGETATION WITHIN STREAM SETBACKS.
- NATIVE SEED MIX: SAVANNAH SEED MIX (10 lbs. per acre)
 - Little Bluestem (25%) • Sea Oats (20%) • Canada Wild Rye (20%) • Showy Tick Trefoil (1.25%) • Lanceleaf Coreopsis (7.25%) • Owe's Sunflower (35%) • Wild Bergamot (2.25%) • Horsetail (1.25%) • Black-eyed Susan (7.5%) • Purple Coneflower (7.5%) • Hoary Vervain (2.25%).
- Annual Seed (10 lbs. per acre): Use Annual Rye or Annual Oats based on time of year seeding takes place as recommended.
- SOWING: DRILL SEED WITH SHORTENED BROADCASTABLE STRAW EROSION CONTROL MAT.
 - Seeding Schedule:
 - Spring Planting: April 1st to May 15th.
 - Fall Planting: September 1st to October 15th.
 - Dormant Season Planting Period for Native Seed Mix may be considered based on construction schedule.
- 3 YEAR ESTABLISHMENT PERIOD:
 - YEAR 1: MOW MONTHLY (12 HT) TO SUPPRESS WEEDS. LEAVE DEAD VEGETATION COVER WHITER FOR INSULATION.
 - YEAR 2: MOW IN MID-SPRING AS CLOSE TO THE GROUND AS POSSIBLE AND RAKE CUTTINGS.
 - YEAR 3: IF BURNING IS NOT ALLOWED, MOW TO GROUND MID-SPRING AND RAKE CUTTINGS. THIS IS 60% AS EFFECTIVE AS BURNING.

LANDSCAPE REQUIREMENTS - Stone Ridge North Single-Family Plot 6 CITY: Lenexa, Kansas						
Code	Requirement	Location	Dimension	Required	Provided	Additional Notes
4-1-D-2-1 Street Trees	5 trees per 40 ft of public or private street frontage (minus driveways)	internal roads	4458	112	112	
4-1-D-2-4 Site Trees	2 deciduous trees required for each single-family or duplex lot.	66 Single-Family lots		132	132	Not Shown: Species and locations to be determined by the Builder.
4-2-6-F Residential Fences/Buffer	2.5 large trees, 2 small trees & 12 shrubs (per 100 ft of ROW frontage; minus intersections)	Cedar Niles Street (Collector St.)	1,848 lf	46 large trees 37 small trees 222 shrubs	46 large trees 37 small trees 222 shrubs	
4-2-6-F Residential Fences/Buffer	residential fence required along portion of subdivision abutting a collector, arterial, or freeway.	Cedar Niles Street (Collector St.)	1,848 lf	1,848 lf	1,848 lf	located along residential lots abutting Cedar Niles St.



1 PLANTING PLAN
Scale: 1"=60'

ALL DESIGN, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE INTELLECTUAL PROPERTY OF LAND STUDIO, L.L.C., AND MORE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THESE DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED, REPRODUCED, OR PUBLISHED BY ANY METHOD, IN WHOLE OR IN PART, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF LAND STUDIO, L.L.C.
© 2026 LAND STUDIO, L.L.C. - STONE RIDGE NORTH PLAT 6 - SINGLE FAMILY LOTS - PLANTING PLAN - 8/2/2026 3:25:08 PM RWB: BERNARD: 0.38601

LAND3

317 SE AAAH
LEE'S SUMMIT, MO 64063
816.507.4019

Arise
HOMES

STONE RIDGE DEVELOPMENT
NORTH PLAT 6 PLANTING PLANS
LENEXA, KANSAS
ARISE HOMES

DATE: _____

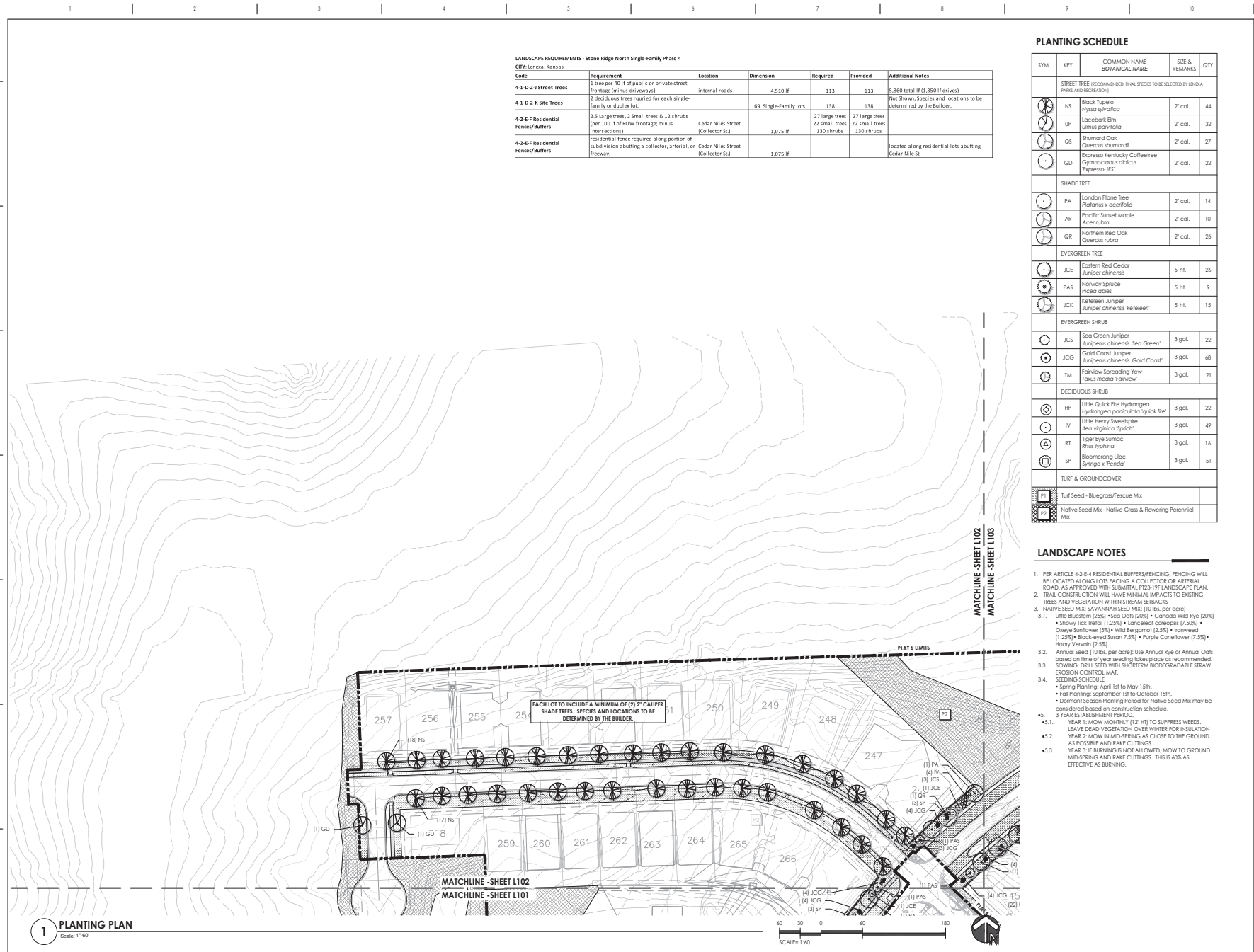
PROFESSIONAL SEAL:

DRAWING TITLE:

PLANTING PLAN

JOB NO: 1336 SCALE: VARIES
DATE: 2026.8.2 DRAWN BY: RWB

SHEET NO: L101



ALL DESIGN, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE INTELLECTUAL PROPERTY OF LAND STUDIO, L.L.C., AND MORE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THESE DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED, REPRODUCED, OR PUBLISHED BY ANY METHOD, IN WHOLE OR IN PART, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF LAND STUDIO, L.L.C.

6/16/2026 1:02 PM - STONE RIDGE DEVELOPMENT - NORTH PLAT 6 SINGLE FAMILY LOTS NORTH PLAT 6 PLANTING.dwg 8/2/2026 3:02:01 PM RWB: B2222222 0.38601

LAND3

317 SE MAIN
LENEA, KANSAS 64603
816.507.4019

Arise
HOMES

STONE RIDGE DEVELOPMENT
NORTH PLAT 6 PLANTING PLANS
LENEA, KANSAS
ARISE HOMES

DATE: 7/1/2026 CITY COMMENTS: 8/7/2026 CITY COMMENTS:

PROFESSIONAL SEAL:

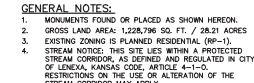
DRAWING TITLE: PLANTING PLAN

JOB NO: 1336 SCALE: VARIES
DATE: 2026.8.2 DRAWN BY: RWB

SHEET NO: L102

Deviations Narrative

The preliminary development plan does not provide an in-depth analysis of all site variables when established. As utilities, grading, stormwater management, and other constraints are identified, lot line adjustments can become warranted. In this case, we were able to add two lots that still meet the previously approved deviations. Similarly, in future phases it may become necessary to eliminate a lot due to design variables. Our goal is to provide our client with the best possible lot layout that serves the needs of future Lenexa residents while meeting all criteria to the best of our ability.



COORDINATE TABLE			COORDINATE TABLE			COORDINATE TABLE		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
1	215248.33	2159620.25	21	232212.12	2196730.06	41	235115.19	2195412.82
2	215586.19	2159595.25	22	232321.00	2196732.00	42	235035.82	2195389.87
3	215616.41	2159591.62	23	232224.04	2196820.50	43	235210.54	2195460.268
4	215664.42	2159467.75	24	232240.20	2197291.55	44	235222.87	2195727.52
5	215714.31	2159501.04	25	232684.55	2197277.07	45	235233.37	2195857.46
6	215714.36	2159554.91	26	232627.57	2199352.22	46	235244.36	2195831.71
7	23217.23	2159618.54	27	232612.99	2199359.88	47	235244.36	2195831.71
8	23217.47	2159621.73	28	232465.78	2195449.91	48	235247.86	2195994.70
9	23235.16	2159624.27	29	232468.08	2195430.31			
10	232348.75	21596249.70	30	232419.11	2195431.77			
11	232360.72	2159626.73	31	232419.60	2195445.76			
12	232310.69	2159630.70	32	232339.65	2195448.57			
13	232320.71	2159630.64	33	232541.41	2195485.54			
14	232201.25	2159646.23	34	232346.98	2195628.46			
15	23221.33	2159631.84	35	232321.02	2195628.46			
16	23217.75	2159643.32	36	232210.02	2195628.46			
17	232166.95	2159642.69	37	232203.57	2195629.18			
18	232077.77	2159537.33	38	232124.39	2195614.26			
19	232162.50	2159644.23	39	231783.99	2195507.73			
20	232188.88	2159690.53	40	231735.90	2195504.05			

THE COORDINATE SHOWN ON THIS SHEET ARE DETERMINED BY POSITONING SYSTEM OBSERVATIONS (SOUTH AFRICAN 2011 EPOCH) AND REFERENCED TO THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAKRS)

Parcel	Table	Parcel	Table	Parcel	Table	Parcel	Table
	Area		Area		Area		Area
228	11982.79	248	5909.48	268	10322.4	288	19320.09
230	8106.75	249	10557.80	269	8873.50	289	14480.01
230	7783.77	250	10516.68	270	8873.80	290	7413.98
231	7901.57	251	9520.00	271	8873.80	291	9414.56
232	7901.72	252	9520.00	272	8873.80	292	9173.62
233	8169.30	253	9520.00	273	8285.86	293	12084.35
234	8095.91	254	9520.00	274	13332.12	TRAC "A"	112872.19
235	13891.54	255	9520.00	275	16774.33	TRAC "B"	62716.58
235	12343.17	256	9520.00	276	12454.41	TRAC "C"	96063.98
237	9332.10	271	9520.00	277	12164.41	TRAC "D"	96063.98
238	7307.28	258	10450.00	278	7500.99	TRAC "E"	6251.29
239	7726.80	259	7335.75	279	7501.20	TRAC "F"	10034.95
240	7717.29	260	7150.00	280	7501.38	TRAC "G"	12577.50
241	7717.27	261	7150.00	281	7509.60	1000	27626.46
242	7717.26	262	7150.00	282	11244.02	1003	76759.24
243	7717.24	263	7150.00	283	10677.02	1005	4205.83
244	7717.22	264	7150.00	284	7150.00	1008	67123.01
245	11475.40	265	10077.68	285	7150.00		
246	11402.51	266	10461.48	286	7150.35		
247	11233.34	267	10281.45	287	24300.88		

CLIENT:
ARISE HOMES LLC.
7917 W 95TH ST
OVERLAND PARK, KS 66212
CONTACT: MATTHEW MABE
TEL: (913) 339-9817
EMAIL: brian@arise-homes.com

ENGINEER:
KAW VALLEY ENGINEERING
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64118
CONTACT: MATTHEW CROSS
TEL: (816)-468-5858
EMAIL: mcross@kve.com

SURVEYOR:
KAW VALLEY ENGINEERING
2319 N. JACKSON ST.
JUNCTION CITY, KS. 66441
CONTACT: JASON R. LOADER
TEL: (785)-762-5040
EMAIL: loaderj@kveng.com

Lot Deviation Exhibit
10/22/2026

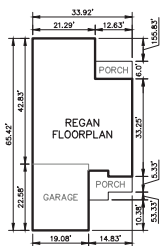
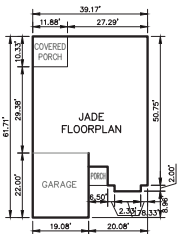
TRACT 'B'



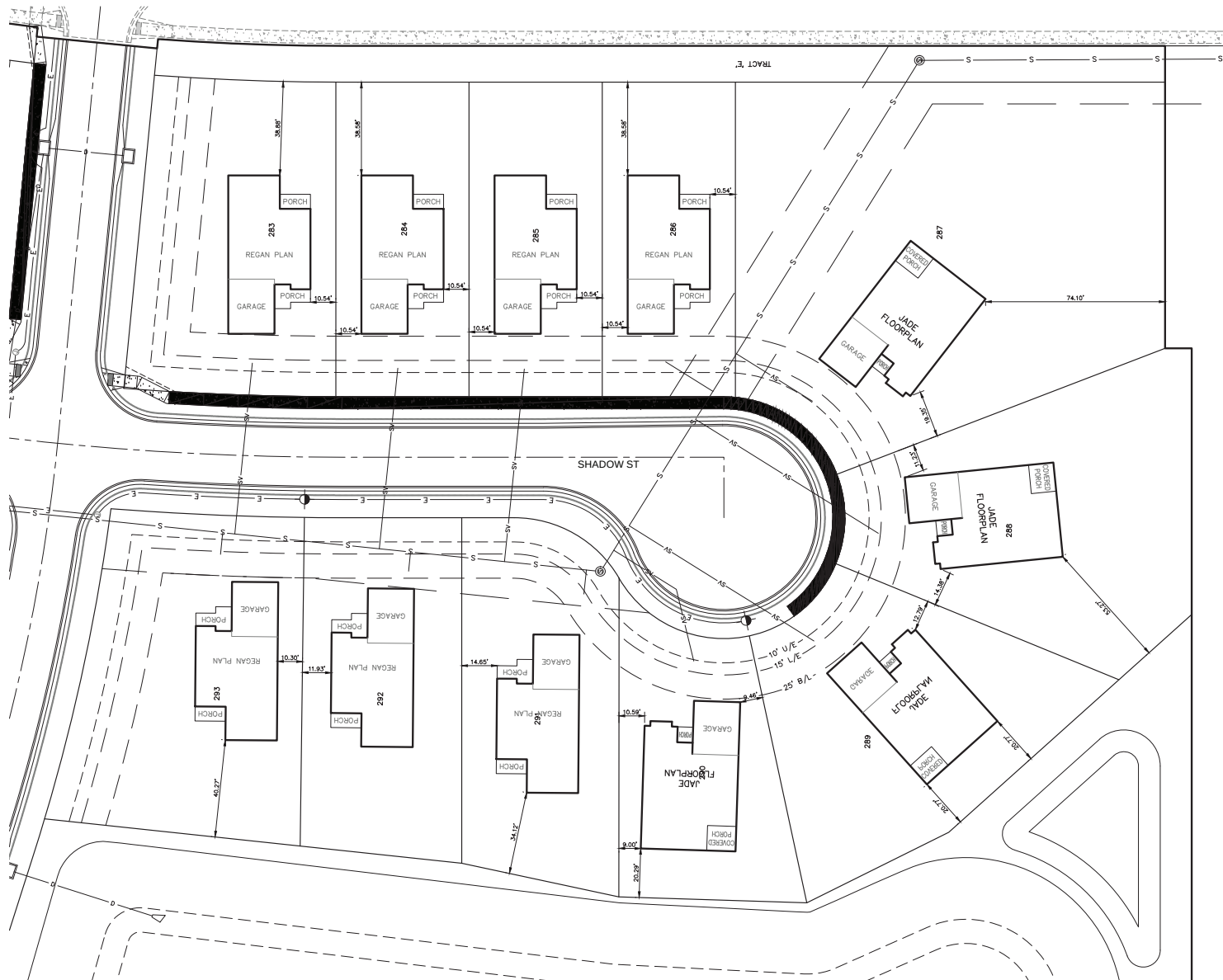
TRACT S
D/E

SCALE:
1" = 20'

LOT FIT EXHIBIT
10/13/2026
5329EXB-LOT FIT

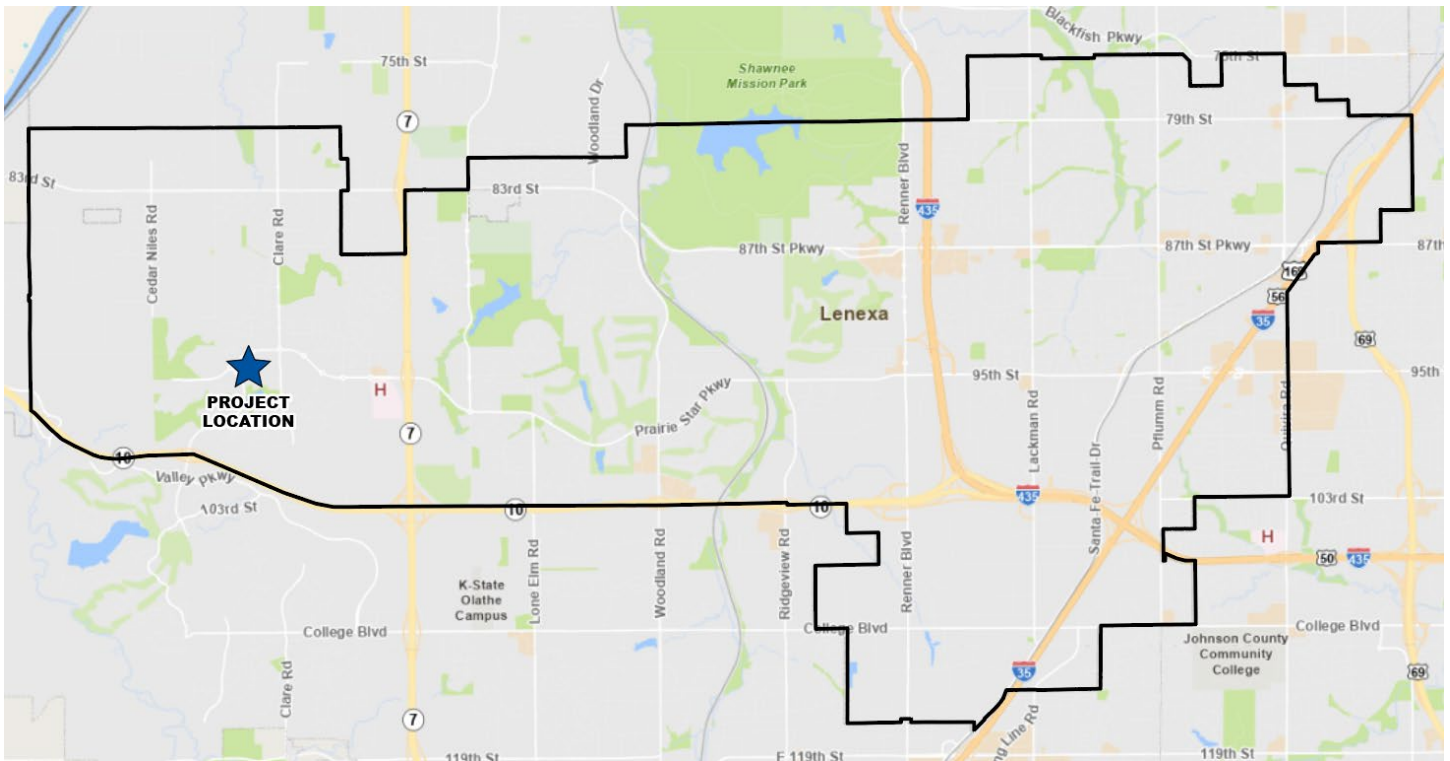


NOTE:
 1. REAR SETBACK = 20.0' MIN.
 2. SIDE SETBACK = 7.0' MIN.



MIZE HILL, THIRD PLAT

Project #:	PT26-08FR	Location:	Southwest corner of W. 94 th Terrace and Shady Bend Road
Applicant:	Aaron Reuter, Schlagel Associates	Project Type:	Revised Final Plat
Staff Planner:	Jessica Lemanski	Proposed Use:	Duplex



PROJECT SUMMARY

The applicant is requesting approval of a revised final plat for Lots 20 and 21 within the Mize Hill, First Plat duplex residential development in order to adjust a shared lot line and allow two duplexes (totaling four dwelling units) to be constructed on the lots in compliance with required setbacks within the RP-2 Zoning District. The subject site is 0.71 acres and no additional lots or dwelling units are proposed. There are no new easements or dedications proposed with this plat. The proposed revised final plat is consistent with the approved preliminary plan (PL20-07P) which was approved by the Governing Body on August 18, 2020. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
0.71	N/A	RP-2	Medium-Density Residential

The subject lots are currently undeveloped and are zoned RP-2, Residential Planned (Intermediate Density) District in the Mize Hill subdivision. In 2020, the subdivision was rezoned (RZ20-04) from the CP-1, Planned Neighborhood Commercial and CP-2, Planned Community Commercial Zoning Districts to the RP-2, Residential Planned (Intermediate Density) District and was subsequently platted (PT21-06F) as Mize Hill, First Plat. The first plat of Mize Hill was recorded in 2022 and included lot widths ranging from 59 to 140 feet.

During the platting process, the applicant requested a 5' deviation from the RP-2 District's 25' minimum setback from streets to 20' for five corner lots on the plat, including Lot 20. The deviation to allow 20' street-side setbacks for corner lots 4, 17, 20 (one of the subject lots), 31, and 21 was approved in April 2021 with Mize Hill, First Plat. A deviation was granted for the duplex on Lot 32 to be constructed at a 19' setback (an additional 1' deviation from the 5' deviation granted in 2021) on June 2, 2025 by the Planning Commission.

TABLE 1: PREVIOUS APPLICATIONS

Project Number	Application Type	Project Name	Date Approved
RZ20-04, PL20-07P	Rezoning, Preliminary Plan/Plat	Mize Hill	August 18, 2020
PT21-06F	Final Plat	Mize Hill, First Plat	April 20, 2021
PT22-24F	Final Plat	Mize Hill, Second Plat	December 20, 2022
DV25-03	Deviation	Mize Hill Lot 32 Setback Deviation	June 2, 2025



Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The subject site is zoned RP-2, Residential Planned (Intermediate Density) District. The proposed use is duplex residential, which is permitted in the RP-2 District. The proposed use is compatible with surrounding zoning designations, land uses, and the Comprehensive Plan's future land use classification of Medium-Density Residential.

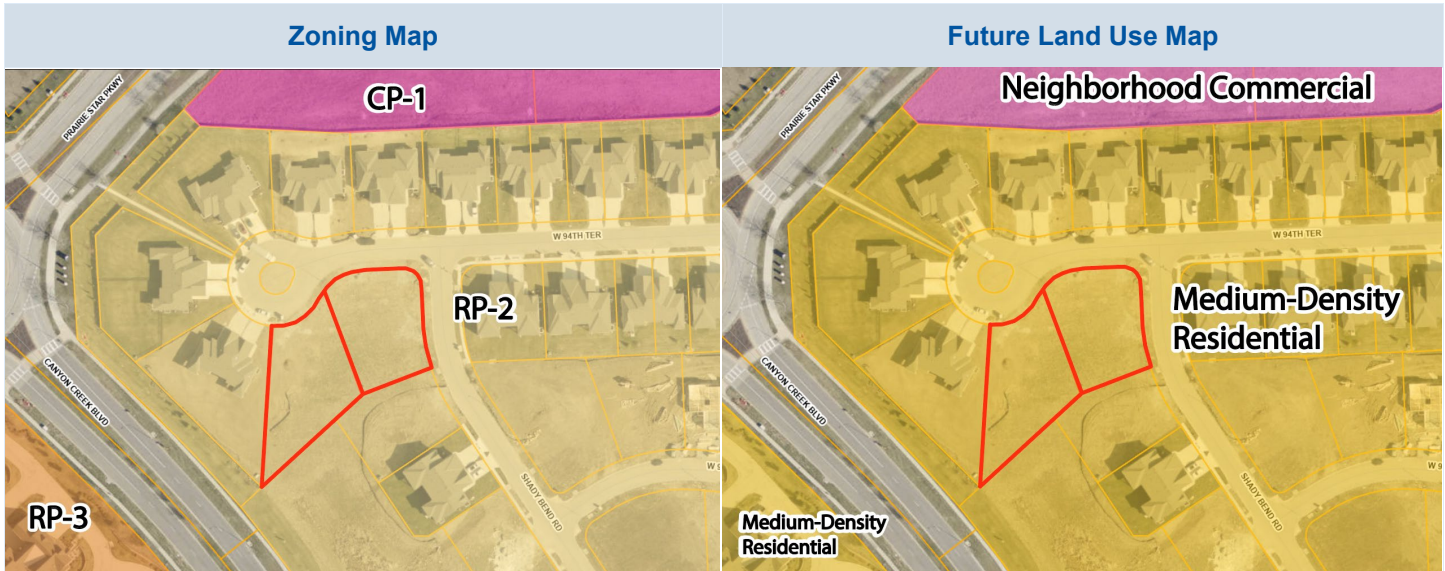


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Medium-Density Residential	RP-2 Residential Planned (Intermediate-Density) District	Undeveloped (Future Duplex)
North	Medium-Density Residential	RP-2 Residential Planned (Intermediate-Density) District	Duplex
South	Medium-Density Residential	RP-2 Residential Planned (Intermediate-Density) District	Undeveloped (Future Duplex)
East	Medium-Density Residential	RP-2 Residential Planned (Intermediate-Density) District	Duplex
West	Medium-Density Residential	RP-2 Residential Planned (Intermediate-Density) District	Duplex

REVISED FINAL PLAT REVIEW

Approval of a revised final plat is requested to move the lot line that currently separates Lots 20 & 21 approximately 3' to the west to expand Lot 20 by 419.21 SF so that the proposed duplex structure can meet all required setbacks. The applicant preferred to replat the lots rather than request a deviation as was approved on Lot 32 in 2025. Staff supports the request as two lots are maintained and all applicable setback requirements will be met with the proposed plat, which is consistent with the intent of the original plat approvals.

Proposed Lot 82 (previously Lot 20, a corner lot) will consist of 15,117.11 SF (0.35 acres). Proposed Lot 83 (previously Lot 21), to the west of Lot 82, will consist of 15,997.84 SF (0.37 acres). Moving the lot line west will not cause setback compliance issues with Lot 83. The property was originally platted in 2021. The original shared lot line is represented by a blue dashed line in Exhibit 2.

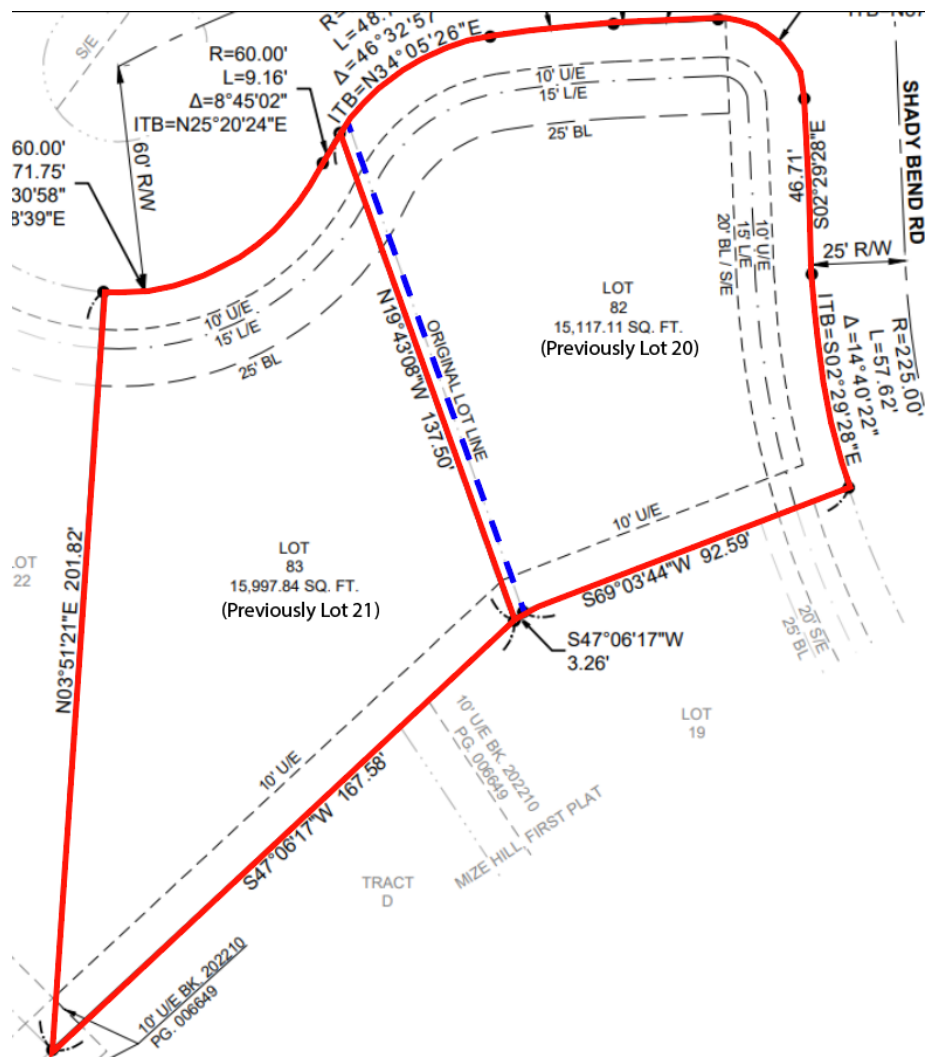


Exhibit 2: Mize Hill, Third Plat with Original Shared Lot Line (Blue Dashed Line)

During preparation of the plot plan and building permit documents, it was determined that the proposed building footprint on Lot 20 encroaches into the required east side setback by approximately five inches. The proposed lot line adjustment will eliminate the setback encroachment and bring the building footprint into compliance with applicable zoning requirements because the footprint of the structure can be shifted to the west. The window wells of both duplexes are allowed to encroach up to 4' into the required 7' interior side setback and are proposed at a 4' setback. Exhibit 3 shows the proposed duplexes can adequately fit in the revised lots.

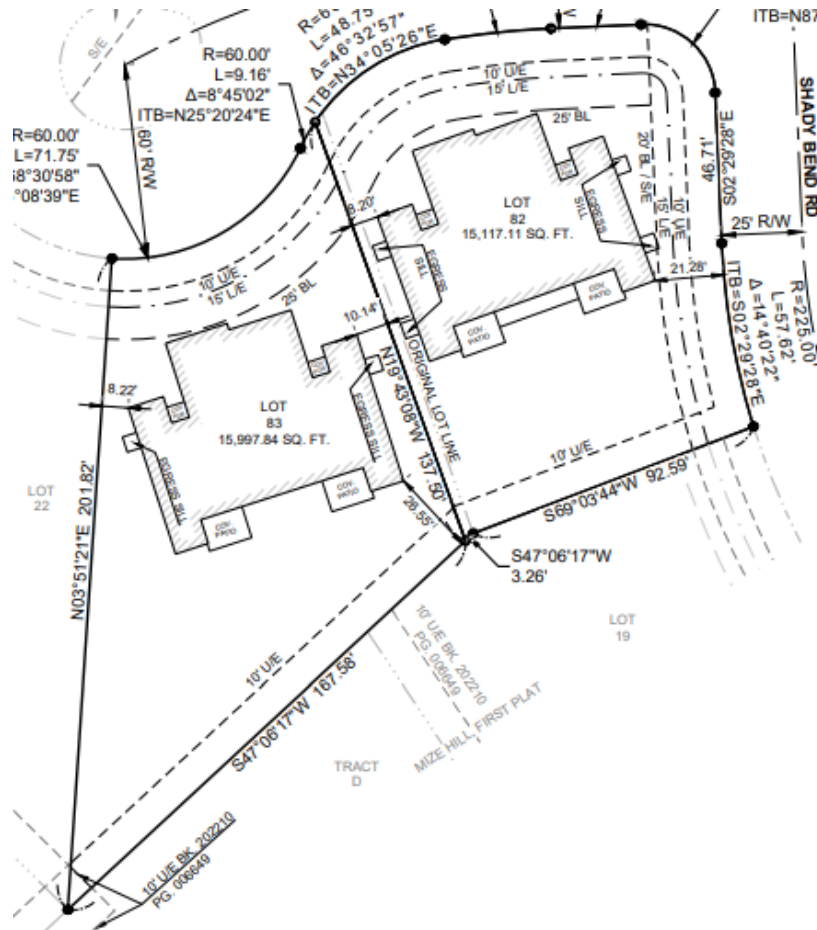


Exhibit 3: Lot Fit Exhibit

No additional lots are created by this revised final plat, and no changes are proposed to the overall development pattern of the subdivision. There are no changes to existing easements or dedications, nor are there any new easements or dedications proposed with this plat.

DEVIATIONS

The applicant is not requesting any additional deviations from the Unified Development Code (UDC). A deviation was granted for the Mize Hill subdivision to allow a 5' reduction in the minimum street-side setback (from 25' to 20') for corner lots. This deviation is still applicable to proposed Lot 82 since it is the same affected lot (Lot 20) and the previously approved setback deviation continues to apply with the renumbered lot within this proposed plat.

NEXT STEPS

- The Planning Commission is the final authority for approval of this project.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements, such as permits and development fees.

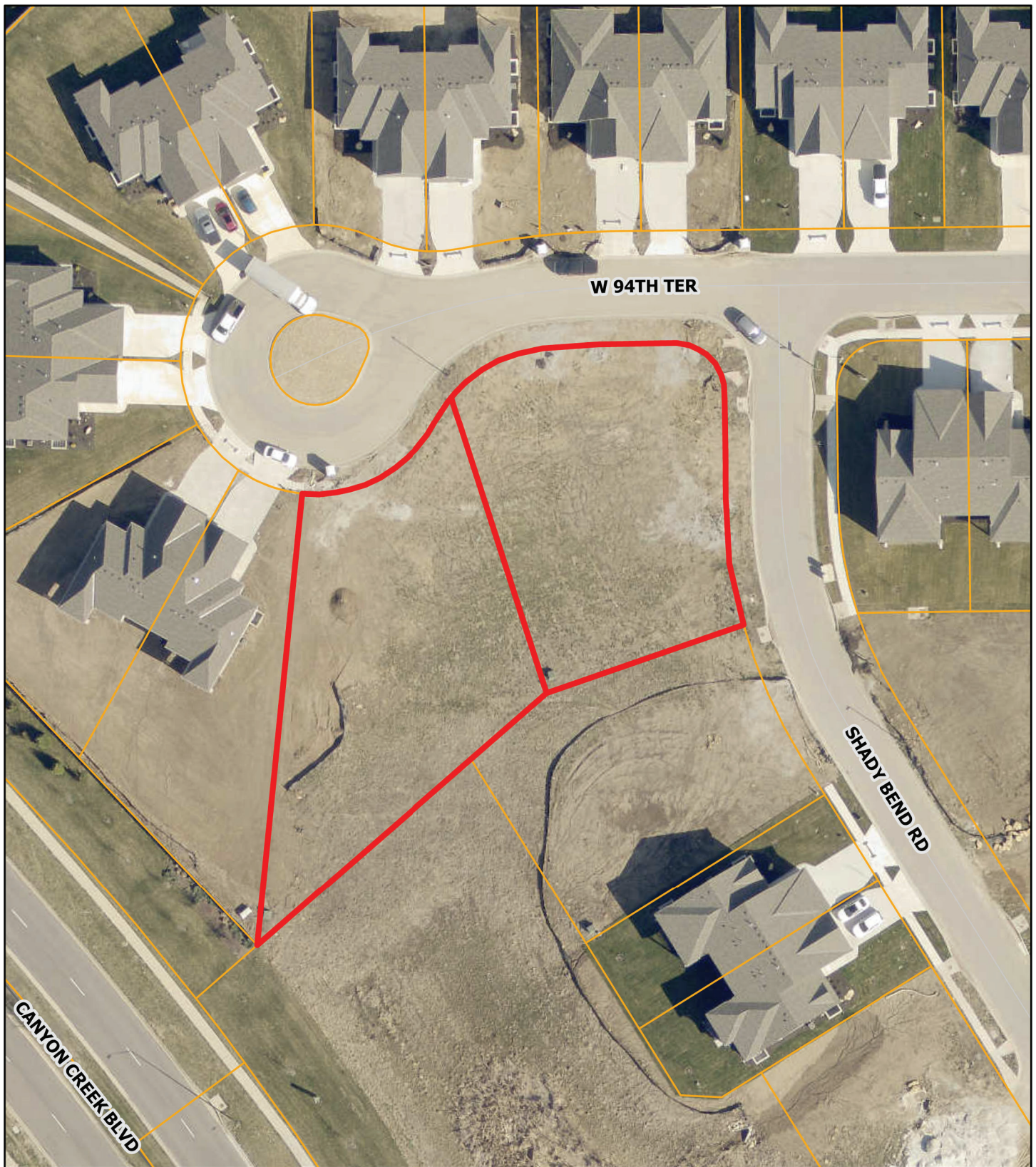
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Revised Final Plat for Mize Hill, Third Plat.**

- The project includes two duplex lots totaling four dwelling units on 0.71 acres in the RP-2 Zoning District. The proposed revised final plat relocates the shared lot line to allow for the structure's footprint to be relocated to comply with required setbacks.
- The project conforms with the Comprehensive Plan, zoning, and subdivision regulations.
- The project is consistent with Lenexa's goals through **Superior Quality Services** to create **Vibrant Neighborhoods**.

REVISED FINAL PLAT

Staff recommends **APPROVAL** of the revised final plat for PT26-08FR – **Mize Hill, Third Plat** at the southwest corner of W. 94th Terrace and Shady Bend Road for two duplexes.



Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

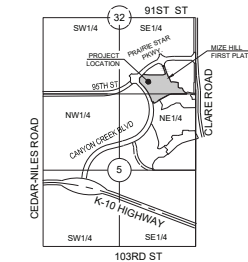
Mize Hill, Third Plat



0 40 80 160 Feet



FINAL PLAT OF
MIZE HILL, THIRD PLAT
A REPLAT OF ALL OF LOT 20 AND LOT 21, MIZE HILL, FIRST PLAT, IN THE
SE 1/4 OF SEC. 32-12-23
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



SECTION 32-12-23
SECTION 5-13-23

LOCATION MAP
SCALE 1" = 2000'

ORIGINAL PLATTED AREA

LOT #	AREA (SF)
LOT 20	14,703.37
LOT 21	16,411.58

REPLATTED AREA

LOT #	AREA (SF)
LOT 82	15,117.11
LOT 83	15,997.84



SCALE: 1" = 30'

BASIS OF BEARINGS:

THE PLAT OF "MIZE HILL, FIRST PLAT"
BOOK 20205, PAGE 001430

LEGEND:

- FOUND 1/2" REBAR WITH KSL 5/4 CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- BL BUILDING LINE
- L/E LANDSCAPE EASEMENT
- R/W RIGHT-OF-WAY
- SE SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND RW LINES

EXECUTION:

IN TESTIMONY WHEREOF, _____ of MIZE HILL INVEST-PROP LLC, has caused this instrument to be executed, this ____ day of _____, 2026.

MIZE HILL INVEST-PROP LLC

By: _____

ACKNOWLEDGMENT:

STATE OF KANSAS)
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said County and State, came _____ of MIZE HILL INVEST-PROP LLC who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duty acknowledged the execution of the same to be the act and deed of same.

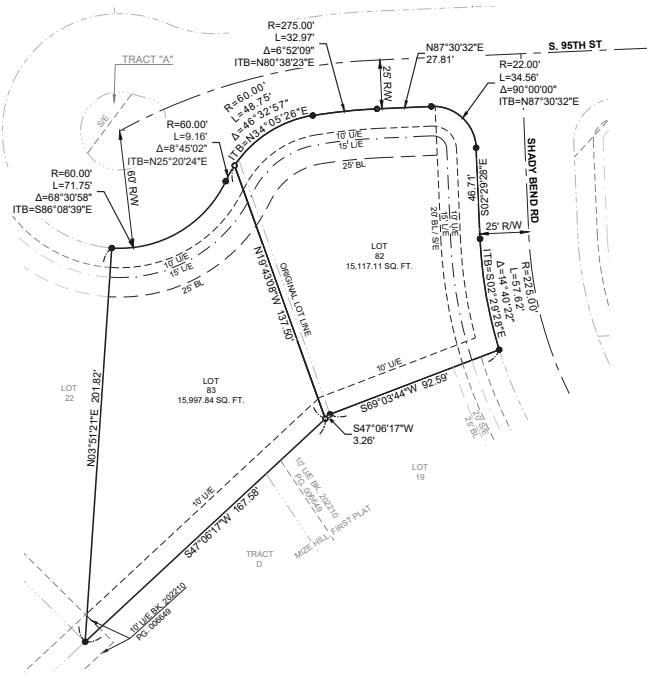
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public

Print Name

My Commission Expires: _____

EASEMENTS AS SHOWN HAVE BEEN RECORDED IN MIZE HILL FIRST PLAT BOOK 20205, PAGE 001430, UNLESS OTHERWISE SHOWN HEREON.



APPROVALS:

Approved by the Planning Commission of the City of Lenexa, Johnson County, Kansas, this ____ day of _____, 20__.

Chris Poss, Chairman

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED 09-2026 AND 05-2021. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David A. Ritme - Land Surveyor
KSL LS-1268

REV. 10/13/2026

DESCRIPTION:

A replat of All of Lot 20 and Lot 21, MIZE HILL, FIRST PLAT, a subdivision in the City of Lenexa as recorded in book 202205 at page 001430, Johnson County, Kansas, and containing 31,14.95 square feet more or less.

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "MIZE HILL, THIRD PLAT".

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of ICW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Lenexa, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

A 10 foot wide Utility Easement or "U/E" is hereby dedicated to the City of Lenexa, Johnson County, Kansas, for its designees, off of lots or tracts adjacent to and parallel with all proposed interior Street Right-of-Way lines, as shown hereon.

A 15 foot wide Landscape Easement or "L/E" is hereby dedicated to the City of Lenexa, Johnson County, Kansas, off of lots adjacent to and parallel with all Street lines. Maintenance of the "L/E" within Lots shall be the responsibility of the Homeowner. Maintenance of the "L/E" within Tracts shall be the responsibility of the development home owner association. In the event the HOA no longer lawfully exists or fails to maintain these tracts, then maintenance shall be the responsibility, shared equally, of the owners of property that are part of this subdivision, whether herein platted or by joining the subdivision in a later development phase.

A 10 foot wide Utility Easement or "U/E" being a part of Lots 21 and 22, MIZE HILL, FIRST PLAT, is recorded in book 202210 at page 000649.

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absorbed except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

RESTRICTIONS:

The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to the Declaration of Covenants, Conditions and Restrictions which will be filed at the Office of the Register of Deeds of Johnson County, Kansas and shall hereby become a part of the dedication of this plat as though fully set forth hereon. All Homeowners in this subdivision are required to be members of the Homeowners Association referenced in the Declaration.

This plat shall not be filed by the Register of Deeds unless filing is within 730 calendar days after the City of Lenexa Governing Body approval date, inclusive.

CONSENT TO LEVY:

The undersigned proprietor of the above described tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Lenexa, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

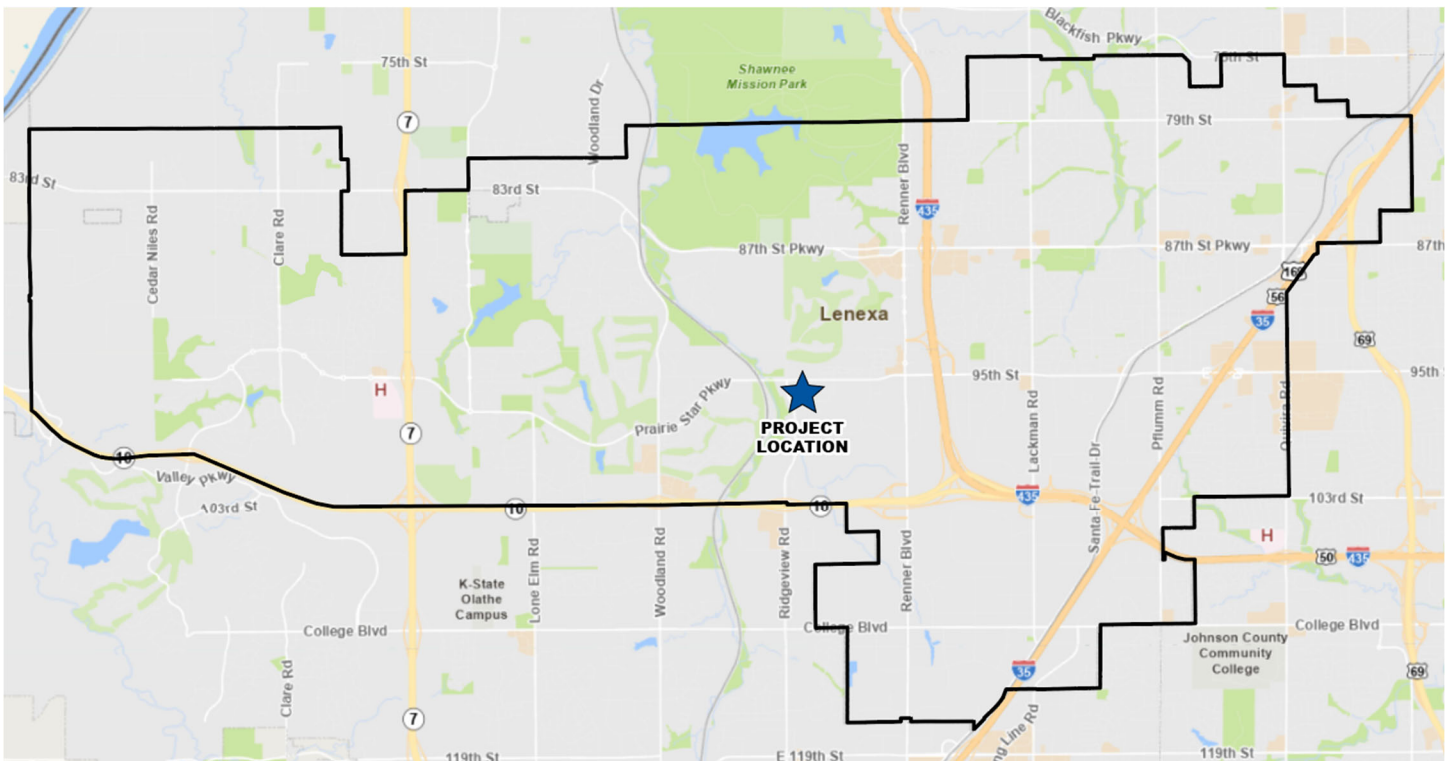
1402 West 107th Street • Lenexa, Kansas 66157
Ph: (913) 492-6158 • Fax: (913) 492-6403 • WWW.SCHLAGEL-ASSOCIATES.COM
Kansas State Certificate of Authority
KS-206, R/L-20, R/L-54

DATE 9/16/2026
DRAWN BY BEN
CHECKED BY JMT
PROJ. NO. 26-196

FINAL PLAT OF
MIZE HILL, THIRD PLAT
SHEET NO. 1

VISTA VILLAGE, 4TH PLAT

Project #:	PT26-09FR	Location:	SEC of Prairie Star Parkway and Ridgeview Road
Applicant:	Grace Miller, Renaissance Infrastructure Consultants	Project Type:	Revised Final Plat
Staff Planner:	Dave Dalecky	Proposed Use:	Mixed-Use



PROJECT SUMMARY

The applicant requests approval of a revised final plat for Vista Village, a mixed-use development at the southeast corner of Prairie Star Parkway and Ridgeview Road. Vista Village is zoned PUD, Planned Unit Development and contains duplex residential, multifamily, restaurant, and retail uses. The revisions to the final plat are specifically for the area at the northwesterly corner of the project. This plat includes seven commercial lots and three tracts on 5.4 acres within the northwest quadrant of the development. The revised final plat is to align with the changes to the plan (PL26-01PR & PL26-12F) recently approved for this part of the Vista Village development. This revised final plat does not require a public hearing. The plat requires City acceptance of a drainage easement dedication.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The Vista Village PUD is 48 acres in size and is located at the southeast corner of Prairie Star Parkway and Ridgeview Road. The site was rezoned to PUD in 2015. There have been several revisions to the original preliminary plan with the most recent approved in August 2022. The original plan was a mixed-use development with a fieldhouse and sports field components. The plan consistently reflected multifamily, restaurants, and retail uses. Previous versions had included flex/business park buildings with self-storage.

