



## Agenda

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

**FEBRUARY 17, 2026  
7:00 PM  
COMMUNITY FORUM**

### CALL TO ORDER

Pledge of Allegiance

### ROLL CALL

### APPROVE MINUTES

January 27, 2026 Special City Council meeting draft minutes (located in the Appendix)

February 3, 2026 City Council meeting draft minutes (located in the Appendix)

### MODIFICATION OF AGENDA

### APPOINTMENTS

Planning Commission — Sunny Dharod, Ben Harber, Cara Wagner

Arts Council — Anne Lawrence-Cherry, Daniel Parker, Jennifer Wampler

Parks and Recreation Advisory Board — Gary Ewing, Diane Schmidt, Jennifer Lindsey

Building Code Board of Appeals — Jessica King, Joseph Lambert

Police Community Advisory Board — Eric Arner, Geoff Garcia, Milton Jeffrey, Rachel Lauren-Parker Mulvihill, Dr. Fabiola Riobe, Vanessa Vaughn-West, Sierra Wright (memo located in the Appendix)

### CONSENT AGENDA

#### **Item Numbers 1 through 4**

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. Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Stoneridge North, Third Plat

*Stoneridge North, Third Plat is a single-family neighborhood on 12.04 acres located in the northwest corner of 83rd Street & Cedar Niles Road. Easements and rights-of-way are being dedicated to the City as part of this revised final plat.*

2. Approval of the purchase of a replacement 70-ton chiller from Trane U.S. Inc. for Thompson Barn

*The current cooling system at Thompson Barn is 23 years old and at the end of its expected service life. After reviewing other cooperative purchasing agreements and state bids, the pricing and availability of a replacement chiller was secured through Omnia Partners Group Cooperative Purchasing for a total purchase price of \$499,257.*

3. Approval of the purchase of a 2026 Ford F-350 chassis, bed, and front plow from Logan Industries for the Parks and Recreation Department

*The purchase of this vehicle and equipment is critical for performing daily tasks by the Parks and Recreation Department. The total purchase price is \$83,723.20.*

4. Ordinance approving amendments to City Code Sections 4-1-B-22, 4-1-B-28, & 4-1-B-29 pertaining to the use regulations for drinking establishments within the City Center (CC) and Planned Mixed Use (PMU) Zoning Districts

*Staff proposes an amendment to the Unified Development Code to modify the use regulations for drinking establishments within the City Center (CC) and Planned Mixed Use (PMU) Zoning Districts. The proposed amendment would allow drinking establishments as a permitted use in the CC and PMU Districts, eliminating the special use permit requirement and aligning the use with the intended mixed-use character and activity levels of these zoning districts.*

## END OF CONSENT AGENDA

## BOARD RECOMMENDATIONS

5. Consideration of a rezoning and preliminary plan/plat known as Clear Creek Subdivision for a single-family residential development on property located near the southeast corner of 86th Terrace & Clare Road
  - a. Ordinance rezoning property from AG, Agricultural District to the RP-1, Residential Planned Single-Family (Low-Density) District
  - b. Approval of a preliminary plan/plat for Clear Creek Subdivision

*The applicant requests approval to rezone and plat 16.73 acres near the southeast corner of 86th Terrace & Clare Road from the AG, Agricultural District to the RP-1, Planned Residential (Low-Density) District, to allow a single-family residential neighborhood. The companion preliminary plat contains 50 lots and 3 tracts. The proposed density for the development is 2.99 units per acre.*

**Registration is required to speak on this item. [Click here to register](#). Online speaker registration closes at noon on Tuesday, February 17, 2026. You can also register in-person at City Hall on Tuesday, February 17, 2026 from 6:30-6:55 PM.**

## NEW BUSINESS

6. Resolution authorizing the Mayor to execute a Kansas Real Estate Contract for the sale of property located in the vicinity of 86th Terrace & Clare Road

*The City is the owner of approximately 126.9 acres of property located east of and adjacent to Clare Road at approximately 86th Terrace ("Clear Creek Land"). The City is proposing to sell approximately 16.73 acres of land located on the Clear Creek Land ("Property") to Habitat for Humanity of Kansas City for a single-family home development on the Property. The City is selling the land for approximately \$825,490.*

## COUNCILMEMBER REPORTS

## STAFF REPORTS

## END OF RECORDED SESSION

## BUSINESS FROM FLOOR

The Chair, at their discretion, may limit the amount of time each person has to address the Governing Body during Public Hearings or public comment regarding items listed

on the agenda, or Business from the Floor, and may grant additional time at their sole discretion.

**ADJOURN**

**APPENDIX**

7. January 27, 2026 Special City Council meeting draft minutes
8. February 3, 2026 City Council meeting draft minutes
9. Appointments Memo
10. Item 4 -- Drinking establishment code amendments ordinance
11. Item 6 -- Kansas Real Estate Contract

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.

# LENEXA CITY COUNCIL

## PUBLIC COMMENT PROCESS, RULES & DECORUM

### Public Comment Process

1. The agenda item is called up for consideration by the Mayor.
2. City staff presents their report analyzing the proposal and outlining their recommendation.
3. The applicant presents their proposal.
4. The Mayor opens the public comment period.
5. Comments from the public are heard.
6. The City Council discusses the proposal, asks questions of the staff and the applicant, and renders a decision.

### Public Comment Rules and Decorum

The Mayor has instituted the following rules to ensure everyone who has registered to speak is heard and to maintain an orderly and efficient process:

- Comments will be limited to two minutes per speaker, and each speaker may only speak once.
  - Please direct all comments and questions to the City Council.
  - Do not ask questions directly to staff or the applicant.
  - The Mayor will note your questions and may invite staff or the applicant to respond after public comment.
  - Rebuttals and debate between the public and applicant or staff are not allowed.
- Individuals are encouraged to pre-register online to speak during the public comment period. In-person registrations will be accepted prior to the meeting from 6:30–6:55 p.m.
- Speakers will be asked to identify whether they live in Lenexa and will be heard in the order they registered, according to the following parameters:
  - Lenexa residents who pre-registered online will be given priority to comment first.
  - Those who are not from Lenexa, who do not wish to disclose that information, or who register in person at the meeting will be placed at the end of the speaker list.
- The speaking order will be displayed on the Community Forum screens and the speaker(s) next in line will be announced by City staff. When your name is called or displayed as next in line please be queued in the aisle behind the podium. The Mayor will recognize you to speak when the previous speaker's time has concluded.
- Applause, cheers and jeers are disruptive to the proceedings and are discouraged. Any person making personal, impertinent or slanderous remarks or becoming boisterous may be requested to leave immediately and barred from further audience participation before the City Council at the meeting.

If you would like to submit written comments prior to the City Council meeting, please email your comments to Stephanie Sullivan, Planning Manager, at [ssullivan@lenexa.com](mailto:ssullivan@lenexa.com).

*If the meeting runs long, breaks will be taken approximately every two hours.*



**ITEM 1**

**SUBJECT:** Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Stoneridge North, Third Plat

**CONTACT:** Stephanie Sullivan, Planning Manager

**DATE:** February 17, 2026

**ACTION NEEDED:**

Accept the utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Stoneridge North, Third Plat.

**APPLICANT:**

David Rinne, Schlagel Associates

**OWNER:**

Alpha Venture LLC

**PROPERTY LOCATION:**

Northwest corner of 83rd Street & Cedar Niles Road

**PROJECT BACKGROUND/DESCRIPTION:**

The applicant requests approval of a revised final plat for Stoneridge North, Third Plat, a single-family residential neighborhood located at the northwest corner of 83rd Street & Cedar Niles Road. The plat includes 48 single-family lots, six tracts, and associated rights-of-way. The dwelling ground floor classification for this subdivision is Class H.

The revised final plat remains consistent with the approved preliminary plat, which was approved by the Governing Body on February 7, 2023. A prior version of the final plat was approved on March 18, 2025, but was not recorded.

The primary revision extends the depth of Lots 111-125 by 20 feet. According to the developer, this adjustment allows for a greater variety of home floor plans within the subdivision. As a result of the increased lot depths, previously approved lot area deviations are no longer necessary for two lots, and the lot area deviations for 13 additional lots are reduced by an average of 47.4 percent.

The Governing Body will also consider acceptance of the easements and rights-of-way reflected on the plat.

**STAFF RECOMMENDATION:**

Accept the easements and rights-of-way.

**PLANNING COMMISSION ACTION:**

This item was considered as Consent Agenda Item 3 at the February 2, 2026, Planning Commission meeting.

Chairman Poss entertained a motion to recommend **APPROVAL** of Consent Agenda Item 3. Moved by Commissioner Burson, seconded by Commissioner Wagner, and carried by a unanimous voice vote.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Vibrant Neighborhoods

**Guiding Principles**

Responsible Economic Development

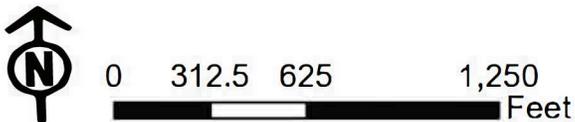
**ATTACHMENTS**

1. Map
2. Plat
3. PC Staff Report
4. PC Draft Minutes Excerpt



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

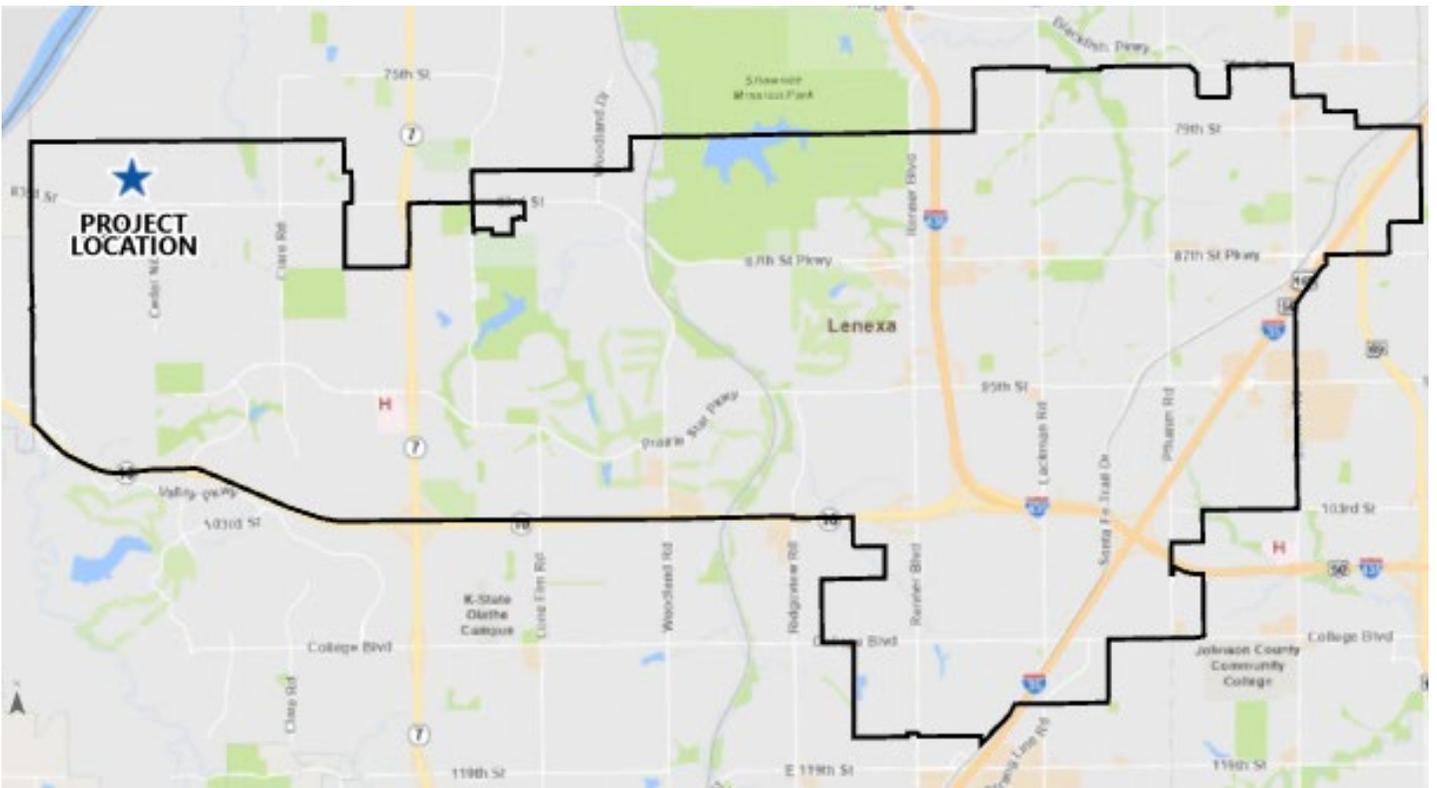
# Stoneridge North, Third Plat Final Plat





## STONERIDGE NORTH, THIRD PLAT

<b>Project #:</b>	PT26-01FR	<b>Location:</b>	Northwest corner of W. 83 <sup>rd</sup> Street & Cedar Niles Road
<b>Applicant:</b>	David Rinne, Schlagel Associates	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Noah Vaughan	<b>Proposed Use:</b>	Single-Family Residential



### PROJECT SUMMARY

The applicant requests approval of a revised final plat for Stoneridge North, Third Plat, the second phase of a mixed single-family and multifamily residential subdivision. The plat includes 48 single-family lots, six tracts, associated easements for drainage, utilities, landscaping, sidewalk, and sanitary sewer, and approximately 85,000 square feet of right-of-way dedication. The site is located near the northwest corner of West 83rd Street and Cedar Niles Road.

The revisions primarily affect Lots 111 through 125 by modifying lot depths, which result in a corresponding change to one previously approved deviation related to minimum lot area requirements. All other previously approved deviations remain unchanged. The revised final plat is consistent with the approved preliminary plat (PT22-01P), approved by the Governing Body on February 7, 2023. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL**

## SITE INFORMATION

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

Arise Homes rezoned 168 acres from AG, RP-1, NP-O, and CP-1 to RP-1 and RP-2 in 2022 as part of a new residential subdivision known as Stoneridge North. The subject site is part of the portion that was rezoned to RP-1. A preliminary plat (PT22-01P) was also approved at the same time as the rezoning (RZ22-05). The preliminary plan/plat included approved deviations in the RP-1 Zoning District for minimum lot size, minimum lot and corner lot width, minimum lot depth, and the front yard setback requirement. A final plat was previously approved in March 2025 but has not yet been recorded.

**TABLE 1: PREVIOUS APPLICATIONS**

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

<b>LAND AREA (AC)</b> 12.04	<b>BUILDING AREA</b> N/A	<b>CURRENT ZONING</b> RP-1	<b>COMP. PLAN</b> Suburban Density Residential
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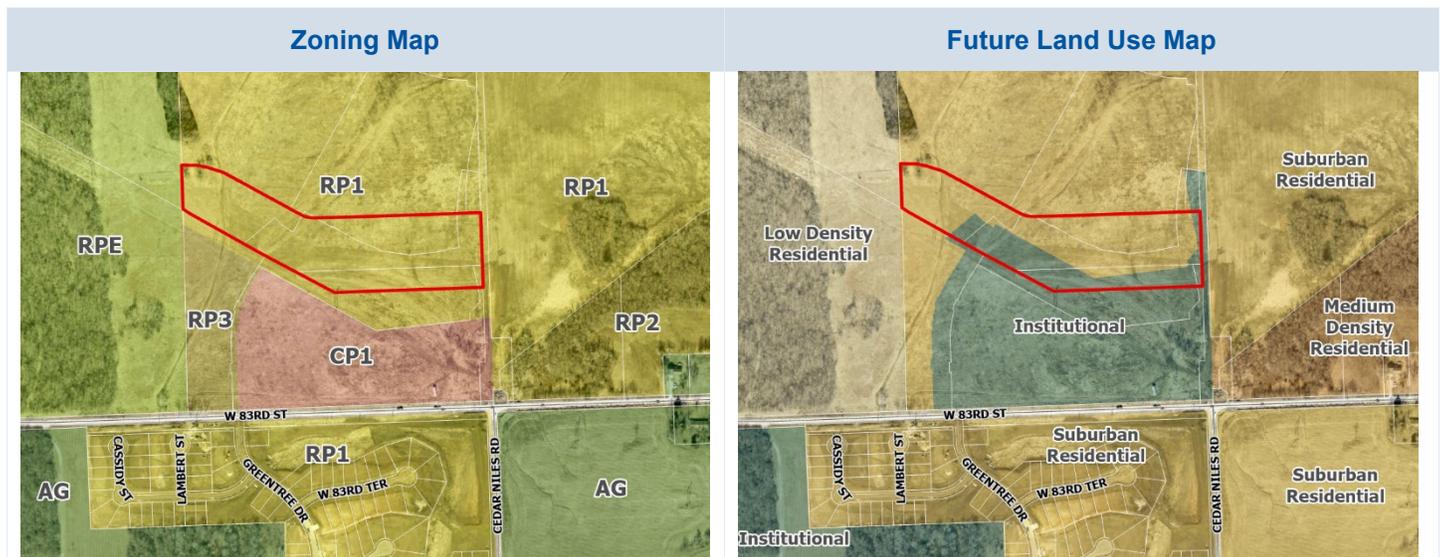
**Exhibit 1: Aerial Image of Subject Site**



**Exhibit 2: Aerial Image showing the extent of the Stoneridge North Development.**

## LAND USE REVIEW

The proposed use is a residential subdivision, which is consistent with the existing zoning and the City’s Comprehensive Plan. The Future Land Use classification for the parcel is mostly Suburban-Density Residential, while a portion of the parcel is in the Institutional classification. The majority of property classified for Institutional use is owned by the Roman Catholic Archdiocese of Kansas City and potentially planned for a future private school. Single-family homes are an allowable use within the RP-1 Zoning District. The proposed single-family use is similar to other development in the area, including the Stoneridge development on the south side of W. 83<sup>rd</sup> Street. Other adjacent uses include a nearby school (Mill Creek Middle School) and additional planned residential development.



**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Suburban Density Residential, Institutional	RP-1, Planned Residential (Low-Density) District	Undeveloped
	Suburban Density Residential	RP-1, Planned Residential (Low-Density) District	Undeveloped
<b>North</b>		RP-3, Planned Residential (Medium High-Density) District, CP-1, Planned Neighborhood Commercial District, RP-1, Planned Residential (Low-Density) District	Undeveloped, Single-Family Residential
<b>South</b>	Institutional, Suburban Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District, RP-2, Planned Residential Single-Family (Intermediate-Density) District	Undeveloped
<b>East</b>	Suburban Density Residential, Medium Density Residential	RP-E, Planned Residential Estate District	Undeveloped
<b>West</b>	Low Density Residential		Undeveloped

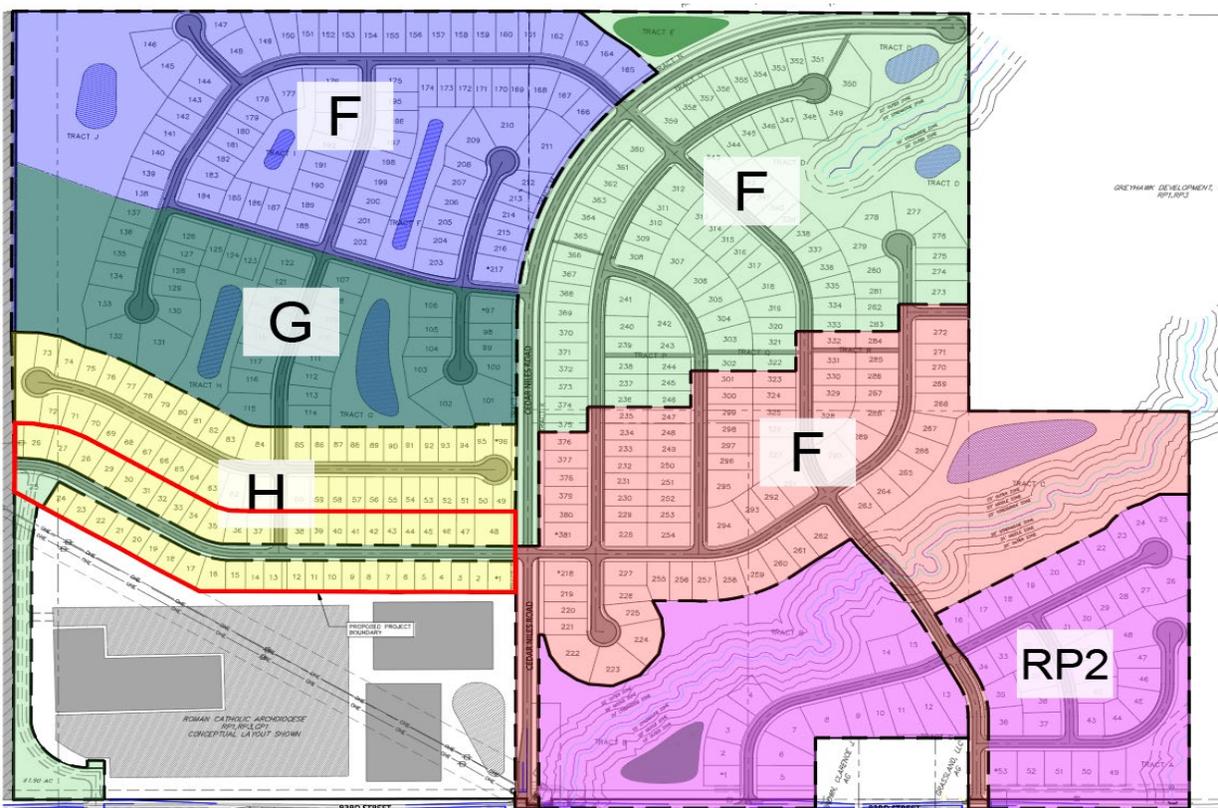
## FINAL PLAT REVIEW

This is a final plat of 48 single-family residential lots, six tracts, and dedications for drainage, utilities, landscaping, sidewalk, sanitary sewer, and rights-of-way on 12.04 acres. This area is the second phase of the Stoneridge North subdivision, for which a preliminary plan/plat was approved in February 2023, and a previous final plat was approved in March 2025. The primary revision to the final plat is extending the lot depths of Lots 111 – 125 by 20 feet. According to the developer, the purpose of this revision is to allow for a greater variety of floor plans to be constructed within the subdivision.

The dwelling ground floor classification for this plat is Class H, which provides for a range of 550 – 1,000 SF homes based on the number of floors in the residence. This was granted through an exception during approval of the second plat of Stoneridge North, which will allow smaller homes to be built within the subdivision. The classifications for each phase of Stoneridge North are shown in Exhibit 3.

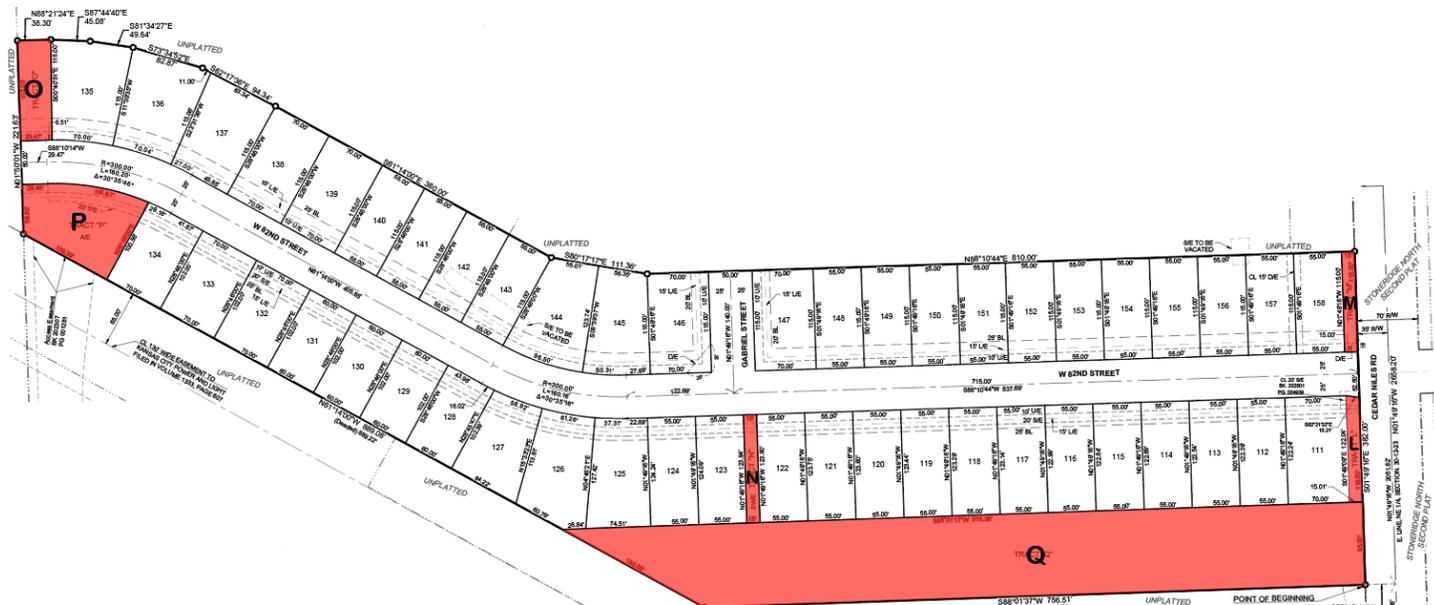
Street development includes the construction of 82<sup>nd</sup> Street which will connect to Cedar Niles Road, as well as a portion of Gabriel Street, which will serve other areas of the proposed subdivision.

As shown in Table 3, six tracts will be utilized for landscape buffer and open space, and one of these tracts (Tract P) will also serve as a gated temporary fire access road which will need to be constructed prior to the first permit issuance within this plat. While temporary, this access will be required until there is a secondary connection to 83<sup>rd</sup> through the property to the west, or there has been a secondary connection to Mize Road to the east (via 79<sup>th</sup> Street or similar connection from Stoneridge North). Tract N designated on the plat will contain a sidewalk via a sidewalk easement that will connect to a development south of Stoneridge North that is currently slated for construction of a future private school. This sidewalk will be open for access and use to the public.



**Exhibit 3: Stoneridge North plan showing housing classifications per approved preliminary plan. Subject plat is outlined in red, within classification H.**

Six tracts to be owned by the Stoneridge Homeowners' Association will be included with this plat: Tracts "L", "M", "N", "O", "P", and "Q". Tracts "L", "M", "O", and "Q" will be used for landscape buffer and open space, while Tract "P" will also be used for these purposes in addition to use as a temporary fire access road. Tract "N" is also to be used for open space and landscape buffer but will have a 15' sidewalk easement across the tract. The sidewalk will be constructed by the developer as part of the public improvements. It will serve as a pedestrian connection between the neighborhood and planned private school to the south and will be available for use by the public and maintained by the Stoneridge North HOA.



**Exhibit 4: Subject plat with tracts outlined in red. Tract P (bottom left), will be used for temporary access for the Fire Department.**

**TABLE 3: TRACT PURPOSES**

Tract	Purpose
Tracts L, M, O, Q	Landscaping Buffer and Open Space
Tract P	Landscaping Buffer, Open Space, and Access Road
Tract N	Landscaping Buffer, Open Space, and Sidewalk

**TABLE 4: PLAT DEDICATIONS**

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



Exhibit 5: Easements and Dedications in Stoneridge North, Third Plat

## DEVIATIONS

The preliminary plan/plat (PT22-01P) was approved with deviations from the RP-1 standards for minimum lot area, minimum lot width, minimum corner lot width, and for the front street setback requirement. They primarily allow for smaller lots within the subdivision as well as for smaller residences to be built on the lots. The majority of these will be unchanged, aside from the lot area deviation. Table 5 reflects the deviation requests applicable to this final plat.

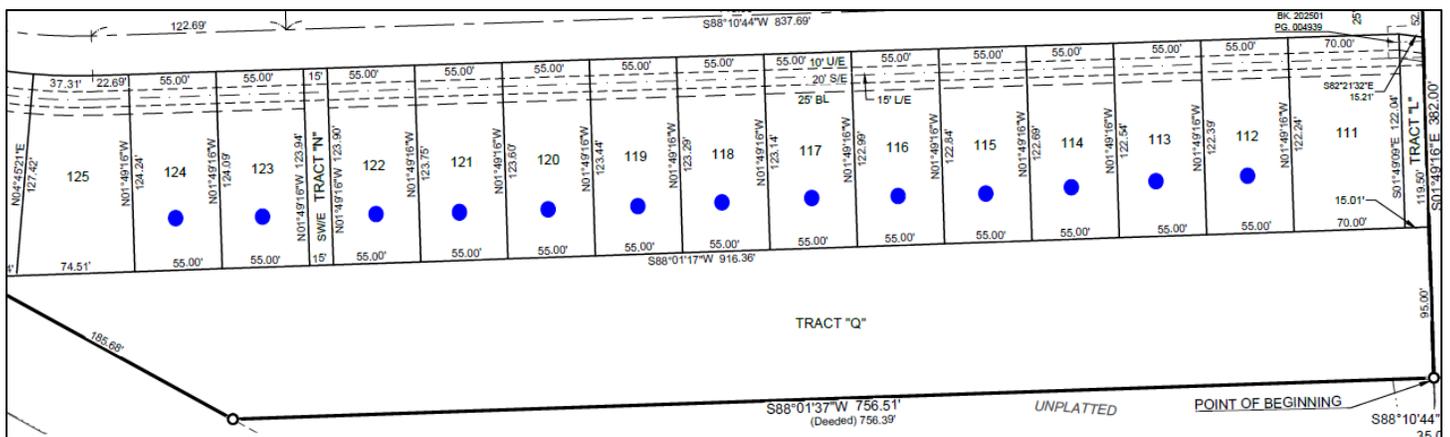
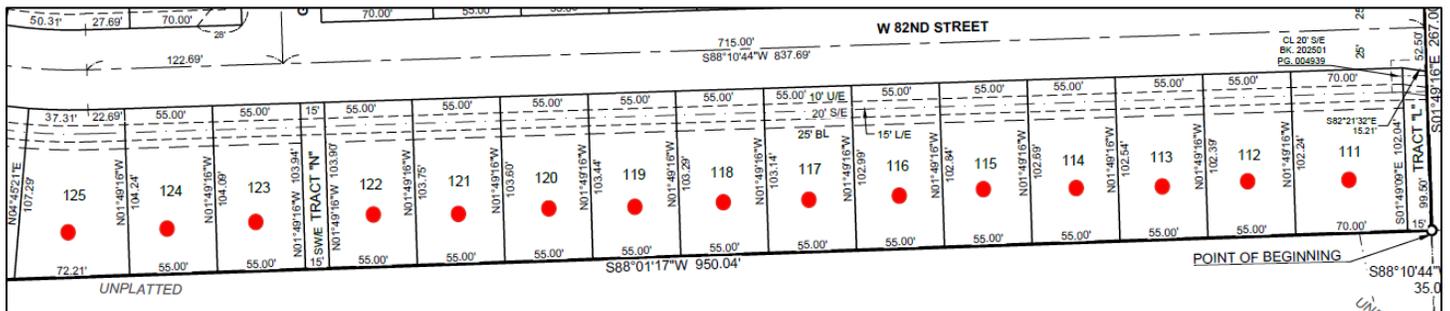
**TABLE 5: DEVIATION REQUESTS**

Deviation Type	Lots	Code Requirement	Proposed	Deviation Request
Lot Width	112-131, 140-145, 148-158	70 feet	Min. Proposed: 55 feet	<b>Max. 15 feet</b>
Corner Lot Width	146, 147	80 feet	Min. Proposed: 70 feet	<b>Max. 10 feet</b>
Lot Area	110-124, 127-134, 140-143, 148-158	8,000 square feet	Min. Proposed 6,120 square feet	<b>Max. 1,880 square feet</b>
Front Street Setback	111-158	30 feet	Min. Proposed 25 feet	<b>Max. 5 feet</b>

Through this project, 15 deviation requests related to the lot area will be changing. The approved deviations for Lots 111 and 125 are no longer needed as these lots will now be above 8,000 SF, the code requirement for minimum lot area within the RP-1 zone district. Lots 112 – 124 will still require new deviations to be approved, but all lot areas will be further in compliance with the minimum code requirement when compared to the previously approved lot area deviations. The changes in these deviation requests can be seen in Table 6.

**TABLE 6: LOTS 111-125 LOT AREA DEVIATION CHANGES**

Lot #	Original Lot Area	Original Deviation Request	New Lot Area	New Deviation Request
111	7,149.43	850.57	8,549.33	(No deviation required)
112	5,627.10	2,372.90	6,727.10	1,272.90
113	5,635.41	2,364.59	6,735.42	1,264.58
114	5,643.73	2,356.27	6,743.73	1,256.27
115	5,652.05	2,347.95	6,752.05	1,247.95
116	5,660.36	2,339.64	6,760.37	1,239.63
117	5,668.68	2,331.32	6,768.68	1,231.32
118	5,677.00	2,323.00	6,777.00	1,223.00
119	5,685.31	2,314.69	6,785.32	1,214.68
120	5,693.63	2,306.37	6,793.63	1,206.37
121	5,701.94	2,298.06	6,801.95	1,198.05
122	5,710.26	2,289.74	6,810.27	1,189.73
123	5,720.85	2,279.15	6,820.85	1,179.15
124	5,729.16	2,270.84	6,829.17	1,170.83
125	6,932.08	1,067.92	8,399.28	(No deviation required)



**Exhibit 6: Lots that have deviations affected by this revised plat. The top image shows Lots 111 – 125, which has previously approved lot area deviations (marked in red). The bottom image shows the revised lot areas after the lot depths were extended – Lots 111 and 125 no longer need deviations, so they are unmarked. Lots 112 – 124 are marked in blue and will need new deviations approved (all requests are further in compliance with the code standard than the previous approvals).**

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## NEXT STEPS

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

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## RECOMMENDATION FROM PROFESSIONAL STAFF

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

- This is a final plat of 48 single-family lots and six tracts in the RP-1 Zoning District, with deviations for lot area, lot width, corner lot width, and street setback.
- This is the second phase of the planned single-family portion within this single-family and multifamily residential development.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* and *Strategic Community Investment* to create *Vibrant Neighborhoods*.

## FINAL PLAT

Staff recommends **APPROVAL** of the revised final plat for PT26-01FR - **Stoneridge North, Third Plat** near the northwest corner of 83<sup>rd</sup> Street & Cedar Niles Road, for a single-family residential subdivision with the following deviations:

1. Deviations from Section 4-1-B-6-F of the UDC to allow a reduction to lot width, lot area, and front yard setback as described in the Deviations section of the Staff Report.

**CONSENT AGENDA**

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1. **Request to continue to the March 2, 2026 Planning Commission Meeting: Lenexa Logistics Centre North Lot 9 — Consideration of a final plan for a new industrial building located west of Renner Boulevard at approximately 108th Street within the BP-2, Planned Manufacturing District. PL25-20F**
2. **Cherry Lane Lot 13A — Consideration of a final plat to combine parcels under common ownership at property located at 9560 Cherry Lane within the RE, Residential Estate District. PT26-09F**
3. **Stoneridge North, Third Plat — Consideration of a revised final plat for a single-family residential development on property located near the northwest corner of 83rd Street & Cedar Niles Road within the RP-1, Planned Residential (Low-Density) District. PT26-01FR**

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

DRAFT



**ITEM 2**

**SUBJECT:** Approval of the purchase of a replacement 70-ton chiller from Trane U.S. Inc. for Thompson Barn

**CONTACT:** Nick Arena, Municipal Services Director

**DATE:** February 17, 2026

**ACTION NEEDED:**

Approve the purchase of a replacement 70-ton chiller from Trane U.S. Inc. for Thompson Barn.

**PROJECT BACKGROUND/DESCRIPTION:**

The current cooling system at Thompson Barn is 23 years old and at the end of its expected service life. This unit is no longer operating at peak efficiency, resulting in increased energy consumption with higher repair and maintenance costs. The existing chiller is surrounded by concrete walls with a steel cage over the top.

This design has created multiple issues with the chiller overheating and excessive buildup of materials that reduce the capacity of the chiller. The new chiller will greatly increase energy efficiency and provide for a more reliable and comfortable indoor environment in the Thompson Barn.

The old chiller will be removed, and a new chiller will then be installed on an elevated surface with fans surrounding the chiller to improve air flow and efficiency. The new chiller will have a 10-year parts and labor warranty.

After reviewing other cooperative purchasing agreements and state bids, the pricing and availability for the chiller was secured through Omnia Partners Group Cooperative Purchasing, as it provided the lowest bid price and best value to the City.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The total purchase price is \$499,257. This purchase is budgeted as part of the 2026 Facilities Maintenance Fund.

**STAFF RECOMMENDATION:**

Approve the purchase.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

Vision 2040  
Inviting Places

Guiding Principles  
Superior Quality Services

**ATTACHMENTS**

None



**ITEM 3**

**SUBJECT:** Approval of the purchase of a 2026 Ford F-350 chassis, bed, and front plow from Logan Industries for the Parks and Recreation Department

**CONTACT:** Nick Arena, Municipal Services Director

**DATE:** February 17, 2026

**ACTION NEEDED:**

Approve the purchase of a 2026 Ford F-350 chassis, bed, and front plow from Logan Industries for the Parks and Recreation Department.

**PROJECT BACKGROUND/DESCRIPTION:**

The vehicle and equipment in this purchase is a 2026 Ford-F350 chassis, a bed with a lift gate, and a nine-foot front plow. This vehicle will be critical to performing daily tasks by the Parks and Recreation Department, and will be used in emergency and snow operations.

Staff received two quotes with Logan Industries being the lowest.

Vendor	Total Purchase Price
Logan Industries*	<b>\$83,723.20</b>
American Equipment Co.	\$128,126.00

\*Low quote

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The total purchase price is \$83,723.20. This will be a new vehicle added to the fleet and was approved as part of the 2026 Parks and Recreation operating budget.

**STAFF RECOMMENDATION:**

Approve the purchase.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

Vision 2040

Guiding Principles  
Superior Quality Services

**ATTACHMENTS**

None



**ITEM 4**

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**SUBJECT:** Ordinance approving amendments to City Code Sections 4-1-B-22, 4-1-B-28, & 4-1-B-29 pertaining to the use regulations for drinking establishments within the City Center (CC) and Planned Mixed Use (PMU) Zoning Districts

**CONTACT:** Stephanie Sullivan, Planning Manager

**DATE:** February 17, 2026

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**ACTION NEEDED:**

Pass an ordinance approving amendments to City Code Sections 4-1-B-22, 4-1-B-28, & 4-1-B-29 pertaining to the use regulations for drinking establishments within the City Center (CC) and Planned Mixed Use (PMU) Zoning Districts.

**PROJECT BACKGROUND/DESCRIPTION:**

Staff proposes an amendment to the Unified Development Code (UDC) to modify use regulations for drinking establishments within the CC and PMU Zoning Districts. Currently, these establishments require approval of a special use permit (SUP). The proposed amendment would allow drinking establishments as permitted uses in these districts, eliminating the SUP requirement. This change aligns with the intended mixed-use character of CC and PMU, which are designed to support vibrant, walkable activity centers with dining, entertainment, and evening activity consistent with the City’s Comprehensive Plan goals for placemaking and economic vitality.

The amendment applies only to CC and PMU Districts and will not affect other zoning districts. Staff anticipates no adverse impacts, as these districts already accommodate entertainment-oriented uses. All other development standards, operational requirements, and licensing regulations will remain in effect. The proposed change supports the City’s vision for compact, walkable destinations with extended hours of activity and a diverse mix of commercial and entertainment uses.

**STAFF RECOMMENDATION:**

Pass the ordinance.

**PLANNING COMMISSION ACTION:**

This item was considered at the February 2, 2026 Planning Commission meeting. A public hearing was held and no one spoke on this item.

Chairman Poss entertained a motion to recommend **APPROVAL** of amendments to Sections 4-1-B-22, 4-1-B-28, and 4-1-B-29 of the UDC relating to regulations for drinking establishments. Moved by Commissioner Wagner seconded by Commissioner Horine, and carried by a unanimous voice vote.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Thriving Economy

**Guiding Principles**

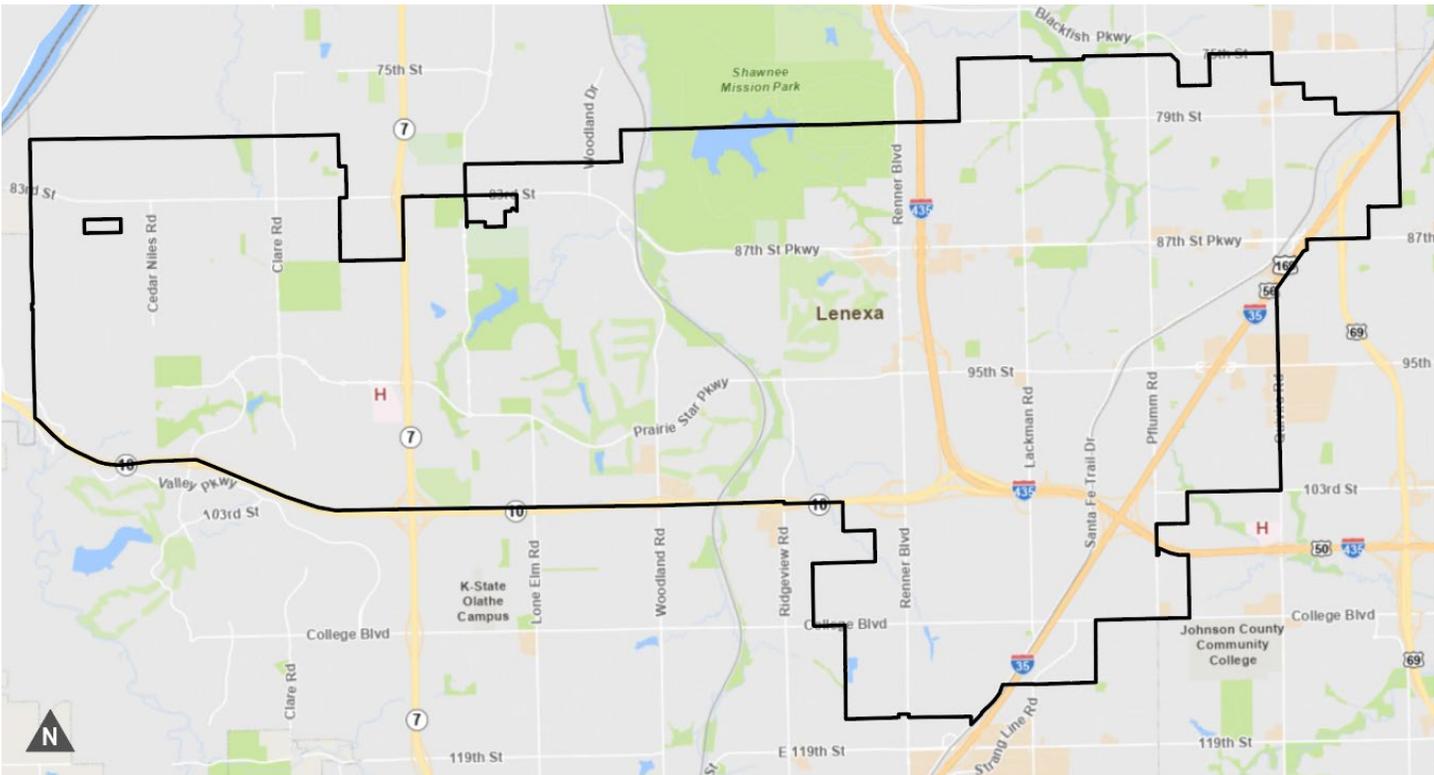
Responsible Economic Development

**ATTACHMENTS**

1. PC Staff Report
2. PC Draft Minutes Excerpt
3. Ordinance located in the Appendix

# UNIFIED DEVELOPMENT CODE AMENDMENT: DRINKING ESTABLISHMENTS

<b>Project #:</b>	UDC26-01	<b>Location:</b>	City-wide
<b>Applicant:</b>	City of Lenexa, Kansas	<b>Project Type:</b>	Text Amendment
<b>Staff Planner:</b>	Stephanie Sullivan, AICP	<b>Code Sections:</b>	4-1-B-22, 4-1-B-28, & 4-1-B-29



## PROJECT SUMMARY

Staff proposes an amendment to the Unified Development Code (UDC) to modify the use regulations for drinking establishments within the City Center (CC) and Planned Mixed Use (PMU) Zoning Districts. Drinking establishments are currently allowed as a Special Use in these districts, subject to approval of a Special Use Permit (SUP). The proposed amendment would allow drinking establishments as a permitted use in the CC and PMU Districts, eliminating the SUP requirement and aligning the use with the intended mixed-use character and activity levels of these zoning districts. This project requires a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL**

## BACKGROUND

The City Center (CC) and Planned Mixed Use (PMU) Zoning Districts are intended to support a vibrant, walkable mix of uses that encourage activity throughout the day and evening. These districts function as activity centers within the community and are designed to accommodate higher-intensity development, entertainment-oriented uses, and destinations that contribute to an active public realm, consistent with the City’s Comprehensive Plan goals related to placemaking, economic vitality, and mixed-use development.

Under the current Unified Development Code, drinking establishments are permitted in the CC and PMU Districts only as a special use, requiring approval of a Special Use Permit (SUP). Drinking establishments can be assigned to operations that include food or not include food and are differentiated from the ‘bar or nightclub’ use in that the Bar or Nightclub use is applied to private clubs and drinking establishments are open to the public.

Establishments that serve alcohol in conjunction with food are already permitted by right in these districts. As City Center continues to evolve and attract interest from entertainment-focused businesses, staff has identified that the SUP requirement for drinking establishments creates an additional regulatory step that may not be necessary to achieve the intent of these districts or the Comprehensive Plan’s vision for activity centers that support dining, entertainment, and evening activity.

The proposed amendment would allow drinking establishments as a permitted use in the CC and PMU Districts, recognizing that alcohol-oriented venues are a customary and expected component of successful mixed-use and entertainment districts. This approach supports Comprehensive Plan policies that encourage compact, walkable destinations, extended hours of activity, and a diverse mix of commercial and entertainment uses, while maintaining consistency with the planned character of City Center. All other applicable development, operational, and licensing standards would continue to apply.

### EXCERPTS FROM CURRENT CODE

The following are the relevant excerpts from the UDC.

