



Agenda

**REGULAR MEETING
GOVERNING BODY
CITY OF LENEXA, KANSAS
17101 W. 87th STREET PARKWAY**

**JUNE 3, 2025
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER

Pledge of Allegiance

ROLL CALL

APPROVE MINUTES

May 20, 2025 City Council meeting draft minutes (located in the Appendix)

MODIFICATION OF AGENDA

PROCLAMATIONS

Pride Month
Lenexa Barbeque Month
Gun Violence Awareness Day June 6
Lenexa Chamber of Commerce Centennial Day June 12

PRESENTATIONS

FY 2024 Annual Comprehensive Financial Report -
RubinBrown (Presentation located in the Appendix and
Report located online)

CONSENT AGENDA

Item Numbers 1 through 5

The matters listed on the Consent Agenda are routine and approved collectively with no separate discussion on each individual item. Any item on the Consent Agenda may be removed from the Consent Agenda for separate consideration by a member of the Governing Body, the City Manager, or by a member of the public in attendance at the meeting. In the event the item is removed from the Consent Agenda, it will be placed on the regular agenda.

1. Approval of Project Programming Request Form 1302 with the Kansas Department of Transportation for the 95th Street & Lackman Road Intersection Improvement Project

This request is required to initiate the 95th Street & Lackman Road Intersection Improvement Project. The estimated project cost is \$3,640,000.

2. Approval of Project Programming Request Form 1302 with the Kansas Department of Transportation for the 87th Street Parkway & Scarborough Street Improvement Project

This request is required to initiate the 87th Street Parkway Traffic Signals Project. The estimated project cost is \$2,186,000.

3. Approval of Project Programming Request Form 1302 with the Kansas Department of Transportation for the Complete Streets Project

This request is required to initiate the Complete Streets - Pedestrian Accommodations at Traffic Signals & Connecting Sidewalk Links Project. The estimated project cost is \$1,750,000.

4. Resolution authorizing the Mayor to execute Addendum Two to the Municipal Court Judge Employment Agreement with Erika DeMarco to continue serving as municipal judge

The City's contracting policy and practices require that recurring multi-year agreements be reviewed. Pursuant to that practice and because of her status as an appointed official, staff recently reviewed the employment agreement with the municipal judge, Erika DeMarco.

5. Consideration of an amendment to the 2025-2029 Capital Improvement Program to include the Drone as a First Responder Program and an agreement with Paladin Drones, Inc.

- a. Resolution amending the 2025-2029 Capital Improvement Program to include the Drone as a First Responder (DFR) Program
- b. Approval of an agreement with Paladin Drones, Inc. to purchase the necessary operational infrastructure for the DFR Program

The 2025-2029 Capital Improvement Program needs to be amended to add funds for the first year of the full implementation of the Drone as First Responder (DFR) Program, which is \$300,535. Annual maintenance costs for years two through five are \$173,700 and will be paid from the Police Department's operating budget. The total five-year cost is \$995,335.

END OF CONSENT AGENDA

PUBLIC HEARINGS

6. Public hearing to consider fiscal year 2026 Community Development Block Grant infrastructure projects

A public hearing to solicit input on potential infrastructure projects is required to receive fiscal year 2026 Community Development Block Grant funds.

BOARD RECOMMENDATIONS

7. Consideration of a rezoning and preliminary plat known as Sunset Canyon for a single-family residential development on property located near the northwest corner of Prairie Star Parkway & Canyon Creek Boulevard

- a. Ordinance rezoning property from AG, Agricultural and CP-1, Planned Neighborhood Commercial Districts to the RP-1, Residential Planned Single-Family (Low-Density) District
- b. Approval of a preliminary plan/plat for Sunset Canyon on property located near the northwest corner of Prairie Star Parkway & Canyon Creek Boulevard

The applicant requests approval to rezone property near Prairie Star Parkway & Canyon Creek Boulevard from the AG, Agricultural and CP-1, Planned Neighborhood Commercial District, to the RP-1, Planned Residential (Low-Density) District, to allow a single-family residential subdivision. The companion preliminary plat contains 175 lots and eight tracts in clusters around sections of stream corridor. The City and developer intend to engage in an exchange of certain lands of the adjacent properties, resulting in an equitable exchange of land area for a future City park site and development of certain lands for lots within the subdivision.

NEW BUSINESS

8. Resolution approving the 91st Street & Canyon Creek Boulevard development agreement with Grata, LLC

Grata, LLC ("Developer") is under contract to purchase real property located at the southwest corner of 91st Street & Canyon Creek Boulevard. The City owns property located at the northwest corner of Prairie Star Parkway & Canyon Creek Boulevard. The Developer desires to develop a residential development on portions of both properties. The City desires to develop a

park and trail system on portions of both properties. As part of their respective projects, the parties desire to work together to exchange property, construct public infrastructure, and cooperate on development phasing in order to ensure the area is capable of supporting the projects. The proposed development agreement sets forth the City's and the Developer's intentions and responsibilities with respect to the projects and the construction of public roads.

COUNCILMEMBER REPORTS

STAFF REPORTS

END OF RECORDED SESSION

BUSINESS FROM FLOOR

Comments will be accepted from the audience on items not listed on the agenda. Please limit remarks to a maximum of five (5) minutes per person/issue.

EXECUTIVE SESSION

9. Conduct the City Manager annual performance review as permitted by the non-elected personnel matter exception (K.S.A. 75-4319(b)(1))

ADJOURN

APPENDIX

10. May 20, 2025 City Council meeting draft minutes
11. Pride Month Proclamation
12. Lenexa Barbeque Month Proclamation
13. Gun Violence Awareness Day Proclamation
14. Lenexa Chamber of Commerce Centennial Celebration Proclamation
15. FY 2024 Audit and Annual Comprehensive Financial Report Presentation
16. FY 2024 Annual Comprehensive Financial Report

Dist. Governing Body; Management Team; Agenda & Minutes Distribution List

IF YOU NEED ANY ACCOMMODATIONS FOR THE MEETING, PLEASE CONTACT THE CITY ADA COORDINATOR, 913/477-7550. KANSAS RELAY SERVICE 800/766-3777. PLEASE GIVE 48 HOURS NOTICE

ASSISTIVE LISTENING DEVICES ARE AVAILABLE FOR USE IN THE COMMUNITY FORUM BY REQUEST.



**CITY COUNCIL
MEMORANDUM**

ITEM 1

SUBJECT: Approval of Project Programming Request Form 1302 with the Kansas Department of Transportation for the 95th Street & Lackman Road Intersection Improvement Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: June 3, 2025

ACTION NEEDED:

Approve Project Programming Request Form 1302 with the Kansas Department of Transportation (KDOT) for the 95th Street & Lackman Road Intersection Improvement Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

Improvements along 95th Street from Renner Boulevard to Noland Road are included in the 2025-2029 Capital Improvement Program (CIP). As part of that Project, additional turn lanes will be added to the 95th Street & Lackman Road intersection. Earlier this year, staff applied for federal Congestion Mitigation and Air Quality (CMAQ) funds for this Project and were awarded \$1.4 million.

The Project will include:

- auxiliary turn lanes,
- sidewalks,
- ADA accommodations, and
- traffic signal improvements.

Submission of Form 1302 initiates the Project and allows KDOT to assign a Project number and program the federal funds.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This CIP Project (Project No. 60063) will be funded as follows:

Congestion Mitigation & Air Quality (CMAQ)	\$1,400,000
2025-2029 CIP	\$2,240,000
Total estimated cost	\$3,640,000

STAFF RECOMMENDATION:

Approve KDOT Project Programming Request Form 1302.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

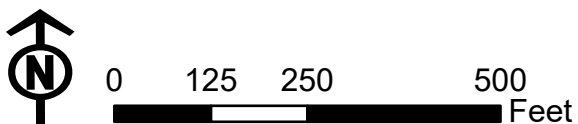
Prudent Financial Management

ATTACHMENTS

1. Map



95th Street & Lackman Road Intersection Improvement Project





**CITY COUNCIL
MEMORANDUM**

ITEM 2

SUBJECT: Approval of Project Programming Request Form 1302 with the Kansas Department of Transportation for the 87th Street Parkway & Scarborough Street Improvement Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: June 3, 2025

ACTION NEEDED:

Approve Project Programming Request Form 1302 with the Kansas Department of Transportation (KDOT) for the 87th Street Parkway and Scarborough Street Improvement Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

Improvements to the 87th Street Parkway & Scarborough Street intersections are included in the 2025-2029 Capital Improvement Program (CIP). Earlier this year, staff applied for federal Congestion Mitigation and Air Quality (CMAQ) funds and Carbon Reduction Program (CRP) funds for this Project. The City was awarded \$360,000 in CMAQ funds and \$640,000 in CRP funds. Continued development in Lenexa City Center has increased traffic flow through the existing intersections, warranting traffic signalization. The Project will also provide pedestrian connections and operational improvements along eastbound and westbound 87th Street Parkway at Scarbourogh Street to meet current and future demands. The Project will include:

- traffic signalization at eastbound and westbound 87th Street Parkway & Scarborough Street,
- mixed-use trail in the median from Scarborough Street to Renner Boulevard,
- bus stop (including shelter, bench, bike rack, trash receptacles) along Scarborough Street,
- sidewalks, and
- landscaping.

KDOT Form 1302 initiates the Project and allows KDOT to assign a Project number and program the federal funds.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This CIP Project (Project No. 60114) will be funded as follows:

Congestion Mitigation & Air Quality (CMAQ)	\$360,000
Kansas Carbon Reduction Program (CRP)	\$640,000
Traffic impact Fees	\$1,186,000
Total estimated cost	\$2,186,000

STAFF RECOMMENDATION:

Approve KDOT Project Programming Request Form 1302.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principals

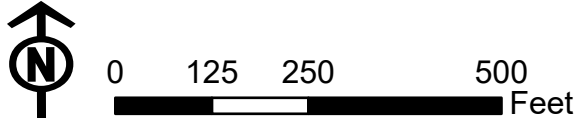
Prudent Financial Management

ATTACHMENTS

1. Map



87th Street Parkway & Scarborough Street Signalization and Pedestrian Accommodations





**CITY COUNCIL
MEMORANDUM**

ITEM 3

SUBJECT: Approval of Project Programming Request Form 1302 with the Kansas Department of Transportation for the Complete Streets Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: June 3, 2025

ACTION NEEDED:

Approve Project Programming Request Form 1302 with the Kansas Department of Transportation (KDOT) for the Complete Streets Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

On-going annual funding for the City's Complete Streets Program is included in the 2025-2029 Capital Improvement Program (CIP). Earlier this year, City staff applied for federal Transportation Alternatives (TA) funds for this Project. The City was awarded \$1.1 million in TA funds. The TA funds, in addition to the local matching funds, will provide needed pedestrian accommodations meeting all ADA requirements, including ramps, pedestrian push buttons and signal indications at the following intersections:

- Marshall Drive & Pflumm Road,
- 101st Terrace & Lackman Road,
- 109th Street & Lackman Road,
- 95th Street & Ridge Drive,
- 95th Street & Monrovia Street, and
- 90th Street and Lackman Road.

Also included with this Project are the following sidewalk links that will be connected:

- the west side of Lackman Road from 107th Street to College Boulevard;
- the west side of Pflumm Road from 96th Terrace to Marshall Drive; and
- the east side of Monrovia from 95th Street to 96th Terrace.

This Project will significantly improve pedestrian service by providing safe crossings at these intersections and by removing barriers to active transportation in these areas.

KDOT Form 1302 initiates the Project and allows KDOT to assign a Project number and program the federal funds.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This CIP Project (Project No. 60119) will be funded as follows:

Transportation Alternatives (TA)	\$1,100,000
2025-2029 CIP	\$650,000
Total estimated cost	\$1,750,000

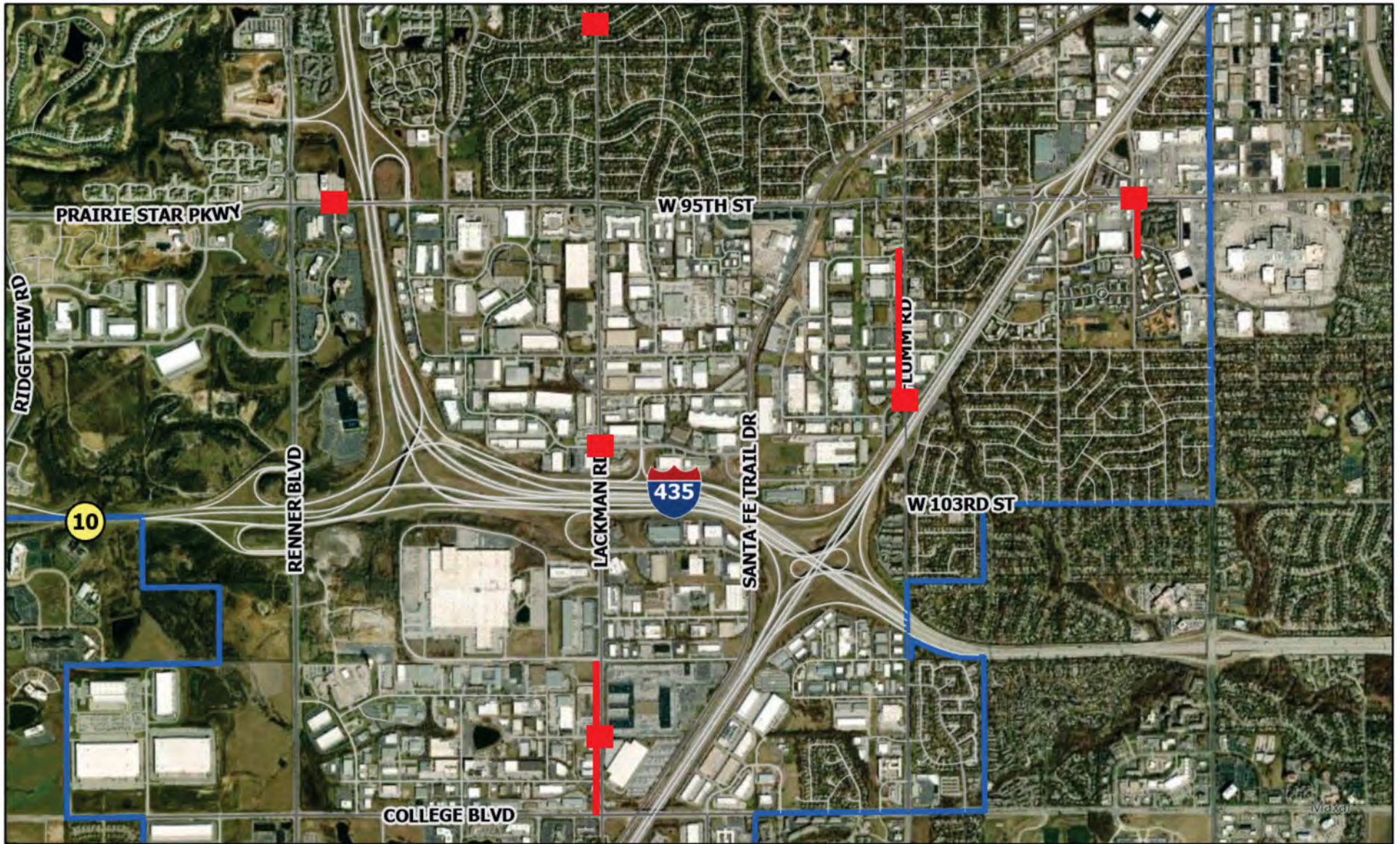
STAFF RECOMMENDATION:
Approve KDOT Project Programming Request Form 1302.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Integrated Infrastructure & Transportation

Guiding Principals
Prudent Financial Management

- ATTACHMENTS**
1. Map



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

Complete Streets - Pedestrian Accommodations Traffic Signals & Connecting Sidewalk Links Project



0 1,000 2,000 4,000
Feet



**CITY COUNCIL
MEMORANDUM**

ITEM 4

SUBJECT: Resolution authorizing the Mayor to execute Addendum Two to the Municipal Court Judge Employment Agreement with Erika DeMarco to continue serving as municipal judge

CONTACT: Todd Pelham, Deputy City Manager

DATE: June 3, 2025

ACTION NEEDED:

Adopt a resolution authorizing the Mayor to execute Addendum Two to the Municipal Court Judge Employment Agreement with Erika DeMarco to continue serving as municipal judge.

PROJECT BACKGROUND/DESCRIPTION:

The City's contracting policy and practices require that recurring multi-year agreements be reviewed periodically to ensure they continue to meet the operational needs and financial expectations of the organization as well as the strategic goals of the Governing Body. Pursuant to that practice and because of her status as an appointed official, staff recently reviewed the employment agreement with the municipal judge, Erika DeMarco.

On June 6, 2017, the Mayor, with the consent of the City Council, appointed Erika DeMarco as municipal judge. As part of the appointment, the Mayor executed a Municipal Judge Employment Agreement with Judge DeMarco which outlined the terms and conditions of her appointment, including responsibilities, compensation, and benefits. Judge DeMarco has served as the municipal judge since that time. On July 6, 2021, a new Municipal Judge Employment Agreement with a two-year term was approved. This Agreement was previously extended on June 6, 2023 (Addendum One). After reviewing the agreement and engaging municipal court stakeholders on the Judge's oversight of court proceedings, staff recommends extending her contract for an additional two years on the same terms. Staff believes Judge DeMarco is effective, equitable, and understanding while presiding over cases and that she should continue to serve as judge to ensure consistency and continuity in the provision of fair and impartial justice in the Lenexa Municipal Court.

This addendum uses the City's standard form and is available for review in the City Clerk's office.

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Guiding Principles

Superior Quality Services
Values-based Organizational Culture

ATTACHMENTS

1. Resolution

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ADDENDUM ONE TO THE MUNICIPAL COURT JUDGE EMPLOYMENT AGREEMENT WITH ERIKA DEMARCO TO CONTINUE SERVING AS MUNICIPAL JUDGE

WHEREAS, Pursuant to City Code Section 1-8-A-3, the Mayor, with the consent of the City Council, shall appoint the Municipal Judge of the Municipal Court; and

WHEREAS, the Mayor appointed Erika DeMarco to serve as Municipal Judge on June 6, 2017, and she has served in that capacity since that time; and

WHEREAS, the parties executed a Municipal Judge Employment Agreement ("Agreement") on June 6, 2021 and approved an extension of that Agreement on June 6, 2023; and

WHEREAS, the parties desire to extend the Agreement for an additional two years with Addendum Two to Municipal Court Judge Employment Agreement ("Addendum Two"), which shall be effective July 1, 2025 through June 30, 2027;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS AS FOLLOWS:

SECTION ONE: In accordance with City Code, the Mayor of the City of Lenexa does hereby reappoint Erika DeMarco as the Lenexa Municipal Court Judge and the City Council hereby consents to said appointment as provided in the Addendum.