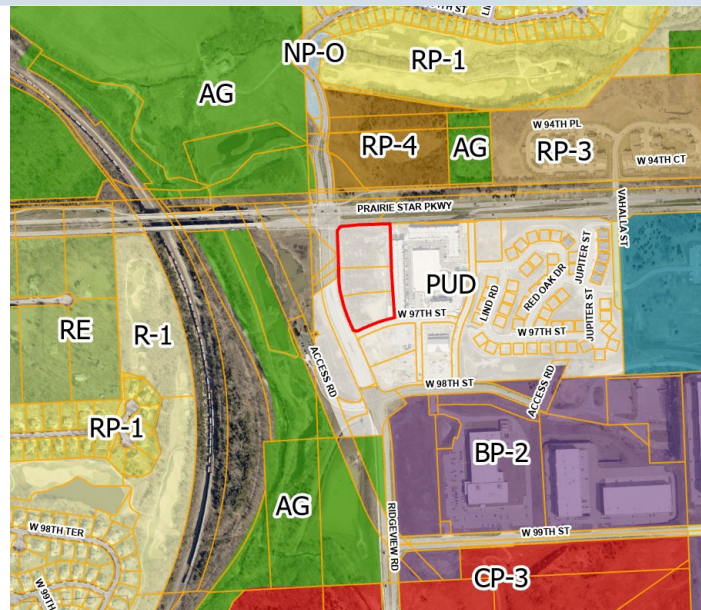
TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Name	Date Approved
RZ15-06 & PL15-08P	Rezoning & Preliminary Plan	Vista Village (originally Jayhawk Ridge)	August 2015
PL19-01PR	Revised Preliminary Plan	Vista Village (originally Jayhawk Ridge)	September 2019
PT20-04F	Final Plat	Jayhawk Ridge, 1 st Plat	May 4, 2020
PL20-07F	Final Plan	Vista Village, Retail Building 5	July 2020
PL21-05PR	Revised Preliminary Plan	Vista Village	January 2022
PL22-04F	Final Plan	Vista Village, Luxe Villas (originally Townhomes)	April 2022
PT22-09F	Final Plat	Vista Village, 1 st Plat	May 3, 2022
PL22-02PR	Revised Preliminary Plan	Vista Village	August 2022
PL22-16F	Final Plan	Vista Village, Alto Apartments	August 2022
PT23-01FR	Revised Final Plat	Vista Village, 2 nd Plat	March 21, 2023
PL23-21F	Final Plan	Vista Village, KC Bier	November 2023
PL23-22F	Final Plan	Vista Village, Retail Building 6	November 2023
PL24-06F	Final Plan	Vista Village, Central Bank	May 6, 2024
PL24-08FR	Revised Final Plan	Vista Village, Revised Design Guidelines	September 30, 2024
PL24-09FR	Revised Final Plan	KC Bier Noise Deviation	November 4, 2024
PT24-01F	Final Plat	Vista Village, 3 rd Plat	January 8, 2024
PL25-08FR	Revised Final Plan	Vista Village and Vista Ridge Sign Deviation	August 4, 2025
PL25-15F	Final Plan	Luxe Residences Clubhouse	October 6, 2025
PL26-01PR	Revised Preliminary Plan	Vista Village	April 21, 2026
PT26-01F	Final Plat	Vista Village, 4 th Plat	April 21, 2026
PL26-12F	Final Plan	Vista Village North Phase 1	October 5, 2026



LAND USE REVIEW

Zoning Map



Future Land Use Map

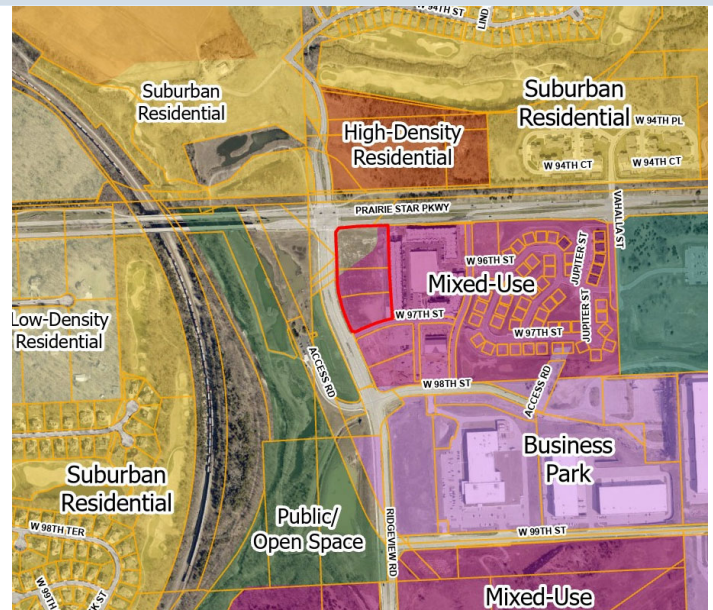


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Mixed-Use	PUD, Planned Unit Development District	Undeveloped land
North	High-Density Residential	RP-4, Planned Residential (High-Density) District	Multifamily and Undeveloped land
South	Mixed-Use	PUD, Planned Unit Development District	Restaurant and Retail
East	Mixed-Use	PUD, Planned Unit Development District	Multifamily
West	Public/Open Space	AG, Agricultural District	Park

REVISED FINAL PLAT REVIEW

The revised final plat is for the northwest quadrant of the Vista Village development. This is a replat of part of Vista Village, 1st Plat. The revised final plat is to align with the changes to the plan (PL26-01PR & PL26-12F) recently approved for this part of the Vista Village development.

The plat contains seven lots and three tracts. The lots are configured for a series of outparcels along the perimeter of the site and two lots internal to the site. Two of the tracts form a “U” shaped access drive through the site, providing access to each lot. The third tract is for the amenity feature at the intersection of Prairie Star Parkway and Ridgeview Road. All lots within the plat have a CA/PE (Cross Access/Parking Easement) for shared parking among all the commercial lots in the project. The revised final plat includes a new easement dedication of a drainage easement for an underground stormwater detention feature.



Exhibit 2: Plat on aerial image of northwest quadrant of Vista Village.

Tract A contains two legs of the “U” shaped access drive through this part of the Vista Village development. Tract B contains the corner amenity feature at the northwest corner of the development. Tract C, on the east side of the plat, provides emergency fire apparatus access for Alto Apartments. This access currently exists and will remain open for all vehicles to circulate through the site via this drive, but no parking will be allowed on this drive. The drive will be appropriately identified as an emergency access drive with no parking signs.

TABLE 3: TRACT PURPOSES

Tract	Purpose
A	Access easement, private drives, sidewalks, and business association amenities
B	Sidewalks, landscaping, and business association amenities
C	Access easement, private drives, sidewalks, and fire apparatus access lane

- Tracts A, B, and C shall be owned and maintained by the Developer/Business Association
- Tract C shall remain a fire apparatus access lane on east side of the plat

EASEMENT DEDICATION EXHIBIT
VISTA VILLAGE, 4TH PLAT

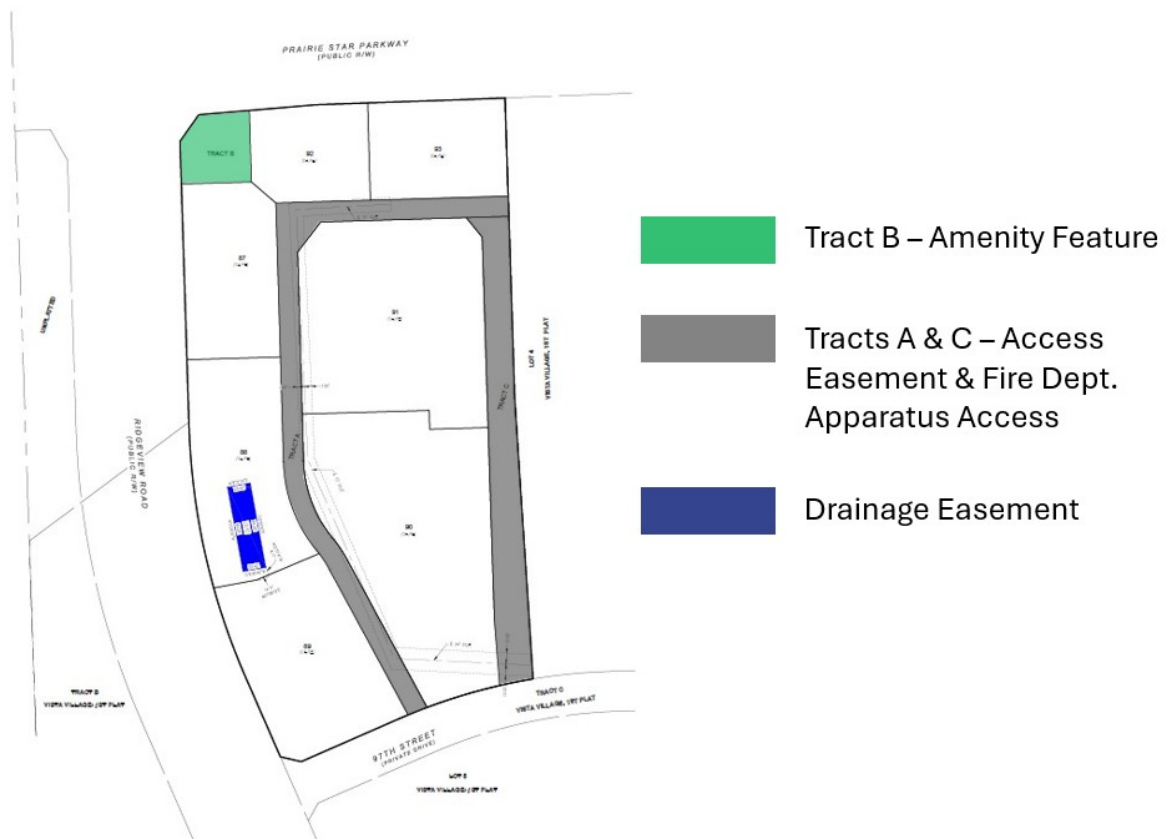


Exhibit 3: Tracts (shown in green and gray) and Drainage easement dedication (shown in blue).

TABLE 4: PLAT DEDICATIONS

Type of Dedication	Dedicated to
Drainage Easement	City of Lenexa

DIMENSIONAL STANDARDS

The PUD Zoning District intends for the project to be designed with coordination among the lots, buildings, and open spaces. The plat complies with the requirements for a commercial subdivision.

PUBLIC IMPROVEMENTS

The peripheral public streets, Prairie Star Parkway on the north and Ridgeview Road on the west, are constructed and new turn lanes and drive access locations are all constructed for access to the site. All internal drives and sidewalks are private. The construction and maintenance of the private drives and sidewalks are the responsibility of the developer.

ACCESS, TRAFFIC, AND PARKING

The access and circulation of the project had been established with previous and ongoing development of the different components. The internal drives and retaining walls were the first features to be constructed on the site. The internal drives provide access to each component and to each lot. Parking is shared among all retail lots in the development. The multifamily and duplex components have their own parking areas.

STORMWATER

Stormwater management is consistent with the approved plan for the overall project. It consists of both existing infrastructure previously built, along with a new infiltration basin beneath the parking lot.

FIRE PREVENTION

The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. The part of the project that is the subject of this revised plat includes a required fire access easement that provides access for one of the three adjacent multifamily residential buildings. This drive shall remain open and accessible for fire and life safety vehicles in perpetuity. The plan and plat show this drive remains and allows for through-vehicle circulation through the group of commercial buildings.

All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward. A more detailed Fire Code review will be conducted based on the adopted codes at the time of the building permit submittal.

DEVIATIONS

The applicant is not requesting any deviations from the UDC.

REVIEW PROCESS

- This project requires approval from the Planning Commission and acceptance of dedications by the City Council. Pending approval of the revised final plat from the Planning Commission, the project is tentatively scheduled for consideration of dedications by the City Council on November 17, 2026.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements, such as permits and development fees.

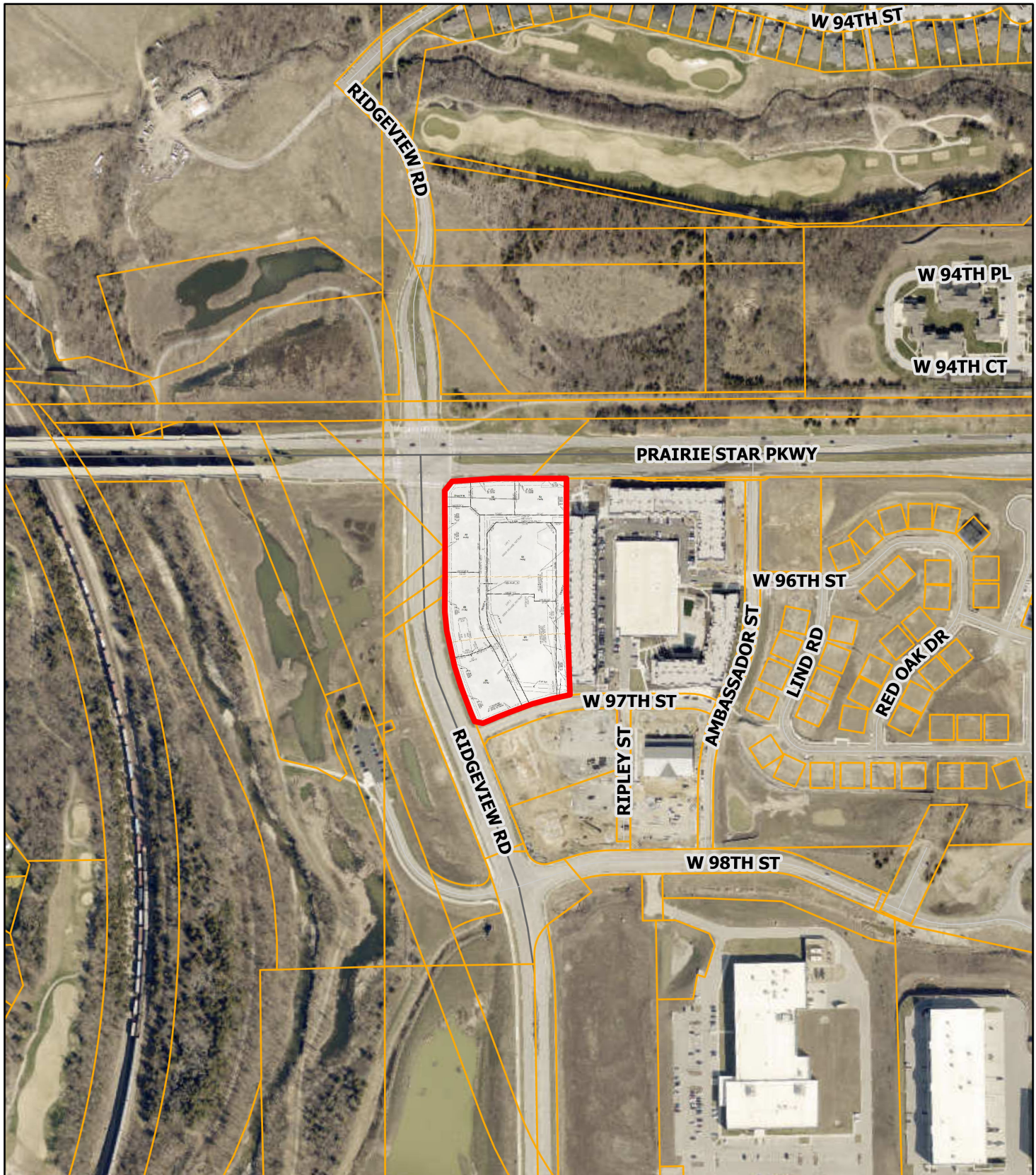
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the revised final plat for Vista Village, 4th Plat.**

- The plat contains seven lots and three tracts on 5.4 acres.
- The plat contains dedication of a drainage easement to the City.
- The revised final plat will allow the development of a commercial area in the northwest corner of the project.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create ***Inviting Places***.

REVISED FINAL PLAT

Staff recommends **APPROVAL** of the revised final plat for PT26-09FR – **Vista Village, 4th Plat** located at the southeast corner of Prairie Star Parkway and Ridgeview Road for a commercial subdivision.



Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Vista Village, 4th Plat



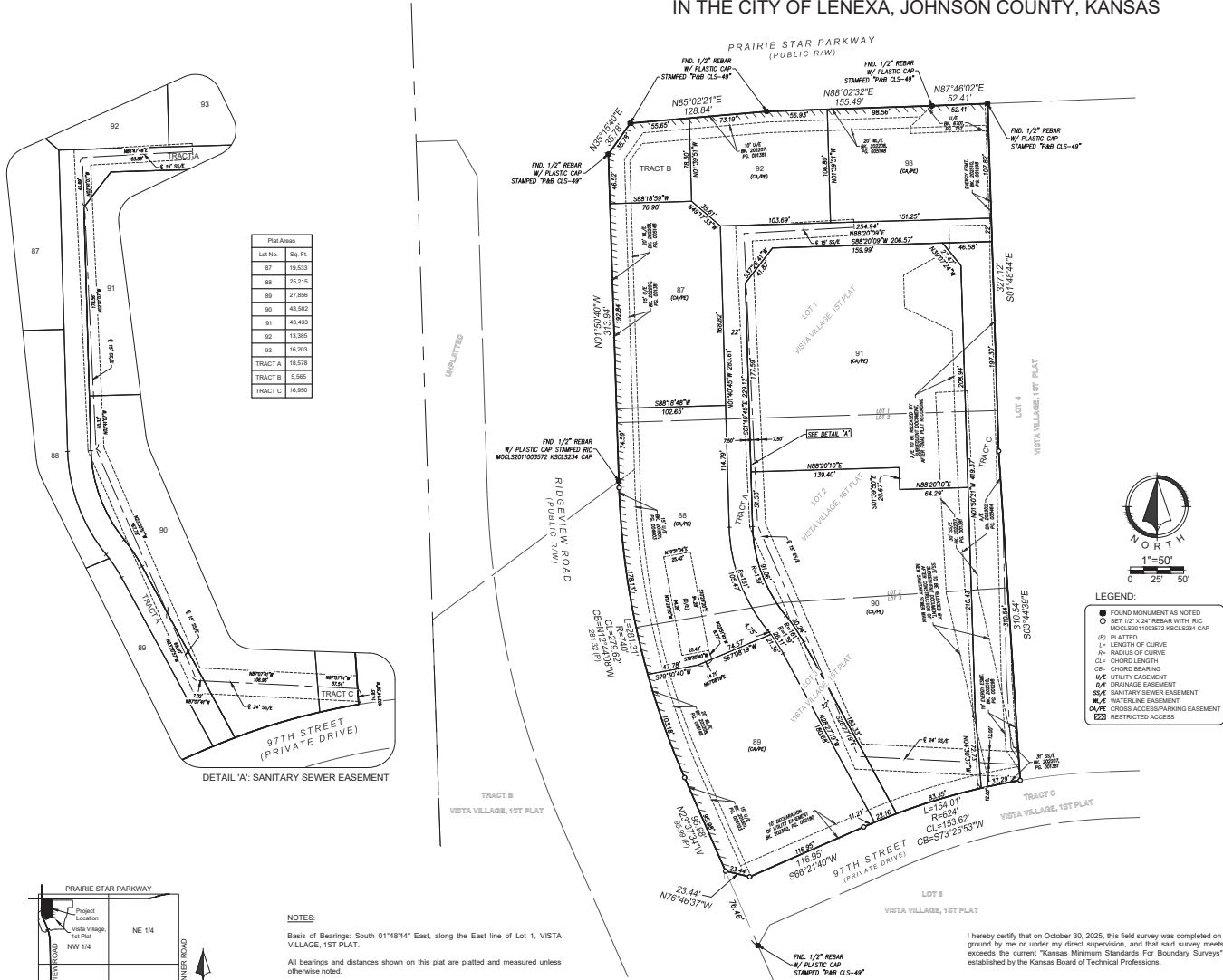
0 200 400 800 Feet



FINAL PLAT

VISTA VILLAGE, 4TH PLAT

A REPLAT OF ALL OF LOTS 1, 2 & 3, VISTA VILLAGE, 1ST PLAT
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



Plot Area
Lot No. Sq. Ft.
87 19,533
88 25,215
89 27,858
90 48,502
91 43,433
92 13,385
93 16,203
TRACT A 18,978
TRACT B 1,585
TRACT C 16,980

DETAIL 'A': SANITARY SEWER EASEMENT

NOTES:

Basis of Bearings: South 01°48'44" East, along the East line of Lot 1, VISTA VILLAGE, 1ST PLAT.

All bearings and distances shown on this plat are plotted and measured unless otherwise noted.

In approving this plat by the City of Lenexa and recording this plat with the Office of the Register of Deeds, restrictions and covenants, building lines and lot lines that lie within those parts of VISTA VILLAGE, 1ST PLAT being replated, are hereby now vacated, except as shown on this plat.

1,995.80' (plat boundary distance) / 0.0090' (closing distance) = Unadjusted Error of Closure: 1 part in 221,525.56'

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0065G, revised August 3, 2009, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

I hereby certify that on October 30, 2025, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Survey" as established by the Kansas Board of Technical Professions.

Wayne E. Malinco, Kansas PS-1239
RIC KS CLS-234
wmalinco@rc-consult.com

DRAFT COPY

DESCRIPTION

A Replat of All of Lots 1, 2, and 3, VISTA VILLAGE, 1ST PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas, prepared by Wayne E. Malinco, Kansas PS-1239 on October 30, 2025, containing 235,220 square feet, or 5.400 acres, more or less.

DEDICATION

The undersigned proprietor of the above-described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which hereinafter shall be known as:

"VISTA VILLAGE, 4TH PLAT"

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Drainage Easements" or "DE" is hereby granted to the City of Lenexa, Kansas. Drainage Easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage. The City of Lenexa is under no duty or obligation to maintain or repair the stormwater drainage facilities placed within the limits of this easement, and in no event shall this easement be construed to impose any such obligation on the City of Lenexa.

The undersigned proprietor reserves unto itself, its grantees, agents, successors and assigns, a permanent easement for the purpose of locating, constructing and maintaining or authorizing the location, construction and maintenance of underground conduits for water, electricity, sewer and gas mains, or all or any of them under or upon all lots in this plat. The easement is designed to allow for the placement of a single man, if so warranted, for each of the aforesaid utilities to service all units in the building constructed on this plat. Said easement shall be in gross and shall be permanent in nature and duration, and the owner of any unit shall commit no act or omission that will preclude the making and maintenance of the aforesaid improvements.

An easement or license is hereby dedicated to the Water District No. 1 of Johnson County to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of waterlines, fire hydrants, valves and etc., upon, over and across those areas outlined and designated on this plat as "Waterline Easement" or "WLE".

A perpetual easement of access over, under, across, and upon the areas designed as "Cross Access/Parking Easement" or "CAPE" and Lots 87, 88, 89, 90, 91, 92 and 93 is hereby reserved to the undersigned proprietor, its heirs, assigns, etc., for ingress and egress of all owners and occupants of lots and parcels depicted on this plat, their guests and invitees. Owners and occupants of adjoining land to the North and South of the plat, as well as other properties within the development shall have the same right of ingress and egress as all owners and occupants of lots and parcels depicted on this plat. No obstacles or obstructions that would prohibit the free flow of traffic shall be allowed to be constructed or maintained within said "Cross Access/Parking Easement".

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SSE" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access the easement and is hereby dedicated to the Board of County Commissioners of Johnson County, Kansas, a body corporate and the governing body of Johnson County Wastewater, or their assigns. Alteration of land contours or the placement of structures within the easement area will not be permitted without the express written approval of Johnson County Wastewater. Any planting of improvements or planting of trees on the permanent right-of-way will be done at the risk of subsequent damage thereto without compensation.

RESTRICTIONS

Tract A shall be owned and maintained by the Vista Village Business Association. The tract is intended to be used for ingress/egress, private drives, sidewalks, and/or Business Association Amenities. In the event the Business Association no longer exists or fails to maintain these tracts, then maintenance shall be the responsibility, shared equally, of the owners of property that are part of this subdivision, whether herein platted or by joining the subdivision in a later development phase.

Tract B shall be owned and maintained by the Vista Village Business Association. The tract is intended to be used for sidewalks, landscaping, and/or Business Association Amenities. In the event the Business Association no longer exists or fails to maintain these tracts, then maintenance shall be the responsibility, shared equally, of the owners of property that are part of this subdivision, whether herein platted or by joining the subdivision in a later development phase.

Tract C shall be owned and maintained by the Vista Village Business Association. The tract is intended to be used for ingress/egress, private drives and a fire apparatus lane for the benefit of the owners in this subdivision as well as adjoining property owners, successors or assigns of Lot 4, VISTA VILLAGE, 1ST PLAT, and/or Business Association Amenities. In the event the Business Association no longer exists or fails to maintain these tracts, then maintenance shall be the responsibility, shared equally, of the owners of property that are part of this subdivision, whether herein platted or by joining the subdivision in a later development phase.

The use of all lots in this subdivision shall hereinafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 2026.

JAYHAWK RIDGE, LLC

Michael A. Christie, Manager

STATE OF _____ (KANSAS)) SS
COUNTY OF _____ (JOHNSON)

BE IT REMEMBERED, that on this _____ day of _____, 2026, before me a Notary Public in and for said County and State, came Michael A. Christie, Manager of JAYHAWK RIDGE, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public _____ My Appointment Expires: _____

APPROVALS

APPROVED by the Planning Commission of the City of Lenexa, Johnson County, Kansas, on this _____ day of _____, 2026.

Chris Poss, Chairman

APPROVED by the Governing Body of the City of Lenexa, Johnson County, Kansas, on this _____ day of _____, 2026.

Julie Soyars, Mayor _____ Attest: Jennifer Martin, City Clerk

24-0198

VISTA VILLAGE, 4TH PLAT

Prepared For:
West Star Development
Camille Christie
10550 S. Warwick Street
Olathe, Kansas 66061
(913) 498-8000

Renaissance
Infrastructure
Consulting
102 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ri-consult.com

Date of Preparation: October, 2025
Revised: October, 2026
Certificate of Authorization:
Missouri CLS-2011003572 Kansas CLS-234

EASEMENT DEDICATION EXHIBIT
VISTA VILLAGE, 4TH PLAT



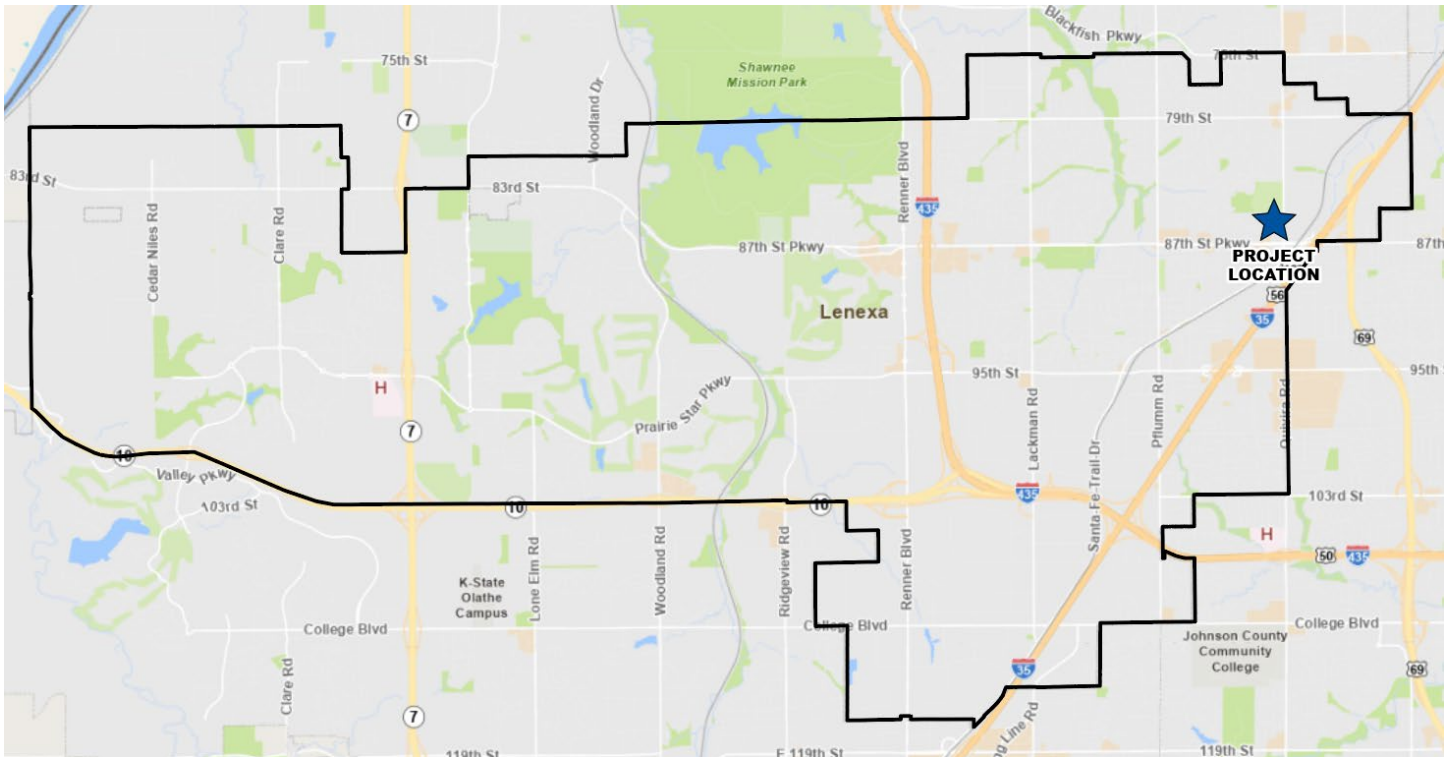
DRAINAGE EASEMENT DEDICATION LANGUAGE

An easement or license to enter upon, locate, construct and maintain and authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Drainage Easements" or DIE is hereby granted to the City of Lenexa, Kansas. Drainage Easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage. The City of Lenexa is under no duty or obligation to maintain or repair the stormwater drainage facilities placed within the limits of this easement, and in no event shall this easement be construed to impose any such obligation on the City of Lenexa.

VISTA VILLAGE, 4TH PLAT	
Prepared For: West Star Development Camille Christie 10550 S. Warwick Street Olathe, Kansas 66061 (913) 498-8000	 Renaissance Infrastructure Consulting <small>102 Abbie Avenue Kansas City, Kansas 66103 913.317.9500 www.ri-consult.com</small>
Date of Preparation: February, 2026	Revised: October, 2026
Certificates of Authorization: Missouri CLS-2011003572 Kansas CLS-234	

AZURA CREDIT UNION SIGN DEVIATION

Project #:	DV26-07	Location:	8550 Quivira Road
Applicant:	Joe Tindall, GrandMark Signs	Project Type:	Sign Deviation
Staff Planner:	Noah Vaughan	Proposed Use:	Banking Services



PROJECT SUMMARY

The applicant requests a sign deviation to construct a monument sign at 8550 Quivira Road. The deviation request is in relation to the frontage requirement for a monument sign, as 200 feet of frontage along the property is required to install a monument sign at a commercial site per [Section 4-1-E-10-D-2](#) of Lenexa's Unified Development Code (UDC). The subject site currently has 187 feet of frontage along Quivira Road, which is 13 feet short of the minimum frontage requirement for the sign. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The subject site, 8550 Quivira Road, was platted in 2010 through an individual site plat as Credit Union 1 (PT09-04F). The existing building on the property was constructed in 1988 for general commercial use and has been used primarily as a credit union since at least 2009. Quest Credit Union occupied the space until 2016, when the current tenant, Azura Credit Union, began operating at the subject site. According to sign permit records, the property had a façade sign installed in 2007 along the north side of the building facing their primary access drive, which is shared with the gas station to the north, and a second façade sign facing Quivira Road was added in 2011. Azura updated both of these façade signs in 2016. There is currently no existing monument sign on the property.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
0.80	2,539	CP-2	Community Commercial



Exhibit 1: Aerial Image of Subject Site. Yellow star indicates location of the proposed monument sign.

LAND USE REVIEW

The site is currently utilized as a commercial building containing a credit union under the “banking services” use as defined by the UDC, which is a permitted use in the CP-2 Planned Community Commercial District. Many of the immediate surrounding properties, including to the north, south, and west of the site are zoned CP-2, allowing for commercial uses. The adjacent property to the north is a gas station; directly to the south is an auto repair shop. West of the property is a funeral home with a multifamily residential development to the northwest. Quivira Road is directly adjacent to the east of the property and industrial development is present across Quivira Road. All properties directly adjacent to subject site west of Quivira Road are designated for future use as “Community Commercial” while the developments across Quivira Road are designated as “Business Park” on the Future Land Use Map.

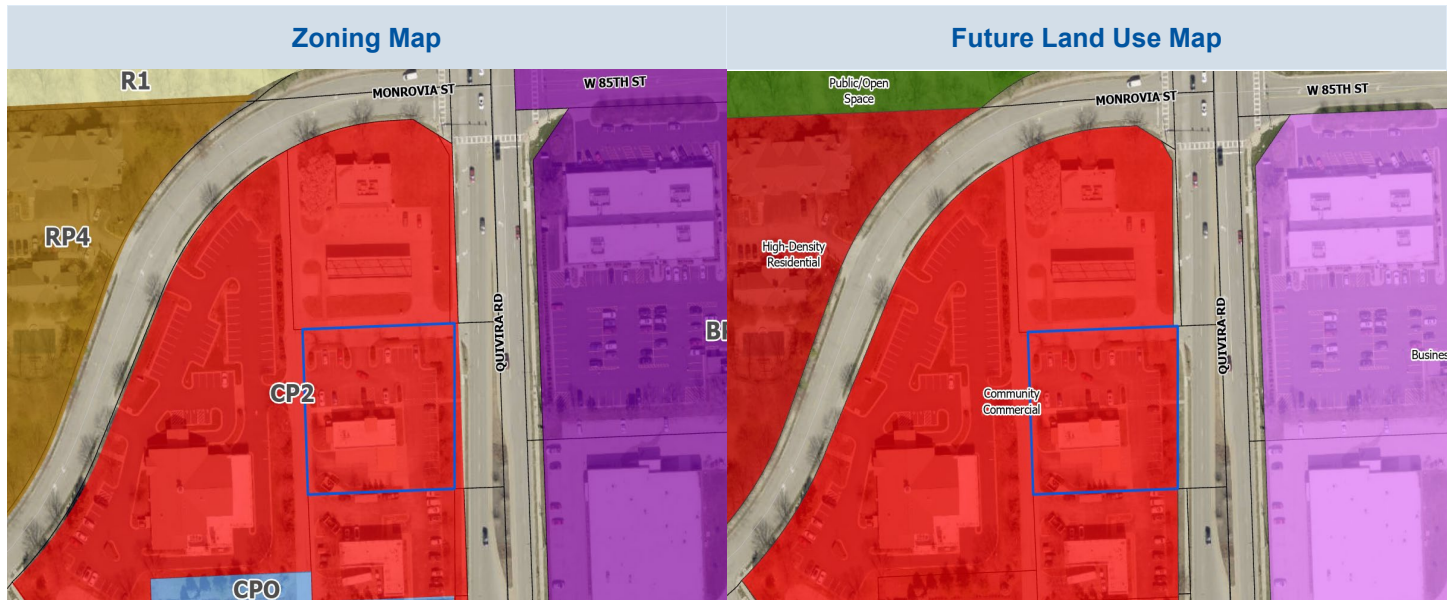


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Community Commercial	CP-2, Planned Community Commercial District	Banking Services
North	Community Commercial	CP-2, Planned Community Commercial District	Gasoline Sales, General
South	Community Commercial	CP-2, Planned Community Commercial District, CP-O, Planned General Office District	Auto Service, Limited, Medical Clinic
West	Community Commercial, High-Density Residential	CP-2, Planned Community Commercial District, RP-4, Planned Residential (High-Density) District	Funeral Home, Multifamily Residential
East	Business Park	BP-2, Planned Manufacturing District	Medical Lab, Office

PROPOSED SIGN

The proposed monument sign features a white aluminum cabinet featuring the Azura Credit Union's business name and logo in dark and light blue, matching the design of the façade signs on the building. The sign will be 5.9' in height and 23.96 SF in area, just under the maximum allowable height (6') and maximum allowable area (24 SF) by code. A 3" blue aluminum accent will be welded to the top of the sign and will be painted blue to match the company logo. The sign will have a 20" brick base and concrete cap with tones similar to the existing building to create harmony and a unified aesthetic. The base of the sign will be 20" wide and will narrow down to 16.6" at the actual sign cabinet. The logo and lettering for the company will extrude at 0.5" depth from the cabinet and will feature internal LED illumination. Surrounding the sign, eight boxwood bushes along with a 106 SF mulch bed will be planted to meet the landscaping required for monument signs within [Section 4-1-D-2-O](#) of the UDC.

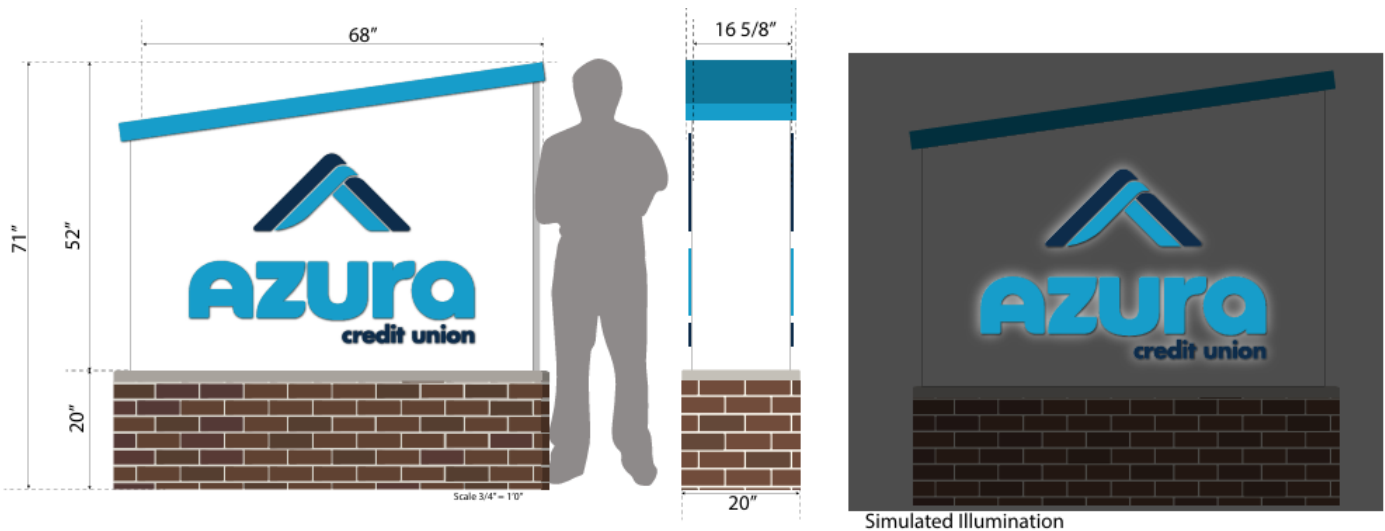


Exhibit 2: Sign plans demonstrating the proposed sign along with dimensions (left) and simulated illumination (right).



Exhibit 3: Graphics showing the proposed landscaping area from top down view (left) and as a rendering (right).

DEVIATION ANALYSIS

The applicant is requesting one deviation:

1. The ability to install a monument sign along frontage of a street less than the minimum 200 foot frontage requirement.

[Section 4-1-E-10-D-2](#) of the UDC states: “A minimum of 200 feet of street frontage shall be required for the use of a monument sign. The maximum monument sign area for properties with over 200 feet but less than 300 feet of primary street frontage shall not exceed 24 square feet. The maximum monument sign area for properties with over 300 feet of primary street frontage shall not exceed 36 square feet.” The applicant proposes a deviation from this section to allow for a monument sign along their eastern property line adjacent to Quivira Road, for which the property only has 187 feet of frontage. [Section 4-1-E-14](#) of the UDC allows the Planning Commission to grant deviations from the sign requirements.

Additionally, Section 4-1-E-14 of the UDC lists seven criteria that the Planning Commission is to consider when acting on a sign deviation request. The criteria and Staff’s responses are provided in this section of this report.

- 1. Purpose and Intent of Code: Is granting of the deviation in compliance with the general purpose and intent of the City's signage regulations?**

The purpose and intent of sign regulations is to minimize visual clutter while promoting appropriately scaled and aesthetically pleasing identification for businesses and other developments. The requested sign deviation will allow for better identification of the credit union at the site, while conforming to all applicable code requirements for monument signs to reduce any visual clutter created by the sign. These requirements include size limitations, following code setbacks, and installation of landscaping around the sign. All of the requirements have been met through the applicant’s presented design. The sign will be roughly 6’ tall, which is under the maximum height allowed by code, and the sign will be just under 24 SF in area, the maximum size allowed for a monument sign when the frontage of the property is between 200 and 300 linear feet; as this request is to deviate from this frontage requirement, this is the maximum allowed area the City would permit for the sign. The applicant demonstrated that the sign will be set back 10 feet from the east property line, which meets the setback requirement set forth in [Section 4-1-E-6-E](#) of the UDC, and has placed the sign in a location that does not block the nearby street identification sign. The applicant also provided a landscape plan as shown in Exhibit 3 of this staff report, which will improve the aesthetics of the sign and create harmony with the surrounding landscape, as well as meet code requirements for landscaping. Approval of this deviation will permit adequate business identification of the credit union while meeting the purpose and intent of the sign code.

- 2. Impacts on Adjacent Properties: Will granting of the deviation adversely affect neighboring property owners or residents? Is the image presented by the sign or attention-attracting device consistent or compatible with that in the area as a whole?**

The installation of the monument sign will not adversely impact any of the adjacent or nearby property owners or residents. The size, design, illumination, and location proposed for the sign reflect an appropriate monument sign for the property based on code requirements and other comparable sites. The design is consistent with the façade signs existing at the site and will be compatible with the property and surrounding area. The location is near shared access for the credit union and neighboring gas station;

the sign will act as a wayfinding element towards this access point and delineates the subject site from neighboring properties. As a result, Staff does not anticipate adverse impacts. Additionally, the proposed sign does not impede visibility to other properties or the nearby traffic wayfinding sign or create issues with sight lines as it relates to vehicular maneuvers.

- 3. Safety: Will granting of the deviation adversely affect safety? For free-standing signs, a safe sight distance setback is required, and the sign location must not encroach upon potential future right-of-way needs. The use of signs or attention-attracting devices should not significantly distract traffic on adjacent streets.**

The proposed sign will not adversely impact public safety. The sign does not impede drivers from navigating to and from the site safely. The sign is properly sized and adequately set back from property lines and right-of-way as shown in Exhibit 4. The applicant also confirmed via title search and the existing plat that the sign would not impede any future work that may be required for nearby easements, as the location does not conflict with any existing easements. Additionally, the illumination element of the sign is internal to the sign and is not expected to distract traffic that may be traveling on Quivira Road.



Exhibit 4: Aerial view demonstrating the setback of the proposed monument sign, meeting the UDC requirement.

- 4. Visual Clutter: Will granting of the proposed deviation significantly clutter the visual landscape of the area? The proposed deviation, in addition to all existing or potential future signs on nearby tracts, should be reviewed for their impact on cluttering the visual landscape. Reductions in the total number of signs or their size may be needed, or setbacks increased, to compensate for other signs and attention-attracting devices in the area.**

The proposed sign will not create visual clutter. There are two existing façade signs at the site; however, only one vantage point from Quivira Road would allow all signs to be visible at the same time. The addition of the monument sign will in general assist with wayfinding, and as it is double-faced, will assist with navigation to the site for northbound traffic. There is one nearby sign that identifies the upcoming traffic signal for 87th Street Parkway when traveling southbound; the proposed sign will not impede or conflict with this wayfinding sign. The proposed landscaping around the base of the monument sign, as well as the aesthetics of the design, will match the existing site's landscaping and primary building, respectively. This will help reduce any visual clutter by creating a unified aesthetic with the sign and the existing development on the site. All required monument sign landscaping will be maintained in accordance with the requirements of [Section 4-1-E-7-C](#) of the UDC.

- 5. Site Constraints: In some situations, topography, landscaping, existing buildings or unusual building design may substantially block visibility of the applicant's existing or proposed signs from multiple directions.**

The site does not have unusual topography, landscaping, or other design that constrains the visibility for signage; however, the site is unique in that it is one of the few parcels along this area of the Quivira Road corridor that does not have 200 linear feet of frontage along the road. The purpose of the frontage requirement is to reduce the proliferation of monument signs along small lot corridors, leading to visual clutter and poor street aesthetics. The site to the south, 8560 Quivira Road, is the only other property along Quivira Road between 85th Street and 87th Street Parkway that is under 200 feet of frontage; this property is also significantly further from the code requirement of 200 feet, at 124 feet of frontage. The subject site currently has 187 feet of frontage along Quivira, which is 13 feet short of the code requirement. This is a relatively minor deviation request for a sign that would be allowed at most adjacent properties without a deviation request and is not expected to negatively impact the street aesthetics of Quivira Road. As a result, Staff's opinion is that this criterion is met.

6. Lighting: Sign or attention-attracting device lighting should not disturb residents of nearby residential land uses or adversely affect traffic on adjacent streets.

The proposed sign cabinet will utilize internal LED illumination. The proposed illumination is typical of monument signs within Lenexa and is relatively minor. No additional lighting is proposed around the sign base.

7. Promotion of High Quality - Unique Design: The proposed sign(s) should be of high quality and must be compatible and integrate aesthetically with daytime/nighttime color, lighting and signs of the development and adjacent buildings. Façade signs may include unique copy design including painting of walls or integration into canopies/awnings, shapes, materials, lighting, and other design features compatible with the architecture of the development of surrounding area. Attention-attracting devices should be of a unique, high-quality design which accentuates the architecture of the building(s) served, versus functioning solely to draw attention to itself.

The proposed sign will feature a brick base with a concrete accent that matches the primary building, and a sign design that matches the existing façade signs on the property. The overall sign will have a professional look that is appropriate for a CP-2 zoned site and conforms with the surrounding commercial area. The sign will also feature subtle internal illumination and surrounding landscaping elements that will provide a sophisticated design. Staff's opinion is that this criterion is met.

NEXT STEPS

- The Planning Commission is the final authority for approval of this project.
- The applicant/tenant must obtain a sign permit for the proposed sign prior to installation.
- The applicant/tenant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Sign Deviation for Azura Credit Union.**

- The project includes a double-faced 23.96 SF white aluminum monument sign standing 5.9' tall with a brick base, featuring light and dark blue lettering and logo.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create a *Thriving Economy*.

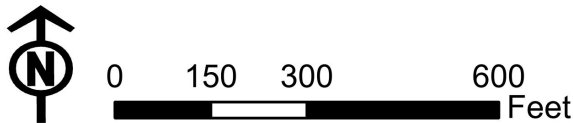
SIGN DEVIATION

Staff recommends **APPROVAL** of a sign deviation for DV26-07 – **Azura Credit Union Sign Deviation** to allow a 13-foot deviation from the minimum required street frontage of 200 feet to install a monument sign along the east (Quivira Road) property line with a street frontage of 187 feet, as submitted by the applicant and noted within the Staff Report.



Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Azura Credit Union



Sign Deviation Request for one internally illuminated monument sign for Azura Credit Union

I. Background

Azura Credit Union has an office at 8550 Quivira Road, Lenexa 66216. This is zoned as CP-2 Planned Community Commercial District. The Lenexa sign code allows one monument sign for properties with a minimum of 200 feet of street frontage. This location has 187 feet of street frontage facing W 87th Street. There are several adjacent monument signs and not all of them have 200+ feet of street frontage.

II. Sign Deviation Request

This request is to allow for one internally illuminated monument sign placed perpendicular to W 87th Street and adjacent to the entrance of Azura Credit Union. The proposed sign meets the maximum size criteria of less than 24 square feet and will be placed onto an attractive brick base.

Granting this deviation will not adversely affect neighboring property owners or residents. The sign image will be upscale and contemporary and will be compatible with neighboring signs.

It will not adversely affect safety. It will have the proper setback and will not distract traffic.

This sign will not clutter the visual landscape of the area.

Granting this deviation will significantly improve the visibility of Azura Credit Union and will not block the visibility of other businesses. Not having a monument sign creates a hardship for Azura Credit Union as the current building sign is not adequate to safely guide customers to the credit union location and entrance.

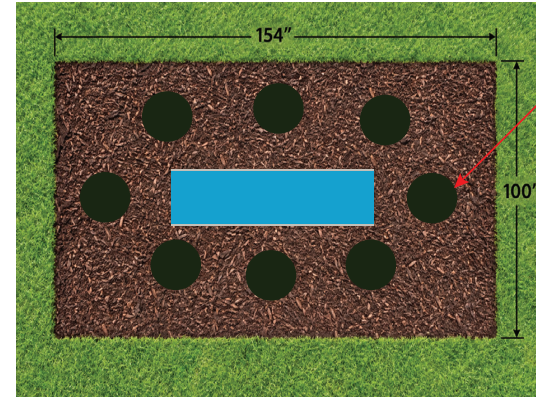
The monument sign design is of high quality and compatible with daytime/nighttime color, lighting, and adjacent monument signs.

SIGN PROOF

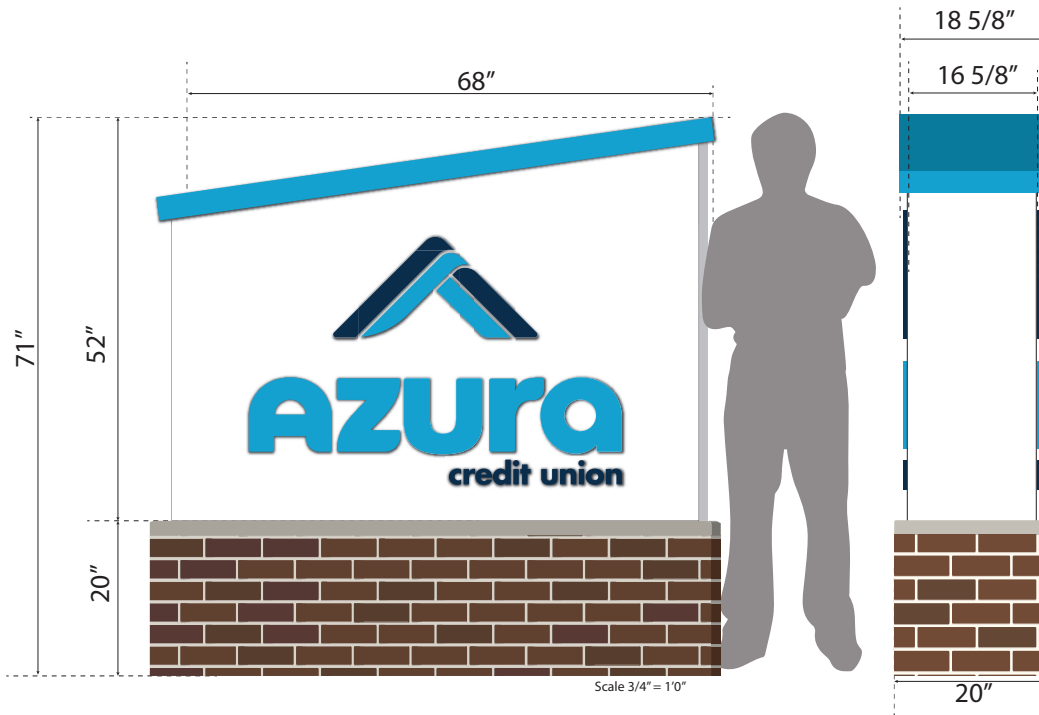
Monument Sign

Brick base with cap - tone to match building facade
 Aluminum sign cabinet painted with Matthews Paint
 3"H Accent aluminum piece welded to top of cabinet and painted light blue
 Reverse cut Azura logo and letters with 1/2"D push-through acrylic
 Internally illuminated with LEDs

Monument Sign Area: 23.96 sq ft (max of 24)
 Total Area of sign including base: 35.5 sq ft (landscaping requirement 3x - 106.5 sq ft)
 Lanscaped area: 106.94 sq ft
 Sign Perimeter: 184"
 Boxwoods:



(8) 18" Boxwood
 Bushes to be placed
 around sign



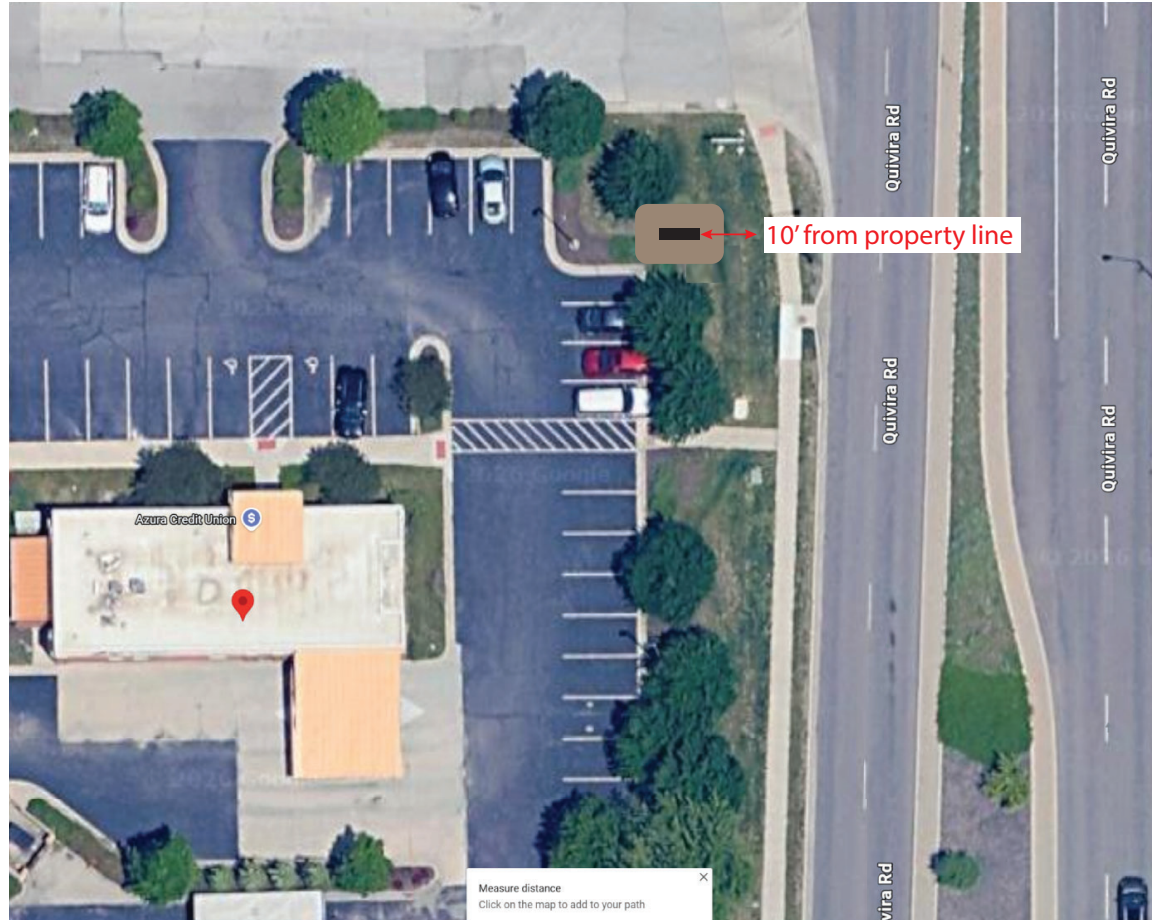
Simulated Illumination

AGREEMENT Please review carefully. Unless noted, no revisions will be made. If revisions are requested, please note and email or fax back to us. If this meets your approval as is, please sign and email or fax. Your approval indicates that with the completion of all noted corrections we will not be held responsible for any errors.	NOTES	ADDRESS 8550 Quivira Road Lenexa, KS 66215	JOB Azura Lenexa	DATE 9/18/2026 PREPARED BY AM	
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SIGN PROOF

Monument Sign - Setback & Location

Set back 10' from right of way



AGREEMENT Please review carefully. Unless noted, no revisions will be made. If revisions are requested, please note and email or fax back to us. If this meets your approval as is, please sign and email or fax. Your approval indicates that with the completion of all noted corrections we will not be held responsible for any errors.	NOTES	ADDRESS 8550 Quivira Road Lenexa, KS 66215	JOB Azura Lenexa	DATE 9/18/2026 PREPARED BY AM	
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SIGN PROOF

Proposed Monument Sign - Azura

187.12' of roadway facing Quivira Road

91.5' from building sign to roadway

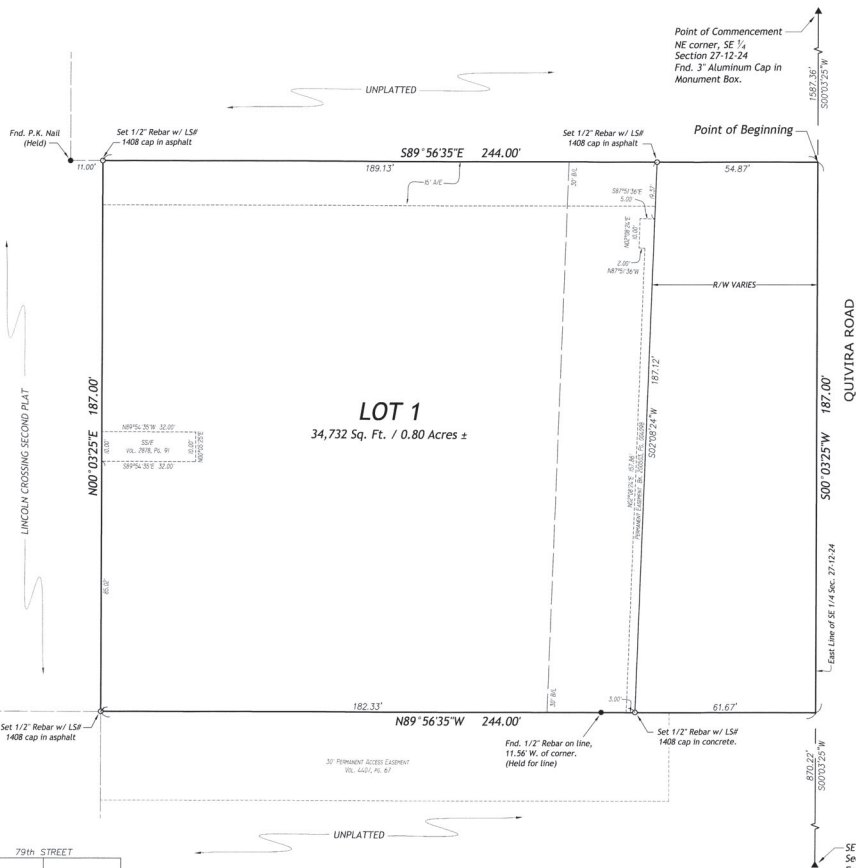




FINAL PLAT

CREDIT UNION 1 - OF KANSAS

A SUBDIVISION OF LAND IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



NOTE:
The Basis of Bearings system for this survey is per document 11-16-10
CLOSURE CALCULATIONS:
745.58 (plat boundary) / 0.004 (closing distance) = unadjusted error of
closure 1 in 186,395.

LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 12 South, Range 24 East, in the City of Lenexa, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 27; thence South 00 degrees 03 minutes 25 seconds West, along the East line of said Southeast Quarter, a distance of 1587.36 feet to the Point of Beginning; thence continuing South 00 degrees 03 minutes 25 seconds West, along said East line, a distance of 187.00 feet; thence North 89 degrees 56 minutes 35 seconds East, a distance of 244.00 feet; thence North 00 degrees 03 minutes 25 seconds East, parallel with the East line of said Southeast Quarter, a distance of 187.00 feet; thence South 89 degrees 56 minutes 35 seconds East, a distance of 244.00 feet to the Point of Beginning. less that part in existing road right-of-way, containing 34,732 sq. ft., or 0.80 acres, more or less.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "CREDIT UNION 1 - OF KANSAS."

An easement or license is hereby dedicated to the City of Lenexa to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, manholes, etc., upon, over, and across those areas outlined and designated on the plat as "Sanitary Sewer Easement" or "SSE."

A perpetual easement of access over, across, and upon all areas designated on the plat as "Access Easement" or "A/E", is hereby granted for ingress and egress of all owners and occupants of Lot 1, and those tracts adjacent to said Lot 1, their guests and invitees.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.68, Lot Splits, of Unified Development Ordinance or by replat.

CONSENT TO LEVY

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners and the City of Lenexa, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public use from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on this land fronting and abutting on such dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this 22 day of July, 2010.

CREDIT UNION 1 - OF KANSAS

Mark C. Bezdak
Mark C. Bezdak, Senior Vice President/CFO
of Credit Union 1 - of Kansas

STATE OF KANSAS)
COUNTY OF Johnson) SS

BE IT REMEMBERED, that on this 22 day of July, 2010, before me a Notary Public in and for said County and State, came Mark C. Bezdak, Senior Vice President/CFO of Credit Union 1 of Kansas, who is personally known to me to be the same person who executed the foregoing instrument of writing, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Larri Bales
Notary Public: My Commission Expires: June 14, 2011

APPROVALS

APPROVED BY THE Planning Commission of the City of Lenexa, Johnson County, Kansas, on this 30th day of November, 2009.

Don Opliger
DON OPLIGER, Chairman

APPROVED BY the Governing Body of the City of Lenexa, Johnson County,

Kansas, on this 15th day of December, 2009.
Michael A. Rothen
MICHAEL A. ROTHEN, Mayor

David Bregant
DAVID BREGANT, City Clerk



This is to certify on this 22 day of March, 2010, this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys pursuant to K.S.A. 74-7037.

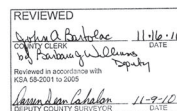


Prepared For:

Credit Union 1 of Kansas
610 SW 10th Ave.
Topeka, Kansas 66612

Date of Preparation:

November 15, 2009



CREDIT UNION 1 - OF KANSAS

SEC. 27, T12S, R24E JOHNSON COUNTY, KANSAS

LEVEL ENGINEERING, LLC.
Developing Great Ideas

11490 Strang Line Road | Lenexa, Kansas 66215 | 913.317.9500 | 913.317.9501 (F)

Sign Deviation Request for one internally illuminated monument sign for Azura Credit Union.

I. Background

Azura Credit Union has an office at 8550 Quivira Road, Lenexa, KS 66215. This is zoned as CP-2 Planned Community Commercial District. The Lenexa Sign code allows one monument sign for properties with a minimum of 200 feet of street frontage. This location has 187 feet of street frontage facing Quivira Road. There are several adjacent monument signs and not all of them have 200+ feet of street frontage.

II. Sign Deviation Request

This request is to allow for one internally illuminated monument sign placed perpendicular to Quivira Road and adjacent to the entrance of Azura Credit Union. The proposed monument sign supports the purpose and intent of the sign regulations by providing a single, permanent point of business identification that is appropriately scaled to the property and consistent with the surrounding commercial area. Its ground-mounted design creates an orderly, visually integrated presence while providing clear identification from the street.

The property has 187 feet of street frontage, just 13 feet below the 200-foot requirement. This modest frontage deficiency does not, by itself, make a monument sign visually incompatible with the site. Existing monument signs on nearby properties with equal or less street frontage demonstrate that this type of identification is consistent with the established character of the area.

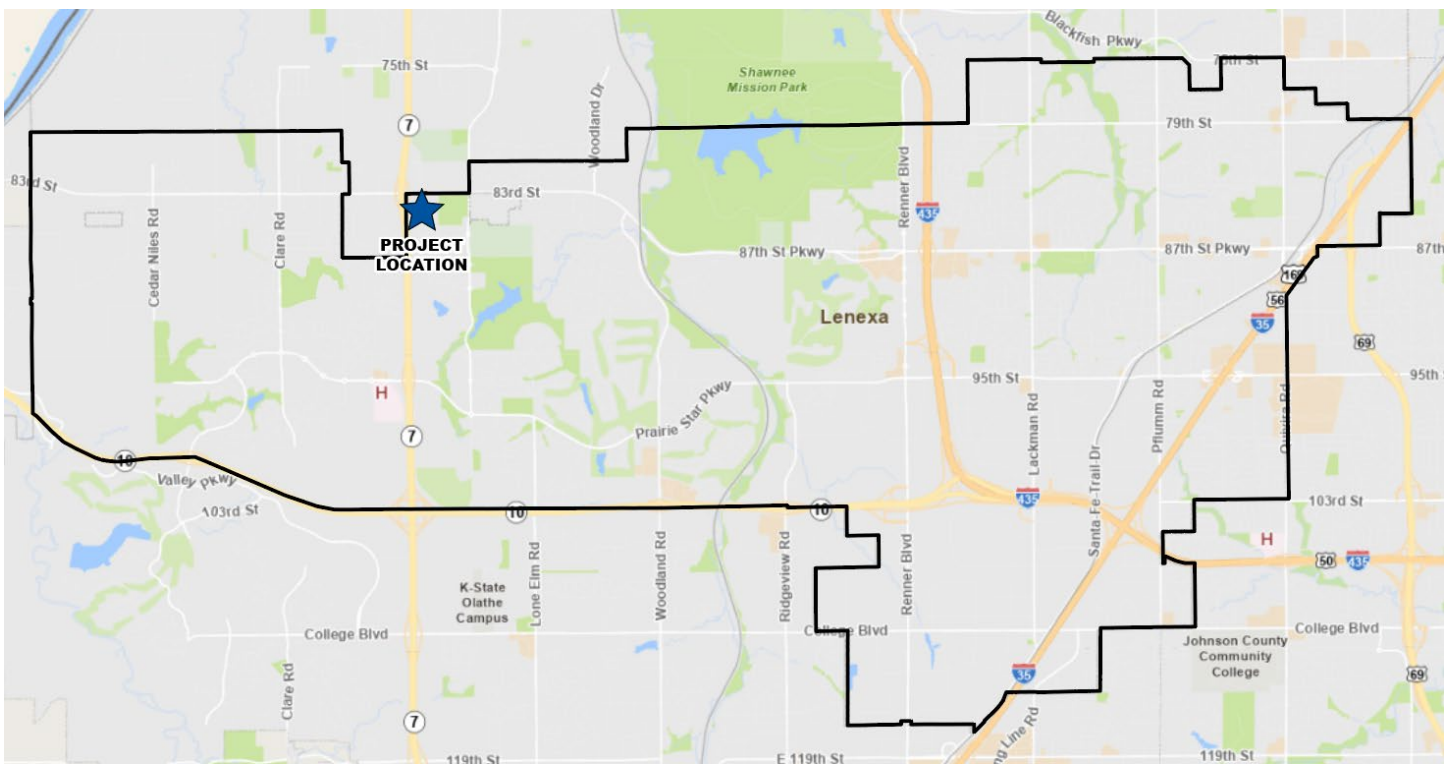
The requested deviation concerns street frontage eligibility, rather than an increase in sign size or height. By maintaining an appropriate scale and a cohesive design, the proposed sign would provide effective business identification without creating excessive visual prominence or clutter, fulfilling the regulations' intent to promote aesthetically pleasing signage

Without a monument sign, Azura would face a practical hardship in directing visitors to its entrance, particularly those traveling south on Quivira Road. The access entrance into Azura Credit Union is shared with a gas station and Liquor Store, with the turnoff into Azura Credit Union set farther back from Quivira Road. Drivers who miss the turnoff would need to continue south and find an alternate route back, creating unnecessary travel and confusion. A monument sign near the entrance would establish a clear connection between the business and its access point, giving motorists more time to recognize their destination and prepare to turn.

The proposed sign design is of high quality and compatible with daytime/nighttime color, lighting, and adjacent monument signs. The monument sign will sit on a 154"L x 100"W mulched bed with (8) boxwood bushes to satisfy the requirements from Section 4-1-D-2-O of the UDC.

HY-VEE & THE SHOPS AT FREEDOM FIELDS

Project #:	PL26-05PR	Location:	Southeast corner of 83 rd Street and K-7 Highway
Applicant:	Greg Watson, McClure Engineering	Project Type:	Revised Preliminary Plan/Plat
Staff Planner:	Dave Dalecky	Proposed Use:	Retail, Convenience Store, Gasoline sales, general, Office, Restaurant, fast food, Restaurant, general, and Banking services



PROJECT SUMMARY

The applicant requests approval of a revised preliminary plan/plat for Hy-Vee & The Shops at Freedom Fields. The subject site is a 32.47-acre tract of land located at the southeast corner of 83rd Street and K-7 Highway and is zoned CP-2, Planned Community Commercial District. The development includes nine new buildings on eight lots. A multitenant outparcel building was constructed in 2004 at the northwest corner of the commercial center and is considered part of the overall commercial development but is not under the same ownership as the remaining undeveloped area included within this application. The proposed development includes a Hy-Vee grocery store, convenience store with gasoline sales, two office buildings, and five additional outparcel buildings. The applicant is requesting two deviations with the preliminary plan – one related to the required freeway setback and one related to gasoline pump queuing distance. This project does not require a public hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The site is a 32.47-acre tract of undeveloped land located at the southeast corner of 83rd Street and K-7 Highway. The site was annexed into Lenexa in 1986 and zoned AG, Agricultural District. The site was rezoned to CP-2, Planned Community Commercial District and BP-1, Planned Business Park District for community retail and business park uses in January 2000. The plan from January 2000 is titled 83rd Street & K-7. This plan showed several retail buildings oriented to 83rd Street and a row of buildings along Woodsonia Drive and the south property line designated for business park uses. A multitenant retail building was constructed at the northwest corner of the site per the initial plan for the commercial center. This initial development included parking areas and the main access drive into the site from 83rd Street.

In December 2004, a portion of the site was rezoned from the BP-1 Zoning District to the CP-2 Zoning District. This plan resulted in CP-2 zoning for the entire 34-acre site, which includes the developed parcel and private drive to the northwest of the subject site. The plan from December 2004 is titled The Shoppes at Willowridge. This plan showed a large single-use retail building, and several outparcel retail buildings and multitenant buildings.

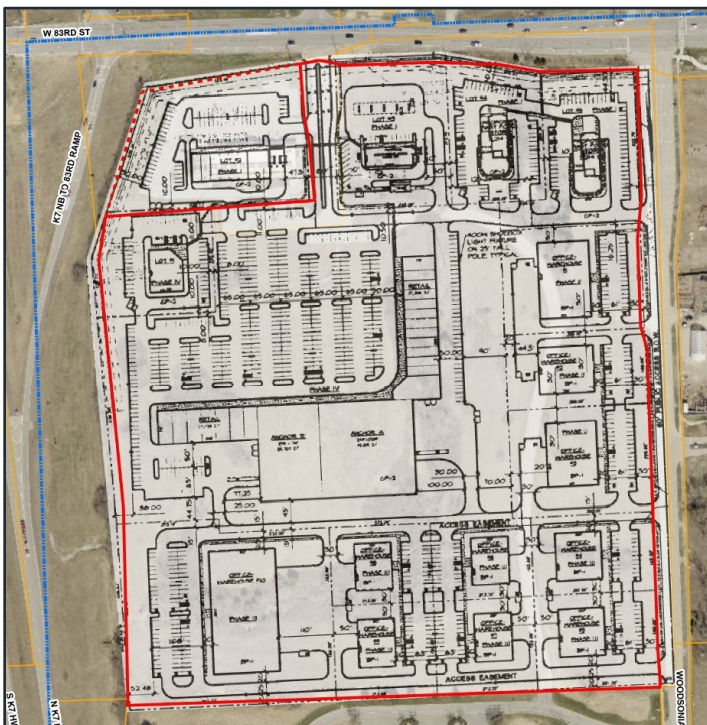
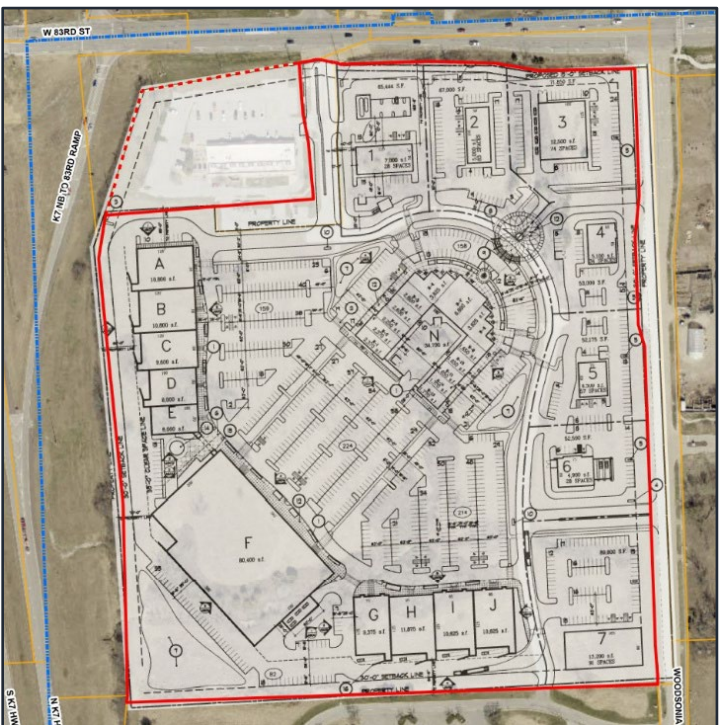


Exhibit 1: 83rd Street & K-7 Plan (image on the left)



Shoppes at Willowridge (image on the right)

In 2024, the Lenexa Comprehensive Plan was updated. The update included a change to the Future Land Use (FLU) classification of the south 9.5 acres of the site from Community Commercial to High-Density Residential. The change is described as a “key undeveloped area” where current market trends are evolving and the potential for different development patterns are emerging. The site remains zoned CP-2 to allow office and retail uses.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Name	Date Approved
RZ99-07	Rezoning	83 rd Street & K-7 Development	January 18, 2000
PL99-08P	Preliminary Plan	83 rd Street & K-7 Development	January 18, 2000
PL00-08F	Final Plan	83 rd Street & K-7 Development	July 31, 2000
PT03-21F	Final Plat	83 rd Street Equities	December 1, 2003
PT04-09FR	Revised Final Plat	83 rd Street Equities	April 6, 2004
RZ04-18	Rezoning	The Shoppes at Willowridge	December 21, 2004
PL04-19P	Preliminary Plan	The Shoppes at Willowridge	December 21, 2004

LAND AREA (AC)	BUILDING AREA	CURRENT ZONING	COMP. PLAN
32.47	215,415 SF	CP-2	Community Commercial and High-Density Residential



Exhibit 2: Aerial image.

LAND USE REVIEW

The subject site is undeveloped land on the south side of 83rd Street between Woodsonia Drive on the east and K-7 Highway on the west. The site is zoned CP-2 and there is an existing multitenant retail building at the northwest corner of the site. The existing outparcel is not part of the ownership of the remaining undeveloped part of the site but is considered a part of the overall shopping center.

In 2024, the Lenexa Comprehensive Plan was updated. The update included a change to the Future Land Use (FLU) classification of the south 9.5 acres of the site from Community Commercial to High-Density Residential. The change is described as a “key undeveloped area” where current market trends are evolving and the potential for different development patterns are emerging. The site remains zoned CP-2 to allow retail uses. The preliminary plan shows a grocery store and convenience store with gasoline sales. The other buildings are identified as restaurants, bank, office and retail uses. The proposed commercial development is consistent with the existing CP-2 zoning and the classification of Community Commercial but does not implement the High-Density Residential classification on the southern portion of the site. Staff supports the proposed arrangement because it provides a coordinated layout for the commercial center, accommodates office uses and landscaped separation along the southern boundary adjacent to Westside Family Church, and takes advantage of the site’s proximity to K-7 Highway and access to 83rd Street and Woodsonia Drive. Staff anticipates evaluating a corresponding Future Land Use Map amendment during a subsequent comprehensive plan annual review.



TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Classification	Zoning	Current Use
Subject Property	Community Commercial & High-Density Residential	CP-2, Planned Community Commercial District	Undeveloped
North	Regional Commercial & Industrial/Warehouse (City of Shawnee)	CH, Commercial Highway, PI, Planned Industrial, & AG, Agricultural (City of Shawnee)	Restaurant, fast food, Convenience store, Gasoline sales, Manufacturing, & Agricultural (City of Shawnee)
South	Institutional	R-1, Residential Single-Family District	Church or Place of Worship
East	Public/Open Space	AG, Agricultural District	Public Park
West	Industrial/Warehouse (City of Shawnee)	CH, Commercial Highway & PI, Planned Industrial (City of Shawnee)	Restaurant, fast food, Manufacturing, Office, Wholesale and warehousing, general, & Construction sales and service, general (City of Shawnee)

PRELIMINARY PLAN REVIEW

The proposed development is an approximately 32-acre commercial center site to include a grocery store, convenience store, restaurants, retail, and office uses. The plan contains nine buildings and associated parking areas for each building. The plan contains 215,415 SF of proposed floor area for the nine new buildings. The one existing multitenant building in the northwest corner of the site is 12,150 SF for a total of 227,565 SF of cumulative building floor area within the entirety of the ten buildings within the commercial center.

The grocery store is a 93,000 SF building located on the west side of the site. The grocery store will face north to 83rd Street. The grocery store parking area is on the north side of the building, and the loading and delivery area is on the south. The new outparcel and office buildings are on the east side of the site. The buildings vary in size depending on the intended use. A 5,000 SF convenience store with gasoline sales is at the northeast corner of the site. The convenience store is proposed to be part of the initial phase of development of the site with the grocery store.

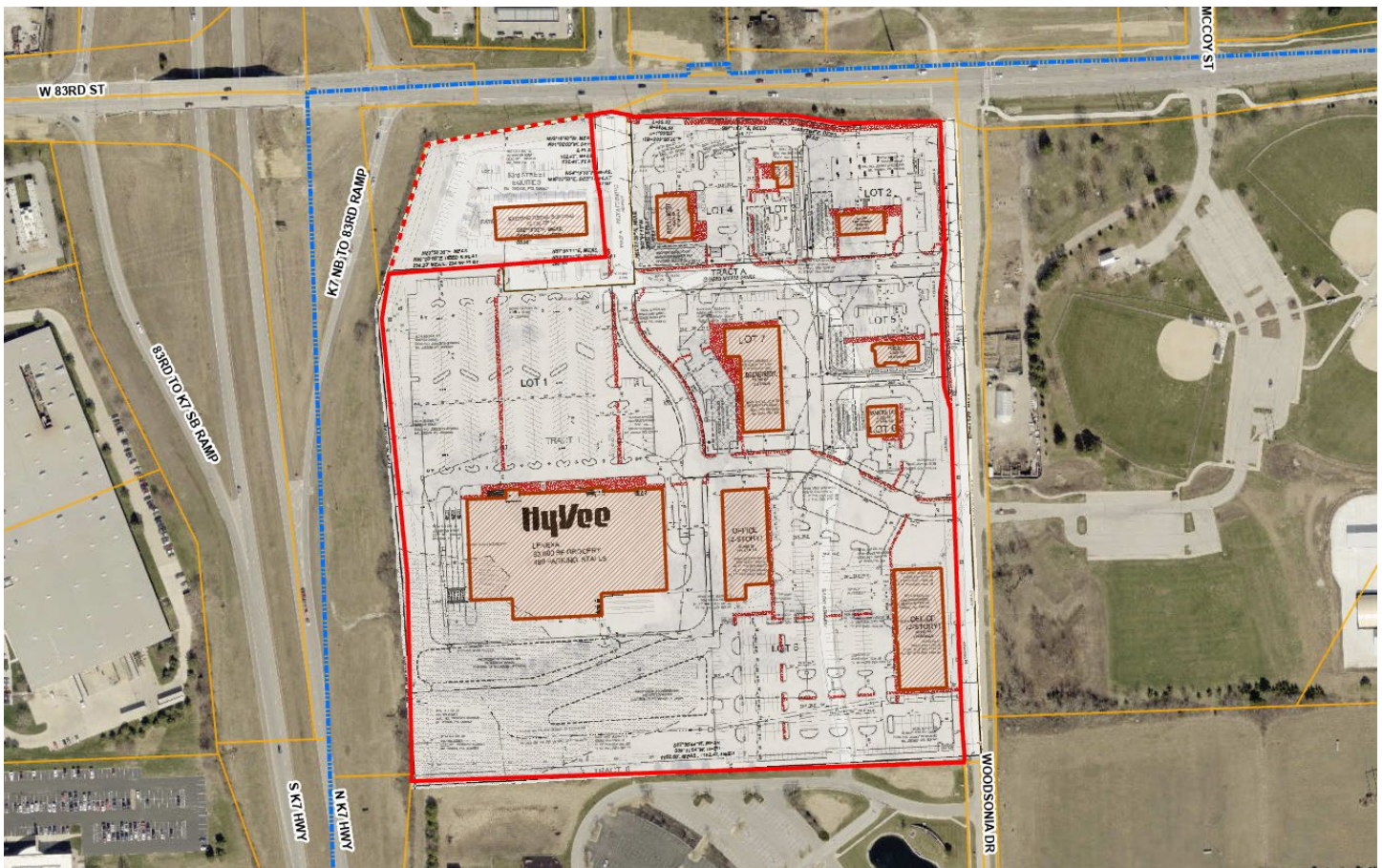


Exhibit 3: Aerial and site plan.

Each retail building is on a separate lot, and the two office buildings are on a single lot. Each lot will have access to the main private drives through the site. The main private drives access the adjacent public streets, 83rd Street and Woodsonia Drive. The main access to 83rd Street is constructed and provides access to the existing multitenant building. This drive is opposite Monticello Terrace on the north side of 83rd Street.

DIMENSIONAL STANDARDS

The proposed development complies with the dimensional requirements of the Unified Development Code (UDC), aside from two requirements, the Special Property Development Regulation for freeway setback stated in [Section 4-1-B-26-C-1](#) and the vehicle queue dimension for a gasoline sales pump station stated in [Section 4-1-D-1-N](#). The applicant is requesting deviations from these two UDC requirements.

K-7 Highway is on the west side of the site and considered a freeway. The grocery store, associated parking, and loading areas are the components of the development adjacent to the west property line. The property line is not a continual straight line; therefore, the setback of the drive and row of parking on the west side of the site varies. The setback is 50' at the closest point and is 62' at the north end of the parking area. The building is 87.3' at the closest point, which is a canopy structure over the grocery pickup lanes. The main part of the grocery store is over 100' from the west property line. Adjustments are made from preliminary to final plans which can affect the setback distance of the building from the property line. Per [Section 4-1-H-4-D](#) of the UDC, consistency among the different stages of plan approval are made based on the criteria in the code section. Reasonable adjustments of building setbacks may be made from preliminary to final plan.

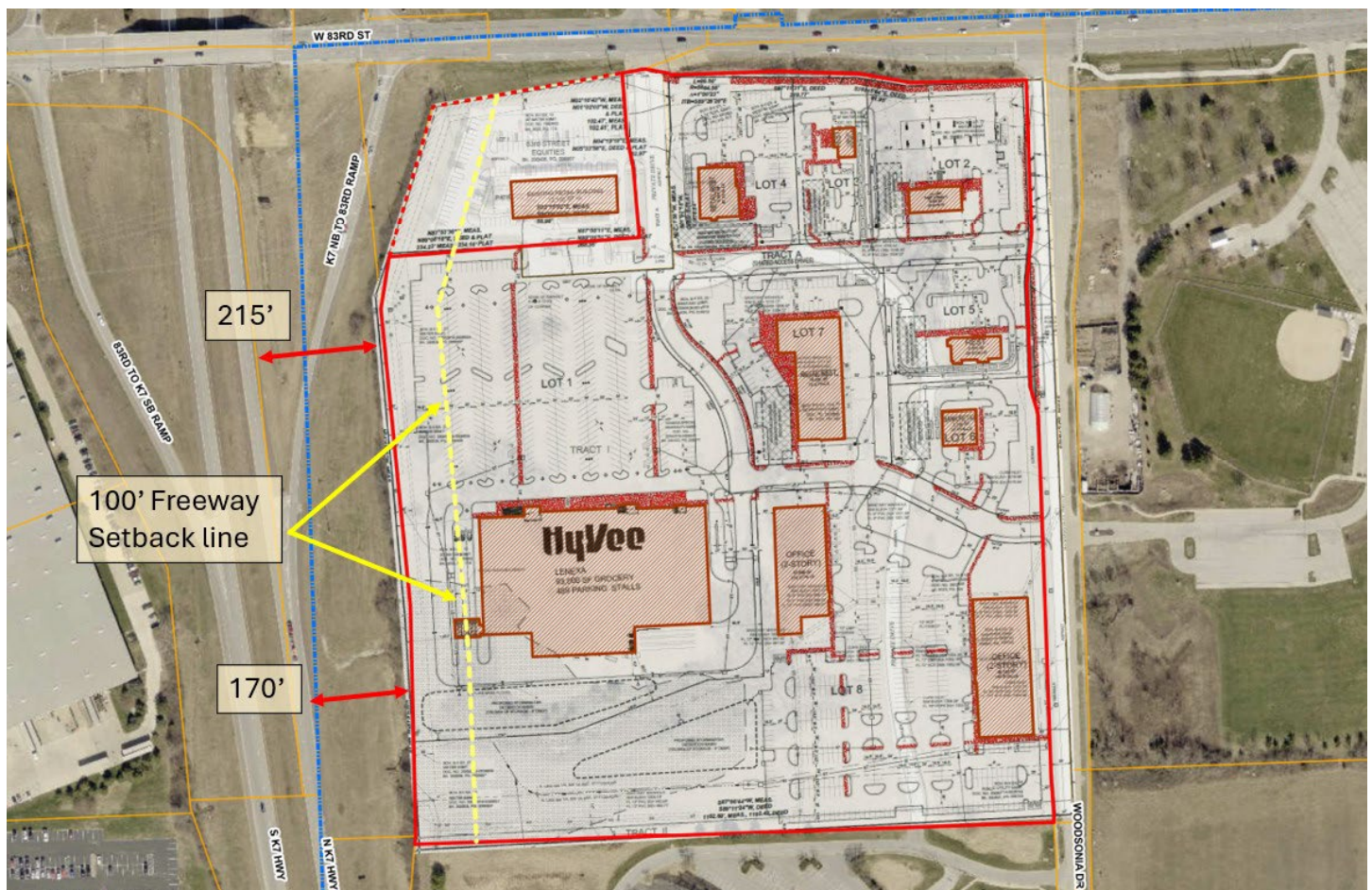


Exhibit 4: Freeway special setback deviation.

Deviations to encroach into the 100' freeway setback have been granted for several developments that have similar circumstances. The purpose of the setback is to reduce the noise impacts from the adjacent highway. Commercial developments do not require the same consideration for the noise level of the adjacent interstate or highway as residential development. Commercial developments are active places where cars continually

maneuver throughout the area and generate ambient noise. The distance of the through lanes of the highway from the property line is also a consideration for a setback deviation. The through lanes of K-7 Highway are between 170' and 215' from the west property line of the site.

Additional considerations are the depth of the encroachment and what is encroaching. In this case, the proposed setback is 50' at the closest point, which will provide substantial space for landscape materials to be installed, and the encroaching site features are parking areas and drive aisles. These are site features which are not areas where noise attenuation is particularly relevant. Site amenities and outdoor seating areas are features that should be buffered and protected from increased road and vehicle noise.

Recently approved developments adjacent to K-7 and K-10 Highways have been approved with similar setback encroachment deviations. Two examples are Canyon Ridge (PL23-12P), a Planned Unit Development (PUD) located at the northwest corner of K-10 Highway and Canyon Creek Boulevard and Solera (PL25-03CP & PL25-09P), a commercial and multifamily residential development located at the southeast corner of Prairie Star Parkway and K-7 Highway.

Section 4-1-D-1-N of the UDC states the drive-thru queuing dimension or vehicle spaces for the different types of vehicle queuing situations. A gasoline pump island is required to provide 50' of queue space around each fuel pump station. The convenience store with gasoline sales has a multi-pump gasoline "island" typical for modern convenience store and gasoline sales businesses. The convenience store fuel pump canopy is within an acceptable dimension for circulation between and around the gas pump stations. The dimensions range from 34' at the closest and 46.9' at the farthest. These dimensions are consistent with other deviations recently approved for convenience stores with gas pump islands. Two recent examples are the convenience store in the Canyon Ridge PUD (PL23-12P) and the QuikTrip Convenience Store (PL20-08F) at 11200 87th Street Parkway.

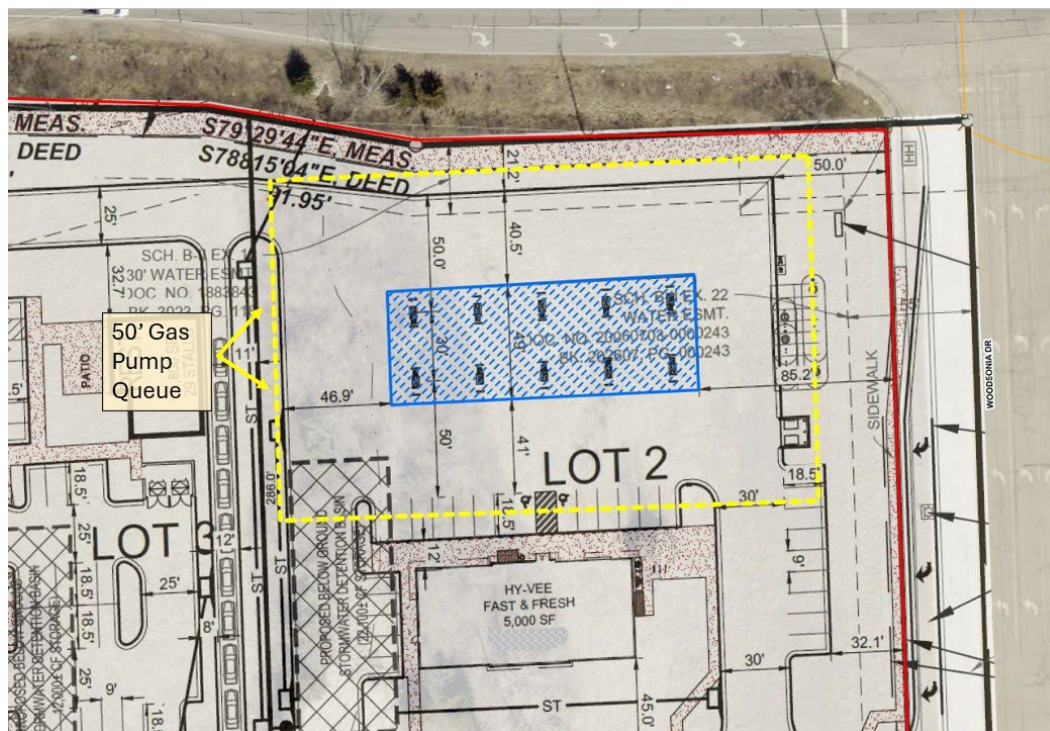


Exhibit 5: Gas pump queue setback deviation.

PUBLIC IMPROVEMENTS

The peripheral streets of the site, 83rd Street and Woodsonia Drive, are now constructed. Modifications to 83rd Street are planned as part of a street improvement project by the City of Shawnee (see Exhibit 6 below). This is the Monticello Terrace intersection which is now a full movement intersection. The improvements in 83rd Street will be completed in phases: to extend the turn lanes initially and in the future add a raised median (shown in red in the exhibit) to restrict cross movement as traffic through the intersection increases.

The new median at the exit point of the Hy-Vee development will change the turn movements from a full movement intersection to a three-quarter turn intersection (right-in, right-out, left-in only). Vehicles will not be able to exit the site at this point and cross Monticello Terrace or turn westbound onto 83rd Street. The full access point for this development is at the signalized 83rd Street and Woodsonia Drive intersection. Construction of the controlled right-turn median island will be the responsibility of the applicant with construction of the first building.

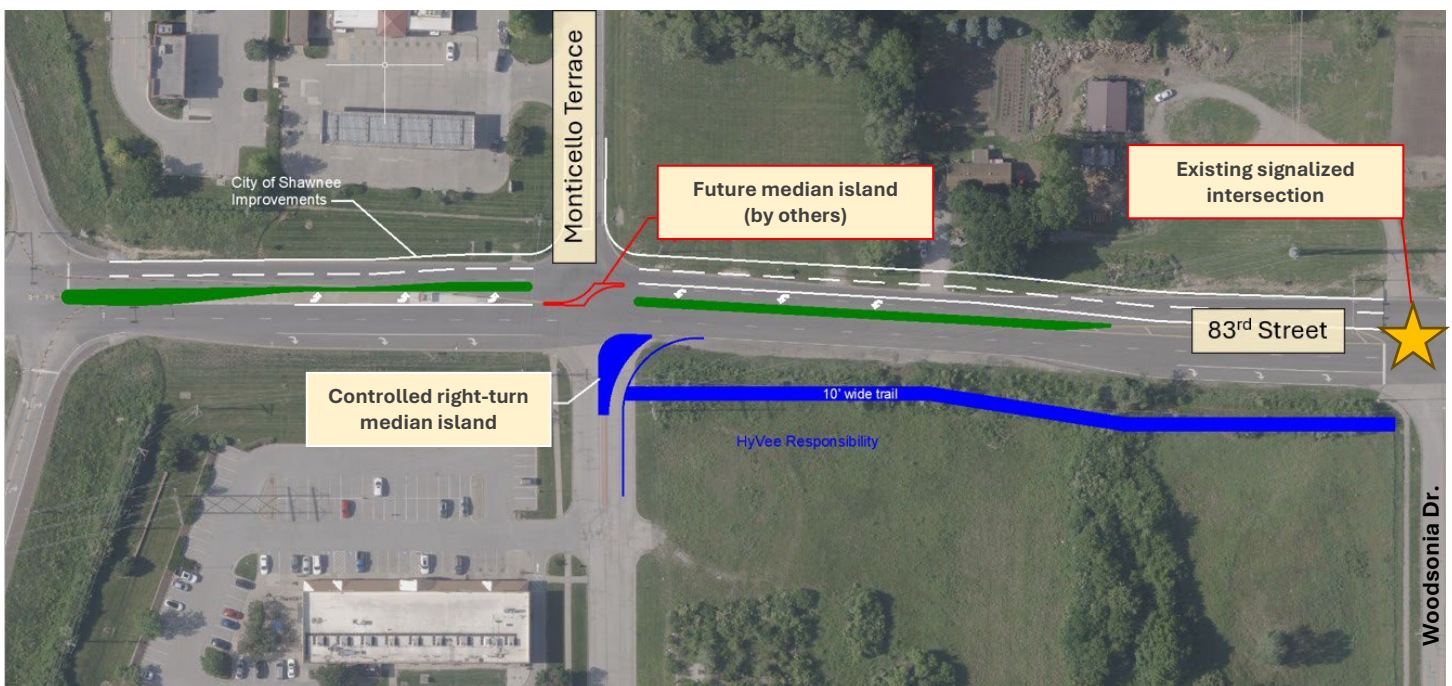


Exhibit 6: 83rd Street and Monticello Terrace intersection improvements.

Two points of access are shown from Woodsonia Drive into the development. A turn lane will be constructed for southbound vehicles to turn into the site at the north drive entrance. The turn lane will be required concurrent with the construction of the first building in the development.

The pedestrian path on 83rd Street is a section of the City's trail system. The trail will be constructed as a 10' wide concrete path along the frontage of the site. An easement is required to be dedicated for the trail to be located at an appropriate separation from the edge of the street and to avoid existing utility poles on the south side of 83rd Street. The location and width of the easement will be coordinated with the plat submittals for the development. The trail is to be constructed by the developer at the time of the first pad site building on 83rd Street, presumed to be the convenience store.

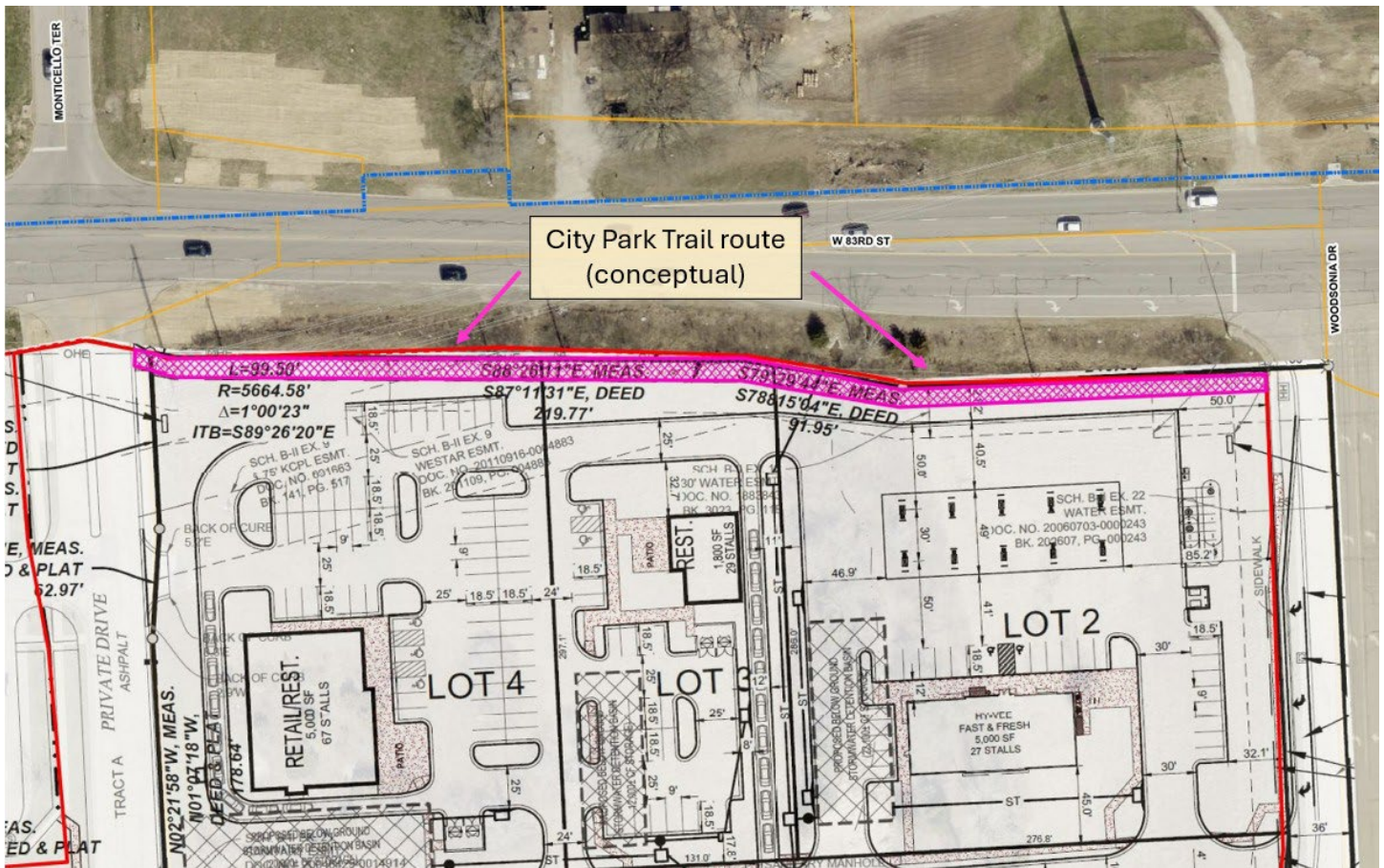


Exhibit 7: Park trail on 83rd Street.

ACCESS, TRAFFIC, AND PARKING

The drive access locations and circulation network within the development are acceptable as shown on the preliminary plan. The main drives through the development provide access to each lot. Internal drive locations are shown to align for appropriate circulation and allow for intuitive movements as vehicles circulate through the site. The grocery store and convenience store are the initial phase. The other outparcel lots do not have a determined use or configuration. Changes may be made to the outparcel layouts, internal parking areas, and drive aisles, which is routine as a large multibuilding project continues to develop over time. The expectation is the drive locations will be designed to reduce conflicting movements and provide for safe and efficient vehicle circulation.

The drive entrance location on 83rd exists and will be modified as noted previously in this report. The two drive entrance locations on Woodsonia Drive are appropriately spaced apart. The southern drive entrance aligns with the drive into Freedom Fields Park. The main circulation drives will be constructed as part of the initial phase of the development.

The grocery store parking lot uses angled parking for most of the parking spaces, and 90-degree parking is used for the outer rows. This configuration results in one-way circulation through the interior drive aisles and two-way circulation through the outermost drive aisles. The angled parking is isolated to the grocery store parking area. The applicant contends the angled parking is easier for customers to enter a parking space and then easier to back up and leave. Staff can support the angled parking as proposed because the parking area is limited to the grocery store and does not create obvious conflicting movements through the site.

The grocery store will have two drive-thru lanes, one for the pharmacy service on the east side of the building and one for grocery pickup on the west side of the building. The drive-thru lanes have adequate spaces for vehicle queuing and the drive-thru lanes do not create any circulation issues as proposed.

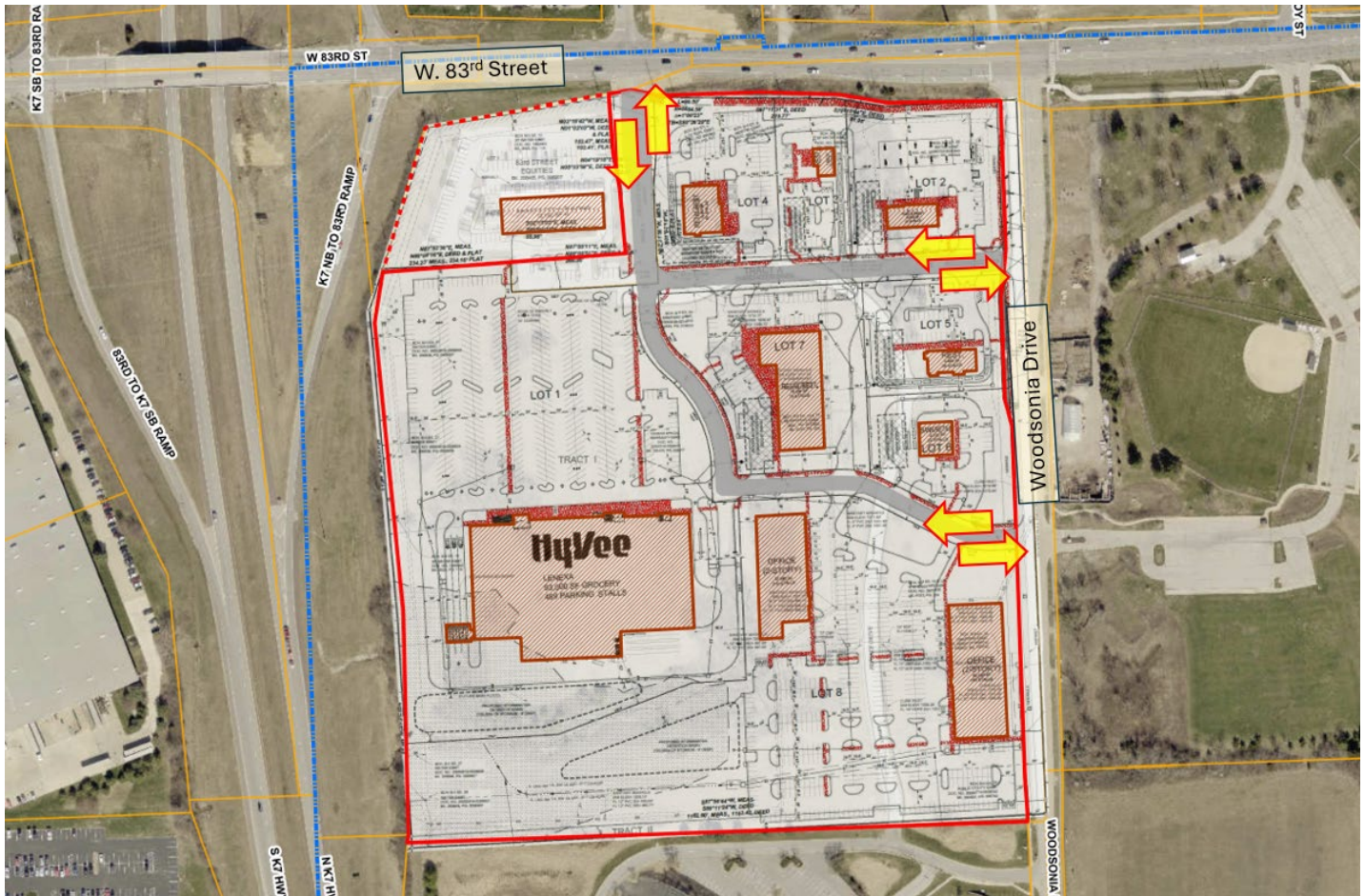


Exhibit 8: Main internal drive aisle and entrances from the peripheral streets.

Per [Section 4-1-D-1-C](#) of the UDC, the required parking for the proposed uses is based on the square footage of the building. A contiguous commercial center, initially planned as a unified development, may distribute the parking among the building sites. This is more common for shopping centers with a large parking field designed to be used by multiple tenants. This development shows parking areas for each building provided on the specific lot.

Retail, Convenience Store, and Office uses have the same parking requirement of 1 space for every 250 SF of floor area. Restaurant (both general and fast food) use has a parking requirement of 1 space for every 75 SF of floor area, and Banking services use has a parking requirement of 1 space for every 200 SF of floor area. Multibuilding commercial developments may have a large common parking field to serve multiple tenants and buildings. This development satisfies the parking requirement, exceeding the minimum by 249 spaces. Each lot of the development will meet or exceed the minimum required parking.

TABLE 3: PARKING ANALYSIS

Use	Requirement	Required	Provided	Difference
Retail	1 space per 250 SF	445	540	+95
Convenience store	1 space per 250 SF	20	28	+8
Restaurant, general & Restaurant, fast food	1 space per 75 SF	129	144	+15
Office	1 space per 250 SF	344	407	+63
Banking services	1 space per 200 SF	19	22	+3
Existing outparcel (retail)	1 space per 250 SF	49	114	+65
TOTAL		1,006	1,255	+249

STORMWATER

A preliminary stormwater management study indicating the intent to meet the City’s standards and requirements was provided. For final plat/plan stage, some additional information and calculations/minor corrections will be necessary for the final stormwater management study; however, Staff is comfortable approving the preliminary plan at this stage knowing that stormwater management can be appropriately provided. Requirements for the preliminary plan are intended to be met through a combination of native vegetation, six underground detention structures, a modular water quality treatment unit, and two extended dry detention basins located across the project site. The site is in the 1% future conditions model which is included in the City’s regulatory floodplain. It is upstream of FEMA’s zone AE so coordination with FEMA and a CLOMR or LOMR will not be required. A City floodplain development permit will be needed. Since no floodway is designated in this area, the first step is to create one using the existing model from Johnson County. Once the floodway is established, the development will be able to fill/build within the flood fringe provided the appropriate freeboard to any structures is adhered to. An elevation certificate will be required on any structures. If the floodway is impacted, then a “no rise” condition related to construction of the store must be proven.