[UDC Section 4-3-C-3: Definitions of Commercial Uses](#)

**DRINKING ESTABLISHMENT:** A place of business offering alcoholic beverages by the individual drink to the public.

[UDC Section 4-1-B-22: Use Regulations Schedule](#)

P = Permitted  
 S = Special Use

**TABLE 1: EXCERPT FROM THE USE TABLE**

USE	AG	RE	RPE	R-1	RP-1	RP-2	RP-3	RP-4	RP-5	NP-O	CP-O	CP-1	CP-2	CP-3	CP-4	HBD	BP-1	BP-2	BP-S	CC	PMU	SUPP REGS
Drinking Establishment												P	P	P	P	P				S	S	23D

UDC Section 4-1-B-28: CC, Planned City Center District

D. Special Uses:

3. Commercial Uses:

Drinking establishment, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article

UDC Section 4-1-B-29: PMU, Planned Mixed Use District

D. Special Uses:

3. Commercial Uses:

d. Drinking establishments, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article

UDC Section 4-1-B-23: Supplementary Use Regulations

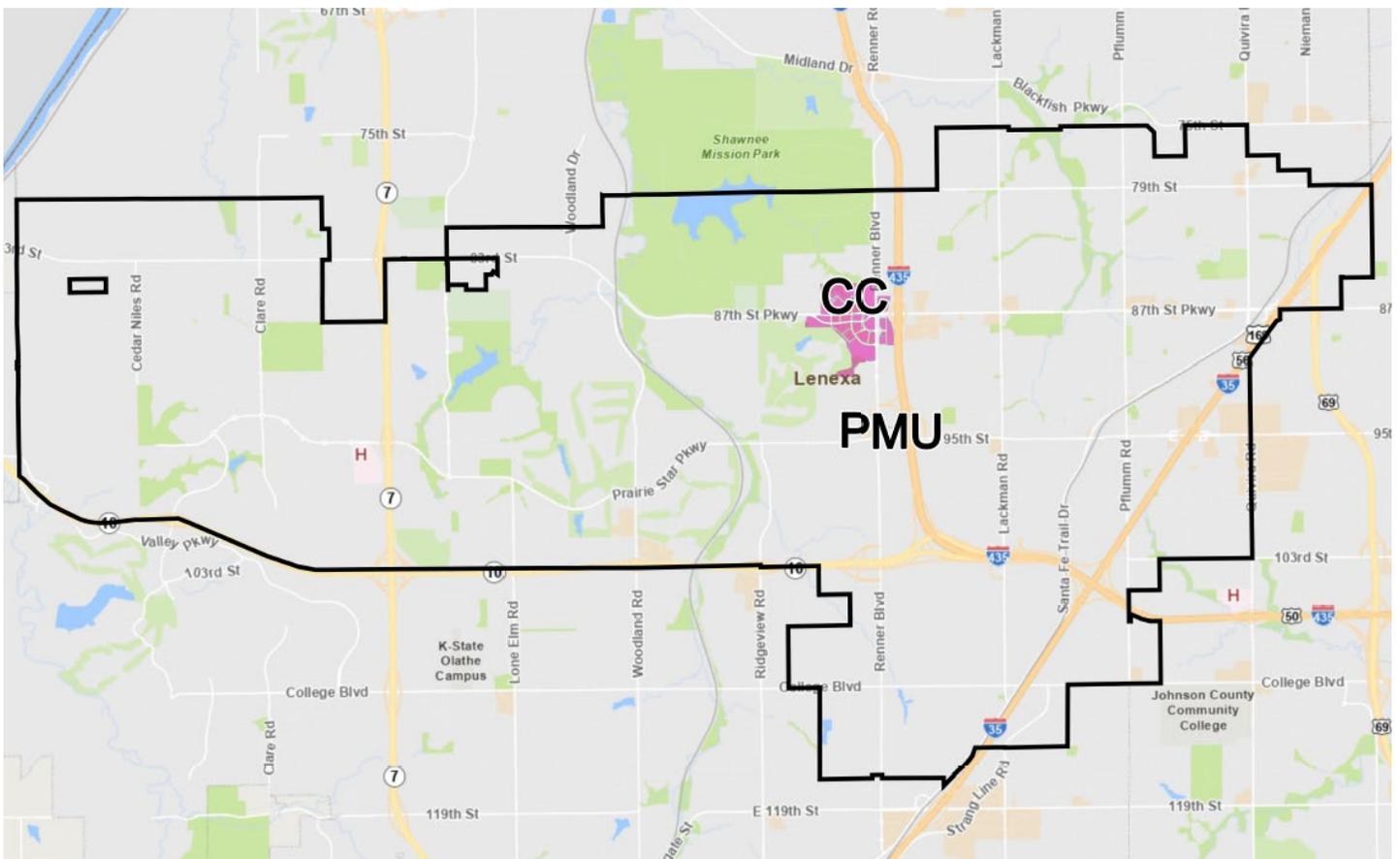
D. Bars, Nightclubs, Drinking Establishments, Indoor Entertainment And Commercial Arcades: Bars, nightclubs, drinking establishments, indoor entertainment and commercial arcades shall comply with the following standards:

1. Setback From Residential: No permit shall be granted for a bar or nightclub unless the distance between the walls of the facility within which the operation is located and the nearest property used or zoned for residential purposes is greater than 200 feet.
2. Setback From Schools: No permit shall be granted for a bar or nightclub unless the distance between the walls of the facility within which the operation is located and the nearest private or public school property is over 1,000 feet.
3. Duration Of Permits: Where only permitted through the special use permit provisions, the initial permit may be granted for a period up to 12 months with renewals granted for up to 5 years thereafter, provided all standards of performance are being met.
4. Noise: In no case shall the noise generated by this operation or its patrons exceed 55 dB(A) at any point along or adjacent to a residential property line.
5. Trash Receptacles: All facilities shall provide their own enclosed trash and recycling receptacles, either inside or outside of the facility, of sufficient size to adequately and sanitarily contain all disposable trash and recyclable materials produced by the facility, subject to review and approval of the Fire Department. The management will be responsible for the policing of all trash and recyclable material associated with the operation of the facility.
6. Outdoor Seating/Activity Areas: To protect neighboring property from potential loss of use or diminishment of land value, the Community Development Director may recommend, and the Planning Commission may approve an increase of the land use buffer factor for approved outdoor seating/activity areas. Outdoor seating / activity areas should be oriented away from residential areas except when located within a zoning district that allows both residential and non-residential uses.
7. Revocation Of Permits: Special use permits for these operations may be revoked at any time by the Governing Body upon determination that the standards of performance, attached stipulation, or any other City ordinance associated with the operation of these facilities is not being complied with.
8. Licensing: All bars, nightclubs, drinking establishments and commercial arcades shall comply with applicable State and local licensing requirements.\*  
\*See Title 2 of the City Code.\*
9. Exceptions: The Governing Body may grant exceptions to any of the supplementary use standards of this subsection when it finds that the granting of the proposed permit without such standard(s) will not create or cause substantial damage or hardship to the nearest residentially zoned property or public or private school property or other surrounding property.

## CONSIDERATIONS

### AREA IMPACTED

The proposed amendment applies only to properties zoned City Center (CC) and Planned Mixed Use (PMU), as illustrated on Exhibit 1 and Exhibit 2. These districts are limited in geographic scope and are intentionally planned to accommodate higher-intensity, mixed-use, and entertainment-oriented development. The amendment would not affect other zoning districts or expand where drinking establishments may be located within the community.



**Exhibit 1: City-wide view of all properties zoned CC and PMU.**



## PROPOSED AMENDMENT

### UDC Section 4-1-B-22: Use Regulations Schedule

P = Permitted  
 S = Special Use

**TABLE 2: AMENDMENT TO THE USE TABLE**

USE	AG	RE	RPE	R-1	RP-1	RP-2	RP-3	RP-4	RP-5	NP-O	CP-O	CP-1	CP-2	CP-3	CP-4	HBD	BP-1	BP-2	BP-S	CC	PMU	SUPP REGS	
Drinking Establishment												P	P	P	P	P					P <del>☞</del>	P <del>☞</del>	23D

### UDC Section 4-1-B-28: CC, Planned City Center District

**C. Permitted Uses:** The Comprehensive Plan, the Design Guidelines and existing City Center developments in the City Center Neighborhood shall all be used as a guide in determining the location of appropriate uses for new developments in this district. While a mixing of compatible land uses is strongly encouraged within this district, areas closer to the 87th Street Parkway and Renner Boulevard intersection shall be predominately commercial in nature while those areas further away from said intersection may be predominately residential in nature. Supplemental use regulations may be modified by an approved development plan or the associated development agreement.

- 1. Residential Uses:**  
 Multi-family  
 Single-family attached
  
- 2. Public or Civic Uses:**  
 Cultural services  
 Daycare, limited, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article.  
 Daycare, general, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article.  
 Public park, subject to the supplementary use regulations of Section 4-1-B-23-X of this Article.  
 Public safety services
  
- 3. Commercial Uses:**  
 Arcade, commercial, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article  
 Banking services, subject to the supplementary use regulations of Section 4-1-B-23-U of this Article  
 Broadcasting studio  
 Consumer repair services  
 Convenience store  
 Drinking establishment, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article  
 Entertainment, indoor

- Fitness center
- Hotel or motel
- Laundry or dry cleaning, limited
- Laundry, self-service
- Medical or dental clinic
- Medical or dental lab
- Office
- Parking, commercial
- Personal instruction, limited, subject to the supplementary use regulations of Section 4-1-B-23-AH of this Article
- Personal instruction, general, subject to the supplementary use regulations of Section 4-1-B-23-AC of this Article.
- Personal services
- Research service
- Restaurant, general
- Restaurant, fast-food, subject to the supplementary use regulations of Section 4-1-B-23-U of this Article
- Retail
- Veterinary hospital, subject to the supplementary use regulations of Section 4-1-B-23-O of this Article.

**4. Industrial Uses:**

- Lab, analytical/experimental

**D. Special Uses:** The following uses shall be permitted in the CC District if approved in accordance with the procedures and standards of Article 4-1-G of this Chapter. Supplemental use regulations may be modified by an approved development plan or the associated development agreement.

**1. Residential Uses:**

- Single-family
- Duplex

**2. Public or Civic Uses:**

- Church or place of worship, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article
- College or university
- Daycare, commercial, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article
- Club or lodge
- Hospital
- Large WECS, subject to the supplementary use regulations of Section 4-1-B-23-AI of this Article
- Nursing home
- Utility
- Wireless Communication Towers, subject to the supplementary use regulations of Section 4-1-B-23-AE

**3. Commercial Uses:**

- Amusements
- Auto service, limited, subject to the supplementary use regulations of Section 4-1-B-23-S of this Article

Bar or nightclub, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article, except that the setback from residential and noise provisions of such supplementary use regulations shall not apply in the CC zoning district.

Construction sales and service, limited, subject to the supplementary use regulations of Section 4-1-B-23-T of this Article

~~Drinking establishment, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article~~

Entertainment, outdoor, subject to the supplementary use regulations of Section 4-1-B-23-AD of this Article

Funeral home, subject to the supplementary use regulations of Section 4-1-B-23-AB of this Article

Gasoline sales, general, subject to the supplementary use regulations of Section 4-1-B-23-S of this Article

Maintenance services, limited

Self-service storage, subject to the supplementary use regulations of Section 4-1-B-23-Z of this Article

Service station, subject to the supplementary use regulations of Section 4-1-B-23-S of this Article

Theater, indoor

Vocational school

**UDC Section 4-1-B-29: PMU, Planned Mixed Use District**

**C. Permitted Uses:** The Comprehensive Plan, the Design Guidelines as contained in the Development Agreement and other existing mixed-use developments shall all be used as a guide for determining the location of appropriate uses for new development in this district. While a mixing of compatible land uses is strongly encouraged within this district, areas closer to major roadway intersections shall generally be denser and predominantly commercial in nature while those areas further away from said roadways and intersections shall be less dense and more residentially oriented. No building, structure, land, or premises shall be used, and no building or structure shall be hereafter erected, constructed, moved, or altered, except for one or more of the following uses, subject to the provisions of subsection F below:

- 1. Residential Uses:**  
 Single family, attached;  
 Multi-family  
 Public and Civic Uses:  
 Cultural services;  
 Daycare, limited, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article;  
 Daycare, general, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article;  
 Public parks, subject to the supplementary use regulations of Section 4-1-B-23-X of this Article  
 Public safety services
  
- 2. Commercial Uses:**  
 Banking services, subject to the supplementary use regulations of Section 4-1-B-23-U of this Article;  
 Broadcasting studios;  
 Consumer repair services;  
 Convenience store;  
~~Drinking establishment, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article~~  
 Fitness center;  
 Gasoline sales, limited, subject to the supplementary use regulations of Section 4-1-B-23-S of this Article;  
 Laundry, self-service;

- Laundry or dry cleaning, limited;
- Medical or dental clinic
- Medical and dental lab;
- Office;
- Parking, commercial;
- Personal instruction, limited, subject to the supplementary use regulations of Section 4-1-B-23-AH of this Article;
- Personal instruction, general, subject to the supplementary use regulations of Section 4-1-B-23-AC of this Article;
- Personal services;
- Research service;
- Restaurant, general;
- Restaurant, fast-food, subject to the supplementary use regulations of Section 4-1-B-23-U of this Article;
- Retail;
- Veterinary hospital, subject to the supplementary use regulations of Section 4-1-B-23-O of this Article

**3. Industrial Uses:**

- Lab, analytical/experimental.

**D. Special Uses:** The following uses shall be permitted in the PMU District if approved in accordance with the procedures and standards of Article 4-1-G of this Chapter. The supplemental use regulations for a specific use may be modified by an approved development plan or the associated development agreement.

**1. Residential Uses:**

- Single family;
- Duplex
- Public and Civic Uses:
- Church or place of worship, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article;
- Club or lodge;
- College or university;
- Daycare, commercial, subject to the supplementary use regulations of Section 4-1-B-23 of this Article;
- Hospital, subject to the supplementary use regulations of Section 4-1-B-23-AJ of this Article;
- Large WECS, subject to the supplementary use regulations of Section 4-1-B-23-AI of this Article;
- Nursing home;
- School, elementary and secondary, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article;
- Utility;
- Wireless Communication Facility, subject to the supplementary use regulations of Section 4-1-B-23-AE

**2. Commercial Uses:**

- Arcade, commercial, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article;
- Auto service, limited, subject to the supplementary use regulations of Section 4-1-B-23-S of this Article;
- Bar or nightclub, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article;
- ~~Drinking establishments, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article;~~
- Entertainment, indoor;

Funeral home, subject to the supplementary use regulations of Section 4-1-B-23-AB of this Article;  
Gasoline sales, general, subject to the supplementary use regulations of Section 4-1-B-23-S of this Article;  
Hotel or motel  
Maintenance services, limited  
Vocational school

## NEXT STEPS

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- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on February 17, 2026.

## RECOMMENDATION FROM PROFESSIONAL STAFF

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★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed Text Amendment to Sections 4-1-B-22, 4-1-B-28, and 4-1-B-29 of the UDC.**

- The project is consistent with Lenexa's goals by providing *Superior Quality Services* and *Sustainable Policies* and Practices to create *Inviting Places*.

## TEXT AMENDMENT

Staff recommends **APPROVAL** of the **Text Amendment to Sections 4-1-B-22, 4-1-B-28, and 4-1-B-29 of the Unified Development Code** relating to regulations for **drinking establishments** as drafted within the Staff Report.

**5. Proposed Amendment to the Unified Development Code — Regulations related to drinking establishments. UDC26-01 (Public Hearing)**

**STAFF PRESENTATION**

Stephanie Sullivan presented the staff report and noted that a public hearing is required for the proposed text amendment. She summarized that the current code classifies a drinking establishment as a special use in the City Center (CC) and Planned Mixed Use (PMU) Zoning Districts, which requires review by the Planning Commission and City Council. The proposed amendment would change drinking establishments from a special use to a permitted use in those districts, eliminating the need for a special use permit process. Ms. Sullivan noted that the Code includes supplementary use regulations that would still apply, including setbacks from schools and residential areas, permit duration, noise, trash, outdoor activity, and licensing, and that special use permits can be revoked if issues arise. She pointed out that the CC and PMU Zoning Districts cover a relatively small area of the City, with only one PMU property located near the northeast corner of Prairie Star Parkway and Renner Boulevard, just south of City Center. She concluded by stating that Staff recommends holding the required public hearing and recommends approval of the text amendment to change drinking establishments to a permitted use in the CC and PMU Districts.

**PUBLIC HEARING**

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing.

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

**PLANNING COMMISSION DISCUSSION**

Commissioner Burson expressed surprise that there is only one area zoned Planned Mixed Use (PMU) in the City and confirmed with Ms. Sullivan that this was correct, noting it was a relatively recent rezoning of the former Kiewit site, now occupied by Rally House. Ms. Sullivan clarified that the City has many Planned Unit Developments (PUDs); however, PMU zoning is rarely used. Mr. McCullough added that mixed-use concepts are often implemented through PUDs rather than PMU zoning.

Commissioner Horine followed up by asking whether the PMU zoning would allow Rally House to open a bar, and Ms. Sullivan explained that under the proposed amendment a drinking establishment would be a permitted use, whereas currently it would require a special use permit.

Commissioner Harber asked whether the PMU zoning covered undeveloped portions of the former Kiewit site, and Ms. Sullivan responded that only the developed area is zoned PMU.

Commissioner Burson then questioned why PMU was included in the ordinance change. Mr. McCullough explained that City Center District and Planned Mixed Use District are considered sister districts with similar intended uses and development goals, and that including PMU allows consistency and accounts for future mixed-use areas identified in the Comprehensive Plan, such as along Ridgeview Road north of K-10.

**MOTION**

Chairman Poss entertained a motion to recommend **APPROVAL** of the Text Amendment to Sections 4-1-B-22, 4-1-B-28, and 4-1-B-29 of the Unified Development Code relating to regulations for drinking establishments as drafted within the Staff Report.

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

DRAFT



**ITEM 5**

**SUBJECT:** Consideration of a rezoning and preliminary plan/plat known as Clear Creek Subdivision for a single-family residential development on property located near the southeast corner of 86th Terrace & Clare Road

**CONTACT:** Scott McCullough, Community Development Director

**DATE:** February 17, 2026

**ACTION NEEDED:**

- a. Pass an ordinance rezoning property from the AG, Agricultural District to the RP-1, Planned Residential (Low-Density) District; and
- b. Approve a companion preliminary plan/plat for Clear Creek Subdivision.

**APPLICANT:**  
Doug Ubben of Phelps Engineering

**PROPERTY OWNER:**  
City of Lenexa

**PROPERTY LOCATION:**  
Near the southeast corner of 86th Terrace & Clare Road

**PROJECT BACKGROUND/DESCRIPTION:**

The applicant requests the rezoning of a property near the southeast corner of 86th Terrace & Clare Road from the AG, Agricultural District, to the RP-1, Planned Residential (Low-Density) District, to allow a single-family residential neighborhood. The neighborhood contains 50 lots and 3 tracts on 16.73 acres of land, and has a density of 2.99 dwelling units per acre. The minimum dwelling classification proposed is "D", which requires a minimum ground floor area of 850 square feet for 2-story dwellings, 1,150 square feet for 1 & 1/2-story dwellings, and 1,600 square feet for 1-story dwellings.

The Comprehensive Plan classifies the site for Suburban-Density Residential uses, which carries a maximum residential density of 3.5 dwelling units per acre. At 2.99 dwelling units per acre, this request conforms to the Comprehensive Plan in terms of use and density.

The neighborhood is accessed from a single point on Clare Road and includes a looped street and three cul-de-sacs. The neighborhood includes a private park amenity area for the residents and access to the adjacent City trails to the east and south of the lots. A portion of the existing City trail south of the site will be moved slightly to the south from the current location at the developer's expense.

The applicant requests three deviations, which are similar to those granted for other single-family neighborhoods in the area. The requested deviations are:

1. Front yard setback reduced from 30 feet to 25 feet for all lots in the neighborhood;
2. Minimum lot width reduced from 70 feet to (at least) 62 feet for 45 of the 50 lots; and,
3. Lot area reduced from 8,000 square feet to (at least) 7,560 square feet for 14 of the 50 lots.

**STAFF RECOMMENDATION:**

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

**PLANNING COMMISSION ACTION:**

The item was considered as Regular Agenda Item 4 at the February 2, 2026, Planning Commission meeting. A public hearing was held and 50 members of the public spoke in support of or in opposition to the project. Speakers expressed concerns regarding the project and asked questions regarding the potential for increased traffic, reduction of green space in the area and the removal of land previously designated for a future City park, additional noise and disruption to the area, impact on the current condition of the existing trails by a new residential development, compatibility of the proposed homes to the existing homes in the area, concerns the development is not in compliance with the City's regulations and adopted plans, and the impact to property values of the existing homes in the area. Several of the questions were addressed by City staff. Several speakers in support of the project shared the opinion that the project is consistent with the City's Comprehensive Plan and the Lenexa Parks & Recreation Master Plan and that the plan provides needed affordable housing in the community.

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 neighborhoods 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 in the staff report and stating that the development is consistent with the goals and policies of the Comprehensive Plan, the Vision Plans prepared by the City, and the Lenexa Parks & Recreation Master Plan.

Chairman Poss entertained a motion to recommend **APPROVAL** to rezone property from the AG Zoning District to the RP-1 Zoning District for a single-family subdivision located near the southeast corner of the intersection of 86th Terrace & Clare Road. Moved by Commissioner Burson, seconded by Commissioner Jamison, and carried by a unanimous vote.

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan/plat for Clear Creek Subdivision. Moved by Commissioner Burson, seconded by Commissioner Jamison, and carried by a unanimous vote.

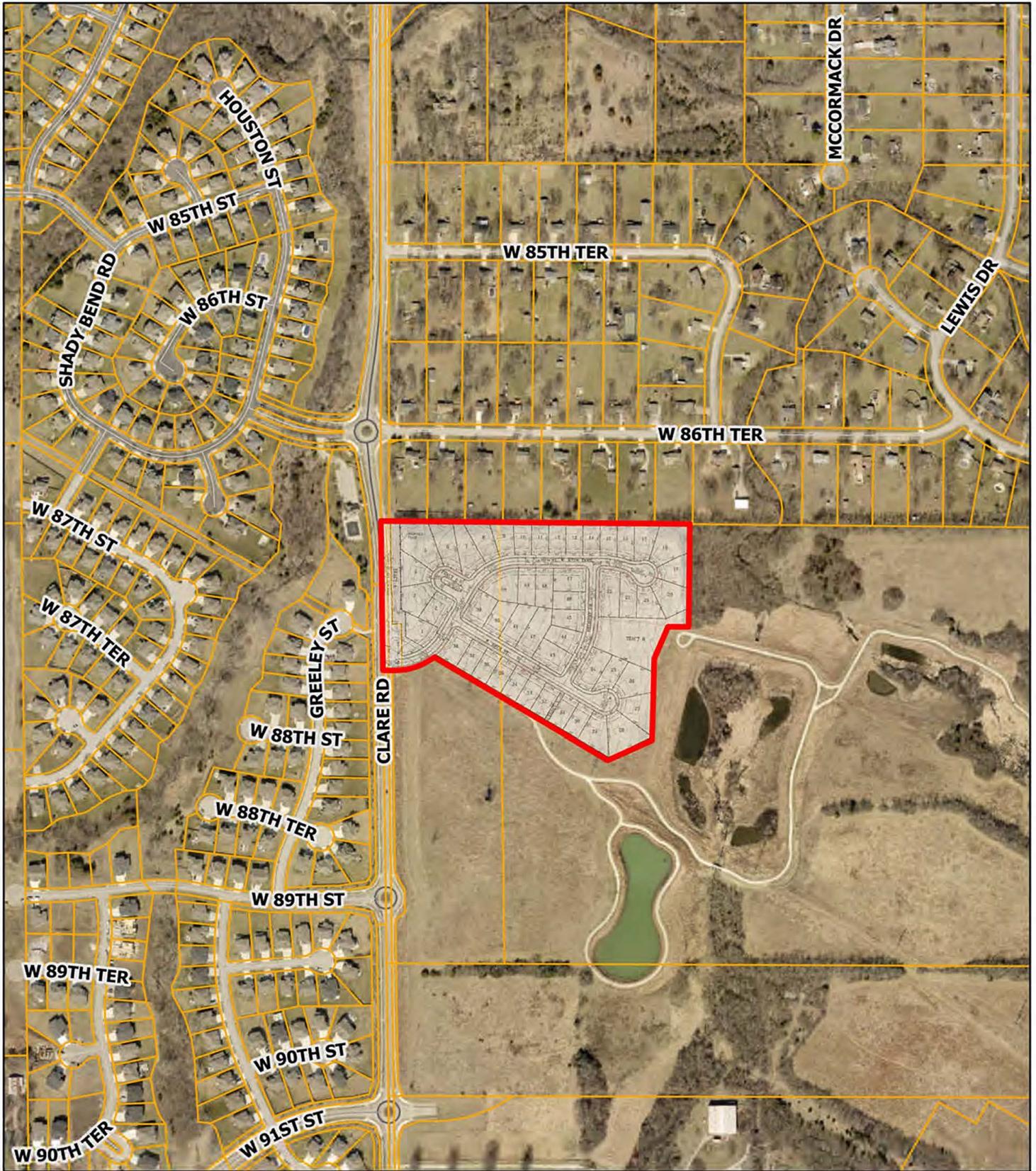
**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
 Vibrant Neighborhoods  
 Thriving Economy

**Guiding Principles**  
 Responsible Economic Development  
 Inclusive Community Building

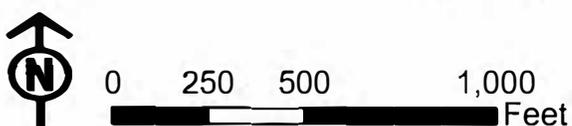
## **ATTACHMENTS**

1. Map
2. PC Staff Report & Exhibits
3. PC Draft Minutes Excerpt
4. Correspondence - Planning Commission meeting
5. Correspondence - City Council meeting
6. Ordinance



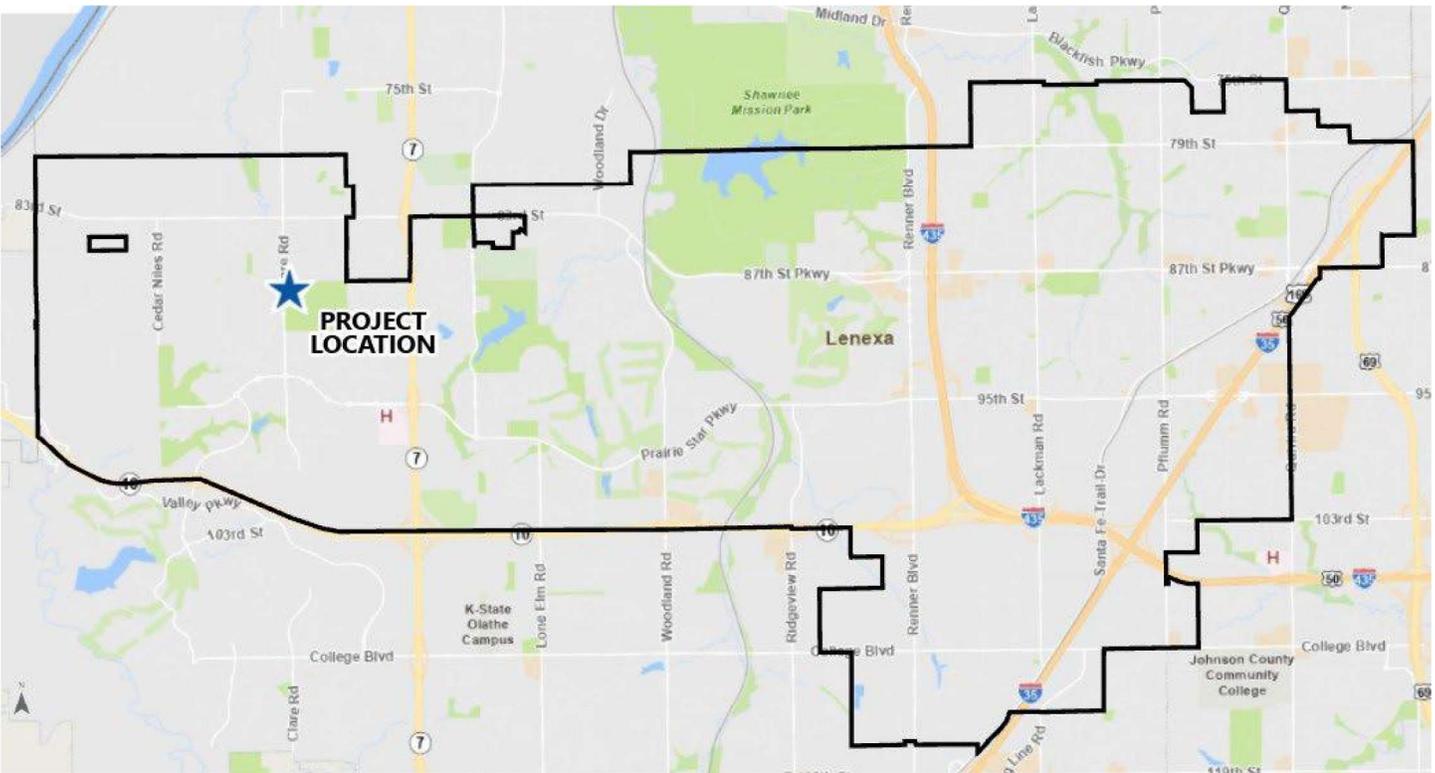
Data Source: City of Lenexa and Johnson County Kansas  
 For further information, please call 913-477-7500

## Clear Creek Subdivision



## CLEAR CREEK SUBDIVISION

<b>Project #:</b>	RZ26-01 & PT26-01P	<b>Location:</b>	Near the southeast corner of the intersection of 86 <sup>th</sup> Terrace and Clare Road
<b>Applicant:</b>	Doug Ubben, Phelps Engineering, Inc.	<b>Project Type:</b>	Rezoning & Preliminary Plan/Plat
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Single-Family Residential



### PROJECT SUMMARY

The applicant requests approval to rezone property near the southeast corner of the intersection of 86<sup>th</sup> Terrace and Clare Road from the AG, Agricultural District, to the RP-1, Planned Residential Single-Family (Low-Density) District, to allow a single-family residential neighborhood. The companion preliminary plan/plat reflects 50 lots and 3 tracts at a density of 2.99 dwelling units per acre (DUA). New public streets will be constructed by the applicant for access into the neighborhood from Clare Road. The applicant requests deviations from the Unified Development Code (UDC) for lot area, lot width, and front yard setbacks. The deviation requests are consistent with deviation requests for several other single-family neighborhoods in the area west of K-7 Highway. The developer, Habitat for Humanity of Kansas City, proposes purchasing the subject property from the City of Lenexa to construct affordable homes using a Community Land Trust. The existing recreation trails, stormwater basins, and park land will remain. A Public Hearing is required for the rezoning request.

**STAFF RECOMMENDATION: APPROVAL**



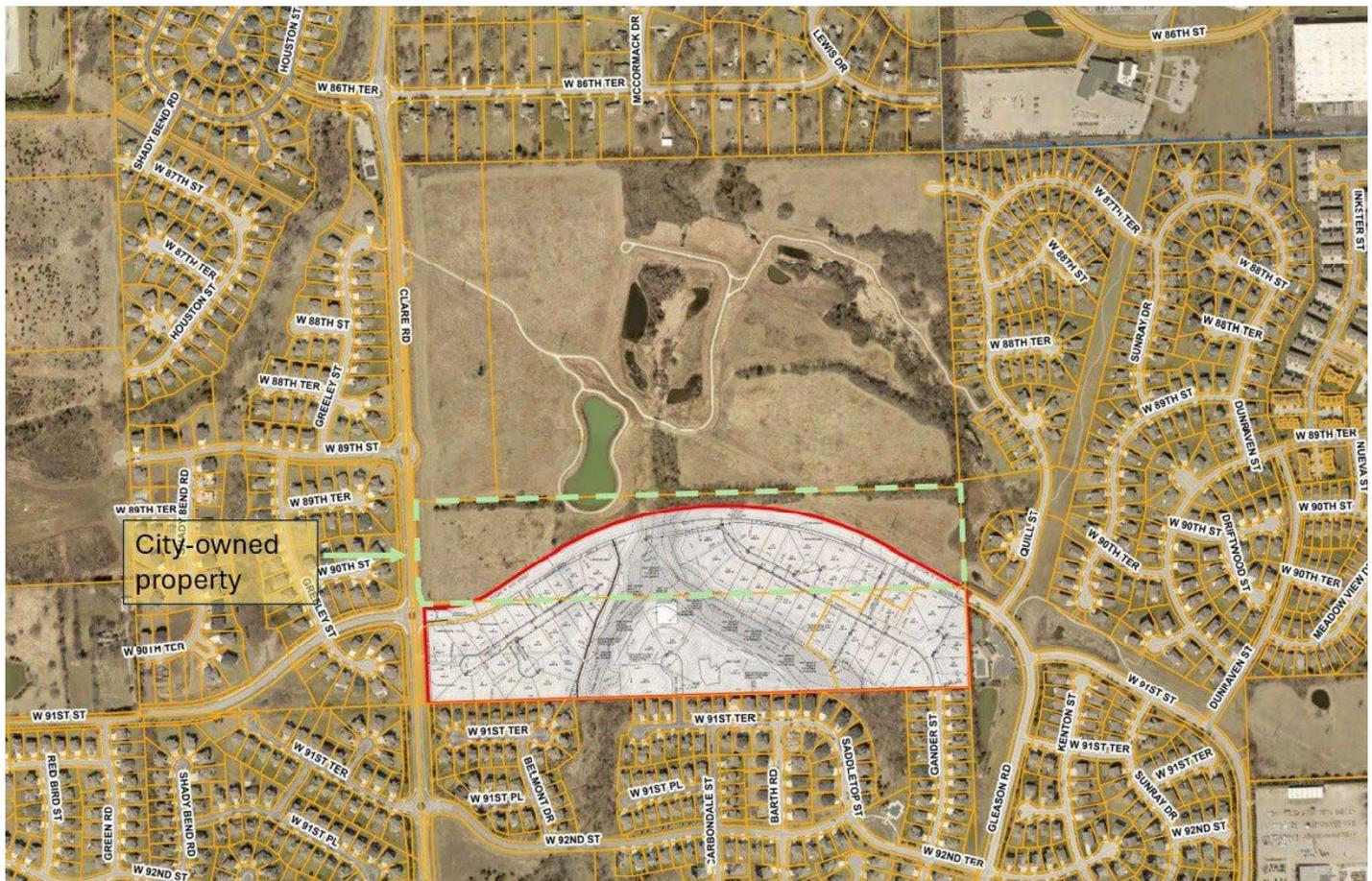


The City received no formal responses to the RFP. Since 2018, a few interested parties approached the City regarding purchasing all or portions of the property, but most of those inquiries never resulted in any meaningful movement toward selling the property. One developer did work on a plan for a single-family residential subdivision on the property in the last few years, but that plan never moved forward, nor resulted in any contract negotiations.

**91<sup>ST</sup> STREET & CREEKSIDE PARK SUBDIVISION**

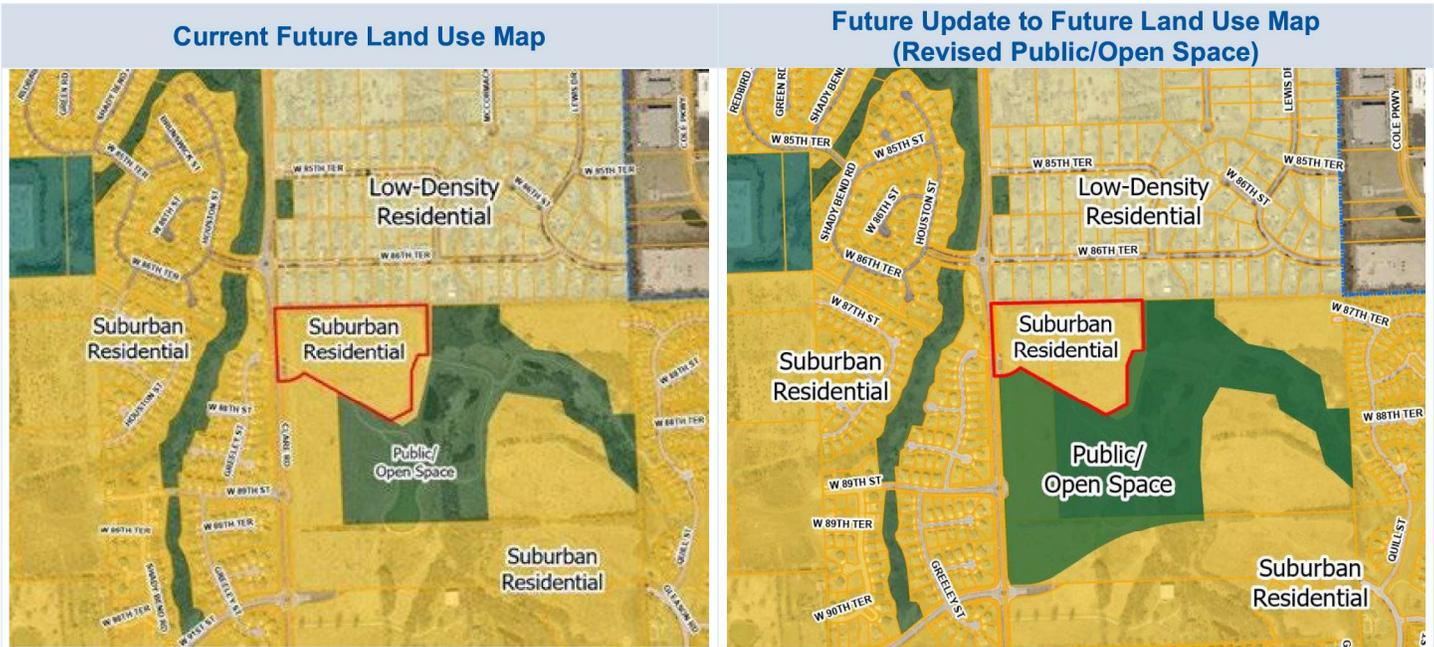
In 2022, the City-owned land on the south side of the 91<sup>st</sup> Street alignment, part of the original 30 acres purchased by the City, was rezoned and platted in conjunction with private land to its south in a fashion consistent with the Comprehensive Plan (which is classified as Suburban-Density Residential use). This development is called Creekside Park. The rezonings and preliminary plat were recommended for approval by the Planning Commission on December 5, 2022, and approved by the City Council on December 20, 2022.

That preliminary plat includes future 91<sup>st</sup> Street, a collector street, that will become the southerly boundary of the future City park and the City-owned regional detention facility.



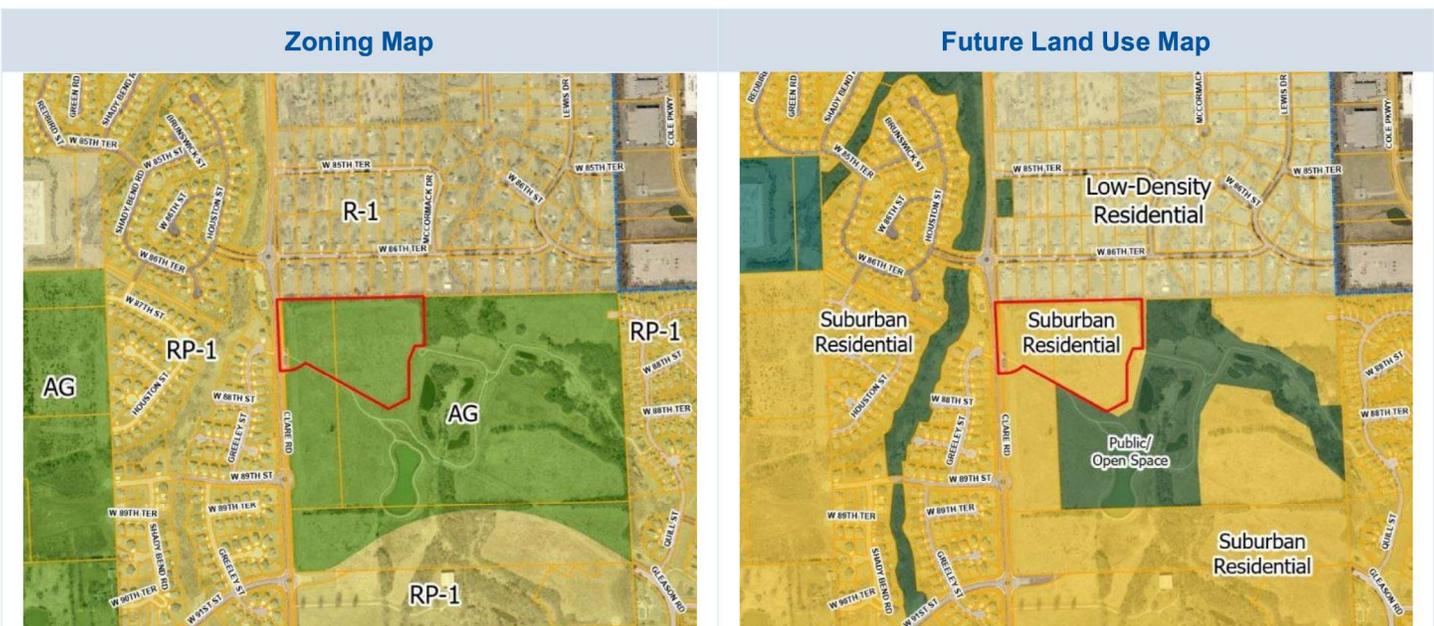
**Exhibit 3: Creekside Park Neighborhood.**

In July 2024, with extensive public engagement, a revised Comprehensive Plan was adopted. The Future Land Use Map was revised to reflect the open space and development areas of the 2018 RFP, though the revised Future Land Use Map is not fully accurate as it does not reflect all the park and open space land anticipated adjacent to Clare Road. An update will be necessary at the end of 2026 to more accurately reflect the intended uses.



## LAND USE REVIEW

The proposed development is for a suburban-density single-family residential use. This site is classified as Suburban-Density Residential on the Future Land Use (FLU) Map of the Comprehensive Plan. This classification reflects single-family residential uses at a maximum density of 3.5 DUA. The proposed plan includes single-family uses at 2.99 DUA. The proposed plan/plat and rezoning are consistent with the Comprehensive Plan.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Suburban-Density Residential	AG, Agricultural District	Undeveloped land
<b>North</b>	Low-Density Residential	R-1, Single-Family (Low-Density) Residential District	Single-Family Residential
<b>South</b>	Suburban-Density Residential and Park/Open Space	AG, Agricultural District	Undeveloped land / Regional Detention
<b>East</b>	Suburban-Density Residential and Park/Open Space	AG, Agricultural District	Undeveloped land / Regional Detention
<b>West</b>	Suburban-Density Residential	RP-1, Planned Single-Family (Low-Density) Residential District	Single-Family Residential

## CLARIFICATION OF COMMON PUBLIC CONCERNS

Staff received correspondence from the public on several recurring topics that reflect questions about the site and the proposed development. The following clarifications are provided to ensure the Planning Commission’s review is based on the applicable regulatory framework and factual conditions of the property. Topics discussed within this section are elaborated in greater detail within this Staff Report.

### PARK LAND VERSUS DEVELOPMENT AREA

The subject property is part of a larger City-owned tract that has long been planned for a combination of public park land, regional stormwater facilities, and private development. While portions of the overall property are designated for park and recreation use, the area proposed for rezoning and platting is identified in the Comprehensive Plan for Suburban-Density Residential development and is not part of the future Centennial Park acreage. Approximately 40 acres of the overall City-owned property will remain dedicated to park and recreation purposes consistent with the Parks and Recreation Master Plan, and those areas are not included in this application.

### WETLANDS, STORMWATER FACILITIES, AND ENVIRONMENTAL FEATURES

The proposed development area is adjacent to City-owned regional stormwater facilities and drainage features, but the subdivision itself is not proposed within those facilities. Stormwater management for this site has already been planned and constructed by the City through regional infrastructure designed to accommodate future residential development. The development remains subject to applicable environmental and stormwater regulations, and no impacts beyond those allowed under the Unified Development Code are anticipated.

### AFFORDABLE HOUSING AND ZONING CLASSIFICATION

The proposed rezoning is for a single-family residential district that is consistent with the Future Land Use Map and surrounding zoning pattern. Zoning regulations govern land use, density, and site design, not the income level of future occupants. The proposed homes will be constructed and maintained in compliance with all applicable building, design, and property maintenance standards of the City. The use of a community land trust as an ownership model does not alter the underlying zoning classification or development standards and is not regulated by the code.

## PROPERTY VALUES

Many factors determine one's property value. Zoning decisions are based on land use compatibility and compliance with adopted plans and regulations. The City does not regulate or guarantee property values through the zoning process. The proposed development will meet minimum dwelling size requirements, be subject to the City's property maintenance standards, and is within the allowable density of the zoning district held by other single-family neighborhoods in the area.

## LAND PURCHASE & DEVELOPMENT FEES

Habitat for Humanity is proposing to purchase the property from the City at a price that will be set by the Governing Body. All development fees and infrastructure construction costs required for the project will be paid by Habitat for Humanity. It is typical for non-profit organizations that develop affordable neighborhoods to use federal programs such as Community Development Block Grants and HOME funds to fund their mission.

## PUBLIC PROCESS AND NOTICE

As a developer driven application, the rezoning and preliminary plan/plat applications are subject to the City's adopted public notice and hearing requirements. Notice was provided in accordance with state law and the Unified Development Code, and a public hearing is being conducted to allow for public input prior to any recommendation by the Planning Commission.

## TECHNICAL STUDIES

The City designed and constructed the regional stormwater facilities and Clare Road based on planned uses in the area and studies of the watershed and using national traffic standards. Development in the area has occurred within the framework of the plans and data used by the City to construct such infrastructure. Further study is not needed for this project to comply with City standards. This report provides some of the data used to appropriately design Clare Road and the stormwater facility to accommodate this and other projects in the area.

## REZONING REVIEW

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The applicant proposes to rezone and plat the subject site. The zoning would change from the AG, Agricultural, Zoning District to the RP-1, Planned Residential Single-Family (Low-Density) District, which allows a maximum density of 3.5 dwelling units per acre (DUA). The proposed subdivision would provide 50 home lots and yield 2.99 DUA.

The homes are planned to be affordable (serving people making between 50% and 80+% of the area's median income) using a Community Land Trust (CLT). Information about a CLT is noted below according to Habitat for Humanity's website.