SECTION TWO: In accordance with Lenexa Code Section 1-6-C-2, the City Council of the City of Lenexa does hereby set the annual salary for Erika DeMarco as provided in the Addendum, and as may be hereafter amended.

SECTION THREE: The Lenexa City Council hereby approves and authorizes the Mayor to execute "Addendum Two to Municipal Court Judge Employment Agreement", attached hereto as Exhibit A and incorporated herein.

SECTION FOUR: This Resolution shall become effective upon passage by the City Council.

PASSED by the City Council this 3rd day of June, 2025.

SIGNED by the Mayor this 3rd day of June, 2025.

CITY OF LENEXA, KANSAS

ATTEST:

Julie Sayers, Mayor

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Ashlee Tomasic, Assistant City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 5

SUBJECT: Consideration of an amendment to the 2025-2029 Capital Improvement Program to include the Drone as a First Responder Program and an agreement with Paladin Drones, Inc.

CONTACT: Dawn Layman, Police Chief
Nate Blum, Chief Financial Officer

DATE: June 3, 2025

ACTION NEEDED:

- a. Adopt a resolution amending the 2025-2029 Capital Improvement Program (CIP) to include the Drone as a First Responder (DFR) Program; and
- b. Approve an agreement with Paladin Drones, Inc. ("Paladin") to purchase the necessary operational infrastructure.

PROJECT BACKGROUND/DESCRIPTION:

The Police and Fire Departments have been operating a pilot Drone as First Responder (DFR) Program since March 2025. A DFR Program deploys drones to emergency scenes, often arriving before traditional first responders, to provide situational awareness and potentially life-saving resources. The drones capture real-time information and relay that information to command centers and responding units, improving decision-making and increasing safety. The pilot DFR Program has operated one drone launched from a site at the Lenexa Old Town Activity Center. The drone, launchpad and other hardware, and accessory software programs are provided through an agreement with Paladin. In the three months of use, the drone has completed over 300 training and operational flights and has significantly enhanced emergency response capabilities for both the Police and Fire Departments. The drone has supported a number of efforts including, but not limited to, helping locate missing persons, assessing fire scenes and post-fire hot spots, evaluating traffic collisions, and providing aerial overwatch during high-risk incidents.

As discussed at the May 13, 2025 Committee of the Whole meeting, due to the success of the pilot program, staff would like to expand the pilot program to a fully-realized DFR Program ("Program"). This Program will include a total of six drones launched from locations throughout the city for broader and more timely deployment. The agreement with Paladin provides for best-in-class features and support such as:

- Federal Aviation Administration and Beyond Visual Line of Sight compliance documentation for operation of the program;
- Unlimited training;
- Unlimited data storage;
- Livestream capabilities from drones;

- All necessary software integrations for the City's existing programs, including Axon, CAD, and Flight Sense;
- Unlimited maintenance and repairs with 24/7 service;
- Annual battery replacement; and
- Guaranteed sustainability with equipment upgrades.

The agreement is available for review in the City Clerk's Office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

To fund the first-year cost of implementing the DFR Program (Project No. 85012), the CIP needs to be amended \$300,535. The annual maintenance costs for years two through five are \$173,700 and will be paid from the Police Department's operating budget. The total five-year cost of operating the Program is \$995,335.

STAFF RECOMMENDATION:

Adopt the resolution and approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Healthy People

Guiding Principles
Superior Quality Services

ATTACHMENTS

1. Resolution

RESOLUTION NO. _____

A RESOLUTION AMENDING THE 2025-2029 CAPITAL IMPROVEMENT PROGRAM TO INCLUDE THE DRONE AS A FIRST RESPONDER PROGRAM.

WHEREAS, on December 17, 2024, the City of Lenexa adopted by Resolution 2024-80, a financial planning instrument known as the 2025-2029 Capital Improvement Program ("CIP"); and

WHEREAS, since adoption of the CIP, the City has determined the need to include of the Drone as a First Responder Program in the CIP; and

WHEREAS, City desires to amend the CIP to reflect add the above-referenced program to the CIP.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:

SECTION ONE: The Governing Body hereby amends the City's 2025-2029 Capital Improvement Program (CIP) to add the Drone as a First Responder Program to reflect a total cost of \$300,535. as approved at the June 3, 2025 City Council meeting. The increased project costs will be funded through unallocated Capital Improvement Funds.

SECTION TWO: This resolution shall become effective upon adoption by the Governing Body.

ADOPTED by the City Council this 3rd day of June, 2025.

SIGNED by the Mayor this 3rd day of June, 2025.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean L. McLaughlin, City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 6

SUBJECT: Public hearing to consider fiscal year 2026 Community Development Block Grant infrastructure projects

CONTACT: Tim Green, Deputy Community Development Director

DATE: June 3, 2025

ACTION NEEDED:

Hold a public hearing to consider fiscal year (FY) 2026 Community Development Block Grant (CDBG) infrastructure projects.

PROJECT BACKGROUND/DESCRIPTION:

The City is eligible for CDBG funds through Johnson County in FY 2026. Lenexa receives a set percentage of the County's CDBG funds pursuant to a Memorandum of Understanding. Per the CDBG application requirements, the City must hold a public hearing to solicit input from the public on potential infrastructure projects. Notice of this public hearing was published in the Legal Record on May 13th, May 20th, and May 27th.

Staff estimates the City's share of CDBG funds will be approximately \$190,000; however, actual allocations are not set until spring 2026. The City typically uses its allocation of CDBG funds for public infrastructure projects.

Since 2021, the City has used its CDBG allocation to improve street lighting in qualifying areas. Staff proposes to use the 2026 funds to complete additional streetlight improvement projects, but would like to receive public input prior to submitting a formal CDBG application.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The City will receive approximately \$190,000 in CDBG funds in 2026.

STAFF RECOMMENDATION:

Hold the public hearing.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Vibrant Neighborhoods
Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

ATTACHMENTS

None



**CITY COUNCIL
MEMORANDUM**

ITEM 7

SUBJECT: Consideration of a rezoning and preliminary plat known as Sunset Canyon for a single-family residential development on property located near the northwest corner of Prairie Star Parkway & Canyon Creek Boulevard

CONTACT: Scott McCullough, Community Development Director

DATE: June 3, 2025

ACTION NEEDED:

- a. Pass an ordinance rezoning property located near the northwest corner of Prairie Star Parkway & Canyon Creek Boulevard from the AG, Agricultural and CP-1, Planned Neighborhood Commercial Districts to the RP-1, Planned Residential (Low-Density) District; and
- b. Approve the companion preliminary plan/plat for Sunset Canyon.

APPLICANT:

Dan Foster, Schlagel Associates

OWNER:

Dawn Montgomery

PROPERTY LOCATION/ADDRESS:

Near the northwest corner of Prairie Star Parkway & Canyon Creek Boulevard

PROJECT BACKGROUND/DESCRIPTION:

The applicant requests rezoning of property near the northwest corner of Prairie Star Parkway & Canyon Creek Boulevard from the AG, Agricultural and CP-1, Planned Neighborhood Commercial Districts to the RP-1, Planned Residential (Low-Density) District to allow a single-family residential subdivision. The subdivision contains 175 lots and eight tracts on 81.37 acres of land. If this rezoning and preliminary plat are approved, the City and developer intend to engage in an exchange of land to convey land more suitable for the development of residential lots to the developer and for the City to receive land which is more suitable for a park site, including wooded areas and a pond. The exchange of land will result in the City acquiring 11.64 more acres than it currently owns.

The subdivision is designed as clusters of lots situated within the higher elevation areas along ridges of the site. New streets will access Prairie Star Parkway on the south, Canyon Creek Boulevard on the east, and 91st Street on the north. Several internal streets will be cul-de-sacs and sidewalks will connect to the future park trail system from the cul-de-sac streets in the neighborhood.

The applicant requests four deviations. The deviations are for lot width, front yard setback, and lot area for the lots of the subdivision. The fourth deviation is a request to encroach into the 50-foot setback along Prairie Star Parkway. Staff supports the requested deviations because the site has difficult terrain that limits the ability to develop a subdivision. The deviations are similar to deviations granted in the area.

The subdivision will be developed in phases, with the initial phase being the cluster of lots at the southeast corner of the site. An amenity tract with a clubhouse and pool is located to the north of this cluster of lots adjacent to Canyon Creek Boulevard. The surrounding street network will be constructed as part of the development of this subdivision as detailed in the development agreement, which will be considered separately on the June 3 City Council agenda. Portions of the perimeter streets may be constructed or improved in phases.

Per a previous development agreement, Canyon Creek Boulevard is the responsibility of the City to construct. The proposed development agreement partially revises the City's responsibility for Canyon Creek Boulevard to better accommodate the phasing and timing of the subdivision, by allowing the first phase of Canyon Creek Boulevard to be constructed by the developer in exchange for the City's construction of an equivalent portion of 91st Street. The development agreement does not expand the City's financial responsibilities for providing a portion of the perimeter street network, but it does clarify the scope and timing of the construction of the streets necessary to accommodate the traffic created by this development. The development agreement also creates expectations for the developer to repair and reshape the pond on land being given to the City as part of the land swap.

STAFF RECOMMENDATION:

Pass the ordinance and approve the companion preliminary plan/plat.

PLANNING COMMISSION ACTION:

This item was considered as Regular Agenda Item 8 at the May 5, 2025, Planning Commission meeting. A public hearing was held and several members of the public spoke.

Comments from the public were predominantly related to the exchange of land between the City and the developer. The speakers stated the Comprehensive Plan had shown the property along Prairie Star Parkway as a future park site and the proposed subdivision would be a change that is no longer consistent with the Comprehensive Plan. Additional concerns raised by the speakers were that the development will disrupt the natural activity occurring at the site, the condition of the street network, and traffic congestion in this area.

Chairman Poss asked staff to respond to the comments made by the public. Community Development Director, Scott McCullough, responded that the proposed land exchange was raised by a previously interested developer and the City had begun researching this as a possibility. The resulting exchange will keep the same, or very similar, length of City park along Prairie Star Parkway. Staff is preparing a new development agreement to work through the details of what section of the surrounding streets are improved and by which party. The expectation is that the section of Canyon Creek Boulevard from Prairie Star Parkway to 91st Street is constructed either at once or in phases, and 91st Street be improved to the collector standard to provide alternative connections for the community and phased in a manner that makes the most sense.

Each Commissioner provided comments regarding the rezoning and the preliminary plan/plat. Several Commissioners stated the proposed single-family subdivision is an appropriate land use for this area. The Commissioners acknowledged the requested deviations are consistent with other single-family subdivisions and are reasonable. The Commissioners supported the request to rezone the site to the RP-1 Zoning District, basing their support on the criteria for review and the design of the subdivision.

Chairman Poss entertained a motion to recommend **APPROVAL** to rezone property from AG and CP-1 to the RP-1 Zoning District for a single-family subdivision located near the northwest corner of the

intersection of Prairie Star Parkway & Canyon Creek Boulevard. Moved by Commissioner Jamison, seconded by Commissioner Wagner, and carried by a unanimous vote.

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan/plat for Sunset Canyon. Moved by Commissioner Horine, seconded by Commissioner Jamison, and carried by a unanimous vote.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

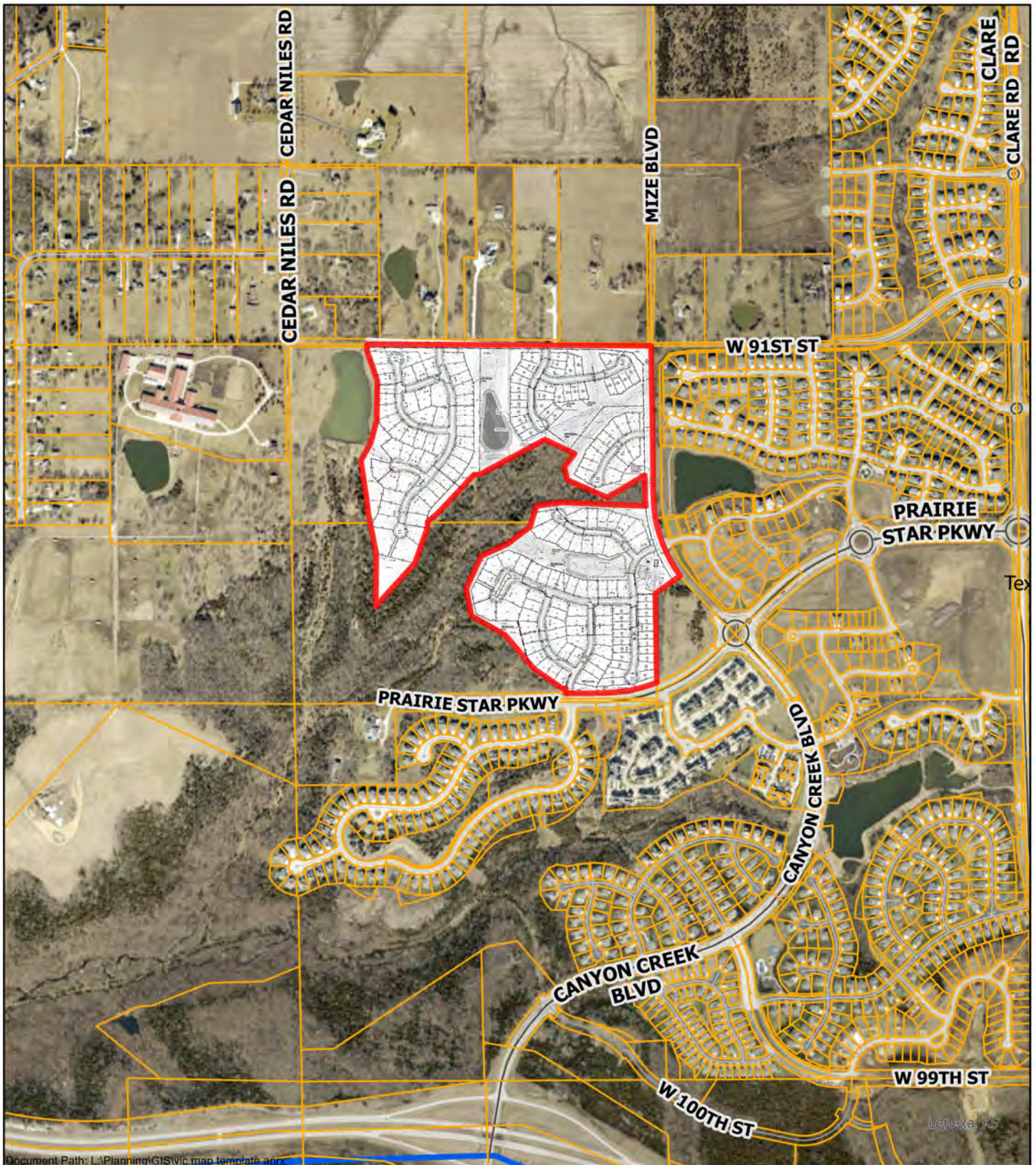
Vibrant Neighborhoods
Thriving Economy

Guiding Principles

Responsible Economic Development

ATTACHMENTS

1. Map
2. PC Staff Report & Exhibits
3. PC Draft Minutes Excerpt
4. Correspondence
5. Ordinance



Document Path: L:\Planning\GIS\vic map template.aprx

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

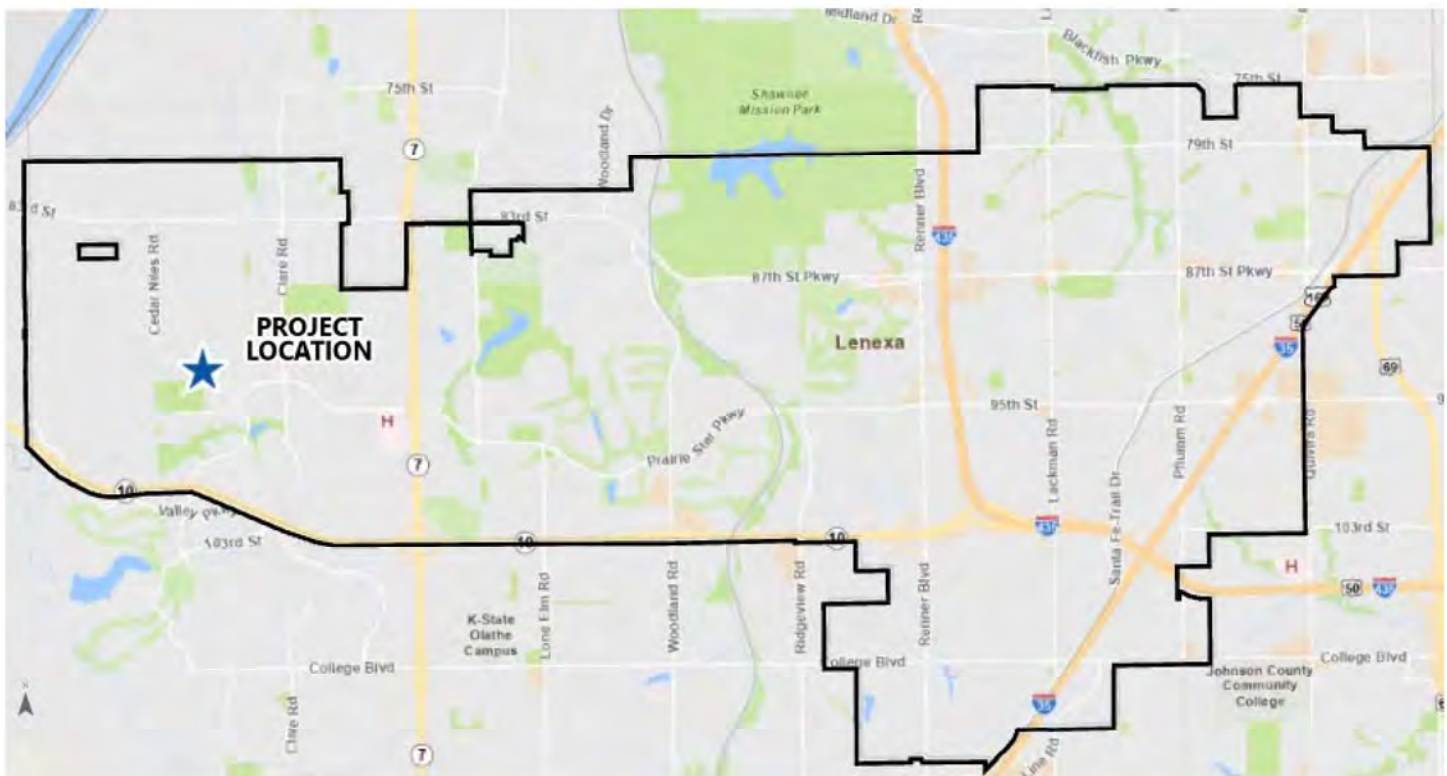
Sunset Canyon Rezoning and Preliminary Plat



0 500 1,000 2,000
Feet

SUNSET CANYON

Project #:	RZ25-04 & PL25-01P	Location:	Near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard
Applicant:	Dan Foster, Schlagel Associates	Project Type:	Rezoning & Preliminary Plat
Staff Planner:	Dave Dalecky	Proposed Use:	Single-Family Residential



PROJECT SUMMARY

The applicant requests approval to rezone property near the intersection of Prairie Star Parkway and Canyon Creek Boulevard from the AG, Agricultural District and CP-1, Planned Neighborhood Commercial District, to the RP-1, Planned Residential (Low-Density) District, to allow a single-family residential subdivision. The companion preliminary plat contains 175 lots and 8 tracts in clusters around sections of stream corridor. Public streets will be constructed to access clusters of lots of the subdivision. The applicant requests a deviation from the Unified Development Code (UDC) for the lot widths of some of the lots of the subdivision. The City and developer intend to engage in an exchange of certain lands of the adjacent properties resulting in an equitable exchange of land area for a future City park site and for development of certain land for lots within the subdivision. Consideration of the exchange of land will occur concurrently with consideration of the rezoning request. A Public Hearing is required for the rezoning request.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

This site contains 81.37 acres of privately-owned and city-owned property located near the northwest corner of Prairie Star Parkway and Canyon Creek Boulevard. The site is adjacent to land now owned by the City and is intended to be a future City park. The City and the applicant are coordinating an exchange of property which will result in a balanced transfer of land area. The exchange will change the general shape of the land owned by the City and the developer but the areas owned by each will be very nearly the same after the exchange.