FIRE PREVENTION

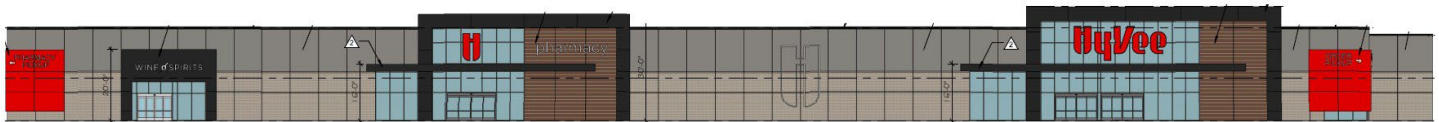
The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward. A more detailed fire code review will be conducted based on the adopted codes at the time of the building permit documentation submittal.

LIGHTING

A photometric plan was not provided with the preliminary plan. The site will contain parking lot lighting, and each building will have wall mounted light fixtures. The parking lot lighting will use LED light fixtures. The details of the lighting design will be provided with final plan submittals for the buildings as the commercial center develops. Site lighting shall comply with [Section 4-1-C-4-I](#) of the UDC.

ARCHITECTURE

Preliminary building elevations are provided for the grocery store and the convenience store. The building design for both buildings is a contemporary architectural style incorporating rectangular forms and long horizontal lines. The grocery store building uses precast tilt up walls that have a running bond brick pattern at the lower part of the wall plane and a smooth surface at the upper part. This is the base pattern on all sides of the building. The front (north) façade is the most detailed façade containing the customer entrances and other building details, such as canopies, raised elements, and material changes. The grocery store has two entrance elements and a third entrance for an integrated wine and spirits tenant space. The two grocery store entrances use a clerestory window feature, articulation and depth for the wall plane, and raised features that extend above the roofline. The entry elements are attractive features easily identifiable to orient the customer. The building is over 400' wide and is an imposing structure. Inclusion of additional details to reduce the large scale of the building will be required as the project progresses through the phases of approvals. The building must also demonstrate consistent architectural character among all facades. Architectural features such as score patterning and continuation of the contrasting colors at strategic locations will be coordinated with the final plan submittal for the building.



GROCERY STORE NORTH ELEVATION



GROCERY STORE SOUTH ELEVATION

Exhibit 9: Grocery store north & south building elevations.



GROCERY STORE WEST ELEVATION



GROCERY STORE EAST ELEVATION

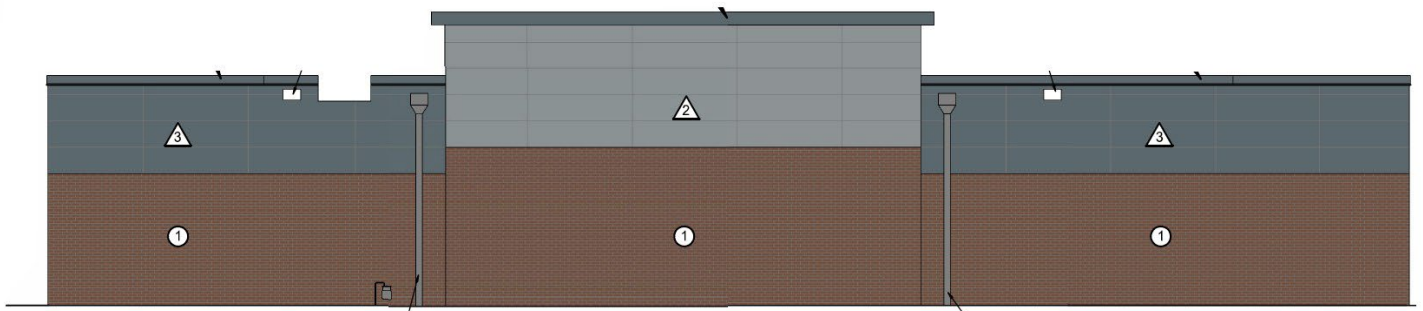
Exhibit 10: Grocery store east & west building elevations.

The convenience store also uses precast panels to appear like a running bond red brick wall. The building uses stucco at the top part of the wall above the window line. The building has two projecting wall elements, the front entrance and a mirrored feature on the back of the building. The two projecting elements include a raised roofline. The building has some design elements that will be further addressed with a final plan submittal. The building shows a gap on the rear wall for roof access. Roof access should be provided from inside the building. The windows should incorporate a sill to provide additional building details along the bottom of the windowpanes.

The convenience store gas station canopy structure is a metal canopy and uses metal support posts. Canopy structures for gas stations are expected to use consistent materials for the structure such as masonry support columns and fascia band of the color scheme used for the building. Additional embellishments of the canopy design will be required with the final plan for the convenience store.

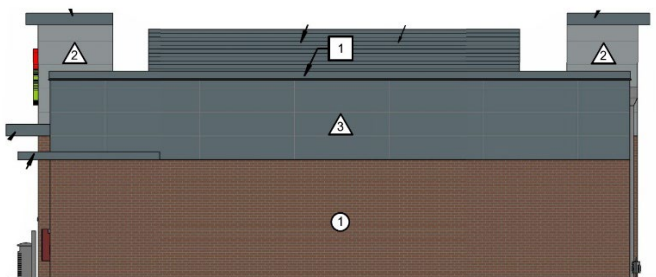


CONVENIENCE STORE NORTH ELEVATION

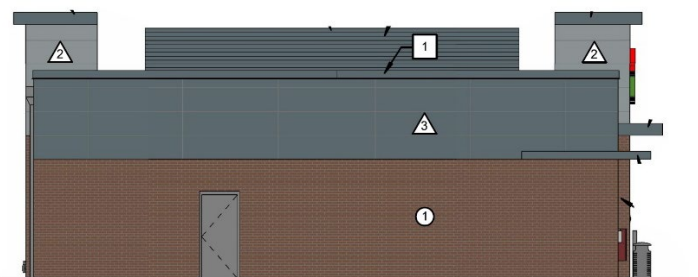


CONVENIENCE STORE SOUTH ELEVATION

Exhibit 11: Convenience store north & south building elevations.

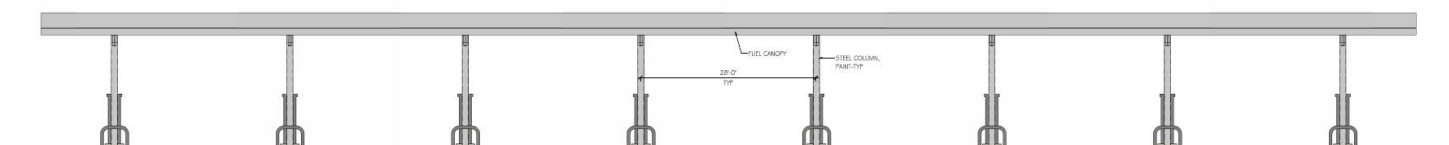


CONVENIENCE STORE WEST ELEVATION



CONVENIENCE STORE EAST ELEVATION

Exhibit 12: Convenience store east & west building elevations.



CONVENIENCE STORE GAS PUMP CANOPY ELEVATION

Exhibit 13: Convenience store gas pump canopy elevation.

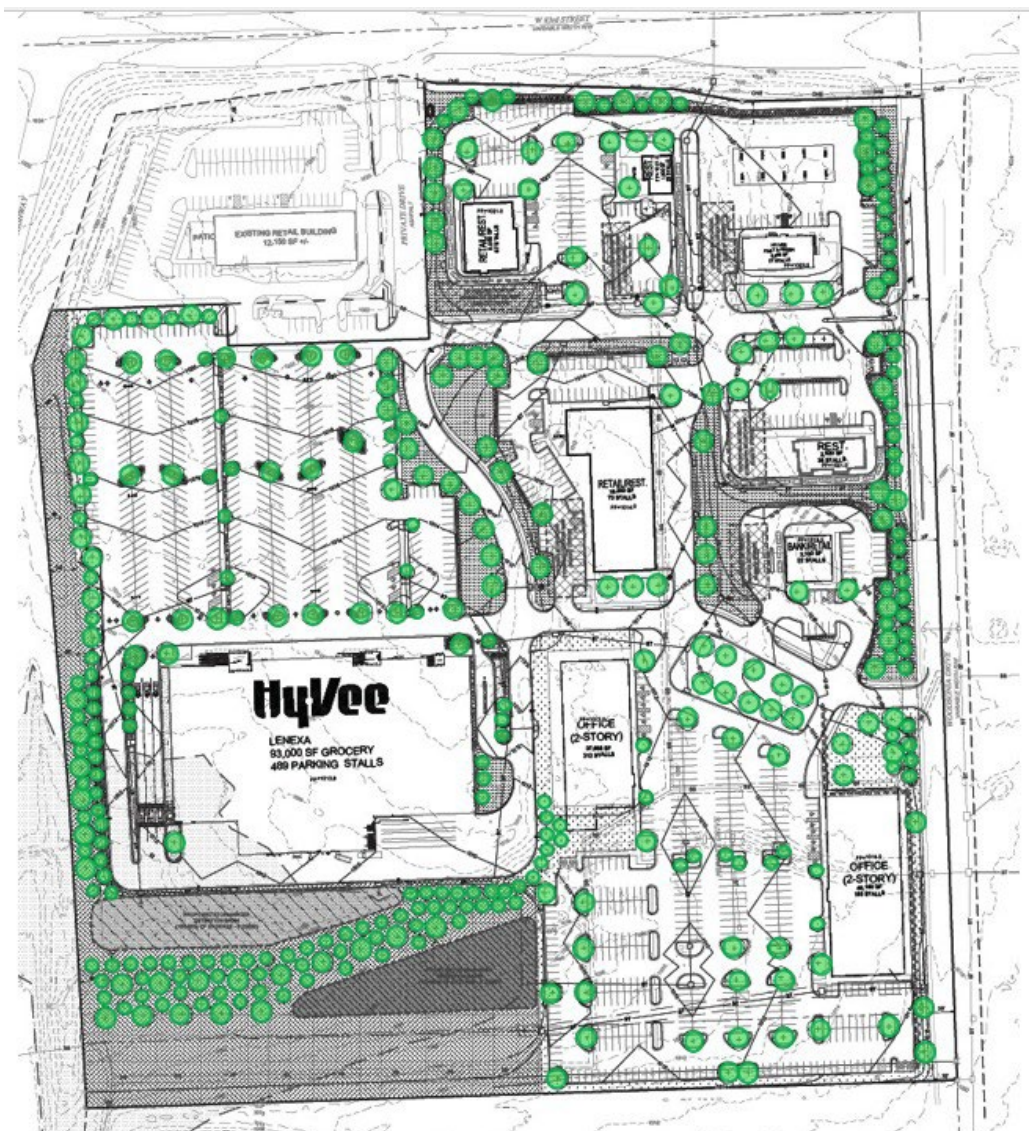
The other buildings on the plan do not include preliminary elevations. Each building will be required to submit a final plan. The building design for each building will be reviewed in greater detail with each final plan submittal. The building elevations for the grocery store and convenience store show the general character of the buildings and are acceptable for consideration of the preliminary plan.

LANDSCAPING

The preliminary landscape plan shows the proposed landscaping for the perimeter of the site and throughout the parking areas. Trees are shown in most of the parking lot islands and in larger open spaces throughout the site. Landscaping is used for screening on the south side of the site between the grocery store and the adjacent property, Westside Family Church. The space between the edge of pavement for the grocery store loading area and the south property line is 290' wide and will contain two stormwater detention basins and landscaping.

A Land Use Intensity (LUI) Buffer is required per [Section 4-1-D-2-N](#) of the UDC. The LUI Buffer is a landscape requirement based on the intensity of the development as compared to the adjacent development. An LUI Buffer is required on the east side of the site along Woodsonia Drive and the west half of the south side of the site. The land use is office for the east half of the south property line. A church (place of worship) is considered the equivalent of an office use for the purpose of calculating the LUI Buffer requirement. The two office land uses are compatible and do not require a LUI Buffer. The grocery store is a retail use and has greater LUI Buffer intensity factor than an office use.

At Right: Exhibit 14: Preliminary landscape plan.



The landscaping on Woodsonia Drive complies with the LUI Buffer as shown. The LUI Buffer on the west half of the south side of the site is proposed to be all trees. This part of the site, between the service side of the grocery store and Westside Family Church, is 270' wide from property line to the edge of the pavement. This area of the site is lower in elevation than the rest of the site and will contain two detention basins in addition to the LUI Buffer landscaping.

The landscape plan does not show the required perimeter landscaping for multiple sections of the site, the west side of the site between the grocery store parking lot and K-7 Highway, the east side of site between the office parking and Woodsonia Drive and the south side of the site between the office parking and Westside Family Church, and the north side of the site between the convenience store parking area and 83rd Street. The applicant states that there is not sufficient space to provide for the required landscaping. The expectation is for the landscape requirements set forth in the UDC to be provided for greenfield development. A preliminary landscape plan is to show the intent to meet the landscape requirements for the site. Staff will continue to coordinate the landscape design for each part of the site through the phases of approval as the development progresses. The number, size and types of plant materials are required with the final plan submittal. The landscaping design for each site will be reviewed in more detail with the final plan submittal.

[Section 4-1-D-2-S](#) of the UDC allows for the substitution of landscape materials provided the substitutions are approved by the City. Staff does not support using only trees for these spaces and only trees for the LUI Buffer. Shrubs and other ornamental types of landscaping can be installed in strategic locations, to provide a variety of landscaping other than evergreen and shade trees. Staff will continue to coordinate the landscape details with each final plan submittal for the development.

SIGNS

The plan shows various signs for the development. The plan includes two monument signs, one at the entrance on 83rd Street and one at the corner of 83rd Street and Woodsonia Drive. The building elevations show several façade signs on the grocery store and façade signs on the convenience store.

The requirements for monument and façade signs are described in [Section 4-1-E](#) of the UDC. The signs shown on the preliminary plan are conceptual and are not approved as shown. A sign criteria must be completed for the development and approved by the City prior to the issuance of any sign permit for a new sign. A sign criteria is approved for the existing multitenant building at the northwest corner of the site. The expectation is for this outparcel to be incorporated into the proposed commercial development. Staff will coordinate the existing sign criteria and the new commercial development as the project progresses.

PRELIMINARY PLAT

The preliminary plat contains 8 lots, 1 tract, and the west half of Woodsonia Drive right-of-way. Each lot will contain buildings, parking and associated infrastructure for the site. Tract A will contain the main private drives through the site, which will access each lot in the development.

Several easements for utilities currently exist and will remain on the site. New trail and sidewalk easements will be dedicated along 83rd Street and a part of Woodsonia Drive. The easement on 83rd Street must specifically identify the easement for a City trail. The alignment of the trail and the space required for the easements will be reviewed with the final plat submittal for the lots containing easements. The underground detention structures on several of the lots will be within drainage easements to allow access to these structures. The exact size and placement of the structures is not determined. This is typically determined prior to the approval of the final plat of the lot. The drainage easements shall be shown on the final plat where required. The preliminary plat complies with [Section 4-2](#) of UDC.

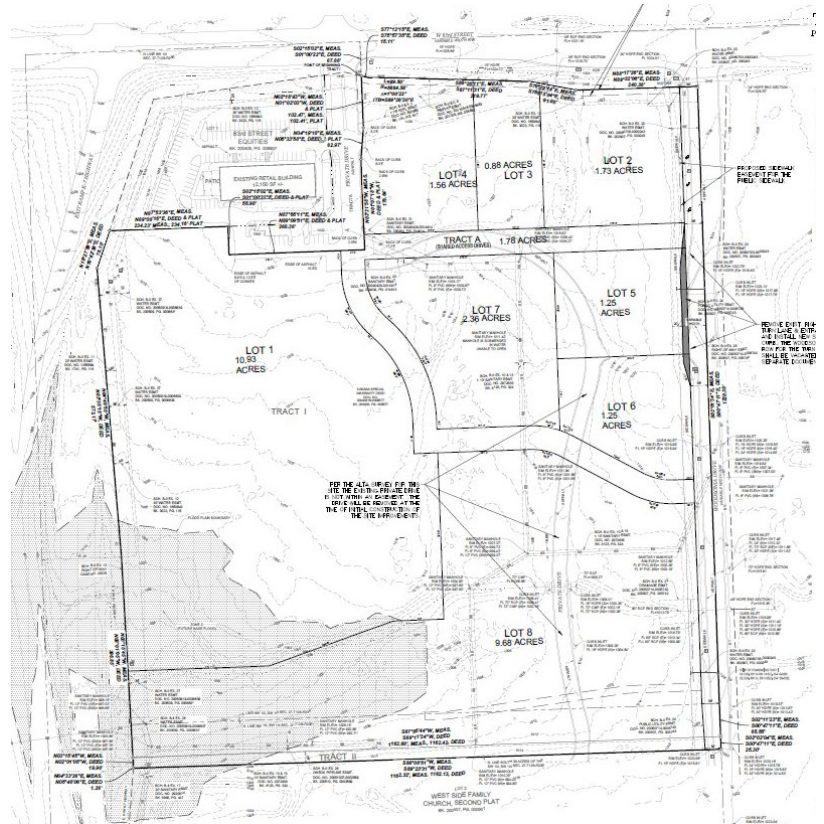


Exhibit 15: Preliminary plat.

TABLE 4: TRACT PURPOSES

Tract	Purpose	Ownership
A	Shared access easement	Private

DEVIATIONS

The applicant is requesting deviations for the 100' special freeway setback on the west side of the site and for a reduction to the 50' queue dimension for gas pump islands. The requests for deviations are detailed previously in the Staff Report.

REVIEW PROCESS

- This project requires a recommendation from the Planning Commission and approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on November 17, 2026.
- A final plat must be approved by the Planning Commission.
- A final plan must be approved.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements, such as permits and development fees.

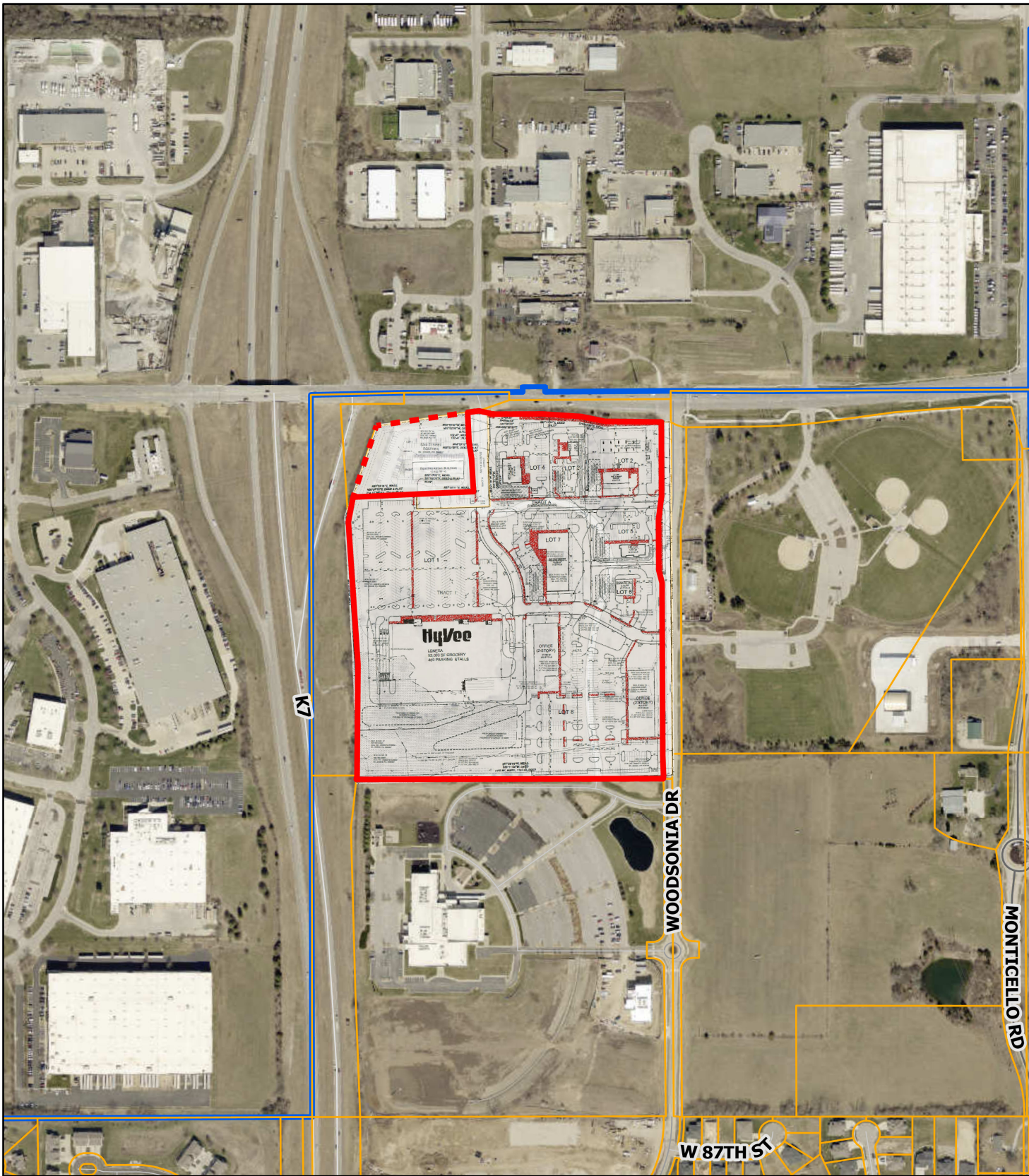
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Revised Preliminary Plan/Plat for the Hy-Vee & The Shops at Freedom Fields.**

- The revised preliminary plan will allow the development of a commercial center containing Retail, Convenience store, Gasoline sales, general, Office, Restaurant, fast food, Restaurant, general, and Banking service uses.
- The preliminary plat includes 8 lots, 1 tract, right-of-way, and easements for trail and sidewalk.
- The project includes deviations from the freeway setback and gasoline pump queuing requirements as noted within this Staff Report.
- The project is consistent with Lenexa's goals through **Responsible Economic Development** to create **a Thriving Economy**.

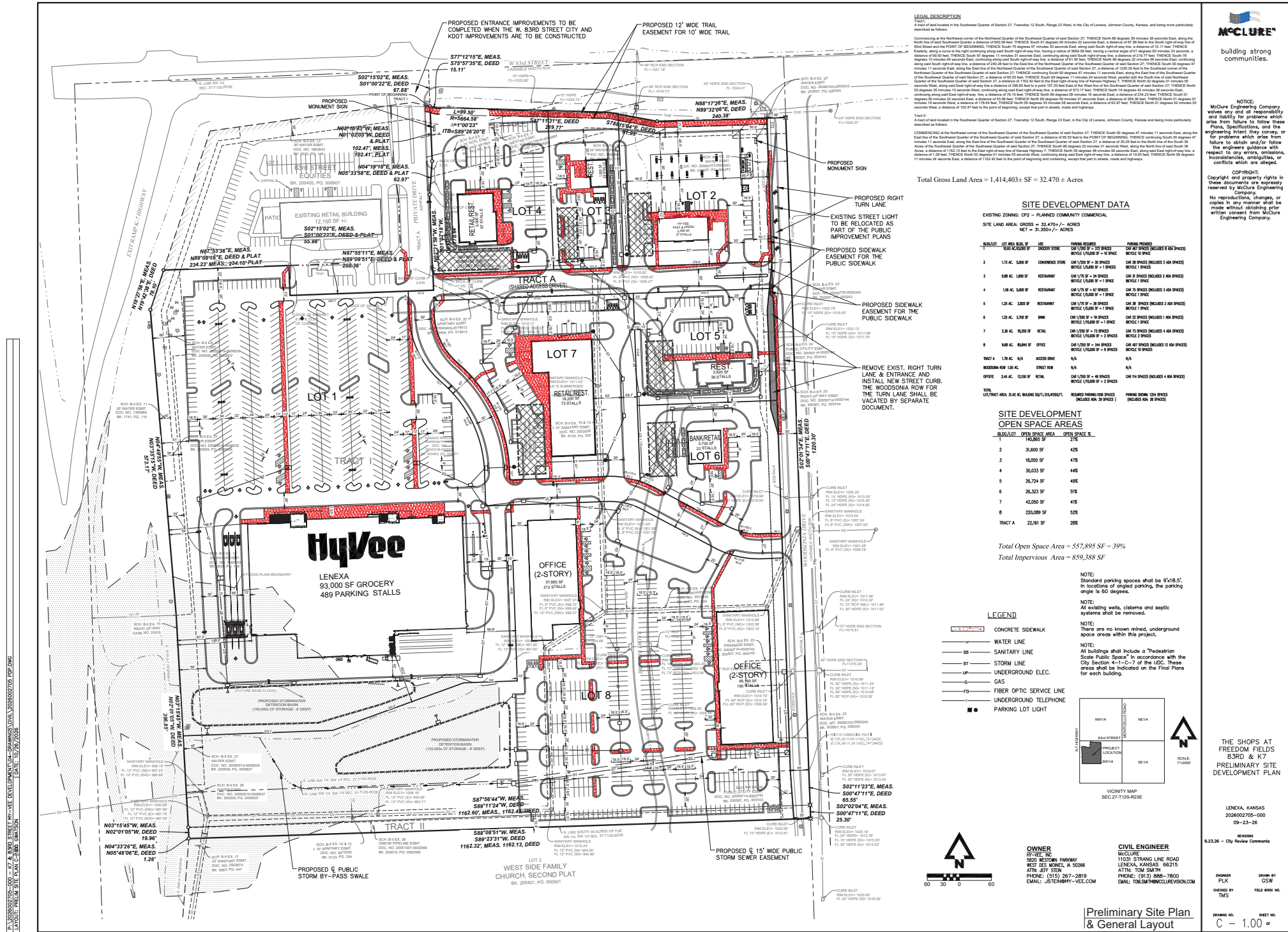
REVISED PRELIMINARY PLAN/PLAT

Staff recommends **APPROVAL** of the revised preliminary plan/plat for PL26-05PR – **Hy-Vee & The Shops at Freedom Fields** located at the southeast corner of 83rd Street and K-7 Highway, for Retail, Convenience Store, Gasoline sales, general, Office, Restaurant, fast food, Restaurant, general, and Banking Services uses.



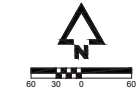
Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Hy-Vee & Shops at Freedom Fields



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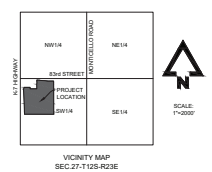


NOTE:
Standard parking spaces shall be 9'x18.5',
in locations of angled parking, the parking
angle is 60 degrees.

NOTE:
All existing wells, cisterns and septic
systems shall be removed.

NOTE:
There are no known mined, underground
space areas within this project.

- LEGEND**
- W WATER LINE
 - SS SANITARY LINE
 - ST STORM LINE
 - UP UNDERGROUND ELEC.
 - G GAS
 - F FIBER OPTIC SERVICE LINE
 - T UNDERGROUND TELEPHONE
 - PARKING LOT LIGHT



THE SHOPS AT
FREEDOM FIELDS
83RD & K7
PRELIMINARY SITE
DEVELOPMENT PLAN

LENEXA, KANSAS
2024002705-000
09-23-25

REVISIONS
9.23.25 - City Review Comments

OWNER
JENNIFER KO
5820 WESTOWN PARKWAY
WEST 855 MONROE, W 66086
ATTN: JEFF STEIN
PHONE: (913) 267-2819
EMAIL: JSTEIN@HY-VEE.COM

CIVIL ENGINEER
McCLURE
11031 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: TOM SMITH
PHONE: (913) 888-7800
EMAIL: TOMSMITH@MCCLUREVISION.COM

DESIGNED BY
TMS

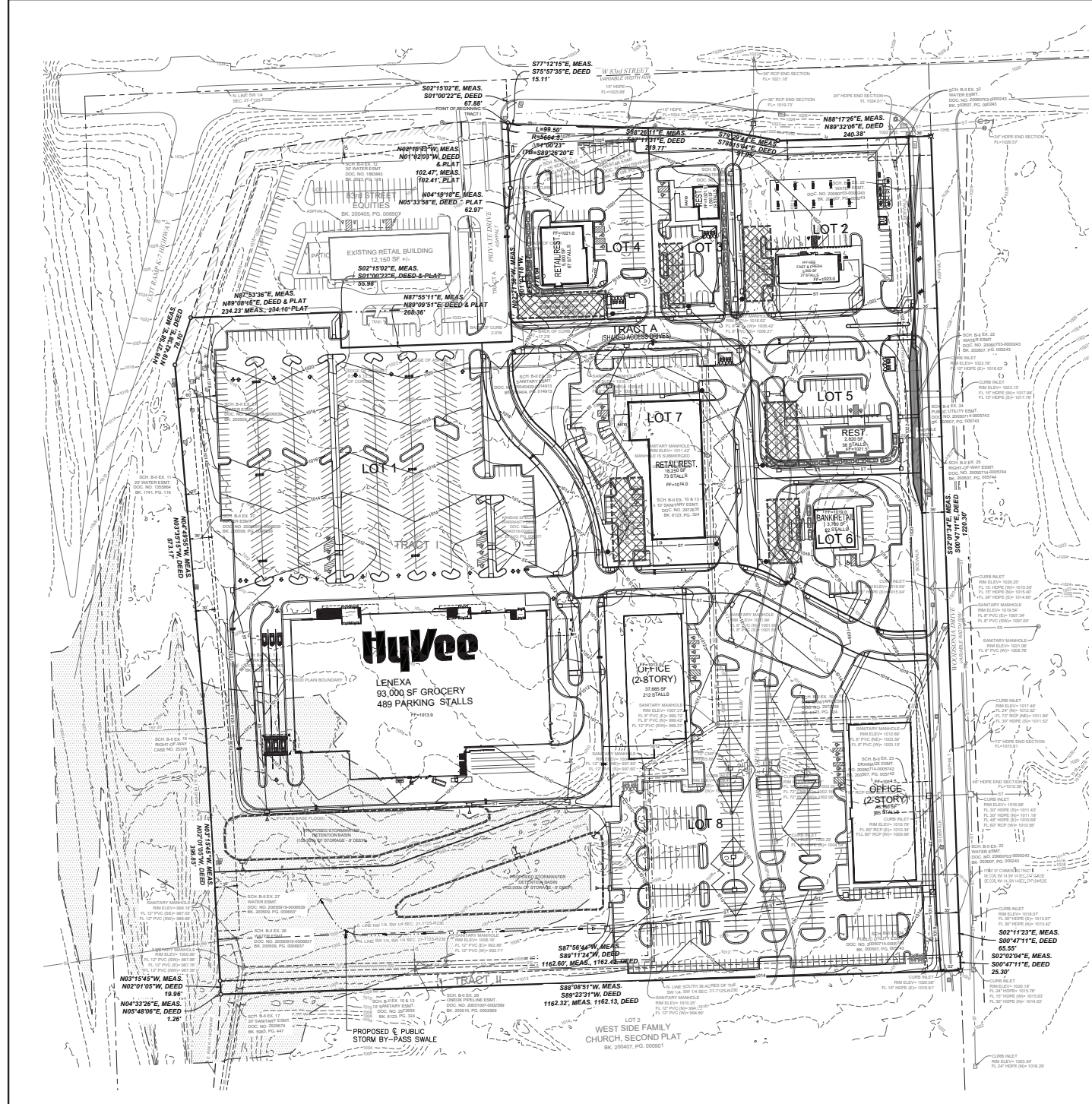
DRAWN BY
GSW

FIELD BOOK NO.

SHEET NO.
C - 1.01 of

Preliminary Site Plan
Grading Plan

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 881. 882. 883. 884. 885. 886. 887. 888. 889. 890. 891. 892. 893. 894. 895. 896. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 907. 908. 909. 910. 911. 912. 913. 914. 915. 916. 917. 918. 919. 920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000.



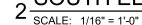
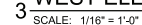
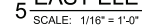
—W— WATER LINE
 —SS— SANITARY LINE
 —ST— STORM LINE
 —UP— UNDERGROUND ELEC.
 —G— GAS
 —FO— FIBER OPTIC SERVICE LINE
 —T— UNDERGROUND TELEPHONE
 ■ ■ ■ PARKING LOT LIGHT

C = 1.02

CIVIL ENGINEER
McCLURE
11031 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: TOM SMITH
PHONE: (913) 888-7800
EMAIL: TOM.SMITH@MCCLUREVISION.COM

Preliminary Site Plan
SU-30 Truck Turning

DRAWING NO. SHEET NO.
C - 1.02 of



SCALE: N.T.S.

A6.0

BRICK: KANSAS BRICK & TILE
COLOR: 500 MOHAGANY
SIZE: MODULAR
BOND: RUNNING
MORTAR: SOLOMON 10H

CLADDING & CANOPIES:

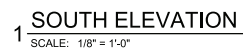
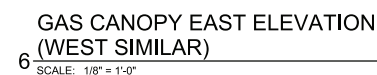
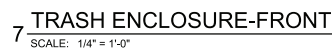
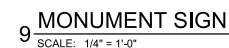
ALUMINUM CANOPY STRUCTURE BY DIVISION 8
COLOR: MATCH FIRESTONE UVA-CLAD "CHARCOAL GRAY"

HORIZONTAL CLADDING: PHENOLIC PANEL
COLOR: "DARK GREY" 0075
PANEL SIZE: 2'4 1/8" x 96 1/8" STACKED PATTERN

HORIZONTAL CLADDING: PHENOLIC PANEL
COLOR: "CARBON GREY" 0070
PANEL SIZE: 2'4 1/8" x 96 1/8" STACKED PATTERN

1 PREFINISHED METAL WALL CAP
COLOR: MATCH FIRESTONE UNA-CLAD "CHARCOAL GRAY"

3 PREFINISHED CORRUGATED STEEL PANELS
FIRESTONE UNA-CLAD OMEGA-VK
COLOR: "CHARCOAL GRAY"



A6.0



October 24, 2026

City of Lenexa Planning Department
17101 W. 87th Street Pkwy
Lenexa, Kansas 66227

RE: Project Narrative – Proposed Commercial Development at 83rd Street & K-7 Highway, Lenexa, Kansas – The Shops at Freedom Fields
Application PL26-05PR

Dear Planning Staff:

Hy-Vee, Inc. is proposing a commercial-use development located at the southeast corner of 83rd Street and K-7 Highway in Lenexa, Kansas. The site is currently zoned CP2, is undeveloped and is intended to serve as a regional retail and commercial destination anchored by a full-service Hy-Vee grocery store. The project is being designed by McClure Engineering and is hereby submitted as a Planned Development. The development of Lots 3 through 8 will be market driven; however, we anticipate the following uses as shown on the attached Preliminary Site Development Plan.

Lot 1 – Grocery Store (Hy-Vee): Lot 1 is proposed as the anchor use for the development and will contain an 93,000 square foot Hy-Vee full-service grocery store offering a full range of grocery products and departments, including prepared foods, pharmacy, and other specialty departments. The lot will include 450 parking stalls at a ratio of 5.1 spaces per 1,000 square feet.

Lot 2 – Convenience Store with Fuel (Hy-Vee Fast & Fresh): Lot 2 is proposed for a Hy-Vee Fast & Fresh convenience store with a fuel canopy offering fuel sales, grab-and-go food and beverages, and convenience products. The fuel canopy layout has been designed to avoid an existing electric easement on the property.

Lots 3 & 4 – Quick Service Restaurant with Drive-Through: Lots 3 (1.17 acres) and 4 (1.14 acres) are each proposed for a quick service restaurant with drive-through facilities. Hy-Vee anticipates marketing these outlots to regional and national QSR tenants; specific operators have not yet been identified.

Lots 5, 6, 7 & 8 – Restaurant/Retail/Office: Lots 5, 6, 7 and 8 are proposed as retail and/or office uses. These outlots are envisioned for a variety of commercial tenants such as medical or dental offices, financial services, personal services, or inline retail. Specific tenants have not yet been identified.

We are hereby requesting the following deviations

1. A deviation from the 100 foot setback per section 4-1-B-26-1 of the UDC (staff comment 67). Neither development to the north nor south have met the 100 foot



setback. Our proposed paving will be at least 50' from the west property line and our current building location is planned at 87' from the west property line.

2. A deviation from Section 4-1-D-1-N of the code that requires a 50' queue space for gasoline pumps islands. This is the queue space required for the gas pump stations of the C-store for a vehicle to line up to enter the pump station area and use the gas pump. We are currently showing 40 feet.
3. We also request that lighting levels at common property lines within the development be allowed at levels that are acceptable within the bounds of a commercial development. In other words, lighting levels at common property lines will not be held to a typical industry standard of 1.0 footcandle. This will allow the roadway and parking areas to be illuminated at a level required for safety and security.

We are excited to move this submittal forward to gain approval at the November 2 Planning Commission meeting.

Sincerely,

Jeff Stein, PE

Director, Site Planning

Hy-Vee, Inc.

515-267-2819 | jstein@hy-vee.com

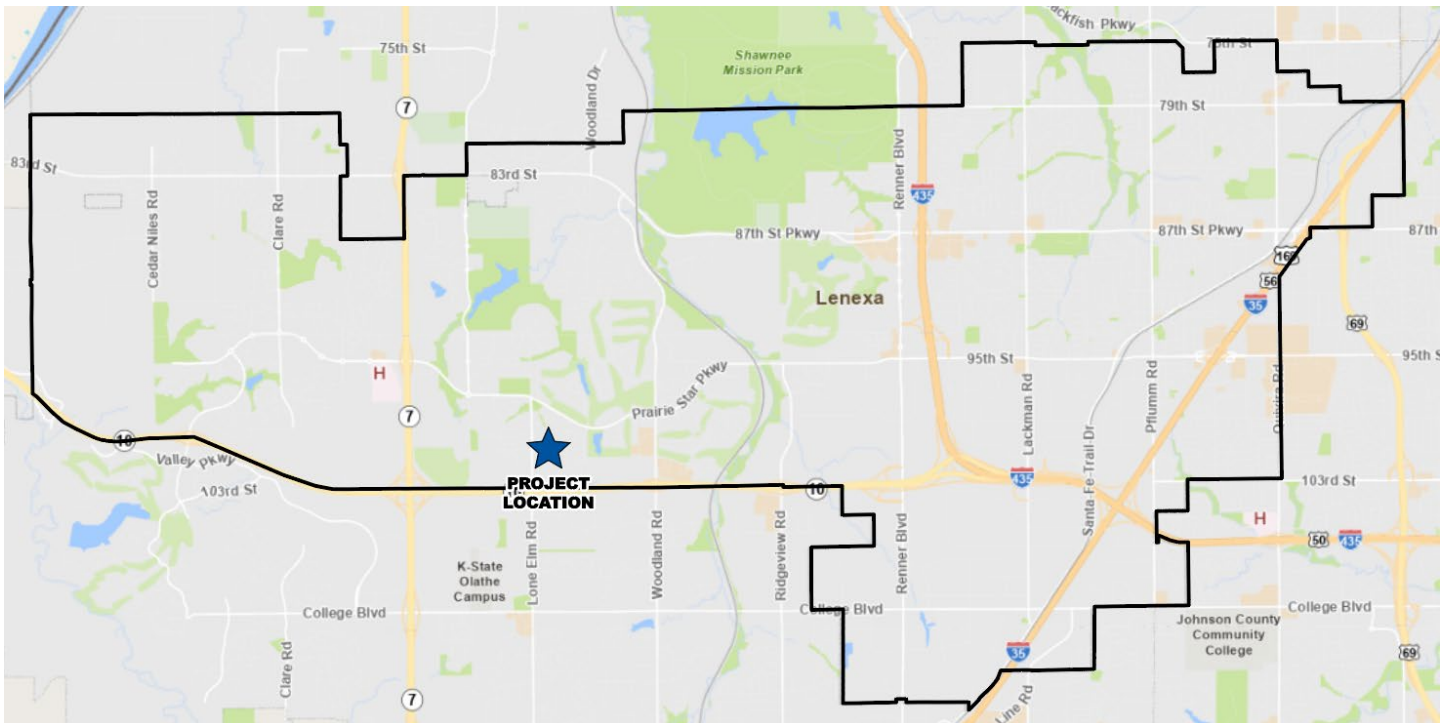
Enclosure: Preliminary Site Development Plan – Hy-Vee, 83rd Street & K-7 Highway,
Lenexa, KS (dated October 12, 2026)

Architectural Building Elevations

Response letter to City review comments received 9/14/26

MIDWEST SIKH GURUDWARA PARKING EXPANSION & MAINTENANCE BUILDING

| | | | |
|-----------------------|---------------------------------|----------------------|----------------------------|
| Project #: | PL26-03PR | Location: | 10050 Marion Street |
| Applicant: | Daniel Finn, Phelps Engineering | Project Type: | Revised Preliminary Plan |
| Staff Planner: | James Molloy and Oliver Zigmund | Proposed Use: | Church or Place of Worship |



PROJECT SUMMARY

The applicant seeks approval of a revised preliminary plan for the construction of an 800 SF detached accessory structure to be used for site maintenance purposes and the expansion of the parking lot at the Midwest Sikh Gurudwara at 10050 Marion Street in the R-1 Residential Single Family Zoning District. The parking lot is proposed to expand from 121 spaces to 226 spaces, with some spaces in the original parking lot being removed to accommodate the proposed maintenance building. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

| | | | |
|-----------------------|--|-----------------------|-------------------|
| LAND AREA (AC) | BUILDING AREA (SF)
13,736 (Gurudwara)
800 (Maintenance Bldg.)
14,536 (Total) | CURRENT ZONING | COMP. PLAN |
| 11.91 | | R-1 | Institutional |

The subject property is located at the northeast corner of 101st Street & Lone Elm Road. The gurudwara was approved by the Planning Commission and Governing Body in 2018 and constructed in 2020.

TABLE 1: PREVIOUS APPLICATIONS

| Project Number | Application Type | Project Name | Date Approved |
|----------------|------------------|------------------------|--------------------|
| PL18-04P | Preliminary Plan | Midwest Sikh Gurudwara | April 17, 2018 |
| PL18-17F | Final Plan | Midwest Sikh Gurudwara | August 27, 2018 |
| PT18-14F | Final Plat | Midwest Sikh Gurudwara | September 18, 2018 |

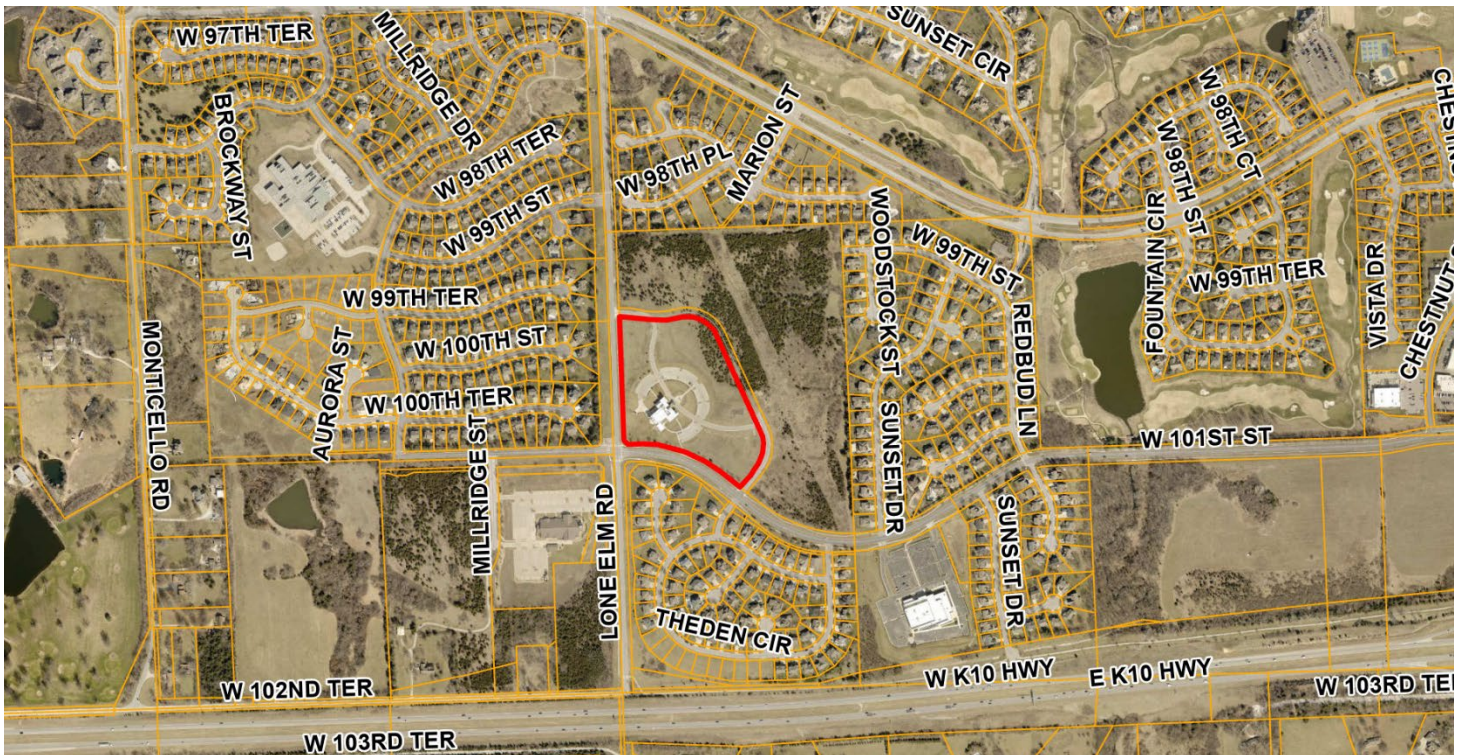


Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The property is currently utilized as a place of worship known as the Midwest Sikh Gurudwara since its construction in 2020. This application does not include any changes to the land use. The property is surrounded on all four sides by single-family residences. The property is zoned R-1, Residential Single-Family District and is designated as “Institutional” on the Comprehensive Plan’s Future Land Use Map. Use of the property as a place of worship conforms to the zoning district as well as the Comprehensive Plan designation.

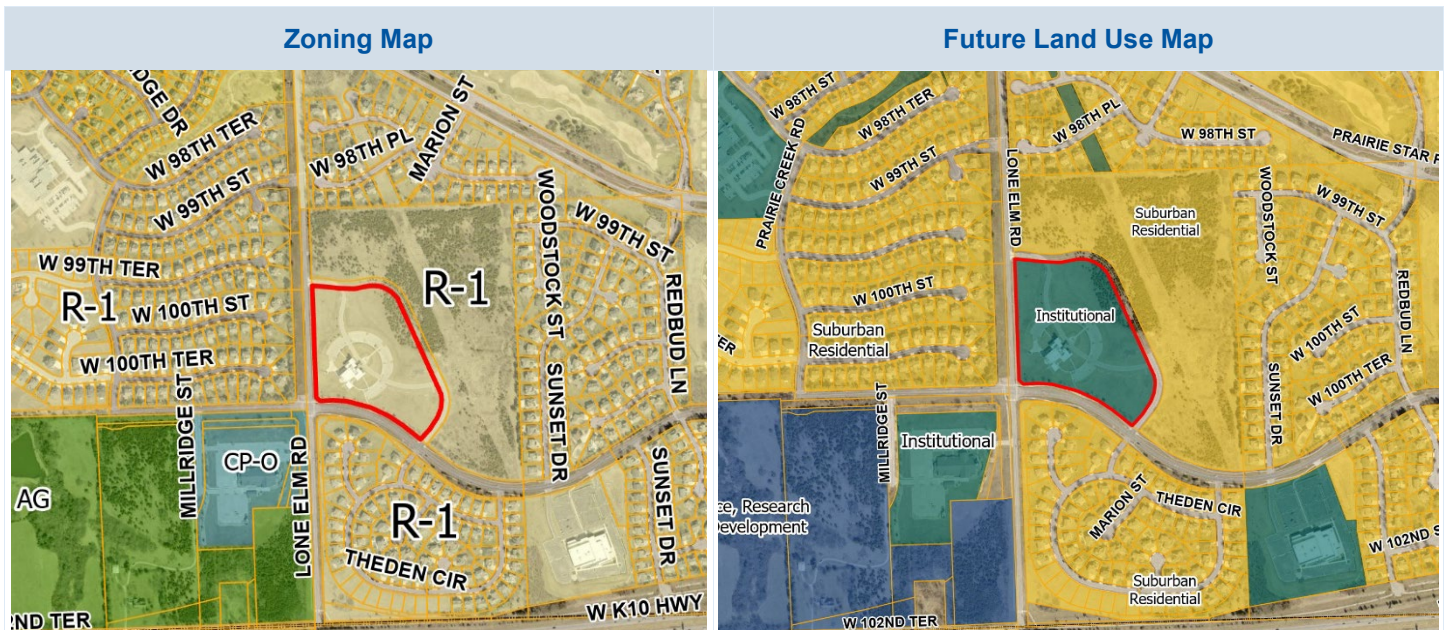


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

| Vicinity | Land Use Classification | Zoning | Current Use |
|-------------------------|------------------------------|--|---------------------------|
| Subject Property | Institutional | R-1 Residential Single-Family District | Church/Place of Worship |
| North | Suburban-Density Residential | R-1 Residential Single-Family District | Single-Family Residential |
| South | Suburban-Density Residential | R-1 Residential Single-Family District | Single-Family Residential |
| East | Suburban-Density Residential | R-1 Residential Single-Family District | Single-Family Residential |
| West | Suburban-Density Residential | R-1 Residential Single-Family District | Single-Family Residential |

PRELIMINARY PLAN REVIEW

The proposed revised preliminary plan is for the expansion of the parking lot at Midwest Sikh Gurudwara to accommodate additional attendance, as well as the addition of an 800 SF accessory structure, which will remove 5 parking spaces. The proposed parking lot expansion, however, will add 110 parking spaces, bringing the site to a total of 226 parking spaces. The proposed maintenance building will house lawncare equipment and other site maintenance equipment. The maintenance building will architecturally match the material of the primary Gurudwara structure.

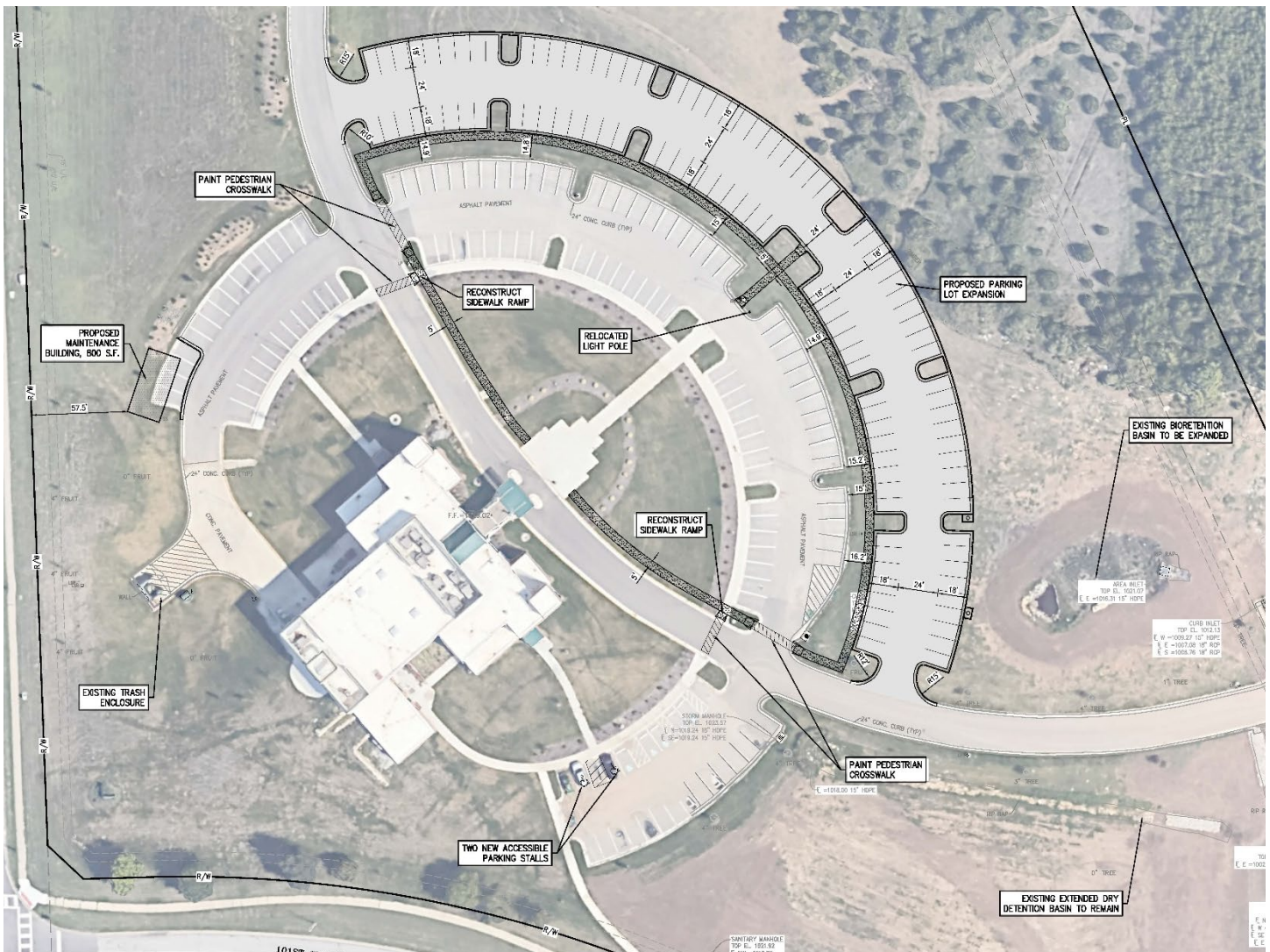


Exhibit 2: Site Plan

DIMENSIONAL STANDARDS

The proposed maintenance building is located on the western side of the property and is set back roughly 57' from the west property line. The existing principal structure is on average 30' tall, with decorative building elements extending up to between 38' and 56' tall. The proposed maintenance building is 15' tall.