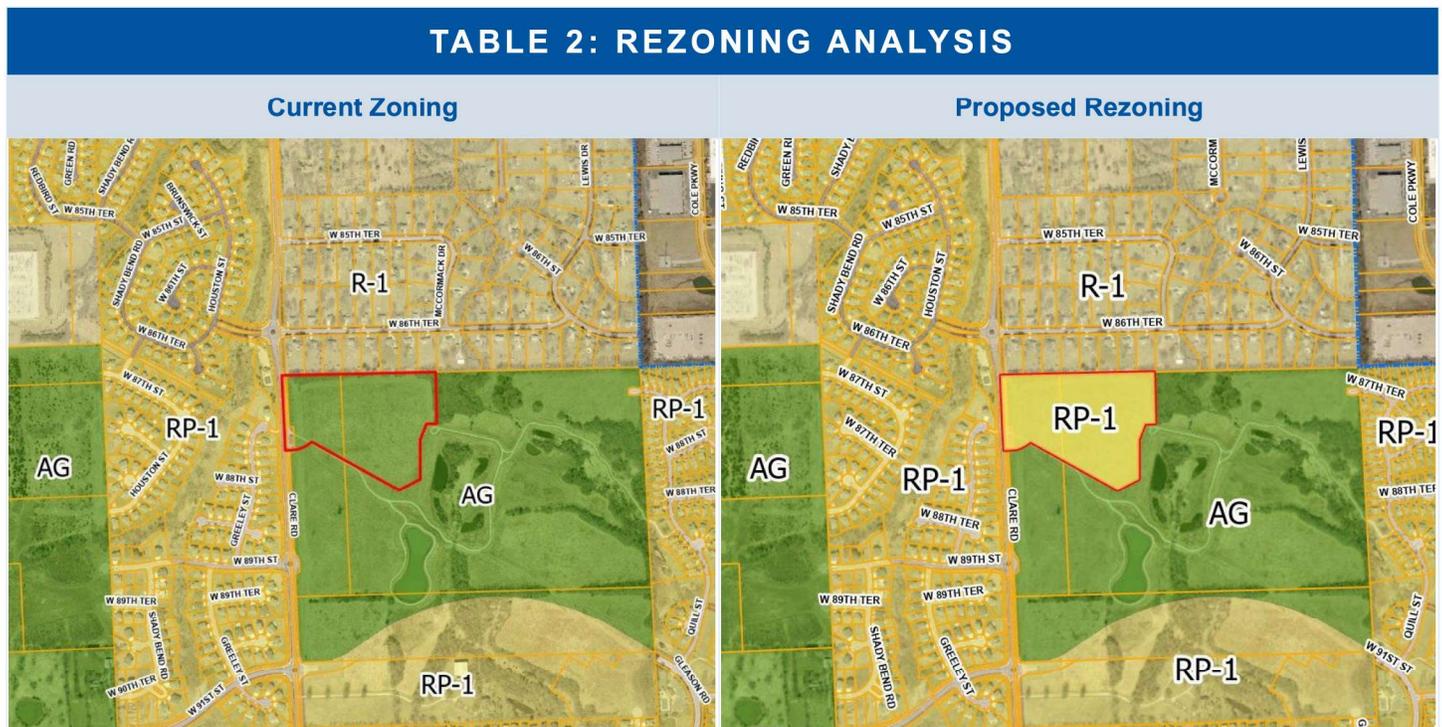
“Community land trusts (CLTs) are nonprofit organizations governed by a board of CLT residents, community residents, and public representatives that provide lasting community assets and shared equity homeownership opportunities for families and communities. CLTs develop rural and urban agriculture projects, commercial spaces to serve local communities, affordable rental and cooperative housing projects, and conserve land for urban green spaces. However, the heart of their work is the creation of homes that remain permanently affordable, providing successful homeownership opportunities for generations of lower-income families.

There are over 225 community land trusts in the United States.

A typical community land trust for affordable housing works like this:

- A family or individual purchases a house that sits on land owned by the community land trust.
- The purchase price is more affordable because the homeowner is only buying the house, not the land.
- The homeowners lease the land from the community land trust in a long-term (often 99-year), renewable lease.
- The homeowners agree to sell the home at a restricted price to keep it affordable in perpetuity, but they may be able to realize appreciation from improvements they make while they live in the house.”

More information about Habitat for Humanity’s organization, the people served by this program, and this proposed development can be found on their [website](#).



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

**1. The character of the neighborhood.**

The neighborhood is a developing region of the City. The character of this region is suburban residential development and rural residential development with primarily open space and single-family uses in the immediate vicinity of the proposed subdivision.

- The property to the north is the Clear Creek Estates neighborhood. Clear Creek Estates began developing in unincorporated Johnson County, prior to annexation into the City limits. Upon annexation, the subdivision was zoned R-1.
- The land to the west, across Clare Road, is developed as The Timbers at Clear Creek neighborhood and is zoned RP-1. This neighborhood began developing in the early to mid-2000’s.

The neighborhood has developed in several phases over the past 20 years and is nearing completion of the remaining lots.

- The land to the east and south of the subject site is currently used for regional stormwater detention and other stormwater management features. This land is owned and maintained by the City and is reserved for a future park.

The proposed zoning of RP-1 is aligned with the residential character and density of the neighborhood.

## **2. The zoning and use of properties nearby.**

The zoning and uses of the adjacent properties are RP-1 and R-1 and are predominantly single-family residential development and open space. The neighborhood to the north, with residential lots approximately one acre in size, are larger than a typical suburban-density neighborhood. The neighborhood to the north was developed prior to this area being annexed into the Lenexa City limits.

The Clear Creek Subdivision will contain the same zoning and single-family use that surrounding developments contain.

The proposed zoning of RP-1 is aligned with the residential zoning and uses of nearby properties.

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

The property is currently restricted to agricultural uses based on its current AG zoning designation. AG zoning is considered a holding district until development is proposed for a property. The site has moderate rolling terrain. The land is suited for use as a cultivated field as that was its previous use; however, the property is now within the incorporated limits of Lenexa, is not currently in agricultural production, and has single-family residential neighborhoods to its north and west. This site is best suited for development consistent with the current pattern of the surrounding suburban residential development to reduce impacts of agricultural activities such as noise, dust, and heavy equipment on the streets.

The site is more suitable for the uses planned for it, which is Suburban-Density Residential per the Comprehensive Plan. The proposed zoning of RP-1 is aligned with suburban-density residential use.

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

The proposed uses will not detrimentally affect nearby properties to any greater extent than any other new single-family residential development existing or anticipated for this area. A Homeowners Association, owned and managed by the Community Land Trust, will manage maintenance of the subdivision tracts and all of the lots and tracts will be held to the property maintenance standards within the City code.

A concern raised by nearby residents is the affect of the project on appraised values of their homes given that this is an affordable housing project. Two elements of this project address this concern.

- The first is that the homes will meet the code requirement for minimum home size relative to surrounding homes (discussed later in this report) and the development will be required to meet all applicable codes for construction, design, and property maintenance.
- The second is that homes in a community land trust cannot be used for an appraisal comparison for real estate transactions outside of the community land trust. This development should not impact nearby home values.

The proposed rezoning to RP-1 and single-family residential use is compatible with the existing and planned uses in the vicinity and the proposed development will not have a detrimental affect on nearby property.

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

The property is undeveloped land and has been zoned AG since being annexed into the City in 1986. The City purchased parts of the 127 acres of undeveloped land in 1998 and 2006 with the purpose of using portions of the property for regional stormwater detention and a future City park and releasing excess property for private development.

The City's stormwater purpose has been fulfilled, and private development and infrastructure has reached the property. The property is ripe for private development at this time.

**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.**

The denial of this rezoning would have no gain to public health, safety, or welfare since the proposed development's density, single-family residential use, and the size of homes are compatible with surrounding development and appropriate infrastructure is available to serve the site. Denial of the application would restrict the property to the existing zoning of AG which is not an appropriate use of the site in this location given the surrounding development pattern and the Future Land Use of Suburban-Density Residential contemplated within the City's Comprehensive Plan.

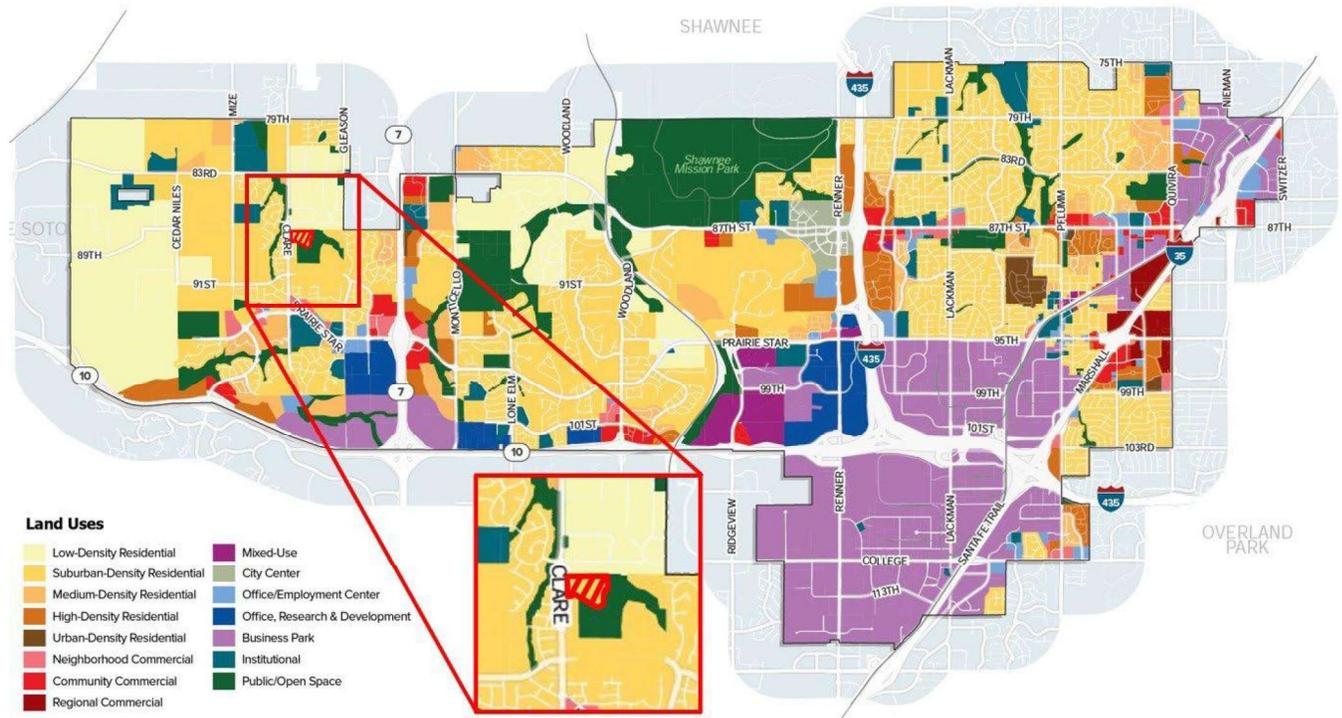
**7. Recommendation of City's permanent professional staff.**

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 proposed rezoning is in full conformance with the Comprehensive Plan's Future Land Use Map and housing goals.

The Future Land Use (FLU) Map classification for the site is Suburban-Density Residential use. This FLU classification states the maximum density of the residential development to be 3.5 dwelling units per acre. The density of this proposed neighborhood is 2.99 dwelling units per acre.



**Exhibit 4: Future Land Use Map.**

In addition to the consideration of the proposed development conforming with the Future Land Use Classification of the subject site, the Comprehensive Plan states Goals and Policies to promote greater housing diversity to serve residents of all income levels. The Comprehensive Plan states the following in the “Vision Statement” (excerpt page 10):

*“The year is 2040. Lenexa is a vibrant, growing community that is welcoming to all. People are engaged with their City and each other.*

*The City’s history, natural beauty, and unique places, such as Old Town, Black Hoof Park, and Lenexa City Center, bring people together in exciting ways!*

*A variety of attainable housing choices are available to residents of all backgrounds, no matter their stage of life, socioeconomic status, or physical ability. Amenity-rich neighborhoods provide high quality of life, convenient access to goods and services, parks and trails, multi-modal transportation options, and exceptional schools.”*

The following Goals are stated in the Comprehensive Plan (excerpt page 12):

“Goal 2: Support a diverse range of housing to support residents of all backgrounds and stages of life.

2.1 Promote attainable housing through diverse housing choices and creative housing types.

2.6 Provide a framework for housing that is welcoming to residents in all stages of life and with all abilities.”

Lenexa also periodically undertakes a “visioning process” which includes the development of a plan that looks forward 20 years. This plan is called the Vision Plan. Lenexa has undertaken this process three times. The latest version is the Vision 2040 Plan. Each Vision Plan is heavily weighted toward the interests of Lenexa residents through intensive public engagement. The Vision 2040 Plan was prepared in 2018-2019. The Vision 2040 Plan produced the following vision statement, strategies and tactics:

“THE VISION: VIBRANT NEIGHBORHOODS (pg. 49)

We want Lenexa to be a great place for everyone to live. We want to be inclusive and have lots of housing choices for people who work here, have different abilities and are from all generations, cultures and backgrounds. We need attainable housing for families, individuals, professionals, hourly workers, entrepreneurs, young people, empty nesters and retirees.

STRATEGIES (pg. 49)

We create vibrant neighborhoods which offer a variety of housing types, sizes, prices and opportunities for interaction by:

1. Building neighborhoods with a sense of community.
2. Preserving existing housing to protect and enhance the character of neighborhoods.
3. Supporting aging in place.
4. Cultivating attainably priced housing.

STRATEGY 4: ATTAINABLY PRICED HOUSING (pg. 59)

Housing prices are constantly on the rise. Residents said they want Lenexa to ensure housing stays affordable for everyone so that all ages can enjoy the amenities our community offers.

TACTICS (pg. 60)

We cultivate attainably priced housing in our community by:

- Considering opportunities to reduce the cost of entry-level housing options.
  - » Holding a dialogue with developers to understand where the difficulty lies with financing, so the city can learn how to encourage more attainable housing.
  - » Allowing shared open space and smaller yards.
  - » Reducing off-street parking requirements and allowing shared parking areas.
  - » Allowing creative lot configurations, innovative home design and use of materials that maintain a high quality of housing but reduce costs to build.
  - » Encouraging shared neighborhood amenities, including city-owned pocket parks.
- Encouraging a variety of housing styles and price points.
  - » Preserving existing neighborhood quality and home values by blending diverse housing types with surrounding neighborhood character and scale.
  - » Considering creative, adaptive reuses of buildings that are currently nonresidential to be retrofitted into housing, where appropriate
  - » Making targeted public sector infrastructure improvements to incent housing variety and price.

- » Consider design standards that will make smaller units/higher-density construction look more consistent with single-family, detached housing.
- Minimizing long-term costs for residents.
  - » Landscaping to minimize long-term maintenance costs.
  - » Incorporating the natural landscape in all development.
  - » Encouraging sustainable and efficient construction and renovation practices.
  - » Considering the location of public transit connections to enhance transportation options near attainable housing.
- Encouraging infill parcels in residential neighborhoods to be developed as small-scale, medium-density multifamily housing such as townhomes or fourplexes, where appropriate.
- Working cooperatively with other city and county government partners to develop a housing plan that ensures safe, suitable, affordable housing for all county residents.”

In the 2012 Parks, Recreation, and Open Space Comprehensive Plan the totality of the City-owned property is noted in the Long Range Vision section as an undeveloped park site conceptually reflecting several types of park programming. At the time, it was too early to complete specific park plans and programs for the property.

In 2024, with extensive public engagement, the [Lenexa Parks & Recreation Master Plan](#) was updated and dedicated a page to the future park site. This update included public engagement to identify priorities and develop a vision for the needs of the community. The Master Plan lists six sites for future City parks. Those are identified on the Exhibit 6 as “Undeveloped Parks.”

**Exhibit 5 (Right): 2012 Parks, Recreation, and Open Space Comprehensive Plan**

CHAPTER THREE

**VISION** parks  
recreation  
open spaces  
CITY OF LENEXA

MAP LEGEND:

- City Boundary
- Roadway
- Water Body
- City Park Site
- Undeveloped Park Site
- County Park Site
- Residential Area
- Non-Residential Area
- School Site

VISION LEGEND:

- Community Recreation Center
- Civic / Community Center
- Nature and Environmental Hub
- Destination Recreation Site
- Practice Field Location
- Major and Minor Trailheads
- Existing Paved Trail
- Proposed Paved Trail
- Proposed Bikeway



EXISTING PARK FACILITIES:

- |                           |                        |
|---------------------------|------------------------|
| 1 Gleason Glen            | 16 Tamarisk Park       |
| 2 Wild Bill Hickock Park  | 17 Electric Park       |
| 3 Freedom Fields          | 18 Harmony Park        |
| 4 Black Hoof Park         | 19 Kickapoo Park       |
| 5 Flatrock Creek Park     | 20 Mullen Park         |
| 6 Manchester Park         | 21 Trafalgar Park      |
| 7 Buffalo Meadows         | 22 John Mc Nerney Park |
| 8 Craig Crossing Park     | 23 Scouting Park       |
| 9 Parkhurst Park          | 24 Bradshaw Park       |
| 10 Ad Astra Park          | 25 Gillette Park       |
| 11 Little Mill Creek Park | 26 Hidden Woods Park   |
| 12 Na Nex Se Park         | 27 Matt Taylor Park    |
| 13 83rd and Lackman Park  | 28 Post Oak Park       |
| 14 Bois D'Arc Park        | 29 Green Prairie Park  |
| 15 Sar-Ko-Par Trails Park | 30 Cedar Station Park  |



**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.**

The region is developing with predominantly single-family residential uses in the vicinity of 83<sup>rd</sup> Street to the north, Prairie Star Parkway to the south, K-7 Highway to the east and Mize Boulevard to the west. This region has more intense uses generally along K-7 Highway and Prairie Star Parkway. Adequate utilities and services are 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.

With respect to stormwater management, the City previously constructed the stormwater infrastructure to accommodate an anticipated neighborhood. There is a ridge roughly dividing the property into an eastward flowing area and a westward flowing area. For the westward flowing area, given the close proximity to the release into Clear Creek, the City sized the drainage system along Clare Road to handle the future developed drainage from this neighborhood.

The eastward flowing area will flow into an existing, City-owned, regional facility constructed in 2016. This regional facility was constructed by the City to serve multiple development properties in this watershed and currently serves such developments as the Creekside Woods subdivision and the St. James Academy high school, as well as future development such as the office/commercial properties anticipated along the north side of Prairie Star Parkway. The regional facilities are owned and maintained by the City of Lenexa.

The site is within the De Soto School District. School districts use the Comprehensive Plan as one factor in determining facility needs. The district was engaged with the City's 2024 Comprehensive Plan update and is aware of this project and other projects recently approved in their district. As is typical with developments that align with the Comprehensive Plan, the district has not submitted any concerns to staff.

Several public comments have stated a need for the homeowners to have access to public transit. Access to public transit is not a requirement for single-family residential development under the code and the applicant has not stated such as a need for the eventual homeowners. The City's land use and transportation planning framework recognizes that many suburban residential neighborhoods, particularly those west of K-7 Highway, are auto-oriented and rely on the public street network rather than transit service. The subject property is served by existing arterial and collector roadways, including Clare Road, which provide access to employment areas, retail and service destinations, schools, parks, and other community amenities. Accordingly, the lack of direct transit service does not render the site unsuitable for the proposed single-family residential use.

Utilities and services needed to serve the proposed development have been provided or are available.

**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 use will not adversely impact the capacity or the safety of the street network nor present a parking problem in the vicinity of the site. Clare Road, a Secondary Arterial street, was constructed to its ultimate configuration in 2009 and provides access into this neighborhood.

Traffic generated by the neighborhood is anticipated to be approximately 500 vehicles per day (vpd) based on Land Use Code 210 of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Traffic volumes for Clare Road measured in 2024 were approximately 2,000 vpd, with modeled anticipated volumes in 2050 rising to approximately 11,000 vpd. These capacities are well within the anticipated 12 to 13,000 vpd capacity of the road as currently constructed. Thus, Clare Road has capacity to accommodate the traffic generated by this development.

Clare Road was designed and constructed to accommodate a future southbound left turn lane for this development area. This southbound left-turn lane will be added/striped onto the road with this project. Because the use and density conform with the Comprehensive Plan's Future Land Use Map and Transportation and Mobility Network Map, a traffic study is not required of this application. Additional information about the street network is provided later in this report as the plan/plat is reviewed.

New local streets will be constructed in the neighborhood by the developer for access to each lot and the subdivision contains no connections to the neighborhood to the north. Each lot will provide the code-required number of parking spaces for a single-family lot and as such, there should be no parking impacts to surrounding neighborhoods.

The proposed rezoning to RP-1 and single-family residential use would not have an adverse affect on the capacity or safety of the surrounding street network, nor would it present parking problems within the vicinity.

**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 and buildout of the subdivision is not anticipated to generate environmental impacts beyond those allowed or regulated under the Unified Development Code (UDC). The development will be required to comply with all applicable environmental, stormwater, and public improvement standards at the time of final platting, public improvement plan approval, and building permit issuance.

Stormwater management for this site has been planned and provided through City-owned regional stormwater facilities constructed to accommodate future residential development in this watershed. These facilities are designed to control peak flows, manage runoff volumes, and protect downstream water quality, including natural stream assets in the vicinity of the subject property. The proposed development will connect to these facilities and will not be permitted to increase stormwater runoff or degrade water quality beyond established regulatory limits. All development remains subject to the City's stormwater management requirements, which are intended to mitigate erosion, sedimentation, and pollutant loading.

The proposed use is a low-density single-family residential development, which is not anticipated to generate air or noise impacts beyond those typical of residential neighborhoods.

Exterior and street lighting will be installed in accordance with City standards and will be subject to the UDC's lighting regulations, which limit light spillover, glare, and excessive nighttime illumination onto adjacent properties.

Residents have raised concern for the potential presence and loss of Mead's Milkweed, a plant classified as threatened on the U. S. Fish and Wildlife Service's endangered and threatened species list. This plant contributes to the Monarch Butterfly's habitat. There is no requirement for developers of private property to mitigate for the presence of this plant. Staff contacted the County's Natural Resource Manager to learn of their experience with this plant in the County. The County's experience is that this plant is rarely found

in the County and when it is, it is found on undisturbed ground. The subject site was previously used for agricultural production prior to the City's acquisition, making the presence of this species unlikely.

Habitat for Humanity, as an organization that receives federal funds, goes beyond other housing developers and will complete an environmental assessment of the property and will be required to address and/or mitigate any identified environmental impacts in accordance with applicable federal requirements. As far as staff is aware, none of the surrounding neighborhoods were approved and constructed with a requirement to assess or mitigate for this plant.

The proposed rezoning to RP-1 and single-family residential use will not result in excessive stormwater runoff, environmental pollution, or other environmental harm beyond what is regulated and mitigated through the City's adopted codes and standards.

**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.**

Stormwater management for this site has been provided by the City with previously constructed facilities, with this site being required to pay a fee-in-lieu for use of these facilities, as did other private developments which are served by these same facilities. It is important to note that the City manages and maintains the Clear Creek Wetlands as a stormwater management facility. The City has a higher level of knowledge and resources in managing such facilities than most private management companies that contract with Homeowners Associations for the maintenance of such facilities.

The proposed development will not adversely affect the capacity or water quality of the stormwater system in the vicinity of the subject property.

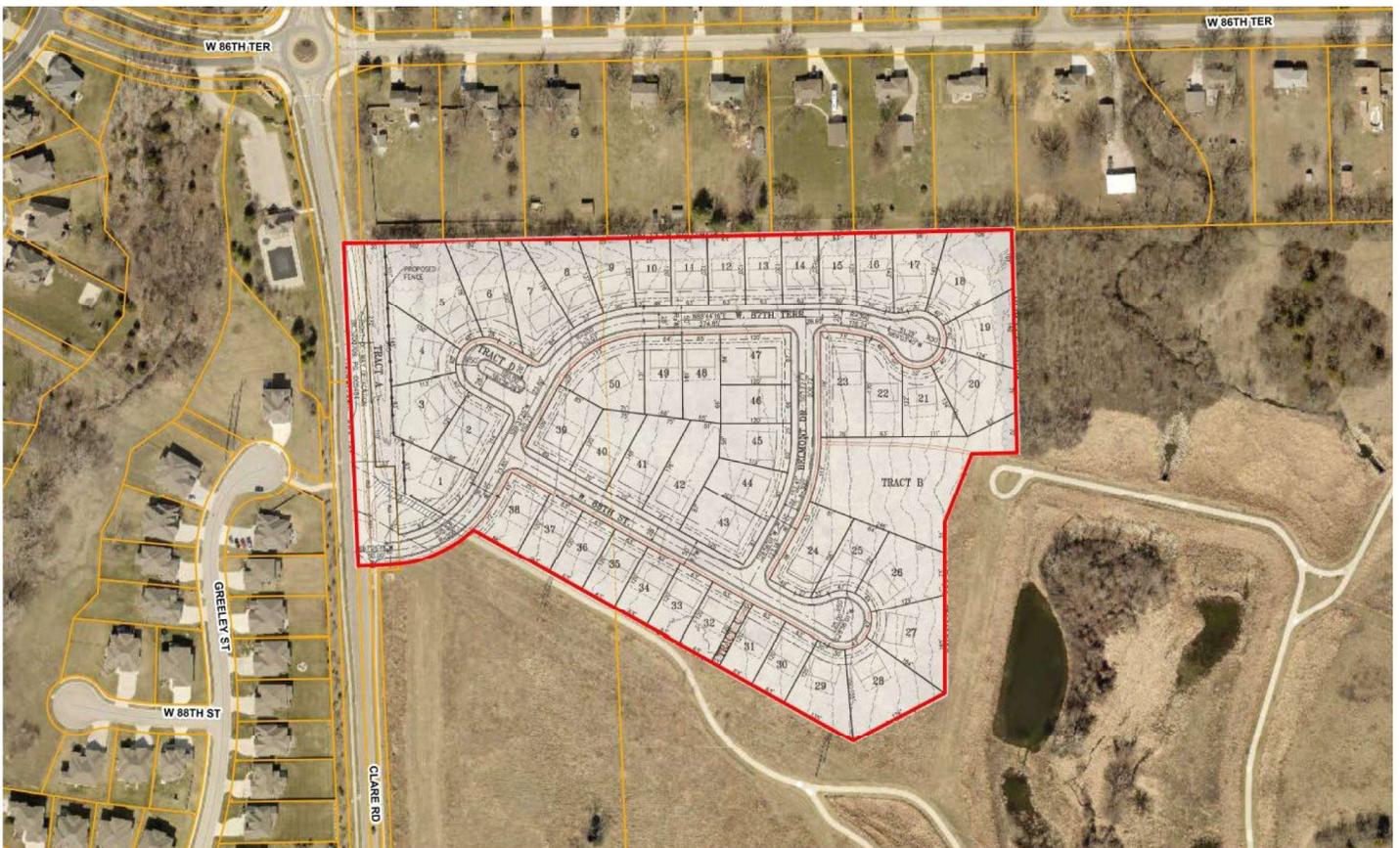
**13. The ability of the applicant to satisfy any requirements (e.g. site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.**

The preliminary plan/plat demonstrates the applicant's ability to meet the applicable requirements of the RP-1 Zoning District, with the exception of certain dimensional standards for which deviations are requested. The UDC allows for such deviations, and similar requests are routinely reviewed and approved when supported by the overall site design. The requested setback, lot width, and lot area deviations are discussed in more detail in the Deviations section of this report.

## PRELIMINARY PLAN/PLAT REVIEW

The applicant proposes development of a single-family residential neighborhood initially submitted as Clear Creek Subdivision but now known as Highlands at Clear Creek. The subject site is located near the southeast corner of 86<sup>th</sup> Terrace and Clare Road. The site is currently undeveloped land owned by the City. The site is adjacent to the Clear Creek Wetlands regional stormwater facility and a future City park (Centennial Park). The plat contains 50 lots and 3 tracts on 16.73 acres of land. The tracts will be used for neighborhood amenities and a fence and landscape buffer (along Clare Road). The tracts are to be owned and maintained by a Homeowners Association which, in this case, will be the Community Land Trust.

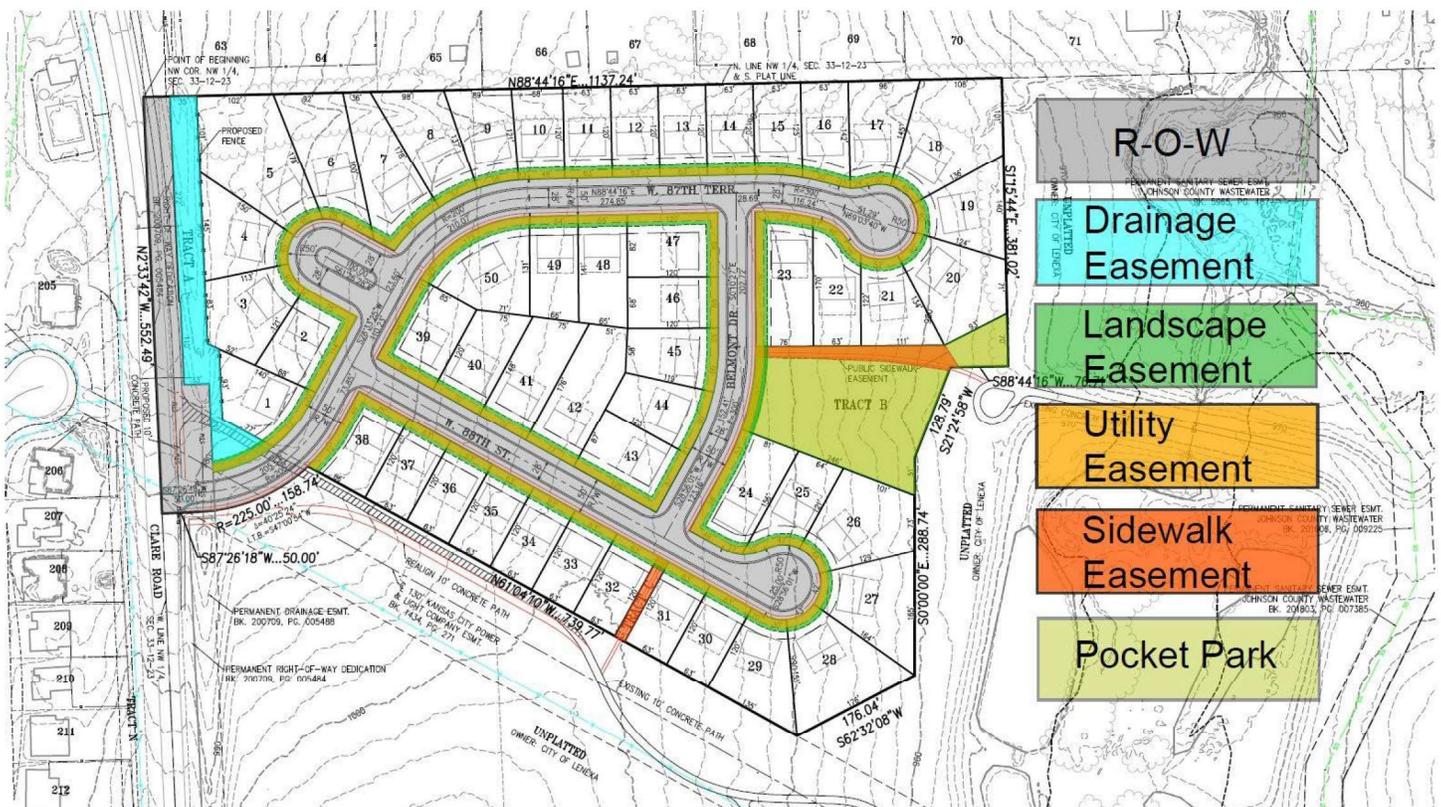
The applicant requests deviations from the UDC for a 5-foot reduction of the front yard setback of all lots, lot width reduction from 70 feet to 62 feet for 45 of the 50 lots, and for lot area reduction from 8,000 SF to 7,560 SF for 14 of the 50 lots. The deviation requests are described in detail later in this Staff Report.



**Exhibit 8: Clear Creek Preliminary Plat on Aerial.**

**TABLE 3: CLEAR CREEK PRELIMINARY PLAT**

Lots and Tracts	Purpose	Ownership
Lots 1-50	Single-Family Residential	CLT/Homeowner
Tract A	Fence and Landscape Buffer along Clare Road	Homeowners Association
Tract B	Neighborhood Amenity and Public Sidewalk Easement	Homeowners Association
Tract C	Public Sidewalk Easement	Homeowners Association



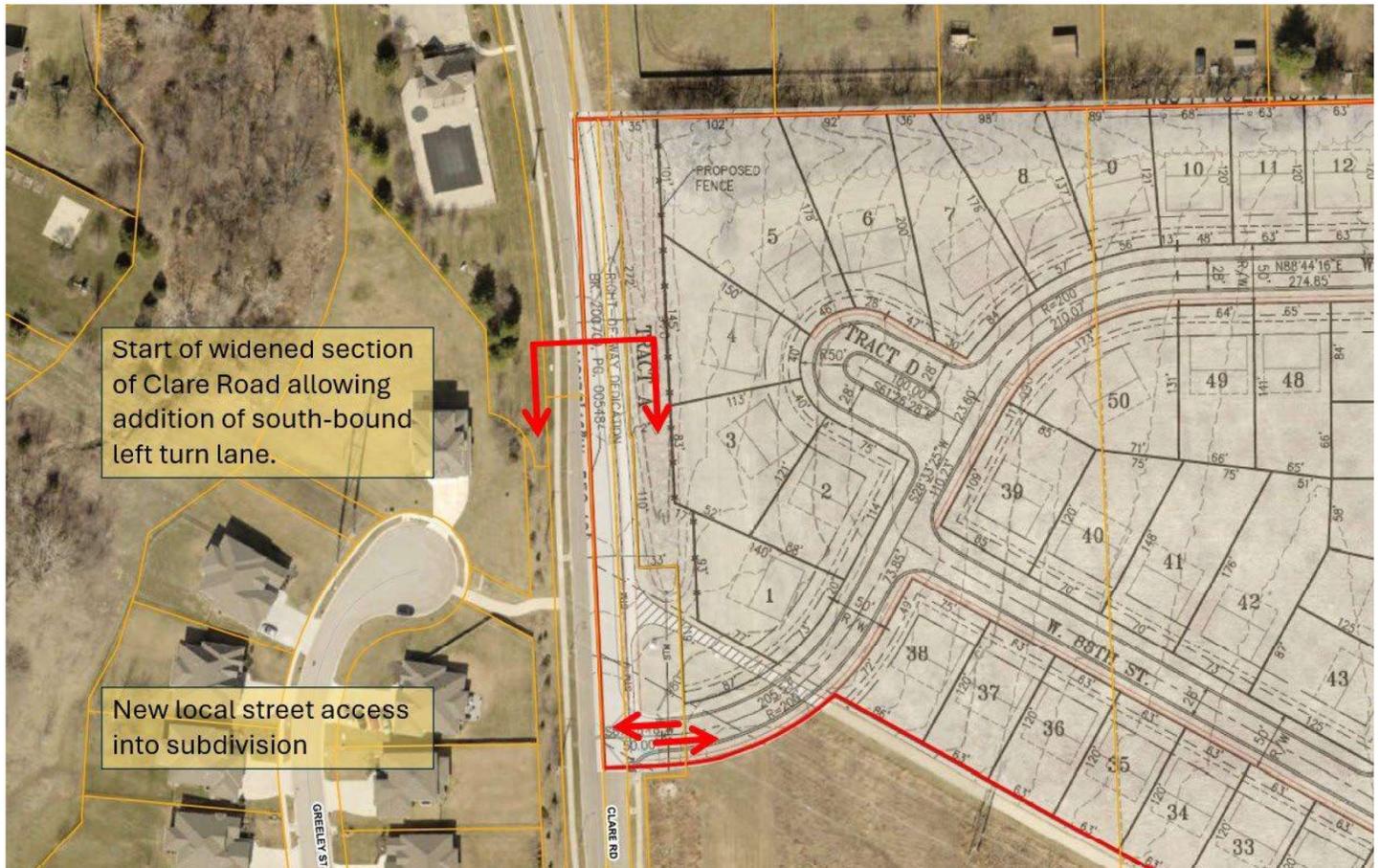
**Exhibit 9: Right-of-Way and easement dedications.**

**DIMENSIONAL STANDARDS**

The subdivision is in compliance with the subdivision requirements of [Section 4-2-C](#) of the UDC. The applicant is requesting deviations to reduce the front yard setback of all 50 lots from 30' to 25', reduce the lot width of 45 lots from 70' to 62' (narrowest), and to reduce the lot area of 14 of the lots from 8,000 SF to 7,560 SF (smallest). The requested deviations for the neighborhood are consistent with several neighborhoods developed in Lenexa over the past 20 years. Consideration and approval of deviations for single-family neighborhoods is a common practice to accommodate development limitations and encumbrances such as the location of utility easements, stream corridors, site topography, and the need to integrate with existing adjacent development. This site has an overhead powerline easement along the entire southerly boundary of the site; this easement establishes a line that the development cannot encroach into and drives design of the lots. All other dimensional standards of the RP-1 Zoning District will be met. The side and rear yard setbacks are not proposed to be reduced from the code requirements of 7' for side yards and 20' for rear yards.

**PUBLIC IMPROVEMENTS**

A south-bound left turn lane will be added on Clare Road into the neighborhood. The existing street was designed to accommodate this left turn lane; therefore, no widening of Clare Road is necessary. Lane markings/stripping will be added to create this turn lane. It is likely that a pedestrian crossing on Clare Road, on the south side of the intersection of Clare Road with the new local street, will be necessary when traffic volumes are warranted.



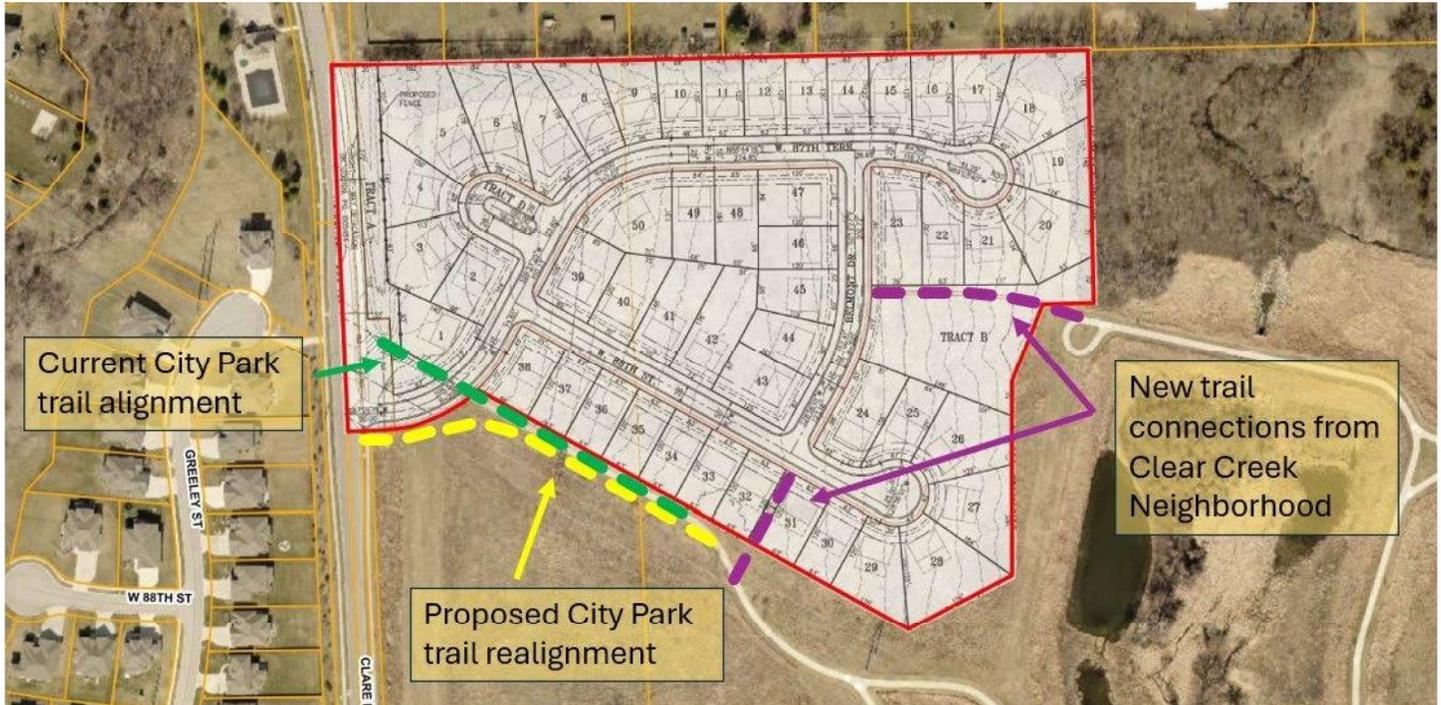
**Exhibit 10: Clare Road width allowing for south-bound left turn lane.**

**ACCESS, TRAFFIC, AND PARKING**

The neighborhood gains access from the existing street network from one access point onto Clare Road. A new public local street extends into the neighborhood, and new local streets circulate through the neighborhood, then connect to the street that intersects Clare Road. Two local streets end in cul-de-sacs on the easterly side of the neighborhood, and a “horseshoe” (or “eyebrow”) street is on the westerly side. Street access is limited to adjacent development due to the Clear Creek stream channel that crosses through the City-owned property.

The proposed local street connecting to Clare Road will cross an existing City park trail, which will be realigned at the developer’s expense to shift the crossing to a street intersection. The proposed realignment will move a portion of the trail farther south from the rear yard line of some of the lots. The new trail alignment is conceptually shown on the preliminary plat and in Exhibit 11. The details of the realignment will be coordinated with Public Improvement Plan submittal.

New trail connections will be constructed from the interior of the neighborhood to the existing City trail network. One connection will extend southerly and connect to an existing trail on the south side of the neighborhood and the second connection will extend easterly, through the private amenity tract, and connect to the existing trail on the east side of the neighborhood. The neighborhood will also include public sidewalks, which will link to the new trail connections.

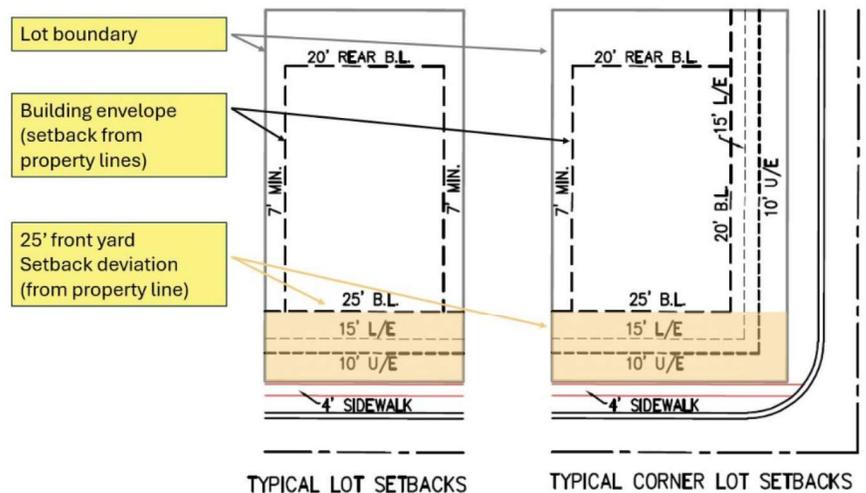


**Exhibit 11: Park trail alignment and connections.**

The neighborhood will include a private “parklet” amenity feature. This amenity will contain climber-play equipment, sport courts, a pedestrian trail that connects to the City Park trail to the east, and a parking lot with five spaces. This is a typical size of parking area for private amenities within a neighborhood.

Parking is allowed and is common on local public streets internal to neighborhoods and is allowed on (at least one side) of most collector streets. Parking is not allowed on Clare Road which is an arterial street.

Each lot will contain a house, and each house will include a two-space garage. Two additional spaces are provided on each driveway. [Section 4-1-C-5-C-5](#) of the UDC requires a garage or carport and [Section 4-1-D-1-C](#) of the UDC requires at least two parking spaces be provided for a single-family dwelling. The preliminary plat shows the building envelope for the extent of the dwelling within each lot.



**Exhibit 12: Typical Building envelope.**

**STORMWATER**

Stormwater management for this site has been provided by the City with previously constructed regional facilities. This development will pay a fee for the use of these facilities to meet code requirements in lieu of providing on-site stormwater facilities (though one facility exists on the site along Clare Road). This is similar to other properties and subdivisions in this watershed, such as the most recently completed Prairie View at Creekside Woods Fifth Plat subdivision.

The core component of the regional facility immediately adjacent to the east of this property is an extended detention wetland, designed and constructed by the City from 2014 through 2016. On the west side of the property (along Clare), is a City-owned native vegetation swale. As noted previously, the City has a higher level of knowledge and resources in managing such facilities than most private management companies that would contract with a Homeowners Association would have for similar maintenance of such a facility.

This site is divided by a ridge running roughly down the middle of the property, with flows going both eastward and westward (see Exhibit 13).

The flows to the east flow into the aforementioned wetland facility, and the flows to the west flow into the native vegetation swale and then through Clare Road storm pipe infrastructure that conveys it directly into Clear Creek on the west side of Clare Road, just north of the roundabout and across from 85<sup>th</sup> Terrace. During the design and construction of Clare Road, this pipe segment was sized to accommodate this site with a built-out condition of single-family residential.

Typically, at preliminary plat stage not all easements have been identified and thus are not necessarily shown on the preliminary plat. The native vegetation swale along Clare Road will need to be shown on the final plat, identifying this best management practice (BMP) as a City-owned and maintained BMP that will not be transferred as a private BMP with the land sale.



**Exhibit 13: Stormwater management.**

**FIRE PREVENTION**

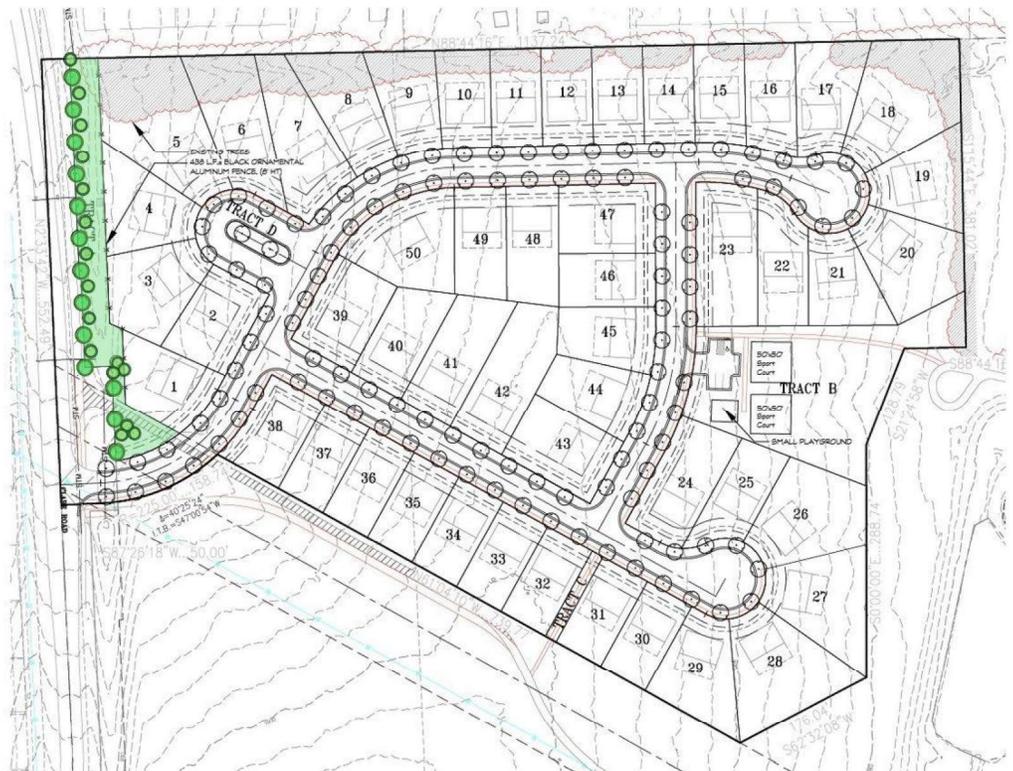
The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward.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

**LIGHTING**

Streetlights will be installed along all public streets in accordance with the City’s Public Improvement requirements. Site and exterior lighting on private development is subject to [Section 4-1-C-4-I](#) of the UDC.