The purpose of the exchange of land is to convey land more suitable for development to the developer and for the City to receive sensitive lands, which contain wooded areas, sloped terrain, stream corridors, and a water feature more suitable for a park. The City Council provided initial support for such an exchange on July 16, 2024, by authorizing staff to publish notice of the proposed trade of certain parkland. The exchange of land is reflected in Exhibit 1 below where the City receives the areas in green and the developer receives the areas in blue.



Exhibit 1: Land exchange.

LAND AREA (AC)	LOTS	CURRENT ZONING	COMP. PLAN
81.37	175	AG, CP-1	Suburban Density, Neighborhood Commercial, and Park/Open Space

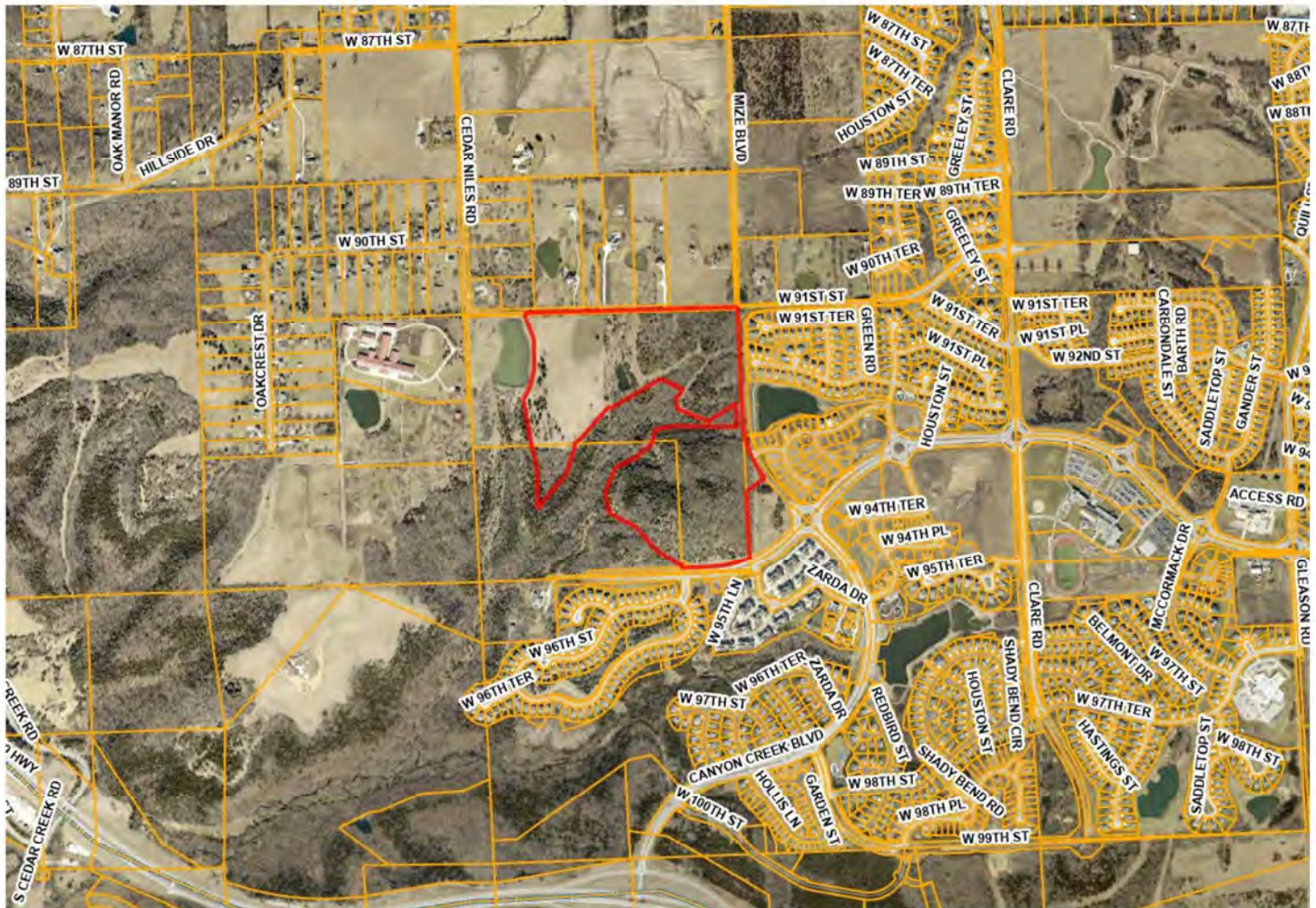


Exhibit 2: Aerial Image of Subject Site.

SITE HISTORY

The property was annexed into the incorporated limits of Lenexa in 1999 and was zoned AG. The property to the east, of which a portion will be incorporated into this subdivision, was rezoned to CP-1 in 2001 (RZ01-07). The rezoning included a concept plan (PL01-01CP) for retail uses. The site remains undeveloped.

LAND USE REVIEW

The proposed development is for a single-family use. This site has been designated as Suburban Residential, Neighborhood Commercial, and Park/Open Space uses on the Future Land Use Map of the Comprehensive Plan for several years. The recent update to the Comprehensive Plan did not change the designated uses. That part of the site designated as Neighborhood Commercial extends across the property line and is a larger area than what is zoned CP-1. The part of the proposed subdivision shown as Neighborhood Commercial is also owned separately than the portion zoned CP-1, which is a significant obstacle to require that part of the site to develop as a different use than what is proposed unless property is sold from one owner to another. The area to remain zoned CP-1 is 5.3 acres in area and is of sufficient size to develop as a small neighborhood commercial development to provide services to the neighboring community.

The land exchange will result in a near equal trade of land area designated as Suburban Density and Public/Open Space. A substantial amount of area that can be effectively made into active and passive recreational areas will be retained under City ownership for a future park.

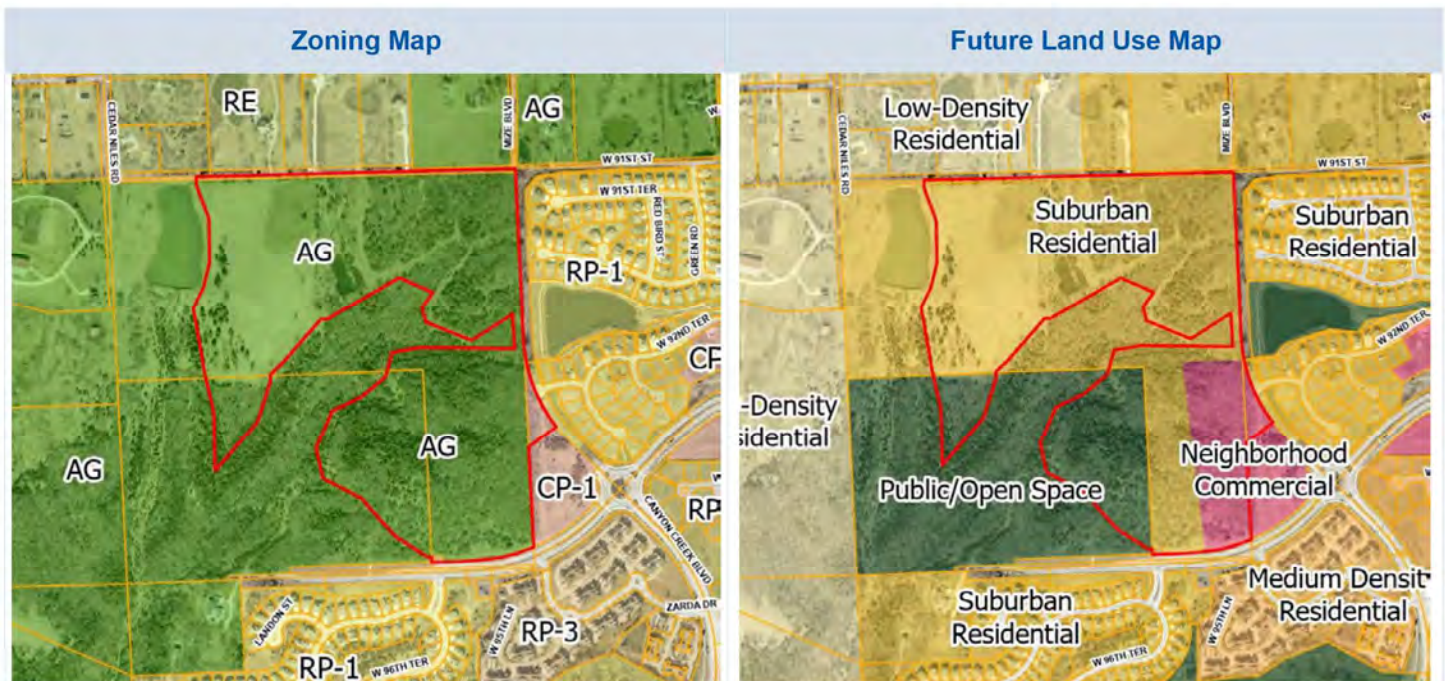
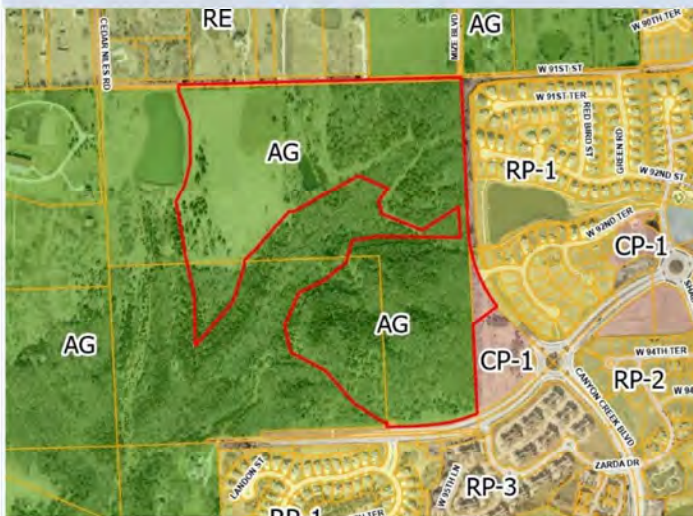


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Suburban-Density Residential, Neighborhood Commercial, and Park/Open Space	AG, Agricultural District and CP-1, Planned Neighborhood Commercial District	Undeveloped land
North	Low-Density Residential and Suburban-Density Residential	RE, Residential Estate District and AG, Agricultural District	Estate Lot Single-Family Residential
South	Suburban-Density Residential, Medium-Density Residential, Park/Open Space	AG, Agricultural District, RP-1, Planned Residential Single-Family (Low-Density) District, and RP-3, Residential Planned (Medium High-Density) District	Single-Family Residential, Multifamily Residential, and Undeveloped land
East	Suburban Density Residential, Park/Open Space, and Neighborhood Commercial	RP-1, Planned Single-Family (Low-Density) Residential District, and CP-1, Planned Neighborhood Commercial District	Single-Family Residential and Undeveloped land
West	Low-Density Residential, Suburban-Density Residential, Park/Open Space	AG, Agricultural District	Agricultural and Undeveloped land

The applicant proposes to rezone the subject site from the AG (Agricultural) and CP-1, Planned Neighborhood Commercial Districts to the RP-1, Planned Residential Single-Family (Low-Density) District. The land retained or received by the City will remain AG.

Current Zoning



1. The character of the neighborhood.

The neighborhood is a developing region of the City at the fringe between suburban development and rural development. The site is near the current terminus of Prairie Star Parkway, an arterial street intended to continue in the future to an intersection with K-10 Highway to the southwest. Additional development is anticipated along the Prairie Star Parkway corridor and to the north. The property on the south side of Prairie Star Parkway is developed with multifamily and single-family uses. The proposed single-family subdivision is in keeping with the character of the area.

2. The zoning and use of properties nearby.

The zoning and uses of the adjacent properties are predominantly AG and agricultural uses or undeveloped land. The RP-1 Zoning District is the second most predominant zoning in the vicinity of this site. Some neighboring properties are currently estate sized residential lots (one acre or greater in area). An adjacent tract is zoned CP-1 anticipated for a neighborhood scale retail development. The zoning and land use of adjacent properties is noted in Table 1.

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

The property is currently restricted to low-density single-family and agricultural uses based on its current zoning. Agricultural uses are not suitable for this site. The site has significantly sloped terrain and several ridge lines and converging stream channels. The terrain limits the location for any type of use or development to the areas of higher elevation.

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

The proposed uses will not detrimentally affect nearby properties as appropriate street and other infrastructure will be provided for the development. It is Staff's opinion the proposed uses are compatible with the existing and planned uses in the vicinity.

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

The property is undeveloped land and was zoned AG since being annexed into the City in 1999. A part of the site was rezoned to CP-1 in 2001 for a neighborhood commercial center. The part of the site zoned CP-1 has remained undeveloped.

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.

It is Staff's opinion that 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 or will be available to serve the site. Denial of the application would restrict the property to the existing zoning of AG which is not as appropriate in this location. The portion zoned CP-1 would remain zoned as such.

7. Recommendation of City's permanent professional staff.

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

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

The City completed a major Comprehensive Plan update in July of 2024. The Future Land Use (FLU) Map designation for the site did not change from the previously adopted Comprehensive Plan. The designations are Suburban Density Residential, Park/Open Space and Neighborhood Commercial. Staff concludes that the land exchange will result in a balance of uses consistent with the current designations of the FLU. The following table shows the land use areas reflected on the FLU and the proposed land use areas for the subject site.

TABLE 3: LAND EXCHANGE AREA COMPARISON

Owner	Current Area (Acres)	Proposed Area (Acres)	Difference (Acres)
City (Park/Open Space)	58.31	69.95	+11.64
Developer (Suburban Density and Neighborhood Commercial)	96.70	85.06	-11.64

- 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.**

Several properties remain undeveloped in the vicinity of this site. The region is developing with various uses along Prairie Star Parkway. 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. The site is within the Olathe School District.

- 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 proposed subdivision will be served by several streets, most of which are currently inadequate to serve the development; however, improvements will be made to adequately serve the development as described in the plat review section of this report. Upon the improvements being made, the subdivision will not adversely affect the capacity or safety of the street network. In fact, the improvements required to serve the proposed subdivision will enhance the network for current users.

- 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 exceeding 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 applicant requests deviations for the subdivision. The request is for reductions of the minimum 70-foot lot width requirement, the minimum 30-foot front yard setback requirement, the minimum 8,000 SF lot area requirement. The lot width reduction request is for 60 lots of the 175-lot subdivision. The setback

and area reduction request applies to a select group of lots. A deviation is also requested for two encroachments into the 50-foot setback along Prairie Star Parkway.

A deviation request may be considered using the criteria listed in [Section 4-1-B-27-G-4](#) of the UDC. The deviation requests are described later in the Staff Report.

PRELIMINARY PLAT REVIEW

The subject site is located near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard. The subdivision contains 175 lots and 8 tracts. The site has significant terrain variation creating “fingers” of developable areas along ridge lines with a series of “draws” that contain stream corridors. Clusters of lots line streets along ridge lines through the site. The subdivision is configured into three main clusters of lots. Each cluster will have streets intersecting the surrounding street network due to the limitations of connecting streets across the stream corridors through the site.



Exhibit 3: Preliminary Plat (site plan).

New streets will access the clusters of lots from Prairie Star Parkway on the south, Canyon Creek Boulevard on the east, and 91st Street on the north. Several streets will be cul-de-sac streets due to the limitation of crossing the significantly sloped terrain.

The resulting layout of the subdivision is for several lots to back to a draw through the site. The lots that do back to a draw will abut a tract that is to be owned and maintained by Homeowners Association (HOA). Eleven lots will back directly to the City owned property.

An amenity tract is provided at the southeast cluster of lots at the intersection of a 92nd Terrace and Canyon Creek Boulevard, across from the street into Arbor Lake South subdivision. The amenity tract is shown to include a pool, clubhouse building, playground, sport court and a 15-space parking area. The details of the amenity tract will be reviewed with a final plan submittal. A subdivision amenity final plan may be provided with a final plat for the phase of the subdivision that contains the amenity tract.

The subdivision includes several locations where sidewalks are provided from the local streets between lots then to the future park property. These sidewalks will connect to future trails. The timing of the completion of the public trails is not known. The expectation is for the sidewalks to be constructed with the public improvements for that phase of the subdivision. The sidewalks are dedicated to the City as a sidewalk easement within a tract owned and maintained by the HOA.

The City's Master Parks and Trails plan shows trails through the future City park and through the privately owned property to the intersection of 91st Street and Canyon Creek Boulevard. The trail locations are conceptual and will require further consideration for placement and design. The developer has committed to cooperating with the City for dedication of any required easements to connect a park trail through the HOA owned tracts along the stream corridors for installation of a public park trail.

DIMENSIONAL STANDARDS

The subdivision is generally in compliance with the subdivision requirements of [Section 4-2-C](#) of the UDC. The applicant is requesting deviations to reduce the lot width, front yard setback, and lot area for 60 lots. These lots reflect the "smaller" of the two housing types that are proposed by the developer. The smaller lots have a dwelling classification of E, and the larger housing type has a dwelling size of D. Dwelling size is the minimum floor area of the home.