TABLE 3: DIMENSIONAL ANALYSIS (MAINTENANCE BUILDING)

| Standard | Required | Proposed | Difference |
|-------------------|-------------|----------|------------|
| Front Yard | 35' | 636' | + 601' |
| Side Yard | 30' | 359' | + 329' |
| Side Yard, Corner | 30' | 318' | + 288' |
| Rear Yard | 20' | 57' | + 37' |
| Building Height | 35' Maximum | 15' | - 20' |

PUBLIC IMPROVEMENTS

There are no public improvements required or proposed with this project. This project is an expansion of the parking lot and an addition of an accessory maintenance building on the site that will not require the construction or relocation of any public roads, trails, or sidewalks.

ACCESS, TRAFFIC, AND PARKING

Access into the site exists from both Lone Elm Road and 101st Street. There is an interior road which connects the parking lot to each entrance. The proposed parking lot expansion will connect to this interior road. In addition to the parking lot, interior sidewalks will be added between the existing and proposed parking lots and along the access drives to facilitate safe and convenient pedestrian movement throughout the property.

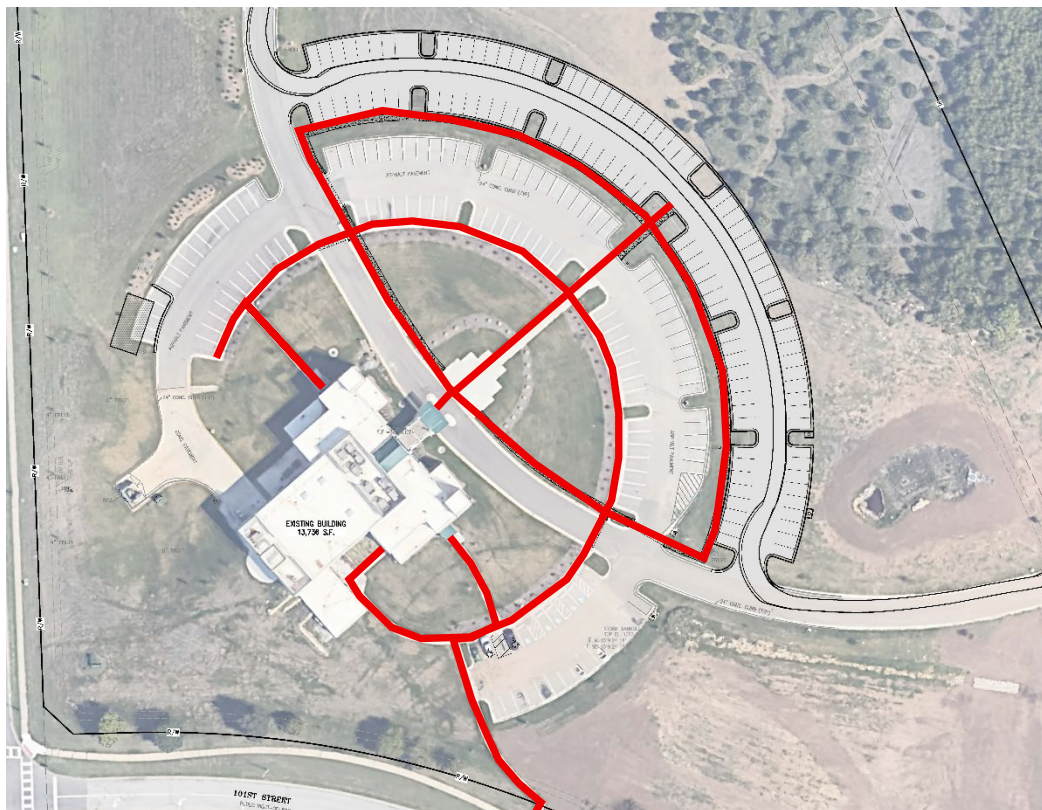


Exhibit 3: Proposed Pedestrian Circulation

Table 4 demonstrates compliance with parking requirements. Five existing parking spaces will be replaced by the proposed accessory structure, however, the proposed parking lot expansion will yield a net increase of 105 parking spaces.

TABLE 4: PARKING ANALYSIS

| Land Use | Parking Formula | Required Parking | Current Parking | Proposed Parking | Difference (Required vs Proposed) |
|----------------------------|---|------------------|-----------------|------------------|-----------------------------------|
| Church or Place of Worship | 1 space per 3 seats in main assembly area | 109 | 121 | 226 | + 117 |

STORMWATER

The applicant submitted a stormwater management plan for the proposed improvements demonstrating the intent of meeting the City's stormwater standards and requirements. The proposed stormwater runoff will be managed by the existing on-site facilities, which will be expanded to accommodate the additional impervious surface.

FIRE PREVENTION

The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward. A more detailed code review will be conducted based on the adopted codes at the time of the building permit submittal.

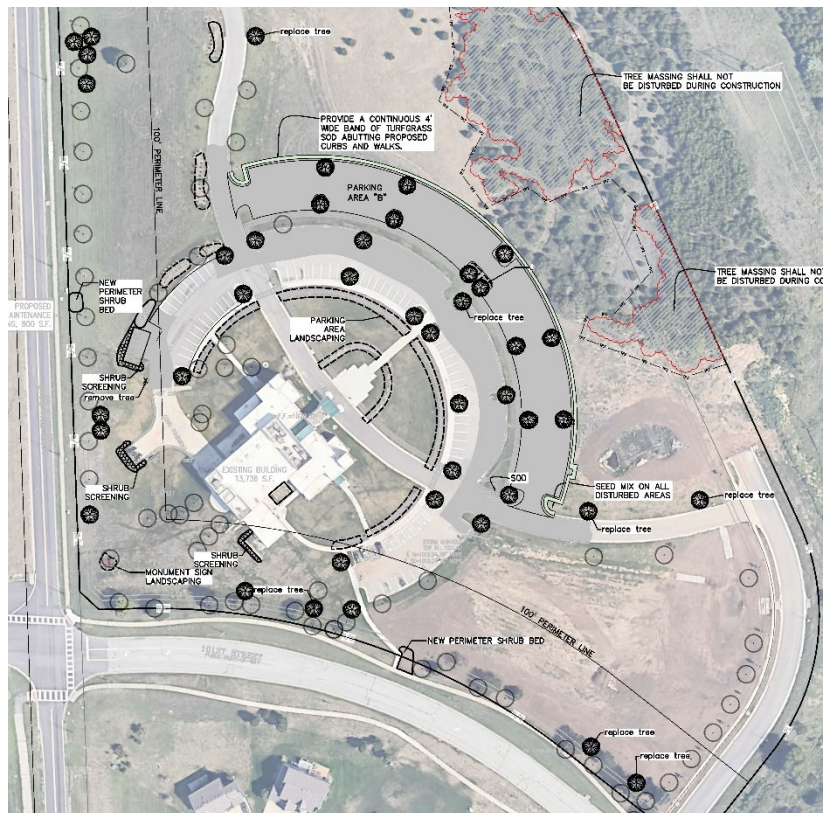
LIGHTING

Additional lighting will be added to the new parking lot. Site and exterior lighting on private development is subject to [Section 4-1-C-4-I](#) of the UDC. A more detailed lighting plan will be provided and considered with the final plan submittal.

LANDSCAPING

Additional landscaping will be installed around the site, particularly surrounding the proposed maintenance building, the existing trash enclosure, and adjacent to outdoor mechanical equipment. Landscaping will also be added within the islands in the parking lot as required within [Section 4-1-D-2-M](#). The applicant will also remove and replace existing plant material that is not thriving to ensure the originally approved landscaping is accurately maintained on-site.

At Right Exhibit 4: Landscape Plan



ARCHITECTURE

The proposed maintenance building will match the existing architecture of the Gurudwara, which features a modern design consisting of light beige EIFS, red brick, and brown asphalt roof shingles. Additional trim detailing will be provided around the garage doors and the wainscoting. A score line will wrap the building as well, as it does on the existing Gurudwara. There will be no changes to the principal structure as part of this plan.

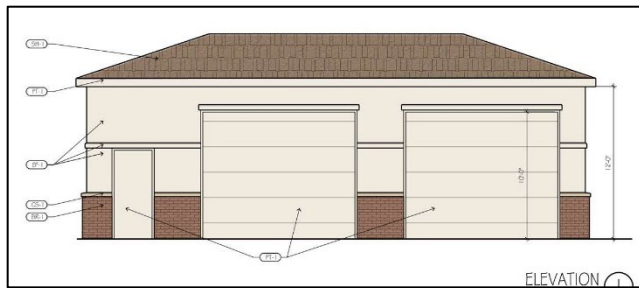


Exhibit 5: Front Elevation of the Maintenance Building

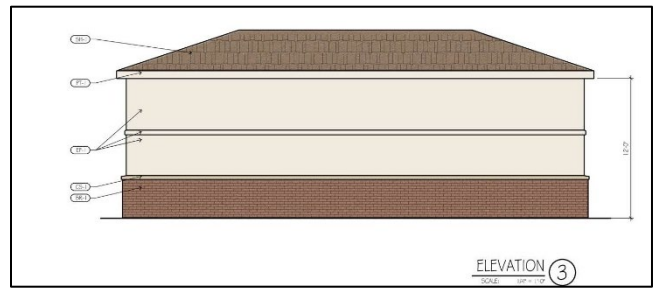


Exhibit 6: Rear Elevation of the Maintenance Building

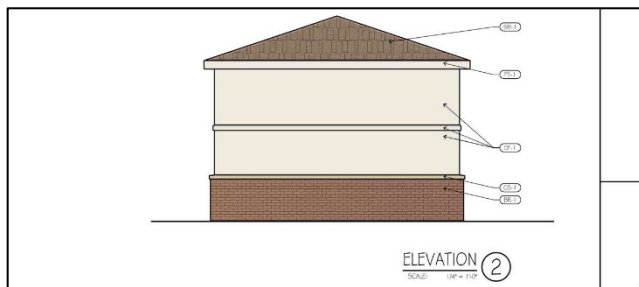


Exhibit 7: Side Elevation of the Maintenance Building

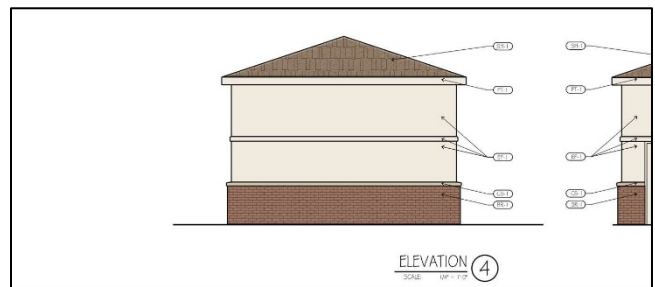


Exhibit 8: Side Elevation of the Maintenance Building

DEVIATIONS

The applicant is not requesting any deviations from the Unified Development Code (UDC).

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on November 17, 2026.
- The applicant must receive approval of a final plan application prior to applying for permit(s).
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

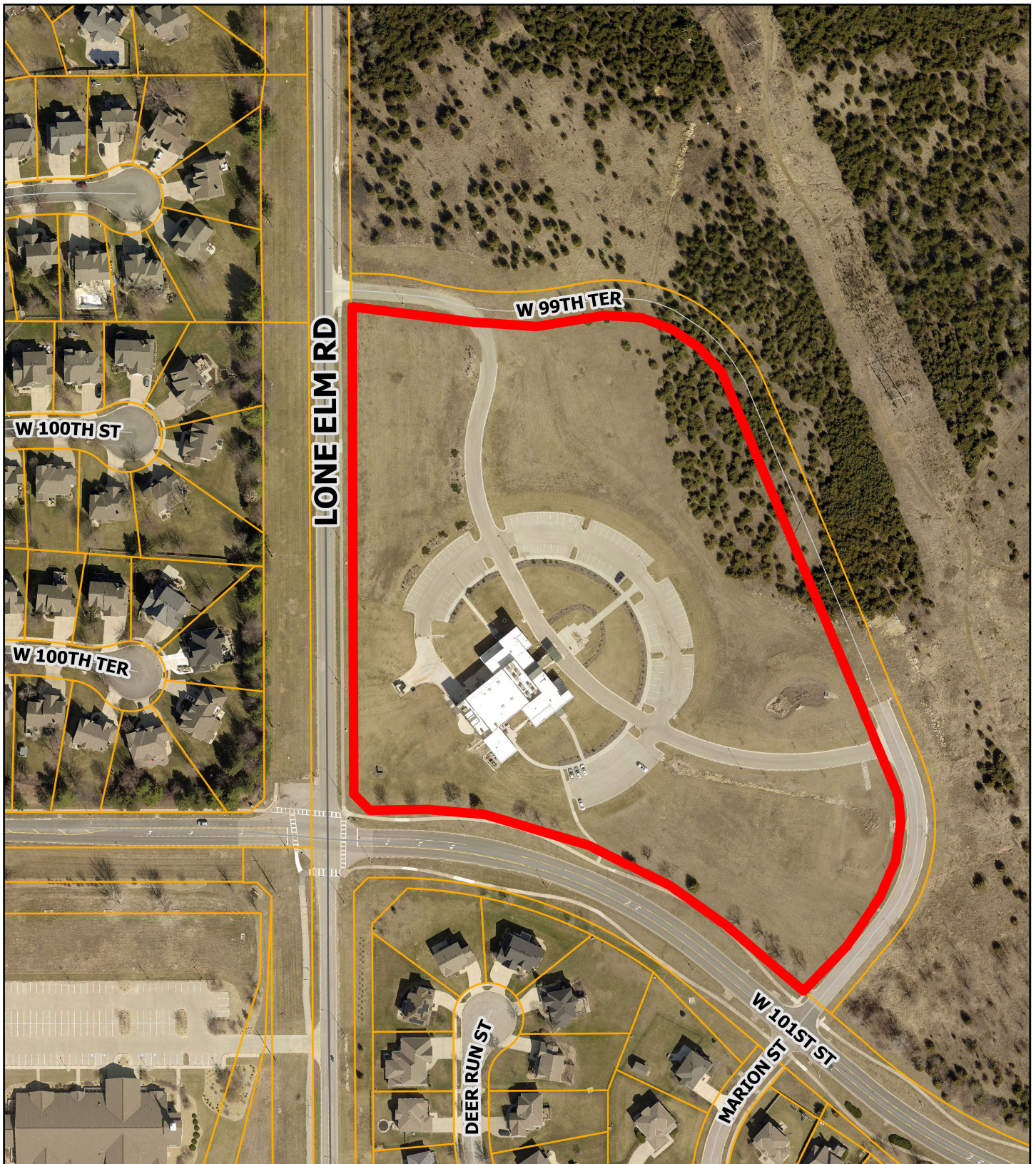
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed revised preliminary plan for Midwest Sikh Gurudwara Parking Expansion and Maintenance Building.**

- The project will include a parking lot expansion with a net increase of 105 additional parking spaces and a new 800 SF accessory structure to be used as a maintenance building.
- The project conforms with the Comprehensive Plan, complies with zoning and subdivision regulations, and provides appropriate utility, stormwater, and site design.
- The project is consistent with Lenexa's goals through *Inclusive Community Building* to create *Vibrant Neighborhoods*.

REVISED PRELIMINARY PLAN

Staff recommends **APPROVAL** of the revised preliminary plan for PL26-03PR – **Midwest Sikh Gurudwara Parking Expansion and Maintenance Building** at 10050 Marion Street, for a church/place of worship.



Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Midwest Sikh Gurudwara Parking and Maintenance Building



0 100 200 400
Feet



SITE DEVELOPMENT PLANS MIDWEST SIKH GURUDWARA PARKING LOT ADDITION

ADDRESS: 10050 MARION STREET,
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

UTILITY COMPANIES:

KANSAS GAS SERVICE - ONEOK
BRANDON MARSHALL
ENGINEER I - PIPING SYSTEMS/ ENGINEERING SERVICES

(913) 599-8978
(913) 205-7240 CELL

EVERGY
ERIC BOWEN (eric.bowen@kcpl.com)
16215 W. 108TH STREET
LENEXA, KANSAS 66219

(913) 894-3082
(913) 894-3086-FAX

JOHNSON COUNTY WASTEWATER
11811 S. SUNSET DRIVE, SUITE 2500
OLATHE, KANSAS 66061

(913) 715-8500-PHONE
(913) 715-8501-FAX
(913) 715-8520-INSPECTIONS

WATER DISTRICT #1 OF JOHNSON COUNTY
10747 RENNER BLVD.
LENEXA, KANSAS 66219

(913) 895-5500
(913) 895-1827 FAX

TIME WARNER CABLE
MR. STEVE BAXTER (steve.baxter@twcable.com)
8221 W. 119TH STREET
OVERLAND PARK, KANSAS 66213

(913) 643-1901
(913) 451-7652 FAX

CONSOLIDATED COMMUNICATIONS
MELISSA STRINGER
(melissa.stringer@consolidated.com)
14859 W. 95TH STREET
LENEXA, KANSAS 66215

(913) 322-9622

AT&T
MR. JOHN HARPER (j267a@att.com)
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207

(913) 383-4919
(913) 383-4849-FAX

SPECTRUM CABLE
450 N. ROGERS RD.
OLATHE, KS. 66062

(913) 440-4189

GOOGLE FIBER
CRAIG YOUNG (craigyoung@google.com)

(870) 219-5630



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| C001 | DEMOLITION PLAN |
| C100 | SITE PLAN - OVERALL |
| C101 | SITE PLAN - ENLARGED |
| C102 | TRUCK TURN PLAN |
| C200 | GRADING PLAN |
| C300 | UTILITY PLAN |
| L100 | LANDSCAPE PLAN |

PREPARED & SUBMITTED BY:

HELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
CONTACT: DANIEL FINN, P.E.
913-393-1155 OFFICE
EMAIL: DFINN@HELPSENGINEERING.COM

OWNER/DEVELOPER:

MIDWEST SIKH GURUDWARA
6834 PELUM ROAD,
SHAWNEE, KS 66216
816-785-5747
CONTACT: MR. MANINDER SINGH

LEGAL DESCRIPTION:

LOT 1, MIDWEST SIKH GURUDWARA, A PLATTED SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

WATERONE LOCATES ARE DOWN BY WATERONE ONLY. CALL
913-895-1806 FOR LOCATES.



SCALE: 1"=200'
0' 200' 400'

HELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
CONTACT: DANIEL FINN, P.E.
913-393-1155 OFFICE
EMAIL: DFINN@HELPSENGINEERING.COM



COVER SHEET
MIDWEST SIKH GURUDWARA - PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

| PROJECT NO. | DATE | REVISION | BY | DATE |
|---------------------|------------|----------------------------|-----|------|
| 10050 MARION STREET | 10-10-2008 | REVISION FOR CITY COMMENTS | AND | DATE |
| 10050 MARION STREET | 10-10-2008 | REVISION FOR CITY COMMENTS | AND | DATE |
| 10050 MARION STREET | 10-10-2008 | REVISION FOR CITY COMMENTS | AND | DATE |
| 10050 MARION STREET | 10-10-2008 | REVISION FOR CITY COMMENTS | AND | DATE |
| 10050 MARION STREET | 10-10-2008 | REVISION FOR CITY COMMENTS | AND | DATE |
| 10050 MARION STREET | 10-10-2008 | REVISION FOR CITY COMMENTS | AND | DATE |
| 10050 MARION STREET | 10-10-2008 | REVISION FOR CITY COMMENTS | AND | DATE |
| 10050 MARION STREET | 10-10-2008 | REVISION FOR CITY COMMENTS | AND | DATE |
| 10050 MARION STREET | 10-10-2008 | REVISION FOR CITY COMMENTS | AND | DATE |

SHEET
C000



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LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVEWAYS, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REVISION PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.
5. REFER TO THE BUILDING PLANS FOR SITE LIGHTING ELECTRICAL MODIFICATIONS (IF ANY) TO THE EXISTING SYSTEM.

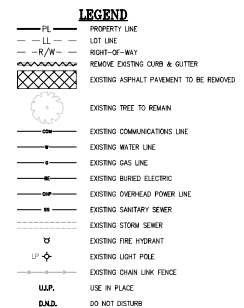
PHILIPS ENGINEERING, INC.
1570 N. Winchester
Chillicothe, Missouri 64604
Circ 100-175
Fax (660) 369-6466
www.philipsengineering.com



MIDWEST SIKH GURUDAWA - PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

[illegible]

SHEET
C001



\\pds\server\projects\10102405\10102405.dwg - parking - 10/10/2008 - 2:10pm - David Pfen



Know what's below.
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LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

COMMERCIAL SITE & BUILDING SUMMARY TABLE

| SITE DATA | SITE AREA | FAR |
|----------------------------|---------------|--------|
| | 11.91 AC. | 0.0280 |
| BUILDING DATA | BUILDING AREA | |
| EX. BUILDING | 13,736 S.F. | |
| PROP. MAINTENANCE BUILDING | 800 S.F. | |
| TOTAL | 14,536 S.F. | |

PARKING SUMMARY TABLE

| PROVIDED | |
|--------------------------------------|-----|
| EXISTING STANDARD SPACES - REMOVED | 5 |
| EXISTING STANDARD SPACES - REMAINING | 111 |
| EXISTING ACCESSIBLE SPACES | 5 |
| PROPOSED STANDARD SPACES | 108 |
| PROPOSED ACCESSIBLE SPACES | 2 |
| TOTAL | 226 |

LEGAL DESCRIPTION:

LOT 1, MIDWEST SIKH GURUDWARA, A PLATTED SUBDIVISION IN THE
CITY OF LENEXA, JOHNSON COUNTY, KANSAS.

OPEN SPACE SUMMARY TABLE

| OPEN SPACE REQUIREMENTS (CODE SECTION 4-1-B-26-A) | | | |
|---|----------------|----------------|--|
| LOT 1 | EXISTING | PROPOSED | |
| OPEN SPACE (60% MIN) | 9.08 AC. - 76% | 8.23 AC. - 69% | |
| IMPERVIOUS | 2.83 AC. - 24% | 3.68 AC. - 31% | |

LEGEND

| | |
|----------------------|-------------------|
| — PL — | PROPERTY LINE |
| — LL — | LOT LINE |
| — R/W — | RIGHT-OF-WAY |
| — 2' CURB & GUTTER — | 2' CURB & GUTTER |
| — 4" CURB — | 4" CURB |
| [Pattern] | PROPOSED BUILDING |
| [Pattern] | ASPHALT PAVEMENT |
| [Pattern] | CONCRETE PAVEMENT |
| [Pattern] | CONCRETE SIDEWALK |



PHILIP J. SCHMIDT, INC.
300 N. Westside
Chick, Kansas 66204
(913) 439-1100
www.philipschmidt.com

PHILIP J. SCHMIDT, INC.
300 N. Westside
Chick, Kansas 66204
(913) 439-1100
www.philipschmidt.com

SITE PLAN - OVERALL
MIDWEST SIKH GURUDWARA - PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

| PROJECT NO. | DATE | BY | CHKD | REVISIONS |
|-------------|------------|----|------|----------------|
| 10102405 | 10/10/2008 | DP | DP | 1. 10/10/2008 |
| 10102405 | 10/10/2008 | DP | DP | 2. 10/10/2008 |
| 10102405 | 10/10/2008 | DP | DP | 3. 10/10/2008 |
| 10102405 | 10/10/2008 | DP | DP | 4. 10/10/2008 |
| 10102405 | 10/10/2008 | DP | DP | 5. 10/10/2008 |
| 10102405 | 10/10/2008 | DP | DP | 6. 10/10/2008 |
| 10102405 | 10/10/2008 | DP | DP | 7. 10/10/2008 |
| 10102405 | 10/10/2008 | DP | DP | 8. 10/10/2008 |
| 10102405 | 10/10/2008 | DP | DP | 9. 10/10/2008 |
| 10102405 | 10/10/2008 | DP | DP | 10. 10/10/2008 |

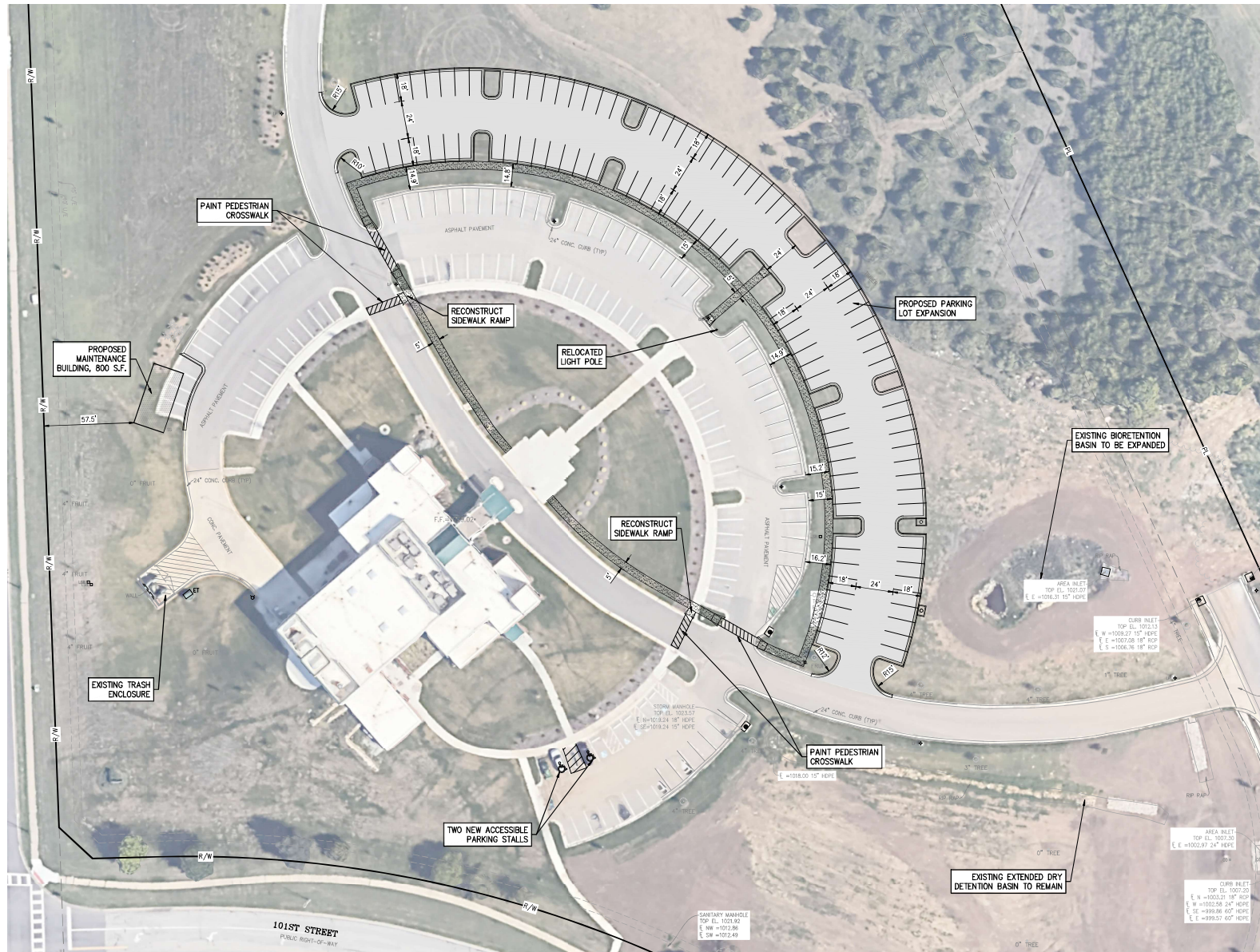
SHEET
C100

\\pds\shared\projects\17\1050450\figs\plan - parking\1050450.dwg (project) 2 Oct 10, 2008 11:21:00am David Price



Know what's below.
Call before you dig.

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LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



| LEGEND | |
|-----------|-------------------|
| — PL — | PROPERTY LINE |
| — LL — | LOT LINE |
| — R/W — | RIGHT-OF-WAY |
| — 2" — | 2" CURB & GUTTER |
| — 6" — | 6" CURB |
| [Pattern] | PROPOSED BUILDING |
| [Pattern] | ASPHALT PAVEMENT |
| [Pattern] | CONCRETE PAVEMENT |
| [Pattern] | CONCRETE SIDEWALK |



SITE PLAN - ENLARGED
MIDWEST SIKH GURUDAWA - PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

| PROJECT NO. | DATE | BY | CHKD | DATE | BY | CHKD |
|---------------------------|------------|----------------------------|------|----------|------|-------------|
| 1050450 | 10/10/08 | DP | DP | 10/10/08 | DP | DP |
| REVISIONS | | | | | | |
| NO. | DATE | DESCRIPTION | BY | CHKD | DATE | DESCRIPTION |
| 1 | 10-10-2008 | REVISION PER CITY COMMENTS | DP | DP | | |
| 2 | 10-11-2008 | REVISION PER CITY COMMENTS | DP | DP | | |
| APPROVED FOR CONSTRUCTION | | | | | | |
| DATE | 10/10/08 | BY | DP | CHKD | DP | |
| APPROVED FOR RECORD | | | | | | |
| DATE | 10/10/08 | BY | DP | CHKD | DP | |

SHEET
C101

PH
PLANNING
HARRINGTON
INCORPORATED
1001 N. WILSON
LENEXA, KS 66150
TEL: 913.331.1111
WWW.PHARRINGTON.COM

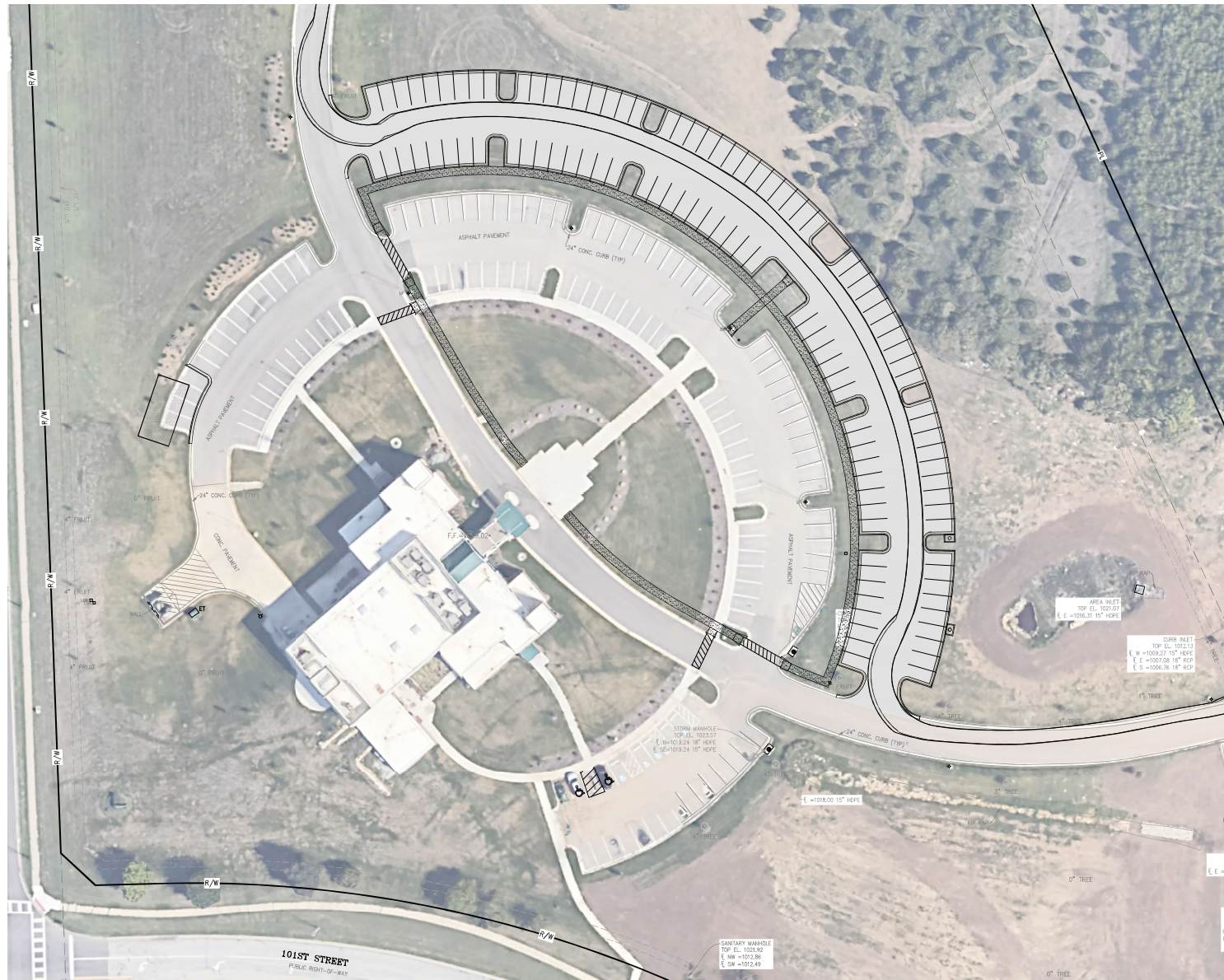
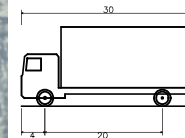
PHARRINGTON, INC.
1001 N. WILSON
LENEXA, KS 66150
TEL: 913.331.1111
WWW.PHARRINGTON.COM

\\pds\server\projects\1042450\figs\plan - parking\1042450.dwg (10/11/2008) 10/11/2008 10:21:00am 10/11/2008 10:21:00am



Know what's below.
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SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 1.367ft
Min Body Ground Clearance 1.000ft
Track Width 4.000ft
Lock-to-lock time 2.00s
Max Steering Angle (Virtual) 31.80°

30.000ft
8.000ft
1.367ft
1.000ft
4.000ft
2.00s
31.80°

LEGEND
— PL — PROPERTY LINE
— LL — LOT LINE
— R/W — RIGHT-OF-WAY



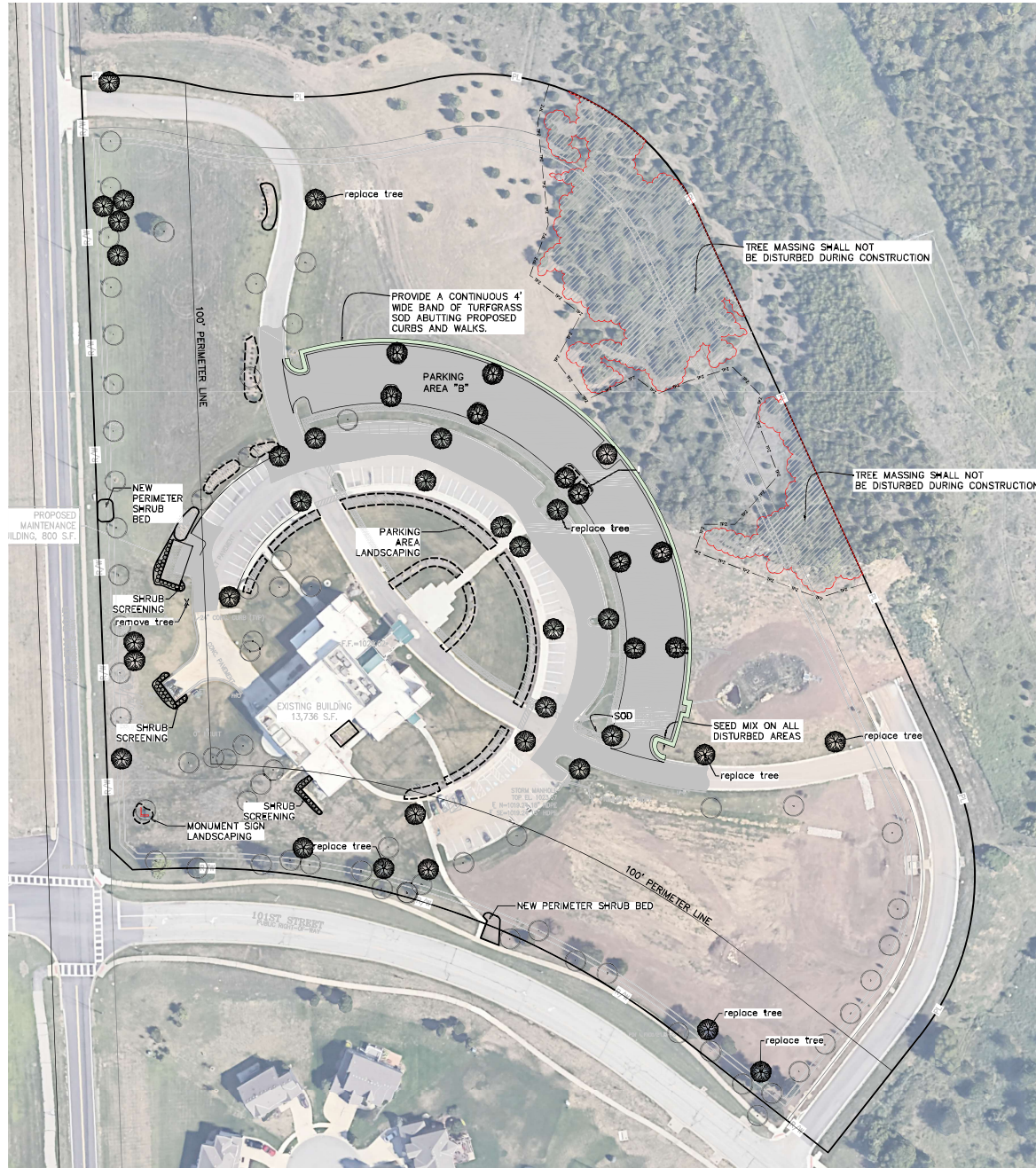
PROFESSIONAL ENGINEER
JERRY A. WOODWARD
JERRY A. WOODWARD, INC.
1000 N. W. 10TH AVE.
SUITE 100
FORT LAUDERDALE, FL 33304
TEL: 954.575.1000
WWW.JAWOODWARD.COM



TRUCK TURN PLAN
MIDWEST SIKH GURUDAWA - PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

| NO. | DATE | BY | REVISION |
|-----|------------|-----|----------------------------|
| 1 | 10-11-2008 | JAW | REVISION FOR CITY COMMENTS |
| 2 | 10-11-2008 | JAW | REVISION FOR CITY COMMENTS |
| 3 | 10-11-2008 | JAW | REVISION FOR CITY COMMENTS |
| 4 | 10-11-2008 | JAW | REVISION FOR CITY COMMENTS |
| 5 | 10-11-2008 | JAW | REVISION FOR CITY COMMENTS |
| 6 | 10-11-2008 | JAW | REVISION FOR CITY COMMENTS |
| 7 | 10-11-2008 | JAW | REVISION FOR CITY COMMENTS |
| 8 | 10-11-2008 | JAW | REVISION FOR CITY COMMENTS |
| 9 | 10-11-2008 | JAW | REVISION FOR CITY COMMENTS |
| 10 | 10-11-2008 | JAW | REVISION FOR CITY COMMENTS |

SHEET
C102



CONCEPT PLANT SCHEDULE

| SYMBOL | LEGEND |
|--------|---------------------|
| | SHADE TREES |
| | EXISTING TREES |
| | SHRUBS |
| | Existing Tree |
| | Shrub |
| | Turfgrass Sod Areas |

Additional landscaping utility and dumpster enclosure screening as shown. Additional landscape utility screening shall be installed per city of Overland Park requirements.

| 4-1-D-2-L(1) Perimeter Plantings for Multifamily or Non-Residential Development Street Frontages | | | | | | | | | |
|--|----------|-----------|------------------|-----------|-------------|-----------------|------------------|--------|----------|
| Per 100 LF Adjacent to | Total LF | Type | R/W | Plantings | Shade Trees | Evergreen Trees | Ornamental Trees | Shrubs | Bed (sf) |
| Building or Open Area | 474 | ARTERIAL | (min. 25' depth) | Required | 9 | 0 | 5 | 57 | 356 |
| Along Lane Elm | | | | Existing | 9 | 0 | 0 | 4 | 126 |
| | | | | Provided | 0 | 0 | 6 | 53 | 230 |
| | | | | Total | 9 | 0 | 6 | 57 | 356 |
| Parking Lot and Parallel Drive Areas | 130 | ARTERIAL | (min. 25' depth) | Required | 3 | 0 | 1 | 32 | 98 |
| Along Lane Elm | | | | Existing | 3 | 0 | 1 | 0 | 0 |
| | | | | Provided | 0 | 0 | 0 | 32 | 98 |
| | | | | Total | 3 | 0 | 1 | 32 | 98 |
| Service Areas | 50 | ARTERIAL | (min. 25' depth) | Required | 1 | 0 | 1 | 19 | 38 |
| Along Lane Elm | | | | Existing | 1 | 0 | 0 | 0 | 0 |
| | | | | Provided | 0 | 0 | 1 | 22 | 0 |
| | | | | Total | 1 | 0 | 1 | 22 | 375 |
| Building or Open Area | 602 | COLLECTOR | (min. 25' depth) | Required | 12 | 0 | 6 | 72 | 452 |
| Along 101st St | | | | Existing | 12 | 0 | 4 | 0 | 125 |
| | | | | Provided | 0 | 0 | 2 | 72 | 327 |
| | | | | Total | 12 | 0 | 6 | 72 | 452 |
| Parking Lot and Parallel Drive Areas | 94 | COLLECTOR | (min. 25' depth) | Required | 2 | 0 | 1 | 12 | 71 |
| Along 101st St | | | | Existing | 2 | 0 | 1 | 0 | 0 |
| | | | | Provided | 0 | 0 | 0 | 12 | 71 |
| | | | | Total | 2 | 0 | 1 | 12 | 71 |
| Service Areas | 33 | COLLECTOR | (min. 25' depth) | Required | 1 | 0 | 1 | 12 | 25 |
| Along 101st St | | | | Existing | 2 | 0 | 1 | 0 | 252 |
| | | | | Provided | 0 | 0 | 0 | 13 | 0 |
| | | | | Total | 2 | 0 | 1 | 13 | 252 |

Note: The minimum number of shade trees along street frontages should be located within 15' of the R/W or as close to R/W as site allows

| 4-1-D-2-N Land Use Buffers | | | | | | | | | |
|---|--------|---------------------|------------|------------------|-----------------------------|-------------------------|-----------------------------|-----------------|------------------------------|
| Land Use Intensity Factor and Credits | | | | | | | Buffer Type | | |
| Proposed Land Use | Label | LF of Street Buffer | LIU Factor | Intersecting ROW | Reduction of LIU Difference | Utility or Drainage Emt | Reduction of LIU Difference | LIU Difference* | Planted Per 100 LF of Buffer |
| Residential: Less than 4 units per acre | NE Lot | 1650 | 1 | - | 0 | - | 0 | 1 | 10 |
| | | | | | | | | | Quantity Type |
| | | | | | | | | | Shade Trees |
| | | | | | | | | | Evergreen |
| | | | | | | | | | Shrubs |
| | | | | | | | | | Total |
| | | | | | | | | | 17 |
| | | | | | | | | | 33 |
| | | | | | | | | | 165 |
| | | | | | | | | | 99 |
| | | | | | | | | | 99 |
| | | | | | | | | | 199 |
| | | | | | | | | | 0 |
| | | | | | | | | | 0 |
| | | | | | | | | | 0 |
| | | | | | | | | | 99 |
| | | | | | | | | | 99 |
| | | | | | | | | | 199 |

*The LIU Difference shall not be reduced to a factor of less than two (2) and, if the required landscape may not be located within the easement area, the resulting buffer width must be added to the width of the adjacent easement.

**Tree and shrub quantities are schematic. A formal tree survey has not been implemented.

| 4-1-D-2-J. Street Trees Adjacent to Single-Family/Duplex Residential Rights-of-Way | | | | | | |
|--|--------------------------|-----------------|-------------------|--------------|-------------------|-------|
| Street Name
(Public ROW) | LF of Street
Frontage | Tree
Spacing | Required
Trees | Tree Credits | Provided
Trees | Total |
| Lane Elm Road | 757 | 40 | 19 | 13 | 6 | 19 |
| 101st Street | 758 | 40 | 19 | 34 | 0 | 34 |

| 4-1-D-2-M Internal Parking Lot, Landscaped Areas (>10 spaces & 3500 SF) | | | | |
|---|-----------------------------|-----------------|-------------------------|------|
| Distinct Lot Area | Total Parking Lot Area (SF) | Predominant Use | Internal Landscape Area | |
| Parking Area A | 67802 | INSTITUTIONAL | Required | 3390 |
| | | | Existing | 7381 |
| | | | Provided | 600 |
| | | | Total | 7981 |

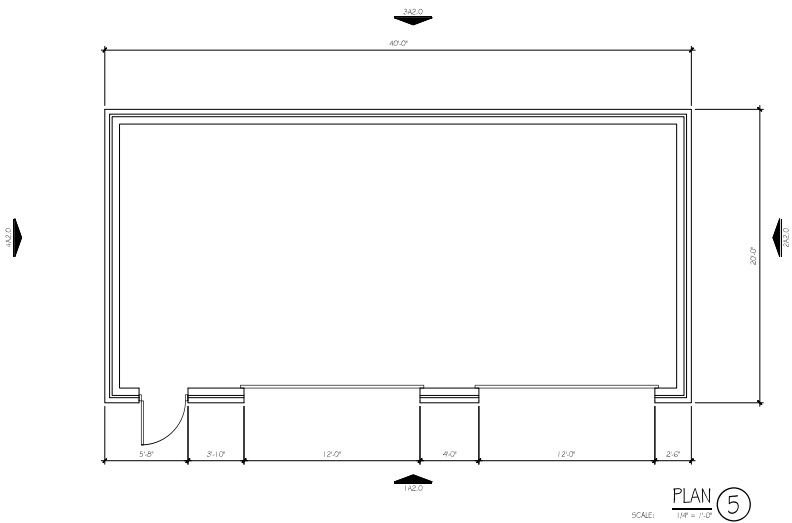
| 4-1-D-2-K(2). Tree Credits | | |
|----------------------------|--------|-------------|
| Tree Size | Number | Tree Credit |
| 2"-10" caliper trees | 42 | 42 |
| >10" caliper trees | 17 | 34 |
| Total | 59 | 76 |



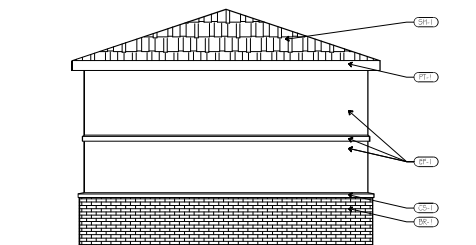
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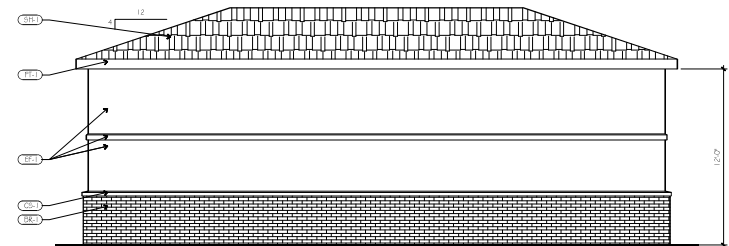
| EXTERIOR FINISH LEGEND | | | |
|------------------------|---------------|-------------------------|-------|
| MARK | MATERIAL | COLOR | NOTES |
| PT-1 | PAINT | MATCH EF-1 | |
| BR-1 | BRICK | MATCH EXISTING BUILDING | |
| EF-1 | EIFS | MATCH EXISTING BUILDING | |
| CS-1 | CAST STONE | BUFF | |
| SH-1 | ROOF SHINGLES | BROWN | |
| | | | |



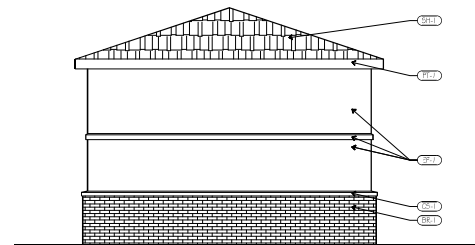
PLAN ⑤
SCALE: 1/8" = 1'-0"



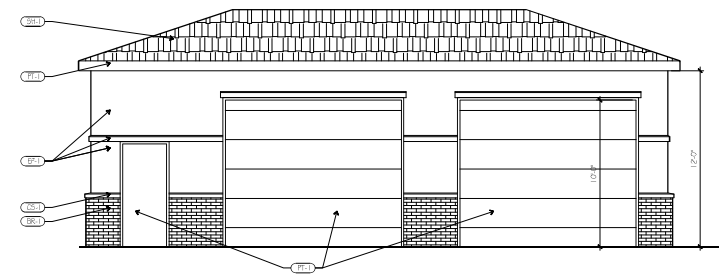
ELEVATION ④
SCALE: 1/8" = 1'-0"



ELEVATION ③
SCALE: 1/8" = 1'-0"



ELEVATION ②
SCALE: 1/8" = 1'-0"



ELEVATION ①
SCALE: 1/8" = 1'-0"

David Eskov
21466 W 120th St
Olathe, KS 66061
eskovarch@outlook.com
913-284-3660

THIS DRAWING HAS BEEN PREPARED UNDER MY SUPERVISION, AND I DISCLAIM RESPONSIBILITY FOR EXISTING BUILDING CONSTRUCTION OR SITE CONDITIONS AND APPROXIMATELY OR ANY DOCUMENTS WHICH DO NOT BEAR MY SIGNATURE AND SEAL.