**LANDSCAPING**

Single-family neighborhoods 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. A fence and landscape buffer is provided in a tract for this neighborhood. The tract is identified on the preliminary plat as Tract A and is to be owned and maintained by the HOA. The tract shows the required number of shade and ornamental trees are provided in the tract. The plant material schedule states that the required number of shrubs are provided but does not show them graphically on the plan. The preliminary landscape plan is required to note the type of plant materials in terms of shade tree, ornamental tree and evergreen tree. The specific plant species information is required on the final landscape plan. The final landscape plan shall include all plant material names, numbers of individual plants and size of the material at installation.



**Exhibit 14: Fence and landscape buffer plan. The applicant intends to preserve the trees on the north property line contingent upon utility layouts and the constructability of each lot.**

The fence and landscape buffer is required per [Section 4-2-E-4](#) of the UDC for the purpose of buffering the residences in a neighborhood from adjacent arterial and collector streets. Other landscape buffer requirements are applied via the Land Use Intensity (LUI) screening requirements stated in [Section 4-1-D-2-N](#) of the UDC. This requirement for landscape buffers applies to development of different land use types and intensities. The purpose of the LUI buffer between adjacent development is to buffer a less intense use from a more intense use. The burden is on the more intense use to provide landscape buffering. In this case, the proposed land use of a single-family neighborhood is within the same tier of intensity as the surrounding development on all sides, which is the lowest tier of intensity. Land use intensities for residential developments are determined by density ranges (dwelling units per acre).

This proposed neighborhood and the neighborhoods to the north and west are all residential neighborhoods which are less than 4 dwelling units per acre. This tier of intensity is a factor of “1” per the table. No LUI buffer is required for adjacent development that is of an equal LUI factor, or if the adjacent development to the subject site is of a higher LUI factor. Single-family and duplex development is specifically excepted from the perimeter landscaping requirements per [Section 4-1-D-2-L](#) of the UDC. No other perimeter landscaping is required for this development other than the fence and landscape buffer along Clare Road.

A tree line exists along the north property line of the site. The applicant intends to retain the tree row along the north property line to provide a mature tree buffer from the existing residents to the north. This is not a code requirement and will depend on utility layouts and the constructability of each lot as homes are constructed.

The landscape plan also shows street trees along the local public streets. Street trees are installed by the City near the completion of construction in the neighborhood to avoid damage to the newly planted trees from construction activity. The developer pays a fee for the cost of the trees prior to being issued permits for the construction of new homes in the neighborhood.

**ARCHITECTURE**

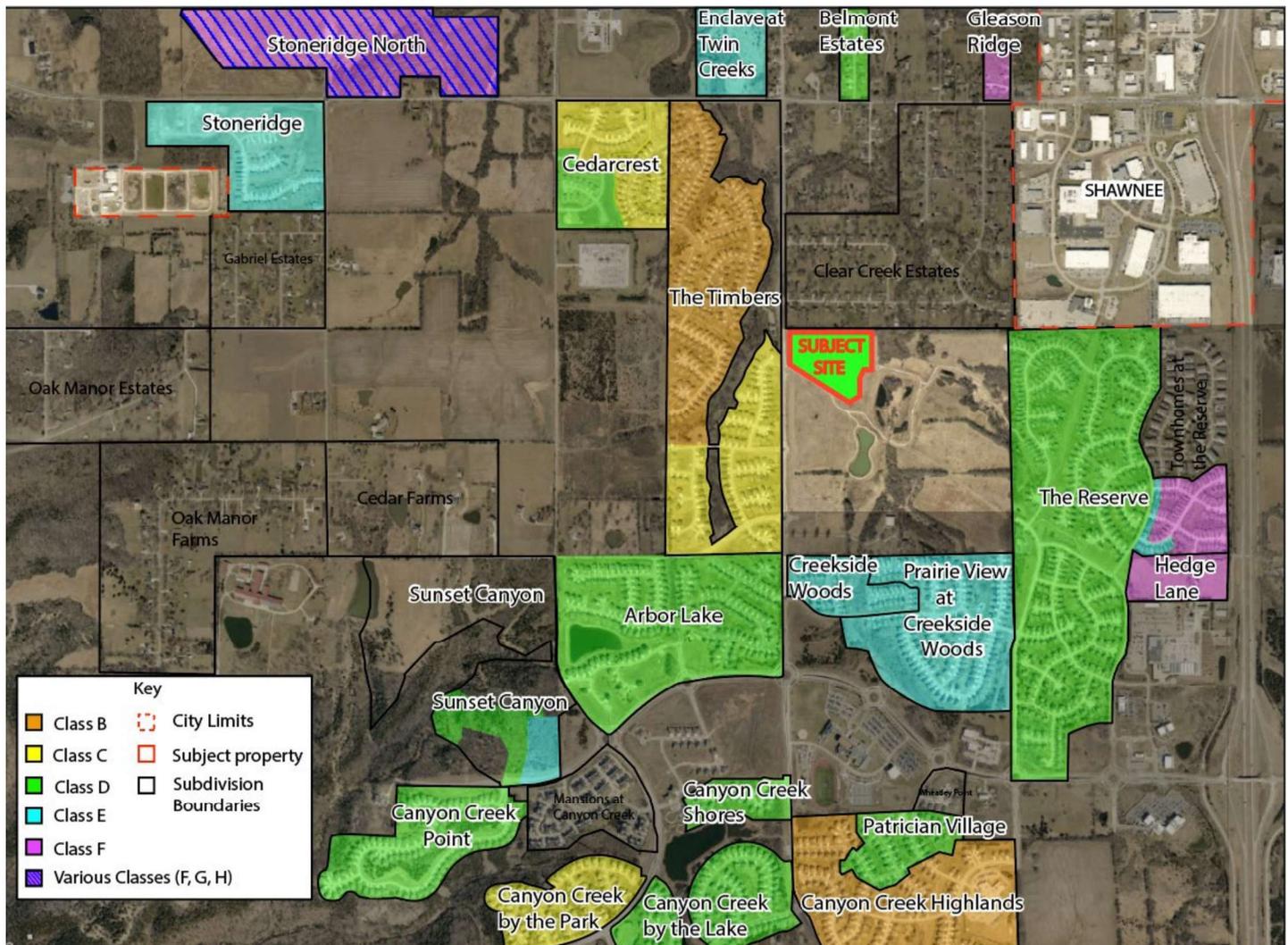
Single-family residential development is subject to [Section 4-1-C-5-C](#) of the UDC. These regulations do not specify building design standards to the same extent as other types of development. The review of the design of a single-family residential dwelling occurs during the building permit review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

[Section 4-2-C-6](#) of the UDC requires that a single-family subdivision designate a dwelling size classification. This classification establishes a minimum floor area of the ground level of the dwelling. The ground level is the primary floor of the dwelling that is either at (or above) grade level. Basements and garages do not count toward the floor area to be calculated for dwellings. A 1 & 1/2-story and a 2-story dwelling will have different ground floor area thresholds than a 1-story dwelling in order to meet the dwelling class floor area requirement (see Table 4). This neighborhood is designated for a dwelling class of “D”.

<b>TABLE 4: DWELLING CLASS D - CLEAR CREEK PRELIMINARY PLAT</b>			
<b>Dwelling Classification</b>	<b>1-Story (and split level) minimum ground floor area</b>	<b>1 &amp; 1/2-Story minimum ground floor area</b>	<b>2-story minimum ground floor area</b>
A	2,400 SF	1,650 SF	1,250 SF
B	2,000 SF	1,400 SF	1,050 SF
C	1,800 SF	1,250 SF	905 SF
<b>D</b>	<b>1,600 SF</b>	<b>1,150 SF</b>	<b>850 SF</b>
E	1,400 SF	1,000 SF	750 SF
F	1,200 SF	850 SF	650 SF
G	1,100 SF	800 SF	600 SF
H	1,000 SF	750 SF	550 SF
J	864 SF	650 SF	550 SF

The UDC states that a neighborhood cannot differ by a dwelling classification of greater than 1 alphabetical classification. That part of the Timbers at Clear Creek neighborhood to the west of the subject property, across Clare Road, is designated a “C”; therefore, this neighborhood cannot be a dwelling class of a smaller classification than “D”. This is the same relationship that Arbor Lake has with the Timbers at Clear Creek along its south border. The proposed plan/plat complies with the dwelling classification requirement.

Exhibit 15 shows the dwelling classification of several neighborhoods in the vicinity of this site. A neighborhood that does not have a classification in the exhibit either began development prior to annexation into the City or developed prior to the adoption of the dwelling classification requirement.

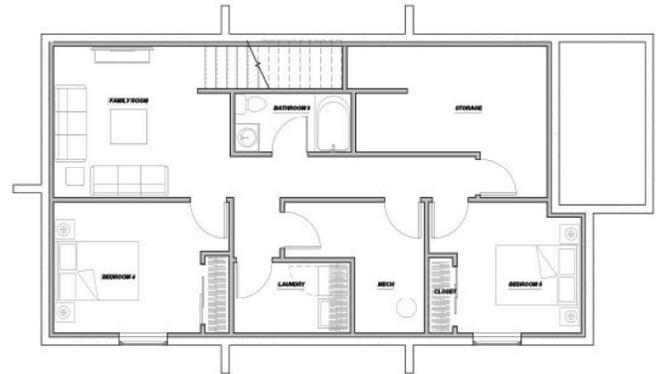


**Exhibit 15: Dwelling classification of subdivisions in vicinity of subject site, Clear Creek Neighborhood.**

The code allows homes to be constructed with or without basements and requires that homes include a garage or carport as well as a covered entrance, alcove or porch. The homes in the neighborhood will include porches and two-car garages. Exhibit 16 and Exhibit 17 show a typical first floor and basement level a home.

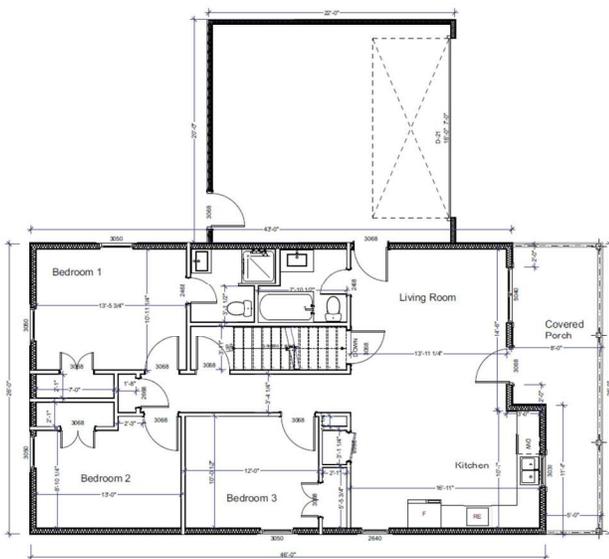


1ST FLOOR PLAN -#5

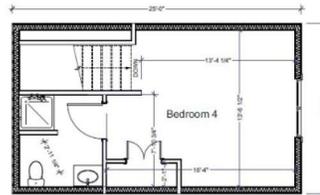


BASEMENT PLAN -#5

**Exhibit 16: "Typical" one-story dwelling floor plan.**



First Floor (5)



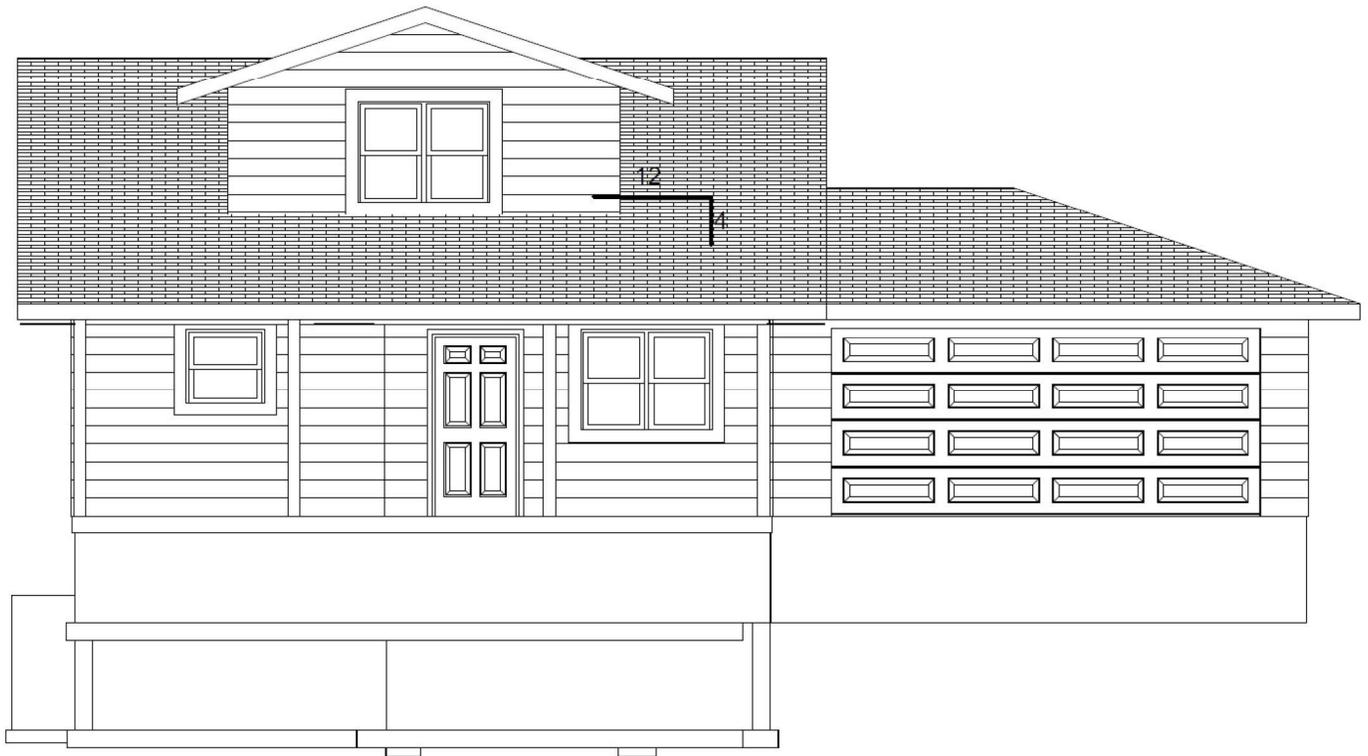
Second Floor (2)

**Exhibit 17: "Typical" two-story dwelling floor plan.**

The homes are planned to use a mix of horizontal and vertical siding materials with a stone wainscot element. The homes will have a pitched roof with several gable features which is consistent with single-family residential homes. Each home will include a front porch. The following rendering is an example of the character and materials that will be used for the homes.



**Exhibit 18: One-story dwelling front elevation rendering.**



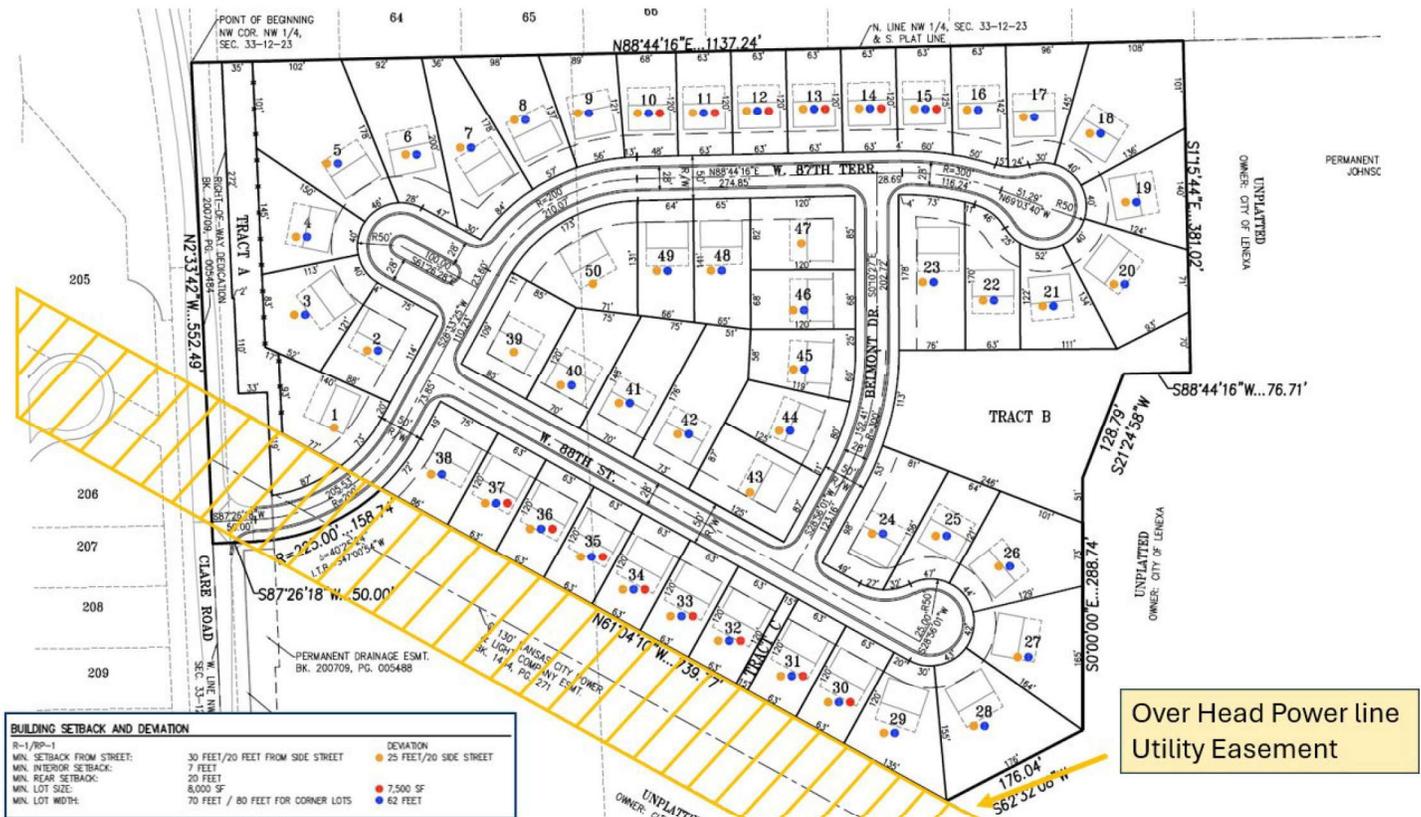
**Exhibit 19: Two-story front elevation**

## DEVIATIONS

The applicant requests a deviation from [Section 4-1-B-6-F](#) of the UDC for reduced front yard setback, reduced lot width, and reduced lot area for some or all lots. 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.

Deviations for various aspects of lot size are often considered and approved for neighborhoods in Lenexa. Alternatives to the standard dimensions stated in the UDC allow for development of sites that have limitations due to more significant terrain variations, stream corridors, and utility easements. These, and other, site conditions necessitate some flexibility in the development of the site. Encumbrances such as new streets, trail connections, and (new and existing) utility easements impose limitations of space for standard size lots in a neighborhood. Implementing reasonable deviations for the development of single-family neighborhoods allows for safe and appropriate street alignments and the practical and efficient development of land. Most, if not all, neighborhoods which have developed in the past 10 years have requested, and were granted, deviations for setback reductions and reduced minimum lot dimensions.

The deviations proposed for the Clear Creek Subdivision are shown on Exhibit 20 using colored dots to reflect the requested deviation(s) for each lot.



**Exhibit 20: Proposed deviation requests.**

TABLE 5: REQUESTED DEVIATIONS			
Deviation	UDC Requirement	Proposed	Difference
<b>Front Yard setback (all lots)</b>	30'	25'	<b>5'</b>
<b>Lot Width (Lots 2-38, 40-42, 44-46, and 48-49)</b>	70 feet	62 feet (narrowest)	<b>Up to 8 feet</b>
<b>Lot Area (Lots 10-15 and 30-37)</b>	8,000 SF	7,560 SF	<b>440 SF</b>

For context, the Table 6 notes deviations granted for single-family subdivisions west of K-7 Highway.

TABLE 6: NEARBY DEVIATION REQUESTS					
Subdivision	Zoning	Deviation(s) Requested	UDC Requirement	Requested	Difference
<b>Sunset Canyon</b>	RP-1	Minimum lot width	70 feet	54 feet	16 feet
		Front yard setback	30 feet	25 feet	5 feet
		Minimum lot area	8,000 SF	7,915 - 6, 912 SF	85 - 1,088 SF
		Parkway Setback	50 feet	39 feet	11 feet
<b>Stoneridge North</b>	RP-1	Minimum lot width	70 feet	55 feet	15 feet
		Front yard setback	30 feet	25 feet	5 feet
		Lot depth	115 feet	102 feet	13 feet
		Corner lot width	80 feet	70 feet	10 feet
		Minimum lot area	8,000 SF	4,780 SF	3,220 SF
<b>Cedarcrest</b>	RP-1	Minimum lot width	70 feet	60 feet	10 feet
		Front yard setback	30 feet	25 feet	5 feet
		Side yard setback	7 feet	5 feet	2 feet
		Minimum lot area	8,000 SF	7,850 – 7,776 SF	150 - 224 SF
<b>Enclave at Twin Creeks</b>	RP-1	Minimum lot width	70 feet	60 feet	10 feet
		Front yard setback	30 feet	25 feet	5 feet
<b>Arbor Lake</b>	RP-1	Front yard setback	30 feet	25 feet	5 feet
		Side yard setback	7 feet	6 feet	1 foot
<b>Arbor Lake South</b>	RP-1	Front yard setback	30 feet	25 feet	5 feet
		Side yard setback	7 feet	6 feet	1 foot
		Parkway setback	50 feet	40 feet	10 feet

## FRONT YARD SETBACK DEVIATION REQUEST

The front yard setback deviation is a request for a reduction from 30' to 25'. This deviation is common for many neighborhoods in the area which have lots of varying depth. The deviation allows for the “building envelope” for the house to be more appropriately balanced between the front and rear property lines. The 5' reduction of the front yard is often imperceptible to the residents and to visitors that drive along the street of a neighborhood where such a deviation is granted.

The south boundary of this neighborhood is along an overhead powerline (OHP) easement. The rear yard lines are along the edge of the OHP easement, establishing a predetermined edge of the neighborhood. The applicant proposes moving the building envelope for these lots farther north on this row of lots, effectively moving the placement of the house away from the OHP by reducing the front yard setback by 5'. Other lots that are on cul-de-sac streets are also intended to balance the front and rear yards by reducing the front yard setback. Considering that several lots throughout the neighborhood reflect a reduced front yard setback, and the neighborhood is an “enclave” of homes that do not share street frontages or direct access with adjacent neighborhoods, it is reasonable for all lots to have a consistent front yard setback. This establishes continuity among all lots within the neighborhood and is more aesthetically appropriate for the visual experience of the streetscape.

## LOT WIDTH DEVIATION REQUEST

The lot width deviation is a request to reduce several of the lots from the standard of 70' to a lesser width, but not less than 62'. Lot width deviation requests are also common for neighborhoods in the area. The applicant is proposing to maintain 7' setbacks for all side yard setbacks which provides space for window wells, swales for drainage, and other grading issues that are often installed between lots.

## LOT AREA DEVIATION REQUEST

The lot area deviation request is a result of the reduced lot widths of some of the lots. This deviation applies to 14 of the 50 lots. These lots are the series of rectangular lots on the north side and the south side of the neighborhood. The lot area deviation results in a reduction from 8,000 SF to 7,560 SF, which is 440 SF. This is consistent for 12 of the 14 lots, the other 2 lots are reduced by 220 SF, and 333 SF. The lot area reduction is relatively minor as a percentage of the overall lot area. This type of deviation is common for neighborhoods that contain stream corridors. Stream corridors are “low-lying” areas that convey stormwater during rain events and are sometimes actual stream channels with continual flow of water throughout the year.

## DEVIATION SUMMARY

This site does not have a stream corridor that actually crosses the site, but the boundaries of the site are defined by a stream corridor, the overhead power line easement, the City's regional detention facilities, and a future park. These factors constrain the site and justify the reasonable setback, lot width, and lot area deviations for the lots. The deviations are consistent with other deviations granted for several of the surrounding neighborhoods. Staff recommends approval of the three types of deviation requests.

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## REVIEW PROCESS

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- 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 Tuesday, February 17, 2026.
- The applicant must submit and gain approval of 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.

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## RECOMMENDATION FROM PROFESSIONAL STAFF

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- ★ **Conduct a Public Hearing for the rezoning request.**
- ★ **Staff recommends approval of the proposed rezoning and preliminary plan/plat for Clear Creek Subdivision.**
  - The project is consistent with Lenexa’s goals through *Responsible Economic Development* to create *Vibrant Neighborhoods* and a *Thriving Economy*.
  - The Future Land Use Map within the Comprehensive Plan should be amended in 2026 to accurately reflect the classification of intended Public/Open Space as shown within this report.

### REZONING

Staff recommends **APPROVAL** for rezoning property from AG to RP-1 for **Clear Creek Subdivision** located near the southeast corner of the intersection of 86<sup>th</sup> Terrace and Clare Road.

### PRELIMINARY PLAN/PLAT

Staff recommends **APPROVAL** of the preliminary plan/plat for **Clear Creek Subdivision** located near the southeast corner of the intersection of 86<sup>th</sup> Terrace and Clare Road for a single-family residential development with the following deviations:

1. Deviations from Section 4-1-B-6-F of the UDC to allow a reduction to the front yard setback, lot width, and lot area as described in the Deviations section of the Staff Report.

Clear Creek Subdivision.

12/15/2025

Overview:

Habitat for Humanity of Kansas City would like to enter into an agreement to purchase approximately 17 acres of City-owned property on the east side of Clare Road at 87th Street in western Lenexa. The site—characterized by its beautiful ridge, open meadows, and adjacency to Lenexa’s trail system and natural open space—offers a unique opportunity to build a thoughtfully designed community that blends housing, nature, and neighborhood connection.

The Plan:

Single-family residential homes with 62-foot minimum lot widths are planned across the majority of the 17-acre site, resulting in 50 thoughtfully designed lots. The tree row along the north property line will remain to provide a mature tree buffer from the existing residents to the north. An open-space tract along the east side of the development will connect the neighborhood directly to Lenexa’s existing trails, natural open space, and stormwater features. Multiple sidewalk connections throughout the subdivision will ensure easy and safe pedestrian access to the surrounding trail system, strengthening neighborhood connectivity.

With planned green space, integrated trail access, and a strong emphasis on community, this development will create a place where families can build brighter futures—and where Lenexa’s commitment to attainable homeownership can truly take root.

Single Family detached homes:

The neighborhood will feature a minimum of five distinct floor plans, each offered with multiple roof design options to create a varied and attractive streetscape. These reverse one- and one-half-story homes will range from 1,800 to 2,200 square feet of finished living space and include options from three bedrooms and two bathrooms up to five bedrooms and three bathrooms.

Every home will be built to the latest ENERGY STAR® standards, ensuring long-term energy efficiency and lower utility costs for homeowners. Designs will also include covered front porches and rear patios or decks, depending on the site grade—offering families comfortable outdoor living spaces and strong neighborhood connections.



PLANNING  
ENGINEERING  
IMPLEMENTATION

November 24, 2025

Mr. David Dalecky  
Community Development  
City of Lenexa City Hall  
17101 W. 87<sup>th</sup> Street  
Lenexa, Kansas 66219

Re: Deviation Request  
Clear Creek Subdivision  
Preliminary Plat  
PT25-\_\_\_\_\_ / PEI #251132

David,

Habitat for Humanity of Kansas City is applying for a preliminary plat and rezoning in order to develop a planned single family subdivision in the area of 87<sup>th</sup> and Clare. The property is currently zoned AG. The proposed zoning for the property is RP-1. With the application for the rezoning and preliminary plat, the developer is requesting five deviations from the Lenexa requirements. They are as follows:

Deviation #1

This deviation request is to a reduction in the minimum lot width from 70 feet to 62 feet at the front building line for all lots in the RP-1 zoning. This deviation is to section 4-1-B-F of the unified development ordinance.

Deviation #2

This deviation request is to a reduction in the minimum front yard setback from 30 feet to 25 feet. This deviation is to section 4-1-B-F of the unified development ordinance.

Deviation #3

This deviation request is to a reduction in the minimum lot size from 8,000 square feet to 7,500 square feet. This deviation is to section 4-1-B-F of the unified development ordinance.

Please let me know if you have any further questions. Thank you.

Best,

Doug Ubben, Jr., P.E.

Phelps Engineering, Inc.

# PRELIMINARY PLAT OF HIGHLANDS AT CLEAR CREEK

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 23 EAST,  
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

**LEGAL DESCRIPTION:**  
THIS DESCRIPTION WAS PREPARED BY PHELPS ENGINEERING, INC. KS 03-43 ON DECEMBER 10, 2025, FOR PROJECT NO. 251132. ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 23 EAST, IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33, SAID POINT ALSO BEING THE SOUTHWEST PLAT CORNER OF CLEAR CREEK ESTATES, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, THENCE IN 89°41'0" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, AND ALONG THE SOUTH PLAT LINE OF SAID CLEAR CREEK ESTATES, A DISTANCE OF 1137.24 FEET, THENCE S 11°54'4" E, A DISTANCE OF 305.00 FEET, THENCE S 89°41'0" W, A DISTANCE OF 78.77 FEET, THENCE S 21°24'0" W, A DISTANCE OF 124.79 FEET, THENCE S 07°07'0" E, A DISTANCE OF 288.74 FEET, THENCE S 82°22'00" W, A DISTANCE OF 110.00 FEET, THENCE N 81°01'0" W, A DISTANCE OF 736.77 FEET, THENCE WESTERLY TO A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 47°02'54" W AND A RADIUS OF 252.20 FEET, AN ARC DISTANCE OF 108.74 FEET, THENCE S 87°20'18" W, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, THENCE N 23°24'0" W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 22.44 FEET TO THE POINT OF BEGINNING, CONTAINING 16,730 ACRES, MORE OR LESS, UNPLATTED LAND.

**PROJECT NOTE:**  
1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD83 DATUM.  
2. TRACTS A, B, C AND D AS SHOWN HEREIN SHALL BE DEEMED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBVERSION MONITORING, STORM WATER DRAINAGE AND MAINTENANCE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS.  
3. THE ISLAND WILL BE WITHIN ROW, BUT ALL MAINTENANCE OF LAWN AND LANDSCAPING WITHIN THE ISLAND SHALL BE THE RESPONSIBILITY OF THE CLEAR CREEK HOMEOWNERS ASSOCIATION.  
4. A PUBLIC SIDEWALK EASEMENT SHALL BE DEEMED OVER TRACT C.

**FLOOD NOTE:**  
THIS PROPERTY LIES WITHIN ZONE X, DEEMED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LENEXA, JOHNSON COUNTY, MO. 2016B, JOHNSON COUNTY, KANSAS, PANEL NO. 20091003225 AND PANEL NO. 2009100470, DATED AUGUST 3, 2009.

**SITE DATA TABLE:**

GROSS AREA	16,730 ACRES
EXISTING ZONING	R-1
PROPOSED ZONING	R-1
PROPOSED NUMBER OF LOTS	50
PROPOSED NUMBER OF TRACTS	1
MIN. DWELLING SIZE CLASSIFICATION	SINGLE-FAMILY RESIDENTIAL
	D

**BUILDING SETBACK AND DEVIATION**

R-1 (R-1)	30 FEET/20 FEET FROM SIDE STREET	DEVIATION	25 FEET/20 FEET SIDE STREET
MIN. SETBACK FROM STREET	7 FEET		
MIN. REAR SETBACK	20 FEET		
MIN. LOT SIZE	8,000 SF		7,500 SF
MIN. LOT WIDE	70 FEET / 80 FEET FOR CORNER LOTS		60 FEET

**OWNER:**  
CITY OF LENEXA  
17101 W 67TH STREET PARKWAY  
LENEXA, KS 66219

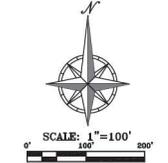
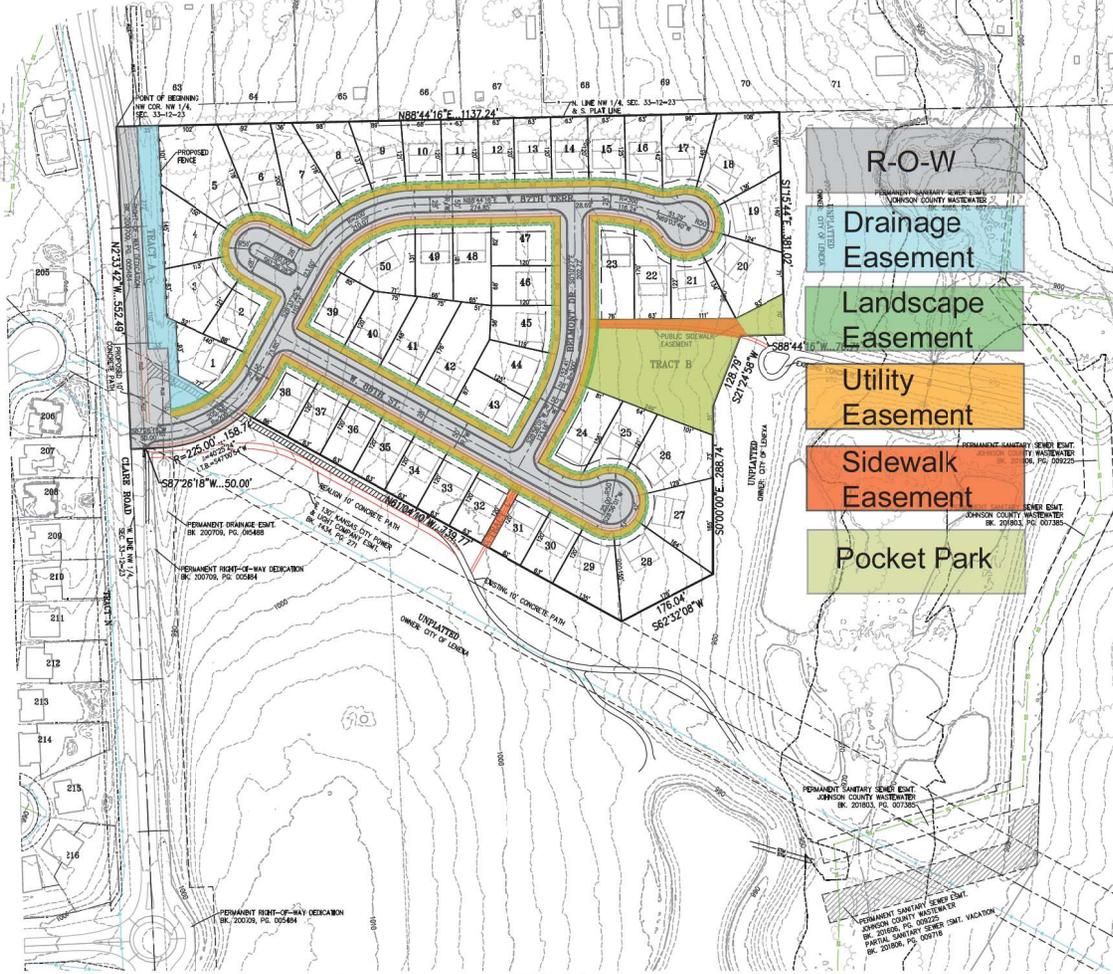
**DEVELOPER (CONTRACT OWNER):**  
HARBET FOR HUMANITY OF KANSAS CITY  
1423 E LINWOOD BLVD.  
KANSAS CITY, MO. 64110

**ENGINEER/APPLICANT:**  
PHELPS ENGINEERING, INC.  
1275 N. WINDHEATER  
LENEXA, KS 66041  
(913) 384-1188  
(913) 384-1186 FAX

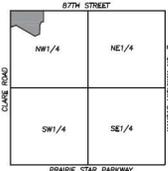
**PEI** PLANNING ENGINEERING IMPLEMENTATION

PHELPS ENGINEERING, INC.  
1275 N. Windheater  
Lenexa, Kansas 66041  
393.989-1188  
PH (913) 384-1188

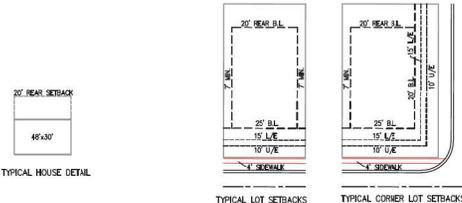
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TRACT C	1800.00	0.0413
PLAT	72897.62	16.7335
ROW CLINE	25977.96	0.5949
TRACT A	18229.02	0.4139
ROW	120905.86	2.8628
1	9655.99	0.2217
2	9781.88	0.2241
3	11033.94	0.2543
4	10647.26	0.2444
5	19347.33	0.4442
6	13466.97	0.3092
7	13569.12	0.3020
8	11340.09	0.2603
9	9104.36	0.2090
10	7780.81	0.1786
11	7560.01	0.1736
12	7560.01	0.1736
13	7560.01	0.1736
14	7560.01	0.1736
15	7687.04	0.1760
16	8338.70	0.1928
17	10338.51	0.2373
18	17430.83	0.4002
19	10655.38	0.2423
20	13399.89	0.3075
21	9399.89	0.2158
22	8025.86	0.1847
23	13259.02	0.3067
24	11929.43	0.2734
25	8442.31	0.1938
26	13970.56	0.3207
27	13324.91	0.3059
28	15618.46	0.3586
29	11383.07	0.2613
30	7560.00	0.1736
31	7560.00	0.1736
32	7560.00	0.1736
33	7560.00	0.1736
34	7560.00	0.1736
35	7560.00	0.1736
36	7560.00	0.1736
37	7560.00	0.1736
38	9276.18	0.2130
39	10198.75	0.2341
40	9381.45	0.2154
41	11344.00	0.2604
42	13080.89	0.3005
43	10873.21	0.2499
44	9043.07	0.2076
45	8645.59	0.1985
46	8160.00	0.1873
47	10071.41	0.2300
48	8433.80	0.1916
49	8789.89	0.2018
50	12963.58	0.2978



- LEGEND**
- BL DENOTES BUILDING LINE
  - U/E DENOTES UTILITY EASEMENT
  - SEW DENOTES EXISTING SIDEWALK
  - PROPOSED DENOTES PROPOSED SIDEWALK
  - SEW DENOTES EXISTING FENCE
  - SEW DENOTES EXISTING STORM SEWER
  - PROPOSED DENOTES PROPOSED STORM SEWER LINE
  - SEW DENOTES EXISTING SANITARY SEWER LINE
  - PROPOSED DENOTES PROPOSED SANITARY SEWER LINE
  - SEW DENOTES EXISTING WATER LINE
  - PROPOSED DENOTES PROPOSED WATER LINE



WICINITY MAP  
SEC. 33-12-23



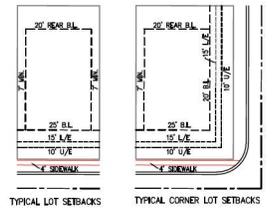
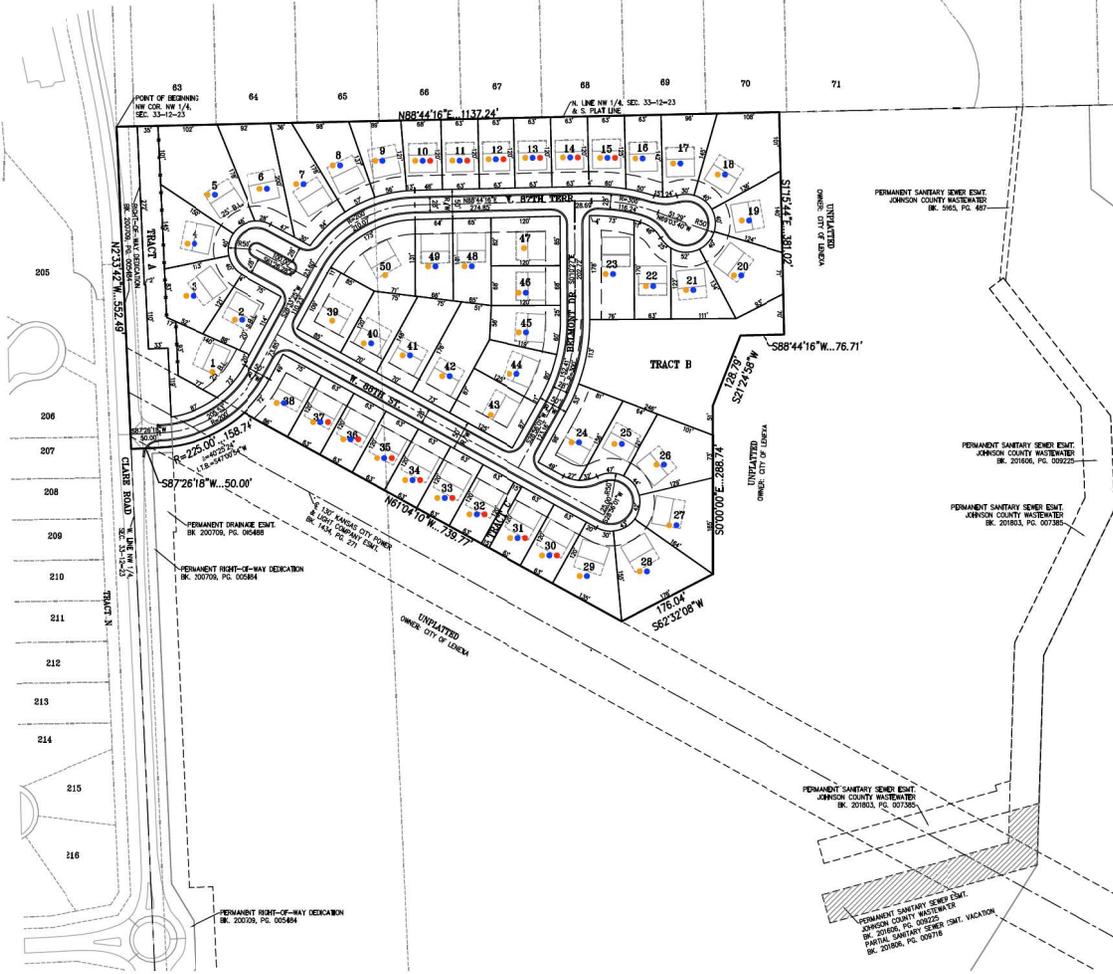
# PRELIMINARY PLAT OF HIGHLANDS AT CLEAR CREEK

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 23 EAST,  
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



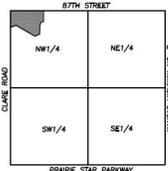
SCALE: 1" = 100'

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PLAT 72897.62 16.7336		
<b>TRACT B</b>		
TRACT B 42214.62 0.9691		
ROW CLINE 22977.95 0.5249		
ROW 129292.86 2.9628		
<b>TRACT A</b>		
TRACT A 18029.02 0.4139		
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2	9761.88	0.2241
3	11013.94	0.2543
4	10647.26	0.2444
5	15347.33	0.3442
6	13466.97	0.3092
7	13269.12	0.3020
8	11340.09	0.2603
9	9104.36	0.2090
10	7780.61	0.1786
11	7560.01	0.1736
12	7560.01	0.1736
13	7560.01	0.1736
14	7560.01	0.1736
15	7667.04	0.1760
16	8338.70	0.1928
17	10338.51	0.2373
18	17430.83	0.4002
19	10555.38	0.2423
20	13399.69	0.3075
21	9399.69	0.2158
22	8039.96	0.1847
23	13259.02	0.3067
24	11929.43	0.2734
25	8442.31	0.1938
26	13970.56	0.3207
27	13324.91	0.3059
28	15618.46	0.3586
29	11383.07	0.2613
30	7560.00	0.1736
31	7560.00	0.1736
32	7560.00	0.1736
33	7560.00	0.1736
34	7560.00	0.1736
35	7560.00	0.1736
36	7560.00	0.1736
37	7560.00	0.1736
38	9276.18	0.2130
39	10198.75	0.2341
40	9381.45	0.2154
41	11344.00	0.2604
42	13080.89	0.3005
43	10873.21	0.2499
44	9043.07	0.2076
45	8645.59	0.1985
46	8160.00	0.1873
47	10017.41	0.2300
48	8433.90	0.1919
49	8789.69	0.2019
50	12963.58	0.2978



**BUILDING SETBACK AND DEVIATION**

R=1/8"-1"	30 FEET/20 FEET FROM SIDE STREET	DEVIATION
MIN. SETBACK FROM STREET:	7 FEET	25 FEET/20 FEET
MIN. INTERIOR SETBACK:	20 FEET	
MIN. REAR SETBACK:	8,000 SF	7,500 SF
MIN. LOT SIZE:	70 FEET / 80 FEET FOR CORNER LOTS	60 FEET
MIN. LOT WIDE:		



VICINITY MAP  
SEC. 33-12-23

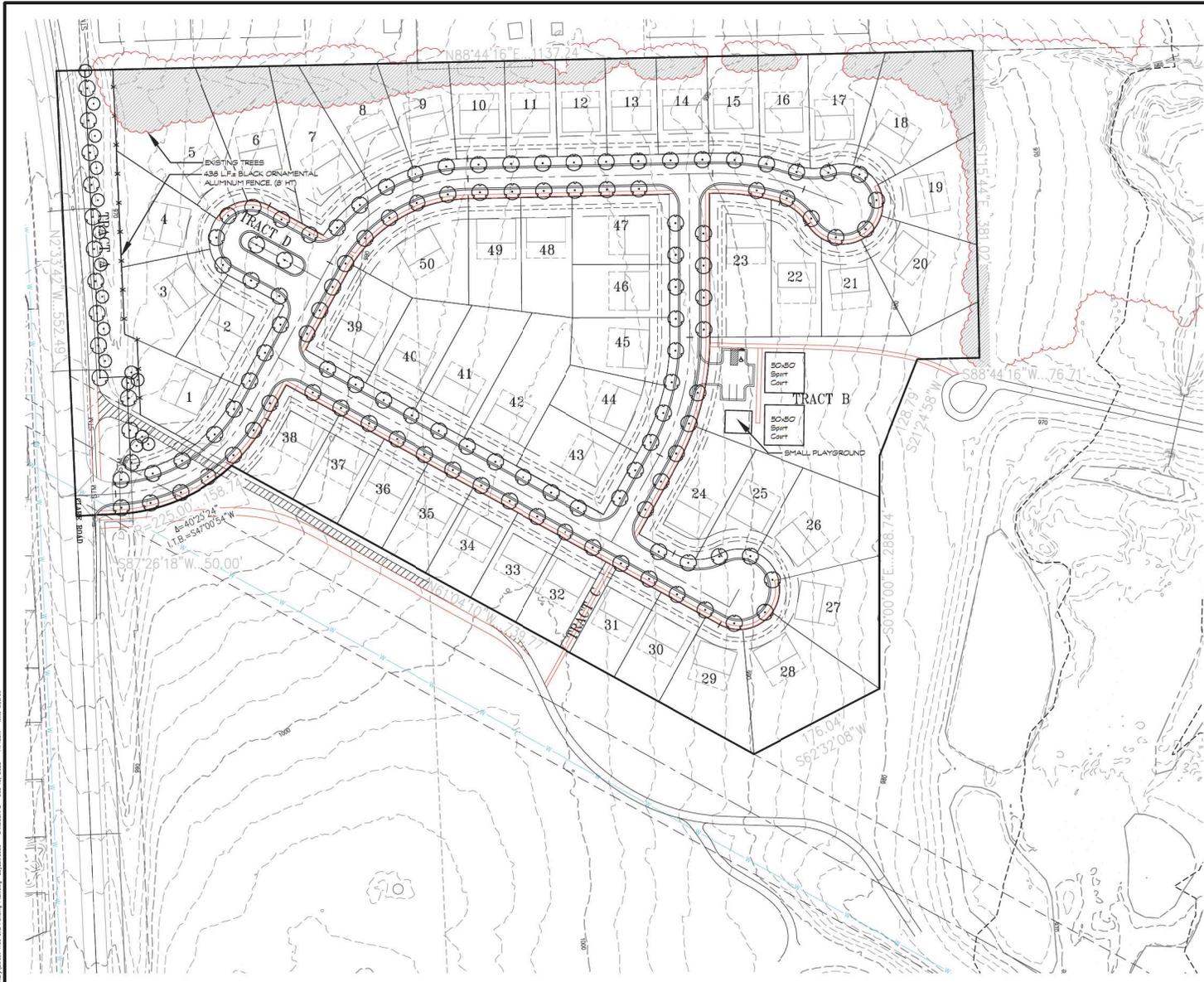


SHEET 2 OF 2  
PRI #251132 - 1/29/2026

PEI

PLANNING  
ENGINEERING  
IMPLEMENTATION

PHELPSENGINEERING, INC.  
1375 N. Winchester  
Olathe, Kansas 66061  
313.959.1155  
PH (913) 393-1556



Know what's below.  
Call before you dig.