PUBLIC IMPROVEMENTS

A combination of new arterial (Canyon Creek Boulevard), collector (91st Street), and local streets will be required and constructed with this project. Exhibit reflects the streets needed to be constructed or improved in order to serve the project.

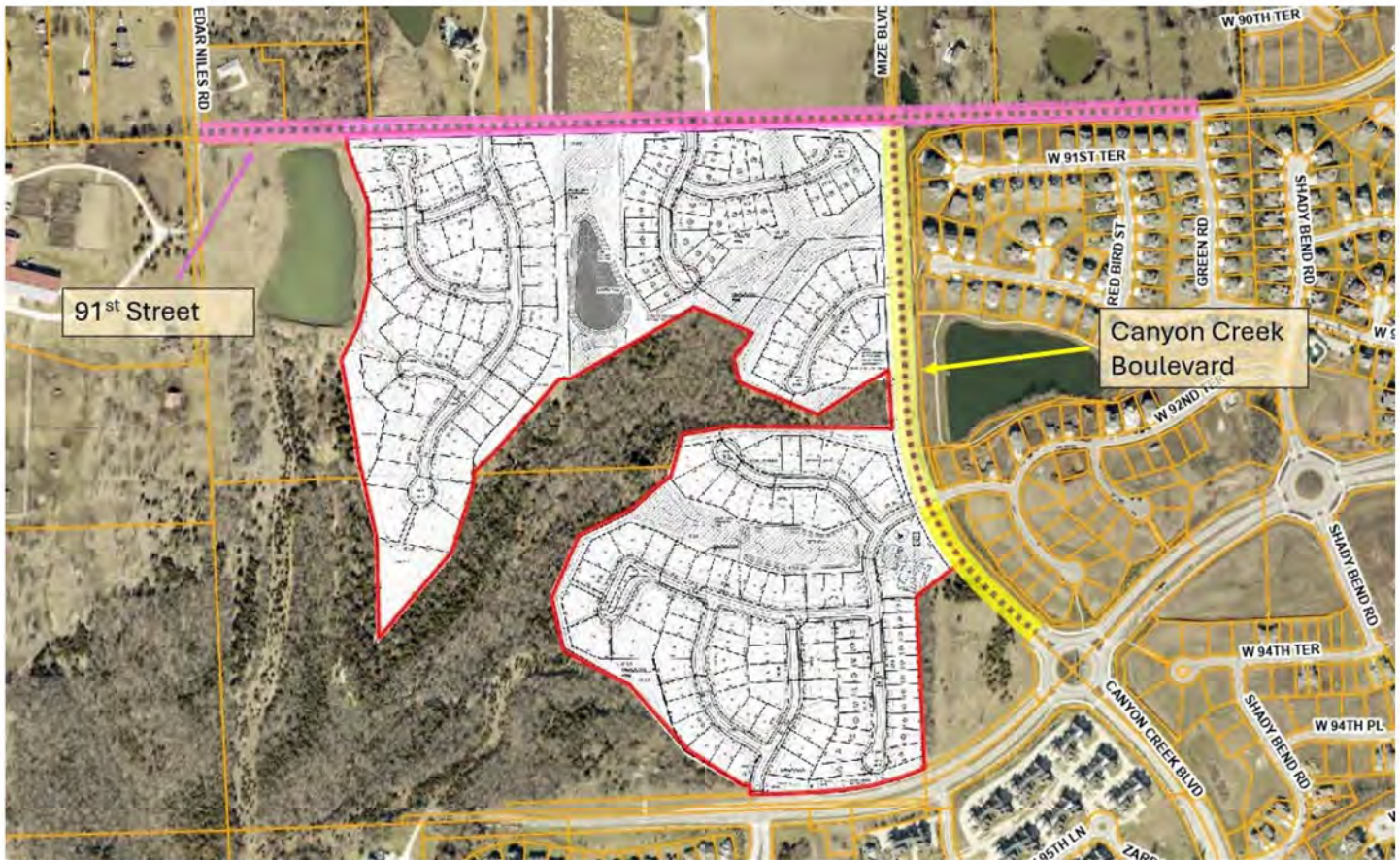


Exhibit 4: Surrounding street improvements.

Portions of these perimeter streets may be constructed or improved in phases. Per a previous development agreement, Canyon Creek Boulevard is the responsibility of the City to construct. The remainder of the streets will need to be constructed by the developer as the project progresses. The applicant and City are actively working on a new development agreement that will address the phasing and responsibilities of constructing the perimeter street network necessary to serve the development and/or each phase of the development.

The applicant provided a phasing plan (Exhibit 5) and the City will coordinate with the applicant on timing and phasing of the street infrastructure as final plats are submitted per the approved development agreement.

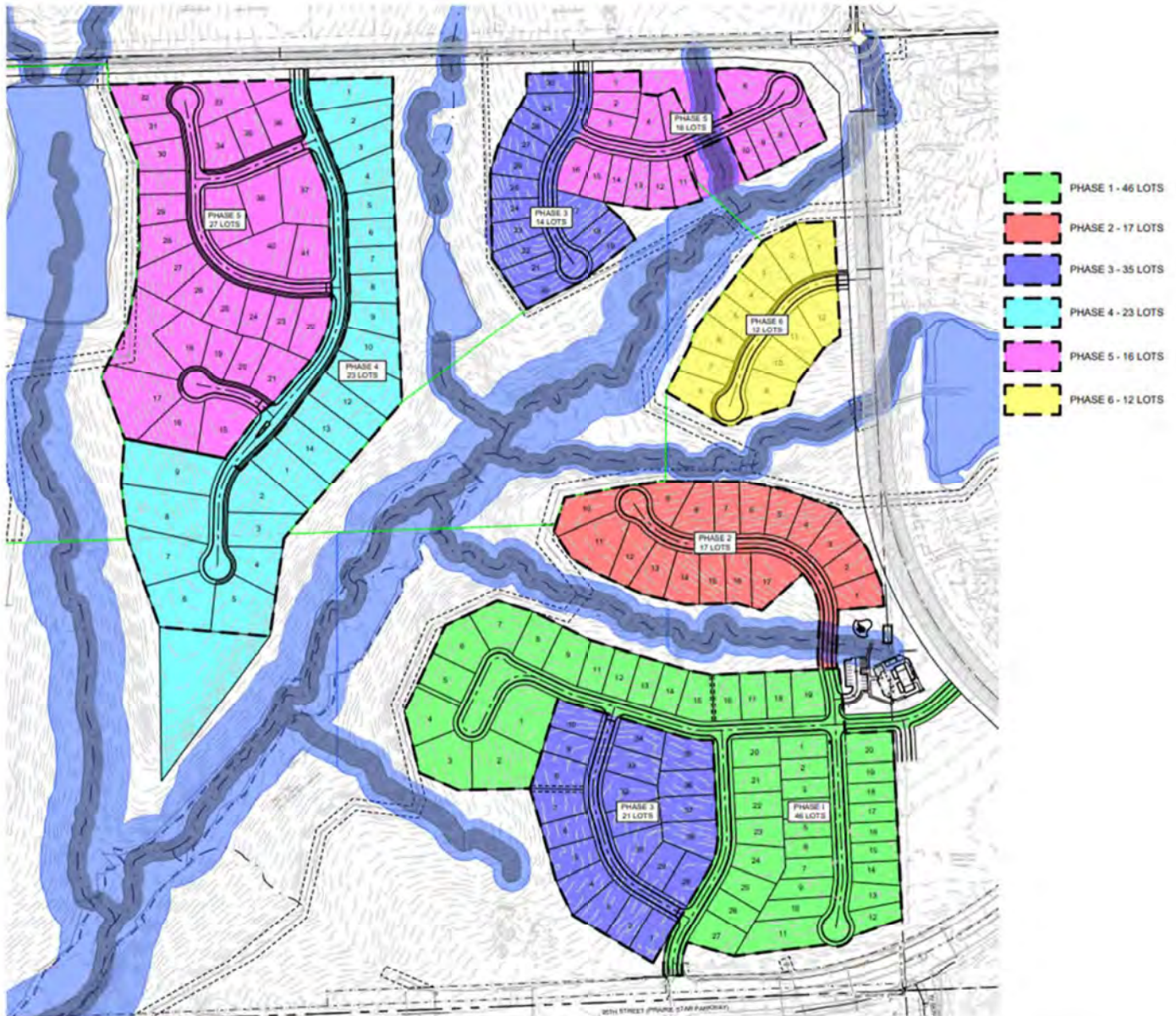


Exhibit 5: Subdivision phasing plan.

The preliminary plat boundary shall include the right-of-way for the abutting Canyon Creek Boulevard and 91st Street to the centerline of the streets. Any future final plat submittal for any phase of the subdivision that abuts these streets shall include the right-of-way to the centerline of these streets.

STORMWATER

The applicant has submitted a preliminary stormwater management study indicating the intent to meet the City's stormwater standards and requirements. This includes extended wet detention, extended dry detention, mechanical structures (hydrodynamic separators), as well as general preservation practices.

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

Streetlights will be installed along all public streets in accordance with the City Public Improvement requirements. Lights may be installed at the subdivision amenity tract. Site and exterior lighting on private development is subject to Section 4-1-C-4-I of the UDC.

LANDSCAPING

Single-family subdivisions require a fence and landscape buffer along collector and arterial streets. The buffer is typically provided in a tract between lots and the street right-of-way. The tract is identified on the plat as a tract to be maintained by the HOA. Section 4-2-E-4 of the UDC states the minimum landscape requirements for the buffer. The UDC provides for an exception to be granted by the Planning Commission, if for good cause, a fence is not required. The applicant is requesting the exception for the sections of the subdivision where a tract that contains stream corridor to not contain a fence. Similar exceptions have been granted for subdivisions where areas that are to remain in their current condition, including the naturally occurring vegetation in these areas. Staff support this request for an exception to the buffer requirement for the areas where the large tracts with stream corridor abut Canyon Creek Boulevard and 91st Street.

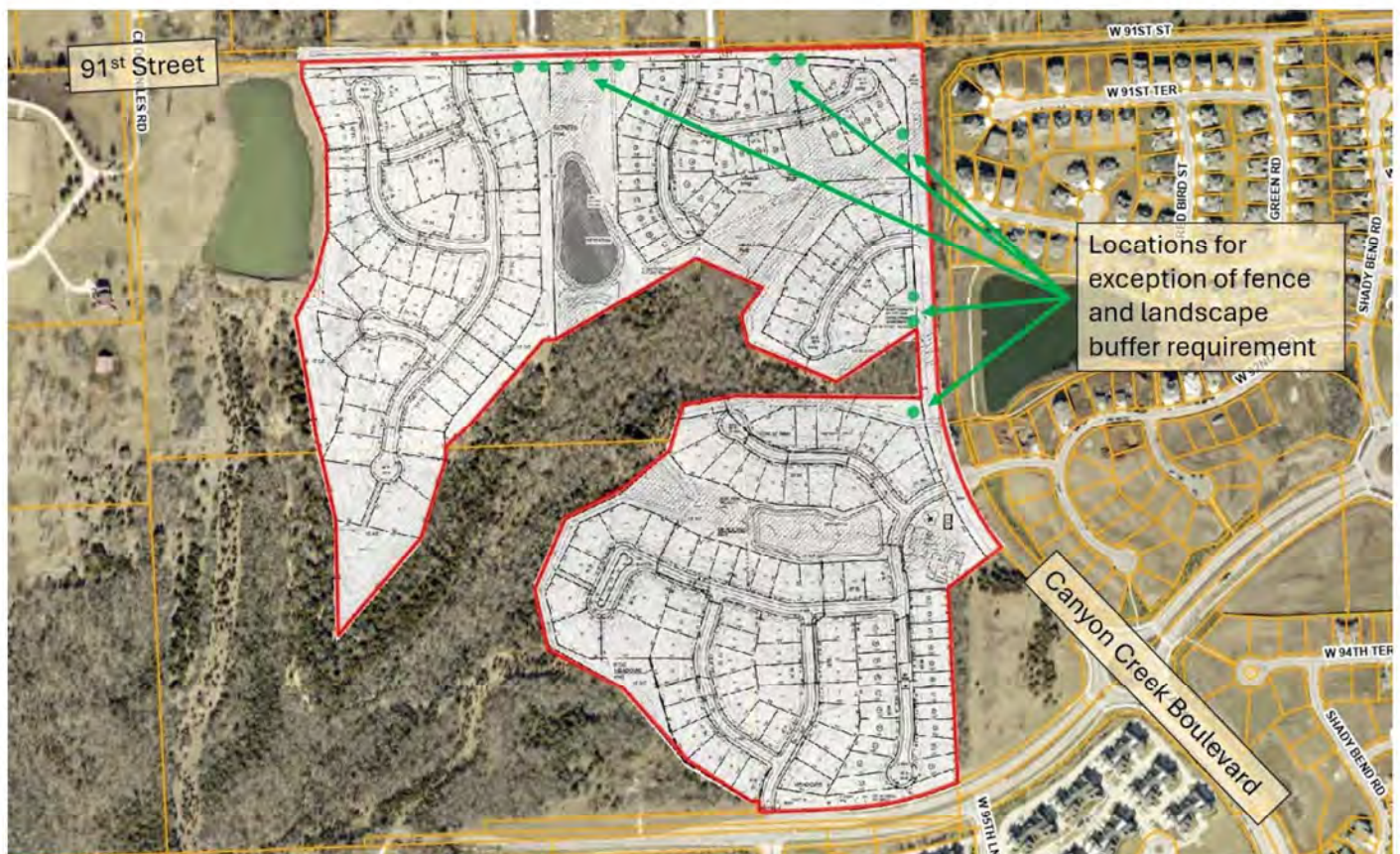


Exhibit 6: Request for fence and landscape buffer locations.

ARCHITECTURE

Single-family residential development is subject to [Section 4-1-C-5-C](#) of the UDC. These regulations do not specify building design standards to the same extent as other types of development. The review of the design of a single-family residential dwelling occurs during the building permit review of the structure.

DEVIATIONS

The applicant requests deviations from [Sections 4-1-B-6-F](#) of the UDC related to the minimum lot width, front yard setback and lot area for single-family lots. The applicant is requesting that 60 of the 175 lots be allowed reduced dimensions for a villa-style house product for this subdivision. The applicant is also requesting an encroachment into the parkway setback along Prairie Star Parkway. The request is for an encroachment in two locations. The encroachments are for a local street cul-de-sac bulb to encroach 7 feet and the rear yard of a lot to encroach 11 feet into the 50-foot setback. The Planning Commission has the authority to approve deviations provided the criteria from [Section 4-1-B-27-G-4](#) of the UDC are met.

The following table lists the building height deviation request for each of the seven buildings:

TABLE 4: REQUESTED DEVIATIONS			
Deviation	UDC Requirement	Proposed	Difference
Lot width (60 lots)	70 feet	54 feet	16 feet
Front yard setback (30 lots)	30 feet	25 feet	5 feet
Lot area (28 lots)	8,000 SF	7915 – 6912 SF (varies)	95 – 1,088 SF
Parkway setback	50 feet	39 feet	11 feet

Staff supports the deviations requests as proposed. The deviations for smaller lot dimensions allow for a reasonable clustering of smaller lots on a difficult site to develop. The area of undevelopable land for this site due to difficult terrain and stream corridor limits the number of lots that can be developed under UDC standards. The applicant commits to providing 7-foot side yard setbacks for all lots, which will eliminate the challenges of constructing homes closer together than the minimum side yard setback allows.

The deviation request to encroach into the 50-foot parkway setback along Prairie Star Parkway is minimal and will not result in any noticeable reduction of area that is to be landscaped.

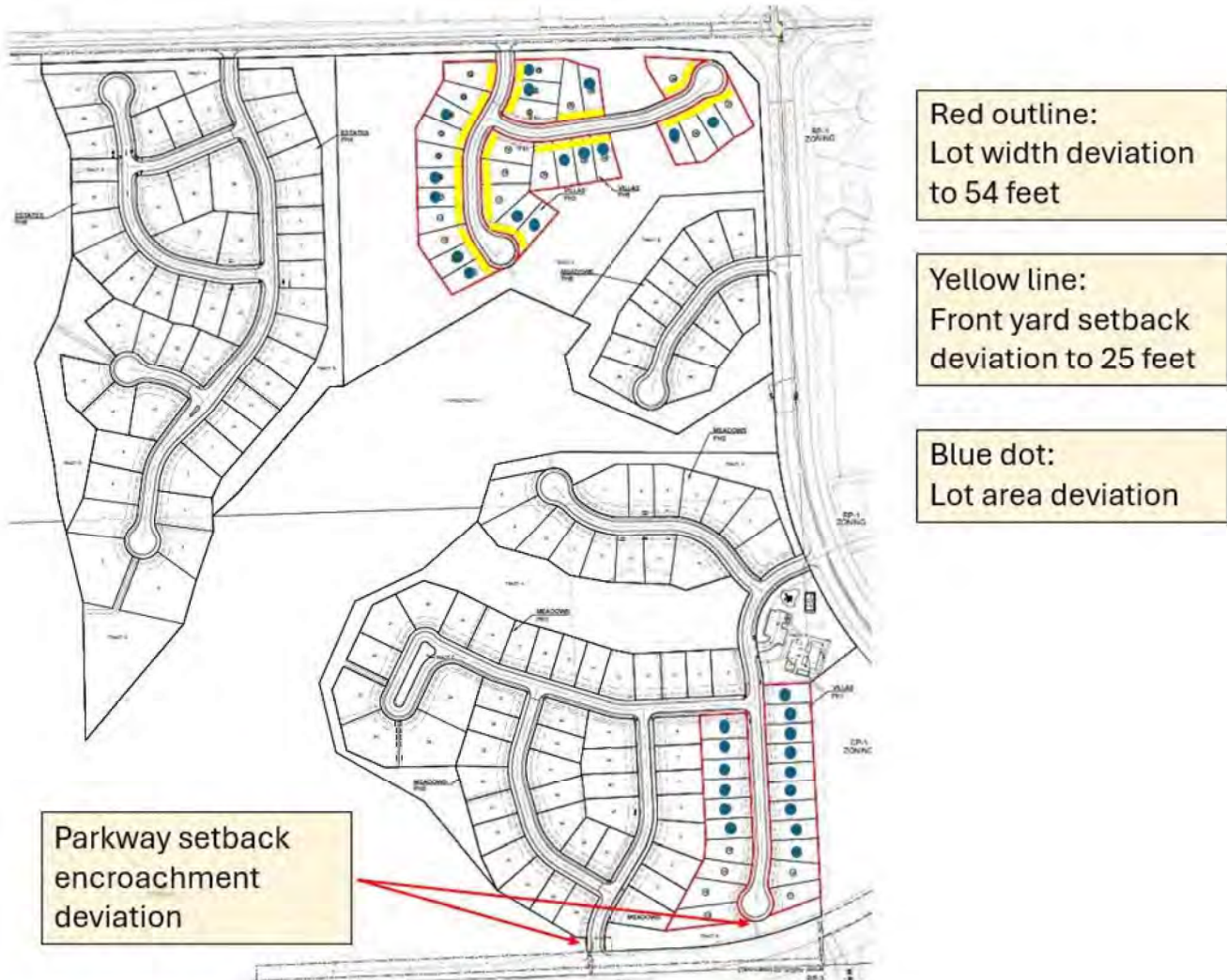


Exhibit 7: Deviation plan.