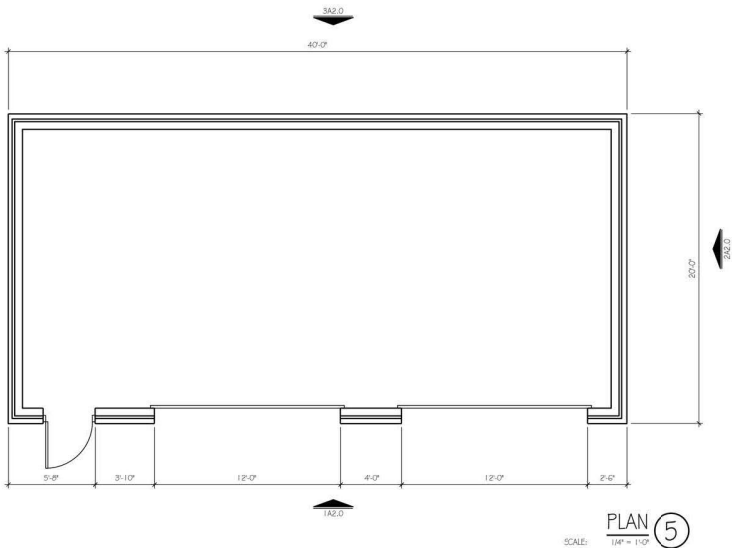
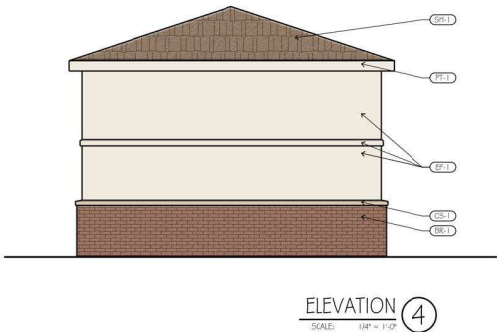
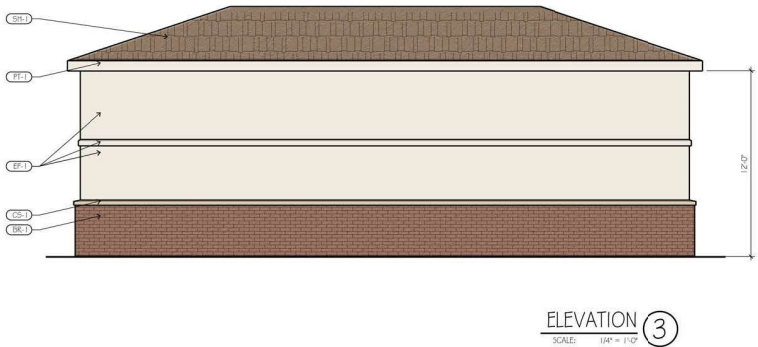
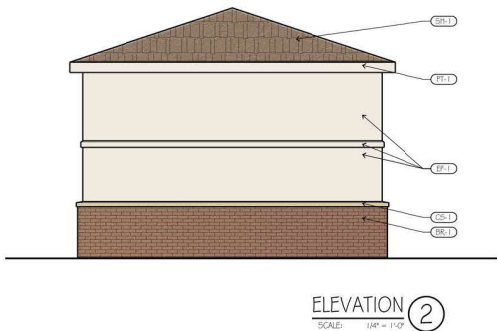
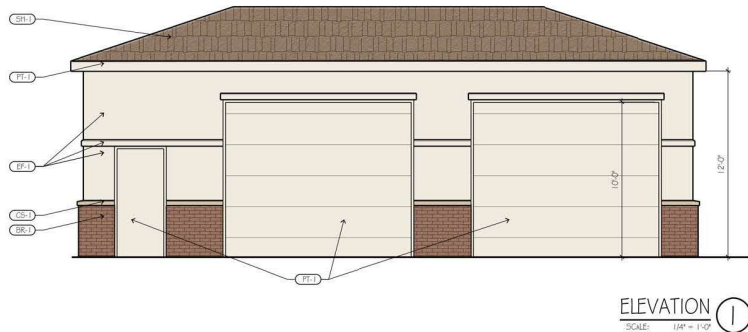
ADA Compliance
Certification
To best of my professional knowledge,
the facility is accessible in compliance
with the Americans with Disabilities
Act, including the current ADA Title II
Design Guidelines.

PRELIM
JULY 27, 2025
Revisions

ACCESSORY BUILDING
MIDWEST SIKH GURUDAWA
10020 MARION ST
LENEXA, KS

sheet
A2.0
EXTERIOR ELEVATIONS &
FLOOR PLAN

| EXTERIOR FINISH LEGEND | | | |
|------------------------|---------------|-------------------------|-------|
| MARK | MATERIAL | COLOR | NOTES |
| PT-1 | PAINT | MATCH EF-1 | |
| BR-1 | BRICK | MATCH EXISTING BUILDING | |
| EF-1 | EIFS | MATCH EXISTING BUILDING | |
| CS-1 | CAST STONE | BUFF | |
| SH-1 | ROOF SHINGLES | BROWN | |
| | | | |



David Eskov
21488 W 120th St
Olathe, KS 66061
eskoverch@outlook.com
913-284-3660

THIS DRAWING HAS BEEN PREPARED UNDER MY SUPERVISION, AND I DECLARE RESPONSIBILITY FOR DESIGN, BUILDING, CONSTRUCTION OR SITE CONDITIONS OR ANY DOCUMENTS WHICH DO NOT BEAR MY SIGNATURE AND SEAL.

ADA Compliance
Certification
To best of my professional knowledge, the facility is indicated to be in compliance with the Americans with Disabilities Act, including the current ADA Title II Design Guidelines.

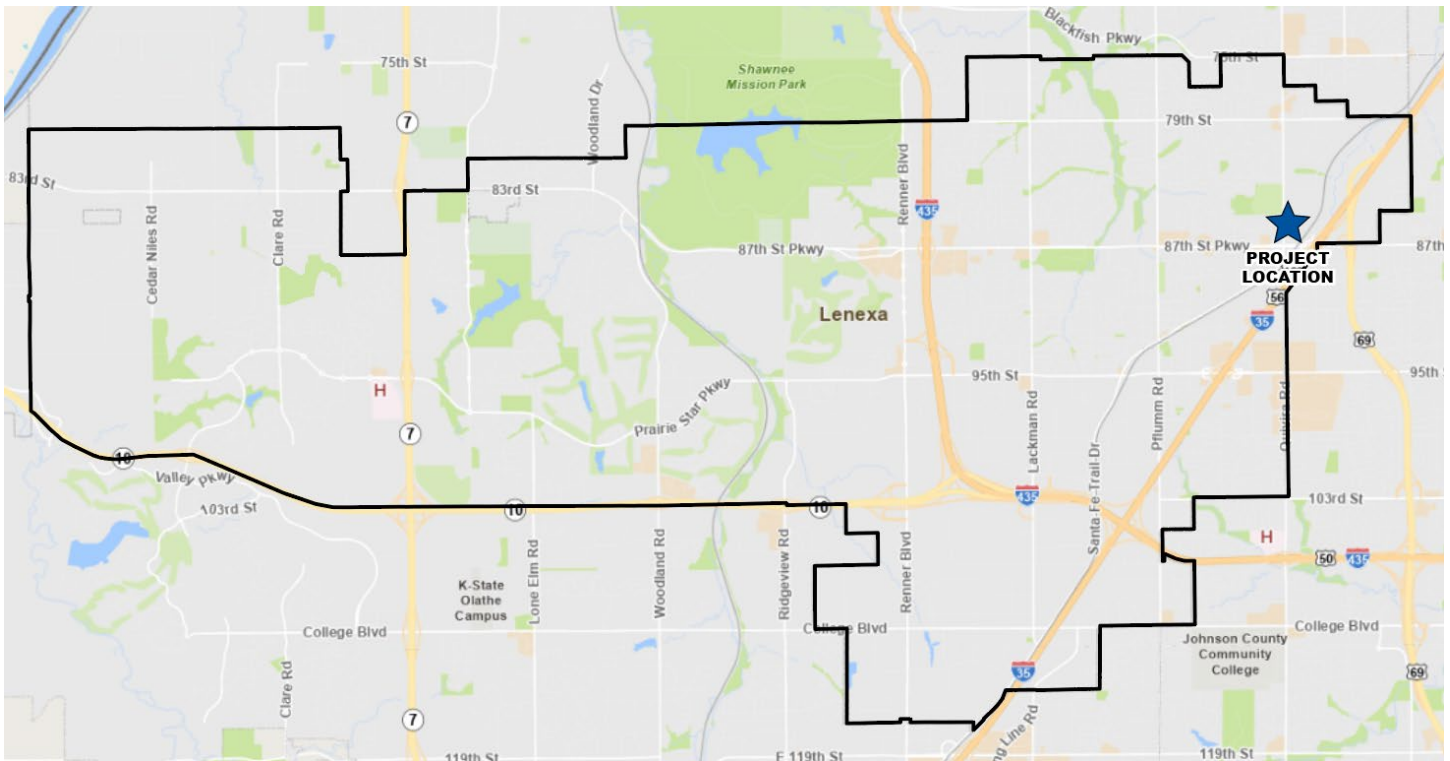
PRELIM
JULY 27, 2026
Revisions

ACCESSORY BUILDING
MIDWEST SIKH GURUDAWA
10050 MARION ST
LENEXA, KS

sheet
A2.0
EXTERIOR ELEVATIONS & FLOOR PLAN

ATOME INC.

| | | | |
|-----------------------|--------------------------|----------------------|---|
| Project #: | SU26-09 | Location: | 8605 Quivira Road |
| Applicant: | Alex O'Brien, AtoMe Inc. | Project Type: | Special Use Permit |
| Staff Planner: | Dave Dalecky | Proposed Use: | Lab, analytical/experimental and Basic Industry |



PROJECT SUMMARY

The applicant requests approval of a three-year special use permit (SUP) for a *Basic industry* use to allow a Lab, analytical/experimental use that uses a combustible compound as part of the production and manufacturing process. The *Basic industry* use and storage of combustible, or otherwise hazardous, materials requires an SUP for such a business. The subject site is located at 8605 Quivira Road, which is a 3,000 SF tenant space in an existing multitenant industrial building. The building is within a group of industrial buildings which contain a variety of industrial and business park uses. This is the first request for a special use permit for this business at this location. This project requires a Public Hearing.

STAFF RECOMMENDATION: APPROVAL FOR THREE YEARS

SITE INFORMATION

The subject property is located at 8605 Quivira Road, approximately 600 feet north of the 87th Street Parkway and Quivira Road intersection. The site has been developed since 1971 and is zoned BP-2, Planned Manufacturing District. The site is in an area that is predominantly *Manufacturing, Wholesale/warehousing, limited, Wholesale/warehousing, Office*, or similar industrial uses. The site contains a multitenant building with associated parking in the front and additional parking, loading, and delivery at the rear of the building. The tenant space is 30' wide and 100' deep.

| LAND AREA (AC) | BUILDING AREA (SF) | CURRENT ZONING | COMP. PLAN |
|----------------|--------------------------------------|----------------|---------------|
| 1.94 | 21,000 (Total)
3,000 (AtoMe, Inc) | BP-2 | Business Park |



Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The SUP is for a tenant space at the north end of the building located in the northeast quadrant of the 87th Street Parkway and Quivira Road intersection. The building is at the edge of a business park/industrial region of the City bounded by Quivira Road on the west, I-35 Interstate Highway on the east, 87th Street Parkway on the south, and 83rd Street on the north. The tenant space is 3,000 SF and is one tenant space within a multitenant building. The proposed use is a laboratory and research facility that uses combustible materials in the development and manufacturing process. The inclusion of a combustible material necessitates the *Basic industry* designation for such a use. An SUP is required for any *Basic industry* use.

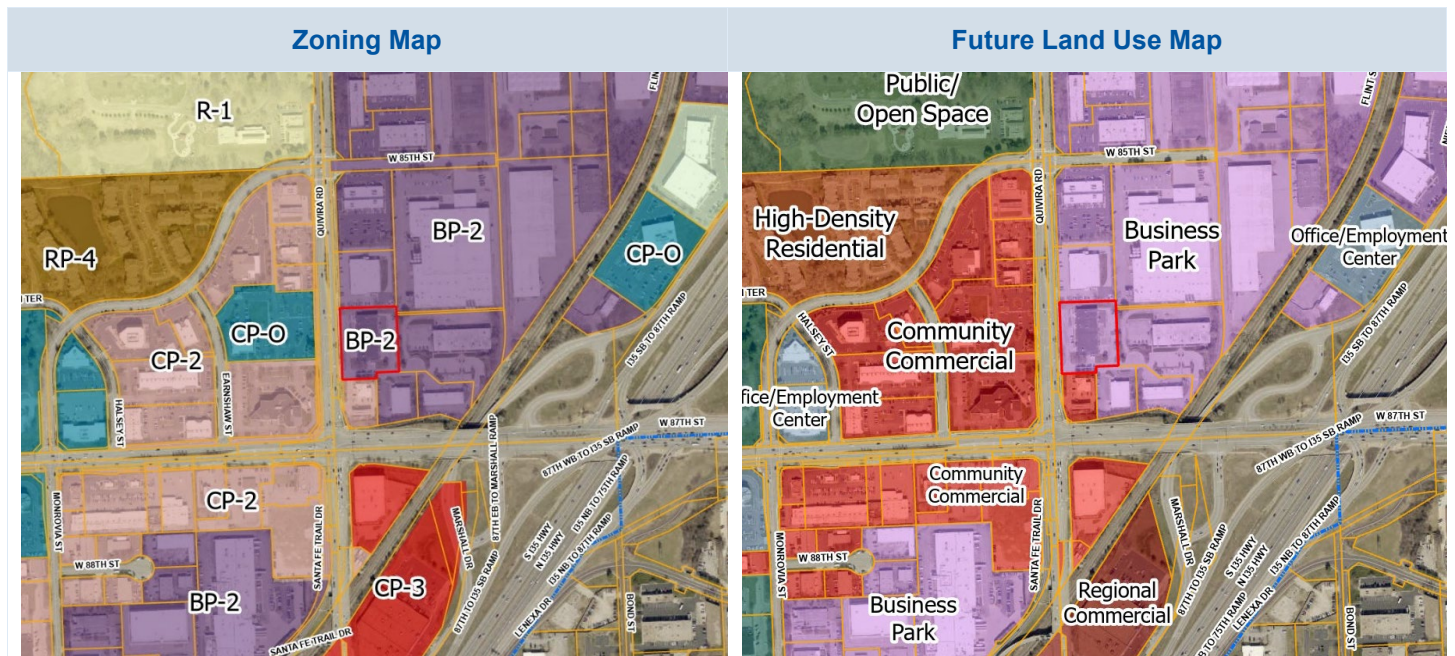


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

| Vicinity | Land Use Classification | Zoning | Current Use |
|-------------------------|--|---|--|
| Subject Property | Business Park | BP-2 Planned Manufacturing District | Manufacturing, Office, Limited use retail, and Construction sales and service, general |
| North | Business Park | BP-2 Planned Manufacturing District | Office |
| South | Business Park and Community Commercial | BP-2 Planned Manufacturing District and CP-2, Planned Community Commercial District | Construction sales and service, general, Convenience store and Gasoline sales, general |
| East | Business Park | BP-2 Planned Manufacturing District | Wholesale and warehousing, Manufacturing, and Drinking establishment |
| West | Community Commercial | CP-2 Planned Community Commercial District, and CP-O, Planned General Office District | Office, Banking services, and Retail |

A special use permit for the use and storage of combustible materials, which falls under the *Basic industry* use classification, is required in the BP-2 Zoning District. The applicant uses combustible materials in their processes. The combustible materials used are metal powders. In addition to metal powders used for the manufacturing process, liquids and compressed gas will be used and stored.

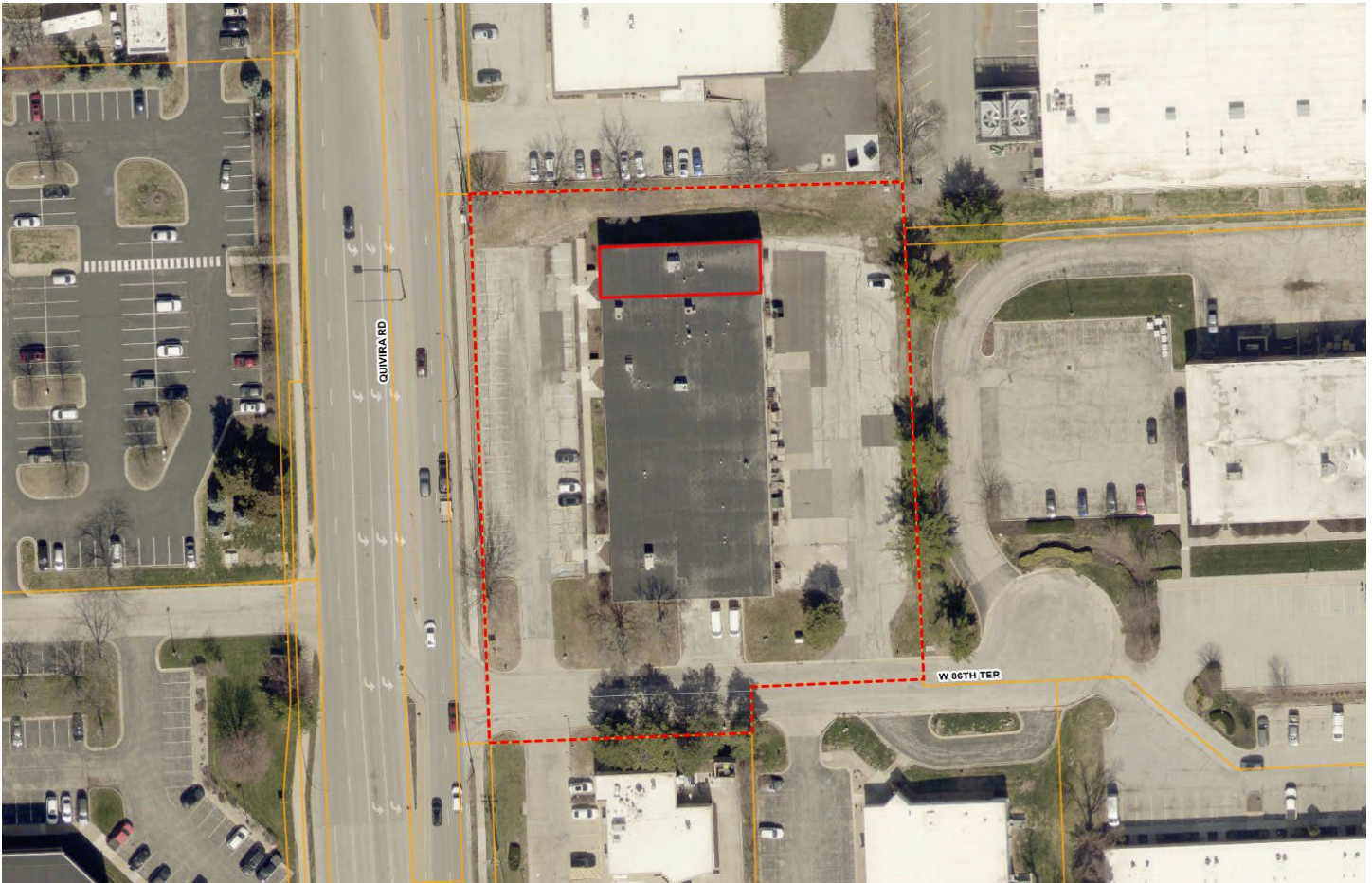


Exhibit 2: Aerial showing 8605 Quivira Road (AtoMe Inc.) tenant space.

The applicant conducts research on the materials for various production applications and produces mixtures of the metal powder and ships these powders to customers. AtoMe's website provides the following description of the operation of the business.

"AtoMe develops unique compositions to reinforce today's best in class alloys with ceramic nanomaterials, creating a new class of super metals with better durability and higher operating limits than ever before."

The metal powder is volatile when exposed to the atmosphere, therefore, is a hazardous material. The applicant describes the storage and handling process in the project narrative. The materials are kept in a secure and fireproof container. The handling and mixing of the materials is done within an enclosed space to control the exposure and reduce the potential for any leak or spills.

The applicant is required to complete a hazardous materials assessment prepared by a licensed engineering consultant and provide this to the Fire Department for review and approval prior to the issuance of a Certificate

of Occupancy (CO) to operate from this space. The applicant must also provide a hazardous materials inventory summary (HMIS) and Owner's Information Certificate (OIC) for review prior to the issuance of a CO. Table 2 lists the materials that are used and stored for the business.

Should any leak or spill occur, an emergency mitigation plan is prepared for the employees to follow. The type of equipment to extinguish a fire from the metal powder will require special equipment, which will be kept on site per the emergency mitigation plan and employees are trained to use the equipment if necessary.

TABLE 2: HAZARDOUS MATERIALS

| Product Name | Volume | HMIS Rating (H/F/P) | Chemical Hazard | Physical Hazard | Health Hazard |
|--------------------------------|----------------|---------------------|---|---|--|
| Inconel 718 | 1000LB | 2/1/0 | Potential oxidation and reaction with incompatible substances; certain supplier SDSs identify water-reactivity concerns. | Potential combustible dust; powder ignition and explosion hazard | Respiratory sensitization, skin sensitization, suspected carcinogenicity, repeated-exposure organ toxicity |
| stainless steel | 500LB | 1/2/1 | Generally chemically stable under normal storage conditions; avoid strong acids and oxidizing agents. | SDS states not flammable; dust explosibility not established | Respiratory exposure, skin sensitization, eye irritation, repeated-exposure organ toxicity |
| copper | 125LB | 1/1/0 | Oxidizes when heated; incompatible with strong oxidizing agents. | Flammable solid, Category 2; combustible dust | Skin sensitization; digestive-organ toxicity; respiratory irritation |
| aluminum | 125LB | 1/3/2 | Fine aluminum powder may react with moisture, water, acids, alkalis, or oxidizing agents, potentially releasing hydrogen. Reactivity depends on powder characteristics. | Combustible metal dust (CD); fire and dust explosion hazard; potentially water-reactive | Dust inhalation; eye, skin, and respiratory irritation |
| titanium diboride | 20LB | 1/0/0 | Stable under normal storage conditions; avoid strong oxidizing agents and excessive heat. | Powder; dust explosibility not determined; avoid ignition sources | acute toxicity category 4 (oral, dermal, inhalation); skin and eye irritation |
| aluminum oxide | 15LB | 0/0/0 | Chemically stable under normal conditions; may react with strong acids or alkalis under certain conditions. | Nonflammable; no explosion hazard identified | Potential dust inhalation, skin and eye irritation |
| isopropyl alcohol | 3 gallons | 2/3/0 | Incompatible with strong oxidizing agents; may undergo hazardous reactions with incompatible chemicals. | Highly flammable liquid and vapor; potential vapor ignition | Eye irritation; dizziness and drowsiness from vapor exposure |
| argon gas | 600 cubic feet | 0/0/3 | Chemically inert under normal conditions; no significant chemical reactivity expected. | Nonflammable compressed gas; high-pressure cylinder hazard | Simple asphyxiant; oxygen displacement |
| 4% hydrogen/ 96% argon mixture | 600 cubic feet | NFPA: 0/4/0 | Contains hydrogen, a reducing gas that can react with oxidizing agents. The mixture's flammability depends on its composition and conditions. | Flammable compressed gas (Category 1); ignition, explosion, and pressure hazards | Simple asphyxiant; oxygen displacement may cause suffocation |
| vacuum pump oil | 5 gallons | 0/1/0 | Potential oxidation and reaction with incompatible substances; certain supplier SDSs identify water-reactivity concerns. | Combustible when sufficiently heated; oil spill hazard | Possible skin and eye irritation; inhalation risk from oil mist |

SPECIAL USE PERMIT REVIEW

The applicant requests approval of a three-year special use permit (SUP) for a *Basic industry* use to accommodate AtoMe Inc., a Lab, analytical/experimental business proposing to locate at 8605 Quivira Road. Staff provides the following analysis to the review criteria within [Section 4-1-G-5](#) of the UDC.

1. The character of the neighborhood.

The proposed tenant space is located in an industrial region of the City, at the northeastern quadrant of the 87th Street Parkway and Quivira Road intersection. The character of the neighborhood is industrial. The site is accessed from Quivira Road, which is an arterial street. Direct access into this site is from a private drive. The surrounding development is office, commercial, and industrial uses. The proposed use is consistent with the character of the area.

2. The zoning and use of properties nearby.

This site is zoned BP-2. Other nearby properties are zoned CP-O, CP-2, CP-3, or BP-2.

3. The suitability of the subject property for the uses to which it has been restricted.

A *Basic industry* use may be allowed with approval of an SUP within the BP-2 Zoning District if the proper systems are installed to mitigate hazardous risks. The BP-2 District is the only zoning district that accommodates the *Basic industry* use. The building and site are well-suited for the *Lab, analytical/experimental* use.

4. The extent to which the proposed use will detrimentally affect nearby property.

Staff concludes that the proposed *Basic industry* use, a *Lab, analytical/experimental* facility which uses combustible materials, will not detrimentally affect nearby properties. The applicant provided an emergency mitigation and response procedures plan for incidents and will submit HMIS, OIC, and additional reports per the Fire Department's requirements prior to the issuance of a CO. The applicant is required to comply with the Building Code requirements for the storage and use of the hazardous materials prior to being issued a CO to commence operations at this location.

The Fire Department conducts annual inspections of all the commercial buildings in the city. Buildings with hazardous material are inspected by an inspector certified as a hazardous material technician. This property will be inspected annually by the Fire Department for compliance of all applicable requirements.

If any concerns emerge regarding the safety or storage of these materials, if the tenant is found to not comply with the manufacturer's recommended storage and procedures for the hazardous materials, or if the tenant is in violation of any applicable City codes while the SUP is active, Staff may undertake a review of these concerns and consider initiating the process to revoke the SUP. The recommendation for the SUP to remain valid for three years allows Staff to reconsider the use if it is found to adversely impact surrounding properties.

5. The length of time the subject property has remained vacant as zoned.

The site is developed as a multitenant business park with associated parking and loading areas, originally built in 1971. The tenant space had a tenant as of the spring of 2025.

6. The relative gain to public health, safety, and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Staff does not see any gain to public health, safety, and welfare from denying this application given that the applicant must comply with all code requirements for storage and use of the hazardous materials and emergency mitigations plans are in place for this *Basic industry* use. The potential hardship for this applicant as a result of denial of this application is the loss of opportunity to operate the proposed business activity from this location.

7. Recommendation of City's permanent professional staff.

See Staff's recommendation at the end of this report.

8. Conformance of the requested change to the adopted or recognized Master Plan being utilized by the City.

Approval of this special use permit would align with Goal 5, Strategy 5.2 of Lenexa's Comprehensive Plan: "Reinvest in established employment areas". The area is already industrial in nature and is classified as "Business Park" on the Future Land Use Map, and this use seeks to diversify the tenant base within the building and provide a new service that is not present nearby.

9. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police and fire protection, schools, parks and recreation facilities, etc.

Utilities are available to the site. Staff anticipates average demand of City services and utilities with the proposed use.

10. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network influenced by the use, or present parking problems in the vicinity of the property.

The facility is a low trip generation use. The site will initially have two employees, potentially expanding to six employees, the most that will be on-site for any shift. The business will operate during typical business hours of 8:00 am to 5:00 pm, potentially operating until 8:00 pm on some occasions. The business will receive an average of two to three deliveries a month by box truck, increasing to one delivery per week as the business grows.

The proposed use is a *Lab, analytical/experimental* use which uses hazardous materials; therefore, requiring an SUP for *Basic industry*. A *Lab, analytical /experimental* use has a parking requirement of 1 space for every 250 SF of floor area. The 3,000 SF tenant space requires 12 parking spaces. The site contains 63 parking spaces which exceeds the required parking noted in Table 3. The applicant's narrative states the parking is unassigned. The site exceeds the required parking count by 1 space based on the tenant mix.

The trip generation and vehicle deliveries for this business will not adversely affect the capacity or safety of the street network influenced by the use or present parking problems at this site or in the vicinity of the property.

TABLE 3: PARKING ANALYSIS

| Tenant/Use | Parking Formula | Required Parking | Provided (Per tenant) | Provided (Site) | Difference |
|--|---|------------------|-----------------------|-----------------|------------|
| AtoMe Inc.
<i>Lab, analytical/ experimental and Basic Industry</i> | 1 space per 250 square feet | 12 | 6 | 63 | -6 |
| Unsifted Inc.
<i>Manufacturing, Office, and Limited use retail</i> | 1 space per 1,000 square feet,
1 space per 250 square feet, and
1 space per 250 square feet | 10 | 15 | | +5 |
| Spectrum Paint
<i>Construction sales and service, general</i> | 1 space per 250 square feet | 40 | 42 | | +2 |
| Total | | 62 | 63 | 63 | +1 |

11. The environmental impacts the proposed use will generate including, but not limited to, excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting, or other environmental harm.

The facility is within an existing development. The applicant will alter the interior space of the building for the operation of the business. No exterior construction is proposed for this use. The site will not generate any excessive stormwater runoff, water pollution, noise pollution, or nighttime lighting. The applicant has an emergency mitigation plan to address situations as they arise. Any other environmental harm is minimized by the emergency mitigation plan.

12. The extent to which the proposed development would adversely affect the capacity or water quality of the stormwater system, including without limitation, natural stream assets in the vicinity of the subject property.

No new exterior construction is proposed with the use. No stormwater or stream protection requirements apply to this special use permit request.

13. The ability of the applicant to satisfy any requirements (e.g. site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.

The applicant satisfies the UDC requirements for the approval of a *Basic Industry* special use permit to allow the use and storage of hazardous materials. Additional documentation of compliance with City codes is required for Certificate of Occupancy.

DEVIATIONS

The applicant is not requesting any deviations from the Unified Development Code (UDC).

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on November 17, 2026.
- The applicant should inquire about additional City requirements and development fees.
- The applicant must obtain a Certificate of Occupancy prior to occupying the tenant space.
- The applicant must obtain a Business License prior to occupying the tenant space.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed Special Use Permit for AtoMe Inc.**

- This is a request for a special use permit for a *Basic industry* use for the use and storage of hazardous materials within the BP-2, Planned Manufacturing Zoning District.
- Staff recommends the SUP remain valid for three years.
- The project is consistent with Lenexa's goals through **Responsible Economic Development** to create a **Thriving Economy**.

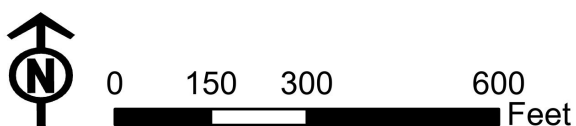
SPECIAL USE PERMIT

Staff recommends **APPROVAL** of SU26-09 – a special use permit for a *Basic industry* use for **AtoMe Inc.** at 8605 Quivira Road for a period of three years.



Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

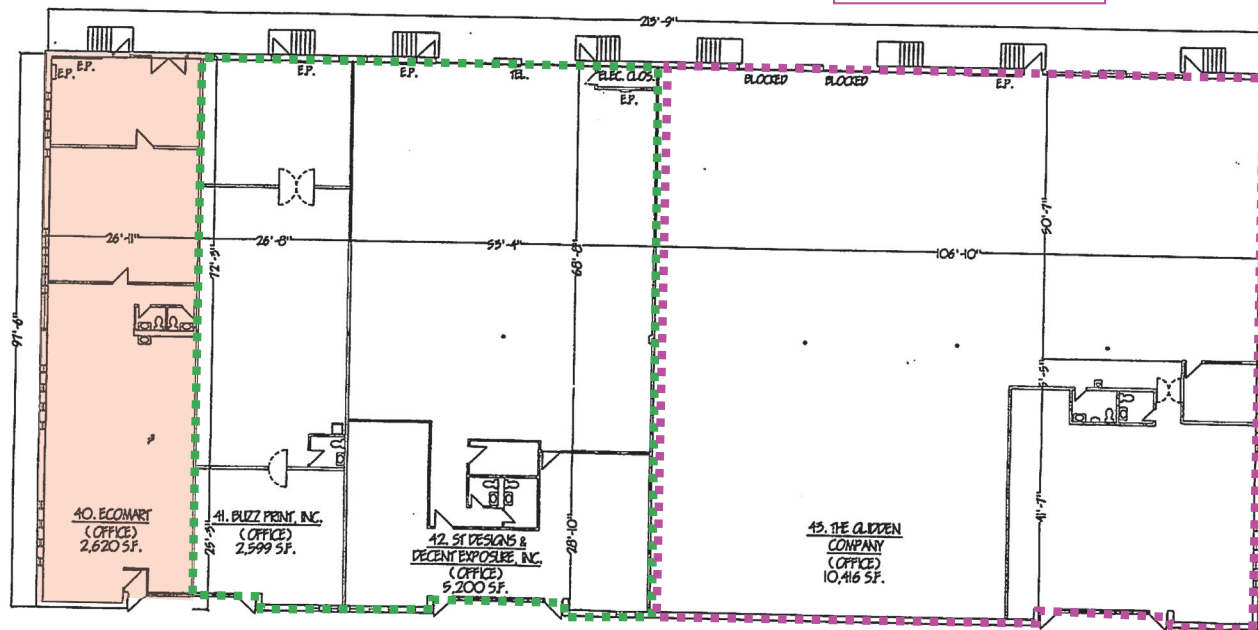
Atome Inc.



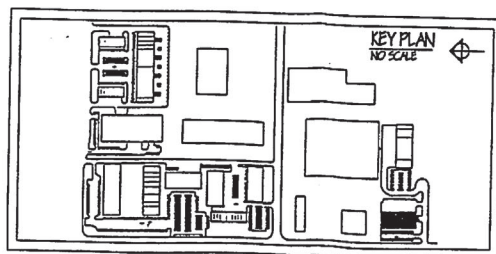
Atome, Inc.

Unsifted, Inc.

Spectrum
Paint Co, Inc.



BUILDING G
0' 5' 10' 20'



AutoCadd Square footage calculations are from Center Line to Center Line of Demise Wall; and Center Line Demise Wall to Exterior Face of Building. AutoCadd square footage calculations do not include Common Area Maintenance (CAMS).

These plans are provided for general information only. The J.C. Nichols Company nor its Architect do not warrant the accuracy or completeness of these plans. It is recommended that all dimensions and elements be field verified. Be advised that electrical, mechanical, plumbing, structural, and other elements may be concealed by existing conditions.

| | | |
|----------------------------------|--|----------------------|
| QUIVIRA BUSINESS PARK | | Date: 3/30/98 |
| | | Rev: |
| | | Rev: |
| Building G | | ATHA Project No: |
| Tenant No. 40-43 | | 98028A13.DWG |
| | | Dr. By: MAS |
| 87th & Quivira
Lenexa, Kansas | | Sheet Number |
| The J.C. Nichols Company | | A13 |
| ATHA ARCHITECTURE P.C. | | Thirteen of Thirteen |

Project Narrative – AtoMe Inc. Special Use Permit 8605 Quivira Rd, Lenexa, KS 66215

AtoMe Inc. proposes to occupy approximately 3,000 square feet of existing commercial/industrial tenant space at 8605 Quivira Rd for advanced metal powder research, development, and limited manufacturing activities. The City of Lenexa has classified the proposed use as Basic Industry, requiring a Special Use Permit.

AtoMe develops advanced metal powder feedstocks for additive manufacturing and related materials applications. Operations will include research and development, small-scale powder processing, material preparation, testing, and associated office activities.

The project involves primarily interior improvements. Proposed work includes electrical improvements, new water access, and potentially fire alarm improvements based on the recommendations of the fire protection engineering review. No significant exterior building modifications, site changes, or parking modifications are proposed.

Metal powders will be handled using controlled procedures, including processing within an argon-filled glovebox where applicable and storage in appropriate sealed containers. AtoMe is working with fire protection engineering firm Henderson to evaluate the proposed processes, materials, and required fire-safety measures and to submit a hazardous materials inventory summary (HMIS) and Owner's Information Certificate (OIC). Any recommendations or requirements resulting from that review will be incorporated into the facility design and operation.

AtoMe's normal planned operations do not include adverse conditions that will affect the neighboring businesses, such as smells, heat, vibrations, or high frequency deliveries. Deliveries will be by box trucks and are expected 2-3 times per month, up to once per week once the business grows. Some equipment, including our powder blender, will produce noise that may be audible to neighbors. This is about the same level of noise as a commercial food blender running, and it will be confined inside of our glovebox, providing an extra layer of dampening. We have never had complaints about the noise in our previous operations in New Jersey, but we will add noise dampeners to the walls if this proves to be an annoyance to any neighbors.

Typical hours of operation will be 8 to 5, potentially extending to 8pm infrequently when large orders are received. Two employees will be operating on site when operations begin, and we expect to reach a maximum of six employees at this site. The maximum employees on site per shift will also be six. The building has approximately 63 parking spaces, which are unallocated. AtoMe will utilize a maximum of six of these spaces. The existing site and parking configuration will remain substantially unchanged. A floor plan showing the proposed use areas and interior improvements is included with the application, and a Google Earth image showing the parking lot has now been uploaded as well.

Anticipated volatile materials and on-site volumes are as follows:

AtoMe's primary raw materials are metal and ceramic powders, including Inconel 718, stainless steel, copper, aluminum, titanium diboride (TiB₂), aluminum oxide (Al₂O₃), and related composite powders. These solid materials are not volatile under normal storage conditions. However, fine powders may present airborne particulate, combustible-dust, or other material-specific hazards and will be managed accordingly.

The following liquids and compressed gases are anticipated on site, based on the current Hazardous Materials Inventory Statement (HMIS):

| Material | Anticipated maximum quantity | Primary concern |
|---------------------------------|--|--|
| Isopropyl alcohol (IPA) | 3 gallons stored; up to 0.2 gallon in open use | Flammable liquid and vapor |
| Argon gas | 600 cubic feet stored; up to 250 cubic feet in closed-system use | Compressed gas and oxygen displacement |
| 4% hydrogen / 96% argon mixture | 600 cubic feet stored; up to 50 cubic feet in closed-system use | Compressed-gas release; hydrogen-containing mixture |
| Vacuum pump oil | 5 gallons stored | Low-volatility combustible liquid; spill containment |

Metal powders and composite materials will be maintained in designated, closed containers and used in controlled batch quantities. Maximum allowable quantities of these materials are under review by fire protection engineers but will not exceed 500kg for non-combustible materials. All metal powders will be stored in fire-proof metal cabinets/containers when not being processed.

Control measures for containment, material storage, and waste handling are provided below, and the emergency response procedures will be uploaded as a separate document.

Powder processing and containment

The primary powder-handling operations will be conducted within an enclosed glovebox system using an inert atmosphere. The system is designed to maintain low oxygen and moisture concentrations, monitored by integrated sensors, and incorporates a closed-loop circulation and HEPA filtration system. Powder weighing, blending, milling, and transfer will be conducted using enclosed equipment and controlled procedures to minimize airborne dust and uncontrolled release into the surrounding facility.

Material storage and handling

Raw powders and processed composite powders will be maintained in designated, labeled containers and controlled storage areas. Materials will be separated according to their characteristics and compatibility.

IPA will be maintained in closed containers and stored in an appropriate flammable-liquid storage cabinet as required. Gas cylinders will be secured against tipping and protected from damage and unauthorized handling.

Housekeeping and waste management

Routine housekeeping procedures will minimize powder accumulation on work surfaces and equipment. Powder spills and residues will be collected using methods appropriate to the specific material, avoiding practices that disperse airborne dust.

Powder-contaminated disposable materials will be collected in dedicated, labeled, closed waste containers and kept separate from ordinary trash. Waste-treatment methods, including mineral-oil wetting where appropriate, will be implemented only after confirming material compatibility.

AtoMe — Emergency Mitigation and Response Procedures

1. General Emergency Response Procedures

AtoMe will establish written emergency-response procedures appropriate for its small-scale metal-powder processing and materials development operations.

In the event of an emergency, employees will immediately stop the affected operation and, if safe to do so, shut down the associated equipment using established emergency-stop procedures. Employees will assess whether the incident can be safely contained using available equipment and established procedures.

For incidents involving an uncontrolled release, fire, potentially hazardous atmosphere, or other conditions that cannot be safely managed, personnel will evacuate the affected area and contact emergency services by calling 911.

Emergency procedures will include designated evacuation routes, an outdoor assembly location, emergency contact information, and employee accountability. All personnel will be instructed not to reenter an evacuated area until it has been determined safe by the appropriate emergency-response authority.

2. Metal-Powder Spills and Accidental Releases

AtoMe's principal raw materials include Inconel 718, stainless-steel powder, copper powder, titanium diboride (TiB_2), aluminum oxide (Al_2O_3), and related composite powders.

The primary hazards associated with accidental powder releases are airborne particulate exposure, contamination, and potential fire or combustible-dust hazards, depending on the specific material.

Most powder weighing, blending, milling, and transfer operations will occur within a sealed glovebox system maintained under an inert atmosphere. This provides the primary containment barrier to minimize powder releases into occupied areas.

In the event of a powder spill:

- **Immediate isolation:** The affected process will be stopped. Personnel will minimize movement through the affected area and avoid unnecessary disturbance of deposited powder.
- **Ignition-source control:** Potential ignition sources will be isolated where this can be done safely. Activities that could generate sparks, static discharge, or additional airborne dust will be avoided.

- **Personnel protection:** Only trained and appropriately equipped personnel will address small, contained spills that can be handled safely under established procedures.
- **Controlled collection:** Approved material-compatible collection equipment and procedures will be used. Compressed air, dry brushing, and ordinary household or shop vacuums will not be used to clean potentially combustible metal dust.
- **Waste containment:** Recovered powder and contaminated materials will be placed in compatible, labeled, closed containers for appropriate disposal.

Where material-specific compatibility has been confirmed, selected powder-contaminated waste may be treated using mineral oil or another suitable medium to minimize airborne particulate release. Such treatment will not be applied universally to all powders.

Significant releases, particularly those producing airborne dust clouds or affecting areas outside designated containment equipment, will require evacuation and emergency-response assistance rather than routine cleanup.

3. Flammable-Liquid Spills

Isopropyl alcohol (IPA) will be maintained in limited quantities for cleaning and related laboratory activities.

IPA will be stored in suitable closed containers and in an approved flammable-liquid storage cabinet where required. Appropriate spill-control supplies will be available.

In the event of a minor IPA spill, trained personnel may contain and recover the liquid using compatible absorbent materials, provided the spill is small, the area is adequately ventilated, and there is no uncontrolled ignition or exposure hazard.

Potential ignition sources will be eliminated where safe to do so. Spilled liquid and contaminated cleanup materials will be collected in appropriate containers and managed in accordance with the SDS and applicable waste-disposal requirements.

For larger spills, uncontrolled vapor accumulation, or situations that cannot be safely contained, personnel will evacuate the affected area and contact emergency services.

IPA and cleaning fluids will be managed separately from metal-powder waste unless their compatibility has been specifically evaluated.

4. Compressed-Gas Leaks or Accidental Releases

The facility will use compressed argon and premixed hydrogen/argon gas, typically containing approximately 4% hydrogen, for inert-atmosphere processing and glovebox regeneration.

Compressed-gas cylinders will be secured in designated areas and equipped with suitable regulators, connections, and shutoff valves.

Potential hazards include accidental gas release, oxygen displacement, cylinder-related pressure hazards, and ignition concerns associated with hydrogen-containing mixtures.

If a gas leak is suspected, personnel will stop the affected operation and close the appropriate supply valve only if it can be accomplished safely without entering a potentially hazardous atmosphere.

For an uncontrolled or significant gas release, personnel will evacuate the affected area, prevent unauthorized entry, and contact emergency services. Personnel will not attempt to locate or repair an uncontrolled leak in an oxygen-deficient or otherwise potentially hazardous atmosphere.

Cylinder maintenance, leak testing, and reconnection will be performed by qualified personnel using established procedures.

5. Glovebox and Process-Equipment Malfunctions

AtoMe's glovebox system is designed to maintain an inert atmosphere and incorporates oxygen and moisture monitoring, atmosphere circulation, and HEPA filtration.

If the glovebox experiences an abnormal oxygen reading, loss of atmosphere control, equipment malfunction, or other relevant alarm, the affected powder-processing operation will be stopped and the system placed into its established safe condition.

Personnel will avoid opening the glovebox or disturbing powder-containing equipment until the condition has been evaluated and appropriate precautions have been established.

Mechanical equipment, including blenders, ball mills, and associated processing systems, will be operated according to established procedures addressing abnormal temperature, vibration, unexpected noise, loss of containment, and other equipment-specific hazards.

Any potentially unsafe operating condition will result in suspension of the affected operation pending investigation and corrective action.

6. Fire Protection and Emergency Fire Response

AtoMe recognizes that metal-powder fire behavior can differ significantly from that of ordinary combustible materials.

Suitable fire extinguishers will be provided based on the materials present and applicable fire-code requirements. These will include appropriate Class D extinguishing capability for metal-powder hazards where required.

Employees will receive training in emergency notification, evacuation procedures, and appropriate fire-extinguisher use.

Only trained personnel may consider extinguishing a small, incipient-stage fire when a suitable extinguisher is available, the material has been identified, there is no significant smoke or dust-cloud hazard, and a safe evacuation route remains accessible.

Water or conventional extinguishing agents will not be applied to a metal-powder fire unless specifically appropriate for the material involved. Firefighting methods will follow the applicable product SDS and established emergency-response procedures.

For a developing fire, uncontrolled combustion, suspected dust explosion, or other significant emergency, employees will immediately evacuate and call 911.

The responding fire department will be informed of the materials involved, their approximate quantities and storage locations, and any associated compressed-gas systems or other relevant hazards.

Employees will not attempt to fight an uncontrolled fire or reenter the building until authorized by emergency responders.

7. Employee Training, Inspections, and Incident Reporting

Before beginning operations, AtoMe will establish a documented safety orientation and emergency-response program for employees working at the facility.

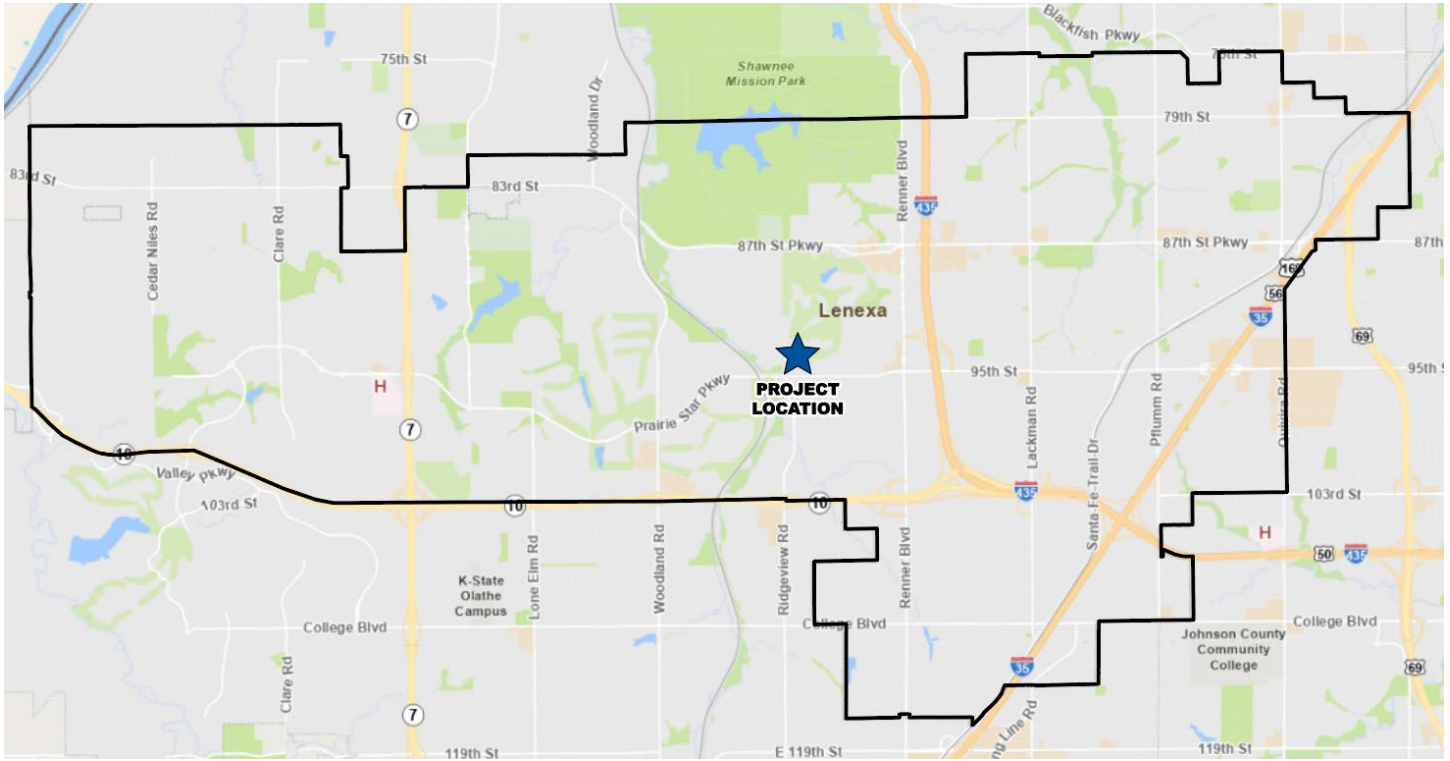
Training will address material-specific hazards, safe storage and handling, spill prevention, equipment shutdown, evacuation, emergency communication, and appropriate use of personal protective equipment.

Routine inspections will address powder containment, housekeeping, gas-cylinder security, chemical storage, and the condition of relevant safety equipment.

Any spill, equipment malfunction, abnormal release, or other safety incident will be documented and evaluated. Corrective measures will be implemented before the affected operation resumes when necessary.

ASCENT APARTMENTS

| | | | |
|-----------------------|--------------------------------|----------------------|----------------------------|
| Project #: | RZ26-07 and PL26-06CP | Location: | 18200 Prairie Star Parkway |
| Applicant: | Doug Ubben, Phelps Engineering | Project Type: | Rezoning and Concept Plan |
| Staff Planner: | James Molloy | Proposed Use: | Multifamily residential |



PROJECT SUMMARY

The applicant is requesting to rezone a 1.6-acre portion of the subject site from the AG, Agricultural District and the NP-O, Planned Neighborhood Office District to the RP-4, Residential Planned (High-Density) District. The balance of the site is already zoned RP-4. The site is located at the northeast corner of Prairie Star Parkway and Ridgeview Road. The rezoning is proposed in conjunction with a concept plan to construct a 216-unit multifamily residential development on approximately 13.74 acres at a density of 15.72 units per acre. A public hearing is required for the rezoning request.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

| LAND AREA (AC) | BUILDING AREA (SF) | CURRENT ZONING | COMP. PLAN |
|----------------|--------------------|--------------------|---|
| 13.74 | TBD | AG, RP-4, and NP-O | Suburban-Density Residential and High-Density Residential |

The subject site consists of several undeveloped parcels, which combined are 13.74 acres at the northeast corner of Prairie Star Parkway and Ridgeview Road. The property is currently unplatted.

There have been multiple previous proposals for multifamily uses on this property. The first, originally called the Boutique Retirement Club, later changed to The Ridge at Cottonwood Canyon, was intended to be a retirement community within a single 4-story building with 139 units. Most of the subject property was rezoned to RP-4 as part of this application in November 2019, with a final plan and plat being approved in May 2021. The plan and plat did not move forward with permits or recording and expired in 2023. The second proposal was the original version of the Ascent Apartments project, which was intended to be a 3-story multifamily residential development with a single building including 198 units with an associated parking garage. This application was withdrawn two previous times in June 2025 and September 2026 prior to being considered by the Planning Commission or City Council.