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

4-2-E-4-B-2 Residential Fence Buffer Calculations					
Street Name (Public ROW)	Street Classification	Frontage Length (ft.)	Large Trees Required	Small Trees Required	Shrubs Required
Clare Road	Arterial	522.49	14	16	79
Proposed			14	16	79

1. CONCEPTUAL PLANT SCHEDULE

	LARGE STREET TREE	124
	SMALL STREET TREE	16



PLANNING ENGINEERING & SURVEYING  
 KATHARINE ENGINEERING, INC.  
 KATHARINE ENGINEERING, INC.  
 1001 N. Winchester  
 Olathe, Kansas 66041  
 Phone: 816.254.1100  
 Fax: 816.254.1101  
 www.katharineeng.com

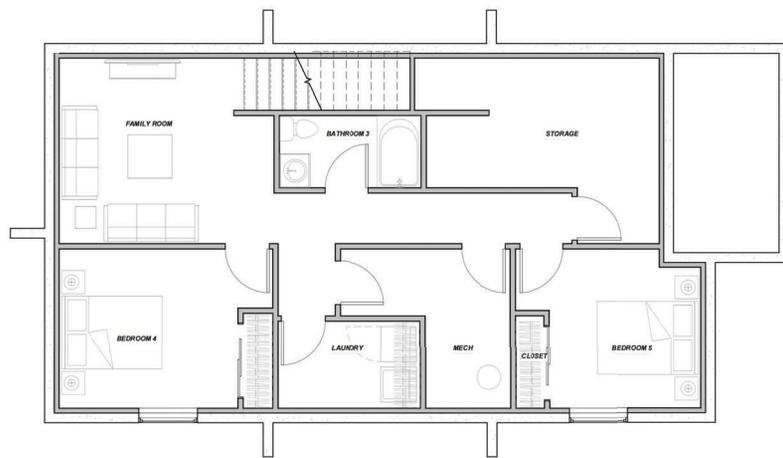


**STREET TREE & FENCING PLAN**  
 A PRELIMINARY PLAT OF CLEAR CREEK SUBDIVISION  
 A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH  
 RANGE 23 EAST, COUNTY OF LENEA, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	CHKD.	APP.
201132	11/14/2023			
DESIGNED BY	DATE APPROVED	DATE	DATE	DATE
DATE OF APPROVAL				

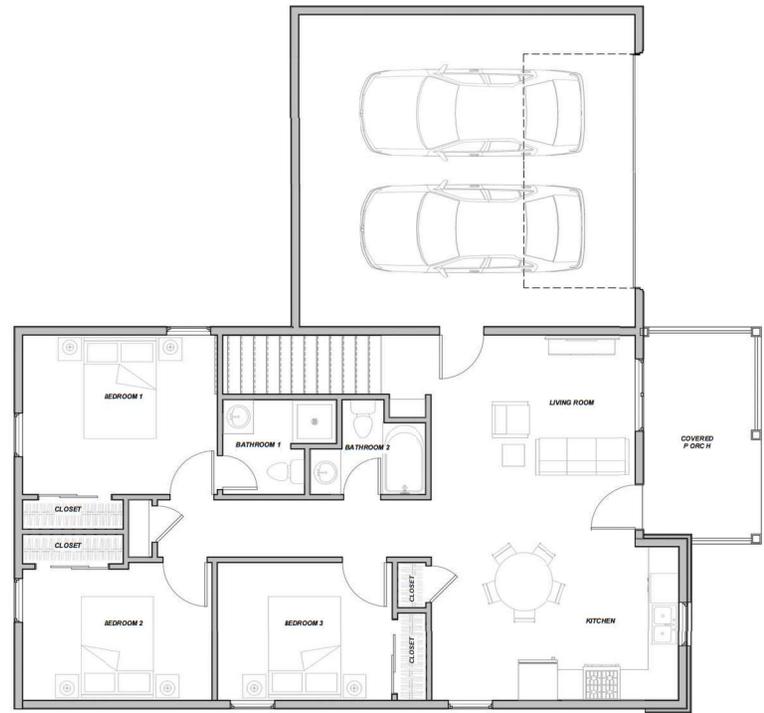
SHEET  
 L050





BASEMENT PLAN -#5

1/4" = 1'-0"



1ST FLOOR PLAN -#5

1/4" = 1'-0"



Front Elevation

SCALE: 1/4" = 1'-0"

Habitat for Humanity of Kansas City

1423 E Linwood Blvd Kansas City MO 64109

CONSULTANTS



Main Floor SF 1152  
Second Floor SF 304  
Basement SF 1152  
Garage SF 440  
Porch SF 174

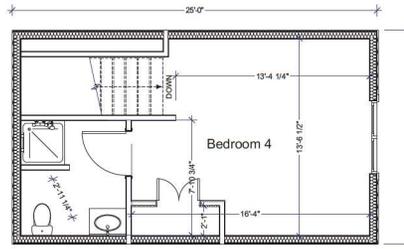
Lenexa Concept

PROJECT NO: #Pln  
MODEL FILE:  
#5 - 1.5 Story Lenexa.pln  
DRAWN BY: Michael Fisher  
COPYRIGHT:

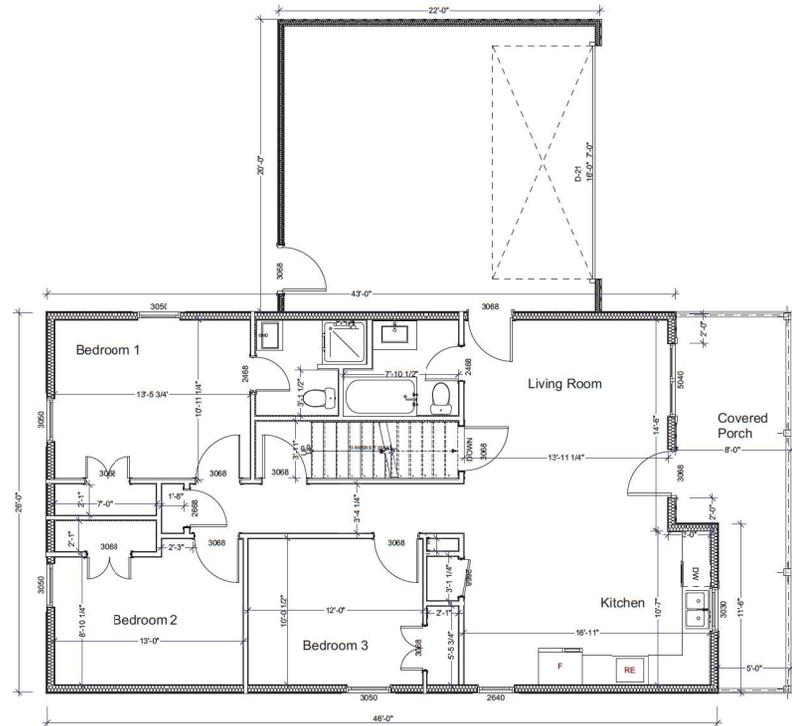
SHEET TITLE  
Front Elevation

.1  
SHEET 50 OF 75

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Second Floor (2)  
SCALE: 1/4" = 1'-0"



First Floor (5)  
SCALE: 1/4" = 1'-0"

Habitat for Humanity of Kansas City

1423 E Linwood Blvd Kansas City MO 64109

CONSULTANTS

GRAPHISOFT  
A HEMETECH COMPANY

Main Floor SF 1152  
Second Floor SF 304  
Basement SF 1152  
Garage SF 440  
Porch SF 174

Lenexa Concept

PROJECT NO: #Pin

MODEL FILE:

#5 - 1.5 Story Lenexa.pin

DRAWN BY: Michael Fisher

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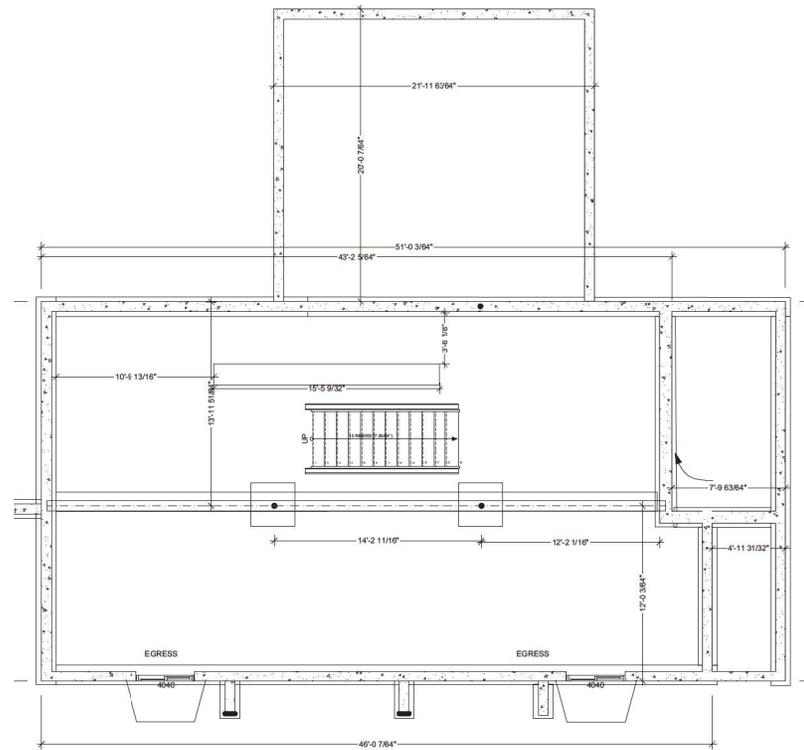
SHEET TITLE

Main/ Second Floors

.10

SHEET 59 OF 75

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Foundation Plan  
 SCALE: 1/4" = 1'-0"

Habitat for Humanity of Kansas City

1423 E Linwood Blvd Kansas City MO 64109

CONSULTANTS

GRAPHISOFT  
 A HEMETECH COMPANY

Main Floor SF 1152  
 Second Floor SF 304  
 Basement SF 1152  
 Garage SF 440  
 Porch SF 174

Lenexa Concept

PROJECT NO.: #Pln  
 MODEL FILE:  
 #5 - 1.5 Story Lenexa.pln  
 DRAWN BY: Michael Fisher  
 COPYRIGHT:

SHEET TITLE

Foundation Plan

.5

SHEET 54 OF 75

## Community Outreach Summary

Habitat KC and its partners put together a robust outreach strategy for the upcoming project requests.

### Communications to adjacent neighborhoods –

- Emails to HOAs with information regarding open houses, general project information and offer to have a specific meeting with the HOA and request to share information with neighborhood. Attachments included the post card, one-pager and body included project website address.

<b>Neighborhood</b>	<b>Contact Used</b>	<b>Where Contact Obtained</b>
Canyon Creek and Canyon Creek Highlands (formerly Patrician Village)	Fiona Curtin fiona@ymginc.com	From City website and City confirmed it is both neighborhoods
The Reserve	support@makmanagementllc.com	From City website
Timbers at Clear Creek	hoaboard@timbersclearcreek.com	From City website
Arbor Lake	Candy Stagner candy.stagner@fsresidential.com	From City website
Creekside woods and Prairie View at Creekside Woods	Stephanie Bulcock Stephanie@TheCollectiveKC.house	From City

- Post card mailings to those with in 300 ft buffer of the project. Additional postcards were sent to those who have a relationship with Habitat KC.
- Gallery walk hosted at COR West on December 9<sup>th</sup> – 4-6 p.m. (33 sign-ins (35 people included - two were couples)).
- Common Grounds Coffee hosted at our Olathe Pathway development 8:30-10 a.m. on December 12<sup>th</sup> 8:30-10 a.m. (9 sign-ins 12 people - included 3 couples)
- Sign-in sheets also doubled as signing up for project updates.
- Required formal notices were mailed and posted directly by Phelps Engineering
  - o Certified notice letters were mailed on December 12<sup>th</sup>.
  - o Property Posting will be completed by December 22<sup>nd</sup>.

**Communications with broader community –**

- One-on-one meetings with key leaders and community members in the Lenexa.

**Ongoing communication opportunities –**

- Website updates
- Email responses to requests
- Ongoing one-on-one conversations
- Use of sign-in sheets for project updates

**Dedicated webpage with FAQs updated on a regular basis –**

- Available at: <https://habitatkc.org/lenexa-homes/>

**Dedicated e-mail and staff responding to questions –**

- [lenexahomes@habitat.kc.org](mailto:lenexahomes@habitat.kc.org)



Please let us know if you have any questions or feedback.

Our worries - Timbers at Clear Creek  
\* traffic on 83rd and Clare road is a  
concern

\* 15 homes not 50 - until roads are widened  
\* schools are at capacity. \* Pool needed if

Dennis McCarthy 916 517 2587  
Your name: Ann Jones 913 515 4225  
homes are built - already problems with non-neighbor access to our p.o.

For more information or to contact our team, please visit  
HabitatKC.org/Lenexa-homes



Please let us know if you have any questions or feedback.

TRAFFIC ON CLARE IS AN ISSUE -  
Development NORTH of 83RD + your 50  
Houses - Lenexa must widen / add capacity  
to CLARE. OUR only exit from THE TIMBERS

Your name: MARK AYERS / THE TIMBERS

For more information or to contact our team, please visit  
HabitatKC.org/Lenexa-homes

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## REGULAR AGENDA

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4. **Clear Creek Subdivision — Consideration of a rezoning and preliminary plan/plat for a single-family residential neighborhood located near the southeast corner of 86th Terrace and Clare Road. (Public Hearing)**
  - a. **Consideration of a rezoning from the AG, Agricultural District to the RP-1, Planned Residential (Low Density) District to allow a single-family residential neighborhood. RZ26-01**
  - b. **Consideration of a preliminary plan/plat for a single-family residential neighborhood in the RP-1, Planned Residential (Low-Density) District. PT26-01P**

### APPLICANT PRESENTATION

Lindsay Hicks, president and CEO of Habitat for Humanity of Kansas City, presented a proposal for The Highlands at Clear Creek, a planned 50-home single-family neighborhood on nearly 17 acres off Clare Road. The development would include trail connections, pickleball and basketball courts, a playground, fencing, and landscape buffers, and would be rezoned to RP-1, Planned Residential (Low Density) District with a Class D subdivision that aligns with the Comprehensive Plan and surrounding community. Habitat plans to partner with two experienced local for-profit builders, Tommy Bickimer and Andy Homoly, and will pay all required development fees, totaling more than \$1.8 million. The proposed homes would range from 1,300 to 2,000 square feet and include multiple floor plans, Energy Star 3.1 efficiency, two-car garages, and outdoor living spaces on lots of at least 7,560 square feet. The neighborhood would operate under Habitat's Community Land Trust model, in which homeowners own their homes while the land is held by the trust under a 99-year ground lease to ensure long-term affordability. Home appreciation would be capped, Habitat would provide zero-interest 30-year mortgages serviced in-house, and housing costs would not exceed 30 percent of household income. The Land Trust would function similarly to a Homeowners Association (HOA), maintaining common areas, enforcing standards, and ensuring compliance with lease terms. The project would undergo a comprehensive environmental assessment of the National Environmental Policy Act (NEPA) and be built in phases over a five-to-six-year period. Habitat conducted multiple community engagement activities and outlined a rigorous homebuyer eligibility and counseling process to ensure financial stability and neighborhood fit. The presentation emphasized the growing need for affordable and attainable housing in Johnson County due to rising home values and rents, positioning the project as a way to help working families achieve sustainable homeownership within the community. Ms. Hicks concluded by thanking the Board for the opportunity to present more detailed information about the project.

### STAFF PRESENTATION

Community Development Director Scott McCullough presented Staff's analysis and findings regarding the rezoning and preliminary plat applications for the Clear Creek subdivision, also known as The Highlands at Clear Creek. He explained that the site, located near 86th Terrace and Clare Road, has a long history of planned development dating back to its annexation in 1986, with portions later acquired by the City for parkland and a regional stormwater facility. From the outset, excess land beyond park and stormwater needs was intended for private development, and no parkland or wetlands would be removed by the current proposal. Mr. McCullough noted that extensive planning has already occurred in the area, including infrastructure construction, trail connections, and alignment with the City's long-term vision for development pods surrounding the wetlands and future Centennial Park. He addressed concerns related to a recent sales tax vote, stating that City materials clearly showed which areas were intended for park use and which were planned for development, and that voters were not misled. He emphasized that the

proposed 50-lot subdivision on approximately 17 acres is consistent with past planning efforts and reflects a lower density than originally envisioned. In reviewing the rezoning criteria, Mr. McCullough stated that the proposed RP-1, Planned Residential (Low-Density) District aligns with surrounding residential uses, is suitable given the area's transition from agricultural to suburban development and would not create detrimental impacts beyond those typical of single-family neighborhoods. He explained that utilities and infrastructure are available, traffic impacts are within the capacity of Clare Road, and a traffic study is not required because the project aligns with the Comprehensive Plan. Environmental concerns, including wetlands and threatened species, are not expected to be impacted, and stormwater will be managed by the City's existing regional system. Mr. McCullough concluded that the project conforms to the City's Comprehensive Plan, Vision 2040 plan, and parks and recreation master plan, all of which call for a diversity of housing types and recognize the need for attainable and affordable housing. Staff determined that denying the application would provide minimal public benefit while preventing realization of long-standing City plans and the applicant's housing mission, and therefore recommended approval of the rezoning and plat.

## PUBLIC HEARING

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

Sharon Lab, a resident of Lenexa who lives in the Timbers neighborhood, spoke in opposition to the proposal, stating that she does not want to see the park eliminated. She said the plan would "cram in a lot of houses in a small space," a contrast she found clear when compared to surrounding developments. She explained that when she and her family moved to the Timbers subdivision four years ago, they were drawn to the neighborhood's openness and reduced congestion, as well as the park and the ability to take bike rides through quieter areas. Ms. Lab acknowledged that she expected future development because her home backs up to undeveloped land but said she "didn't think it would look like this." She referenced the City's Comprehensive Plan, quoting its call to balance growth with "preserving the character of the City's established neighborhoods" and its goals of maintaining a high quality of life, creating complete neighborhoods, and building a unified sense of community and local identity. She stated that she does not believe this project meets those goals or promotes preserving "the integrity and character of our neighborhood community." She expressed concern that the proposal focuses on meeting "the minimum and oftentimes below the minimum standards," noting that front setbacks are reduced on 100 percent of the lots and side setbacks on approximately 90 percent. Ms. Lab pointed out inconsistencies between the written packet and the presentation, stating that the packet described one-and-a-half-story homes of 1,800 to 2,200 square feet, while other examples showed a first level of 1,152 square feet with a much smaller second level, which she described as "a loft on top of a one-story house." She argued that this design allows more houses to fit on smaller lots and does not reflect the established character of nearby neighborhoods such as the Timbers, Arbor Lakes, and Clear Creek. Ms. Lab emphasized that surrounding developments are generally more open, with a mix of lot sizes ranging from minimum lots to 10,000 square feet, three-quarters of an acre, or more, and with many homes exceeding average size expectations. She concluded by saying she would not support a development of this nature, stressing that evaluating a plan involves more than meeting minimum numerical requirements, and asked the Planning Commissioners to reject the proposal in order to save the integrity and character of the community in Western Lenexa.

Scott Murray, a Lenexa resident since January 2000, spoke in opposition to the proposal and thanked the council for the opportunity to be heard. He explained that one of the main reasons he moved to Lenexa was the City's "open style," describing it as a community that did not focus on "how much we can cram into a small area for more dollars." He stated that this openness was a defining feature of Lenexa and that the current proposal does not align with that character. Mr. Murray argued that the development appears to be "just made to fit," with the design adjusted to force development onto a site that is not

appropriate rather than selecting a site suitable for the development. He expressed concern that the plan relies on reduced spacing between homes, noting that setbacks would be decreased from approximately 70 feet to 62 feet, or “four feet on each side of each and every house.” While that reduction may sound minor, he said it “makes a big difference in what the community comes out like.” He added that he and his family live in the Timbers area and chose far West Lenexa specifically because of its openness, which they value deeply. Murray concluded by stating that this proposal represents the first serious attempt he has seen to change that character, suggesting it is being done primarily “to try to sell some land,” rather than to preserve the qualities that originally drew residents to the area.

Jana LeBlanc, a resident of Clear Creek Estates who can see Parcel A from her front door, spoke in opposition to the proposed rezoning, disputing the finding that denying the application would not enhance the “health, safety, and welfare of current residents.” She stated that this may have been true “before COVID,” but emphasized that “it is not true now.” She described the park and wetlands as essential to residents’ well-being, calling it “heaven on Earth” in 2020 and stressing that it is “no longer 2018 when the plans to pilfer our park were drawn up behind our backs.” Ms. LeBlanc explained that residents did not move west of K-7 for “30-minute rush-hour commutes,” but for “the land, the exurban experience.” She described how the wetlands support butterflies and bees that allow her garden and fruit trees to flourish and said she has seen “at least ten different mammals” in her backyard because of the existing ecosystem. She also noted that she bought her bike specifically to ride the trails through the wetlands. She referenced the park’s appearance on the March 2025 cover of *Lenexa Town Topic*, which promoted “wide winding trails,” “great wildlife spotting opportunities,” and a “nature-focused destination,” imagery she said helped secure public support for a sales tax. In contrast, she asked, “Where’s the nature?” pointing out that current City drawings show it replaced by backyards and parking lots, leaving residents to “walk through backyards and parking lots to get what little is left of our park.” Ms. LeBlanc warned that approving the rezoning would harm residents’ mental health and quality of life, citing “five to seven years of construction noise, dust, debris, and traffic.” She said homeowners are already selling at a loss and urged officials not to forget her comments “when the foundations of these houses start cracking,” as she claims has already occurred in nearby developments.

Mary Leuszler addressed the Planning Commission to express concerns and opposition about the proposed Habitat for Humanity project on Clare Road, stating that she lives within a half mile of this project and emphasizing that she is a nearby resident. While affirming that she supports “helping families in need,” she said the proposed location raises “serious questions that have not yet been adequately addressed.” She questioned, “Who will be responsible for long-term maintenance, things like roofs, paint, and major repairs?” She also asked whether homeowners would have full ownership and accountability or whether “the city and taxpayers will be expected to step in over time,” and what would happen if maintenance expectations were not met, “do they get kicked out or does that home remain an eyesore?” Ms. Leuszler raised concerns about increased traffic, parking, and neighborhood impacts on Clare Road, asking, “What covenants will they have? Will cars line the streets? What will fences look like?” She also questioned how the homes backing up to what remains of the park would affect the area, asking about “what kind of lighting will they have” and “what kind of dogs will they have.” She expressed concern about transportation access, noting that the area is not on a bus route and asking, “without access to reliable transportation, how will residents realistically get to work?” She also cited potential impacts on schools, referencing “more than 80 new homes proposed in the different phases.” Additionally, Ms. Leuszler raised questions about transparency and fairness in how families are selected for the homes, particularly those “lining the park,” asking who would “get access to those beautiful lots.” She stressed that “transparency is important” and that residents deserve assurance the process is fair and “not influenced by politics or connections.” In closing, she asked the Board to reconsider whether this is the best location for the project, suggesting areas closer to job centers, existing apartments, and transit. She noted that Lenexa already has low-income housing options nearby and said that many residents “have worked our entire

lives to afford our homes,” expressing concern about long-term impacts on neighborhood character and property values.

Dan Wilkus, a resident of the Timbers Subdivision in Lenexa, spoke in opposition to the proposed development and identified himself as a licensed professional engineer in Kansas with more than 35 years of experience working with local, state, and federal agencies. He referenced his January 28 comment letter and stated that his remarks were based on the established “golden criteria” used to evaluate rezoning requests. Mr. Wilkus focused first on the potential detrimental effects on nearby property values. He cited a Duke University study that found evidence that neighborhood housing values decrease in the vicinity of low-income, government-subsidized community land trust developments, noting that the impact is “more significant in high-cost housing markets,” which he said applies to the subdivisions adjacent to the proposed development. He challenged the applicant’s claim that homes within the development should not be considered when appraising surrounding properties, arguing that if that were true, City staff would have stated unequivocally that “this development will not impact nearby home values.” Instead, he said the Staff Report implies that “our property values will be negatively affected, and the City is aware of this.” He then addressed public health, safety, and welfare, stating that denial of the application would be beneficial due to pending state legislation and the low appraised values of the proposed homes. Mr. Wilkus said the development is expected to contribute “little or nothing to property taxes,” meaning Lenexa taxpayers, who he noted already pay some of the highest rates in the county, would be responsible for “covering the gap.” He also criticized the Staff Report for not showing the full Phase One plat of the Timbers at Clear Creek, saying it makes the development appear farther away than it actually is. In reality, he stated, Phase One land runs “directly across the street” from the proposed site, and he asked the Board to consider requiring a minimum C dwelling classification for the project. Mr. Wilkus raised safety concerns related to smaller lots, shorter driveways, and increased street parking, stating that these conditions raise risks for pedestrians, “especially children,” due to reduced visibility. He added that clustering of cars near City parkland could negatively affect the area’s appearance. In closing, he argued that denial of the rezoning would result in only “limited financial impact to the landowner” while providing “significant community benefits,” including preservation of potential parkland. He requested that the application be rejected, stating that the public health, safety, and welfare benefits, along with the detrimental effects on nearby property owners, “substantially outweigh any minimal adverse effects to the landowner.”

William Ward, a long-time Lenexa resident who has lived in the city part-time since 1973 and full-time since 1978, spoke in support of the Habitat for Humanity project. He explained that he has volunteered with Habitat for Humanity for over 20 years, primarily in construction and reconstruction work, and that he also volunteered at the Lenexa and Martin City Restores. Before retiring in 2014, he volunteered most Saturdays, and he now volunteers three days a week. He has worked on Habitat houses throughout the Kansas City area, including Kansas City Missouri, Kansas City Kansas, and now Olathe, and said he has seen “firsthand the positive impact that Habitat can make.” Mr. Ward expressed enthusiasm about Lenexa’s long-range goal to encourage affordable housing, calling it a priority that he believes has been “largely overlooked” in past, present, and proposed developments. He noted that affordable housing is a goal in Lenexa’s Vision 2020 plan and has been echoed in subsequent Vision 2030 and 2040 documents, and he said that those plans ultimately support “single family affordability and starter homes,” which he said is exactly what Habitat aims to provide. He acknowledged the opposition he has heard regarding the Clear Creek project and suggested that some residents “may not understand what affordable housing looks like,” especially based on the plans and renderings. He encouraged the commission to visit Habitat’s current 14-house development in Olathe to see an example, noting that they have “six houses under roof” and “three houses completed,” with the first new owner moving in within the next week. Mr. Ward concluded by urging the Planning Commission to approve Habitat’s Clear Creek project.

Dave Pack, a resident of the Colony Woods subdivision who has lived in his home for 35 years, spoke in support of the Habitat Humanity project and as the official spokesperson for the Good Faith Network, a coalition of congregations and neighbors advocating for value-driven solutions to Johnson County's housing crisis. He commended the City of Lenexa for considering the Habitat for Humanity project and urged the Planning Commission to approve the application. Mr. Pack stated plainly that "affordable housing does not appear by accident" and noted that while the market has produced many luxury units, it has not created homes that working families can reasonably buy. He explained that projects like this only happen when public leaders choose to use "public tools, land partnerships, and investment" to create outcomes, because the private market "will not deliver on its own." He emphasized that public dollars are not a giveaway but rather "a community decision to solve a community problem." He also highlighted that the Habitat development is designed to last because the homes will be placed in a community land trust, which he said ensures that affordability is not just a "one-time benefit for the first buyer." He explained that the land trust structure protects affordability "in perpetuity," so public and philanthropic investment continues to benefit future families. He described this as "stewardship." Mr. Pack further emphasized the workforce reality in Johnson County, citing data that about 45% of people who work in the county live outside it because they cannot afford to live where they work. He warned that when teachers, nurses, city employees, and service workers are pushed farther away, everyone pays the price in traffic, turnover, and weaker community ties. He concluded by urging the commission to "stay the course," trust the process, and approve the Habitat for Humanity application.

Renee Loya, who has lived in Lenexa for over 30 years, spoke in support of the Habitat for Humanity application as a member of the Good Faith Network. She urged the commission to be honest about the forces shaping public conversation, noting that opposition to the project often presents itself as concern for the environment, green space, wetlands, and planning standards, values many residents share. However, she said there is a "private campaign" organizing opposition through a Facebook group called *Neighbors Against Habitat for Humanity Lenexa*, which she said uses "a very different tone" than the public messaging. She also noted that similar language is increasingly appearing in the official public record, suggesting that "affordable housing brings crime" and that working families "cannot be trusted to maintain homes." Ms. Loya argued that this rhetoric reflects fear of diversity and a desire to protect Lenexa from "certain people," describing it as "the rhetoric of exclusion." She connected the current opposition to the county's history of redlining and restrictive covenants, which were used to deny investment and access to people deemed too risky, often justified by concerns about property values and neighborhood character. While she acknowledged that disagreement about land use and questions about process are legitimate, she emphasized that "when environmental language is used as a shield to disguise fear of people, we must name that." She countered the negative rhetoric by stating that Habitat families are like any other neighbors, following the same codes, paying taxes, and investing in the community. She said the project is not a threat to Lenexa's values, but "an expression of them." After 30 years in Lenexa, she said she believes the city is strongest when leaders make decisions with care and thoughtfulness, and she thanked the commission for their diligence and leadership.

Ali Haynes, a pastor in Johnson County and co-president of the Good Faith Network, spoke in support of the Habitat for Humanity project. She said she lives in Clear Creek Estates with her husband and their three children, directly adjacent to the park, and that her family uses it regularly. She expressed gratitude that the trails and ponds will remain and said her initial reaction to the project was not concern but thankfulness, because it offers working families the chance to live in a community that has become increasingly unaffordable. Ms. Haynes shared that her family bought their home when it was affordable but said that if they were trying to move into the area today, they simply could not afford it. She noted that her husband is a police officer and she is a pastor, and said they are raising children, paying bills, and building a life "just like the families Habitat will serve." She emphasized that these families are not hypothetical, but "families like mine," and that the area needs these homes to remain accessible. She also addressed safety concerns directly, saying that her family has always felt safe in the community and

“will continue to feel safe when Habitat homes are built,” arguing that stable, affordable homeownership “strengthens safety” because families who are rooted in a place and have a stake in their homes and schools are a stabilizing force. She framed the project as a question of belonging, asking, “who gets to belong here? Who gets to be our neighbor?” She referenced a favorite scripture in which Jesus asks, “who’s my neighbor?” and emphasized that the answer is the one who shows compassion, “the Samaritan,” representing everyday workers like factory workers, nurses, teachers, pastors, and police officers. Ms. Haynes concluded by saying she is proud to live in the community and is ready to welcome these families, asking, “won’t you be my neighbor?”

Evangelos Brisimitzakis, who lives with his wife and three young children about a mile south of the proposed Habitat for Humanity development, spoke in support of the project while acknowledging that many neighbors have raised legitimate concerns. He said issues such as “sufficient policing to ensure neighborhood safety,” appropriate landscaping consistent with surrounding homes, and “trail realignment to ensure walking access to the surrounding green spaces is preserved” are reasonable and prudent concerns that should be addressed. However, Mr. Brisimitzakis expressed concern about what he described as “superficial and ulterior motivated arguments” being made in opposition. He challenged those critics directly, asking why they were opposing the project and suggesting that not everyone needs or can afford large plots of land. He argued that enforcing large-lot standards is wasteful of land resources and that housing density and compatibility are not problems for neighbors who are not required to move into their homes or even look at them. He also noted that parks and green space remain available nearby, pointing out that Black Hoof Park is less than three miles away. Mr. Brisimitzakis discussed the issue of property values, saying that as someone who has lived in the area for 13 years, he has seen property values rise “in my favor and at the detriment of younger and less advantaged families” who are trying to establish themselves in the community. He responded to concerns about wildlife by saying, “How about for the butterflies? Well, I like butterflies too, but gimme a break,” and argued that the project is not an attack on residents’ peace or serenity. Instead, he said it provides “much needed housing and socioeconomic diversity” and that the land has “sat unused for eight years,” so developing it would generate revenue and expand the tax base.

Reverend Jordan Stone, a Lenexa resident who said she loves living in the city, spoke to express strong support for the Habitat for Humanity project. She addressed a recurring argument she has heard from opponents that the opposition is about “preserving land from change.” She said she uses the park system frequently and cares deeply about it but argued that the property in question will be sold and developed regardless of who the developer is. She said the presentations make it clear that if Habitat for Humanity is not approved, “another developer will build here,” meaning homes will be built on the land “one way or another.” Reverend Stone said the real question is not whether the land will be developed, but “who those homes will serve.” She asked whether the site will become “another market rate development that only a small portion of our community can afford,” or whether it will become a neighborhood of “permanently affordable homes for working families.” She emphasized that these families contribute daily to Lenexa’s schools, businesses, churches, and community life. She said that choosing Habitat for Humanity is choosing development that prioritizes stability and long-term affordability, noting that Habitat builds high-quality homes, partners with families who invest in equity, and ensures that homes “remain affordable for generations to come.” Reverend Stone framed the debate as a choice about whether Lenexa will make room for working families or continue on a path where rising housing costs “push people out.” She said she believes the community can grow “thoughtfully and compassionately,” welcoming new neighbors while planning responsibly for the future. She urged the Commissioners to support the Habitat project, to vote it in, and to help ensure that Lenexa remains a community where everyone has the opportunity to “call this place home,” including her and her family.

Mark Lasley, a Lenexa resident who has lived in Johnson County for 35 years, spoke in support of the proposed Habitat for Humanity development, calling it both “reasonable and necessary.” He emphasized

that affordable housing is a widespread issue and is “clearly an issue in Johnson County,” as evidenced by the rising costs of houses and townhomes that many working families cannot afford. He noted that the proposed homes would be part of a community land trust model, which would ensure they “stay affordable, not just for the first purchasers, but for those who come after,” and he described this as a responsible way to address affordability. Mr. Lasley said Habitat for Humanity is a respected organization with a strong reputation for building “attractive quality homes” and carefully selecting families who are ready for homeownership. He explained that although Habitat homes still require a significant investment, they are “far more realistic” for families with steady jobs who need a fair chance to get started and build equity. He stressed that homeownership helps build “responsibility, pride, and community connection” and he acknowledged that new projects often bring concern and said he had heard objections about potential decreases in property values, loss of the adjacent park, and fears of increased crime. He responded by stating that because the homes will be in a community land trust, they “cannot be used to compare against other real estate sales in the area for appraisal values,” so surrounding home values should not decrease. He also said the park “is not going to be impacted by this proposal,” and argued that the families purchasing the homes are “not dangerous criminals,” but rather “normal everyday people who work, raise families, and are looking for a stable home environment.” Mr. Lasley said the project aligns with Lenexa’s plans and values, referencing the city’s Vision 2040 goal of cultivating attainable housing. He urged the commission to approve the project, thanking them for considering a solution that “strengthens Lenexa” and calling it “an opportunity to do a very good thing for some deserving homeowners.”

Carmen Shelly spoke in support of the Habitat for Humanity project and shared her personal experience as a long-time Lenexa resident and educator. She explained that she and her husband have lived in Lenexa since 1987, when her parents helped them with a down payment and to pay points to reduce the 14% interest rate. She spent her entire teaching career in USD 232, the DeSoto School District where the Habitat homes are proposed, starting at De Soto High School in 1984. She later joined her husband on the faculty in 2000 and was on staff when Mill Valley High School opened. Ms. Shelly said that in 2000 they stretched their finances to move to a bigger home, but not within the Mill Valley attendance area. She noted that many district patrons may have assumed she could afford to live near where she worked, but she explained that “we just couldn’t afford a home near where we worked,” and she suggested that she might have been a candidate for a Habitat home herself. She addressed concerns about who Habitat homeowners might be, such as whether they will own cars or maintain their yards, by sharing that people like her own family did those things: they owned two vehicles, managed complex transportation schedules for their children, and took pride in their home, even winning a homeowners association “Yard of the Month” award. Ms. Shelly recounted a conversation with a business owner in the Mill Valley attendance area who was surprised to learn where she lived, saying, “You don’t live out by Mill Valley. I thought you would live in the school district where you taught.” She used this to illustrate that despite appearing similar to the families she taught, she and her husband could not afford to live in the community where they worked, even with two teacher salaries, master’s degrees, extra duty contracts, and summer jobs. Her remarks underscored her belief that affordable homeownership opportunities like Habitat are needed so that working families can live in the communities where they contribute.

Mark Mears, a Lenexa resident and longtime donor to Habitat for Humanity, spoke in support of the proposed project, describing it as the kind of “purposeful, responsible growth” the community should pursue. He said he gives to Habitat because the organization has created a proven model for sustainable success. Drawing on his experience as a business leader, he explained that lasting success comes when “purpose is paired with discipline,” and he said Habitat embodies that principle. Mears emphasized that the Habitat model is not “charity without standards,” but rather a rigorous partnership requiring “income verification, employment history, financial education, and meaningful sweat equity” from future homeowners. He said this approach is fair and creates attainable homeownership for working families, such as teachers, nurses, and city employees, who are being priced out of traditional housing options.

He said these families are seeking “a fair path to stability, equity, and belonging,” and that Habitat’s model provides both responsibility and support needed for long-term success. He also praised the long-term thinking of the project, noting that the community land trust structure ensures the homes will “remain affordable, well beyond the first sale,” which he said protects future families and preserves neighborhood stability. He argued that this solution is designed for permanence rather than speculation. Acknowledging that growth raises questions, Mr. Mears said that “fear-based assumptions should not outweigh fact-based evidence,” and he highlighted Habitat’s long record of strengthening neighborhoods. He noted that Habitat is celebrating its 50th year and has built “62 million homes all over the world,” and he said that well-built, owner-occupied homes with clear standards will contribute to community value rather than diminish it. He concluded by urging the Planning Commission to approve the application, saying the decision would reflect confidence in shared values, sound planning, and a future where opportunity remains accessible for all residents.

Laurie Haynes, who has lived near the proposed Habitat for Humanity development in Western Lenexa for about 15 years, spoke with enthusiastic support of the project. She said the development aligns with Vision 2040, noting that it supports one of the plan’s main pillars, “diverse housing”, and also includes a second pillar, “protecting the natural environment.” She emphasized that the plan recommended by city staff protects the existing Clear Creek wetlands and trails. Ms. Haynes said the development fits well within the existing neighborhood, backing up directly to existing attainable workforce housing in Clear Creek Estates. She referenced Johnson County housing data showing that affordability is a strain for many residents, noting that roughly 40% of renters and 18% of homeowners are “housing cost burdened.” She said Habitat for Humanity would be an ideal neighbor because it provides stability for families, which she said leads to improved health, better child development, safety, and security. She explained that removing barriers to homeownership allows families to save for the future and invest in education, leading to long-term career growth and stability. She added that Habitat homes are well-suited to the income levels of teachers, firefighters, librarians, and city employees. She also praised Johnson County leadership for prioritizing affordability as a policy and said the project meets that criteria. Ms. Haynes concluded by expressing gratitude to Lenexa for its leadership in strengthening the community through diversity and affordable housing options.

Dave Hoffman, a Lenexa resident living in the Timbers of Clear Creek, spoke in opposition to the proposed development. He explained that he and his family moved to the area in 2021 after leaving a dense, compact neighborhood in Shawnee for the more open feel of the Timbers, noting that it “just felt completely different” from where they had previously lived. Mr. Hoffman addressed comments suggesting that teachers and librarians cannot afford to live in the area, pointing out that many such professionals, including his wife, already live in the Timbers. He said, “I don’t think there’s any rule that says teachers can’t live there,” and emphasized that some are doing so. He also challenged the idea that people must live close to their workplace, sharing that he commuted for years from Wyandotte County to Lenexa for his career at Deluxe Corporation and never felt he needed to live near his job. He said he opposes the project for several reasons but focused on density and neighborhood fit. He described the area as an established, low-density neighborhood with large lots, citing homes along 86th Terrace and 85th Terrace that he believes have been there since the 1970s. He noted that multiple subdivisions have grown around this area, all maintaining a low-density character, with the park in the center. While acknowledging that the proposal does not take the entire park, he argued that “a significant portion” will be removed and that it will “drastically change the park” he walks “practically daily,” emphasizing that he walks there often since he is retired. He concluded by asking the commission to consider these reasons in their decision.

Lora Bernhardt, a Lenexa resident since 2017, spoke in strong support of the Habitat for Humanity project. She explained that her support is rooted in personal experience with how unaffordable housing can devastate families. She shared the story of a close friend in Kansas City with a serious medical condition, whose nephew helps care for her. Ms. Bernhardt said they are already barely making ends

meet and that “if they had to enter today’s renting or housing market, they would not be able to afford it,” adding that they would be at “real risk of losing their home altogether.” She also highlighted the dramatic rise in housing costs, noting that when she bought her home in Oak Park in 2017, the median price was around \$225,000 to \$250,000, but today she has been told her property is worth \$400,000. She said that even with her IT programmer salary, she could not keep up with the pace of property value increases, and she believes many hardworking people face the same challenge. Addressing common fears about affordable housing, Ms. Bernhardt emphasized that Habitat homeowners are “working families, neighbors, people just like you and I who want stability and a place to call home.” She said the project reflects “the Lenexa that I want to live in,” one that plans for the future, makes room for working families, and responds compassionately to housing challenges. She urged the commission to support the Habitat for Humanity project to make homeownership possible for families being priced out of the community.

Barbara Isaacson, a Lenexa resident, urged the Commissioners to approve the Habitat for Humanity application. She emphasized that she speaks as someone who lives in the city and cares about planning for “the full range of people who make the city work, not just those at the highest income levels.” She said she repeatedly asks herself, “where are low- and middle-income workers supposed to live?” and warned that assuming these workers will simply move farther away ignores the realities of longer commutes, higher costs, and weaker community ties. Ms. Isaacson praised the Clear Creek proposal because it “does not push attainable housing to the margins.” She noted that City Staff has been clear that the site has long been designated for residential development and that the proposal aligns with the comprehensive plan, calling it “not a deviation from Lenexa’s vision, it’s an expansion of it.” She also highlighted that the Staff Report shows the project preserves existing parkland and trails, which she said demonstrates that the city does not have to choose between “environmental stewardship or housing opportunity.” Ms. Isaacson explained that Habitat’s model addresses concerns about concentration or stigma because these are “single family homes integrated into an existing neighborhood” and governed by standards, with long-term stability ensured through a community land trust. She urged the Commission to approve the application, saying it shows Lenexa is “willing to make room for teachers and service workers and families” as the City grows.

Jack Gregory, a Lenexa resident, spoke in strong support of the Habitat for Humanity project and urged the Commission to recommend approval to the City Council. He said he is encouraged that the City’s Comprehensive Plan values “diversity, not just homogeneity,” and promotes “attainable housing through diverse choices and creative housing choices.” He acknowledged that discussions often become “either-or” arguments, but he believes Staff has shown that the City can have both, approving the project while preserving what existing neighbors value. Mr. Gregory emphasized that Habitat is not a “fly-by-night organization,” noting its long record of work nationwide and the fact that many in the community have supported Habitat through churches and other groups. He argued that “evidence should supersede” speculation, and he highlighted the rigorous process Habitat homeowners undergo, including demonstrating the ability to pay, completing “sweat equity,” and undergoing training. He said this shows these families “want to be good neighbors” and are seeking to “build equity, not just pay rent the rest of their lives.” He also asserted that people deserve “the chance to live where they work,” noting that even city employees can struggle to afford housing in Lenexa, which he said is a sign of a housing market that has “outrun ordinary wages.” Finally, Mr. Gregory warned that fear often drives decisions and can be used as a weapon. He urged the Board to respond with “hope,” basing the decision on evidence and “facts” rather than hostility, and to vote yes on the Habitat project.