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 May 20, 2025.
- The applicant must submit a final plat application prior to applying for permit(s).
- 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

- ★ **Conduct a Public Hearing for the rezoning request.**
- ★ **Staff recommends approval of the preliminary plat for Sunset Canyon.**
 - The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Vibrant Neighborhoods* and a *Thriving Economy*.

REZONING

Staff recommends **approval** for rezoning property from AG and CP-1 to RP-1 for **Sunset Canyon** located near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard.

PRELIMINARY PLAT

Staff recommends **approval** of the preliminary plat for **Sunset Canyon** located near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard for a single-family subdivision with deviations as noted in the Staff Report.

Sunset Canyon - Consideration of a rezoning and preliminary plat for a single-family residential development located near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard. (Public Hearing)

- a. **Consideration of a rezoning from the AG, Agricultural District and CP-1, Planned Neighborhood Commercial District, to the RP-1, Planned Residential (Low-Density) District. RZ25-04**
- b. **Consideration of a preliminary plat for a single-family residential development. PT25-01P**

APPLICANT PRESENTATION

Travis Schram, Grata Development, accompanied by Mark Brewer of Schlagel Associates, presented Grata's first development application in Lenexa. Mr. Schram shared that the company currently has ten active developments across the Kansas City metro area, with home prices ranging from \$400,000 to over \$2 million. He expressed enthusiasm for the proposed Lenexa project, which would allow Grata to offer a diverse range of housing types and price points within a single, cohesive community. He explained that the site poses significant topographical challenges, including a steep natural draw (or canyon) running from the southwest to the northeast. This feature effectively divides the land into five distinct nodes. The project design embraces this natural division, grouping homes with similar price points into each pod to support efficient construction phasing and market absorption, while still promoting a unified community identity. A centrally-located amenity center is planned, though its placement is complicated by the natural features that bisect the property. The housing plan includes three product types. The Ridge homes will sit on 70-foot-wide lots, with 106 homes priced between \$600,000 and \$850,000. The Enclave homes are intended for downsizing buyers and will be located on 54-foot-wide lots, offering slightly tighter spacing with a seven-foot side yard setback. Schram noted that this product has been successful in other cities like Olathe. He stated that there are 51 lots proposed and that they will seek deviations for that specific lot type. The Vista homes will be built on 90-foot-wide lots adjacent to City parkland, offering expansive views due to the steep terrain, and are expected to sell for over \$1 million. There will be only 18 of these homes. The proposed amenity center will reflect a "three-season" concept that they have implemented in other communities. It will feature a large covered outdoor area with a fireplace and grilling station, bathrooms adjacent to the pool, a pickleball court, and a playground. The design allows residents to enjoy the space year-round, even when the pool is closed or during rainy or chilly weather. Mr. Schram discussed several deviations requested on the plans, which are addressed in detail in the Staff Report. The deviations include exceptions to the City's fence requirements and parkway setback requirements. The need for these deviations arises from various constraints, including the site's steep topography, elevated sewer lines originally designed in anticipation of a planned lake that was never constructed, and the configuration of planned roadways. On the site plan, red arrows indicate where the developer seeks to allow native landscaping to extend to the roadway to preserve a rural aesthetic consistent with nearby parkland. Yellow arrows mark areas where setback deviations are proposed, such as a cul-de-sac bulb and a rear yard that slightly encroach into required setback areas. A component of the project involves a land swap with the City where future parkland exists. Mr. Schram explained that land currently shown in red on the site map would be deeded to the City. In exchange, the developer would receive land shown in yellow, currently owned by the City of Lenexa. This exchange enables a planned connection to the future Canyon Creek Parkway and allows for improvements to an existing lake. They intend to reconstruct the dam and lower the north edge slightly to create room near 91st Street before transferring that portion to the City.

STAFF PRESENTATION

Dave Dalecky, Planner II, provided a comprehensive summary of the Sunset Canyon rezoning request and preliminary plat. The request involves the rezoning of land currently designated AG and CP-1 to RP-

1, allowing for single-family residential development. The site is located along Prairie Star Parkway, with Canyon Creek Boulevard to the east, transitioning into Mize Road north of the property, and 91st Street forming the northern boundary. The site sits within a transitional area between the developed edge of the city and the more rural, undeveloped sections to the west. Mr. Dalecky explained that the entire area, including portions currently owned by the City, is presently zoned agricultural but is identified for predominantly suburban residential use on the Future Land Use Map. A small portion at the southeastern corner of the site is designated for neighborhood commercial use, but the applicant intends to use the entire property for residential purposes, which Staff supports. The development is designed to respond to the site's natural topography, which includes several stream corridors and steep slopes. These features divide the land into natural "clusters" or "pods" of developable areas, which are located along higher ridgelines. The lower-lying areas, which are more environmentally sensitive, are proposed to remain undeveloped and will be conveyed to the City through a land swap. The applicant's property is currently about 100 acres, while the City owns about 58 acres. After the proposed swap, the City would gain an additional 11 acres of sensitive parkland, increasing its total from 58 to approximately 69 acres. He noted that the subdivision will incorporate pedestrian access points connecting cul-de-sacs and internal streets to future trails within the parkland. These connections, shown with red arrows on the site plan, will be provided through easements or tracts dedicated to the City and will support a broader trail network in the future. Surrounding infrastructure improvements are also tied to the development. Canyon Creek Boulevard and 91st Street will be improved as part of the project, including an extension of 91st Street eastward to connect with the neighboring Arbor Lake subdivision. Canyon Creek Boulevard is currently four lanes up to 91st Street and may remain two to three lanes beyond that point, depending on traffic needs. 91st Street is a designated collector and is expected to remain a two-lane road. Several deviations have been requested by the applicant, including reductions in lot width, lot area, and front yard setbacks, particularly for the villa-style homes proposed on 54-foot-wide lots. These lots are situated in areas with more complex terrain, justifying the requested reduction in front yard setback from 30 feet to 25 feet. Additionally, there are two locations where the proposed layout encroaches into the 50-foot parkway setback, and five locations where exceptions to the City's fence and landscape buffer policy are being sought. These are situated where stream corridors intersect with 91st Street and Canyon Creek Boulevard. Due to existing vegetation and challenging terrain, Staff finds the exceptions appropriate and consistent with past approvals. Mr. Dalecky concluded by stating that Staff recommends approval of the rezoning request and the preliminary plat, supporting the proposed Sunset Canyon single-family subdivision and its associated design elements.

PUBLIC HEARING

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

Wayne Mathews, 9555 Landon Street, a resident in the Canyon Creek Point neighborhood, spoke to express concerns about the proposed development near Prairie Star Parkway. Having moved to the area in 2022, he noted that many residents, including himself, were drawn to the neighborhood in part because of the adjacent land marked as "Future Lenexa Park," which they expected to remain undisturbed. Mr. Matthews, an amateur wildlife biologist, shared his personal observations of the area's rich biodiversity, highlighting that he has identified approximately 50 bird species in the area, including tanagers and other subtropical migratory birds not typically seen elsewhere in Johnson County. He also mentioned a significant local deer population and described the green space in question as a crucial wildlife corridor, connecting habitat areas through the wooded tree belts west toward Canyon Creek Point. He voiced two primary concerns. First, he believes extending Prairie Star Parkway and developing the surrounding land would cause major disruption to this natural habitat. Second, he is worried about the impact of increased traffic and human activity on both wildlife and the existing residents who currently use the area for walking and recreation. Mr. Matthews closed by reiterating that his concerns are shared by others in his

subdivision and that many residents were under the impression this land would be preserved as parkland when they purchased their homes.

Steve Bennett, 25891 W. 96th Terrace, a resident of Canyon Creek Point and the president of its homeowners association, addressed the Planning Commission to express strong opposition to the proposed Sunset Canyon development. Speaking both personally and on behalf of his HOA, he emphasized that he and many of his neighbors purchased homes in the area based on the City's original master plan, which designated the nearby land as future parkland. He argued that while master plans can change, they are intended to provide stability and guidance for community development decisions and homeowner expectations. Mr. Bennett criticized the justification that development should occur because the area has remained untouched for years, noting that Lenexa's west side is only now becoming active and should not be penalized for prior inactivity. He said that changing the plan to fit the needs of a developer, particularly when terrain is cited as a reason to swap parkland for more developable land, undermines the trust residents place in city planning. He also dismissed concerns about walkability or accessibility in the steeper terrain, saying he frequently walks the area himself. As a construction manager and developer, he acknowledged the challenges of building in difficult topography but expressed frustration with what he sees as inconsistent application of variances. He said that he has personally been denied variances in the past and feels that the current situation reflects favoritism toward this developer. He further questioned the rationale for offering first-time homebuyer options in the proposed plan, pointing out that similar housing is already available near Mize Hill. Mr. Bennett urged the Commission to consider the broader community impact of altering the master plan and parkland swap, suggesting that doing so in favor of a single development sends the wrong message to residents who rely on those plans when choosing where to live.

Tracy Thomas, 26197 W. 96th Terrace, a resident of Canyon Creek Point, expressed strong opposition to the proposed Sunset Canyon development during the public comments portion of the meeting. He voiced his deep disappointment with the direction of the City's development decisions, particularly concerning the land adjacent to her neighborhood. Mr. Thomas recalled moving into the community in January 2020 and specifically referenced the prominent sign posted on the north side of Prairie Star Parkway that reads "Future Lenexa Park." He emphasized that this designation was a key selling point presented by the developer, Clay Blair of Prime Development, and played a significant role in his decision to purchase a home in the area. He noted that the sign remains there to this day, with no indication that the land could later be sold or traded, remarking with frustration that "there's not an asterisk that says, 'for sale to the highest bidder.'" He criticized the current proposal's parkland layout, referring to the "fingers" of green space described in the developer's presentation. He questioned whether these narrow corridors truly function as a cohesive city park or whether they are merely landscaped buffers to support the housing clusters. His concern was that the parkland being offered in exchange is fragmented and serves the development more than the broader public. He stated that this was not the first time that he and his neighbors had to attend a City meeting to oppose unexpected changes to long-standing land use expectations. He acknowledged that while the land is currently zoned for agriculture and change is inevitable, the proposed development does not reflect what was communicated or implied when homes were being marketed to buyers. He concluded with a remark that what the original developer told prospective buyers during the sales process appears to have had little lasting value or enforceability, leaving residents feeling misled.

Paul Christianson, 25770 W. 96th Street, spoke about his concerns regarding the proposed development directly across from his home. He mentioned that, like many of his neighbors, he moved to the area four years ago with the understanding, based on a "future park of Lenexa" sign, which remains in place, that the space would become a park. He expressed appreciation for the attention given to the wildlife and the discussion around the master plan. However, he questioned how viable the park would remain if the

proposed development continues and sought clarification on the long-term intentions for the area if further development occurs.

Scott Ahaus, 9145 Oakcrest Drive, who lives about a mile from the proposed development, spoke about his evolving perspective on the issue. Initially, he found the land swap idea reasonable, but after hearing earlier speakers reference the master plan and its promises, he reconsidered and agreed with their concerns. He shared that he has frequently walked the property with permission over the past few years and is familiar with its rough terrain, acknowledging the difficulty of converting it into a functional park. He described areas that, while scenic, would present significant development challenges. Mr. Ahaus also raised concerns about infrastructure, particularly the condition of 91st Street and Canyon Creek Boulevard, which he regularly uses. He noted that 91st Street is narrow and deteriorating, making it difficult for two vehicles to pass safely in some sections. He questioned the City's and developer's responsibility for road improvements and sought clarification on the timeline and phasing of the road network expansion as outlined in the Planning Commission Staff Report. His main concern was ensuring that infrastructure development keeps pace with housing construction, citing past issues in nearby developments where roads lagged behind residential growth. He concluded by acknowledging his lack of experience with development processes and asking for more information about the timeframe and logistics involved.

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

PLANNING COMMISSION DISCUSSION

Chairman Poss stated that he had served on the Parks Master Plan committee a few years ago. While the Parks Department was not present at the meeting this evening, he recalled that during the planning process there was no definitive direction established for the specific park in question. His understanding was that the intent for the park had always been for it to remain more of a "nature park," rather than being cleared and developed with playgrounds or similar amenities. He went on to clarify his understanding of a proposed land swap with a developer. Currently, the City owns approximately 60 acres. Under the proposed agreement, the City would net an additional 12 acres, bringing the total to roughly 72 acres. This proposal also includes an additional water feature.

Chairman Poss asked whether this water feature, located to the northwest, is part of the stormwater management system, or if it is intended for recreational use, or possibly both. Scott McCullough responded to Chairman Poss's questions by offering additional context on the parkland swap process. Mr. McCullough explained that the concept and initial implementation of the land swap began before the current developer became involved. A previous developer had approached the City with the idea of exchanging land, offering areas that were either environmentally sensitive or more appropriate for park use, in return for land better suited for development. Among the areas considered was a portion of flat ground in Tract A to the northwest, which contains a water feature. While this water feature is not primarily intended for stormwater management, Mr. McCullough noted that it still holds significant value for park systems. He stated that after extensive discussions with the Parks Director and other City Staff, including the City Manager's Office, the idea of the swap gained support. In July 2024, the proposal was presented to the City Council, which agreed there was enough mutual benefit to initiate the legal process. This included issuing a public notice of the proposed land swap. Mr. McCullough emphasized that while he was using general language, the City Attorney could clarify any legal terminology if necessary. He went on to explain that the original 60-acre rectangular parcel of parkland had likely been acquired without detailed planning, simply because it was available at the time. As development approached the area, it became more evident that a thoughtful realignment of land use would be beneficial. A key priority in the swap was to ensure that parkland frontage along Prairie Star Parkway and the future extension of Prairie

Star remained intact, in part because this area is highly valued by surrounding neighborhoods. According to the Parks Director, this frontage is also a viable location for future park development. He affirmed Chairman Poss's recollection that the broader vision for the area is not for intensive, activated park development. Much of the land consists of environmentally sensitive areas such as creeks, slopes, and wildlife corridors, that are better suited for preservation. He emphasized the ecological importance of protecting stream corridors, trees, and habitats that support wildlife movement. He concluded by noting that the current developer, Grata Development, entered the process more recently and made revisions to the original concept. Whereas a previous version included medium-density multifamily housing, Grata's plan replaced that with all single-family homes, offered in a variety of sizes and styles.

Chairman Poss expressed his appreciation for the additional context provided regarding the parkland swap. He summarized his perspective by stating that the City began with 60 acres and, through the proposed land exchange, would ultimately end up with 72 acres, while also preserving some of the most environmentally sensitive areas within the development. He emphasized that acquiring and maintaining control of those sensitive areas was an important benefit and aligned with the Governing Body's position, which he supported. He acknowledged that development agreement details were still being finalized but raised a question about the phasing of infrastructure improvements. He asked for clarification on the timeline for constructing Canyon Creek Boulevard and how that aligned with the overall development. He also inquired about the timing and implementation of 92nd Street, including the segment extending eastward from Canyon Creek Boulevard. Scott McCullough clarified for the record that the parkland swap, while relevant for contextual understanding, falls outside the Planning Commission's formal purview during the rezoning discussion. He noted that the City Council had already taken initial actions regarding the land exchange, and that those actions had not materially changed. He emphasized that the Commission's focus for the evening should remain on the rezoning request. Turning to infrastructure and phasing, Mr. McCullough explained that, as with many developments in the City, this project will be executed in phases based on the needs of each development "pod." A phasing plan was included in the Commission's packet, though he acknowledged that it remains preliminary and is subject to change as the project evolves. Generally, the developer, Grata, intends to begin development with the area that can be accessed directly from Prairie Star Parkway, which contains approximately 50 lots. However, as there are more than 50 lots in that pod, and so at least one portion, and possibly all of Canyon Creek Boulevard, will need to be constructed to reach the required access point. This segment will likely be developed in the initial phase, although the exact timeline is still to be determined. Mr. McCullough further noted that all infrastructure must be completed before occupancy can be granted, in accordance with City Code. He estimated that the project may occur in two or three phases in total. He added that from both a financial perspective and a traffic disruption standpoint, completing roads in fewer phases offers better economies of scale.

Chairman Poss asked for clarification regarding the phasing, whether the estimate of two to three phases referred solely to the construction of 91st Street, or if it also included the development of Canyon Creek Boulevard within that same phasing framework. Scott McCullough responded that the estimate of two to three development phases includes a portion of Canyon Creek Boulevard. He noted that a critical component of the infrastructure is a planned roundabout at a key intersection, which serves as a linchpin for connecting surrounding roadways. All associated development and street construction will need to align with that roundabout's placement. He clarified that 91st Street is likely to be constructed as a single phase to connect the development to Clare Road, the next improved roadway to the east. From a planning perspective, the City views this as a network-wide infrastructure issue, aiming to avoid gaps in the road network between developments and existing collector streets. However, Mr. McCullough emphasized that this particular development is not solely responsible for completing the entire arterial and collector road system up to 83rd Street. He further stated that upgrading 91st Street, which is currently inadequate, will benefit not only the new development but also the broader transportation network. He reiterated that two phases of development are expected, with the potential for a third, though

the specifics are still evolving. Mr. McCullough added that one reason for placing the item on the June 3rd City Council agenda is to allow time for further refinement of the phasing and infrastructure plan, and possibly to present a development agreement to the City Council alongside the rezoning and platting actions.

Chairman Poss commented on the future development of Mize Road, stating that he assumed no significant improvements or construction would occur along the corridor until the surrounding parcels are fully developed. He noted that the area currently consists of large-acre residential lots with existing homes, but anticipated that, over time, it would transition to accommodate more single-family housing as reflected in the Future Land Use Map. Tim Collins stated that Mize Road is ultimately intended to extend north to 83rd Street and function as a north-south arterial roadway, forming an important part of the City's long-range transportation network. Mr. Collins confirmed that the extension of Mize Road will most likely occur as a development-driven process. He explained that as the parcels north of 91st Street begin to develop, the pressure and need to construct and extend Mize Road will increase accordingly. Chairman Poss acknowledged that any new development will inevitably add traffic to the surrounding street network. However, he emphasized that the current plan includes significant infrastructure upgrades to accommodate this growth. These improvements include the upgrade of 91st Street, the installation of Canyon Creek Boulevard, and continued development along Prairie Star Parkway and its connection to Canyon Creek Boulevard. Chairman Poss posed the question of whether the streets currently under discussion, such as 91st Street, Canyon Creek Boulevard, and Prairie Star Parkway, have been constructed to a standard capable of handling the increased traffic that will result from the proposed development. Mr. Collins confirmed that the existing streets, including Prairie Star Parkway and Canyon Creek Boulevard, are adequately constructed to handle the expected traffic from the proposed development. He further clarified that the project has shifted from the original plan, which included multifamily units, to single-family residential, as Mr. McCullough had previously pointed out. Mr. Collins emphasized that single-family residential developments are well within the capacity of the streets.