TABLE 1: PREVIOUS APPLICATIONS

| Project Number | Application Type | Project Name | Date Approved |
|--------------------------------|-------------------------------|--|---------------------------------|
| RZ19-14 and PL19-15P | Rezoning and Preliminary Plan | Boutique Retirement Club at Canyon Farms | November 19, 2019 |
| PL21-11F and PT21-11F | Final Plan and Final Plat | The Ridge at Cottonwood Canyon | May 3, 2021 |
| PL25-08P | Preliminary Plan | Ascent Apartments | Withdrawn
June 10, 2025 |
| RZ26-06 & PL26-05CP | Rezoning and Concept Plan | Ascent Apartments | Withdrawn
September 11, 2026 |

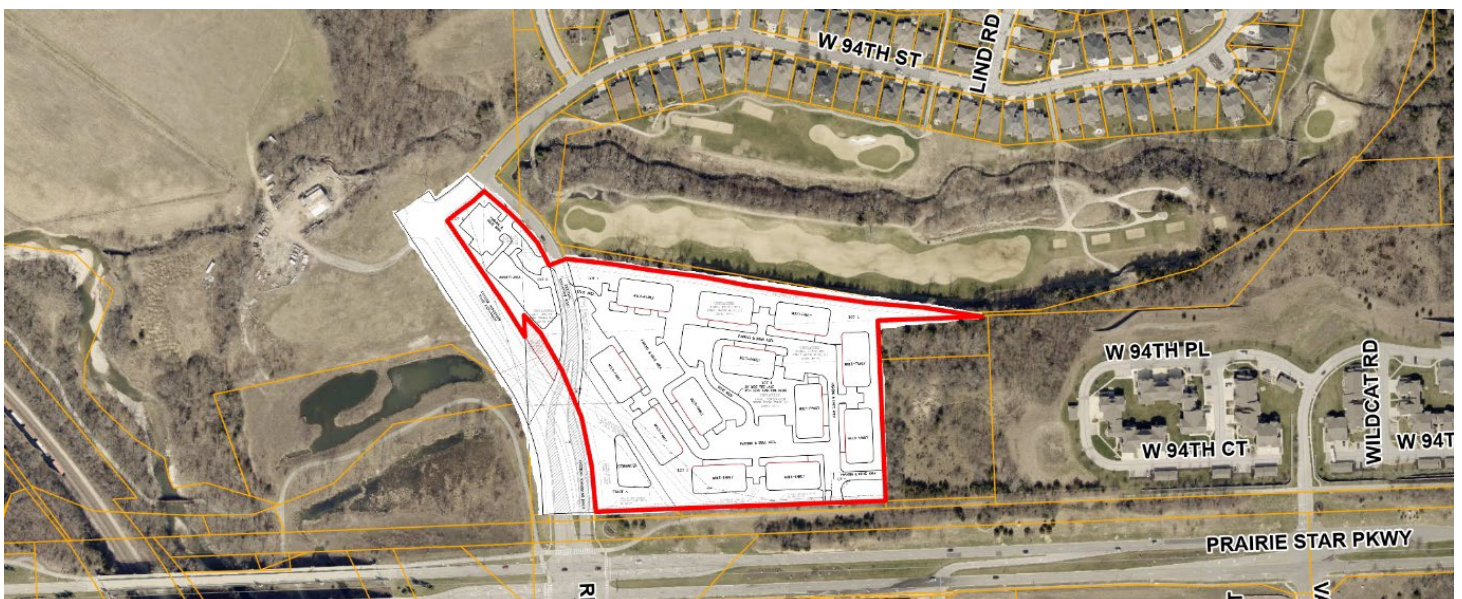
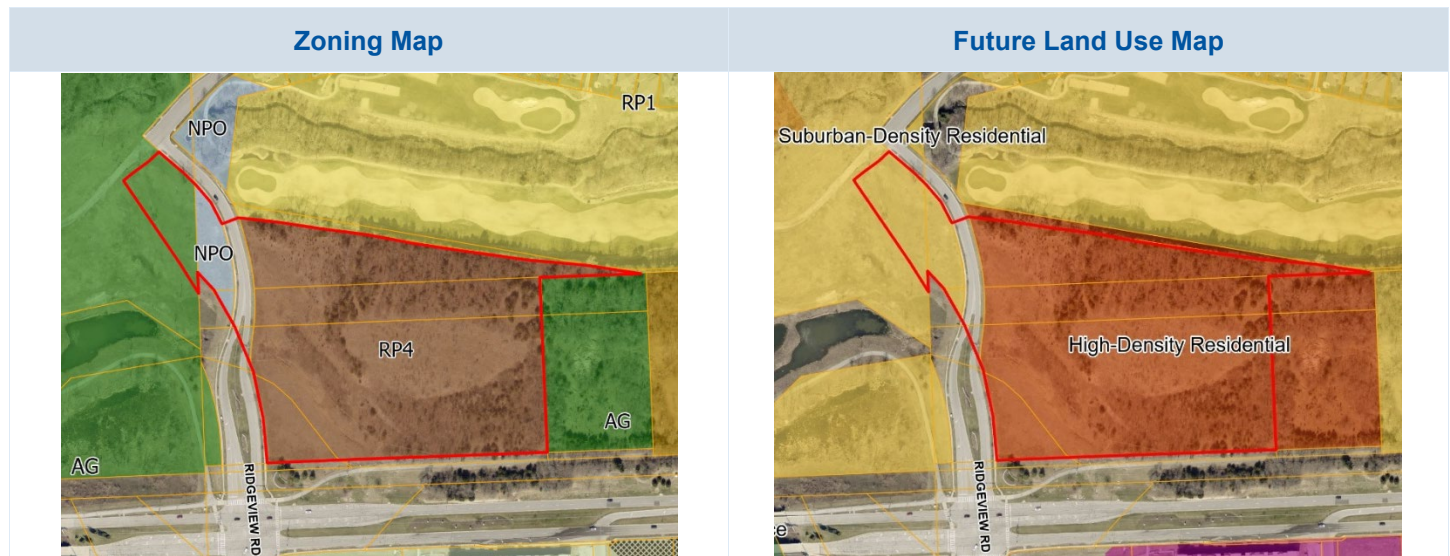


Exhibit 1: Aerial Image of Subject Site with Proposed Concept Plan

LAND USE REVIEW

The proposed project is a 12-building, 216-unit multifamily residential development with an associated amenity area on the northwest corner of the site, west of existing Ridgeview Road and east of the proposed future Ridgeview Road alignment. The proposed rezoning request seeks to rezone the northwest portion of the site, which is currently zoned AG and NP-O, to RP-4. If approved, the rezoning would extend RP-4 zoning across the entirety of the subject site. The proposed use is allowed in the RP-4 district and conforms to the Comprehensive Plan.



The majority of the subject site is designated for High-Density Residential per the Future Land Use Map within the Comprehensive Plan. Additionally, the Appendix of the Comprehensive Plan outlines design criteria for the site, including an expectation that any project serves to “complement suburban-density residential existing and planned in the area north of the property” as well as significant landscaping along the north and southwest sides of the site. The northwest corner of the subject site, however, is classified for Suburban-Density Residential. If the proposed rezoning and concept plan are approved, Staff recommends that this area be amended to High-Density Residential as part of the annual Comprehensive Plan Review as it is logical for this now bisected parcel to be included with this project after Ridgeview Road is realigned to the west.

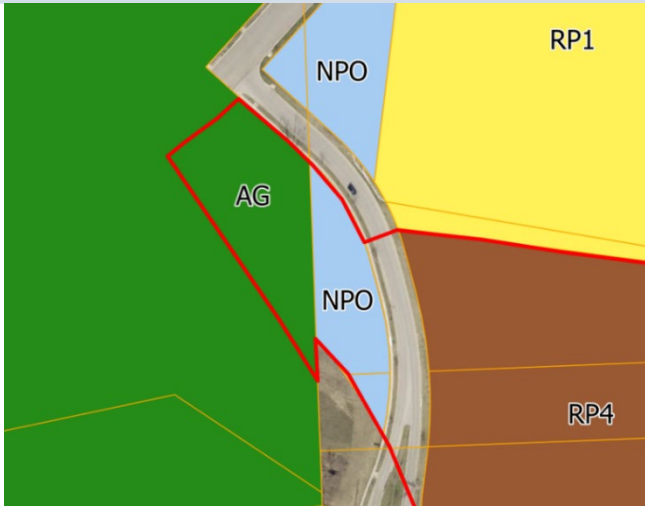
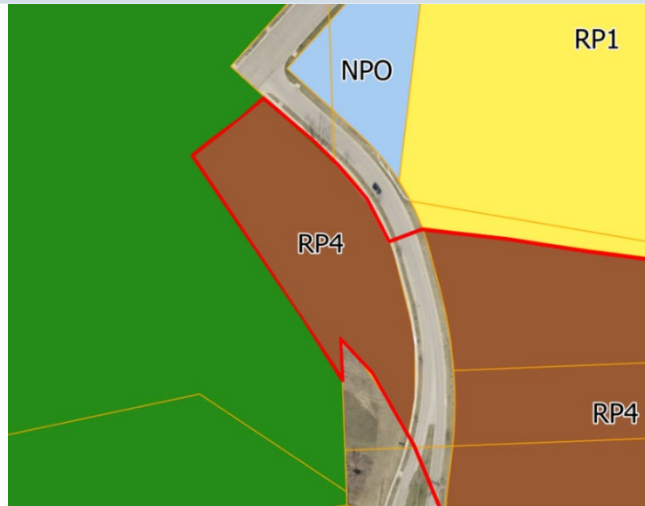
TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

| Vicinity | Zoning | Land Use Classification | Current Use |
|-------------------------|---|--|----------------------------|
| Subject Property | AG Agricultural District, RP-4 Residential Planned (High-Density), and NP-O, Planned Neighborhood Office District | High-Density Residential
Suburban-Density Residential | Undeveloped Land |
| North | RP-1 Residential Planned (Low-Density) District | Suburban-Density Residential | Golf Course |
| South | PUD Planned Unit Development District | Mixed-Use | Commercial and Multifamily |
| East | AG Agricultural District | High-Density Residential | Undeveloped Land |
| West | AG Agricultural District | Suburban-Density Residential | Undeveloped Land |

REZONING REVIEW

The applicant is requesting that approximately 1.6 acres of the total 13.74-acre subject site area be rezoned from the AG, Agricultural District and the NP-O, Planned Neighborhood Office District to the RP-4, Planned Residential (High-Density) District. The balance of the site was rezoned to RP-4 as part of a previous project (RZ19-14) in 2019. This rezoning will unify RP-4 zoning across subject site and allow the northwest corner of the site to be included and developed as part of the overall Ascent multifamily residential development.

TABLE 3: REZONING ANALYSIS

| Current Zoning | Proposed Rezoning |
|--|---|
|  |  |

Staff provides the following analysis for the review criteria within [Section 4-1-G-5](#) of the UDC.

1. The character of the neighborhood.

The neighborhood consists of a mix of uses, with single-family residences and a golf course to the north and the Vista Village multifamily and commercial development to the south. Additional multifamily developments are located east of the subject site along Prairie Star Parkway. The site is also surrounded by several undeveloped properties, many of which are designated for future suburban-density residential uses. This proposed rezoning is compatible with the neighborhood, as it will match the existing zoning of the primary parcel and act as a buffer between higher intensity uses south of Prairie Star Parkway and lower intensity residential north of the subject site, as amenities for the overall development will be placed on this portion of the property, rather than multifamily residential units, which will be located interior to the site away from Ridgeview.

2. The zoning and use of properties nearby.

The neighborhood consists of a mix of zoning districts, with single-family residences and a golf course to the north, zoned R-1/RP-1, and the Vista Village mixed-use development to the south, zoned PUD. The site is also surrounded by several undeveloped properties, many of which are classified for future suburban-density residential and consist of a mix of AG and R-1/RP-1 zoning. The surrounding land use and zoning designations are listed in Table 2.

3. The suitability of the subject property for the uses to which it has been restricted.

The northwestern portion of the property, which is subject of the rezoning application, would not be suitable for development by itself, as the proposed future Ridgeview Road alignment will significantly reduce the potential available development footprint and may effectively limit the property to development of one single-family residence. This portion of the property, however, is being included with the larger, presently RP-4 zoned property and will function as an amenity area for the proposed Ascent development.

4. The extent to which the proposed use will detrimentally affect nearby property.

The proposed use of this corner of the site is anticipated to be amenities as part of the overall Ascent multifamily development. The overall project will result in additional traffic, activity, and lighting for the area, as any development of an undeveloped parcel would. Design considerations such as landscape preservation buffering, requirements to design a more traditional looking product, and required traffic calming along 94th Street should mitigate these potential impacts. Rezoning this portion of the overall project site to RP-4 will allow for this site to be developed as an amenity area part of the overall Ascent development, rather than being left undeveloped, or developed for a use that is not compatible for the area, and serve as an additional layer of buffering from higher intensity uses along Prairie Star Parkway.

5. The length of time the subject property has remained vacant as zoned.

The subject property is undeveloped and unplatted. This portion of property has not been included in prior entitlement applications.

6. The relative gain to public health, safety, and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of this rezoning would have no gain to public health, safety, or welfare since the proposed development's density and uses are compatible with surrounding development and appropriate infrastructure is available to serve the site. Denial of the application would restrict the property to the existing zoning of NP-O and AG which are not as appropriate in this location, and otherwise result in this portion of land being undevelopable for any uses that are compatible with the existing/proposed developments surrounding the site.

7. Recommendation of City's permanent professional staff.

See Staff's recommendation at the end of this report.

8. Conformance of the requested change to the adopted or recognized Master Plan being utilized by the City.

The Future Land Use (FLU) Map within the Comprehensive Plan classifies the proposed rezoning area as Suburban-Density Residential without consideration for the realignment of Ridgeview Road in the future. However, the Comprehensive Plan was revised in 2025 and this property was identified in the Comprehensive Plan Appendix with a High-Density designation to account for the realignment of Ridgeview Road and includes a set of design criteria which includes architectural considerations, site layout and access, and landscape buffering requirements from the arterials and surrounding single-family neighborhood. The RP-4 Zoning District is intended to accommodate the higher-density development planned for the subject site.

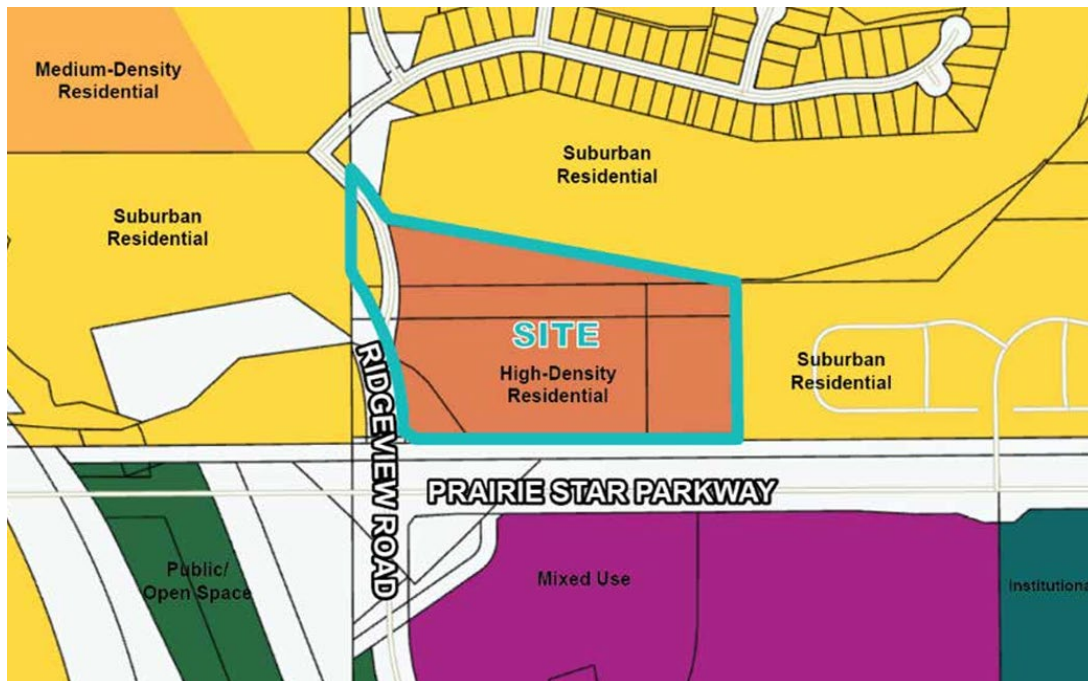


Exhibit 2: Site as Identified in the Comprehensive Plan Appendix incorporating the small parcel under the High-Density classification.

9. **The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police and fire protection, schools, parks and recreation facilities, etc.**

Adequate utilities and services are or will be available to the subject property. The site is subject to the City's stormwater management requirements which are applicable to all development in the City.

10. **The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network influenced by the use, or present parking problems in the vicinity of the property.**

Development of 216 new dwelling units will increase traffic in the area. Prairie Star Parkway and Ridgeview Road, both the current and future alignments, will accommodate this increase in traffic. The street network within Cottonwood Canyon will also accommodate an increase in traffic; however, the applicant will be responsible for constructing traffic calming measures within 94th Street leading into the Cottonwood Canyon neighborhood to slow down vehicles entering the subdivision. It is Staff's opinion the proposed use will not adversely impact the capacity or the safety of the street network or create a parking problem in the vicinity of the site.

11. **The environmental impacts the proposed use will generate including, but not limited to, excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting, or other environmental harm.**

The proposed rezoning is not anticipated to generate any environmental impacts in conflict with the requirements of the UDC.

12. The extent to which the proposed development would adversely affect the capacity or water quality of the stormwater system, including without limitation, natural stream assets in the vicinity of the subject property.

The site is subject to the UDC requirements for stormwater management and is required to meet the same standards as any new development.

13. The ability of the applicant to satisfy any requirements (e.g. site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.

The concept plan for this portion of the site, which includes the amenities for the overall development, appears to generally be in compliance with the UDC requirements for the RP-4 Zoning District. Further detail will be required as part of the preliminary plan and final plan.

CONCEPT PLAN REVIEW

The proposed concept plan is for a multifamily residential development consisting of 216 dwelling units across 12 buildings, as well as an associated amenity area located on the northwestern corner of the subject site.

DIMENSIONAL STANDARDS

The applicant submitted a concept plan that does not include setbacks or other dimensional information. Additional detailed information will be required as part of the future preliminary plan and subsequent final plan. Development of these parcels will be subject primarily to [Section 4-1-B-9](#) of the UDC, which outlines requirements of the RP-4, Planned Residential (High-Density) District and [Section 4-2-C](#) for subdivision design standards will apply to this development, among other standards outlined within the UDC.

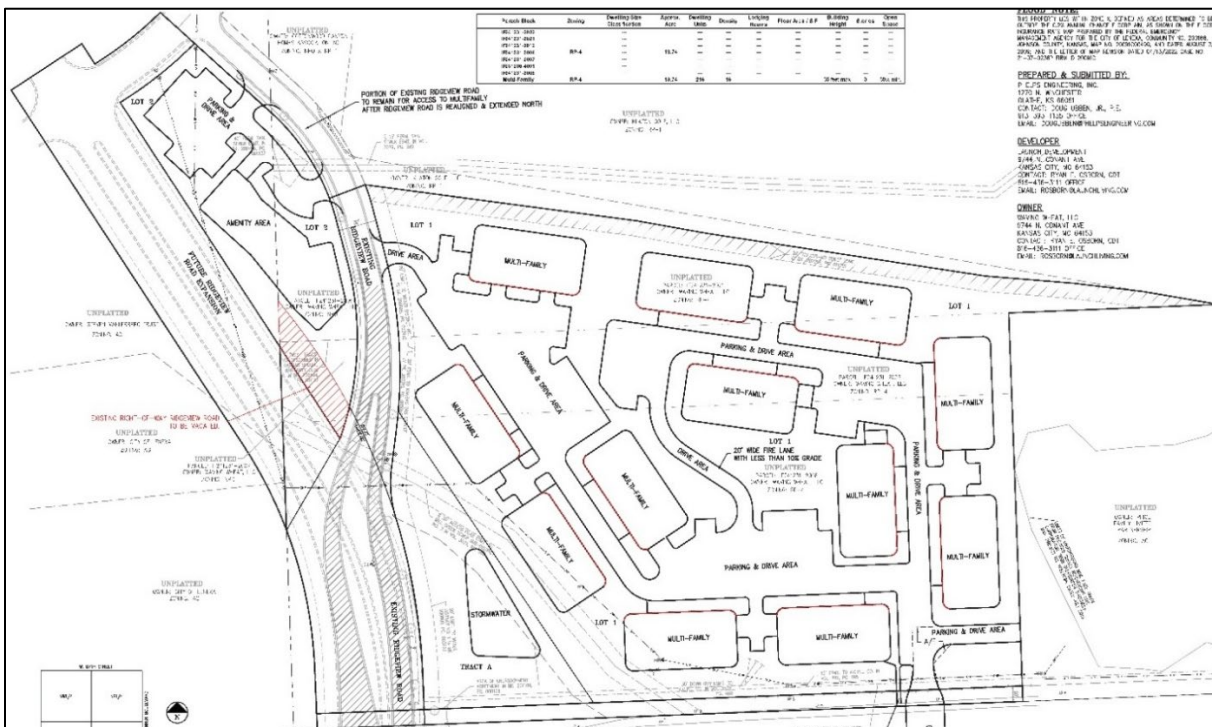


Exhibit 3: Concept Plan

PUBLIC IMPROVEMENTS

There will be several dedications and public improvements made as part of this project, notably, the dedication of right-of-way for the future Ridgeview Road and 94th Street alignments and an associated vacation for right-of-way that will not be needed for the project. In addition, a new right-turn lane constructed by the applicant will be added along Prairie Star Parkway, which will serve both the Ascent development as well as the parcel to its east, via a cross-access agreement. There will be a new pedestrian connection to the trail along Prairie Star Parkway, as well as pedestrian connections to existing and future Ridgeview Road, as required by the Appendix of the Comprehensive Plan. Once Ridgeview Road is realigned, the applicant will submit a vacation request to vacate a portion of the existing Ridgeview Road.



Exhibit 4: Current and Future Ridgeview Alignment

ACCESS, TRAFFIC, AND PARKING

The subject property will have two main access points: one from Prairie Star Parkway and one from the current Ridgeview Road alignment. While dedication of future Ridgeview Road and W. 94th Street will be required at the time of platting this property, the applicant will not be required to construct these new alignments as the site has access from existing public streets. Upon construction of the new Ridgeview Road and W. 94th Street, a portion of the current Ridgeview Road alignment will become a private drive connecting the project to W. 94th Street rather than Ridgeview Road. Exhibit 4 shows the future plans for these portions of Ridgeview Road.

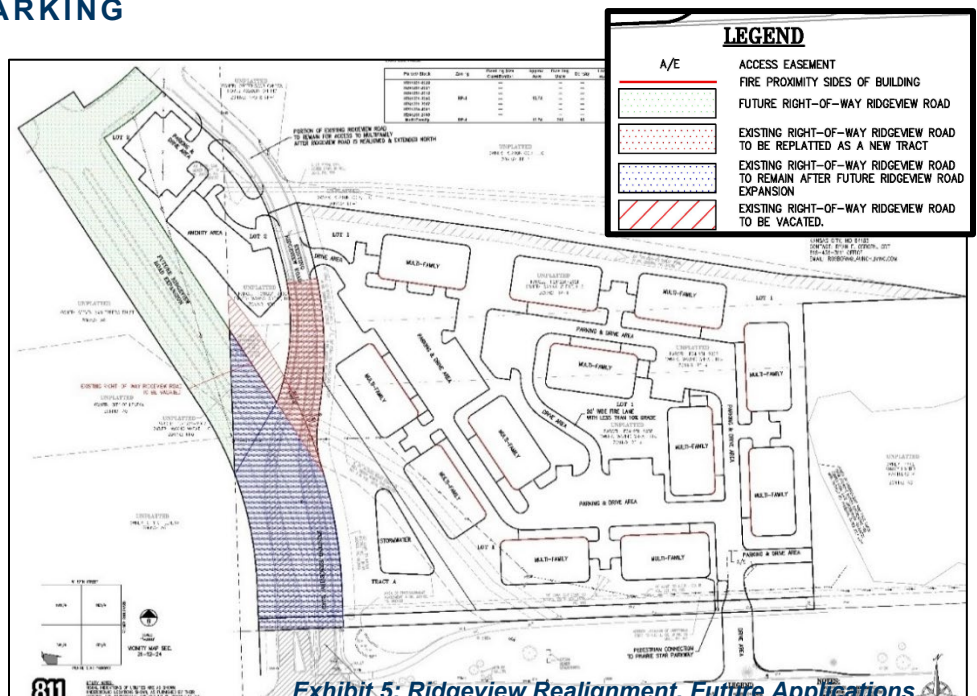


Exhibit 5: Ridgeview Realignment, Future Applications

A dwelling unit breakdown has not been provided with the concept plan; thus, a parking requirement cannot be determined. On-site parking will be required to meet [Section 4-1-D-1-C](#) of the UDC. The development is expected to have several attached garages and covered parking areas throughout the development, as well as surface parking.

STORMWATER

The site is subject to the UDC requirements for stormwater management and is required to meet the same standards as any new development. A detailed stormwater report will be required at the time of submittal of a preliminary plan.

FIRE PREVENTION

The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. The concept plan is sufficient for Fire Department review; however, the following items will need to be addressed at the preliminary plan stage:

1. The grade of the proposed drive lane on the west side needs to be provided.
2. For all buildings/structures over 30 feet, show proximity sides per Appendix D of the adopted IFC. Also show access roads meet the 26' width for roads measured from curb front to curb front.
3. Show SU-30 truck maneuverability through the entire site.
4. Show the fire hose reach requirements of 150' from the location that the fire truck would park to all parts of the building.
5. Please note all fire access routes, as well as all pavement within 50' of a building will need to be heavy duty asphalt design capable of supporting 75,000 lbs.

LIGHTING

A photometric plan is not required with a concept plan. A photometric plan is required with a final plan. Each component of the development shall provide a photometric plan and lighting details with the final plan. The lighting type and levels will be reviewed per [Section 4-1-C-4-I](#) of the UDC.

LANDSCAPING

A landscape plan is not required with a concept plan but is required with the preliminary plan. This site is identified by the Appendix of the Comprehensive Plan and includes design criteria regarding landscaping. This criterion includes maintaining a 20' landscape buffer along the northern property line, including layered landscaping along the perimeter to buffer arterial street noise, and using landscaping to soften and screen parking lots. In addition to landscape requirements in the Appendix, the project will also have to provide an LUI buffer compliant with [Section 4-1-D-2-N](#). Based on the designations of land surrounding the property to the north and west, an LUI buffer of 4 will need to be provided.

ARCHITECTURE

An architectural plan is not required with a concept plan but is required with a preliminary plan. This site is identified by the Appendix of the Comprehensive Plan and has architectural design criteria. The Appendix notes that any development should "complement Suburban-Density Residential developments existing and planned in the area north of Prairie Star Parkway". This includes using building forms such as cottage home courts, townhomes, duplex, quadplex, etc., rather than a larger-scale multifamily form. Additional design considerations include using building heights and massing that align with adjacent single-family areas and utilizing more traditional form, such as pitched and varied roofs and rooflines, articulated facades, and material changes.

COMPREHENSIVE PLAN APPENDIX

As part of the 2025 Comprehensive Plan update, Planning Staff analyzed four different sites within Lenexa for additional design considerations. This appendix was created to ensure high-quality developments that account for the uses and character of the surrounding area and to bring the map into closer alignment with the City Council's direction on appropriate land development and the highest and best use of the properties as determined by Staff analysis.

Originally, Staff had determined that the Medium-Density Residential designation would be the most appropriate for the site, as it would have provided for a different variety of housing options within the neighborhood, providing a transition between higher-intensity uses south of Prairie Star Parkway, by both use, and the potential rezoning of the property down from RP-4 to RP-2, and the reduction in traffic through Cottonwood Canyon as a result of a lower-density development. During the Public Hearing and review by the Planning Commission, however, it was determined that maintaining the High-Density Residential designation would be the most appropriate course of action for this particular site, due to the existing site zoning of RP-4, the nearby zoning of RP-3, RP-4, and PUD, and the surrounding multifamily uses.

As part of the Appendix, there were several design considerations, including considerations for building form, infrastructure, landscaping, and mobility, all of which were to ensure that a project on this site conforms to and complements the surrounding single-family neighborhood to the north. These considerations have been discussed in the previous sections.

The proposed project appears to meet the intent of the Appendix. The Ascent development features a more traditional, garden-style apartment development layout with smaller buildings spread throughout the site, as opposed to one or two larger buildings with a parking structure. Buildings on-site are intended to be smaller in bulk, scale, and height, with buildings of no more than three stories, with traditional form such as pitched and varied roofs and rooflines, articulated facades, and material changes. The site also appears to meet the landscaping criterion, including preservation of the northern 20' of the site and layered landscaping surrounding the site to the west and south.

DEVIATIONS

The applicant is not requesting any deviations from the Unified Development Code (UDC) at this time.

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on November 17, 2026.
- The applicant must submit a preliminary plan/plat, final plan, final plat, and vacation application prior to applying for permit(s).
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed rezoning and concept plan for Ascent Apartments.**

- The project is a concept plan and rezoning for a 216-unit, 12 building multifamily development on 13.74 acres in the RP-4 Zoning District.
- The rezoning request entails 0.88 acres of AG and 0.71 acres of NP-O property proposed to be rezoned to RP-4.
- The project shows conceptual level compliance with zoning and subdivision regulations.
- If approved, Staff recommends updating the Comprehensive Plan from Suburban-Density Residential to High-Density Residential for the westernmost parcels to align with the proposed use of multifamily and RP-4 zoning.
- The project is consistent with Lenexa's goals through **Responsible Economic Development** to create **Vibrant Neighborhoods**.

REZONING

Staff recommends **APPROVAL** of rezoning 1.6 acres of property from the AG District and the NP-O District to the RP-4 District for RZ26-07 – **Ascent Apartments** near the northeast corner of Prairie Star Parkway & Ridgeview Road, for a multifamily residential development.

CONCEPT PLAN

Staff recommends **APPROVAL** of the concept plan for PL26-06CP – **Ascent Apartments** at 18200 Prairie Star Parkway, for a multifamily residential development.



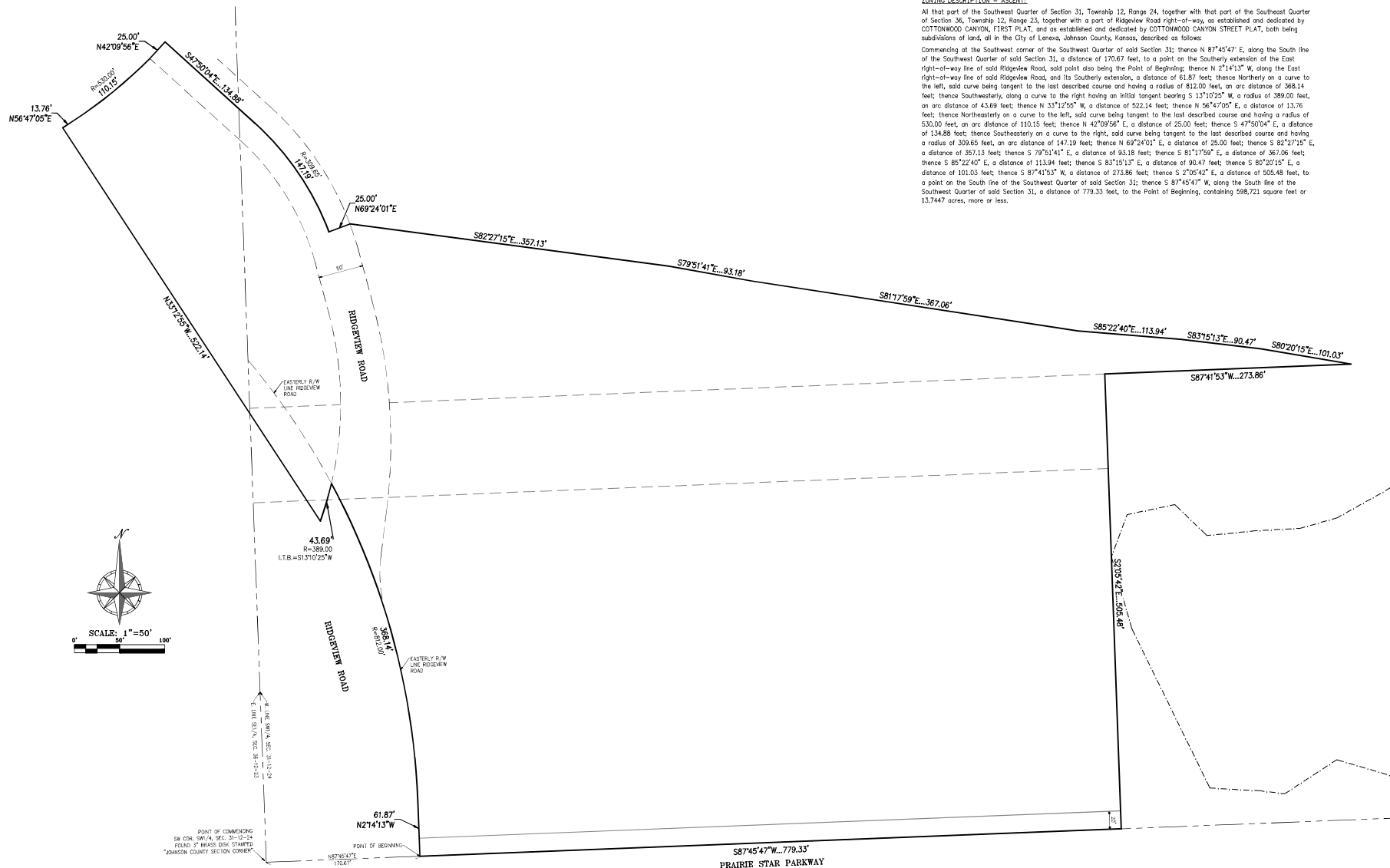
Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Ascent Apartments



0 125 250 500
Feet





LAND USE TABLE

| Parcel/ Block | Zoning | Dwelling Size Classification | Approx. Acre | Dwelling Units | Density | Lodging Rooms | Floor Area / S.F | Building Height | Stories | Open Spaces |
|---------------|--------------|------------------------------|--------------|----------------|---------|---------------|------------------|-----------------|---------|-------------|
| IF241231-2022 | | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| IF241231-2021 | | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| IF241231-2012 | | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| IF241231-2006 | RP-4 | --- | 13.74 | --- | --- | --- | --- | --- | --- | --- |
| IF241231-2007 | | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| F23126-4001 | | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| IF241231-2008 | | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| | Multi-Family | --- | 13.74 | 216 | 16 | --- | --- | 35 feet max. | 3 | 60% min. |

FLOOD NOTE:

FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LENEXA, COMMUNITY NO. 200168, JOHNSON COUNTY, KANSAS, MAP NO. 20091C00496, AND DATED AUGUST 3, 2009; AND THE LETTER OF MAP REVISION DATED 04/13/2022 CASE NO. 21-07-0238P FIRM ID 20091C.

PREPARED & SUBMITTED BY:

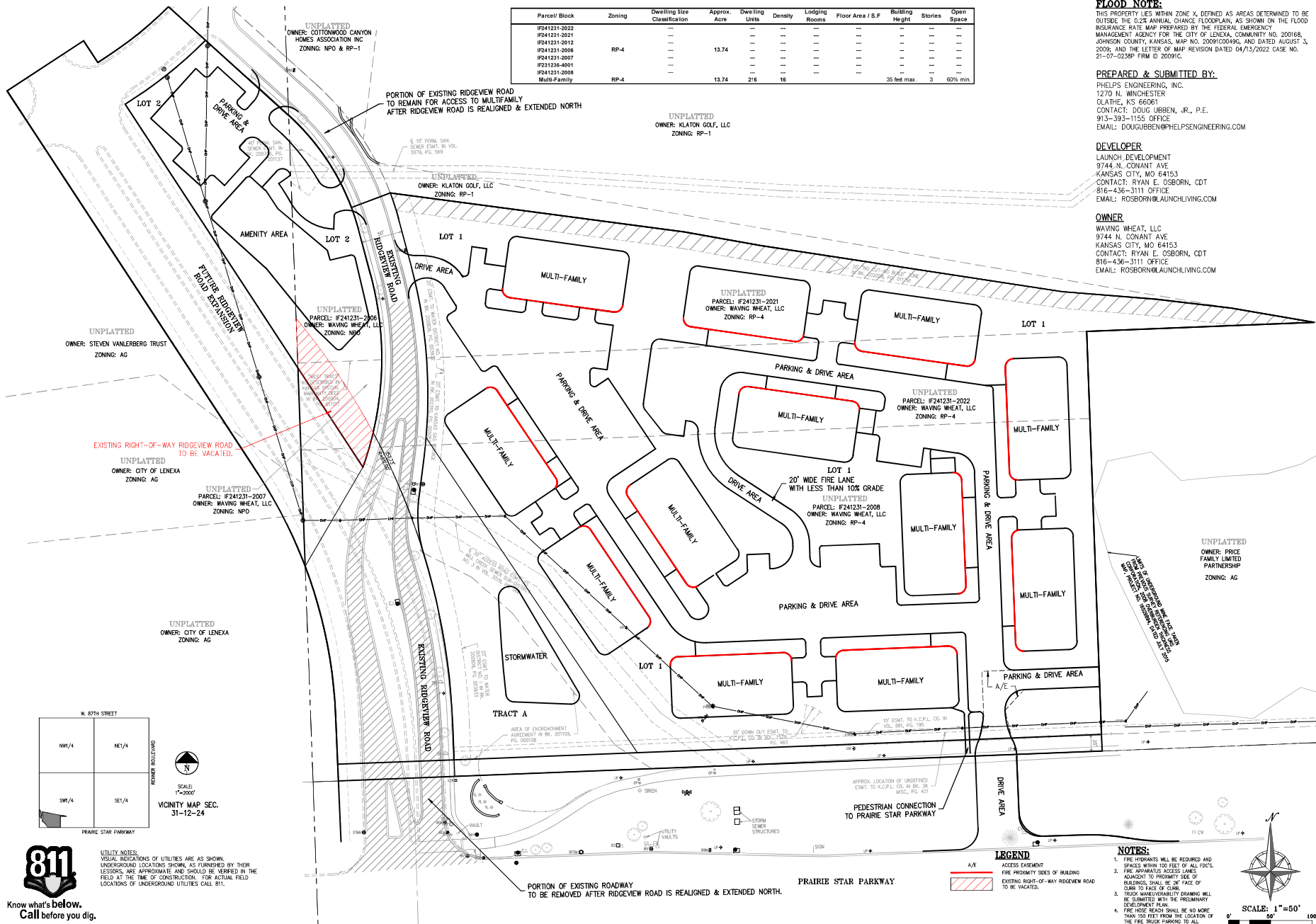
PHELPS ENGINEERING, INC.
 1270 N. WINCHESTER
 OLATHE, KS 66061
 CONTACT: DOUG UBBEN, JR., P.E.
 913-393-1155 OFFICE
 EMAIL: DOUGUBBEN@PHELPSENGINEERING.COM

DEVELOPER

LAUNCH DEVELOPMENT
9744 N. CONANT AVE
KANSAS CITY, MO 64153
CONTACT: RYAN E. OSBORN, CDT
816-436-3111 OFFICE
EMAIL: ROSBORN@LAUNCHLIVING.COM

OWNER

WAVING WHEAT, LLC
9744 N. CONANT AVE
KANSAS CITY, MO 64153
CONTACT: RYAN E. OSBORN, CDT
816-436-3111 OFFICE
EMAIL: ROSBORN@LAUNCHLIVING.COM



CONCEPT PLAN - MULTIFAMILY RESIDENTIAL
ASCENT
LENEXA, JOHNSON COUNTY, KANSAS
18200 PRAIRIE STAR PARKWAY

[illegible]

SHEET
1
OF 2

COMPREHENSIVE PLAN REVIEW & AMENDMENTS

| | |
|---|--|
| Staff Planners: Jessica Lemanski and
Stephanie Sullivan, AICP | Location: City-wide
Project Type: Comprehensive Plan Annual Report
and Amendment |
|---|--|



GUIDING GROWTH FOR A VIBRANT AND THRIVING **LENEXA** COMPREHENSIVE PLAN

PROJECT SUMMARY

The [Comprehensive Plan](#) represents the City's official roadmap for the future, which is intended to guide Lenexa for the coming years. The Comprehensive Plan is a policy guide that outlines actions to work towards achieving the City's vision. Because conditions change over time, it is necessary for Lenexa to revisit the Comprehensive Plan periodically and update it as needed. K.S.A. 12-747(d) provides that – "At least once each year, the planning commission shall review or reconsider the plan or any part thereof and may propose amendments, extensions or additions to the same. The procedure for the adoption of any such amendment, extension or addition to any plan or part thereof shall be the same as that required for the adoption of the original plan or part thereof."

This report provides recommended amendments to the Comprehensive Plan to align with already approved or developed projects within the City. A public hearing is required for this item.

**STAFF RECOMMENDATION:
ACCEPT THE ANNUAL REVIEW OF THE COMPREHENSIVE PLAN
& APPROVE THE AMENDMENTS**

BACKGROUND

Lenexa's Comprehensive Plan is the official policy guide for future growth and development in the city. It includes overall principles and values for development, considering the many pieces of our built environment, streets, sidewalks, parks, trails, streams, watersheds, land use, development patterns, economic and demographic trends. It provides policy direction related to land use changes, planning for capital improvements and directing future growth. It is designed to preserve and enhance public health, safety and welfare through managing growth, providing adequate public services and protecting natural resources.

The City completed a major update to its Comprehensive Plan in July 2024. The Planning Commission adopted it on June 3, 2024, and the Governing Body adopted it on July 2, 2024. State law requires the Planning Commission to review the Comprehensive Plan annually. The last annual review was completed at the Planning Commission's October 6, 2025 meeting where the Planning Commission initiated several amendments to the Comprehensive Plan. The Governing Body approved the resulting amendments on November 18, 2025.

This report presents several amendments recommended by Staff to align with already approved or developed projects within the City.

SUMMARY OF GOALS OF THE 2024 COMPREHENSIVE PLAN

Housing & Neighborhoods

- Prioritize creating complete neighborhoods to maintain and elevate Lenexa's high quality of life and desirability.
- Support a diverse range of housing to support residents of all backgrounds and stages of life.
- Promote the development of sustainable and resilient neighborhoods.

Commercial & Employment

- Promote vibrant, attractive, and unique commercial areas with high economic vitality.
- Foster a strong local economy that offers a wide range of employment opportunities.
- Maintain and enhance high-quality, healthy working environments in all commercial and employment areas of the City.

Transportation & Mobility

- Provide a safe, convenient multimodal network for all ages and abilities.
- Improve safety and access for all users of the transportation system.
- Ensure Lenexa's transportation system is sustainable and poised for the future.
- Plan for and prioritize infrastructure improvements to the City's internal and shared transportation systems.

Community Facilities & Infrastructure

- Continue to provide high quality community services as the City grows.
- Be a steward of the environment and emerge as a leader in municipal sustainability.

Parks, Open Space & Recreation

- Enhance, protect, and increase parks, open spaces, recreational opportunities and natural assets.
- Maintain, expand, and improve the trail system to keep the community connected.

COMPREHENSIVE PLAN IMPLEMENTATION PROGRESS

Reporting Period: October 2025 – September 2026.

Since the adoption of Lenexa’s Comprehensive Plan in 2024, the City has taken meaningful steps to put the plan’s vision into action. Over the past year, development approvals, capital improvement investments, and policy initiatives have demonstrated strong alignment with the plan’s goals. Projects have contributed to housing diversity, enhanced multimodal connectivity, supported sustainable site design, and advanced the continued buildout of Lenexa. These efforts reflect the City’s commitment to ensuring that day-to-day decisions reinforce the long-term vision outlined in the Comprehensive Plan.

IMPLEMENTATION PROGRESS: INFRASTRUCTURE

Infrastructure improvements are completed via the Capital Improvement Program (CIP). The CIP is a five-year plan that guides the planning, funding, and scheduling of major capital projects. These projects typically include street and bridge construction and maintenance, park and recreation improvements, and public safety initiatives. The CIP includes non-recurring projects that cost at least \$300,000 and have a minimum useful life of five years. Notable CIP projects completed and/or underway which advance the goals of the Comprehensive Plan include:

- Bridge replacement at 103rd Street over Flat Rock Creek
- Completion of City-wide Stormwater Upgrades
- Construction of Woodsonia Drive from Prairie Star Parkway to 86th Street
- Annual CDBG Streetlight Replacement and Upgrades
- City Center Decorative Streetlight and Sign Post Improvements
- Western Salt Storage and Fueling Station
- Recreation Center Improvements
- Completion of the annual Sidewalk and Trail Repair Program

IMPLEMENTATION PROGRESS: ZONING

Alignment with the Comprehensive Plan is a key element of the annual review to determine if the plan is effective in guiding development. Several properties have been rezoned since adoption of the Comprehensive Plan. All rezonings have generally aligned with the Comprehensive Plan and the Future Land Use Map (FLU) classifications. Where a rezoning did not align with the FLU classification, Staff proposes amending the FLU to be consistent.

TABLE 1: REZONINGS DURING REPORTING PERIOD

| Project Name | Previous Zoning | Rezoned To | FLU Classification | Zoning and Comprehensive Plan Aligned? |
|-------------------------|-----------------|-------------|---|--|
| Hedge Lane Residential | AG | RP-1 & RP-2 | Suburban-Density Residential | Yes |
| Enclave at Twin Creeks | AG | RP-1 | Suburban-Density Residential | Yes |
| Clear Creek Subdivision | AG | RP-1 | Suburban-Density Residential | Yes |
| Woodland Lakes, Lot 2 | R-1 & RE | R-1 | Suburban-Density Residential, Low-Density Residential | Partially – amendment to FLU Map recommended |

IMPLEMENTATION PROGRESS: GOALS

Table 2 highlights accomplishments of the City and community in furtherance of reaching the goals of the Comprehensive Plan.

TABLE 2: PROGRESS DASHBOARD

| Goal Area | Key Accomplishments |
|--|--|
| Housing & Neighborhoods | <ul style="list-style-type: none"> 1,734 dwelling units approved across distinct residential projects and phases. 256.38 acres approved for residential and mixed-use development. 532 new dwelling units permitted for construction: 142 single-family, 97 duplex, 4 townhome, and 289 multifamily units. Approved 50 attainable home lots for the Highlands at Clear Creek development. \$208.0 million in residential building permit valuation issued, including new construction and improvements to existing homes. Provided \$83,601 in exterior improvement grants to 20 homeowners, supporting \$229,391 in improvements. |
| Commercial & Employment | <ul style="list-style-type: none"> \$233.8 million in commercial building permit valuation, including new construction, additions, alterations, and tenant finishes. Approved 12 commercial projects encompassing 102.82 acres, including new development and improvements to existing sites. Began design work for improvements to the City-owned parking lot behind the Old Town shops. |
| Transportation & Mobility | <ul style="list-style-type: none"> Rehabilitated more than 50 lane miles of roadway, including pavement repairs, curb and gutter replacement, and sidewalk and ADA ramp improvements. Completed Green Prairie neighborhood street reconstruction, representing more than \$5.1 million in street and utility improvements. Started Clare Road improvements, including a 10-foot shared-use trail connecting Prairie Star Parkway to Wild Bill Hickok Park; Phase 1 substantially complete and Phase 2 under construction. Created two benefit districts to extend Woodsonia Drive to serve new development. |
| Community Facilities & Infrastructure | <ul style="list-style-type: none"> Approved plans for Fire Station No. 6 and fire and IT administration offices. Advanced the adaptive Stormwater Master Plan, including completion of the first decision-support dashboard, initiation of lake and stream water-quality testing, and completion of lake and pond bathymetric surveys. |
| Parks & Open Space | <ul style="list-style-type: none"> Reconstructed 0.97 miles of trails at Hickory Ridge and Electric Park to improve safety and meet current design standards. Completed renovation of Ad Astra Pool and reopened the facility for the summer swim season. Improved Ad Astra Park trails and added a shelter and the park system's first year-round restroom facility. Improved island access, repaired the island, and completed partial pond dredging at Rose's Pond. |

IMPLEMENTATION PROGRESS: WHAT'S NEXT?

Several efforts are planned or are underway for 2027 in alignment with the Comprehensive Plan.

1. Amend specific areas within the Comprehensive Plan as recommended in this report.
2. Complete capital improvement projects in alignment with goals related to infrastructure, parks and recreation, and economic development.
3. Adopt a newer version of the Building Code and Fire Code to enhance goals related to healthy and sustainable buildings.
4. Continue to coordinate with other jurisdictions, agencies, and/or departments on local and regional initiatives that support the Comprehensive Plan's goals.

DEVELOPMENT GROWTH

RECENT PROJECT REVIEW

During the reporting period, October 2025 – September 2026, 97 applications have been submitted, reviewed, and approved by Staff and/or the Planning Commission and City Council. This includes applications that require public hearings such as rezonings, special use permits, and variances, as well as other applications that do not require public hearings such as plans, plats, deviations, and administrative reviews such as lot splits and some types of plans. Building Permits are not included in this calculation. Applications that were withdrawn were also not included in this calculation because they were not considered by the Planning Commission and/or City Council and no final action was taken on them. Within those 97 applications, 798.2 acres of land in Lenexa were reviewed and entitlements were approved in anticipation of development.

Table 3 shows the total number of applications and acres approved for development applications within the reporting period based on land use types in the Unified Development Code.

**TABLE 3: DEVELOPMENT BY GENERAL LAND USE
DURING REPORTING PERIOD**

| Use Classification | Applications | | Acres | |
|--------------------|--------------|--------|---------------|--------|
| Commercial | 19 | 19.59% | 106.51 | 13.34% |
| Industrial | 13 | 13.40% | 182.69 | 22.89% |
| Public & Civic | 8 | 8.25% | 159.20 | 19.94% |
| Residential | 56 | 57.73% | 301.8 | 37.81% |
| Mixed-Use | 1 | 1.03% | 48 | 6.01% |
| Total | 97 | | 798.20 | |

Applications organized by the Future Land Use Map Classification of the subject properties are shown in Table 4. The two Future Land Use Classifications that received the most applications were within the Suburban-Density Residential and Medium-Density Residential classifications while the Business Park classification accounts for the most acres out of the 798.2 acres reviewed (25.49%, or 203.46 acres).

TABLE 4: DEVELOPMENT BY FUTURE LAND USE CLASSIFICATION DURING REPORTING PERIOD

| FLU Classification | Applications | | Acres | |
|--------------------------------|--------------|--------|--------------|--------|
| Low-Density Residential | 4 | 3.81% | 15.01 | 1.88% |
| Suburban-Density Residential | 21 | 20.00% | 152.89 | 19.15% |
| Medium-Density Residential | 19 | 18.10% | 39.68 | 4.97% |
| High-Density Residential | 6 | 5.71% | 81.11 | 10.16% |
| Urban-Density Residential | 0 | 0.00% | 0 | 0.00% |
| Neighborhood Commercial | 0 | 0.00% | 0 | 0.00% |
| Community Commercial | 5 | 4.76% | 1.12 | 0.14% |
| Regional Commercial | 2 | 1.90% | 17.22 | 2.16% |
| Mixed-Use | 8 | 7.62% | 54.68 | 6.85% |
| City Center | 7 | 6.67% | 11.66 | 1.46% |
| Office/Employment Center | 8 | 7.62% | 30.44 | 3.81% |
| Office, Research & Development | 1 | 0.95% | 30.4 | 3.81% |
| Business Park | 16 | 15.24% | 203.46 | 25.49% |
| Institutional | 7 | 6.67% | 155.43 | 19.47% |
| Public Parks & Open Space | 1 | 0.95% | 5.10 | 0.64% |
| Total | 105* | | 798.2 | |

RESIDENTIAL DEVELOPMENT

Residential development made up 57.73% of the total planning approvals in the City during the reporting period, accounting for 56 of the 97 total planning applications made. Four rezoning applications were approved for residential development, three of which were found to be consistent with the Comprehensive Plan and Future Land Use Classifications. The fourth application, Woodland Lakes, Lot 2, requires a minor amendment to the FLU map as recommended and discussed in the amendment portion of this report.

Of those residential development applications, the Suburban-Density Residential FLU classification accounts for the largest share of applications (roughly 33%) and acreage (162.18 acres). The High-Density Residential FLU classification saw the largest share of multifamily units added (670 units).

Table 5 shows the total number of applications and acres approved for development applications within the reporting period, as well as multifamily units and single-family lot additions distributed across the Future Land Use Classifications for residential development. In this context, multifamily refers to any unit that is not a single-family home.

**TABLE 5: RESIDENTIAL DEVELOPMENT
DURING REPORTING PERIOD**

| FLU Classification | Applications | | Acres | | Multifamily Units Added | Single-Family Lots Added |
|------------------------------|--------------|--------|----------------|--------|-------------------------|--------------------------|
| Low-Density Residential | 4 | 6.25% | 15.01 | 4.95% | 0 | 0 |
| Suburban-Density Residential | 21 | 32.81% | 162.18 | 53.50% | 0 | 323 |
| Medium-Density Residential | 18 | 28.13% | 39.68 | 13.09% | 187 | 29 |
| High-Density Residential | 5 | 7.81% | 20.93 | 6.90% | 670 | 0 |
| Community Commercial | 4 | 6.25% | 52.03 | 17.16% | 0 | 0 |
| Mixed-Use | 7 | 10.94% | 6.68 | 2.20% | 388 | 0 |
| City Center | 3 | 4.69% | 1.54 | 0.51% | 121 | 0 |
| Public/Open Space | 2 | 3.13% | 5.10 | 1.68% | 0 | 16 |
| Total | 64 | | 303.15* | | 1,366 | 368 |

The total number of residential development acres differs from Tables 3 & 4. This is because some residential applications encompassed more than one Future Land Use classification; therefore, their acreage is counted more than once in Table 5.