Hannah Jeffery, a Lenexa resident, spoke in support and as a parent and working professional who believes deeply in the kind of community the city is choosing to build. She shared that she is raising her two young daughters in Lenexa and, despite building a life through work, school, and community, has not been able to afford to buy a home in the neighborhood. She said this reality “tells a larger story about who has access to home ownership in our county.” Ms. Jeffery explained that she works as a job coach

supporting individuals with developmental disabilities, and she emphasized that housing is not a side issue but the foundation that makes work, school, and community life possible. She highlighted that since 2018, the number of homes for sale under \$300,000 in Johnson County has declined by roughly 75%, and about 45% of people who work in the county now live outside of it. She said that even though she works with people who are often described as marginalized, she sometimes forgets that she fits the same definition, “I am a working parent,” she said, “doing everything right and still home ownership feels out of reach.” Ms. Jeffery stated her support for the Habitat for Humanity homes, saying these families are not “other” but “me,” and that they are parents and workers seeking stability, responsibility, and a long-term stake in the community they serve. She argued that the project “doesn’t subtract from the neighborhood, it adds,” noting that “the parks remain, the trails remain,” and that “more families get a foothold.” She concluded with a question rooted in hope and fairness: “Can I be your neighbor?”

Tommy Bickimer introduced himself as a Lenexa resident, business owner, Vice Chair of the Habitat for Humanity Board, CEO of Bickimer Homes, and founder of the Building Hope Foundation. As he spoke in support, he acknowledged that land use and neighborhood change naturally bring questions and strong opinions, and he said that “that’s a sign of a community that cares.” He shared that he, too, cares deeply about Lenexa and believes home ownership is part of the American dream but noted that it has become significantly harder to achieve. Drawing from two decades as a home builder, he said he has seen home prices rise rapidly, pricing out “teachers, nurses, city employees, young families raised in Johnson County.” Mr. Bickimer explained that his experience led him to start the Building Hope Foundation. He said that in 2024, he evaluated this specific property for Bickimer Homes and decided it was not the right fit, but that Habitat for Humanity was seeking land to support affordable home ownership. He said he saw an opportunity to align the City’s vision with Habitat’s mission in a thoughtful way. He clarified what the proposal is, and what it is not, emphasizing that the homes are “not giveaways.” He said Habitat homeowners qualify, “financially contribute, contribute sweat equity, and purchase their homes.” He noted that families must earn below 80% of the area median income (roughly under \$89,100 annually for a family of four) to qualify. He also insisted the homes will not be poorly built, describing them as “energy efficient, structurally strong,” and built to standards that meet or exceed many developers’ work. Mr. Bickimer stated that under the City’s Future Land Use plan, the parcel is not designated parkland and that the adjacent parcel will remain city parkland. He said the City has sought residential development on this parcel for many years. Acknowledging that change can feel uncertain, he argued the proposal represents a balanced approach that “respects the City’s Comprehensive Plan, preserves community character, and creates opportunities for responsible home ownership.” He concluded by saying the issue is not “us versus them,” but “what kind of community we want Lenexa to be,” and he expressed his full support for the project so that future generations might “have the opportunity to buy a home in Lenexa.”

Kevin Butler, a homeowner in Lenexa, Kansas, spoke in support of the Habitat for Humanity Lenexa affordable housing proposal, expressing deep admiration for Habitat’s mission and impact. He described how Habitat and similar nonprofit home repair organizations transform lives by providing safe, clean, and dignified housing, drawing on his own years of volunteer experience with local groups and the emotional gratitude he has witnessed from families helped by these efforts. Mr. Butler emphasized that the proposal is not about creating a low-income neighborhood, but about establishing a permanent, well-planned community of affordable, single-family homes for working families who are carefully vetted and supported on the path to homeownership. Reflecting on his upbringing in a working-poor family without access to generational wealth or guidance on homeownership, he highlighted how powerful opportunity can be when paired with support. He concluded that Lenexa is stronger when teachers, first responders, healthcare workers, City employees, and young families can afford to live in the community they serve and urged approval of the proposal so Lenexa can continue to be a place of stability, opportunity, and belonging.

Talita Leikam spoke in support of the Habitat for Humanity proposal, sharing that she and her family deeply value Lenexa's amenities, including the recreation center, parks, and community spaces, which they regularly enjoy. Drawing on both personal and professional experience in community health, she described attainable housing as a pressing and urgent need in the area, noting how frequently she sees working adults, elderly residents who have worked their entire lives, people with disabilities, and young adults just starting out struggle to secure stable housing. Ms. Leikam also spoke from her own perspective as a healthcare worker married to a teacher, raising three children with a fourth on the way, while supporting aging family members who are trying to downsize, underscoring how difficult housing access has become for middle-income families. She praised Lenexa as a beautiful, thoughtfully designed, and well-maintained city that clearly prioritizes being welcoming and family-friendly, which is why her family chooses to spend so much of their time there. She concluded by expressing hope that the City will continue living out those values by supporting Habitat's proposed development and welcoming working families who want to put down roots in Lenexa, emphasizing that such efforts align with the community's long-standing commitment to inclusion and quality of life.

Robin Olson, a Lenexa resident of more than two decades, spoke in support of the Habitat for Humanity project, emphasizing her desire for the City to remain a place where working families can put down roots. A retired teacher of the deaf who continues to work as an American Sign Language and English interpreter, she shared that her professional background has given her a unique, firsthand view of Habitat's full process, from application through a family moving into their home. Ms. Olson noted that while much has already been said about Habitat's careful vetting, she wanted to highlight the extensive education component of the program, which she described as critical and often overlooked. She explained that families are required to complete classes on budgeting, mortgages, home maintenance, and basic repairs and landscaping, equipping them with practical skills, confidence, and pride in homeownership. She stressed that Habitat does not give away homes, but instead requires significant documentation, commitment, and partnership from future homeowners, preparing and supporting them for long-term success. She concluded by stating that the proposed Lenexa project represents attainable homeownership done right and urged strong support for the proposal.

Rob Carr, a native of Johnson County and a Lenexa resident of 28 years, spoke in support of the Habitat for Humanity project, grounding his remarks in both his faith and his four decades of experience in pastoral ministry. He explained that his perspective is shaped by long observation of how communities succeed or struggle, particularly around the question of who belongs. Mr. Carr described Habitat for Humanity as the gold standard in affordable housing partnerships, stating that the City could not ask for a better collaborator for this project. He emphasized that Habitat families are thoroughly vetted, financially qualified, and committed to hundreds of hours of sweat equity, qualities that consistently result in strong neighbors and engaged citizens. Addressing assumptions sometimes made about affordable housing residents, he noted that many people can recall times when their assumptions about individuals or groups proved to be wrong, and he affirmed that Habitat families clearly belong in Lenexa. Drawing on the City's long history of carefully selecting development partners, he reminded leaders that Lenexa has successfully partnered with quality developers across the City and now has the opportunity to choose another exceptional partner. He concluded by expressing pride in Lenexa and enthusiasm for supporting Habitat as a trusted and worthy partner in this effort.

Nachelle Kaughman, a Lenexa resident who also works in Lenexa City Center, spoke in support of the proposed Habitat for Humanity neighborhood at 87th and Clare. She shared that her professional background in the nonprofit and humanitarian sector strongly shaped her understanding of what makes communities thrive, emphasizing that stable housing is not only a personal benefit but a foundation for healthy communities, improving outcomes in education, employment, and long-term civic engagement. Ms. Kaughman noted that wealth and stability are often built across generations and that homeownership remains one of the most reliable ways families can begin building that stability, a process Habitat supports

responsibly through careful qualification, education, and long-term affordability. She also highlighted the proven success of thoughtfully planned, income-diverse neighborhoods, describing them as more stable, resilient, and aligned with Lenexa's reputation for intentional planning. She pointed out that the project makes productive use of land that has been for sale for years, preserves existing park space, and creates homeownership opportunities for people who work in and contribute to the community. She concluded by urging approval of the proposal so Lenexa can remain a place where those who serve the City can also afford to live.

Michael Feingold, a Creekside Woods resident, spoke in strong support of the Habitat for Humanity proposal, drawing on his background in the Marine Corps and as a federal investigator. He shared his personal story of growing up without wealth after his father died of brain cancer, watching his mother work multiple jobs to keep the family afloat, and said a program like Habitat would have provided the stability his family desperately needed. Mr. Feingold criticized what he called Lenexa's "facade of nicest niceness," saying, "it is deeply ugly." He also noted that some neighbors are quick to donate to charities but resist affordable housing when they have a chance to make a structural generational difference for a family like his. He recounted a conversation with a neighbor he recorded, referencing her as "Susan" quoting her saying, "They're putting 50 Habitat for Humanity homes right there across from \$800,000 homes," and when he asked her what the problem was, she replied, "I feel like there's gonna be a problem with crime," and then admitted, "It's just because that comes with it." He commented that affordable housing does not harm property values and can even increase them. He further stated that "It's the paralegal, a single mother whose husband died, left her with three children working more than a full-time job just to keep stability in their lives." Mr. Feingold highlighted that Habitat homes serve people who already support the community, City employees, policemen, firefighters, teachers, CNAs, EMTs and delivery drivers. He warned that dismissing these families implies "people who serve this community aren't good enough to sleep in it," and urged the Commissioners to "vote for the truth" rather than validate "Susan's" fear.

Michelle Lancaster spoke in opposition of the Habitat for Humanity proposal and said she is "not as familiar with those technicalities or the nomenclature of your area," but she understands the basics of traffic safety and the impact of "taking away current green space that is heavily used by Lenexa residents" and rezoning it into residential use in an area that is already overdeveloped. Ms. Lancaster noted the developer's estimate that the project will take "five to six years to complete," and shared that City Engineer Tim Green says it will add "an additional 500 vehicles per day" to and from the site. She also referenced plans to widen 83rd Street and add roundabouts between Clare and Gleason, which will "divert more traffic down 86 Terrace and to Clare" because Lewis Street will not be able to turn west. Ms. Lancaster warned that adding "500 plus additional cars each day during the construction for the next five to six years" could create serious safety issues. Ms. Lancaster said she sees the problems firsthand from her front porch, noting that Clare Road is already heavily used with "teens thinking that they're on a drag strip," bicyclists, semi-trucks, and families trying to access the park. She argued that the proposed access road would cross "either the trails or the entrance," creating a safety hazard for pedestrians and park users. She asked whether a study has been done on "what type of impact 500 vehicles would have against hundreds of pedestrians coming in and out of the park," and emphasized that children currently run or bike ahead of their parents because "it is safe to do so," without having to worry about "a road in their path." She asked, "Is this location so important? Is it worth the injuring of a child?" Ms. Lancaster said that "saving green space" is the top priority, noting that the city poll showed 59% support for preserving it, and argued that there are better locations for the project than a heavily used park. She acknowledged the rebuttal that "your trails will still be there," but stressed that construction would remove the "peace and quiet" that people value. She suggested Sar-Ko-Par Park as a better alternative because it has "plenty of green space for houses" and is better suited with nearby amenities like grocery stores, public transportation, and shops. In closing, Ms. Lancaster said many supporters "are not residents that have been directly affected in the neighborhood," and will not have to deal with the construction for the

“next five to six years.” She asked the City to deny approval and recommend a location that has not “already been promoted, perceived, and used as a part for the past decade.”

Julie Becker spoke in opposition to the proposed location of the Habitat for Humanity project, emphasizing that her concern is not with Habitat itself, but with building on Centennial Park. She described the park as “just a trail through nature,” made up of grass and beautiful wetlands that are heavily used by thousands of neighbors. Ms. Becker stressed that the land is “not idle” or unused and will continue to be impacted by the City’s recent park tax increase, which led residents to expect “great upgrades and changes,” not the loss of parkland. She said many neighbors were “shocked and upset” to learn in December that the City planned to give this land away. Ms. Becker stated, “Do you know what a trail through a subdivision is called? A sidewalk. It’s not a park,” explaining that the trail would be bordered by homes and increased activity, particularly during school hours. She noted that hundreds of school-aged children currently use the trail daily as a safe place to run and walk away from traffic, roundabouts, and exhaust fumes, allowing them to enjoy fresh air and natural scenery. Speaking as a parent, teacher, and coach, she said this benefit alone is critically important to her and the community. She added that many residents jog, walk their dogs, or simply walk themselves on the trail, and shared that for her personally, “it’s my prayer retreat.” Ms. Becker said she has spent countless days praying on the trail for the land, questioning why property residents are paying for as a park would be converted into a subdivision with traffic, fumes, and the removal of natural space. She said her prayers led her to continue showing up, praying, and bringing neighbors together, noting that “six subdivisions are using this” and “thousands are praying and paying for a park, not another subdivision sidewalk.” In closing, Ms. Becker said residents want what was promised with the park tax increase, “more parkland and upgrades, not the destruction of our park.” She referenced Vision 2040, stating it clearly prioritizes “more green space” and “safe walking trails,” and said that is what the community was promised.

Angela Buzard spoke against the proposal, explaining her family’s strong connection to the park property, noting that her home backs up to the park and that its presence was a major reason her family chose the location seven years ago to raise their children. She described how her family regularly walks the trails, fishes in the ponds, and observes wildlife, even keeping binoculars by their back windows, saying the park is “a regular part of our lives” and an integral part of the neighborhood’s sense of community. Ms. Buzard acknowledged that affordable housing is a real and important issue in Johnson County and Lenexa, sharing that she has volunteered with Habitat for Humanity in the past and believes deeply in its mission. As a public servant living in a modest home, she emphasized that she supports affordable housing and the use of public funding to help promote it. However, she stressed that her concerns are not about affordable housing itself, but about the site selection and the loss of what she described as a beautiful and valuable community asset. Ms. Buzard explained that the park property is not simply undeveloped land, but a critical piece of green infrastructure that the City has heavily invested in to mitigate flooding for nearby homes, including her own. She praised Lenexa’s leadership and innovation in stormwater management and asked that the same level of foresight be applied to determining the highest and best use of this unique property for the benefit of the entire community. She noted that while similar parkland may never be available for purchase again, land suitable for residential development will remain available as the City continues to grow westward. In closing, Ms. Buzard said the most detrimental aspect of the proposal is the conversion of designated parkland into residential development. On behalf of her family, she asked the Planning Commission to deny the application and to pause development plans for the park property in order to allow time for meaningful community engagement, given the project’s scale and the significant public investment already made in the site.

Jeff Potter, a resident of the Timbers of Clear Creek and a 33-year Lenexa taxpayer, spoke in opposition to the proposed development at the park site, while emphasizing that he is not opposed to affordable housing. Mr. Potter thanked City staff, elected officials, and fellow residents for their time and dedication, and expressed appreciation for the community members who stayed late to advocate for preserving the

park. He stated that affordable housing is needed and that all individuals deserve a place they can afford to live but stressed that his comments were about “saving our park, a park we love and enjoy,” not rejecting housing. Mr. Potter explained that Lenexa’s parks and trails are a major reason he and his family moved within the city multiple times and ultimately built their “forever home.” He said those decisions were made based on affordability and the City’s promise to preserve parkland, noting that residents were told the park in question would remain primarily as it is. He expressed frustration that, despite voters approving a three-eighths cent sales tax increase to maintain and beautify parks, the City is now considering taking parkland away. While acknowledging changes Habitat has made to the proposal, he said the project still does not fit the area, comparing it to “flip flops with a tuxedo,” and cited a lack of supporting infrastructure. Addressing claims that opponents are motivated by fear or hiding behind the park, Mr. Potter said, “We are not here to hide behind our park. We are here to stand up for our park.” He rejected the idea that residents simply do not want the project “in their backyard,” and challenged decision-makers to consider what they are willing to support in their own neighborhoods. He said residents value Lenexa’s parks deeply and have demonstrated that commitment through their votes and tax support. Mr. Potter concluded by saying he wants to continue liking Lenexa as a longtime resident and does not want to become “a former citizen that used to like Lenexa,” thanking the City for the opportunity to speak.

Tracy Aspinwall spoke in opposition to the proposal, focusing on three main concerns: zoning consistency, landscaping and tree preservation, and impacts to the Clear Creek Trail. Ms. Aspinwall stated that the applicant is requesting RP-1 zoning, but the proposed lot dimensions more closely resemble RP-3 standards, effectively increasing density beyond what RP-1 allows and beyond what surrounding neighborhoods were built to expect. She emphasized that if the project is labeled RP-1, it should meet RP-1 minimums, including 80-foot lot widths, 30-foot front setbacks, and 8,000-square-foot minimum lot sizes, noting that anything less is inconsistent with the zoning designation. Ms. Aspinwall next addressed landscaping and tree preservation, explaining that the development borders two major public edges, Clare Road and Clear Creek Wetlands Park. She requested a Type 3 buffer along Clare Road and a Type 2 buffer along the park where lots face the public trail to maintain compatibility with both the neighborhood and the park. She also highlighted the mature tree line along West 86th Terrace on the north property line, stating that the proposed fencing, with gaps every 50 to 60 feet, would fragment this buffer. She asked that the applicant be required to provide a tree survey and a tree preservation plan to protect the existing old-growth trees. Finally, Ms. Aspinwall spoke about the Clear Creek Trail, calling it the most important issue for residents. She described it as a high-traffic public trail used daily and noted that the City’s long-range plan envisions extending it across Clare Road. She said the current proposal would remove more than 500 feet of existing trail, reroute it into areas not designed for the required width, and create multiple unsafe crossings, including at a subdivision entrance with three lanes of traffic and an added turn lane. She concluded by respectfully requesting that the development be redesigned to preserve the existing trail alignment and maintain uninterrupted and safe public access, thanking the commissioners for considering the concerns of the Clear Creek community.

Cathy Steinberg, a resident of the Timbers, thanked the body for the opportunity to speak and expressed opposition to the proposed project. Ms. Steinberg stated that while she supports affordable housing, it must “make sense” and be located in areas with adequate infrastructure and resources. She argued that rezoning the park would “alter and destroy the established development patterns of the area” and that the project is “not compatible with the surrounding neighborhoods.” Ms. Steinberg raised concerns about infrastructure, noting that the streets are not designed for increased traffic, local schools are already at capacity, and there is no public transportation serving the area, stating, “No buses come out there.” She emphasized the lack of nearby services, explaining that grocery stores are “three and a half miles away” and that there are no pharmacies or essential resources to support future residents, including disabled families shown in the project presentation. She questioned the long-term viability of the project, asking, “How do you force grocery stores to open in the community? You can’t,” and warned that residents would

face hardships that could impact surrounding neighborhoods and create future tax implications. Ms. Steinberg suggested that affordable housing be placed closer to City Center, where existing resources are available, citing areas such as Sar-Ko-Par Park with multiple grocery stores and schools experiencing declining enrollment. She stated that such locations would better support families and help revitalize aging communities. In closing, Ms. Steinberg addressed comments regarding “coded language,” identifying herself as a first-generation immigrant Latina and stating that assumptions about her community are harmful. She emphasized that the Timbers is a diverse, inclusive neighborhood and concluded that such claims “diminish us as immigrants.”

Kaylen Simpson-Porto, a Lenexa resident, spoke in support of the proposed Habitat for Humanity project on behalf of herself, her husband Chris, and a friend who was unable to attend. Ms. Simpson-Porto stated that she and her husband moved to Lenexa in October 2023 and were drawn to the city’s strong sense of community, reflected in its parks, public facilities, and community events. Ms. Simpson-Porto expressed support for the Habitat for Humanity proposal, citing the organization’s “long and proven record of success,” including strong outcomes for families and no foreclosures in the last ten years. She emphasized that Habitat homes are permanent, owner-occupied residences that provide long-term stability for families and neighborhoods and described the project as a “sustainable, common-sense solution” to the housing crisis. She noted that although she and her husband both work within minutes of their home, they cannot afford to purchase a house in Lenexa, leaving them and many others facing the choice between continuing to rent or moving out of the city to become homeowners. Ms. Simpson-Porto stated that more people who work in Lenexa pay sales tax in Lenexa, and contribute to the City should be able to live there. Addressing opposition comments, Ms. Simpson-Porto acknowledged community concerns but encouraged residents to research the full details of the project, stating that many fears, such as impacts to home values and damage to parks and wetlands, have been addressed and that the park would not be affected. She urged residents to “welcome a little discomfort” for the greater good and to consider families who need modest support to thrive. In closing, Ms. Simpson-Porto stated that she wants Lenexa to be a place for all people, where those who work and serve the community can also be neighbors. She concluded by urging approval of the project, stating, “Yes, welcome to my backyard. I support you.”

Christina Wallace addressed the Planning Commission with technical concerns regarding the proposed development. Ms. Wallace spoke against the Habitat for Humanity proposal and requested a reduction in density from 50 lots to 35 lots on 17 acres, stating that the current proposal places RP-3–sized lots adjacent to R-1 acreage lots, creating the densest stretch of housing in the development backing directly onto acreage. She argued this configuration is incompatible and inconsistent with the City’s long-standing vision for medium-density development, noting that a similar concept was considered in 2018 and “didn’t fit then and doesn’t fit now.” Ms. Wallace stated that a 35-lot layout would be compatible with surrounding developments, citing the Timbers subdivision across the street, which has 35 homes on 17 acres, and Twin Creeks at Enclave, where 50 homes were approved on 32.6 acres. She asserted that the current proposal is a repackaged version of a previously rejected concept and does not align with established development patterns in western Lenexa. Ms. Wallace also raised concerns regarding landscaping and buffering, noting that trails function as arterial corridors and that the current plan lacks adequate landscape buffers between homes, fences, and trails. She stated that additional buffering is needed to maintain the park-like character of the area. Regarding safety, Ms. Wallace identified two primary issues. First, she expressed concern over the proposed trail realignment, stating that relocating the trail would require children to cross three lanes of traffic, including a turn lane, to access future trail connections, which she described as unsafe. Second, she cited emergency access concerns, pointing to Lot 1 at the main entrance of the development and stating that the configuration would not safely accommodate multiple emergency vehicles responding to an incident. In closing, Ms. Wallace questioned the inclusion of a lengthy staff justification document, stating that a “50-page justification” was unnecessary for a

technical review and urged the Board to focus on the technical deficiencies of the plat when making its decision, stating that “there are some errors here.”

Kristy Baughman, Executive Director of United Community Services of Johnson County (UCS), spoke in strong support of Habitat for Humanity’s proposed attainable housing development in Lenexa. Ms. Baughman stated that UCS works countywide to understand housing needs and strengthen systems that help families remain stably housed and have long partnered with the City of Lenexa on housing solutions. Ms. Baughman presented data illustrating the growing housing affordability challenges in Lenexa. She stated that between 2019 and 2024, home values increased by 53%, with the median home price rising from just over \$360,000 to more than \$550,000. During the same period, she noted a 70% decrease in rental units under \$1,000 per month and a 240% increase in rentals over \$2,000 per month, making it increasingly difficult for households to save for homeownership. She further noted that between 2013 and 2023, Lenexa added 27% more housing units, yet the percentage of homeowners declined by 5%, demonstrating that increased housing supply has not translated into increased access to homeownership. Ms. Baughman stated that Habitat’s proposal addresses this gap by providing attainable, single-family homes that will remain affordable over time through Habitat’s shared equity model. Ms. Baughman emphasized that housing stability directly affects health, education, and economic opportunity and described the proposal as a thoughtful, community-centered solution aligned with Lenexa’s needs. On behalf of UCS, she urged approval of the project. In closing, Ms. Baughman underscored the importance of allowing people to live near where they work, sharing that proximity strengthens community connections, civic engagement, and relationships between residents and those who serve the community. She stated that enabling workers to live in Lenexa enhances the City’s overall sense of community.

Kevin Cauley spoke in opposition, addressing the Planning Commission and thanking them for their time. Mr. Cauley, a Lenexa homeowner since 2007 and a current resident of the Timbers, stated that his comments were focused on planning considerations, not on who would live in the proposed development. Mr. Cauley raised concerns regarding the deviations requested by the applicant, particularly as they relate to lot size and housing class compatibility. He referenced comparison neighborhoods included in the staff packet and stated that Sunset Canyon included deviations only for Class E homes, with average lot sizes of approximately 10,000–11,000 square feet, while Class D homes in that area were not subject to the same deviations. He stated that Stone Ridge North and Enclave at Twin Peaks were not appropriate comparisons, as those developments consist of higher housing classes and cannot be directly compared to Class D housing. Mr. Cauley also referenced Cedar Crest, stating that the introduction of smaller Class D homes in later phases negatively affected the neighborhood’s character and integrity. Mr. Cauley expressed concern that the proposed development includes Class D homes on lots as small as 7,500 square feet, which he stated is inconsistent with surrounding R-1 neighborhoods and with the established character of the Timbers and Cedar Crest, which are primarily Class B and C neighborhoods. He emphasized the importance of maintaining compatible lot sizes and housing character and urged the Commission to consider average lot sizes when evaluating the proposal. Mr. Cauley concluded by requesting that, if development proceeds, lot sizes and housing types remain consistent with the existing neighborhood character.

John Lanham, a resident of Prairie View at Creekside Woods, spoke in opposition to the proposed plan. Mr. Lanham stated that he lives approximately a five-minute walk from the site and that proximity to the park was a primary reason he and his family chose to move to the area. He described his family as active users of the park and emphasized its importance as a community amenity. Mr. Lanham requested that the plan be rejected, stating that the proposed location is not well suited for the development and that other locations in Lenexa would be more appropriate. He expressed concern that the area lacks nearby amenities, such as grocery stores and services, and stated that this would be challenging for future residents as well as existing neighbors. While acknowledging Habitat for Humanity’s mission and noting

that he has volunteered on Habitat homes in the past, Mr. Lanham stated that the proposed development differs from his prior experience with Habitat projects. He expressed concern about the use of park-adjacent land and the density of the homes, stating that they do not match the spacing or character of surrounding neighborhoods and would be placed next to significantly higher-valued homes. Mr. Lanham concluded that, although he supports the goal of providing attainable housing, he does not believe this site is a good fit for the project and encouraged the City to consider an alternative location to achieve the same objectives.

Lisa Rohrbaugh, a 13-year resident of Creekside Woods just south of the land under discussion, spoke in support of the proposed Habitat for Humanity housing development. She reiterated many of the points previously raised, emphasizing the “good things about Habitat for Humanity” and the thoughtful planning and work that has gone into the project. She said she was “delighted to know that it was always planned to be housing,” and agreed with those who believe the park will not be negatively affected, noting that “the best of the park is yet to come.” As a frequent walker and trail user, she emphasized that some complaints focus on “50 houses,” while no one complained when 77 houses were added to her own neighborhood in recent years, and the City has consistently kept up with growth in roads and schools. She stated that the project is “about meeting a real and growing need in our community,” noting that Johnson County needs affordable housing and that this is a great location for it. She stressed that Habitat for Humanity is not a speculative developer and that she trusts Habitat more than many for-profit developers because it is a nonprofit with a long-proven track record. She also highlighted the importance of sweat equity, saying that Habitat developments “have consistently shown positive outcomes” and that studies and local experience demonstrate Habitat homes do not decrease surrounding property values, and often strengthen neighborhoods by replacing vacant or underused land. She noted that Habitat works closely with local codes and design standards and that the proposed development reflects thoughtful planning, appropriate density, quality construction, and attention to infrastructure. She concluded that approving the development would send a clear message that Lenexa recognizes the housing challenges facing working families and supports smart, mission-driven solutions, and Ms. Rohrbaugh respectfully urged support for the project.

Mark Rohrbaugh, who spoke in support of the Habitat project to his north and who lives in Creekside Woods with a backyard that abuts the property in question from the south and whose deck has a clear view of the silo with a tree growing up through the middle in the park. He noted that they will be about as close as neighbors to the proposed site as you can get and said he “100% supports the Habitat project.” He emphasized that “no one is losing a park,” and that “nobody’s entitled to that land” or has a “God-given right to control what’s done on that parcel of land.” Responding to concerns, he stated that the development is not the park, and it will not remove the trails or remove the wildlife. He criticized opposition from residents of the Timbers, saying “they make me think, Jesus Christ, glad I don’t live in the Timbers.” He explained he does not know his lot size, but believes it is “smaller than what is being proposed here,” and suggested that opponents “just don’t like the idea that somebody’s gonna have a smaller house than theirs as a neighbor.” He also said he was shocked when one speaker described the project as “flip flops on a tuxedo,” stating “I’ve been in the Timbers and it ain’t all that.” He added that those against the project “are not being truthful with you,” and said it was his job to “stand up and call it out when I see it.” He appreciated the opportunity to be heard and to “call out garbage when we hear it in our community.” (At this time Chairman Poss had to intervene when an audience member and the speaker engaged in unruly comments and behavior.) Mr. Rohrbaugh continued and said it is “a fine development” that he and his family will be happy with. He praised Staff for doing “an outstanding job of laying it out in the beginning,” and said that supporting the project “is the way forward” as the community looks for diversity, and Ms. Rohrbaugh respectfully urged support for the project.

Julie Shepherd, a 25-year resident of Lenexa who has lived in five different homes in the City and has studied zoning and planning before each move, spoke in opposition to using the 17-acre parkland for the

Habitat for Humanity development. She noted that when she planned to build her current home, she checked Lenexa maps and found that the land was originally projected as housing development, with the green area shown as parkland, and that the plan has changed over the last six years. She said she was there to talk about the nature surrounding the park and described the land as “extraordinary,” full of native natural grasses. She explained that cost sharing for planting native grasses opens in March and is gone in two months, and despite trying for three years she has not been able to access it. She emphasized that her backyard is full of native plants and that the 17 acres are “all natural grasses,” including little blue stem, tall blue stem, and “tons of milkweed.” She challenged claims that milkweed is not present, saying she “was literally driving down the road, saw the milkweed, turned my car around and went and saw it,” and noted the presence of caterpillars and monarch butterflies, adding “the plant is nearly extinct” and that she has seen “more than a hundred of these in that 17 acres.” She questioned why Lenexa would “tear out 17 acres of natural grasses to put in 50 houses with driveways” and pointed out that parked cars and petroleum runoff would affect the watershed, increasing algae in the wetland areas. She said residents deserve “a true park to enjoy, to see true nature,” and clarified that she is not opposed to Habitat for Humanity itself but is opposed to using this “particular 17 acres of complete native soil,” and Ms. Shepherd thanked the Commissioners for the opportunity to speak.

Patricia Smithson, a longtime Lenexa resident of the Century Two Estates area, spoke in support of the Habitat for Humanity development at Clear Creek. She explained that she has lived in her home for 22 years, having purchased it in 2004 as a single parent and single-family homeowner. Drawing on her long experience in the community, she emphasized her positive history working with Lenexa city staff, particularly on projects related to Flat Rock Creek. Ms. Smithson highlighted her collaboration with City stormwater staff member Ted Semadeni, describing him as “phenomenal to deal with.” She shared a personal anecdote about learning why invasive honeysuckle needed to be removed along the creek, recalling that when she expressed concern about hummingbirds, she was reassured: “We’re gonna replace it with a plant that will still attract hummingbirds.” She said this interaction reflected the city’s care for both the environment and the community. She expressed pride in Lenexa as a “forward thinking, welcoming community” and stated that the proposed project aligns with values the City already claims, “responsible growth and housing options for people at different stages.” Reflecting on the city’s growth, she noted that when she first moved to Lenexa, areas like Highway 7 were largely undeveloped, and she praised the City for the progress it has made, including amenities such as the Lenexa Rec Center. Ms. Smithson also spoke positively about city maintenance and planning, calling staff efforts “very impressive,” and said she is proud to live in a community that “plans for the future and cares for all its residents.” She referenced her participation in Vision 2040 and encouraged continued community involvement in City Planning processes. She concluded by respectfully asking the Planning Commission to support the project, expressing confidence that the City would be conscientious in its execution.

Marvin Kohler, a resident of the Timbers subdivision, spoke in opposition to the proposed development, stating that he and his wife, a teacher, are a working family who deliberately chose Lenexa for its safety, schools, and quality of life after viewing 69 homes, including in Overland Park, and purchasing their home nine years ago. He emphasized that “we moved here because of safety, because of the schools,” and expressed concern that the project would bring conditions he associates with low-income housing he deals with “every single day” near 2nd and Lydia in Kansas City, Missouri, including homelessness that he fears could move into nearby park space. Mr. Kohler questioned the need for the project, citing that there are 1,935 homes for sale in Johnson County at the price his family paid, and warned that the proposal resembles dense housing he previously lived next to in Omaha, saying, “It looks exactly like what you’re trying to do in my backyard.” He also raised safety and infrastructure concerns tied to the upcoming World Cup, referencing recent meetings with Kansas Transportation Secretary Reed about K-10 traffic and with Kansas City, Kansas Mayor Watson, whose “number one concern is safety,” and stated that despite assurances from Habitat for Humanity, “I deal with it every single day,” concluding by asserting that comparisons to other regions are misplaced because “Lenexa is not Minneapolis.”

Gene Spiess, a 50-year resident of the 86th Terrace area, spoke in opposition to the proposed project, expressing concern about the loss of wetlands and trails that Lenexa previously celebrated as part of its Wetlands Project. He stated that residents have long enjoyed this area as “a gift through their tax dollars,” and warned that it is being jeopardized by development interests suggesting that the west wetlands and trails are not needed. While acknowledging that “people do need comfortable and affordable housing,” Mr. Spiess said nearby residents should receive “some type of compensation for this degradation.” He also raised concerns about increased traffic on Clare Road and 86th Terrace, which he said are already used “as a Speedway,” and about overcrowding in DeSoto schools serving students from Lenexa and Shawnee. He emphasized his pride in Johnson County’s parks and recreation system, noting that it provides amenities “that Wyandotte County does not,” and concluded by stating that there is “surely other property available for this project.”

Jackie Steinhoff, a resident of the Timbers neighborhood, spoke on behalf of Kurt Narron, sharing remarks that she and Mr. Narron shared opposing the proposed Habitat for Humanity development near Clear Road and Clear Creek. She stated clearly that their comments were “not in opposition to affordable housing, nor to Habitat for Humanity’s mission,” but instead focused on concerns about process integrity, equal application of city standards, and stewardship of public land. Ms. Steinhoff asserted that while Staff’s packet addressed zoning and platting criteria, it failed to address several material issues raised by residents, including the waiver or alteration of prior land disposition standards that had required all three parcels to be purchased together and limited development intensity relative to surrounding neighborhoods, without explanation of how equal treatment is being ensured. She further raised concerns about what she described as an unequal application of development standards, noting that the packet refers to deviations as routine but provides no comparative analysis showing that similarly situated private developments received the same flexibility. She cited public record emails showing coordination between City Staff and the applicant prior to neighborhood engagement and formal review, stating that this timing reasonably contributes to a public perception that key elements of the project were shaped before the public process. She also questioned public asset stewardship, emphasizing that the land is adjacent to planned park space that will not be finalized until at least 2027; while rezoning and sale of the land would be permanent, and noting that the packet does not analyze impacts on long-term park planning. Finally, she argued that because Johnson County funding for the project is not site-specific and Habitat developments could occur elsewhere, pausing or reconsidering this location would not halt affordable housing but would allow the City to better balance housing goals with fairness, transparency, and long-term public benefit, concluding by respectfully asking the Planning Commission to consider whether moving forward or pausing for additional review would better serve the City and public trust.

Kevin Hobbs, a resident of the Reserve who lives adjacent to the path leading into the park, spoke in support of the proposed Habitat for Humanity project. He shared that he initially opposed the development after hearing it described as “an environmental disaster,” noting that he chose his home because he loves the wetlands behind it and did not want to see them lost. However, after doing his own research and listening to the presentations, he stated that he had changed his mind and is now “all for the Habitat for Humanity project,” calling it “a great thing for this neighborhood.” Mr. Hobbs expressed concern about what he described as “classist things” being raised in opposition, particularly arguments about transportation, and said he believes Habitat has already addressed this by requiring residents to have proper transportation as part of their program. He went on to say he would even support expanding affordable housing efforts to other areas of Lenexa, including locations near AdventHealth on Prairie Star, along 83rd Street, and through revitalization of older areas near Costco. While emphasizing that protecting the environment is critical, he stated that “building quality and affordable housing for our neighbors is crucial,” and respectfully urged the Planning Commission to approve the project, adding that supporting it aligns with community values and “probably what Jesus would want to do,” even though he does not consider himself a religious person.

Jessica Brooks, a nearby resident, spoke in support of the proposed project, emphasizing that “our kids need homes” and drawing on her professional and personal experiences as a nurse, foster parent, and adoptive parent. She shared that she has treated patients in the emergency department who were not ill but had “nowhere else to go,” describing them as “someone’s kid with no place to sleep, no door to lock behind them,” and stating, “That kid deserves a home.” Ms. Brooks recounted fostering a 14-year-old boy who told her the bed in her home was the first real mattress he had ever slept on because his family could not afford one, despite having lived in Johnson County their entire lives, repeating, “That kid deserves a home.” She also described another child who panicked at the idea of a camping trip because his life experience had taught him that a tent meant no food and explained that her own adopted daughter experienced homelessness and housing instability as a toddler and preschooler, the effects of which continue into her life today. Ms. Brooks stated that the project is about “stability, dignity, and giving our fellow humans, and someone’s kid, a fair chance to experience safety and to thrive,” and urged the Planning Commission to support the project as an opportunity to positively change life trajectories by partnering with Habitat for Humanity to develop land that has long been earmarked for development.

Katie Ingram, a Lenexa resident, nurse, mother, and homeowner since 2019, spoke in support of the proposed Habitat for Humanity project, explaining that although she and her family were fortunate to buy when they did, they would likely be unable to afford a suitable home in Lenexa today given current housing costs, even with two working parents and stable jobs. She stated that she sees every day, both at work and in her own neighborhood, how a stable home affects a family’s health, well-being, and ability to thrive, and how damaging it can be when that stability slips out of reach. Drawing on her experience as both a nurse and a mother, she emphasized that home stability directly impacts physical health, emotional security, and long-term opportunity. Ms. Ingram noted that while homeownership brings pride, security, and stability, it has become increasingly unattainable for many people who keep the community running, including teachers, first responders, nurses, and caregivers who are being priced out of the areas they serve. She stressed that these are not people asking for handouts, but hardworking members of the community, and said that Habitat for Humanity offers one of the few dignified, permanent solutions by providing affordable homes that allow families to build equity and stability. She explained that when families gain access to stable housing, children perform better in school, parents have room to save and care for their health, and neighborhoods become stronger and safer. As a parent raising children in Lenexa, she said it matters deeply to her that those who teach, protect, and care for her children can afford to live alongside them, and she urged support for the project.

Cecilia Tapia, a resident of Timbers Phase Seven who moved to the neighborhood in July 2023, spoke in opposition to the proposed project, explaining that she chose her home after reviewing approximately 40 locations specifically because of the park and wetland across the street, which she described as “a precious wetland that can’t be replaced.” Identifying herself as an environmentalist who believes in climate change, she emphasized that public servants must “follow all the rules for everybody all the time,” arguing that fairness and public trust are undermined otherwise. Ms. Tapia raised a series of regulatory and legal concerns, citing Kansas statutes related to conflicts of interest (KSA 75-4304), public trust protections for park property (KSA 12-1301 and 12-1302), and Clean Water Act Section 404 permitting through the U.S. Army Corps of Engineers for any dredging or filling of wetlands, noting that adjacent wetlands could be impacted by disturbance and silting. She also referenced Lenexa’s Unified Development Code protections for natural resources and argued that a traffic impact study is required due to the size of the proposed development and the fact that access is via a two-lane road. Ms. Tapia further cited research linking green space to mental health benefits, including a 2019 Nature Magazine study and attention restoration theory, stating that green space helps reduce stress and cognitive fatigue. She concluded by asserting that the site has long been designated as public open space in the City’s master plan and that moving forward would require a comprehensive plan amendment, stating that the City “can’t arbitrarily change the vision for the city.”

Kevin Schulte, a pastor at Pathway Community Church in Olathe, spoke in support of the proposed Habitat for Humanity project, drawing on his direct experience working with Habitat on the Pathway at Heritage development near 159th Street and Black Bob in southern Johnson County. He described attending the celebration of the first homeowner in that project and witnessing a powerful emotional response, including an individual who “openly began to weep” as he reflected on seeing anger and division replaced by joy and unity through the collaborative effort of many people and groups. Mr. Schulte said this kind of project offers “tangible goodness and beauty” that renews hope, strengthens neighborhood bonds, and brings collective joy and vibrancy to a community by walking alongside families to create better futures for them and their children. He noted that even after working on the project for years and studying its impacts, he was personally surprised by the depth of its ripple effects. He praised Habitat for Humanity’s homes as “absolutely beautiful” and described the organization’s staff as knowledgeable, accessible, committed, and passionate about affordable housing, emphasizing that such projects change the trajectory of lives, health, and education, and offering to give tours of the completed homes in southern Johnson County to illustrate the quality of the development.

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

#### PLANNING COMMISSION DISCUSSION

Chairman Poss opened deliberations by clarifying that the Planning Commission’s consideration is limited to the applicable review criteria, noting that issues such as who the applicant is, who purchases or rents property, incentives, or the sale of city-owned land fall under a separate City Council process and are not within the commission’s authority, a point he raised in response to public comments that extended beyond the body’s purview. He then asked City Staff to address concerns raised about pollution and the function of the wetlands constructed around 2014/2015. Tim Collins responded by explaining that the wetlands were intentionally designed as a regional facility serving multiple developments, including St. James Academy, future commercial areas, Creekside Woods, and the subject property, with a dual purpose of flood protection and water quality improvement. Mr. Collins stated that wetlands collect and contain pollutants within the system, and that ongoing maintenance by City crews, including Ted Semadeni’s team, involves removing and replacing plants and soils when they become laden with contaminants. Chairman Poss acknowledged the explanation, summarizing that the wetlands operate in stages to capture pollutants such as oil and roadway runoff, with vegetation and soils helping to “clean” the water before it is discharged downstream and ultimately reaches larger waterways, and thanked Mr. Collins for addressing the concern.

Commissioner Burson asked for clarification on whether the proposed development would remove any portion of the existing wetlands, stating, “This development does not at all remove one square inch of the wetland, is that correct?” Tim Collins confirmed, “That is correct.”

Chairman Poss asked Scott McCullough to address questions regarding the trail network and how its alignment may change under the proposed development, noting that the configuration appeared to be somewhat in flux. Mr. McCullough responded that the trail currently exists and generally follows the green dashed alignment shown, but because of the new local street serving the subdivision, the trail would be relocated slightly to the south. He explained that, as this is a preliminary plat, the alignment is still conceptual, but the intent is to shift the trail farther from the property line, route it south of the new roadway, and adjust the crossing point along Clare Road. Mr. McCullough stated that the revised crossing would be positioned to avoid the turn lane and would cross only two lanes of traffic, noting that while the trail currently crosses Clare Road at one location, it would be moved farther south under the proposed plan.

Commissioner Horine asked Scott McCullough to clarify public comments suggesting that the proposed development represented more than a one-class step down in housing classification from surrounding neighborhoods. Mr. McCullough explained that the standard requires a project to be no more than one classification lower than the adjacent residential classification, and that applying this standard requires examining the specific plats and phases of the surrounding Timbers subdivision, which has developed over more than 20 years. He noted that the adjacent homes are classified as Class C, as indicated on their recorded plats, while nearby tracts, such as amenity and City-owned parcels, do not carry housing classifications because they are not residential lots. Based on the applicable adjacent Class C designation, Staff determined that the appropriate classification for the project is Class D, which meets the requirement of being no more than one class step down.

Commissioner Horine then asked about density concerns raised during public comment, and Mr. McCullough explained that residential zoning districts are defined by both use and intensity, with the RP-1 District allowing up to 3.5 dwelling units per acre, and that developments within this range are considered compatible regardless of whether they are built at lower or higher densities within the district.

Commissioner Horine questioned the applicant about the projected five- to six-year timeline. Lindsay Hicks explained that approximately 18 months would be devoted to infrastructure, followed by phased vertical construction of homes in groups, typically around 15 homes at a time, to align with funding sources.

Finally, Commissioner Horine asked about the involvement of a private builder. The applicant clarified that a private builder would assist in constructing some of the more than five housing types within the development, working alongside Habitat rather than building unrelated homes.

Commissioner Harber thanked residents for their participation and shared his perspective as a lifelong Lenexa resident, noting that Lenexa's housing challenges mirror broader trends across Johnson County. Drawing on his work with the Johnson County Commission on Aging, he explained that housing affordability pressures are being driven largely by rising appraisals and appreciation that are pushing homes into higher price cohorts, rather than by the removal of lower-priced housing. He cited recent data showing modest growth in the \$300,000–\$500,000 range but sharp increases in higher price brackets, including double-digit growth above \$500,000 and significant increases in homes priced over \$1.1 million. He emphasized that inventory below \$350,000, where many property tax relief programs and first-time buyers are concentrated, is rapidly disappearing, with little incentive for owners to sell and few new homes being built at those price points. Commissioner Harber noted that while apartments are often discussed as a solution, many residents oppose additional apartment development, raising the question of where working residents will live as prices continue to rise. He shared an anecdote from a recent meeting in Topeka in which a Lenexa-area State Representative told him he could not afford to buy a home in Lenexa and was renting instead, underscoring the scope of the issue. He encouraged a broad-minded approach to housing policy, expressed appreciation for staff's work on the plan, and concluded by sharing his positive past experiences with Habitat for Humanity projects, recalling that future homeowners were actively involved in building their homes and took great pride in them.

Commissioner Dharod asked about access to the proposed 50-lot development, specifically whether having a single access point was adequate for traffic flow and emergency response. Mr. McCullough explained that 50 lots is the maximum allowed for a subdivision with one access point and that the proposal meets all city standards for traffic distribution and emergency access, with confirmation from the fire prevention chief.

Commissioner Dharod inquired whether use of a Community Land Trust would limit the City's ability to enforce property maintenance codes. Mr. McCullough stated that it would not, noting the City would enforce codes with the land trust as it would with any other legal property owner.

In closing, Commissioner Dharod reflected on the Planning Commission's responsibility to apply the zoning code and review criteria, stated that the Staff Report demonstrates the application fits within the established framework and complies with the Comprehensive Plan, Future Land Use Map, and parks and recreation plan, and indicated his support for the development.

Commissioner Wagner emphasized the importance of maintaining buffers between trails and fence lines, particularly preserving existing mature tree lines, and encouraged a carefully considered plan to protect that vegetation. She also asked whether a traffic study had been completed or would be required. Mr. McCullough explained that no traffic study was requested because the City's arterial and collector street network was designed to align with the Comprehensive Plan, and developments that conform to that plan are presumed to be adequately accommodated. He noted that Clare Road is expected to handle the anticipated traffic volumes based on existing modeling.