Chairman Poss then referenced a comment from one of the neighbors, who had suggested that the development was intended to cater to first-time homebuyers. He expressed some skepticism about this characterization, particularly given that the homes being proposed are priced around \$500,000. Chairman Poss invited further clarification for the developer to address it. Travis Schram responded by explaining that while \$500,000 may be considered on the lower end for new homes in Johnson County, new construction is generally too expensive for most first-time homebuyers due to high costs. He clarified that the primary buyers for this product are likely to be those who are downsizing, possibly looking to be closer to family, such as grandchildren. Mr. Schram further pointed out that the homes in question are reverse-ranch style, and this design is intended to appeal to the downsizing demographic.

Chairman Poss asked for clarification regarding the smaller villa-type homes in the development, specifically whether they would include maintenance-provided services. He inquired whether this had been decided or if it was still too early in the planning process to determine. Mr. Schram explained that the products displayed earlier were part of a maintenance-provided community. He indicated that he was leaning in that direction but noted that they would still need to study the market and consider how other similar products are being received at that time. Schram pointed out the successful absorption of a maintenance-provided section in Creekside Woods, which had sold quickly, and emphasized that they are closely monitoring this trend.

Commissioner Horine expressed no issue with the requested deviations, noting that they all appeared to be reasonable. However, he raised a concern about the location of the pool and recreation area, which is situated at the eastern end of the development, along Canyon Creek Boulevard. He pointed out that while residents of the first pod could easily walk to this area, other residents from the western part of the development would need to drive there due to the terrain. Horine inquired whether it would be feasible to

create a walkway or bridge trail to provide access for residents in the western pod to at least reach the streamway area or a sidewalk along the street. Mr. Schram explained that the steep terrain makes it difficult to create a trail from the western pods to the pool. While amenities like pools are important for sales, they are typically built in later phases, with this one planned for the second phase. The goal is to make the pool as centrally located and accessible as possible, though it may not be walkable for all residents. He also noted that neighborhood pools tend to have full parking lots due to their popularity.

Commissioner Wagner sought clarification on whether the locations for the fence and landscape buffer exceptions already account for the planned expansion or improvements of the surrounding roads. Mr. Schram explained that the street design is not finalized yet, but current plans involve stream corridors and native wooded vegetation along the roads. Construction will require slight clearing, but the goal is to maintain a wooded, park-like feel. He noted that adding a fence or landscape buffer would require more clearing, which could reduce the natural aesthetic by replacing trees with smaller, manicured landscaping. Commissioner Wagner asked if any additional exceptions for the buffer requirement would be needed, or if the current plan already considers the final road layout and where the final buffer exemption is required. Mr. Schram replied that he does not anticipate any more exceptions.

Commissioner Katterhenry commented that the Commission had not seen a single-family project in a long time, and it is refreshing. There have been many multifamily projects that have come through and he was in favor of the project before them for that reason, among others. He commented that it was a good use of the site and that he appreciated the level of commercial activity that was being slightly reduced at that particular corner.

Chairman Poss stated that the deviations being requested for the lots appeared reasonable given the goals of the project. He noted that similar deviations had been approved in other developments in the area. He also expressed agreement with the proposed fence removal in certain locations, pointing out that it was consistent with decisions made on the Arise project. He felt it made sense to avoid disturbing existing native vegetation for a fence that would likely not be visible anyway. Regarding the Golden Criteria, which are part of the Planning Commission's review process, he indicated that he had reviewed the Staff Report and had no questions or concerns. In his view, the report was clear and aligned well with both the future land use map and the City of Lenexa's Comprehensive Plan. He remarked that the project looked exactly as anticipated for the area. He also responded to a public comment suggesting that the Planning Commission proposed the development. He clarified that the Planning Commission does not propose projects; rather, this is a privately owned piece of land, and the landowner is exercising their right to develop it. The City of Lenexa provides the rules and guidelines, and it is the Planning Commission's responsibility to ensure that developments comply with those requirements. He emphasized that the Commission's role is straightforward and operates within a clear framework, with little ambiguity. Finally, he noted that this is a single-family project, something the City has seen less of recently, as most residential developments have been multifamily. He welcomed the project as a refreshing change that aligns with the area's planned land use. He also expressed support for the modest reduction in commercial space at one corner of the site.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** from AG and CP-1 to RP-1 for **Sunset Canyon** located near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard.

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

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plat for **Sunset Canyon** located near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard for a single-family subdivision with deviations as noted in the Staff Report.

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

DRAFT

From: chobbs.f1@gmail.com

Sent: Friday, May 9, 2025 11:29 AM

To: Stephanie Sullivan

Subject: Proposed Grata Development - Sunset Canyon

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I just read in the KCBJ this proposed luxury home development could 'integrate seamlessly' into a new, city-owned park.

Having been a Lenexa resident for nearly 14 years, I object to my tax dollars being used so luxury homeowners will have a 'nice view'. Will this proposal have a public discussion?

Thanks.

Best regards,

Chris Hobbs

Lenexa 66219

chobbs.f1@gmail.com

913-575-9271

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY LOCATED IN THE VICINITY OF THE NORTHWEST CORNER OF PRAIRIE STAR PARKWAY AND CANYON CREEK BOULEVARD IN THE AG, AGRICULTURAL AND CP-1, PLANNED NEIGHBORHOOD COMMERCIAL DISTRICTS TO RP-1, PLANNED RESIDENTIAL (LOW-DENSITY) DISTRICT.

WHEREAS, on March 31, 2025, Dan Foster, agent for Dawn Montgomery, owner of record, filed a request to rezone property located near the northwest corner of Prairie Star Parkway and Canyon Creek Boulevard in Lenexa, Kansas (the "Property") from the AG, Agricultural and CP-1, Planned Neighborhood Commercial Districts to RP-1, Planned Residential (Low-Density) District; and

WHEREAS, on May 5, 2025, the Lenexa Planning Commission held a public hearing to hear the rezoning request. Notice for the public hearing was provided in accordance with K.S.A. 12-757; and

WHEREAS, on May 5, 2025, the Lenexa Planning Commission recommended approval of said rezoning, as reflected in the minute record for said meeting; and

WHEREAS, on June 3, 2025, the Governing Body considered the rezoning request and Planning Commission recommendation, as reflected in the minute record for said meeting; and

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:

SECTION ONE: The real estate hereinafter described, now zoned AG, Agricultural, and CP-1, Planned Neighborhood Commercial, Zoning Districts are hereby rezoned to RP-1, Planned Residential (Low-Density) Zoning District as reflected in the minute record of the May 5, 2025, Governing Body meeting, to wit:

Part of the Southwest One-Quarter of Section 32, Township 12, Range 23, in the City of Lenexa, Johnson County, Kansas, being described as follows:

Beginning at the Northeast corner of the Southwest One-Quarter of said Section 32; thence along the East line of the said Southwest One-Quarter, South 02 degrees 50 minutes 05 seconds East a distance of 951.70 feet; thence South 87 degrees 09 minutes 55 seconds West a distance of 60.00 feet; thence South 57 degrees 08 minutes 21 seconds West a distance of 316.23 feet; thence North 67 degrees 28 minutes 06 seconds West a distance of 312.83 feet; thence North 12 degrees 37 minutes 28 seconds West a distance of 102.37 feet; thence North 38 degrees 26 minutes 35 seconds East a distance of 112.74 feet; thence North 66 degrees 37 minutes 33 seconds West a distance of 241.57 feet; thence South 59

degrees 40 minutes 51 seconds West a distance of 535.95 feet; thence South 88 degrees 01 minutes 43 seconds West a distance of 38.84 feet; thence South 40 degrees 59 minutes 36 seconds West a distance of 386.34 feet; thence South 47 degrees 23 minutes 26 seconds West a distance of 96.21 feet; thence South 02 degrees 25 minutes 04 seconds East a distance of 41.54 feet; thence South 18 degrees 57 minutes 30 seconds West a distance of 144.88 feet; thence South 16 degrees 23 minutes 11 seconds West a distance of 126.45 feet; thence South 40 degrees 13 minutes 53 seconds West a distance of 420.31 feet; thence North 01 degrees 04 minutes 12 seconds West a distance of 381.34 feet; thence North 13 degrees 31 minutes 38 seconds West a distance of 232.55 feet; thence continuing North 13 degrees 31 minutes 38 seconds West a distance of 62.97 feet; thence North 06 degrees 57 minutes 23 seconds West a distance of 89.19 feet; thence North 10 degrees 31 minutes 52 seconds West a distance of 295.13 feet; thence North 26 degrees 14 minutes 46 seconds East a distance of 144.27 feet; thence North 13 degrees 44 minutes 14 seconds East a distance of 172.15 feet; thence North 01 degrees 00 minutes 36 seconds West a distance of 289.54 feet; thence North 20 degrees 48 minutes 25 seconds West a distance of 226.98 feet; thence North 01 degrees 28 minutes 09 seconds West a distance of 74.57 feet to a point on the North line of the said Southwest One-Quarter; thence along said North line, North 88 degrees 35 minutes 14 seconds East a distance of 2044.20 feet to the Point of Beginning and containing 51.672 acres more or less.

And:

Part of the Southwest One-Quarter and part of the Southeast One-Quarter of Section 32, Township 12, Range 23, in the City of Lenexa, Johnson County, Kansas, being described as follows:

Beginning at the Southeast corner of the Southwest One-Quarter of said Section 32; thence along the South line of the said Southwest One-Quarter, South 87 degrees 45 minutes 26 seconds West a distance of 655.47 feet; thence North 02 degrees 41 minutes 20 seconds West a distance of 101.23 feet; thence North 87 degrees 00 minutes 58 seconds West a distance of 28.39 feet; thence North 59 degrees 07 minutes 53 seconds West a distance of 253.92 feet; thence North 39 degrees 44 minutes 51 seconds West a distance of 318.58 feet; thence North 60 degrees 42 minutes 11 seconds West a distance of 279.43 feet; thence North 13 degrees 38 minutes 44 seconds West a distance of 197.48 feet; thence North 23 degrees 41 minutes 54 seconds East a distance of 247.08 feet; thence North 64 degrees 35 minutes 56 seconds East a distance of 207.94 feet; thence North 48 degrees 26 minutes 47 seconds East a distance of 202.54 feet; thence North 16 degrees 50 minutes 06 seconds East a distance of 39.50 feet; thence continuing North 16 degrees 50 minutes 06 seconds East a distance of 122.27 feet; thence North 79 degrees 17 minutes 09 seconds East a distance of 187.72 feet; thence South 89 degrees 40 minutes 50 seconds East a distance of 659.85 feet to a point on the West line of the said Southeast One-Quarter; thence continuing South 89 degrees 40 minutes 50 seconds East a distance of 2.61 feet to a point of curvature;

thence Southeasterly on a curve to the left having an initial tangent bearing of South 06 degrees 58 minutes 16 seconds East, a radius of 1000.00 feet, a central angle of 31 degrees 07 minutes 41 seconds and an arc length of 543.29 feet; thence South 51 degrees 49 minutes 32 seconds West a distance of 224.96 feet to a point on the East line of the said Southwest One-Quarter of Section 32; thence along said East line, South 02 degrees 50 minutes 05 seconds East a distance of 782.91 feet to the Point of Beginning and containing 35.890 acres more or less.

SECTION TWO: The Community Development Director is hereby directed to amend the series of maps entitled "Official Copy Zoning District Map of the City of Lenexa" as adopted by the City via City Code Section 4-1-A-6(A) in accordance with said rezoning.

SECTION THREE: This Ordinance shall be construed as follows:

- A. Liberal Construction. This Ordinance shall be liberally construed to effectively carry out its purposes that are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.
- B. Savings Clause. The repeal of any ordinance or code section, as provided herein, shall not affect any rights acquired, fines, penalties, forfeitures or liabilities incurred thereunder, or any action or proceeding commenced under or by virtue of the ordinance or code section repealed. Any ordinance or code section repealed continues in force and effect after the passage, approval, and publications of this Ordinance for the purposes of such rights, fines, penalties, forfeitures, liabilities and proceedings.
- C. Invalidity. If for any reason any chapter, article, section, subsection, sentence, portion, or part of this Ordinance, or the application thereof to any person or circumstance is declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance, the Lenexa City Code, or other ordinances.

SECTION FOUR: This Ordinance shall take effect after publication of an ordinance summary in the City's official newspaper as provided by State law.

PASSED by the Governing Body June 3, 2025.

SIGNED by the Mayor June 3, 2025.

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Steven Shrout, Assistant City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 8

SUBJECT: Resolution approving the 91st Street & Canyon Creek Boulevard development agreement with Grata, LLC

CONTACT: Sean McLaughlin, City Attorney

DATE: June 3, 2025

ACTION NEEDED:

Adopt a resolution approving the 91st Street & Canyon Creek Boulevard development agreement with Grata, LLC.

PROJECT BACKGROUND/DESCRIPTION:

Grata, LLC ("Developer") is under contract to purchase real property consisting of 96.18 acres located at the southwest corner of 91st Street & Canyon Creek Boulevard ("Developer Property"). The City is the owner of real property consisting of 58.33 acres located at the northwest corner of Prairie Star Parkway & Canyon Creek Boulevard ("City Property"). The Developer desires to develop a residential development ("Residential Project") on portions of both the Developer Property and City Property. The City desires to develop a park and trail system ("Park Project") on portions of both the Developer Property and City Property. As part of their respective projects, the parties desire to work together to exchange property, construct public infrastructure, and cooperate on development phasing in order to ensure the area is capable of supporting the Residential Project and Park Project.

The proposed development agreement (DA) sets forth the City's and the Developer's intentions and responsibilities with respect to the Residential Project, the Park Project and the construction of public roads. The DA contains several key provisions:

1. Land Exchange - As part of their respective projects, the Parties will exchange property which will increase the overall size and usability of the City's Park Project while allowing the Developer to configure the Residential Project to meet their needs. As part of the land exchange, the City will receive approximately 28 acres from the Developer while the Developer will receive approximately 16 acres from the City. The City finds the exchange will be beneficial to the development of the City by increasing park and residential opportunities near the western City limits. In accordance with K.S.A. 12-1301 et seq., the City published notice of the proposed exchange of the City-owned park land on July 23, 2024 and July 30, 2024 and did not receive a petition protesting such action within the required protest period. The City and Developer will use the City's standard real estate contract for the land exchange and intend to close on the land exchange within 180 days of executing the DA.

2. Residential Project - The Residential Project contemplates the construction of a single-family residential subdivision with approximately 175 lots and eight tracts on 81.37 acres on portions of the Developer Property and City Property. The lots and tracts will be developed over several years and in multiple phases. On May 5, 2025, the Planning Commission recommended approval of the Developer's request for rezoning and their preliminary plat for the Residential Project and the Governing Body will consider

approving the rezoning and preliminary plat at the June 3, 2025 City Council meeting prior to considering this item.

3. Park Project - The City purchased the City Property in 1993 in order to secure future parks and recreation land prior to the development of the surrounding area. The City Property is unimproved, and the City has not approved any plans for the City Property. The City anticipates future improvements as the surrounding area continues to develop, but has no established timelines for such improvements. The Developer will be responsible for certain improvements that will enhance the Park Project, including the rebuilding and repair of the pond the City will acquire as part of the land exchange and the construction of multi-use trail connections on the Residential Project property to enable future connections to future Park Project trails.

4. Street Improvements - The improvements to and extensions of 91st Street and Canyon Creek Boulevard are necessary to open up the area for the development of the Residential Project and Park Project. In order to ensure the street improvements are built in the most efficient and effective manner while ensuring public access and safety are prioritized, the City and Developer will coordinate on phasing the street improvements and all street improvements will be built in accordance with City specifications. The Developer shall be responsible for the following street improvement costs:

- a. Canyon Creek Boulevard from Prairie Star Parkway northerly 675 feet, and
- b. 91st Street between the Developer's west property line to the 91st Street & Canyon Creek Boulevard/Mize Road intersection, which is 1,327 feet.

The City shall be responsible for the following street improvement costs:

- a. 91st Street from Developer's west property line to Cedar Niles Road, which is 593 feet;
- b. the 91st Street & Canyon Creek Boulevard/Mize Road intersection;
- c. 91st Street from Canyon Creek Boulevard east to Green Road; and
- d. 1,271 feet of Canyon Creek Boulevard between the Developer's portion of Canyon Creek Boulevard and the intersection of 91st Street & Canyon Creek Boulevard/Mize Road.

The DA also allows the City to reimburse the Developer for the construction of certain public infrastructure because it will reduce the overall design and construction costs for such infrastructure as well as minimize the length of construction and disruptions to the current and future residents in the area.

The DA is available for review in the City Clerk's office.

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation
Vibrant Neighborhoods

Guiding Principles

Strategic Community Investment

ATTACHMENTS

- 1. Resolution

RESOLUTION NO. _____

A RESOLUTION APPROVING THE CANYON CREEK BOULEVARD AND 91ST STREET DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LENEXA, KANSAS, [“CITY”], AND GRATA, LLC [“DEVELOPER”].

WHEREAS, Developer is under contract to purchase real property consisting of approximately 96.18 acres located at the southwest corner of Canyon Creek Boulevard/Mize Road and 91st Street in the City ("**Developer Property**"); and

WHEREAS, City is owner of real property consisting of approximately 58.33 acres located at the northwest corner of Prairie Star Parkway and Canyon Creek Boulevard in the City ("**City Property**"); and

WHEREAS, the Developer desires to develop a residential development ("**Residential Project**") on portions of both the Developer Property and City Property provided the Parties can agree on the exchange of property, construction of infrastructure, development phasing, and other arrangements between the Developer and City in order to ensure the area is capable of supporting the Residential Project; and

WHEREAS, the City desires to develop a park and trail system ("**Park Project**") on portions of both the Developer Property and City Property; and

WHEREAS, the improvements to and extensions of Canyon Creek Boulevard and 91st Street are necessary to open up the area for quality development including the Residential Project and Park Project as well as to provide safe and efficient access to the current and future residents of the area thereby serving an important public need; and

WHEREAS, the Governing Body has determined that the development of high-quality residential projects, the expansion of parks and recreation opportunities, and construction of public road improvements are in the best interests of the City for this area, consistent with goals of the Governing Body and provide a clear benefit to the public; and

WHEREAS, the City and Developer acknowledge that Residential Project and Park Project will require significant financial investment from both parties. The Governing Body has determined it is in the best interests of the City to reimburse Developer for construction of certain public infrastructure because it will reduce the overall design and construction costs for such infrastructure as well as minimize the length of construction and disruptions to the current and future residents in the area; and

WHEREAS, it is necessary to set forth the City's and the Developer's intentions and responsibilities with respect to the Residential Project, the Park Project and the construction of public roads; and

WHEREAS, all parties have read and understand the terms and conditions of the Development Agreement set forth in the attached Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:

SECTION ONE: The City of Lenexa, Kansas, a municipal corporation, does hereby approve and authorize the Mayor to execute the Development Agreement in substantially the same form as attached hereto as Exhibit "A", and incorporated herein by reference. The Mayor and/or City Manager are further authorized to execute such other documents as may be necessary to carry out the intent of this Resolution and the Development Agreement, provided such documents are first reviewed and approved by the City Attorney.