INDUSTRIAL & COMMERCIAL DEVELOPMENT

Commercial development accounted for 19.59% of the total planning applications made during the reporting period - 19 of the 97 applications. The Office/Employment Center classification accounted for the largest number of commercial applications made (7), while the Business Park classification accounted for the largest share of acres (48.62%, or 51.78 acres). This is most likely due to the large acreage required for Business Park developments, which can include both limited commercial and industrial uses. There were six total special use permits and one sign deviation approved for commercial developments. The remaining commercial development approvals consisted of various preliminary, final, and revised plans.

Table 6 shows the total number of applications and acres approved for development applications within the reporting period distributed across the Future Land Use Classifications for commercial development. Since some commercial uses are allowed within business park zoning, those applications that would qualify as commercial uses within the Business Park FLU Classification appear in this table. The commercial application under the Suburban-Density Residential FLU classification was the Bean Babies Daycare Special Use Permit (SU26-06).

**TABLE 6: COMMERCIAL DEVELOPMENT
DURING REPORTING PERIOD**

| FLU Classification | Applications | | Acres | |
|------------------------------|--------------|--------|---------------|--------|
| Suburban-Density Residential | 1 | 5.26% | 0.21 | 0.20% |
| Community Commercial | 1 | 5.26% | 1.12 | 1.05% |
| Regional Commercial | 2 | 10.53% | 17.22 | 16.17% |
| City Center | 3 | 15.79% | 6.35 | 5.96% |
| Office/Employment Center | 7 | 36.84% | 29.83 | 28.01% |
| Business Park | 5 | 26.32% | 51.78 | 48.62% |
| Total | 19 | | 106.51 | |

Table 7 shows the total number of applications and acres approved for development applications within the reporting period distributed across the Future Land Use Classifications for industrial development.

Industrial development accounted for 13.40% of the total planning applications made during the reporting period, or 13 of the 97 applications.

**TABLE 7: INDUSTRIAL DEVELOPMENT
DURING REPORTING PERIOD**

| FLU Classification | Applications | | Acres | |
|--------------------------------|--------------|--------|---------------|--------|
| Business Park | 12 | 92.31% | 152.29 | 83.36% |
| Office, Research & Development | 1 | 7.69% | 30.40 | 16.64% |
| Total | 13 | | 182.69 | |

PUBLIC & CIVIC DEVELOPMENT

Public and Civic development can encompass uses such as City facilities, churches, daycares, hospitals, and parkland. Public and civic development made up 8.25% of the total applications and 19.94% of the total acres approved for development since October 2025.

Table 8 shows the total number of applications and acres approved for development applications within the reporting period distributed across the Future Land Use Classifications for public and civic development. Of the eight applications for public and civic development, four were related to Lenexa Fire Station #6. The City Center project was the Ninja course/playground in Central Green.

**TABLE 8: PUBLIC & CIVIC DEVELOPMENT
DURING REPORTING PERIOD**

| FLU Classification | Applications | | Acres | |
|--------------------|--------------|--------|--------|--------|
| City Center | 1 | 12.50% | 3.77 | 2.37% |
| Institutional | 7 | 87.50% | 155.43 | 97.63% |
| Total | 8 | | 159.20 | |

PLAN ALIGNMENT

Staff reviewed the Comprehensive Plan to assess its continued alignment with market conditions, transportation planning, environmental goals, and community priorities. The review found that the Plan’s overall vision, goals, and policies remain relevant and continue to provide an effective framework for guiding development and City decisions. No major changes are recommended at this time. The proposed amendments are limited to adjustments to the Future Land Use Map to reflect approved development projects and correct mapping inconsistencies. These amendments are discussed in more detail in the Proposed Amendments section of this report.

PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN

As part of this annual review, Staff identified amendments to the Comprehensive Plan for consideration by the Planning Commission. The proposed updates are minor in nature and are intended to ensure the Future Land Use (FLU) Map continues to serve as an accurate and effective guide for decision-making. Some changes include cleaning up several property boundaries and filling in missing land use classifications. Other changes align with approved rezonings. Collectively, these refinements will strengthen the clarity and usability of the plan while maintaining consistency with its overall vision and goals.

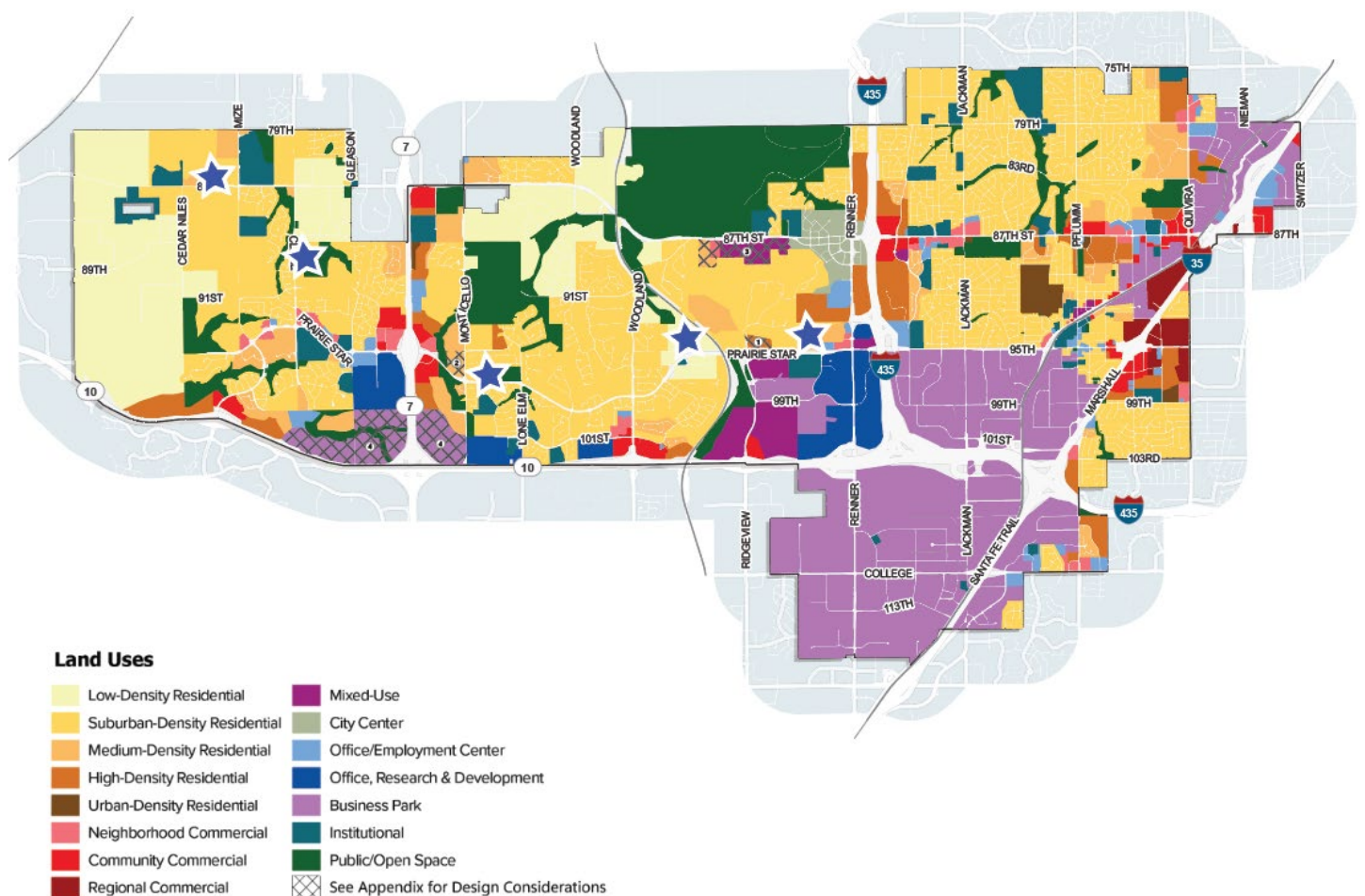


Exhibit 1: Amendment locations are represented by blue stars.

AMENDMENTS TO THE FUTURE LAND USE MAP

- Amend the map to make it consistent with the rezoning and/or plat approval of several existing or developing properties, including:

1. North of Prairie Star Parkway between Renner Boulevard and Ridgeview Road (Prairie Creek Apartments & Townhomes)

- Amend from Suburban-Density Residential (0.6 - 3.5 DUA) to Medium-Density Residential (3.6 - 8 DUA) as a result of the approval of Prairie Creek Apartments, Phase 2 and the Prairie Creek Townhomes developments' actual densities.
- The rezoning for Prairie Creek Apartments, Phase 2 was approved at the April 6, 2015 Planning Commission meeting (RZ15-05 and PL15-05P). The final plat was approved at the June 1, 2015 Planning Commission meeting (PT15-13F).
- The rezoning for Prairie Creek Townhomes was approved at the May 1, 2017 Planning Commission meeting under applications RZ17-16 and PL17-04P. The final plat was approved at the June 5, 2017 Planning Commission meeting (PT17-16F).

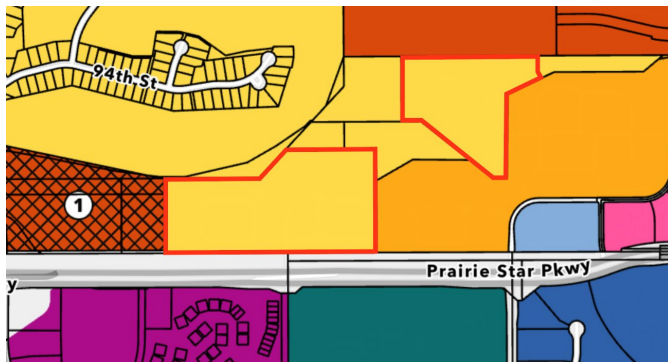


Exhibit 2: Current FLU with Prairie Creek Apartments, Phase 2 & Prairie Creek Townhomes project boundary in red.

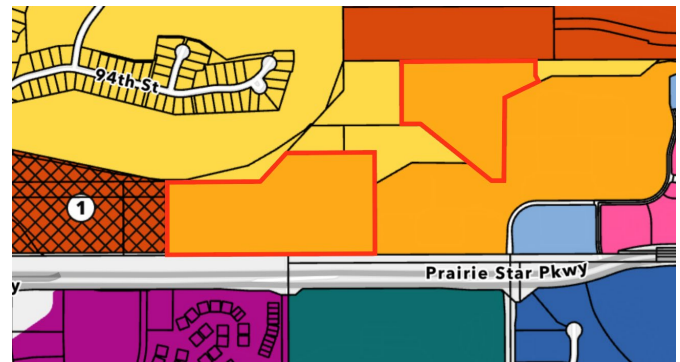


Exhibit 3: Proposed FLU with Prairie Creek Apartments, Phase 2 & Prairie Creek Townhomes project boundary in red.

2. North of 83rd Street at Cedar Niles (Stoneridge North, 5th Plat)

- Amend from Suburban-Density Residential (0.6 - 3.5 DUA) to Medium-Density Residential (3.6 - 8 DUA) to account for the approval of the Stoneridge North, 5th Plat.
- The rezoning for this project was recommended for approval at the January 9, 2023 Planning Commission meeting (RZ22-05 & PT22-01P). The final plat was approved at the April 6, 2026 Planning Commission meeting (PT26-13F).

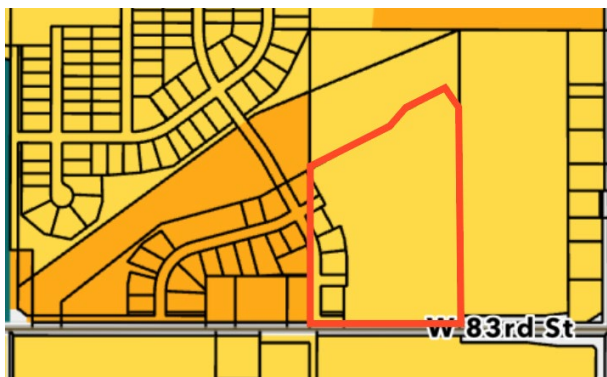


Exhibit 4: Current FLU with Stoneridge North, 5th Plat project boundary in red.

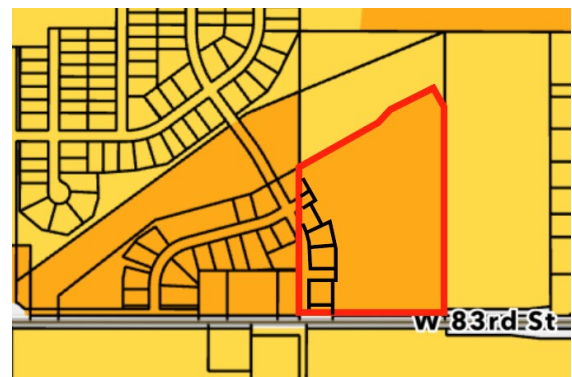


Exhibit 5: Proposed FLU with Stoneridge North, 5th Plat project boundary in red.

3. Northeast corner of 95th Street and Cherry Lane (Marmon Estates/Woodland Lakes Lot 2)

- Amend from Low-Density Residential (0.5 DUA maximum) to Suburban-Density Residential (0.6 - 3.5 DUA).
- The rezoning for this project was recommended for approval at the July 6, 2026 Planning Commission meeting (RZ25-09, PT26-02P). The final plat was approved at the same meeting (PT26-16F).

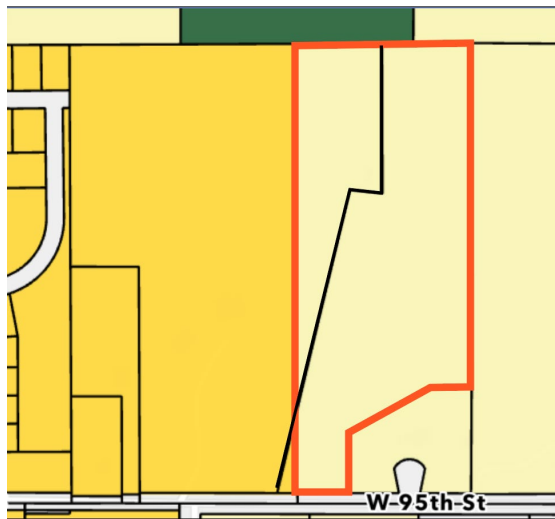


Exhibit 6: Current FLU with the revised area in red.

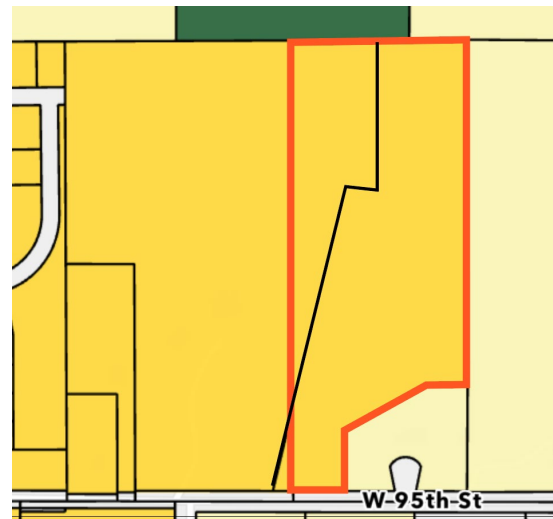


Exhibit 7: Proposed FLU with the revised area in red.

4. Clear Creek Wetlands (East of Clare Road between W. 86th Terrace and W. 91st Terrace)

- Amend from Suburban-Density Residential (0.6 - 3.5 DUA) to Public/Open Space to account for the future alignment of 91st Street and resolve a previous mapping error.
- In July 2024, a major update to the Comprehensive Plan was adopted. The Future Land Use Map was revised to reflect the open space and development areas of a 2018 RFP in the Clear Creek Wetlands area, though the revised Future Land Use Map was not fully accurate as it did not reflect all the park and open space land anticipated adjacent to Clare Road.

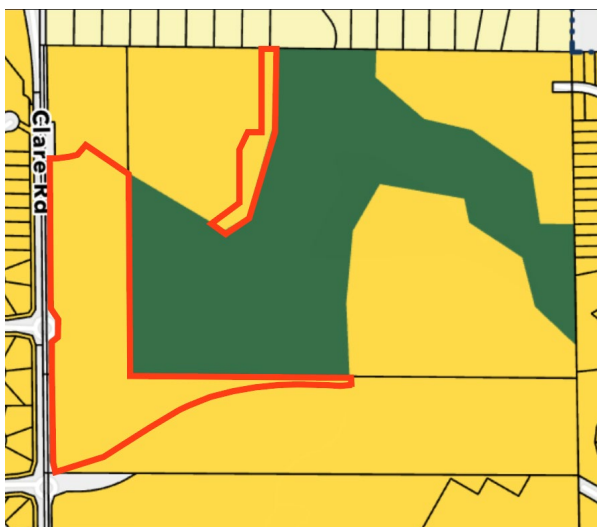


Exhibit 8: Current FLU with revised areas outlined in red.

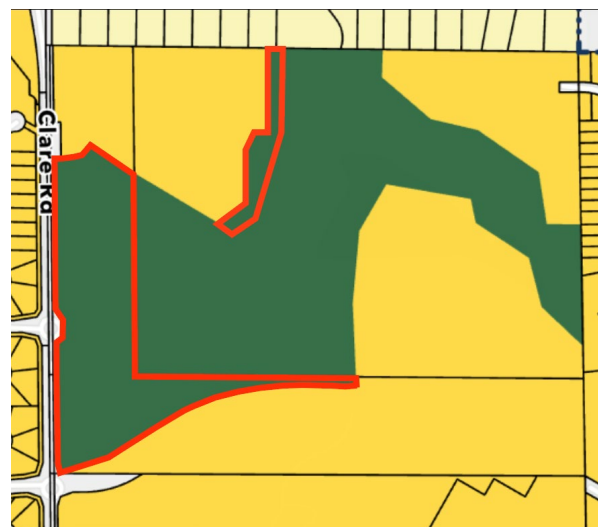


Exhibit 9: Proposed FLU with revised area outlined in red.

5. North of Prairie Star Parkway between Lone Elm Road and Monticello Road

- Amend from Suburban-Density Residential (0.6 - 3.5 DUA) to Medium-Density Residential (3.6 - 8 DUA) as a result of the Benton House development.
- The rezoning for this project was recommended for approval at the March 2, 2015 Planning Commission meeting under project RZ15-03 & PL15-03P. The final plat was approved at the May 4, 2015 Planning Commission meeting under application PT15-09F.

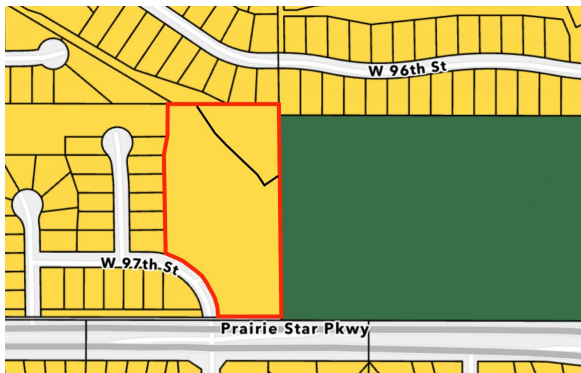


Exhibit 10: Current FLU with Benton House of Lenexa project boundary in red.

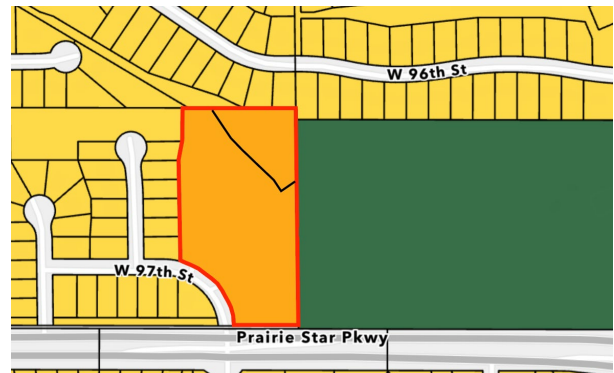


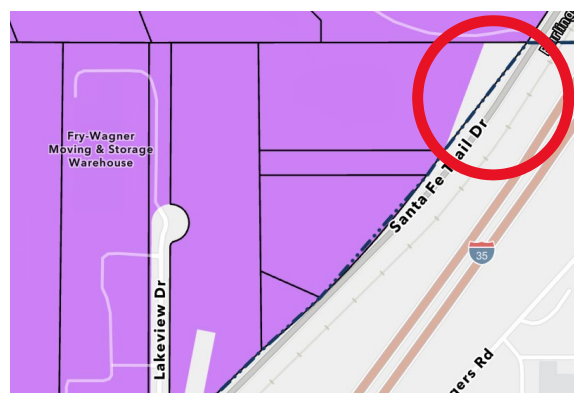
Exhibit 11: Proposed FLU with Benton House of Lenexa project boundary in red.

- Amend the map to remove land use classification colors from street rights-of-way within the FLU Map where development has progressed.



Example: Canyon Creek Boulevard neighborhood streets

- Amend the map to fix inconsistencies with FLU classification boundaries.



Example: Santa Fe Commerce Center

RECOMMENDATION FROM PROFESSIONAL STAFF

- ★ Review the Comprehensive Plan Report.
- ★ Conduct a Public Hearing.
- ★ Staff recommends acceptance of the annual review of the Comprehensive Plan and approval of the amendments as noted within this Staff Report.
 - Staff notes that future reviews of the Comprehensive Plan will be aligned with calendar year data. Because of this, the next planned review is tentatively scheduled for spring of 2028 rather than the fall of 2027. This will give Staff the ability to better coordinate with various City departments to collect year-end annual data so reporting periods will adjust to calendar years instead of October-September.
 - The project is consistent with Lenexa's goals through ***Sustainable Policies and Practices*** and ***Inclusive Community Building*** to create a ***Thriving Economy, Inviting Places, and Vibrant Neighborhoods***.

COMPREHENSIVE PLAN REVIEW

Staff recommends **ACCEPTANCE** of the annual review of the **Comprehensive Plan**.

COMPREHENSIVE PLAN AMENDMENTS

Staff recommends **APPROVAL** of the amendments to the **Comprehensive Plan** as noted within the Staff Report.

RESOLUTION NO. 2026-03

A RESOLUTION ADOPTING AND RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LENEXA COMPREHENSIVE PLAN.

WHEREAS, the Lenexa Planning Commission consistently evaluates the Lenexa Comprehensive Plan (the "Comprehensive Plan") in an effort to remain current with new development proposals, technology, and changing Community goals and objectives; and

WHEREAS, the last substantive revision of the Comprehensive Plan occurred in 2024 and resulted in a complete revision and adoption of a new Comprehensive Plan by the Lenexa Governing Body on July 2, 2024, by Ordinance No. 5990; and

WHEREAS, the last such evaluation of the Comprehensive Plan occurred in 2025 and resulted in various amendments to the Comprehensive Plan by the Lenexa Governing Body on November 18, 2025, by Ordinance No. 6043; and

WHEREAS, on November 2, 2026, an amendment was proposed to update the Future Land Use Map of the Comprehensive Plan to correct minor errors in the map and update the map to reflect consistency with constructed and approved development (the "Proposed Amendment"); and

WHEREAS, the Planning Commission has determined that the Proposed Amendment will ensure the coordinated and harmonious development which will best provide for the health, safety, order, convenience, prosperity and general welfare of the City; and

WHEREAS, the Proposed Amendment shows the Planning Commission's recommendations for the development and redevelopment of the City as required by K.S.A. 12-747; and

WHEREAS, on November 2, 2026, the Lenexa Planning Commission held a public hearing on the Proposed Amendment for the purpose of hearing and considering public comment thereon; and

WHEREAS, pursuant to the requirements of K.S.A. 12-747, notice of the public hearing was published at least once in the official City newspaper at least twenty (20) days prior to said public hearing.

NOW THEREFORE, BE IT RESOLVED BY THE LENEXA PLANNING COMMISSION:

SECTION ONE: That the Planning Commission does hereby adopt the Proposed Amendment and recommends approval of the same to the Lenexa Governing Body.

SECTION TWO: That a certified copy of the Proposed Amendment to the Comprehensive Plan, together with a written summary of the public hearing thereon, and a copy of this Resolution shall be submitted to the Lenexa Governing Body for consideration and approval. The Proposed Amendment shall not become effective unless and until approved by said Governing Body by ordinance.

ADOPTED by the City of Lenexa Planning Commission this 2nd day of November, 2026.

Chris Poss, Chairman

ATTEST:

Scott McCullough, Secretary

APPROVED AS TO FORM:

Steven Shrout, Assistant City Attorney

CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, October 5, 2026. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Chris Poss
Vice-Chairman Mike Burson
Commissioner Sunny Dharod
Commissioner Ben Harber
Commissioner Don Horine
Commissioner Curt Katterhenry
Commissioner Cara Wagner
Commissioner David Woolf

COMMISSIONERS ABSENT

Commissioner Jermaine Jamison

STAFF PRESENT

Scott McCullough, Director of Community Development
Stephanie Sullivan, Planning Manager
Tim Collins, Engineering/Construction Services Administrator
David Little, Assistant Fire Chief
Steven Shrout, Assistant City Attorney II
Dave Dalecky, Planner III
Jessica Lemanski, Planner II
James Molloy, Planner II
Noah Vaughan, Planning Specialist II
Gloria Lambert, Senior Administrative Assistant

APPROVAL OF MINUTES

The minutes of the August 31, 2026 meeting were presented for approval. Hearing no changes or corrections to the minutes of the regular meeting, Chairman Poss entertained a motion to **APPROVE** the minutes as written. Moved by Commissioner Wagner, seconded by Commissioner Horine, and **APPROVED** by a majority voice vote.

CONSENT AGENDA

1. **Request to continue to the November 2, 2026 Planning Commission Meeting: Midwest Sikh Gurudwara Parking Expansion & Maintenance Building — Consideration of a revised preliminary plan for a parking lot expansion and an accessory structure on property located at 10050 Marion Street within the R-1, Single-Family Residential District. PL26-03PR**
2. **Westchester Square — Consideration of a final plan for façade improvements, sign deviations, and a new sign scheme on property located at the northeast corner of W. 87th Street & Pflumm Road within the CP-2, Planned Community Commercial District. PL26-10F**
3. **Vista Ridge - Lot 6 — Consideration of a final plan for a multitenant commercial building and a setback deviation on property located at 18237 W. 101st Street within the CP-3, Planned Regional Commercial District. PL26-11F**
4. **Vista Village North - Phase 1 — Consideration of a final plan for a multitenant commercial development on property located at the southeast corner of Prairie Star Parkway & Ridgeview Road within the PUD, Planned Unit Development District. PL26-12F**
5. **Viracor, Second Plat — Consideration of a revised final plat to combine lots on property located at 18000 W. 99th Street within the BP-2, Planned Manufacturing District. PT26-07FR**

Chairman Poss entertained a motion to **APPROVE** the Consent Agenda. Moved by Commissioner Burson, seconded by Commissioner Dharod, and carried by a unanimous voice vote.

REGULAR AGENDA

6. **Taylor Made Catering — Consideration of a revised final plan, preliminary plat, and final plat for site modifications on property located at 12820 & 12822 W. 91st Street within the CP-2, Planned Community Commercial District.**
 - a. **Consideration of a revised final plan for site modifications. PL26-02FR**
 - b. **Consideration of a preliminary plat for a one-lot commercial subdivision. PT26-04P**
 - c. **Consideration of a final plat for a one-lot commercial subdivision. PT26-22F**

APPLICANT PRESENTATION

David Brucker, engineer with Hometown Engineering, introduced himself and Woody Woodard, owner of Taylor Made Catering. Mr. Brucker explained that they were before the Planning Commission for a determination of the City regarding unpermitted modifications to an established lot that had been in operation for more than 30 years. He stated that a complaint brought the property to the City's attention and they were seeking to bring the identified items that were out of compliance into compliance.

STAFF PRESENTATION

Jessica Lemanski presented the Staff Report for the request for a revised final plan, preliminary plat, and final plat for Taylor Made Catering, located at 12820 and 12822 West 91st Street. The request would allow construction of a 1,440 SF accessory structure and an asphalt parking area for outdoor storage, as

well as platting the property to address existing code violations. The property is zoned CP-2, Planned Community Commercial District and classified as Community Commercial on the Future Land Use Map. The existing building has been on the property since 1973. Ms. Lemanski explained that the project originated from a complaint received by Staff in April 2025, which resulted in an investigation identifying several code violations. These included an unpermitted fence, two shipping containers, outdoor storage and vehicles parked on grass, an unpermitted walk-in cooler and shade structure, an improperly located and unscreened trash receptacle, and an unpermitted gravel drive. The fence violations have been resolved through permits and the shipping containers have been removed. The proposed plan would retain the existing front asphalt parking area, add a concrete approach and masonry enclosure for the trash receptacle, and replace the gravel drive with an asphalt drive leading to a new rear asphalt parking area for employee and business-related vehicles. An open-air, covered structure would also be constructed for outdoor storage and would align with the existing building. A fence and gate would separate the rear parking and storage area from the front of the property. Ms. Lemanski also noted that improvements had been made to the front of the building, including repainting the exterior, staining the columns, and adding planters and decorative lighting. The proposed covered structure would be located 11.3 feet from the side property line, consistent with the existing building. Because the CP-2 Zoning District requires a 30-foot side setback, the proposal requires a 19-foot deviation. The applicant is also proposing to combine the two existing parcels into one lot through the platting process, which would eliminate an existing lot line and address setback encroachments. Due to the simplicity of the plat, the preliminary plat and final plat were submitted for simultaneous consideration. Staff recommended approval of both plats and approval of the revised final plan subject to the condition that the gravel located within the Lenexa right-of-way be removed and the area sodded by November 30, or prior to issuance of any permits for the site or building improvements, whichever occurs first.

PLANNING COMMISSION DISCUSSION

Commissioner Horine asked Staff whether the proposed 11-foot setback for the covered structure matched the existing building setback. Ms. Lemanski confirmed that the existing building is also located approximately 11 feet from the property line and explained that the building is legally nonconforming, so no variance was required for the existing structure. The proposed covered structure would match the existing building's setback.

Commissioner Horine also asked the applicant to confirm that they understood and agreed to complete the improvements outlined by Staff. Woody Woodard, owner of Taylor Made Catering, stated that David Brucker had taken the lead on the project and that they intended to make the required improvements and comply with the City's requirements. He noted that funding and completing the improvements would be challenging but stated that they would do their best to move the project forward. Mr. Brucker requested clarification regarding the condition requiring the gravel to be removed and the area sodded. He explained that the gravel would serve as the base for the future driveway and requested that the applicant be allowed to retain it while proceeding with the building permit and other improvements.

Chairman Poss asked Staff to clarify the portion of gravel located within the right-of-way that would need to be removed. Scott McCullough explained that Staff was referring only to the gravel area near the dumpster and in the City of Lenexa right-of-way, rather than the entire gravel drive, which could remain as the base for the future driveway. Mr. Brucker confirmed that access to the rear of the property was necessary for equipment used by the business. Mr. McCullough clarified that only the small gravel area near the dumpster and in the City of Lenexa right-of-way would need to be removed and sodded, and Mr. Brucker indicated that this was acceptable.

Chairman Poss also asked about the location of the existing walk-in cooler. Mr. Brucker explained that the cooler would remain under the proposed covered structure, bringing it into compliance. Regarding

the overall project timeline, Mr. Brucker anticipated that the improvements, including the concrete and asphalt work, could be completed by Memorial Day or early summer, with the Fourth of July as the latest anticipated completion date. He acknowledged that the project had been delayed for approximately a year and a half but stated that the applicant had now assembled a team to move the improvements forward.

Commissioner Burson stated that he trusted Staff would obtain additional construction details for the structure and other finer details before the project proceeds to the permitting stage. Based on Staff's Report, he stated that he would support the motion.

MOTION

Chairman Poss entertained a motion for **APPROVAL** of the **Revised Final Plan** for PL26-02FR – **Taylor Made Catering** at 12822 & 12820 W. 91st Street, to resolve code violations and construct additional storage for a restaurant, general (catering) use, with the following condition:

1. The gravel currently located within City of Lenexa right-of-way must be removed and the area must be sodded by November 30, 2026, or prior to any required permits being issued for site or building improvements, whichever comes first.

Moved by Commissioner Harber, seconded by Commissioner Katterhenry, and carried by a unanimous voice vote.

Chairman Poss entertained a motion for **APPROVAL** of the **Preliminary Plat** for PT26-04P – **Taylor Made Catering** at 12822 & 12820 W. 91st Street, for a one-lot commercial subdivision for a restaurant, general (catering) use.

Moved by Commissioner Woolf, seconded by Commissioner Horine, and carried by a unanimous voice vote.

Chairman Poss entertained a motion for **APPROVAL** of the **Final Plat** for PT26-22F – **Taylor Made Catering** at 12822 & 12820 W. 91st Street, for a one-lot commercial subdivision for a restaurant, general (catering) use.

Moved by Commissioner Wagner, seconded by Commissioner Burson, and carried by a unanimous voice vote.

7. St. James Academy Cultural Arts Center & Future Additions — Consideration of a revised preliminary plan for building additions on property located at 24505 Prairie Star Parkway within the R-1, Single-Family Residential District. PL26-06PR

APPLICANT PRESENTATION

Sally Wurtzler, with Multistudio and a member of the design team, introduced herself and Andy Tylicki, President of St. James Academy. She stated that the application was a request for approval of a revised development plan to construct an approximately 20,000 SF auditorium and classroom addition on the east end of the existing St. James Academy high school building. She explained that the revised plan also included future building additions as part of the school's overall master plan; however, those additions had not yet been fully designed and would be submitted to the City for planning review as the school's needs arose. The plan revision did not propose any changes to the existing site access, circulation, or parking. The school would coordinate activities to manage concurrent use of parking and

other resources. Ms. Wurtzler stated that the architectural expression of the addition would complement the existing school building, with brick as the predominant material, incorporating a variety of patterns and tones with metal panel accents consistent with the original building. Coniferous trees would be strategically planted along the north façade to screen and soften the lower portion of the tall auditorium façade. She noted that the addition met all setback requirements, was consistent with the previously approved stormwater management plan, and met the City's landscape requirements. Construction of the cultural arts addition was anticipated to begin in spring 2027, while development of the remaining master plan improvements would be contingent on future funding and planning.

STAFF PRESENTATION

James Molloy presented the Staff Report for a revised final plan for the St. James Academy Cultural Arts Center and future additions at 24505 Prairie Star Parkway. Mr. Molloy explained that the primary focus of the plan was the approximately 21,000 SF Cultural Arts Center, which would include an auditorium and associated classrooms. The plan also identified two future classroom additions of approximately 16,000 SF and a 8,900 SF addition to the multipurpose building. He clarified that the additions were numbered for reference only and did not indicate the order or phases of construction. Mr. Molloy stated that the property was located at the southeast corner of Prairie Star Parkway and Clare Road, was zoned R-1, Single-Family Residential District, and was designated for Institutional use on the Future Land Use Map. He noted that the property was surrounded by a mix of residential and light commercial zoning, with future commercial development to the north and office and heavier retail uses to the east. He reviewed the overall site plan and identified the proposed Cultural Arts Center and future additions. He explained that construction of the Cultural Arts Center was anticipated within the next year, while the remaining additions would be dependent on future funding and fundraising. Mr. Molloy then went over the proposed plans the Cultural Arts Center, which would include an auditorium, stage, classrooms, and associated back-of-house areas such as storage and a makeup room. He noted that the addition would include new pedestrian pathways connecting to the existing parking lots, as well as a pedestrian loading and unloading area in front of the building. The loading area would provide additional space for drop-off without impacting site circulation. He stated that landscaping would be provided around the site to accent the building entrances and provide visual relief along the building elevations. He reviewed the building elevations and noted that the addition would incorporate brick and preformed metal panels with a brick façade. A ribbed pattern on portions of the auditorium façade would help break up the large building elevation, and Staff believed the combination of the architectural treatment and landscaping would maintain consistency with the surrounding site. Mr. Molloy reviewed the site renderings and stated that, while the addition would be somewhat prominent, Staff believed it would not be overbearing and would be typical of a high school facility. He concluded by stating that Staff was recommending approval of the revised final plan and noted that the project is tentatively scheduled for the October 20, 2026 Governing Body meeting.

PLANNING COMMISSION DISCUSSION

Commissioner Katterhenry stated that he liked the appearance of the proposed addition and believed it would be a good addition to the high school. He asked whether the project would require additional parking or if the existing parking was adequate. Mr. Molloy stated that Staff expected the existing parking to be adequate for the project. He noted that current parking counts indicated a surplus of approximately 90 spaces on the site, which Staff believed would adequately serve the proposed auditorium.

Commissioner Burson stated that, having served on the Planning Commission for several years, he had seen various plans for the facility and was aware that future additions would be phased in over time. He stated that he felt the current plan was consistent with what the Commission had seen and heard over the years and was glad to see the project moving forward. He expressed his support for the project.

Commissioner Horine asked whether the two classrooms shown with the auditorium, which were identified as painting and ceramics classrooms, would be used as art classrooms. Mr. Tylicki confirmed that they would, and Commissioner Horine asked whether they would serve existing students. Mr. Tylicki confirmed that the two classrooms associated with the Cultural Arts Center would serve existing students. In response to Commissioner Horine's question regarding the future classroom additions, he stated that the high school could potentially grow, but the school intended to maintain an enrollment of approximately 1,000 to 1,050 students. He explained that the future additions would help support the school's programs and noted that, several years earlier, the school had converted a wrestling room into six classrooms due to a lack of space. He stated that the future additions would also allow the wrestling program to return to campus. He indicated that he did not anticipate the additional classrooms being constructed in the immediate future.

Commissioner Horine stated that the future additions were still several years away but explained that his question related to ongoing traffic concerns along 95th Street, particularly at the K-7 and Prairie Star Parkway intersection. He acknowledged that the traffic issues were not the responsibility of St. James Academy but noted that additional students could contribute to increased traffic. He asked how proactive the City was in encouraging Kansas Department of Transportation (KDOT) to address improvements at the K-7 and Prairie Star Parkway intersection. Tim Collins stated that the City frequently discussed the need to expand the bridge and that improvement remained a priority. He noted that the City discussed the matter with KDOT when opportunities arose.

Commissioner Horine asked whether the project was included in KDOT's current schedule. Mr. Collins stated that, to his knowledge, it was not currently scheduled and noted that Scott McCullough had spoken with KDOT more recently. Mr. McCullough confirmed that the project was not currently on a construction schedule but stated that the need for improvements remained a priority for both the City and KDOT.

Commissioner Harber stated that he too had served on the Commission for several years and appreciated the thoughtful way the applicant had added to the site and campus. He stated that he felt the proposed addition fit well with the existing campus and would be a positive addition to the overall plan.

Commissioner Dharod asked whether Staff could provide additional details regarding the property lines and confirm there were no related issues. Mr. Molloy explained that St. James Academy was originally platted as one contiguous lot, but the tax parcels appeared to have been divided during construction. Staff had discussed consolidating the parcels with the Johnson County Tax Office and would provide the applicant with information on how to proceed. He noted that the only portion of the proposed development affected was the future multipurpose building expansion, which would cross an existing east-west property line.

Chairman Poss asked whether the site was currently platted as one parcel or if the multiple parcels shown in the County's Automated Information Mapping System (AIMS) were tax parcels. Stephanie Sullivan explained that the property was originally platted as one lot but may have been sold in phases, resulting in the current tax parcel lines. She stated that the issue could be resolved through a tax parcel consolidation and considered it a technical cleanup that Staff would like completed before approving a building that crosses a parcel line.

Commissioner Burson asked why the property line issue was not identified when the recently constructed stadium was approved. Ms. Sullivan stated that it may have been overlooked during Staff's review and noted that the County indicated the parcel lines were likely created when the property was sold. She offered to research the issue further and provide more information after the meeting.

Chairman Poss noted that it was encouraging to see the school continuing to invest in and improve the property, adding that it was a good asset to the City.

MOTION

Chairman Poss entertained a motion for **APPROVAL** of the revised preliminary plan for PL26-06PR – **St. James Academy Cultural Arts Center & Future Additions** at 24505 Prairie Star Parkway, for a school, secondary use.

Moved by Commissioner Burson, seconded by Commissioner Harber, and carried by a unanimous voice vote.

8. **WaterOne Mine Remediation — Consideration of a rezoning, special use permit, and preliminary plan to conduct mining operations on property located at 10401 Renner Boulevard. (Public Hearing)**
 - a. **Consideration of a rezoning from the BP-1, Planned Business Park District to the BP-2, Planned Manufacturing District for a mining remediation project. RZ26-05**
 - b. **Consideration of a special use permit to allow mining operations within the BP-2, Planned Manufacturing District. SU26-08**
 - c. **Consideration of a preliminary plan for a mining remediation project within the BP-2, Planned Manufacturing District. PL26-09P**

APPLICANT PRESENTATION

Mr. Lee Hendricks, general counsel for The Bettis Companies and Mid-States Materials, introduced himself and the project team, including Cole Anderson, Senior Vice President for Mid-States Materials, and Kiel Johnson with WaterOne, the property owner's representative. He explained that the request included rezoning approximately 42 acres from the BP-1, Planned Business Park District to the BP-2, Planned Manufacturing District, a special use permit for mining and quarrying, and a preliminary plan for mining at the southeast corner of K-10 and Renner Boulevard. Mr. Hendricks provided background on The Bettis Companies and Mid-States Materials and explained that the property is part of a larger 54-acre site, with approximately 12 acres already zoned BP-2. He noted that the property contains previously mined areas that are unstable and have experienced failures, making the site unsuitable for development in its current condition. He explained that the applicant has been operating under a special use permit on the west side of Renner Boulevard for approximately four years and is currently working to remediate that property. He described the proposed mining operation as a means of removing unstable mine structures and aggregate, followed by backfilling the site with clean, suitable material and compacting it to create a stable base for future development. He noted that an alternative stabilization method involving fly ash and grout was previously used during the Gateway project but was significantly more expensive and did not provide the same long-term development potential. Mr. Hendricks stated that the proposed operation on the WaterOne property is expected to take approximately five to seven years for mining, followed by additional years for reclamation. He also noted that the project could potentially assist with stabilizing Renner Boulevard once the existing mining operation provides access to the affected mine portals. In closing, Mr. Hendricks characterized the proposal as a unique special use permit intended to address an otherwise unstable and undevelopable property. He stated that the applicant believes the proposed approach would provide a long-term solution and allow the property to become a productive development site, while building on the experience gained from the existing operation across Renner Boulevard. He then offered to answer questions from the Commission.

STAFF PRESENTATION

Jessica Lemanski presented the Staff Report for a rezoning, a special use permit, and preliminary plan for the WaterOne Mine Remediation project on approximately 55 acres. The site consists of two parcels, including approximately 13 acres already zoned BP-2, Planned Manufacturing District and 42 acres zoned BP-1, Planned Business Park District. The rezoning request would apply only to the 42-acre BP-1 portion. She explained that remediation is necessary because of collapsed and failing mines, and development cannot occur without stabilizing the existing mine areas. The special use permit is required for mining and quarrying in the BP-2 Zoning District, and the future land use classification for the property is Business Park. Ms. Lemanski reviewed the site location, surrounding properties, zoning, and future land use. She explained that the applicant's proposed remediation process would involve excavation, rock crushing, aggregate sales, temporary site facilities, and reclamation. An asphalt or concrete plant is not included in the request and would require a separate special use permit if proposed in the future. She reviewed the environmental considerations associated with the request, noting that Staff had worked with the applicant to address potential impacts related to dust, air pollution, noise, lighting, vibration, and blasting. The applicant would be required to comply with applicable federal and state regulations, maintain designated landscape buffers, limit lighting to operating hours, and coordinate blasting and vibration review with the Fire Department. Ms. Lemanski explained that the proposed mining operation would occur in three phases over approximately eight to ten years. The Unified Development Code (UDC) allows the initial special use permit to be approved for five years, with subsequent renewals of up to ten years. Regarding the preliminary plan, Ms. Lemanski reviewed the proposed site access, including the required northbound right-turn lane on Renner Boulevard and the existing southbound left-turn lane. The site would include a weigh station, parking, portable restrooms, a scale house, aggregate stockpiling, and a crushing plant. She noted that the operational areas may shift as mining progresses but would be required to remain outside the 100-foot landscape buffers along the west, north, and east property lines. A 150-foot spoil setback would also be maintained along the north and east sides. Ms. Lemanski stated that the request requires a public hearing. Staff recommended approval of the rezoning, approval with conditions of the five-year special use permit, and approval of the preliminary plan. The recommended conditions address hours of operation, blasting buffers, public improvements, and the slope of the remediated areas, consistent with conditions approved for the existing mining operation west of Renner Boulevard. The application is tentatively scheduled for the October 20, 2026 Governing Body meeting.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item.

Mark McFarland, representing the owner and applicant for the special use permit on the west side of Renner Boulevard, expressed support for the proposed WaterOne project. He stated that his client has an interest in developing the property on the west side and believes the proposed remediation would help expedite reclamation of that property. He noted that the mining conditions on the east side are similar to those on the west side, including the existing mine instability, and that the proposed conditions are consistent with those previously approved. He stated that he was not aware of any issues with the existing mining operation and encouraged the Commission to recommend approval of the request.

John Carper, representing K-10 Renner Development, stated that his family's company owns approximately 21 acres west of the proposed WaterOne project and leases the property to Mid-States Materials. He expressed support for the proposed BP-2 rezoning and special use permit, noting that his property may also be rezoned to BP-2 in the future in accordance with the City's Comprehensive Plan. He stated that development on both the east and west sides of Renner Boulevard would require continued mining and remediation and thanked the City, Planning Commission, and Governing Body for recognizing the need for the proposed approach.

Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Woolf, seconded by Commissioner Wagner, and carried by a unanimous voice vote.

PLANNING COMMISSION DISCUSSION

Commissioner Woolf asked Staff whether the existing mining operation across Renner Boulevard had resulted in any noise, pollution, or other environmental complaints. Ms. Lemanski stated that Staff was not aware of any complaints.

Commissioner Woolf then asked the applicant to elaborate on the reason for the delay on the operation west of Renner Boulevard. Cole Anderson explained that the initial delays were primarily due to a change in ownership, which required Mid-States Materials to purchase the property and repeat certain steps in the process. He clarified that the approximately two-year period needed to begin operations was due to timing and ownership changes rather than operational issues and was not expected to occur with the proposed project.

Commissioner Katterhenry expressed support for the request, stating that he saw no negatives and viewed the proposal as a positive solution to the existing conditions on the property.

Commissioner Burson expressed support for remediating the property so it could eventually be developed on a prominent corner and benefit to the City. He asked Staff whether Renner Boulevard could accommodate the additional mining operation, considering the existing operation on the west side and the proposed eight- to ten-year operation on the east side, and whether the activity would negatively impact the roadway. Tim Collins explained that Renner Boulevard is an arterial roadway designed to arterial standards and noted that WaterOne currently uses the property to the south as a fill site, resulting in daily truck traffic. He stated that much of the material used to backfill the mine would also consist of WaterOne spoils from projects throughout the county. As a result, much of the anticipated truck traffic already occurs on Renner Boulevard, and Staff did not anticipate the proposed operation would be detrimental to the roadway.

Commissioner Burson asked whether there was existing mining beneath the proposed landscape buffer and spoil staging areas and, if so, whether those areas would also be remediated. Mr. Anderson explained that mining and reclamation would occur in phases, with spoil material temporarily staged in areas where mining had not yet occurred and then moved as operations progressed. He stated that the applicant anticipates stabilizing the entire site, with the mining and reclamation activities moving across the property from east to west. He confirmed that all areas except the landscape buffer would ultimately be stabilized and noted that the work would occur in phases rather than across the entire site at once.

Commissioner Burson expressed support for the request, citing the property's unique location near the highway, limited surrounding residential development, the existing site conditions, and the successful track record of the mining operation across Renner Boulevard.

Commissioner Horine asked Staff why the property west of Renner Boulevard is zoned AG, Agricultural District and was previously approved for mine reclamation through a special use permit, while the property east of Renner is currently zoned BP-1, Planned Business Park District and is being proposed for rezoning to BP-2, Planned Manufacturing District, with the new special use permit. Ms. Lemanski explained that mining and quarrying are permitted with a special use permit in both the AG and BP-2 Zoning Districts but are not permitted in the BP-1 Zoning District.

Commissioner Horine expressed support for the project and complimented Mr. Anderson on his presentation as it was very clear and easy to understand.

Commissioner Wagner expressed support for improving safety at the site and asked about the proposed final grading. She noted the discussions regarding rock removal and backfill and asked how the anticipated final elevations would compare to the existing site elevations, particularly since a final grading plan would be developed with the final plan. Mr. Anderson explained that the applicant would reclaim the site to generally match the existing contours, with the final reclamation plans subject to Staff approval. He noted that a future developer would submit a separate development plan and stated that the reclaimed site would be aesthetically consistent with the surrounding area. Scott McCullough explained that the project would be approached as an iterative process that would evolve as the site progresses toward development readiness. He noted that additional planning, site plans, and final grading determinations would be needed in the future. He stated that the current request is primarily intended to allow the mining company to begin the reclamation process.

Chairman Poss expressed support for the project, noting that it would address an existing unsafe condition and convert the property into usable land. He stated that his questions were primarily related to the existing mining operations and whether there had been any concerns with the current operation. He then asked Mr. Collins to provide a refresher on previous discussions regarding the mine extending toward Renner Boulevard and the unstable conditions in that area. Mr. Collins explained that a consultant had previously identified potential issues beneath Renner Boulevard, although the City had not observed any visible surface failures and could not confirm whether failures were present. He noted that as the mining operation progresses toward the mine faces, the City anticipates working with the applicant to backfill the three tunnels located beneath Renner Boulevard to stabilize the area. Because the tunnels are located beneath the roadway, they could not be collapsed through the same process used elsewhere. Mr. Collins explained that the City would likely work with Mid-States Materials while the applicant is conducting the mining work to address stabilization beneath Renner Boulevard, with the City initiating the discussion and coordinating the agreement. He noted that the roadway has accommodated heavy truck traffic from the existing mining operation and nearby distribution centers for several years without any visible surface issues. He confirmed that the City has not experienced roadway problems during the approximately two years of the current operation, including trucks from the WaterOne spoil site.

MOTION

Chairman Poss entertained a motion for **APPROVAL** of **Rezoning** property from the BP-1, Planned Business Park District to the BP-2, Planned Manufacturing District for RZ26-05 - **WaterOne Mine Remediation** at the southeast corner of Renner Boulevard and K-10 Highway, for a mining and quarrying use.

Moved by Commissioner Wagner, seconded by Commissioner Burson, and carried by a unanimous voice vote.

Chairman Poss entertained a motion for **APPROVAL** of SU26-08 - a **Special Use Permit** for a period of five years for a mining and quarrying use for **WaterOne Mine Remediation** at the southeast corner of Renner Boulevard and K-10 Highway, subject to the following conditions:

1. Hours of operation shall be limited to Monday through Friday, 6:00 am to 6:00 pm. Rock crushing equipment shall not be used before 7:00 am.
2. Blasting shall be limited to Monday through Friday, 8:00 am to 4:00 pm and shall only occur with an approved permit from the Fire Department.

3. Land use buffers shall be maintained as listed below. No quarry/mining operations, blasting, parking, structures or uses shall be permitted within the land use buffers and existing vegetation shall be preserved.
 - a. A buffer of 100 feet in depth will be preserved along the northern, eastern, and western property line abutting K-10 Highway, Renner Boulevard, and the adjacent property to the east, as shown in Exhibit 5.
4. All public improvements to Renner Boulevard must be completed prior to operations commencing.
5. Reclaimed portions of the site shall be graded to no more than a 3:1 slope and shall be seeded and maintained with appropriate vegetation.

Moved by Commissioner Horine, seconded by Commissioner Dharod, and carried by a unanimous voice vote.

Chairman Poss entertained a motion for **APPROVAL** of the **Preliminary Plan** for PL26-09P – **WaterOne Mine Remediation** at the southeast corner of Renner Boulevard and K-10 Highway, for a mining and quarrying use.

Moved by Commissioner Burson, seconded by Commissioner Harber, and carried by a unanimous voice vote.

STAFF REPORT

Stephanie Sullivan reminded the Commission that there would be no December meetings. The next two meetings would be held on November 2 and November 30. She requested the Commissioners ensure their calendars reflected the correct dates. She also noted that the Commission Retreat would take place between the two meetings, with additional information to be provided.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 8:10 p.m. on Monday, October 5, 2026.