Commissioner Wagner concluded that, after reviewing the rezoning in relation to the Comprehensive Plan and Future Land Use Map, the proposal met the applicable criteria and stated that she was in favor of it.

Commissioner Katterhenry asked how long affordability requirements would remain in effect when homes are resold. Lindsay Hicks explained that under the ground lease structure, resales must be to income-qualified families, ensuring the homes remain affordable in perpetuity through the same vetting process. Commissioner Katterhenry acknowledged the explanation and noted that many of his other questions had already been addressed. He then raised the issue of whether other City-owned land might be available for this type of development. Staff responded that such considerations were outside the scope of the Planning Commission's role, which is to evaluate applicant-driven proposals based on adopted codes.

Commissioner Woolf asked several questions about the proposed development, focusing on the park and trail interface, including whether there is potential to add landscaping buffer between the trail and the new fence line, or whether the trail might be shifted slightly south to accommodate shrubs or trees. Mr. McCullough responded that it was a possibility and noted that detailed park programming and design is planned in the coming years, which could address that buffer. He also explained that the City's trail plan includes trails through similar corridors, often close to backyards, and that the concept could be explored further during park planning.

Commissioner Woolf asked about the type of trail crossing that would be installed, noting that current crossings like the one near Mill Creek Elementary are marked by yield signs. Mr. McCullough said crossings are determined by traffic warrants and envisioned a more formal crossing in the future, potentially including features like a raised median and a defined landing zone.

Commissioner Woolf concluded by noting that the park, at 40 acres, would be the third largest in Lenexa, about 80% the size of Sar-Ko-Par Park and twice the size of Mill Creek Park, and would represent a substantial amenity to the area, compared to the original plan for a 15-acre park.

Commissioner Jamison reviewed his notes and observed that both proponents and opponents agreed there is a need for attainable housing. He stated that, considering the Comprehensive Plan and the community's vision for the future, he supports the proposal because he believes it aligns with what the City's residents have requested and makes sense within the broader plan.

Commissioner Burson, who noted that he served on the Comprehensive Plan committee for years, explained that the parcel and proposed park had been extensively discussed through that process and that the proposal aligns with the community's long-term planning. He pointed out that, according to the City of Lenexa's parks website, the area is not currently listed as a park but as a trail system, and is only a future planned park, though he acknowledged that residents may feel differently. He said he had listened carefully to comments from nearby residents and observed that many who spoke live in the Timbers and had seen the land transition from open fields to residential development over time; he noted that development has historically occurred as Western Lenexa evolved from farmland to neighborhoods. He emphasized that the Planning Commission's role is to determine whether this expected growth conforms to the Unified Development Code and other standards, and he expressed full agreement with the Golden Criteria as outlined by staff, praising the Staff Report for its detail. Commissioner Burson then shared his own experience living in a previously undeveloped area, describing how his home was built on a former sod farm and how the surrounding area has since developed into a diverse community with homes, apartments, businesses, and amenities. He highlighted that he enjoys the City's parks and trails, noting that many existing trails run close to backyards without buffer zones and that he finds this acceptable. He concluded that this land will be developed and that the Planning Commission's responsibility is to ensure it is done in a way that supports the City's overall growth and diversity; therefore, he stated he is in support of the plan.

Chairman Poss began by thanking everyone for the meeting and noting that the discussion remained respectful. He acknowledged that land-use issues can be emotional and shared that the trailway under discussion has been his family's "adopt a spot" area for six years, during which they have regularly picked up trash, and that he has long anticipated eventual housing development there based on the future land use plan. He emphasized that, while he understands residents' concerns about green space, he approached the matter from his role as a Planning Commissioner and focused on the zoning request. Chairman Poss stated that the proposed density falls within the RP-1, Planned Residential (Low-Density) District zoning classification, with the applicant requesting 2.9 dwelling units per acre compared to the 3.5 allowed by code, and that RP-1 aligns with the suburban residential character of adjacent properties and the Future Land Use Map. He said he agreed with the City Staff's analysis of the Golden Criteria, including criteria one, two, three, and ten regarding traffic, and noted that as a local resident he does not consider traffic in the area to be problematic. Chairman Poss also concurred with the Staff's assessment of the preliminary plan and plat, finding the requested front yard setback reductions reasonable and similar to recent approvals, and describing the proposed lot width and lot area reductions as acceptable, with the small lot area differences being negligible in a community of Lenexa's size. On landscaping, he acknowledged valid questions about buffering and suggested the possibility of moving the trail slightly south but noted potential constraints such as the Evergy power line easement and planting restrictions. He also urged the applicant to respect and preserve the mature tree line on the north side where possible, recognizing that development and utility grading may limit what can be saved.

## MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** for rezoning property from AG to RP-1 for **Clear Creek Subdivision** located near the southeast corner of the intersection of 86th Terrace and Clare Road.

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

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan/plat for Clear Creek Subdivision located near the southeast corner of the intersection of 86th Terrace and Clare Road for a single-family residential development with the following deviations:

1. Deviations from Section 4-1-B-6-F of the UDC to allow a reduction to the front yard setback, lot width, and lot area as described in the Deviations section of the Staff Report.

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

DRAFT

# PUBLIC COMMENTS

**RECEIVED THROUGH  
10:00 AM ON FEBRUARY 2, 2026**

**[CLICK HERE TO VIEW](#)**

**NOTE: COMMENTS SENT TO THE PLANNING COMMISSION  
HAVE BEEN COMBINED INTO A SINGLE DOCUMENT**

**APPLICATION:  
CLEAR CREEK SUBDIVISION  
RZ26-01, PT26-01P**

# PUBLIC COMMENTS

**RECEIVED BETWEEN  
10:00 AM ON FEBRUARY 2, 2026  
AND  
8:00 AM ON FEBRUARY 13, 2026**

**[CLICK HERE TO VIEW](#)**

**APPLICATION:  
CLEAR CREEK SUBDIVISION  
RZ26-01, PT26-01P**

**RZ 26-01**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING PROPERTY LOCATED NEAR THE SOUTHEAST CORNER OF 86<sup>TH</sup> TERRACE AND CLARE ROAD IN THE AG, AGRICULTURAL DISTRICT TO RP-1, PLANNED RESIDENTIAL SINGLE-FAMILY (LOW-DENSITY) DISTRICT.**

**WHEREAS**, on November 24, 2025, Doug Ubben, agent for Habitat for Humanity, filed a request to rezone property located near the southeast corner of 86<sup>th</sup> Terrace and Clare Road in Lenexa, Kansas (the "Property") from the AG, Agricultural to RP-1, Planned Residential Single-Family (Low-Density) District; and

**WHEREAS**, on February 2, 2026, 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 February 2, 2026, the Lenexa Planning Commission recommended approval of said rezoning, as reflected in the minute record for said meeting; and

**WHEREAS**, on February 17, 2026, 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 described as:

RP-1 DESCRIPTION:

All that part of the Northwest Quarter of Section 33, Township 12 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 33, said point also being the Southwest plat corner of CLEAR CREEK ESTATES, a platted subdivision of land in the City of Lenexa, Johnson County, Kansas; thence N 88°44'16" E, along the North line of the Northwest Quarter of said Section 33 and along the South plat line of said CLEAR CREEK ESTATES, a distance of 1137.24 feet;  
thence S 1°15'44" E, a distance of 381.02 feet;  
thence S 88°44'16" W, a distance of 76.71 feet;  
thence S 21°24'58" W, a distance of 128.79 feet;  
thence S 0°00'00" E, a distance of 288.74 feet;  
thence S 62°32'08" W, a distance of 176.04 feet;

thence N 61°04'10" W, a distance of 739.77 feet;  
thence Westerly on a curve to the right, said curve having an initial tangent bearing of S 47°00'54" W and a radius of 225.00 feet, an arc distance of 158.74 feet;  
thence S 87°26'18" W, a distance of 50.00 feet to a point on the West line of the Northwest Quarter of said Section 33;  
thence N 2°33'42" W, along the West line of the Northwest Quarter of said Section 33, a distance of 552.49 feet to the Point of Beginning, containing 16.7336 acres, more or less, unplatted land.

**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 February 17, 2026.

**SIGNED** by the Mayor February 17, 2026.

CITY OF LENEXA, KANSAS

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Julie Sayers, Mayor

ATTEST:

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Jennifer Martin, City Clerk

APPROVED AS TO FORM:

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Steven ShROUT, Assistant City Attorney



**ITEM 6**

**SUBJECT:** Resolution authorizing the Mayor to execute a Kansas Real Estate Contract for the sale of property located in the vicinity of 86th Terrace & Clare Road

**CONTACT:** Sean McLaughlin, City Attorney

**DATE:** February 17, 2026

**ACTION NEEDED:**

Adopt a resolution authorizing the Mayor to execute a Kansas Real Estate Contract for the sale of property located in the vicinity of 86th Terrace & Clare Road.

**PROJECT BACKGROUND/DESCRIPTION:**

This item is contingent upon approval of the rezoning and preliminary plan/plat for the Clear Creek subdivision. If those items should not be approved, this item will be withdrawn by staff.

The City is the owner of approximately 126.9 acres of property located east of and adjacent to Clare Road at approximately 86th Terrace ("Clear Creek Land"). The City proposes to sell approximately 16.73 acres of land located on the Clear Creek Land ("Property") to Habitat for Humanity of Kansas City ("HFH"). HFH is proposing to develop a single-family home development on the Property. The proposed sale of the Property is contingent upon the City approving the zoning and plans for HFH single-family home development.

The Clear Creek Land was purchased in two transactions. In 1998, approximately 30 acres south of the subject Property was purchased for approximately \$6,333.33/acre and the balance of the Clear Creek Land, including the subject Property, was purchased in 2006 for approximately \$44,000/acre for the purpose of designing and constructing a regional stormwater management facility. A range of design options were considered over several years and ultimately the facilities currently existing were chosen and constructed in 2015 and 2016.

Since the City's original purchase, the Clear Creek Land has always included programming for a future park (known as Centennial Park), the stormwater facilities, and private development. In 2015, the City took action to sell portions of the Clear Creek Land for private development. Because a portion of the Clear Creek Land was purchased with park funds, the City followed state law regarding the disposition of park land and published notice of the intent to sell the excess property in May 2015, with a protest petition opportunity. No protest petition was received. This process was initiated through a Governing Body resolution which was approved at a public meeting.

In 2018, the City initiated a Request for Proposals (RFP) to solicit a developer for the private development portion of the Clear Creek Land. The City received no formal responses to the RFP. Since 2018, a few interested parties approached the City regarding purchasing all or portions of the available Clear Creek Land, but most of those inquiries never resulted in any meaningful movement toward selling any property. One developer did work on a plan for a single-family residential subdivision on the property in the last few

years, but that plan never moved forward, nor resulted in any contract negotiations.

As part of the process to sell the Property for private development, the City commissioned three separate independent appraisals showing the fair market value of the Property:

Appraisal Year	Fair Market Value
2014	\$35,067/acre
2018	\$38,104/acre
2025	\$42,937/acre

The City proposes to sell the Property to HFH for \$49,000/acre for a total purchase price of approximately \$825,490.00, which is more than the Property's 2025 appraisal. Additionally, HFH is responsible for all other development fees associated with the Property.

The proposed real estate contract anticipates closing after a 120-day inspection period, which will allow for additional surveys, inspections, and title commitments to be performed. The provisions in the real estate agreement are substantially similar to the City's standard provisions for real estate transactions. The resolution authorizes the Mayor to execute the real estate contract and delegates authority to the City Manager or designee to execute any other documents that may be necessary to facilitate the real estate transaction.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The proposed purchase price for the Property is \$825,491.70.

**STAFF RECOMMENDATION:**

Adopt the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Vibrant Neighborhoods  
Thriving Economy

**Guiding Principles**

Inclusive Community Building

**ATTACHMENTS**

1. Map
2. Resolution
3. Contract located in the Appendix



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

## Clear Creek Land



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A KANSAS REAL ESTATE CONTRACT FOR THE SALE OF PROPERTY LOCATED IN THE VICINITY OF CLARE ROAD AND 86<sup>TH</sup> TERRACE.**

**WHEREAS**, City is the owner of property located east of and adjacent to Clare Road at approximately 86<sup>th</sup> Terrace (“Clear Creek Land”) in the City of Lenexa, Johnson County, Kansas; and

**WHEREAS**, Habitat for Humanity of Kansas City (“Buyer”) has proposed to develop a single family home development (“Project”) on a portion of the Clear Creek Land and desires to acquire approximately 16.8453 acres from the City (“Property”); and

**WHEREAS**, City and Buyer desire to make this sale the Property subject to the terms and conditions set forth herein.

**WHEREAS**, both parties have read and understand the terms and conditions set forth in the Kansas Real Estate Contract, attached hereto as 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 Kansas Real Estate Contract, in substantially the same form as Exhibit “A” attached hereto and incorporated herein by reference, and authorizes the Mayor or the City Manager or her designee to execute all other documents and instruments as may be reasonably necessary to facilitate the sale of the Property and carry out the terms of the Kansas Real Estate Contract.

**SECTION TWO**: This Resolution shall be effective upon passage and execution by the Mayor.

**ADOPTED** by the City Council this 17<sup>th</sup> day of February, 2026.

**SIGNED** by the Mayor this 17<sup>th</sup> day of February, 2026.

**CITY OF LENEXA, KANSAS**

[SEAL]

\_\_\_\_\_  
Julie Sayers, Mayor

**ATTEST:**

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Jennifer Martin, City Clerk

**APPROVED AS TO FORM:**

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Sean McLaughlin, City Attorney

# APPENDIX



**MINUTES OF THE  
JANUARY 27, 2026  
SPECIAL LENEXA CITY COUNCIL MEETING  
COMMUNITY FORUM, 17101 W 87<sup>th</sup> STREET PARKWAY  
LENEXA, KS 66219**

**CALL TO ORDER**

Mayor Sayers called the meeting to order at 8:17 PM.

**ROLL CALL**

Councilmembers Handley, Eiterich, Charlton, Nicks, Bell, 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; Scott McCullough, Community Development Director; Sean McLaughlin, City Attorney; Jennifer Martin, City Clerk; and other City staff.

**EXECUTIVE SESSION**

1. Discuss non-elected personnel matter pursuant to the exception provided in K.S.A. 75-4319(b)(1)

Mayor Sayers said, "I will entertain a motion for the City Council to recess into executive session in the Green Room to discuss a matter involving public complaints about the performance of non-elected City employees. The justification for the executive session is for a discussion covered by the non-elected personnel matter exception K.S.A. 75-4319(b)(1). Present in the executive session will be the Governing Body, City Manager Beccy Yocham, and City Attorney Sean McLaughlin. The executive session will start at 8:20 PM and last 45 minutes and the open meeting will resume at 9:05 PM in the Community Forum."

*Councilmember Williamson made the motion to recess into executive session and Councilmember Nicks seconded the motion. Motion passed unanimously.*

Mayor Sayers announced, "It is 9:05 PM and I will entertain a motion to recess back into executive session to continue the discussion of the matter involving non-elected City employees pursuant to K.S.A. 75-4319(b)(1) for an additional five minutes with the open meeting to resume in the Community Forum at 9:10 PM."

*Councilmember Bell made the motion to recess back into executive session and Councilmember Eiterich seconded the motion. Motion passed unanimously.*

Mayor Sayers announced, "it is 9:10 PM and I will entertain a motion to recess back into executive session to continue the discussion of the matter involving non-elected

City employees pursuant to K.S.A. 75-4319(b)(1) for an additional five minutes with the open meeting to resume in the Community Forum at 9:15 PM."

*Councilmember Bell made the motion to recess back into executive session and Councilmember Williamson seconded the motion. Motion passed unanimously.*

After a short break, the Governing Body returned to the Community Forum.

Mayor Sayers said, "It is 9:21 PM and the Governing Body has reconvened into the public meeting. I will entertain a motion determining that no further investigation into the actions of the city employees as discussed in the executive session is necessary."

*Councilmember Nicks made a motion and Councilmember Bell seconded the motion. Motion passed 7-1 with Councilmember Charlton voting against.*

### **ADJOURN**

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

The meeting adjourned at 9:22 PM.



**MINUTES OF THE  
FEBRUARY 3, 2026  
LENEXA CITY COUNCIL MEETING  
COMMUNITY FORUM, 17101 W 87<sup>th</sup> 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, Bell, 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; Scott McCullough, Community Development Director; Sean McLaughlin, City Attorney; Jennifer Martin, City Clerk; and other City staff.

**APPROVE MINUTES**

*Councilmember Denny made a motion to approve the January 20, 2026 City Council meeting draft minutes and Councilmember Bell seconded the motion. Motion passed unanimously.*

**MODIFICATION OF AGENDA**

There were no modifications to the agenda.

**RECOGNITION**

Ryan Jones -- Eagle Scout, Troop 522

**PROCLAMATIONS**

Black History Month  
Engineers Week

**CONSENT AGENDA**

1. Approval of an agreement with Kansas Land Management, LLC for 2026 contract mowing services  
*Under this agreement, Kansas Land Management, LLC will maintain approximately 213 acres of turf within the city, including a variety of medians, rights-of-way, city facilities, parks, and other City-owned property. The total cost is \$244,122.19.*
2. Approval of an agreement with ConvergeOne, Inc. for software maintenance

*This agreement renews the City's current data center virtualization software maintenance and establishes a fixed price of \$84,786.24 per year for a three-year term at a total cost of \$254,358.72.*

3. Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas to include property located at 99th Street & Woodsonia Drive (Solera)

*Johnson County requires consent of any city affected by a proposed enlargement of the sewer district. Enlargement of the district is necessary to serve the Solera neighborhood.*

4. Resolution terminating the Lease Agreement with 17201 W. 113TH LLC and conveying certain real and personal property associated with the City's industrial revenue bonds (Lenexa Logistics Centre South - Building 5)

*In 2015, the City issued \$20 million in industrial revenue bonds (IRBs) and approved a tax abatement for a commercial/warehouse facility located at 17201 W. 113th Street. The abatement ended in 2025 and the proposed resolution authorizes the Mayor and City staff to execute all documents necessary to terminate the IRBs.*

5. Resolution providing notice and calling for a public hearing to appear and show cause why the fire-damaged structure at 7730 Noland Road should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure

*In August 2025, a fire occurred at 7730 Noland Road, resulting in substantial damage to the structure. The City previously adopted a resolution setting a public hearing on February 3, 2026, if repairs did not commence in a manner acceptable to the Building Codes Administrator prior to that date. To ensure full compliance with notice requirements and provide clarity for all interested parties, the City desires to withdraw the public hearing (Item 6 of this Agenda) and reschedule the public hearing to April 7, 2026 by adopting a new resolution.*

6. Ordinance authorizing the acquisition of lands or interests therein by condemnation for the construction of the 89th Terrace to 90th Street West of Lackman Stormwater Improvements Project

*For the construction of public improvements associated with the project, an ordinance authorizing and providing for the acquisition of lands or interests therein by condemnation is needed. This ordinance authorizes City staff and its acquisition counsel to file a condemnation petition with the district court to acquire the easements and rights-of-way necessary. The total project budget is \$3,223,500.*

### **END OF CONSENT AGENDA**

*Councilmember Bell made a motion to approve items 1 through 6 on the consent agenda and Councilmember Handley seconded the motion. Motion passed unanimously.*

### **PUBLIC HEARINGS**

7. Public hearing to consider repairs or demolition of the fire-damaged structure at 7730 Noland Road - **WITHDRAWN AT THE REQUEST OF STAFF**

*A fire occurred at 7730 Noland Road on August 10, 2025, resulting in substantial damage to the structure. A public hearing was set for February 3, 2026, for the Governing Body to determine if the structure should be condemned and ordered repaired. To provide clarity to all interested parties and ensure compliance with notice requirements, the City desires to reschedule the public hearing (see Item 5 on the Consent Agenda for additional information). As such, staff has withdrawn the scheduled public hearing.*

This item was withdrawn at staff's request.

## **OLD BUSINESS**

8. Approval of an agreement with the Board of County Commissioners of Johnson County to fund and operate a circulator route transit service connecting several Johnson County community sites, coinciding with the 2026 FIFA World Cup *In partnership with Johnson County and other municipalities, the City is planning to help fund a circulator transit service connecting Lenexa City Center with several other community event sites, timed to coincide with the 2026 FIFA World Cup. The route was awarded KDOT grant funds, with matching funding coming from Johnson County, the City, and six other jurisdictions. The City's planned contribution is \$44,398.*

Mike Nolan, Assistant City Manager, said this is an agreement with the Johnson County Board of County Commissioners to help fund and operate a multi-jurisdictional transit connecting service during the FIFA World Cup. He explained the service, marketed as the "Johnson County United Link," is a collaboration with KDOT, Johnson County, Johnson County Transit, and multiple cities including Lenexa, Overland Park, Olathe, Shawnee, Leawood, Merriam, and Mission. He said the service is intended to improve regional transportation access for both visitors and residents during the World Cup period and is separate from, though complementary to, the previously approved airport drop-and-ride service.

Mr. Nolan talked about the uninterrupted service operations lasting 35 to 42 days between the June 11<sup>th</sup> to July 11<sup>th</sup> period, with buses running every 30 to 45 minutes on three overlapping circulator routes that connect at Oak Park Mall, which will serve as a KC 2026 park-and-ride location. He said service is expected to operate daily from 8 AM to midnight and will likely include fares as part of a county and regionwide fare system currently under development.

Mr. Nolan said the City's requested contribution is \$44,398, with the potential for reimbursement on a pro rata basis through fare revenue. He noted that Lenexa's transit stop would be located at 87<sup>th</sup> Street Parkway & Scarborough Street, and that temporary shelter improvements are being planned ahead of the event. He also reviewed how the Johnson County Link will integrate with existing routes, the airport shuttle, and KC 2026 direct routes to destinations such as FIFA Fan Fest at World War I Memorial.

Councilmember Bell asked about the estimated fare and if there would be an app for riders and Mr. Nolan said that the fares are not yet determined and will be decided by Johnson County Transit and the County Commission, and that unified technology is being explored regionwide. He also clarified that the service is intended for fans, visitors, and residents—not teams, which will have separate transportation plans.

In response to a question from Councilmember Eiterich, Mr. Nolan confirmed the City’s funding would come from the Tourism and Convention Fund that is supported by transient guest tax, and that any reimbursement would be returned to that fund.

*Councilmember Nicks made a motion to approve Item 8 and Councilmember Bell seconded the motion. Motion passed unanimously.*

### **COUNCILMEMBER REPORTS**

Councilmember Nicks talked about Octave Chanute chairing the sub-committee that established the credentials for engineers.

Councilmember Denny talked about his career as an engineer and his service in the US Army Corps of Engineers. Mayor Sayers thanked him for his service.

### **STAFF REPORTS**

9. Lenexa Arts Council recommendation for public art

Logan Wagler, Parks and Recreation Director, spoke on behalf of the Lenexa Arts Council (LAC), and presented a final recommendation for a new public art sculpture to be installed at Ad Astra Park. He said this was the first piece to go through the City’s newly adopted Public Art Strategic Plan and procurement process. He reviewed the sculpture’s planned location in the park’s central entry plaza near the future pool. He outlined the three-step selection process, including an open call for artists through an RFP with a \$30,000 budget and a required public engagement component.

Mr. Wagler explained that seven sculpture proposals were evaluated through a blind scoring process involving the Governing Body, LAC, and four staff members. The highest-scoring piece was “Splish,” and was recommended for installation. He described “Splish” as approximately seven-feet tall and five-feet wide, likely to be placed on a pedestal with uplighting and landscaping and intended to be durable and maintainable long-term.

Councilmember Charlton asked whether the piece was newly constructed or previously made and Mr. Wagler said it was created in 2019 and has been temporarily displayed in multiple locations but is currently in storage.

Councilmember Denny asked if the acrylic components were weatherproof and Mr. Wagler confirmed the piece is intended for outdoor use.

Councilmember Nicks requested that the City Council vote to formally accept the recommendation.

*Councilmember Nicks made a motion to approve Item 9 and Councilmember Williamson seconded the motion. Motion passed unanimously.*

Councilmember Herron asked if a plaque would be installed to explain the piece and selection process and Mr. Wagler confirmed a standard plaque is always included and said staff and the LAC could explore adding more narrative context about how the piece was selected.

10. Lenexa LiveWell Employee Health Clinic Project Update

Todd Pelham, Deputy City Manager, provided an update on the Live Well Employee Health Clinic relocation project. He said the clinic was moved from old City Hall into approximately 7,000 square feet at the current City Hall building, in space previously leased by Park University. He noted the project began in November 2024 with stakeholder engagement, coordination with Marathon Health, and collaboration with the Human Resources team. He said a guaranteed maximum price (GMP) was presented in June 2025, with construction beginning in July 2025 and lasting approximately six months.

Mr. Pelham said Newkirk Novak was the construction contractor and Finkle+Williams was the architect; the same team was selected due to coordination needs and their work on Fire Station 6. He said the scope of work included the new clinic space, three office reconfigurations within the Community Development Department to add supervisor offices, and the addition of two conference rooms (Ridgeview Conference Room and Woodland Conference Room).

Mr. Pelham said the clinic has been operating in the new space since the beginning of the year and he thanked the departments—particularly Municipal Services and Parks and Recreation—for assisting with moving equipment and furniture, resulting in cost savings.

Mr. Pelham said the total project budget was approximately \$1.9 million, including about \$1.4 million in construction costs and roughly \$500,000 in soft costs. Final costs came in at approximately \$1.8 million, generating about \$140,000 in savings to be returned to the General Fund. He noted only two change orders occurred, both initiated by staff.

**END OF RECORDED SESSION**

**BUSINESS FROM FLOOR**

There was no business from the floor.

**ADJOURN**

*Councilmember Charlton made a motion to adjourn and Councilmember Bell seconded the motion. Motion passed unanimously.*

The meeting adjourned at 7:33 PM.



**DATE:** February 17, 2026  
**TO:** Lenexa City Council  
**FROM:** Mayor Sayers  
**RE:** Annual Appointments/Re-Appointments & Alignment of Police Community Advisory Board Terms

We have been blessed with a dedicated group of citizens who provide countless hours of time volunteering to make Lenexa one of the most desirable places to live, raise a family, and do business. Again this year, we are fortunate that so many qualified, passionate citizens step up to serve our community or continue their dedication to our work.

It is with great pleasure and pride that I place before you the following individuals for your consideration and approval for appointment and reappointment to our commissions, boards, and councils: recognizing their hours of commitment to keeping Lenexa a leader in delivery of exceptional public service.

Additionally, with this group of appointments we have taken the opportunity to realign the terms of the Police Community Advisory Board, which had previously expired in December. Moving them to February allows us to include them with our other boards and commissions for your consideration.

**Planning Commission: [3-year term expiring 2/28/29]**

**Re-Appointment:**

Sunny Dharod  
Ben Harber  
Cara Wagner

**Parks & Recreation Advisory Board: [3-year term expiring 2/28/29]**

**Re-Appointment:**

Diane Schmidt  
Gary Ewing

**Appointment:**

Jennifer Lindsey



**Arts Council: [3-year term expiring 2/28/29]**

**Re-Appointment:**

Anne Lawrence-Cherry

Daniel Parker

Jennifer Wampler

**Board of Code Appeals: [3-year term expiring 2/28/29]**

**Appointment:**

Joe Lambert

Jessica King

**Police Community Advisory Board [see term expiration dates below]**

Geoff Garcia – Term expires Feb. 28, 2029

Sierra Wright – Term expires Feb. 28, 2029

Vanessa Vaughn West - Term expires Feb. 28, 2028

Eric Arner – Term expires Feb. 28, 2028

Rachel Lauren-Parker Mulvihill – Term expires Feb. 28, 2028

Milton Jeffrey – Term expires Feb. 28, 2027

Dr. Fabiola Riobe – Term expires Feb. 28, 2027

Attached: Applications and resumes for newly appointed members: Jennifer Lindsey, Joe Lambert, Jessica King, Sierra Wright, Dr. Fabiola Riobe

# Apply to Serve on a Volunteer Board, Council or Commission



Submitted on 19 May 2025, 3:18PM  
Receipt number BOARD69  
Related form version 5

## Select board, council or commission

For which board, council or commission do you wish to apply? Parks & Recreation Advisory Board

## Personal information

First name Mary  
Middle initial J  
Last name Lindsey  
Street address [REDACTED]  
Street address line 2  
City Lenexa  
State Kansas  
ZIP code 66215  
How many years have you lived in Lenexa? 14  
What cities, other than Lenexa, have you lived in? Mission Hills, KS  
Leawood, KS  
Shawnee, KS  
Kirksville, MO  
Tampa, FL

## Applicant's contact information

Email [REDACTED]  
Cell phone number [REDACTED]  
Home phone number  
Work phone number

Preferred method of contact

Cell phone

## Employment

Are you currently employed?

Yes

Job title / occupation

Engineer

Place of employment

FedEx

Employer's address

8000 Cole Parkway, Shawnee, KS 66227

## Interest / experience

Have you ever served on a board, council or commission?

No

Please list the board, council or commission; the organization; the dates of service; as well as any positions held.

Explain why you are interested in serving as a member of this board, council or commission and why you would be a good addition.

I'm interested in serving on the Lenexa Parks & Recreation Advisory Board because I want to serve my community by providing the highest quality parks and recreation opportunities for all citizens and believe my unique skills and experience would allow me to make a meaningful contribution. Currently, my background as a process Engineer has equipped me with the expertise and skillset of strategic planning, evaluation of processes and using data and customer feedback to make forward-facing decisions for a large organization who is in the process of modernizing all processes and technology. Prior to this role, I was involved for many years in the progressive management and outreach programs with the community-based YMCA. I have participated in many civic opportunities within my neighborhood and the City of Lenexa, which I believe would be valuable in acting as an Advisor to the challenges and opportunities addressed by the Parks & Recreation Board. In addition to my experience, I have a love of being outdoors, staying active, and traveling. I am excited to be considered for the opportunity of collaborating with like-minded individuals and to be considered to serve the future of Lenexa's Parks & Recreation Advisory Board.

List your related experience and expertise.

Former collegiate athlete, majored in Exercise Science from Truman State University  
Worked in progressive managerial and community outreach positions at the Tampa YMCA for 6 years  
Adjunct Wellness Teacher at Penn Valley Community College for 1 year  
Organized office partnership with City of Lenexa to pickup trash and surface waste at Freedom Fields for 2 years  
Lives an Active lifestyle including current member at Bodybar Pilates in Lenexa and former runner completing around 20 half marathon races all over the country and within the Greater Kansas City area

List any professional associations or special honors you hold.

Real Estate licensee and member of KCRAR  
Scaled Agile Framework Certified (SAFe)

List your civic involvement and activities.

Four Colonies Lenexa subdivision Pride in Property Volunteer multiple years  
Lenexa Peace Pole art contest participant 2021 and 2024  
Heart of Lenexa Art Contest Participant multiple years  
City of Lenexa Citizen's Fire Academy participant  
City of Lenexa Citizen's Police Academy participant

## Potential conflicts of interest

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Have you ever been involved with an application considered by the Planning Commission or Board of Zoning Appeals, as an applicant, neighbor or concerned citizen?

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Do you have any current or prior involvement with the Lenexa Police Department that could present a conflict of interest in serving on the Police Community Advisory Board?

---

Please explain your involvement.

## Application materials

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Attach your resume.

[Jennifer Lindsey 2025.docx](#)

---

Attach any supporting documents such as professional certifications, training or qualifications.

## Ready to submit?

---

I declare that the information I have provided in this application is a true and accurate reflection of my skills, knowledge and abilities.

I understand and confirm that my information is true and accurate

Applicant's signature



[Link to signature](#)

# Jennifer Lindsey

Strategic • Collaborative • Quality-Focused

---

## **EDUCATION-LICENSE-CERTIFICATION:**

M.S. Organizational Management and Leadership, Springfield College- August 2004

B.S. Exercise Science, Minor in Psychology, Collegiate Volleyball Player- Captain of Team 1999,  
Truman State University- August 2000

State of Kansas Real Estate License, 2015-Present

Scaled Agile Framework (SAFe) Certified, 2023

## **COMMUNITY INVOLVEMENT:**

- Volunteer photographer City of Lenexa 2022-Present
- City of Lenexa Peace Pole Contest: April 2020- November 2021 (Winner- Honorable Mention), 2024
- City of Lenexa “Heart of Lenexa” Art Showcase: January 2021, January 2022 (Winner- Honorable Mention), January 2023
- City of Lenexa Citizen’s Fire Academy: May 2019
- City of Lenexa Citizen’s Police Academy: November 2019
- Lenexa City Council Candidate: 2013
- Always and Furever Midwest Animal Sanctuary Volunteer

## **EMPLOYMENT:**

**FEDEX GROUND- LINEHAUL PROCESS & SYSTEMS DESIGN- September 2022- Present**

### **Engineer**

- Lead user design sessions with stakeholders to gather feedback on customer-facing technology and provide updates on current features
- Create process flows and training documentation for modern Linehaul processes
- Survey and document current dispatch processes across North America and Europe
- Audit dispatch systems for access and to mitigate risk
- Assist help desk team to resolve customer system issues

**FEDEX GROUND- LINEHAUL SPECIAL ASSIGNMENT TEAM- October 2021- Present**

### **Learning Specialist**

- Created training materials and project benchmarks for the new Linehaul technology rollout
- Created a strategic plan for the nation-wide technology rollout
- Collaborated with multiple groups to assess technology MVP (minimum viable product) viability and create training and rollout strategy from UX (User Design) experience session results
- Conducted hybrid training courses including training materials and agenda (in-person and Zoom attendees)
- Evaluated technology processes and training materials across multiple beta sites in-person and virtually

**FEDEX GROUND- FIELD TRAINING AND COMPLIANCE TEAM- September 2020- October 2021**

### **Field Transportation Specialist**

**FEDEX GROUND- CPC PLAINS DISTRICT- April 2013- September 2020**

### **Customer Pickup Specialist (now Field Transportation Specialist)**

### **Customer Pickup Coordinator**

**FEDEX GROUND- LENEXA OPERATIONS- November 2009-April 2013**

### **SR Administrative Associate**

**OTHER EMPLOYMENT:**

Catholic Charities of NE Kansas: December 2008- June 2010

The Kansas City Chiefs: September 2008- December 2008

Seniors in Service: August 2007- June 2008

Tampa Metropolitan YMCA: September 2002- July 2007

Penn Valley Community College: January 2001- August 2002

# Apply to Serve on a Volunteer Board, Council or Commission



Submitted on 17 December 2025, 4:29PM  
Receipt number BOARD87  
Related form version 6

## Select board, council or commission

For which board, council or commission do you wish to apply? Building Code Board of Appeals

## Personal information

First name Joseph

Middle initial

Last name Lambert

Street address

Street address line 2

City Leawood

State Kansas

ZIP code 66211

How many years have you lived in Lenexa? 0

What cities, other than Lenexa, have you lived in? Kansas City, Leawood, Raytown

## Applicant's contact information

Email

Cell phone number

Home phone number

Work phone number

Preferred method of contact

Cell phone

## Employment

---

Are you currently employed?

Yes

Job title / occupation

Owner

Place of employment

United Heating & Cooling Inc

Employer's address

301 Duck Road, Grandview MO 64030

## Interest / experience

---

Have you ever served on a board, council or commission?

No

Please list the board, council or commission; the organization; the dates of service; as well as any positions held.

Explain why you are interested in serving as a member of this board, council or commission and why you would be a good addition.

With many years of experience in the building industry, I have seen firsthand how the cost of housing has increasingly moved out of reach for everyday homeowners. Affordability has become a significant challenge, forcing many individuals and families to rent well into their 40s and 50s before they are able to purchase a home.

I believe there are practical, incremental changes that can be made to help restore affordability while maintaining quality and safety. I am particularly interested in the building process as it relates to energy efficiency and long-term operating costs for homeowners. Thoughtful design and construction standards can reduce upfront costs while also lowering utility expenses over the life of a home.

My goal is to help find solutions that balance the needs of homeowners with the goals of the city. By working collaboratively, I believe we can build high-quality, energy-efficient homes at a lower cost, making homeownership more attainable for our community.

List your related experience and expertise.

My experience and expertise are rooted in the residential new construction industry, beginning in 1976. Over the course of my career, I have been involved in every phase of the building process, from initial design through installation, maintenance, and repairs.

I have designed more than 80,000 residential systems and have had the opportunity to revisit and correct many approaches that were once considered appropriate but, through real-world performance and real-world performance, proved to be inefficient or poorly designed. This hands-on learning has given me a practical understanding of what works, what does not, and how to improve outcomes for homeowners.

In addition, I have personally served as the general contractor on seven homes for friends and family, managing the entire process from design and permitting to coordinating subcontractors and achieving final occupancy. These experiences have provided me with a well-rounded understanding of residential construction, building design, and the practical needs of the industry.

I also regularly work with local architects to assist in the early design phases of homes for which my company does not perform the HVAC installation. In this role, I provide guidance on HVAC duct routing, structural load considerations, and spatial coordination to ensure systems can be properly integrated. These critical decisions must be made well before construction begins to avoid costly changes and design limitations later in the process.

List any professional associations or special honors you hold.

I hold a Master Mechanical License, which supports my extensive hands-on experience in residential new construction and system design.

---

List your civic involvement and activities.

Informal advisory roles (helping homeowners, builders, or architects)  
Mentorship or long-term professional service  
Participation in community meetings, planning discussions, or code-related feedback  
Industry involvement that benefits the public (energy efficiency, safety, affordability)  
Volunteer construction or technical assistance for friends, family, or community members

## Potential conflicts of interest

---

Have you ever been involved with an application considered by the Planning Commission or Board of Zoning Appeals, as an applicant, neighbor or concerned citizen?

Do you have any current or prior involvement with the Lenexa Police Department that could present a conflict of interest in serving on the Police Community Advisory Board?

Please explain your involvement.

## Application materials

---

Attach your resume.

[Professional Summary.docx](#)

Attach any supporting documents such as professional certifications, training or qualifications.

## Ready to submit?

---

I declare that the information I have provided in this application is a true and accurate reflection of my skills, knowledge and abilities.

I understand and confirm that my information is true and accurate

Applicant's signature



[Link to signature](#)

## Professional Summary

Residential and commercial construction professional with nearly five decades of experience in building systems design, new construction, and project oversight. Extensive background in residential new construction, energy-efficient system design, and full-cycle project coordination. Brings a practical, solutions-focused perspective to housing affordability, construction quality, and long-term performance.

---

## Professional Experience

### Owner / Operator

#### **United Heating & Cooling Inc.** — *January 1990 to Present*

Founded and continue to operate a full-service mechanical and plumbing company serving residential and commercial clients. Areas of specialization include:

- Residential new construction and system design
- Residential HVAC replacement
- Commercial new construction and replacement
- Residential and commercial service and repair
- Plumbing services

Key responsibilities and accomplishments:

- Designed more than 80,000 residential mechanical systems over the course of my career
  - Provided early-stage design consultation to architects and builders, including HVAC duct routing, structural coordination, and system integration
  - Emphasized energy efficiency, long-term performance, and cost-effective design
  - Managed projects from design and permitting through installation, inspection, and final occupancy
  - Maintained compliance with local building codes and regulations
- 

## New Construction Department

#### **Midwest Heating & Cooling** — *1976 to January 1990*

Worked in the residential new construction department, gaining hands-on experience in every phase of the building process.

Responsibilities included:

- Mechanical system layout and installation for residential new construction

- Collaboration with builders and designers during planning and construction phases
  - Field troubleshooting, repairs, and system optimization
  - Gained foundational experience that informed later design improvements and best practices
- 

### **Additional Construction Experience**

- Served as General Contractor on seven residential homes for friends and family
  - Managed full project scope including design coordination, permitting, subcontractor oversight, scheduling, and final occupancy
  - Developed a comprehensive understanding of residential construction beyond mechanical systems
- 

### **Licenses & Certifications**

- **Master Mechanical License**
- 

### **Areas of Expertise**

- Residential and commercial new construction
  - HVAC system design and layout
  - Energy-efficient building practices
  - Code compliance and permitting
  - Construction coordination and sequencing
  - Long-term system performance and maintenance considerations
- 

### **Civic & Community Involvement**

- Provides ongoing professional guidance to homeowners, builders, and local architects on cost-effective, energy-efficient residential design
- Assists with early design decisions that help reduce construction costs and improve long-term housing affordability

# Apply to Serve on a Volunteer Board, Council or Commission



Submitted on 31 December 2025, 1:40PM  
Receipt number BOARD84  
Related form version 6

## Select board, council or commission

For which board, council or commission do you wish to apply? Building Code Board of Appeals

## Personal information

First name Jessica  
Middle initial L  
Last name King  
Street address [REDACTED]  
Street address line 2  
City Overland Park  
State Kansas  
ZIP code 66212  
How many years have you lived in Lenexa? 0  
What cities, other than Lenexa, have you lived in? Overland Park, KS  
Palm Coast, FL  
Peculiar, MO

## Applicant's contact information

Email [REDACTED]  
Cell phone number [REDACTED]  
Home phone number  
Work phone number [REDACTED]  
Preferred method of contact Email

## Employment

---

Are you currently employed?

Yes

Job title / occupation

Vice President

Place of employment

Apex Construction, Inc

Employer's address

13315 W. 91st Street Lenexa KS 66215

## Interest / experience

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Have you ever served on a board, council or commission?

No

Please list the board, council or commission; the organization; the dates of service; as well as any positions held.

Explain why you are interested in serving as a member of this board, council or commission and why you would be a good addition.

I'm interested in serving because I care about strengthening our community through thoughtful decision-making, ethical leadership, and practical problem-solving. Throughout my career, I've led complex projects, coordinated diverse teams, and built strong relationships with stakeholders who often have competing priorities. That experience has taught me how to listen carefully, communicate clearly, and find solutions that balance long-term vision with real-world constraints.

I would be a valuable addition to this board because I bring a combination of strategic thinking, hands-on operational experience, and a calm, level-headed approach under pressure. My background in both construction management and behavioral analysis gives me a unique ability to understand systems, anticipate challenges, and collaborate effectively with people from all backgrounds. I'm committed to contributing consistently, asking thoughtful questions, and helping the board move forward with integrity and purpose.

List your related experience and expertise.

As a Vice President and Construction Coordinator, I've overseen multi-phase projects, managed contractors and vendors, and maintained strong client relationships. I'm skilled at navigating competing priorities, solving problems quickly, and keeping projects on schedule and within scope. My background in psychology and applied behavior analysis gives me a strong foundation in understanding human behavior, conflict resolution, and effective communication. I've supervised teams in behavioral health settings and supported individuals with diverse needs, which strengthens my ability to approach issues with empathy and clarity.

List any professional associations or special honors you hold.

Completed graduate-level coursework in Applied Behavior Analysis at the Florida Institute of Technology and earned a Bachelor of Science in Psychology & Sociology from Northwest Missouri State University.

List your civic involvement and activities.

I actively support my community through volunteer efforts, including participating in local events, assisting neighbors, and contributing to community improvement projects when opportunities arise. I regularly engage in activities that strengthen community connections, such as supporting local schools, small businesses, and neighborhood initiatives.

## Potential conflicts of interest

---

Have you ever been involved with an application considered by the Planning Commission or Board of Zoning Appeals, as an applicant, neighbor or concerned citizen?

---

Do you have any current or prior involvement with the Lenexa Police Department that could present a conflict of interest in serving on the Police Community Advisory Board?

---

Please explain your involvement.

## Application materials

---

Attach your resume.

[jessica king resume2025 \(1\).docx](#)

---

Attach any supporting documents such as professional certifications, training or qualifications.

## Ready to submit?

---

I declare that the information I have provided in this application is a true and accurate reflection of my skills, knowledge and abilities.

I understand and confirm that my information is true and accurate

---

Applicant's signature



[Link to signature](#)

# JESSICA L. KING

Overland Park, KS 66212

∞

∞

## Qualifications Summary

Dynamic and results-driven professional with over 20 years of experience spanning construction management, and behavioral health. Proven ability to lead teams, manage complex projects, and foster strong relationships with clients and stakeholders. Known for being resourceful, ethical, and composed under pressure.

## Professional Experience

### Vice President

*Apex Construction, Inc – Lenexa, KS*

#### Nov 2020 – Present

- Lead project estimation, scheduling, and execution from contract to completion
- Oversee meetings with clients, field supervisors, and subcontractors
- Manage employee schedules, payroll data, and financial operations (AP/AR)

### Construction Coordinator

*Apex Construction, Inc – Overland Park, KS*

#### Dec 2009 – Nov 2020

- Coordinated project timelines, materials procurement, and subcontractor engagement
- Facilitated communication between clients and field teams
- Delivered accurate cost estimates and maintained project documentation

### Group Home Supervisor

*Partners in Behavioral Milestones – Kansas City, MO*

#### Jan 2006 – Nov 2009

- Supervised staff and ensured compliance with in
- Organized enrichment activities and maintained confidential records
- Oversaw medication tracking and behavioral data reporting

### Behavior Analyst

*Partners in Behavioral Milestones / Strategies Inc – Kansas City, MO / Daytona Beach, FL*

#### Feb 2005 – Nov 2005 / Jun 2003 – Feb 2005

- Conducted behavioral assessments and developed customized intervention plans
- Collaborated with families, educators, and administrators
- Maintained detailed service records and progress reports

### Staffing Specialist

*Infinity Employment Solutions – Orlando, FL*

#### Jun 2003 – Nov 2003

- Matched candidates to client job orders and conducted interviews
- Administered pre-employment testing and coordinated placements
- Supported sales team with lead generation and client outreach

## Education

### Northwest Missouri State University – Maryville, MO

- Bachelor of Science in Psychology & Sociology | Dec 2002

### Florida Institute of Technology – Melbourne, FL

- Graduate Coursework in Behavior Analysis | Sep 2004

## Licenses & Certifications

- Johnson County Contractor- Class A

# Apply to Serve on a Volunteer Board, Council or Commission



Submitted on 19 October 2024, 4:05AM  
Receipt number BOARD28  
Related form version 5

## Select board, council or commission

For which board, council or commission do you wish to apply? Police Community Advisory Board

## Personal information

First name Sierra  
Middle initial L  
Last name Wright-Wilson  
Street address [REDACTED]  
Street address line 2  
City Lenexa  
State Kansas  
ZIP code 66220  
How many years have you lived in Lenexa? 4  
What cities, other than Lenexa, have you lived in? Overland Park  
Prairie Village

## Applicant's contact information

Email [REDACTED]  
Cell phone number [REDACTED]  
Home phone number [REDACTED]  
Work phone number [REDACTED]  
Preferred method of contact Email

## Employment

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Are you currently employed?