SECTION TWO: The City of Lenexa, Kansas, a municipal corporation, does hereby approve and authorize the Mayor and/or the City Manager to execute the Kansas Real Estate Contract, in substantially the same form as depicted in Exhibit "A" and such other documents as may be reasonably necessary to facilitate the purchase and sale of the property described in the Development Agreement.

SECTION THREE: This resolution shall become effective upon passage by the City Council.

ADOPTED by the City Council this 3rd day of June, 2025.

SIGNED by the Mayor this 3rd day of June, 2025.

[SEAL]

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney

APPENDIX



**MINUTES OF THE
MAY 20, 2025
LENEXA CITY COUNCIL MEETING
COMMUNITY FORUM, 17101 W 87th STREET PARKWAY
LENEXA, KS 66219**

CALL TO ORDER

Mayor Sayers called the meeting to order at 7 PM.

ROLL CALL

Councilmembers Handley, Eiterich, Charlton, Nicks, Arroyo, Williamson, Denny, and Herron were present with Mayor Sayers presiding.

Staff present included Beccy Yocham, City Manager; Todd Pelham, Deputy City Manager; Mike Nolan, Assistant City Manager/Acting City Clerk; Scott McCullough, Community Development Director; Sean McLaughlin, City Attorney; and other City staff.

APPROVE MINUTES

Councilmember Denny made a motion to approve the May 6, 2025 City Council meeting draft minutes and Councilmember Handley seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

There were no modifications to the agenda.

CONSENT AGENDA

1. Acceptance of the 113th Street East of Renner Boulevard and 113th Street and Lakeview Avenue Stormwater Improvement Project for maintenance
The area of 113th Street east of Renner Boulevard to Lakeview Avenue had a high concentration of corrugated metal pipes that were failing or in very poor condition. The City hired V.F. Anderson Builders, LLC to construct the project, which was partially funded through the Johnson County Stormwater Replacement Program. The total project cost was \$2,708,321.48.
2. Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Cedar Canyon West Attached Villas Final Plat
Cedar Canyon West Attached Villas is a duplex subdivision on 7.68 acres located in the southwest corner of 99th Street & 100th Street. Easements and rights-of-way are being dedicated to the City as part of this final plat.
3. Acceptance of right-of-way as shown on Stoneridge North, Second Plat
Stoneridge North, Second Plat is a single-family residential subdivision on 40.7 acres in the northeast corner of 83rd Street & Cedar Niles Road. Additional right-of-way is being dedicated to the City as part of this revised final plat. Dedications for utility,

drainage, landscape, and sidewalk easements and other portions of rights-of-way were previously approved by the Governing Body on the original final plat for this development in 2023.

4. Approval of a revised final plan for an additional phase of the AdventHealth Parking Garage located approximately at the northwest corner of westbound 87th Street Parkway & Renner Boulevard within the CC, Planned City Center Zoning District
The applicant proposes to construct an extension to the first phase of a three-story parking garage that serves Area 2 of the AdventHealth Campus. The parking area will expand the ground floor parking garage by 47 parking spaces that will be enclosed later with the second phase of the parking garage.
5. Approval of the Public Art priority list of locations
One of the requirements of the Public Art Policy is for the Arts Council to review annually and make recommendations to the Governing Body regarding the priority list of locations for public art.
6. Resolution accepting the Public Art Strategic Plan
This plan reflects months of work centered around two joint meetings with the Governing Body and the Lenexa Arts Council to build consensus around the future direction of Lenexa's Public Art Program. It outlines a clear vision, set of priorities, and process recommendations to guide public art purchases and projects over the next three to five years.
7. Resolution approving the issuance of revenue bonds by the City of Olathe, Kansas to finance facilities located within the corporate limits of Lenexa
KidsTLC, Inc. ("KidsTLC") desires to issue \$1.8 million in revenue bonds to acquire a building located in Lenexa. KidsTLC is headquartered in Olathe, Kansas and has previously issued revenue bonds through Olathe.
8. Resolution amending the Property Tax Rebate Program Policy
Staff recommends amending the Property Tax Rebate Program policy eligibility criteria to increase the potential applicant pool.
9. Ordinance amending the Lenexa City Code to adopt the recently updated versions of the Johnson County Environmental Sanitary Code and Johnson County Aquatic Health Code
The City adopted by reference the 2004 Johnson County Environmental Sanitary Code (ESC) in Section 4-5-1 of the Lenexa City Code. In August 2024, Johnson County adopted a new ESC and an Aquatic Health Code (AHC). As a result, the City needs to amend the City Code to adopt the new version of the ESC and the AHC for the County to continue to enforce the codes in the city.

END OF CONSENT AGENDA

Councilmember Williamson made a motion to approve items 1 through 9 on the consent agenda and Councilmember Eiterich seconded the motion. Motion passed unanimously.

BOARD RECOMMENDATIONS

10. Ordinance approving a three-year special use permit for a basic industry use known as SRS Lenexa located at 14303 W. 100th Street in the BP-2, Planned Manufacturing District

The applicant proposes to store hazardous chemicals for their pool supply company, which falls under the basic industry use and requires a special use permit in the BP-2, Planned Industrial District.

Stephanie Sullivan, Planning Manager, said this special use permit is for SRS Lenexa to operate a basic industry use at 14303 W. 100th Street, near the Lackman exit off I-435. She said the proposed tenant space is just under 10,000 square feet, with approximately 1,000 square feet designated for office use and the remainder for the storage of pool-related chemicals and materials. Because these materials include hazardous substances, Ms. Sullivan said the use must be classified as "basic industry" per City Code.

Ms. Sullivan said the property is zoned BP-2, and both the zoning and future land use designations support industrial business park uses, consistent with the proposed operation. She added that Fire Department staff has reviewed the hazardous material storage plans and had no concerns.

Ms. Sullivan said the applicant submitted detailed documentation, and all relevant safety and environmental regulations will be followed. She noted that special attention was given to potential effects on nearby properties and environmental impacts, with spill kits and neutralizers kept on-site. Annual fire inspections will ensure ongoing compliance.

Ms. Sullivan said both staff and the Planning Commission recommend approval.

Councilmember Arroyo asked if other tenants in the building or other businesses around had made any comments regarding this use.

Ms. Sullivan said that no public comments were made during the Planning Commission's public hearing or received since notification was issued.

Emily Stewart, SRS representative, noted that the company provides regular training for employees on hazardous material handling and emergency procedures. She said SRS is now under the ownership of Home Depot.

Councilmember Williamson asked how long the company has been in business and Ms. Stewart answered, saying quite a while. Ms. Stewart confirmed that Home Depot recently bought the company and is the parent company now.

Councilmember Charlton made a motion to approve Item 10 and Councilmember Arroyo seconded the motion. Motion passed unanimously.

11. Consideration of a preliminary plan for Retail Lenexa Old Town located at 9213 Pflumm Road in the HBD, Historic Business District

The applicant proposes a multitenant retail building located at 9213 Pflumm Road within the HBD, Historic Business District. The preliminary plan includes a one-story,

three-tenant-space building totaling 5,200 square feet, three parallel parking spaces, and an overhead door on the eastern side of the building to accommodate loading/unloading of tenant materials.

Ms. Sullivan said this is the preliminary plan for the Retail Lenexa Old Town project, a new development located within the Historic Business District (HBD) near Pflumm Road & Santa Fe Trail Drive. She said the proposed development includes a three-tenant retail building with on-site parallel parking and access to nearby public parking lots. She noted that there is a potential occupant for the main tenant space, but not for the other two tenant spaces.

Ms. Sullivan said the site is zoned for mixed-use in alignment with both the zoning and future land use maps. She pointed out the architectural plans revealed an Irish-themed design with detailed masonry, awnings, and large windows, aiming to reflect and enhance the character of Old Town.

Tom Nolte, Nolte & Associates, presented on behalf of the development team, noting that the building will house a custom tailoring business serving clients such as military and public service departments. He said the building will also accommodate shipping and receiving functions at the rear.

Councilmembers Williamson, Nicks, and Charlton, and Mayor Sayers expressed enthusiasm for the project, praising its design, its alignment with Old Town's historical character, and its potential to spur further revitalization in the area.

Ms. Sullivan said both staff and the Planning Commission recommend approval, and staff noted that a final plan is already in progress. The Council conveyed support and appreciation to the applicant team for their investment in Old Town's future.

Councilmember Denny made a motion to approve Item 11 and Councilmember Nicks seconded the motion. Motion passed unanimously.

12. Consideration of a revised preliminary plan for Lenexa City Center North Village Townhomes located at the northeast corner of Winchester Street & Penrose Lane in the CC, Planned City Center District

The applicant proposes a multifamily development in City Center. The development consists of 61 townhomes distributed among 10 buildings. The site is located at the northeast corner of Winchester Street & Penrose Lane.

Ms. Sullivan said this is a revised preliminary plan for the North Village Townhomes project, located just north of 87th Street Parkway near Winchester Street and Penrose Lane in Lenexa City Center. She said the development includes 61 for-sale, three-story townhome units across 10 buildings on currently vacant land zoned City Center (CC) and designated for City Center Core land use.

Ms. Sullivan said the proposed layout features two architectural styles: "Parkside" with buildings facing Central Green and "Cityside" with buildings facing Penrose Lane. She noted that the site includes a central private drive that provides two-way access to all units, each with a two-car garage and a driveway accommodating two

additional vehicles, allowing for four vehicles per unit. She added that an amenity area with a cabana requiring a reduced one-foot setback was included and supported by staff and the Planning Commission.

Ms. Sullivan said changes to existing landscaping, sidewalks, and on-street parking are planned to enhance access and usability, with further refinements expected during the final plan review.

Ms. Sullivan said that a resident voiced concern at the Planning Commission meeting about development intensity and landscaping, which staff committed to addressing in the final plan.

Ms. Sullivan said both staff and the Planning Commission recommend approval of the revised preliminary plan, and the applicant confirmed the final plan is in progress and scheduled for Planning Commission review in early June.

Councilmember Eiterich asked if this plan is different than the previous one and Ms. Sullivan said this one is extremely similar to the one previously approved. Councilmember Eiterich asked about site access, stair locations, and sidewalk connectivity.

Councilmember Charlton asked for clarification of the garage locations and site access.

Councilmember Handley asked if staff felt the progress with the landscaping was made in the submitted final plan, which is scheduled to go to the Planning Commission on June 3. Ms. Sullivan said there is still time for the Council to request changes on the final plan before it goes to Planning Commission. She added that there is still time to suggest changes or condition changes between the final plan and building permit, depending on the extent of the changes. Councilmember Handley said his only concern was for the attention to the landscaping improvements. He added that the intensity is appropriate and he liked that this adds more options to the market.

Councilmember Nicks asked if the final plan would be considered by City Council and Ms. Sullivan said yes.

Councilmember Herron asked about anticipated unit pricing.

Chris Gillam, JGR Architects, addressed the councilmembers' questions regarding site access, stair locations, sidewalk connectivity, and parking.

Gary Gosset, Propper Construction, said the townhomes would be for sale and may range from an estimated \$500,000 to \$1 million and span 3,600 to 4,000 square feet.

Councilmembers expressed support for the project's quality, scale, and contribution to housing diversity within the City Center area.

Councilmember Handley made a motion to approve Item 12 and Councilmember Charlton seconded the motion. Motion passed unanimously.

13. Ordinance approving a rezoning for property known as White Oak Estates, Second Plat for the construction of a single-family residence located near the northeast corner of 79th Street & Cottonwood Street

The applicant proposes construction of a single-family residence and is combining two parcels which are currently zoned differently.

Ms. Sullivan said this is a rezoning request for the White Oak Estates Second Plat near 79th Street & Cottonwood Street, adjacent to Lenexa's Municipal Services facility. She said the proposed change involves a small parcel currently zoned R-1 being rezoned to RP-1 to align with adjacent parcels, creating a cohesive zoning designation for a newly replatted residential site. She noted that this request resolves prior issues with illegal lot splitting and provides proper access to the site via Cottonwood Street.

Ms. Sullivan said the total area includes four parcels that will be replatted into three lots, with the applicant intending to build a 4,100 square foot single-family home on one of them. She said a deviation for reduced lot width was also approved due to site constraints.

Ms. Sullivan said staff designated yard orientations to guide future accessory structure requests and confirmed no zoning non-conformities were created for neighboring lots. She said that a 15-foot landscape buffer along 79th Street will include trees and shrubs per code, and the applicant will install a six-foot wood fence behind this buffer.

Ms. Sullivan said a public hearing at the Planning Commission meeting included a concern from adjacent residents regarding pool access on an adjacent property, which staff noted was a private matter. She said both staff and the Planning Commission recommend approval.

Councilmember Handley asked how staff determined what would be the front, side, and rear property lines. Ms. Sullivan explained that the most logical place for the front line to be was where the driveway leads to the house, as well as considering the access points and existing context for how the rear yards would interact.

Councilmember Nicks asked about the landscaping required and its width. Ms. Sullivan said she did not know the width off-hand but would get that information to him. She said the landscaping is trees and bushes. Councilmember Nicks asked about fencing along 79th Street. Ms. Sullivan said anything from four-feet to six-feet tall could go there, in an open- or privacy-style in wood or black aluminum. She said there is no standard set for this property.

Scott McCullough, Community Development Director, said a landscaping easement is being platted with the application and any fence should be behind the easement. He said staff would review that at the time of fence permit application. Ms. Sullivan

said there could be some fencing allowed in the easement depending on the context and if neighboring properties have fence in the easement.

Beccy Yocham, City Manager, said that the packet includes a drawing reflecting a six-foot wood fence being installed behind the landscaping easement.

John Gripka, applicant, confirmed plans for the house, landscaping, fence, and a future pool on the property.

Councilmember Herron asked who would be responsible for taking care of the trees on the street-side of the fence. Ms. Sullivan said maintenance of the landscaped buffer will remain the responsibility of the property owner.

Councilmember Williamson made a motion to approve Item 13 and Councilmember Eiterich seconded the motion. Motion passed unanimously.

14. Consideration of a rezoning and preliminary plan known as Vantage at Lenexa for a multifamily residential development on property located at the northwest corner of Prairie Star Parkway and Monticello Road - **CONTINUED TO THE JULY 1, 2025 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST**

- a. Ordinance rezoning property from the AG, Agricultural, R-1, Single-Family Residential, and RP-3, Planned Residential (Medium High-Density) Districts to the RP-4, Planned Residential (High-Density) District

- b. Approval of a companion preliminary plan for Vantage at Lenexa

Item 14 was continued to the July 1, 2025 City Council meeting at the applicant's request.

NEW BUSINESS

15. Approval of Amendment No. 2 to the construction agreement with Prosser Wilbert Construction, Inc. for the Ad Astra Reconstruction Project
Prosser Wilbert has submitted the final GMP Package (GMP #2) consisting of all additional construction activities for the project with a GMP of \$8,094,928. This includes all base items and meets/exceeds all aquatic program elements identified through the public engagement process.

Logan Wagler, Parks and Recreation Director, said this approval is for the final Guaranteed Maximum Price ("GMP #2") for the Ad Astra Pool and Park improvements, which would enable construction to begin as early as June, targeting completion by the 2026 swim season.

Parks & Recreation staff, along with representatives from Prosser Wilbert Construction and SFS Architecture, provided a comprehensive update on the project,

which has been in development for over a year and involved extensive community engagement to inform the final design.

Mr. Wagler said GMP #1, previously approved, covered demolition and geotechnical work. He said GMP #2, totaling just over \$8 million, completes the \$10 million project budget, which also includes design, contingencies, and other associated costs.

Mark Clayton, Prosser Wilbert Construction, and the construction team reported that 36 bids were received across nine bid packages, with Carruthers Construction selected as the pool contractor after a competitive and rare tied bid. He said that recycled concrete from the demolished pool will be reused on-site, minimizing landfill waste.

Allison Vandever, SFS Architecture, reviewed the engagement process and said design features include a zero-depth entry pool, lap lanes, water play zones, shaded areas, expanded green space, and sustainable elements such as solar panels and mass timber. A celestial theme is incorporated through design elements and signage, including the phrase "To the Stars." Future possibilities include additional shade structures, public art, and a community garden.

Councilmember Nicks asked about the shade areas and costs for additional areas. He asked if the 4% for contingency would be enough and Mr. Wagler said it is not as tight as it was for Sar-Ko-Par Aquatic Center. Councilmember Nicks asked if the new shelter has always been an additional consideration and Mr. Wagler said it is one of the lower priorities.

Councilmember Herron asked about the open area and if there would be any benches or picnic tables and Mr. Wagler said nothing is programmed there at this time; adding something later would be easy outside of the project.

Councilmember Arroyo shared her excitement with the rendering and talked about seeing it come to life. She said she loves the sustainability aspects and the removal of the ash trees.

Mayor Sayers asked about the geotechnical report and Councilmember Herron asked how the concrete would be used. Mr. Clayton said the report did not reveal anything other than some organics. He said the crushed material would be used in the base of the structure and that everything will be compacted, tested, and inspected properly.

Mayor Sayers asked about the celestial theme and Ms. Vandever said it would be reflected in color and symbols throughout the site with some lettering "To the Stars" included.

Mayor Sayers asked about the placement of public art at this location and Mr. Wagler said that Ms. Vandever would meet with the Arts Council to start looking into that over the next couple months.

Councilmember Denny thanked the team for their work on the project and said he was really impressed.

Councilmember Herron made a motion to approve Item 15 and Councilmember Arroyo seconded the motion. Motion passed unanimously.

STUDENT INTRODUCTIONS

Carter Bullock, Scout Troop 187, attended the meeting.

COUNCILMEMBER REPORTS

Mayor Sayers shared her condolences on the recent passing of Police K-9 Lotto.

STAFF REPORTS

Ms. Yocham said there would be no Committee of the Whole meeting next Tuesday.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

There was no business from the floor.

ADJOURN

Councilmember Eiterich made a motion to adjourn and Councilmember Handley seconded the motion. Motion passed unanimously.

The meeting adjourned at 8:15 PM.

NOTE: These draft meeting minutes have been prepared using the assistance of AI.

Open AI. (2025). *ChatGPT Plus (4o version)*. [Large Language Model]. Prompt: "Summarize transcript for meeting minutes"
<https://chat.openai.com/chat>

Proclamation

WHEREAS, the City of Lenexa supports the rights of every citizen to experience equality and freedom from discrimination; and

WHEREAS, the City of Lenexa recognizes and celebrates the contributions of the Lesbian, Gay, Bisexual, Transgender, Queer, and Intersex (LGBTQ+) community; and

WHEREAS, the City of Lenexa is committed to fostering a welcoming and inclusive environment for all members of the community; and

WHEREAS, June is widely recognized as Pride Month, a time to honor the achievements and struggles of the LGBTQ+ community.

NOW, THEREFORE, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim the month of June in the City of Lenexa to be

PRIDE MONTH

And urge all Lenexa residents to join in celebrating diversity, promoting respect for all individuals, and working towards a more inclusive and equitable community.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of June, 2025.



Julie Sayers
Mayor of Lenexa, Kansas

Proclamation

WHEREAS, the Great Lenexa Barbeque Battle began in 1982 through the efforts of Pat Dalton and Alan Uhl and was named the State Championship of Kansas in 1984; and

WHEREAS, the event offers family-friendly recreation and spirited competition for barbeque enthusiasts; and

WHEREAS, hundreds of Lenexa residents volunteer their time and talents to help make the event a success each year; and

WHEREAS, this championship crowns seven meat category champions including: beef, pork, ribs, chicken, sausage, beefsteak, and miscellaneous; and one Grand Champion; and

WHEREAS, the 43rd annual event, to be held June 27–28, 2025, continues to bring regional and national recognition to the City of Lenexa.

NOW, THEREFORE, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim the month of June in the City of Lenexa to be

LENEXA BARBEQUE MONTH

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of June, 2025.



Julie Sayers
Mayor of Lenexa, Kansas

Proclamation

WHEREAS, gun violence takes the lives of 125 people and injures over 260 more each day in the U.S., with Kansas averaging 473 gun deaths annually and a significant financial burden to taxpayers; and

WHEREAS, Americans are 26 times more likely to die by gun homicide than people in other high-income nations, with gun violence heavily concentrated in cities; and

WHEREAS, mayors, councilmembers, and law enforcement—alongside local advocates—are uniquely positioned to implement evidence-based solutions to reduce gun violence in their communities; and

WHEREAS, wearing orange on National Gun Violence Awareness Day, inspired by the memory of Hadiya Pendleton, honors all victims and survivors of gun violence and symbolizes the value of human life; and

WHEREAS, on June 6, 2025, people across the country will wear orange to raise awareness, promote responsible gun ownership, and renew the commitment to keeping families and communities safe.

NOW, THEREFORE, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim June 6, 2025 in the City of Lenexa to be

GUN VIOLENCE AWARENESS DAY

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of June, 2025.



Julie Sayers
Mayor of Lenexa, Kansas

Proclamation

WHEREAS, the Lenexa Chamber of Commerce was founded on June 12, 1925, to promote economic prosperity, support local businesses, and enhance the quality of life for the residents of Lenexa; and

WHEREAS, for the past century, the Chamber has served as a vital partner to the City of Lenexa, helping to foster a thriving and resilient community through leadership, advocacy, and collaboration; and

WHEREAS, the Chamber's commitment to innovation, business development, and public-private partnerships has been instrumental in Lenexa's growth into one of the region's most vibrant and desirable cities; and

WHEREAS, the Chamber's dedication to community service, civic engagement, and workforce development has positively impacted generations of residents, businesses, and organizations; and

WHEREAS, in celebrating its 100th anniversary, the Lenexa Chamber of Commerce honors its proud history, celebrates its enduring achievements, and looks forward to continuing its tradition of leadership and service for the next century.

NOW, THEREFORE, I Julie Sayers, Mayor of Lenexa, Kansas, do hereby proclaim June 12, 2025 as

LENEXA CHAMBER OF COMMERCE CENTENNIAL CELEBRATION DAY

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of June, 2025.

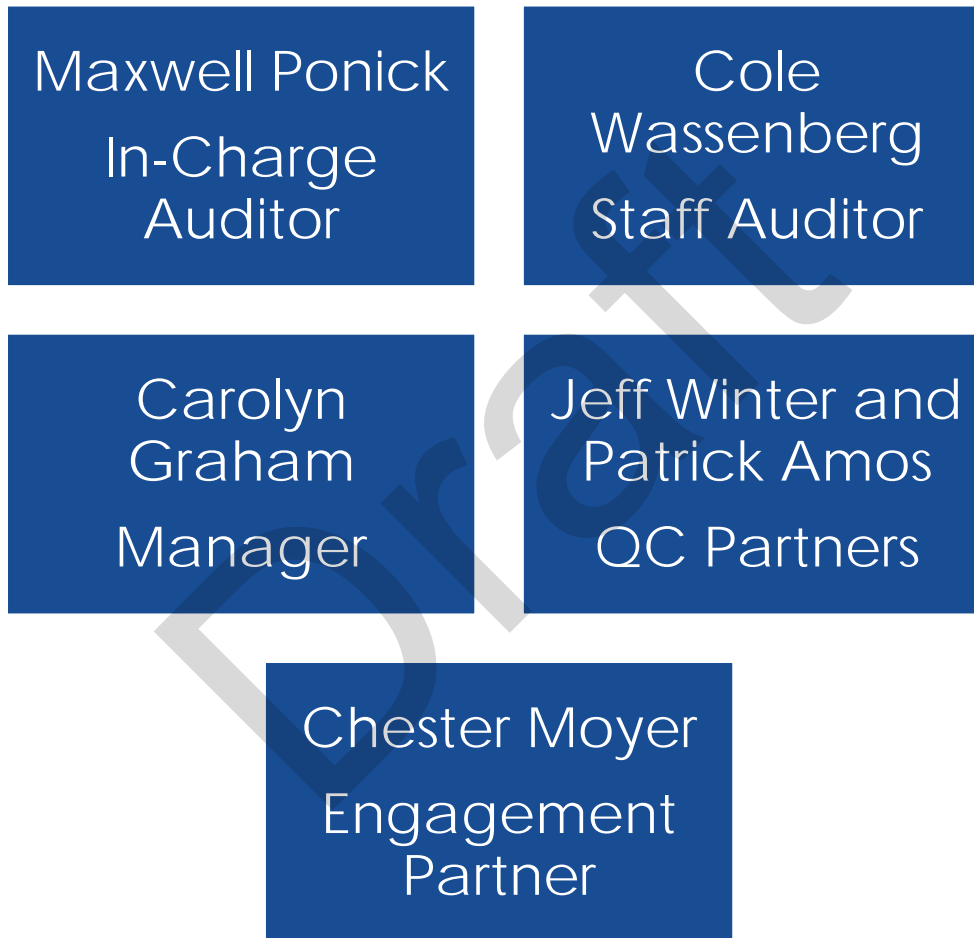


Julie Sayers
Mayor of Lenexa, Kansas

City of Lenexa, Kansas Audit Summary

DECEMBER 31, 2024

Engagement Team



Audit Process

Planning – October 2024	<ul style="list-style-type: none">• Obtain an understanding of the City and its control environment• Review Council Minutes• Perform preliminary analytical review procedures
Interim – January 2025	<ul style="list-style-type: none">• Update understanding of key accounting processes• Perform risk assessment• Identify walkthroughs
Year-End Fieldwork – March – May 2025	<ul style="list-style-type: none">• Perform substantive procedures• Perform compliance testing• Review of reports



Executive Summary

Financial Statement Audit

Express an opinion on conformity of financial statements, in all material respects, with US GAAP

Unmodified Opinion (clean opinion) on the financial statements

Emphasis of Matter – implementation of GASB 101, *Compensated Absences*

Performed under *Government Auditing Standards* and auditing standards generally accepted in the United States of America

New reporting requirements have significantly increased the complexity of reporting

Single Audit

Title 2 U.S. *Code of Federal Regulations, Part 200 (Uniform Guidance)*

\$6.3 million in expenditures, of which \$5.1 million is the ARPA funding

No compliance or control findings

Management Letter

No matters reportable

Firefighters' Relief Association

No matters reportable



CITY OF LENEXA, KANSAS

AUDITOR COMMUNICATIONS

DECEMBER 31, 2024

Draft

The Honorable Mayor and
Members of the City Council
City of Lenexa, Kansas

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Lenexa, Kansas (the City) as of and for the year ended December 31, 2024, and have issued our report thereon dated _____. Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated April 18, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Qualitative Aspects Of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used are described in Note 1 to the financial statements. During the year ended December 31, 2024, the City adopted Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences* which modifies the principles for the recognition, measurement, presentation, and disclosure of compensated absences. The City also adopted Governmental Accounting Standards Board (GASB) Statement No. 100, *Accounting Changes and Error Corrections* which prescribes the requirements for accounting changes and error corrections. No other new accounting policies were adopted and the application of other existing policies was not changed during the year ended December 31, 2024. We noted no transactions entered into during the year for which there was a lack of authoritative guidance or consensus. There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred. There are no instances where we consider a significant accounting practice that is acceptable under the applicable financial reporting framework not to be most appropriate to the particular circumstances of the City.

For purposes of this communication, professional standards require us to communicate to you significant unusual transactions identified during our audit. There were no significant unusual transactions identified as a result of our audit procedures that were brought to the attention of management.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Management's estimate of the actuarial assumptions in the calculation of annual pension and other post-employment benefit costs is based on estimates provided by the actuaries hired by KPERS and the City. We evaluated the key factors and assumptions used to develop the actuarial assumptions in the calculation of annual pension and other post-employment benefit costs in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the fair value of investments is based on fair market value. We evaluated the key factors and assumptions used to develop the fair value of investments in determining that it is reasonable in relation to the financial statements taken as a whole.

The disclosures to the financial statements are neutral, consistent, and clear. Certain financial statement disclosures are particularly sensitive because of their significance to the users of the financial statements. The most sensitive disclosures affecting the financial statements are:

The disclosure of deposits and investments in Note 2 to the financial statements.

The disclosure of leases in Note 9 to the financial statements.

The disclosure of subscription-based information technology arrangements in Note 10 to the financial statements.

The disclosure of long-term debt and other obligations in Note 11 to the financial statements.

The disclosure of risk management in Note 12 to the financial statements.

Circumstances That Affect The Form And Content Of The Auditors' Report

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditors' report. We made the following modification to our auditors' report:

As discussed in Note 1 to the financial statements, the City implemented the provisions of Governmental Accounting Standards Board Statement Number 101, *Compensated Absences*. Our opinion is not modified with respect to this matter.

Matters Resulting In Consultation Outside The Engagement Team

There were no significant matters which resulted in consultation outside of our engagement team.

Difficulties Encountered In Performing The Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected And Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. There are no uncorrected misstatements of the financial statements noted during this audit.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. We did not identify any such adjustments.

Disagreements With Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the attached management representation letter.

Management Consultations With Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to an entity’s financial statements or a determination of the type of auditors’ opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Information Included in Annual Reports

Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in City’s annual reports, does not extend beyond the information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards, we have read the information and considered whether such information, or the manner of its presentation, was materially inconsistent with its presentation in the financial statements. Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

Other Audit Findings Or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as City of Lenexa’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

This information is intended solely for the information and use of the Honorable Mayor and Members of the City Council and is not intended to be and should not be used by anyone other than these specified parties.

CITY OF LENEXA, KANSAS
UNIFORM GUIDANCE
SINGLE AUDIT REPORT
DECEMBER 31, 2024

Draft

Contents

	Page
Independent Auditors' Report On Internal Control Over Financial Reporting And On Compliance And Other Matters Based On An Audit Of Financial Statements Performed In Accordance With <i>Government Auditing Standards</i>	1 - 2
Independent Auditors' Report On Compliance For The Major Federal Program; Report On Internal Control Over Compliance; And Report On Schedule Of Expenditures Of Federal Awards Required By The Uniform Guidance	3 - 6
Schedule Of Expenditures Of Federal Awards	7
Notes To Schedule Of Expenditures Of Federal Awards	8
Schedule Of Findings And Questioned Costs	9 - 10

**Independent Auditors' Report On Internal
Control Over Financial Reporting And On
Compliance And Other Matters Based On An
Audit Of Financial Statements Performed In
Accordance With *Government Auditing Standards***

Honorable Mayor and Members
of the City Council
City of Lenexa, Kansas

We have audited in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Audit Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Lenexa, Kansas as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City of Lenexa, Kansas' basic financial statements, and have issued our report thereon dated _____.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Lenexa, Kansas' internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Lenexa, Kansas' internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Lenexa, Kansas' internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City of Lenexa, Kansas' financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit the attention of those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section, and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance And Other Matters

As part of obtaining reasonable assurance about whether the City of Lenexa, Kansas' financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose Of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Lenexa, Kansas' internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Lenexa, Kansas' internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

**Independent Auditors' Report On Compliance
For The Major Federal Program; Report On
Internal Control Over Compliance; And Report
On Schedule Of Expenditures Of Federal
Awards Required By The Uniform Guidance**

Honorable Mayor and Members
of the City Council
City of Lenexa, Kansas

Report On Compliance For The Major Federal Program

Opinion On The Major Federal Program

We have audited City of Lenexa, Kansas' compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on City of Lenexa, Kansas' major federal program for the year ended December 31, 2024. The City of Lenexa, Kansas' major federal program is identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, City of Lenexa, Kansas complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2024.

Basis For Opinion On The Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of City of Lenexa, Kansas and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of City of Lenexa, Kansas' compliance with the compliance requirements referred to above.

Responsibilities Of Management For Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to City of Lenexa, Kansas' federal programs.

Auditors' Responsibilities For The Audit Of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City of Lenexa, Kansas' compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City of Lenexa, Kansas' compliance with the requirements of the major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding City of Lenexa, Kansas' compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of City of Lenexa, Kansas' internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of City of Lenexa, Kansas' internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report On Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report On Schedule Of Expenditures Of Federal Awards Required By The Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Lenexa, Kansas as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City of Lenexa, Kansas' basic financial statements. We issued our report thereon dated _____, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements and certain additional procedures including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

CITY OF LENEXA, KANSAS

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS For The Year Ended December 31, 2024

Federal Grantor/Pass-Through Grantor/ Program Or Cluster Title	Federal Assistance Listing Number	Pass-Through Entity Identifying Number	Passed Through To Subrecipients	Total Federal Expenditures
U.S. Department Of Justice				
Direct:				
2023 Bulletproof Vest Partnership Grant	16.607	2023	\$ —	\$ 6,116
2023 COPS Technology & Equipment Program	16.710	15JCOPS-23-GG-01867-TECP	—	27,720
Total U.S. Department Of Justice			—	33,836
U.S. Department Of Transportation				
Passed Through Kansas Department of Transportation:				
Highway Safety Cluster:				
Special Traffic Enforcement Program (STEP) (407)	20.600	SP-1300-19/PT-1085-24 10/01/2023-09/30/2024	—	35,455
Special Traffic Enforcement Program (STEP) (407)	20.600	SP-1300-25/PT-1085-25 10/01/2024-09/30/2025	—	9,478
Subtotal ALN 20.600 - Highway Safety Cluster			—	44,933
Highway Planning and Construction Cluster:				
95th St & Loiret Blvd (60114) 80%	20.205	046-N-0767-01	—	447,676
Subtotal ALN 20.205 - Highway Planning and Construction Cluster			—	447,676
Total U.S. Department Of Transportation			—	492,609
Federal Emergency Management Agency				
Direct:				
Citywide Debris removal for July 2023 storm		747DRKSP00000131	—	450,682
Total Federal Emergency Management Agency			—	450,682
U.S. Fish And Wildlife Service				
Passed Through State of Kansas:				
Fish and Wildlife Cluster:				
Federal Aid & Sport Fish Restoration	15.605	CFR 15.605	—	1,288
U.S. Department Of The Treasury				
Passed through Johnson County, Kansas				
COVID - 19 - American Rescue Plan Act	21.027	20-1982-0-806	—	5,131,584
Total U.S. Department Of The Treasury			—	5,131,584
Housing And Urban Development				
Passed through Johnson County, Kansas				
CDBG - Entitlement Grants Cluster:				
Community Development Block Grant Cluster	14.218	2021-10 -1/1/2021 -12/31/2021	—	49,403
Community Development Block Grant Cluster	14.218	2021-11 -1/1/2021 - 12/31/2021	—	182,863
Subtotal ALN 14.218 - CDBG - Entitlement Grants Cluster			—	232,266
Total Expenditures Of Federal Awards			\$ —	\$ 6,342,265

CITY OF LENEXA, KANSAS

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS **December 31, 2024**

1. Organization

The accompanying schedule of expenditures of federal awards presents the activity of all federal award programs of the City of Lenexa, Kansas (the City) for the year ended December 31, 2024. All federal awards received directly from federal agencies, as well as federal awards passed through other governmental agencies, are included on the schedule.

2. Basis Of Presentation

The accompanying schedule of expenditures of federal awards is presented on the modified-accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

3. Local Government Contributions

Local cost sharing, as defined by 2 CFR Section 200.306 of the Uniform Guidance, is required by certain federal grants. The amount of cost sharing varies with each program. Only the federal share of expenditures is presented in the Schedule of Expenditures of Federal Awards.

4. Indirect Cost Rate

The City has elected to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

CITY OF LENEXA, KANSAS

SCHEDULE OF FINDINGS AND QUESTIONED COSTS December 31, 2024

Section I - Summary Of Auditors' Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:

Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? ☐ yes ☒ no
- Significant deficiency(ies) identified that are not considered to be material weakness(es)? ☐ yes ☒ none reported

Noncompliance material to financial statements noted? ☐ yes ☒ no

Federal Awards

Internal control over major federal programs:

- Material weakness(es) identified? ☐ yes ☒ no
- Significant deficiency(ies) identified that are not considered to be material weakness(es)? ☐ yes ☒ none reported

Type of auditors' report issued on compliance for major federal programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR section 200.516(a) of the Uniform Guidance?

☐ yes ☒ no

Identification of major programs:

Assistance Listing

Number

Name Of Federal Program Or Cluster

21.027

COVID 19 Coronavirus State and Local Fiscal Recovery Funds

Dollar threshold used to distinguish between type A and type B programs:

\$750,000

Auditee qualified as low-risk auditee?

☐ yes ☒ no

CITY OF LENEXA, KANSAS

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (*Continued*) **December 31, 2024**

Section II - Financial Statement Findings

None

Section III - Financial Award Findings And Questioned Costs

None

Draft