Yes

Job title / occupation

Community Prevention Manager

Place of employment

Johnson County Mental Health Center

Employer's address

111 S Cherry St, Olathe

## Interest / experience

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Have you ever served on a board, council or commission?

Yes

Please list the board, council or commission; the organization; the dates of service; as well as any positions held.

Vice Chair Kansas Law Enforcement Crisis Intervention Teams (2018-present)  
Disproportionate Minority Contact Committee Chair 2018-2021

Explain why you are interested in serving as a member of this board, council or commission and why you would be a good addition.

I currently serve as vice-chair of our local CIT Council. In this role, I have gained knowledge related to the complex situations that LEO's encounter everyday while serving our community. I have been fortunate to work in partnership with the men and women of LPD. As the Community Prevention Manager for Johnson County Mental Health Center, I lead a dedicated team of prevention professionals working to reduce deaths by suicide, drug overdose, as well as general mental health promotion. We support the work of several local coalitions. I believe the experience of serving on this board would allow me the opportunity to gain additional insight into potential areas where there may be opportunities to partner to help support the great work that Lenexa is doing.

List your related experience and expertise.

Community Prevention Manager, JCMHC  
Team Leader for the juvenile justice mental health team

List any professional associations or special honors you hold.

LMSW  
University of Kansas  
BSW  
University of Kansas

List your civic involvement and activities.

Kansas Law Enforcement CIT Council  
Kansas CIT Association board member  
Project 10/20 volunteer

## Potential conflicts of interest

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Have you ever been involved with an application considered by the Planning Commission or Board of Zoning Appeals, as an applicant, neighbor or concerned citizen?

Do you have any current or prior involvement with the Lenexa Police Department that could present a conflict of interest in serving on the Police Community Advisory Board?

Yes

Please explain your involvement.

Member of the Kansas Law Enforcement CIT Council

## Application materials

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Attach your resume.

[Sierra Wright 12.18.22.docx](#)

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Attach any supporting documents such as professional certifications, training or qualifications.

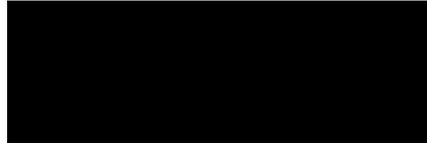
## Ready to submit?

---

I declare that the information I have provided in this application is a true and accurate reflection of my skills, knowledge and abilities.

I understand and confirm that my information is true and accurate

Applicant's signature



[Link to signature](#)

## **SIERRA L. WRIGHT, LMSW**

Johnson County Mental Health Center

### **EXPERIENCE**

#### **Johnson County Mental Health Center**

*Manager of Community Prevention, February 2023-present*

- Supervise and provide support for a team of prevention coordinators who specialize in providing mental health promotion, suicide prevention and substance use prevention throughout Johnson County
- Serve as a member of the Johnson County Prevention and Recovery Coalition, Leadership Team
- Provide support, oversight and reporting on numerous grant funded positions and initiatives

#### **Johnson County Mental Health Center**

*Children and Family Services, Team Leader/Clinician, February 2015-February 2023*

- Supervise and provide support for team of clinicians who provide mental health services for youth and families dually involved in the juvenile justice system and mental health system
- Certified Functional Family Therapy (FFT) therapist and site coordinator, responsible for ensuring FFT therapists practice the FFT model with fidelity
- Serve as the liaison between JCMHC, Juvenile Corrections, and the Court

#### **Johnson County Mental Health Center**

*Juvenile Detention Center Pediatric Clinician, May 2013-February 2015*

- Assessed residents in the Juvenile Detention Center who are placed on Suicide Watch or Close Observation to determine the appropriate level of care and supervision needed to keep them safe
- Provided daily crisis intervention services to residents in the Juvenile Detention Center and when necessary complete acute hospitalization screens
- Provided mental health training to all new Johnson County Department of Corrections employees

#### **The Regional Prevention Center of Johnson County**

*Prevention Specialist, April 2012- May 2013*

- Provided substance abuse prevention presentations throughout Johnson County to educate students, teachers, parents, administrators and community members on the dangers of alcohol, tobacco and other drug use
- Facilitated group therapy sessions for youth and adults experiencing issues related to substance use (Olathe North sobriety groups, Adolescent Center for Treatment, and the Families and Schools Together program)
- Promoted comprehensive community planning for schools and communities using data-driven, research based and evidence-based practices
- Lead the Olathe Communities That Care group through the Strategic Prevention Framework to identify and implement effective substance abuse prevention strategies throughout the community of Olathe

### **LEADERSHIP EXPERIENCE**

*Kansas Law Enforcement Crisis Intervention Team Council Member, 2018-Present (Current Vice Chair)*

- Work collaboratively with other members of the Council to problem solve issues related to individuals experiencing a mental health crisis and the criminal justice system
- Provide Training regarding ways to best support law enforcement interactions with individuals experiencing crisis

*Johnson County Disproportionate Minority Contact Committee, 2017-Present (Chair 2018-2021)*

- Lead prevention efforts to reduce racial and ethnic disparities for youth of color disproportionately entering the juvenile justice system
- Collaborate with community stakeholders to conduct data analysis regarding disproportionately for youth of color in Johnson County, as well as implement system strategies aimed to reduce disproportionately

*Johnson County Voices of Inclusion, Belonging and Equity (JoCo VIBe), 2020-2023*

- Work to transform the county's work environment, to assist in developing employees who value and leverage diversity within county teams, and champion inclusion and equity in day-to-day county services
- Provide training and education as relevant throughout the County's different learning platforms

*JCMHC Engaged Positive Informed Culture Committee (EPIC), 2018-2023, (Chair 2019-2022)*

- Assist in developing an Engaged, Positive, Informed Culture for all. EPIC members use the principles of Trauma Informed Care, Cultural Awareness, Positive Behavioral Supports, Engagement and Empowerment to guide their work, with Cultural Responsivity as the core
- Develop measurable goals for transformative Diversity, Equity, Equality, Accessibility (DEIA) change through an evidenced-based approach

## **EDUCATION**

**University of Kansas School of Social Welfare, Edwards Campus, Overland Park, KS**

*MSW, May 2012*

**University of Kansas School of Social Welfare, Lawrence, KS**

*BSW, May 2011*

# Apply to Serve on a Volunteer Board, Council or Commission



Submitted on 20 March 2025, 4:41AM  
Receipt number BOARD47  
Related form version 5

## Select board, council or commission

For which board, council or commission do you wish to apply? Police Community Advisory Board

## Personal information

First name Fabiola

Middle initial

Last name Riobe

Street address

Street address line 2

City Lenexa

State Kansas

ZIP code 66227

How many years have you lived in Lenexa? 2

What cities, other than Lenexa, have you lived in? Cornwall.

## Applicant's contact information

Email

Cell phone number

Home phone number

Work phone number

Preferred method of contact Email

## Employment

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Are you currently employed?

Yes

Job title / occupation

Vice President

Place of employment

Kansas City Kansas Community College

Employer's address

7250 State Avenue Kansas City, KS 66112

## Interest / experience

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Have you ever served on a board, council or commission?

Yes

Please list the board, council or commission; the organization; the dates of service; as well as any positions held.

Previously I have served on the following boards: AIEA 2022 - presently; The Junior League of Orange County 2020-2023; Spring Valley Youth Police Initiative 2020-2023; The YMCA 2019-2023; Planned Parenthood of Hudson Peconic Action Fund 2019-2023; Houston Professional's Association 2018-2020

Explain why you are interested in serving as a member of this board, council or commission and why you would be a good addition.

As a higher education leader, community advocate, and Lenexa resident, I am deeply committed to fostering strong relationships between civic institutions and the diverse communities they serve.

Throughout my career, I have worked at the intersection of education, workforce development, and community engagement, collaborating with civic leaders, law enforcement, and policymakers to create pathways for economic mobility and social cohesion. As Vice President of Educational & Global Innovation at Kansas City Kansas Community College, I have led initiatives that bring together students, businesses, and community stakeholders to build trust, expand opportunities, and ensure that institutions remain responsive to the needs of the people they serve.

My experience working with dynamic populations—ranging from first-generation college students to international scholars—has given me a deep understanding of the importance of dialogue and policy development. I have also led efforts to create safe and supportive environments for students and families, particularly through initiatives that promote public safety, civic engagement, and cross-sector partnerships.

Serving on the Lenexa Police Community Advisory Board would allow me to contribute my expertise in community engagement, policy development, and strategic collaboration to enhance public trust, promote transparency, and support meaningful initiatives that strengthen our city. I would welcome the opportunity to contribute to this vital work and look forward to the possibility of serving our community in this capacity.

Thank you for your time and consideration. I look forward to further discussing how I can support the commission's mission.

Best regards,  
Dr. Fabiola Riobé

List your related experience and expertise.

My related experience and expertise include:

- Community Engagement & Civic Collaboration
- Higher Education & Public Policy Leadership
- Conflict Resolution & Mediation
- Public Safety & Community Development
- Strategic Planning & Policy Development
- Cross-Sector Partnerships
- Cultural Competency & Global Perspective
- Youth & Workforce Development

List any professional associations or special honors you hold.

Pamela Tate Leadership Award' 2024  
Educator of the Year' 2024  
Women of Vision and Leadership' 2023 Technology Integration Innovation Award' 2022

List your civic involvement and activities.

The Junior League of Johnson and Wyandotte Counties  
Alpha Kappa Sorority Incorporated  
Volunteer with Youth Front  
Volunteer with Life Church Operations Team  
World Cup Readiness Taskforce appointed by the Mayor of Wyandotte County.  
Kauffman Foundation ProX initiative.

## Potential conflicts of interest

Have you ever been involved with an application considered by the Planning Commission or Board of Zoning Appeals, as an applicant, neighbor or concerned citizen?

Do you have any current or prior involvement with the Lenexa Police Department that could present a conflict of interest in serving on the Police Community Advisory Board?

No

Please explain your involvement.

## Application materials

Attach your resume.

[Dr. Fabiola Riobe.pdf](#)

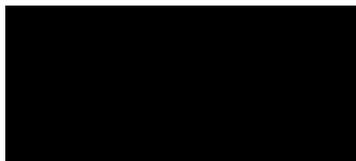
Attach any supporting documents such as professional certifications, training or qualifications.

## Ready to submit?

I declare that the information I have provided in this application is a true and accurate reflection of my skills, knowledge and abilities.

I understand and confirm that my information is true and accurate

Applicant's signature



[Link to signature](#)

# FABIOLA RIOBÉ, ED.D., MBA

www.linkedin.com/in/fabiolariobe

## *Visionary Executive Leader with Strong Implementation Skills*

Proven nonprofit leader with extensive experience in project management and a deep commitment to social justice. Expert in spearheading transformative initiatives, managing large-scale research projects, and engaging diverse stakeholders to forge sustainable growth and change. Possesses a rich blend of business acumen, strategic nonprofit leadership, and educational innovation. Adept at nurturing and leading high-performing teams, inspiring them towards achieving excellence in complex, multicultural environments. Known for crafting strategic solutions that overcome challenges and enhance organizational competitiveness. Maintains a rigorous work ethic and thrives under pressure in dynamic settings. Bilingual in French and proficient in Spanish.

### **WORK ACCOMPLISHMENTS**

- Successfully secured a \$2.5 million investment by conducting an in-depth analysis of market trends and competitive landscapes, coupled with authoring a compelling business case. This initiative underscored my ability to attract significant funding necessary for scaling operations and impacts in the nonprofit sector.
- Spearheaded the development of an Information Technology roadmap that resulted in a 25% reduction in operational costs by phasing out paper score reports in China, demonstrating my capability in implementing technology-driven cost-saving measures.
- Cultivated strong relationships with key stakeholders, education leaders, and community partners by presenting and implementing strategies that enhanced organizational efficiency and productivity.
- Enhanced organizational capabilities by establishing tactical requirements and leveraging extensive knowledge of administrative operations to adapt to and meet the diverse needs of dynamic organizations, ensuring alignment with strategic goals and maximizing resource utilization.
- Developed sustainable initiatives in the MENA and West Africa regions focused on the empowerment of female-led businesses and health organizations.
- Authored and secured \$500,000 in funding for a summer arts and language curriculum, benefiting children across 12 cities. This initiative not only expanded educational opportunities but also showcased my commitment to community engagement and educational advancement.
- Expanded partnerships to include more diverse institutions, integrating DEI principles into international educational collaborations. Facilitated Study Abroad programming for over one hundred community colleges. Spear-headed the expansion of inclusive educational programs, enhancing accessibility for underrepresented students through online platforms.

## Professional Experience

### **Present Vice President for Educational Innovation and Global Programming Kansas City Kansas Community College, Kansas City, KS 66112**

Kansas City Kansas Community College: Kansas City Kansas Community College is a centrally located public 2-year institution in northeast Kansas. Within the city limits of Kansas City, Kansas, the College is conveniently located within Wyandotte County.

#### Responsibilities:

- Direct reports including Deans and Directors overseeing the strategic departments of Adult and Continuing Education, High School Partnerships, International Scholar Services, Online Education, and Workforce Innovation.
- Executive Cabinet Officer and Community Liaison, ensuring the strategic partnerships within diverse stakeholder groups, industry leaders, and the college.

#### Accomplishments:

- Led the college to successfully develop and create new apprenticeship pathways. Created three new programs in less than a year.
- Successfully onboarded new technology systems to manage business leads and industry partnerships.
- Led an institutional strategic plan process to establish process for study away programs and establishing international partnerships.
- Developed new partnerships with corporate donors in support of nontraditional student pathways.
- Invited as a National Representative to participate in faculty development seminar in Mexico.
- Lead a business development and partnership seminar in diverse regions of Peru to forge the connections between businesses and technical colleges.
- Revitalized new programs with healthcare sector to create access to high school diplomas equivalencies for their non-native English-Speaking populations. For example this partnership is leading the program being inducted to the Hall of Fame at one of our major partner institutions.

### **2019-2023 Associate Provost for Academic Innovation, Online Education & Global Opportunities, SUNY Rockland Community College, Suffern, NY 10901**

Rockland Community College: RCC is the only public higher education institution in Rockland County. It has served as an educational resource for Rockland since 1959, offering small classes, personal attention, and caring faculty. In addition to the main campus in Suffern, the College operates a center in Haverstraw and the Herbert Kurz Automotive Technology Center in Orangeburg. About 9,000 people are enrolled in credit, and non-credit courses, and over 200,000 visit the campus each year for cultural, recreational, and commercial events.

#### Associate Provost for Academic Innovation, Online Education & Global Opportunities:

Provides vision, leadership, and operational management with particular emphasis on the following key areas: academic innovation, online education, global opportunities. Reporting directly to the Provost and Executive Vice President. S/he is an active participant in the administrative decision-making processes in the Academic Affairs Division.

#### Responsibilities:

- Direct reports including Dean of Career and Professional Development; Dean of Academic

Technology and Instructional Design; Director of E-Learning; Director of Global Engagement; Coordinator of Academic and Career Strategies; and Strategic Initiatives Assistant.

- Leading and managing productive and creative on-line teams of both faculty, staff, and administrators.
- Foster communications, facilitate the implementation of on-line education and troubleshoot problems in academic planning and practices across all levels of the College.
- Serve as a liaison and an ambassador of the President's Cabinet
- Secure Global opportunities both internal and external such as COIL Study Abroad and oversee the Department of International Students.
- Secure new funding sources (as appropriate through grants, etc.
- Implementation and administration of policies, regulations, and grants affecting faculty and students on a global level to obtain exposure and recognition.
- Maintain confidentiality, exercise good judgment and act professionally, sensitively, and with a high level of discretion.
- Work with Deans and Program Directors in the schools in leading collaborative and ongoing processes of review of academic planning and related on-line procedures.
- Leading the facilitation for the processes of on-line curriculum for students and potential students.
- Provide oversight and set policy regarding student services and administrative procedures involving administrative and academic units across campus
- Leading for meeting the goals and objectives of the College's strategic plan in regarding online student curriculum.
- Oversee and manage the budget for online programs and provide budget status updates and recommendations on a regular basis. Scheduling, and make timely decisions.
- Keep current with emerging technologies, and best practices related to on-line learning

Accomplishments:

- Led the college to successfully transition to entirely online and technology-assisted instruction during the onset of the COVID-19 global pandemic.
- Led the development process to create a new strategic plan for online education and academic technology.
- Designed the survey tool to inventory academic software and classroom integration.
- Designed the user-interface to establish training recommendations and faculty assignments.
- Provided the strategic vision to establishing the first skills-based micro-credential at the college focused on the Blackboard LMS.
- Collaborated with the Soylia to integrate virtual exchange component to the Honors Cultural Anthropology course.
- Served as a Core Task Force member in securing the Title V Real World Ready grant.
- Obtained a WDI CFA - Job Linkages grant: Global Jobs for a Global World. Increased the resource pool for global opportunities by \$249,500.
- Launched the college's premier Lunch 'n Learn series focused on Best Practices & Tips to thrive in an online or technology-assisted environment.
- Co-Chair of the President's Full Cabinet. Designed and produced the development of "RCC 1 MTV - mission, team, voice" as the primary theme of the virtual meetings.
- Composed 3-year operational plans: English Skills Academy and Global Opportunities.
- Advisor to Diversity Abroad Inaugural Community College Global Education Forum.
- Moderated a series of Virtual Coffee and Conversations events with Dr. Baston.
- Appointed by the President to represent the college on the Gordon Centennial planning committee.
- Co-designed the program for New Accepted Student Day.

## **Development (CCID), Houston, TX**

**Community Colleges for International Development:** A US-based organization with a global reach. CCID provides a network for colleges to further their internationalization initiatives and to enhance the development of a globally competent workforce for the communities served. CCID members are assisted in engaging in partnerships with institutions worldwide to open opportunities for exchanges and knowledge sharing among students, faculty, staff, leadership, and trustees.

### **President & Executive Director:**

Responsible for leading the internationalization efforts of member institutions that span the globe. ExOfficio member to the Board of Directors. Lead administrator for the Senior International Officers Board. Facilitated the collaboration between college presidents, heads of states, and various government & nongovernment organizations.

### **Responsibilities:**

- Able to advance the mission of CCID, build strong relationships among a diverse group, have a broad understanding of global educational issues, and collaborate with members to develop a clear strategic vision for the organization.
- Collaborate and communicate with CCID's Board of Directors, Senior International Officer Council (SIO), general members and the host institution to advance the mission of CCID and cultivate support for CCID.
- Expand the CCID member network and partnerships including international institutions.
- Provide strategic and visionary leadership.
- Collaborate with CCID's Board and SIO Council to develop and implement a strategic plan framed with strategic priorities, objectives, and assessment.
- Establish appropriate partnerships with other entities engaged in international initiatives, such as AACC, NASFA and US State Department.
- Articulate and promote CCID through appropriate media, government, and industry outlets.
- Coordination of two annual conferences.
- Exercise operational guidance and oversight of staff.
- Develop an annual budget; provide quarterly budget reports to the CCID Executive Board, and bi-annual reports to the CCID Board and SIO Council.
- Provide leadership and supervision to CCID staff.
- Adhere to business and finance standards and practices of the host institution.
- Perform other related work duties as assigned.

### **Accomplishments:**

- Increased board membership by 30%.
- Network representative for over 172 community colleges and technical institutions.
- Developed the framework for international programs and partnerships.
- Negotiated two bilateral agreements on half of the ministry of education in Italy.
- Established the student pipeline U.S. based institutions to public universities in France.
- Organized international annual conferences.
- Created public-private industry round tables convening college presidents and CEOs.
- Implemented a series of virtual workshops and webinars to share best practices & tips.
- Translated & interpreted institutional policies and procedures to adhere to foreign requirements and mandates.
- On-boarded virtual exchange as a medium for international exchanged.
- Established MOU between network and Stevens Institute to facilitate Soliya.
- Contributed to the Partners of the Americas programs in Colombia.
- Appointed to serve to serve on AACC's Commission on Global Affairs.

## **2015-2018 Founding Director / Master Teacher, American Cultural Association, American Language Center, Morocco.**

American Cultural Association / ALC: A not-for-profit, bi-national, and cultural association. The purpose of the association is to promote understanding between the U.S. and Morocco's peoples and foster the exchange of languages and ideas through language programs and special events and programs; the ALCs promote English education and cross-cultural dialogue. They also support professional and skills development and personal enrichment.

### Founding Director / Master Teacher ALC El Jadida:

Responsible for managing the center, including financial and operational management, overseeing the academic program, teacher recruitment, training and evaluation and cultural and community initiatives.

### Responsibilities:

#### Management & Leadership

- Oversee the organizational structure and decision-making process with the ALC.
- Manage language and study abroad programs.
- Recruit and manage staff and teachers for the ALC.
- Innovate and promote new initiatives, attentive to different marketing and promotion techniques in the community, including actively using the ALC's social media, blog, and website.
- Oversee the physical premises of the ALC.

#### Financial

- Oversee the annual budget process for the ALC with the ACA comptroller.
- Complete annual audits and desk reviews with the ACA external auditors.
- Submit timely and accurate monthly and quarterly reporting and budgeting and meet financial goals.
- Prepare reporting on center statistics, demonstrating comprehension and attention to detail.

#### Curriculum & Pedagogy

- Review and adapt course curricula, book and resource selection, and grading system annually.
- Define expectations for student learning.
- Organize regular teacher observations, co-teaching, teacher mentors and training process, and subsequent evaluations.
- Motivate teachers and staff, in part through identifying opportunities for teacher and staff professional development.

#### Cultural & Community

- Work with ACA cultural team to program diverse activities.
- Plan local community service initiatives, partner with non-profit organizations, and collaborate with ALCs on projects.
- Encourage student-run clubs, engaging teachers and staff in overseeing the organization.
- Oversee the English Teaching Internship Initiative (ETII) locally.
- Oversee the ALC Bookstore, sourcing new and unique titles, organizing workshops and activities.

### Accomplishments:

- Recruited and trained over 40 English language teachers in student centered-teaching approach.
- Created a Mommy & Me early literacy initiative - developed national curriculum.
- Wrote the curriculum for summer arts and language camps that received \$500,000 in funding to support kids across 12 cities.
- Co-wrote new curricula for test prep and contextualized English program.
- Co-founder of Women Advancement Network - mentoring circle pairing aspiring entrepreneurs with business mentors.

- Secured 600,000 Dh in grant funding to provide leadership training for marginalized youth.
- Secured grant to provide for ACCESS Micro-scholarship.
- Organized and sponsored first local autism awareness conference.
- Organized Women in Leadership Summit sponsored by the ALC and American Embassy.
- Designed a new curriculum to incorporate Project Based Learning (PBL).
- Developed operational and financial to guide the day-to-day office protocols.
- Created a new user interface in proprietary software to streamline annual budget and reporting processes.
- Produced international jazz festival.
- Partnered with local U.S. companies to provide diverse programs and teams geared toward language acquisition and social development.
- Appointed by the Governor to serve as Community liaison to promote and develop relationships with external stakeholders.

## **2011-2015            Director / Professional Work Fellow, ETS, Princeton, NJ**

### ETS:

ETS serves individuals, educational institutions and government agencies by providing customized solutions for teacher certification, English language learning, and elementary, secondary and postsecondary education, and by conducting education research, analysis and policy studies. Founded as a nonprofit in 1947, ETS develops, administers and scores more than 50 million tests annually — including the *TOEFL*<sup>®</sup> and *TOEIC*<sup>®</sup> tests, the *GRE*<sup>®</sup> tests and *The Praxis Series*<sup>®</sup> assessments — in more than 180 countries, at over 9,000 locations worldwide. [www.ets.org](http://www.ets.org).

### Responsibilities:

- Featuring Rotation through Four Product/Program Areas Featuring Learn You Go with Project Accomplishments for Each Area Rotation.
  - Global Strategy
  - Product Development & Research Applications
  - Learning Technologies and Research & Development
  - IT Strategy and Organizational Design
- Director, Information Technology & Organizational Design Learning.

### Accomplishments:

- Team Lead to sunset the paper based TOEFL iBT test in China and introduce new internet based testing and score reports.
- Increased revenue and saved 25% in expenses by developing an Information Technology roadmap that eliminated the use of paper score reports in China.
- Secured \$2.5 million investment to support business case to enhance Criterion - and integrate into k-12 spaces.
- Led focus groups to finalize content mapping process for English writing tool.
- Managed research projects and international language programs globally to launch the redesign of junior tests.
- Established partnership with China-based company to redesign developmental business writing tool.
- Administered assessment for U.S. military contracts.
- Drafted interview protocols to execute investigative methodologies to scope out new areas of interest for testing sites.
- Developed new compensation models for test centers and encapsulate and verify business solutions to identify new Information Technology resources.

- Appointed by the President to serve as Global office liaison to department managers and continuously network with staff to isolate needs and define solutions to issues.
- Sourced new product and business development proposals; investigated data to assess user experiences regarding new technology launches.
- Designed process to managed and onboard administration technologies - emphasis on conference technologies.
- Led the project team based in India and U.S. to move organizational network to cloud-based servers.

**2008-2010 Wall Street Market Research, International Consultant - MENA & West Africa Region, London, UK.**

Wall Street Market Research: a top ranked independent research firm. WSMR provides the global investment community with independent analyst research reports, corporate profiles, and newsletters of selected quality emerging growth companies.

**Responsibilities:**

- Led in-country development team.
- Recommend partnership development profile.
- Represent organization at international conferences, meetings and community events.
- Provide data and business intelligence for country reports.

**Accomplishments:**

- Directed Market Research team to create government-led and nonprofit projects.
- Secured funding to publish Senegal country investment report and guide.
- Served on the Chamber of Commerce taskforce to prioritize business development opportunities.
- Led partnership development for small to medium-sized businesses and organized networking conferences.
- Designed sustainable initiatives in the MENA and West Africa regions in conjunction with the departments of Public Health and Women/Children’s Health focused on development and promotion of female led businesses and organizations.
- Created marketing deliverables and provided press releases and PowerPoint presentations.
- Fostered donor relationships by participating in philanthropic activities that raised awareness of causes.
- Employed research evaluation tools to monitor progress and determine short-term goals.

**Other Related Experience**

- 2006-2009 Director, Family Resource Center – CEJES Institute, Pomona, NY  
 2006-Present Interpreter / Court Translator, Precise Translations, LLC. White Plains, NY

**ACADEMIC BACKGROUND**

FERRIS STATE UNIVERSITY, Big Rapids, MI	Doctor of Education, Leadership
SCHILLER INTERNATIONAL UNIVERSITY, France	MBA & MA, International Relations
STATE UNIVERSITY OF NEW YORK, Buffalo, NY	BA, Social Science Interdisciplinary
ILSC Montreal	Certificate English Language Teaching Assistant
NORTHWESTERN UNIVERSITY	Project Management
DALE CARNEGIE	Leadership for Managers
RUTGERS UNIVERSITY	Social Media Marketing, Mini MBA

## *Faculty/Teaching Experience*

- Lecturer, The Superior Institutions of Science & Technology (SIST) ○ Taught in MBA and undergraduate programs (in person and online)
  - Courses: Strategic Management, Human Resources Development, Business Ethics
- Adjunct Professor, Institute for Leadership and Communication Studies ○ Taught in graduate program (in person and online) ○ Courses: Intro to translations, Civics and Cultural Studies
- Adjunct Instructor, State University of New York at Rockland Community College ○ Taught in Undergraduate program ○ Pluralism and Diversity in Business / America
- French Language Instructor, MT. Vernon Middle School

## *Community Activities*

- Member, Young Women's Leadership Initiative of Houston, TX
- Member, Alpha Kappa Alpha Sorority, Inc., Peekskill, NY
- Executive Board, Junior League, Orange County, NY
- Board of Directors, Red Trunk Project, NY
- Board of Directors, Houston Caribbean Professional Association, Houston, TX
- Board of Directors, Planned Parenthood Hudson Peconic - Action Fund Board, NY
- Member, National Sorority of Phi Delta Kappa, Inc., Eastern Region, NY
- Advisory Board Member, Labor of Love Youth Development Foundation, Inc.
- Mentor, African Women Economic Consortium, Washington, D.C. & Global
- Member, TESOL Africa
- Black English Language Professionals and Friends Committee, TESOL International

## *Awards*

- Rising Star Award, Junior League of Wyandotte and Johnson Counties, 2024
- Educator of the Year, InnovateHER, 2024
- Women of Leadership and Vision, The Nyack Center, 2023
- Mentor Recognition Award, AWEC, The Center for Global Enterprise, 2020
- Global Marketers Award for Volunteer Work and Dedication, 2010
- Human Rights Commission in Rockland County Community Recognition Award, 2009-2010
- Big Media Outstanding International Consultant, 2009 – 2010
- Leadership Peer Education Mentor Recognition Award, 2008
- Fulbright Scholar, 2004-2005
- Federal Bureau of Investigations Buffalo Field Office Civilian's Academy Completion Award, 2002

## *Leadership Development*

- Leadership 2000, Wyandotte County, 2024
- SUNY SAIL, Executive Leadership Academy, 2022
- AIEA- Association of International Education Administrators, Senior International Officer Academy, 2022

- Association of Junior League, Winter Leadership Institute on Diversity, Equity, and Inclusion, 2021
- NAFSA Academy, National Cohort, 2020
- Fulbright Scholar Liaison Training, 2020

### *Selected Professional Activities*

- Advisor to Diversity Abroad Community College Initiative
- Guest Lecturer, OECD, Center for Business & Entrepreneurship
- SUNY Sexual Misconduct & Gender Discrimination Committee, NY
- SUNY Council on International Education Committee, NY
- Member, TESOL Africa
- Black English Language Professionals and Friends Committee, TESOL International

### *Selected Workshop/Convention Presentations and Publications*

- o Riobé, Fabiola. [Ideation to Implementation: Engaging Faculty to Lead Innovation](#), The Evollution, A Modern Campus Illumination, November 2022
- o Riobé, Fabiola. The Role of Educators as Innovators. The KRINON, 2022
- o Riobé, Fabiola. [Self-care isn't Selfish](#). The KRINON, 2021
- o Presenter The Role of Community Colleges as Innovators to Address the Needs of a Global Economy, SUNY Student Success Summit! April 2021
- o Panelist, Achieving Equity Virtual Global Learning, Inclusive Learning Institute, April 2021
- o Presenter, Collaboration & Innovation: The Role of Community Colleges in a Digital Economy, AAC&U Virtual Annual Meeting, January 2021
- o Presenter, Community Colleges Facilitating Innovation in a Global Economy, Community College Global Education Forum, September 2020 Virtual
- o Presenter, The Geography of Higher Education a Conversation with Fabiola Riobé, Organization for Economic Co-operation and Development (OECD), Paris, September 2020, Virtual
- o Presenter, Maintaining a sense of self and integrity in this ever changing globally competitive world., Future of Work Summit, Nigeria, October 2019, Virtual
- o Roving Reporter, Content and Language Integrated Learning (CLIL) next phases, TESOL SPAIN, Spring 2018
- o Presenter, Project Based Learning / Service Learning in the EFL Curriculum. TESOL International Convention & Language Expo, Seattle, Washington, March 2017
- o Presenter, Developing Teacher-Led Professional Development Modules. TESOL SUDAN – ICLELT, Abu Dhabi, UAE, Summer 2017
- o Presenter, Project Based Learning as another form of Student Assessment. American
- o Cultural Association Annual Conference, Tangier, Morocco, Spring 2016
- o Presenter, Family Based Resource Centers as a vehicle to increase Parent Engagement and Involvement in school education, Community Works International Conference, Fall 2015

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION(S) 4-1-B-22, 4-1-B-28, AND 4-1-B29 OF THE LENEXA CITY CODE TO ALLOW DRINKING ESTABLISHMENTS AS A PERMITTED USE IN CITY CENTER ZONING DISTRICT.**

WHEREAS, City Code Article 4-1-B set forth zoning district regulations; and

WHEREAS, the City desires to make revisions to City Code Article 4-1-B to allow Drinking Establishments as permitted use in the CC, Planned City Center zoning district

WHEREAS, a public hearing was held by the Lenexa Planning Commission on February 2, 2026, and notice was provided in accordance with K.S.A. 12-757, to hear comments on the suggested changes; and

WHEREAS, the Lenexa Planning Commission recommended approval of the proposed changes to the Lenexa City Code, as reflected in the minute record for said meeting

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

**Section One:** Section 4-1-B-22 is hereby amended to read as follows:

**Section 4-1-B-22 USE REGULATIONS SCHEDULE.**

The use regulations schedule of this Section provides a tabular summary of the land-use types allowed within each zoning district. The schedule is intended for reference and does not necessarily reflect all of the regulations that may apply to particular uses or districts. In the event of conflict between the use regulations schedule and the permitted and special use regulations found within the individual district sections of this Article (Section 4-1-B-4 through Section 4-1-B-21, Section 4-1-B-28, Section 4-1-B-29 of this Article), the text of the individual district regulations shall prevail.

- A. **Permitted:** Uses identified in a particular district column of the Use Regulations Schedule with a "P" are "permitted by right" and shall be permitted in such district, subject to such supplementary use regulations as may be indicated in the "Supplemental Regulations" column and all other requirements of this Chapter.
- B. **Conditional Uses:** (Rep. Ord. 3914, 5/18/1995)
- C. **Special Permit Uses:** Uses identified in a particular district column of the Use Regulations Schedule with an "S" are "special permit uses" and shall be permitted in such district if reviewed and approved by the Governing Body in accordance with the procedures and standards of Article 4-1-G of this Chapter. Special permit uses shall be subject to such supplementary use regulations as may be indicated in the "Supplemental Regulations" column and all other requirements of this Chapter.
- D. **Not Permitted:** Uses not identified in a particular district column of the Use Regulations Schedule as permitted or by special use permit are not allowed in such district unless otherwise expressly permitted by other regulations of this Chapter.

- E. **Conditions:** A letter in the final "Supplemental Regulations" column of the Use Regulations Schedule refers to supplementary use regulations applicable to a particular use in 1 or more of the districts in which such use is allowed. The referenced regulations appear in Section 4-1-B-23 of this Article (Supplementary Use Regulations). For example, Condition "23C" refers to supplementary use regulations contained in Section 4-1-B-23-C of this Article. These regulations are merely supplementary and not exclusive.

**[Use Table -- Residential and Public or Civic Uses]**

**P = Permitted, S = Special Permit Use**

USE REGULATIONS SCHEDULE																					
Zoning Districts																					
Use Type	Single-Family										Planned Residential					Planned Nonresidential				Supp Regs	
	A	R	R	R	R	R	R	R	R	R	N	C	C	C	C	H	B	B	B		
	G	E	P	P	P	P	P	P	P	P	O	O	1	2	3	4	D	1	2	S	
<b>Residential uses</b>																					
Single-family	P	P	P	P	P	P	P	P	P							P			S	S	
Duplex						P	P	P	P										S	S	
Multi-family						P	P	P	P							P			P	P	
Manufactured home	P	P	P	P	P	P	P	P	P												
Mobile home park	S																			23Q	
<b>Public or civic uses</b>																					
Aviation field or airport	S														S	S	S			23C	
Cemetery	P			S	S					S	S									23R	
Church or place of worship	P	P	P	P	P	S	S	S	P	P	P	P	P	P	P	S	S	S	S	23R	
Club or lodge	S									S	P	S	P	P	P	S	P	P	S	S	
College or university										S		P	P	P		P	P	S	S	S	
Correctional facility	S																S				
Cultural services	S	S	S	S	S					S	P	P	P	P	P	S	P	P	S	P	P
Daycare, limited	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	23E	
Daycare, general	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	23E	
Daycare, commercial										S	S	P	P	P	P	S	P	P	S	S	
Group home, limited	P	P	P	P	P	P	P	P	P												
Group home, general						S	S	S	S	S											
Homeless Shelter														S	S	S				23AK	
Hospital										S	S	S	S	P		P	P	S	S	23AJ	
Large WECS	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	23AI	

Nursing home										P	P	S	S									S	S		
Public park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	23X
Public safety services	S	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	P	P	P	P	P		
School, elementary and secondary				S	S									P									S	23R	
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Wind Farm	S																		S	S				23AI	
Wireless Communications Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	23AE	

[Use Table -- Commercial Uses]  
P = Permitted, S = Special Permit Use

USE REGULATIONS SCHEDULE																									
		Zoning Districts																							
															Planned Nonresidential						Supp Regs				
		Single-Family				Planned Residential					Office		Commercial				Bus Pk								
Use Type	A G	R E	R P E	R 1	R P 1	R P 2	R P 3	R P 4	R P 5	N O	C O	C 1	C 2	C 3	C 4	H D	B P 1	B P 2	B P S	C C	P M U				
<b>Commercial uses</b>																									
Adult business establishments																								P	23B
Amusements															S	P						S			
Arcade, commercial														S	P	P	S					P	S	23D	
Auction services, general																P			S					23AG	
Auction services, limited													S	S	S			S						23AG	
Auto service, limited														P	P	P	S					S	S	23S	
Banking services														P	P	P	P	P					P	P	23U
Bar or nightclub															S	S	P	P	S				S	S	23D
Broadcasting studio																	P		P	P	P	P	P		
Campground	S																								
Car wash															P	P	P							23S	
Commercial use of residential property	S			S																				23Y	
Construction sales and service, general																	P						P	23T	







intersection may be predominately residential in nature. Supplemental use regulations may be modified by an approved development plan or the associated development agreement.

1. **Residential Uses:**

Multi-family

Single-family attached

2. **Public or Civic Uses:**

Cultural services

Daycare, limited, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article.

Daycare, general, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article.

Public park, subject to the supplementary use regulations of Section 4-1-B-23-X of this Article.

Public safety services

3. **Commercial Uses:**

Arcade, commercial, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article

Banking services, subject to the supplementary use regulations of Section 4-1-B-23-U of this Article

Broadcasting studio

Consumer repair services

Convenience store

Drinking establishment, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article

Entertainment, indoor

Fitness center

Hotel or motel

Laundry or dry cleaning, limited

Laundry, self-service

Medical or dental clinic

Medical or dental lab

Office

Parking, commercial

Personal instruction, limited, subject to the supplementary use regulations of Section 4-1-B-23-AH of this Article

Personal instruction, general, subject to the supplementary use regulations of Section 4-1-B-23-AC of this Article.

Personal services

Research service

Restaurant, general

Restaurant, fast-food, subject to the supplementary use regulations of Section 4-1-B-23-U of this Article

Retail

Veterinary hospital, subject to the supplementary use regulations of Section 4-1-B-23-O of this Article.

4. **Industrial Uses:**

Lab, analytical/experimental

- D. **Special Uses:** The following uses shall be permitted in the CC District if approved in accordance with the procedures and standards of Article 4-1-G of this Chapter. Supplemental use regulations may be modified by an approved development plan or the associated development agreement.

1. **Residential Uses:**

Single-family

Duplex

2. **Public or Civic Uses:**

Church or place of worship, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article

College or university

Daycare, commercial, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article

Club or lodge

Hospital

Large WECS, subject to the supplementary use regulations of Section 4-1-B-23-AI of this Article

Nursing home

Utility

Wireless Communication Towers, subject to the supplementary use regulations of Section 4-1-B-23-AE

3. **Commercial Uses:**

Amusements

Auto service, limited, subject to the supplementary use regulations of Section 4-1-B-23-S of this Article

Bar or nightclub, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article, except that the setback from residential and noise provisions of such supplementary use regulations shall not apply in the CC zoning district.

Construction sales and service, limited, subject to the supplementary use regulations of Section 4-1-B-23-T of this Article

Entertainment, outdoor, subject to the supplementary use regulations of Section 4-1-B-23-AD of this Article

Funeral home, subject to the supplementary use regulations of Section 4-1-B-23-AB of this Article

Gasoline sales, general, subject to the supplementary use regulations of Section 4-1-B-23-S of this Article

Maintenance services, limited

Self-service storage, subject to the supplementary use regulations of Section 4-1-B-23-Z of this Article

Service station, subject to the supplementary use regulations of Section 4-1-B-23-S of this Article  
Theater, indoor  
Vocational school

- E. **Accessory Uses:** Accessory uses shall be allowed in accordance with the standards of Section 4-1-B-24 of this Article. Specific Accessory Uses and the provisions applying thereto may be modified by an approved development plan or the associated development agreement.
- F. **Property Development Regulations:** The Lenexa City Center Neighborhood Design Standards and Guidelines, dated April 17, 2007 and amended on June 16, 2015, prepared by the City of Lenexa in cooperation with LMN Architects, BNIM Architects and George Butler Associates ("Design Guidelines") are hereby incorporated by reference for the purpose of providing property development standards and guidelines in the CC zoning district. No less than three copies of such document shall be marked or stamped "official copy" as adopted by Ordinance No. 4935 with a copy of the Ordinance codified herein and filed with the City Clerk to be open to inspection and available to the public at all reasonable hours.

For each development project in the CC zoning district, property development regulations shall adhere to the Design Guidelines and the following standards and should be incorporated into an approved development plan and/or the associated development agreement. Deviations from the Design Guidelines and the following standards may be provided as a part of the approved development plan and/or associated development agreement.

1. **District Size:** A freestanding project approved for CC zoning should be a minimum of 20 acres, in order to provide for a network of streets and civic spaces to support its uses. Projects of less than 20 acres should be designed to be complimentary of and extensions to larger CC District projects, and should be of a sufficient size and configuration to extend development to an established urban edge along a road or designed open space.
2. **Block and Street Patterns:** The street pattern should be designed to promote connectivity utilizing a modified grid system with appropriate, frequent connections to adjacent developments. Streets should be appropriately sized and pedestrian oriented with wide sidewalks, on-street parking, traffic calming features, and a high-quality furnished streetscape. Unless otherwise provided in the approved development plan and/or associated development agreement, block lengths should not exceed 400 foot and lower density blocks should be divided into smaller building sites based on use.
3. **Setbacks:** in general, the approved development plan and/or associated development agreement for each development project in the CC District will designate a combination of build-to lines or small maximum setbacks, resulting in little or no setback from rights-of-way or property lines to reflect the district's urban scale of development. Setback areas and build-to lines along streets should be designed to reinforce definition of public and private space, and to provide special functions relevant to the public realm such as porches and outdoor dining areas. Roof overhangs, arcades, covered entries, awnings, and

balconies may encroach into public street right-of-way. Stoops may not encroach upon the public right-of-way. Unless otherwise provided in the approved development plan and/or associated development agreement, setbacks and build-to lines will be set in the following ranges:

<b>Mixed use streets</b>	<b>0 to 15 feet</b>
<b>Residential streets</b>	<b>5 to 20 feet</b>

1.

4. **Building Height:** Unless otherwise provided in the approved development plan and/or associated development agreement, the minimum and maximum building height in the CC zoning district shall be as follows:

<b>Building Type</b>	<b>Minimum Height</b>	<b>Maximum Height</b>
<b>Residential</b>	<b>20 feet</b>	<b>100 feet</b>
<b>Retail</b>	<b>25 feet</b>	<b>45 feet</b>
<b>Mixed Use and All Others</b>	<b>35 feet</b>	<b>110 feet</b>

Each development project should provide a variety of building heights which step down to adjacent existing or planned lower density development.

1.

5. **Parking and Loading:** The CC District is intended to foster a compact, higher-density, pedestrian environment. On-street parking should be provided on most streets, and higher intensity areas should utilize structured parking for off-street needs. Surface parking lots should be carefully placed, and landscaped and screened to maintain the pedestrian amenity of adjacent sidewalks. The appropriate mix of land uses in the CC District should provide opportunities for shared parking, and the total number of parking stalls commonly required can be reduced significantly. Parking and loading facility requirements shall be detailed in the project's approved development plan and/or associated development agreement and shall be sufficient to meet the parking and loading demands of the proposed land uses. Additional parking and loading requirements are included in the Design Guidelines or are set forth below:
  - a. The loading area design standards set forth in Section 4-1-D-1-Q shall be modified in the development agreement to accommodate the specific and unique needs of this district. Modifications to the size, number, and locations of loading areas will be needed including ways to adequately address the traffic impacts of occasional on-street loading.
  - b. Structured parking facilities shall be of high quality, complimentary in materials and colors to adjacent structures and varied in design. The use of liner buildings in front of parking structures along major street frontages is generally required.
  - c. To ensure efficient use of parking resources, a parking demand study for the project shall be required at preliminary plan, unless otherwise approved by the Director of Community Development.
6. **Design Guidelines:** As the proposed walkable civic destination for the community, design expectations in the CC District are high. The anticipated

mixing of uses, inclusion of high quality materials, use of unique site layouts and dramatic building designs should all lead to a vibrant City Center for Lenexa. The Design Guidelines and the *Comprehensive Plan* provide standards and guidelines which shall guide the design of projects in the CC District. In addition, more specific design standards for the development shall be established in the approved plans and/or associated development agreement.

7. **Landscaping:** As the intensity of land uses increases, so does the need for landscaping that exceeds the expectations of the many people expected to be living in, working in, or visiting the City Center. More than any other element, landscaping mitigates the impacts of typical urban development. Large street trees to provide shade, numerous landscaped green spaces, extensive use of planters, numerous pocket parks, appropriate screening and shading of parking, service, utility, or other areas are all addressed in the Design Guidelines and shall be included in the project's approved development plan and/or associated development agreement.
8. **Signage:** A project signage scheme shall be required at final plan for CC development projects and shall identify locations and sizes of future signs, while ensuring that the signage fits the architectural character, proportions and details of the development. To promote signage creativity and address the unique urban form of the CC District, these regulations and the Design Guidelines will conflict with, in certain respects, Article 4-1-E of this Code, which contains the City's standard sign regulations. In the event of such conflict, these regulations and/or the Design Guidelines shall control. Deviations from any sign regulation may be approved as a part of the approved development Plan and/or associated development agreement.

**Section Three:** Section 4-1-B-29 is hereby amended to read as follows:

**Section 4-1-B-29 PMU, PLANNED MIXED USE DISTRICT.**

- A. **Purposes:** The Planned Mixed Use (PMU) District is intended to encourage a variety of land uses in a denser, pedestrian oriented, urban-like environment than would be possible with traditional planned zoning districts. The District promotes building and public open space design that creates a distinctive and memorable sense of place thereby adding to a greater sense of community. Developments in this district are allowed and expected to have a mixture of residential, office and retail uses, along with public spaces, entertainment uses and other specialty facilities that are compatible in both character and function. Developments are encouraged to incorporate structured parking and are expected to utilize on-street parking and other shared parking facilities. Such facilities should be linked to multiple buildings and adjacent development by an attractive pedestrian network, which places a higher emphasis on the quality of the pedestrian experience than is generally found in other single-use zoning districts. Buildings are expected to be principally multi-story structures with differing uses organized both vertically and horizontally. The PMU District is intended to be applied in areas outside of the City Center Neighborhood and designated for mixed-use, commercial or higher

density residential uses as reflected in the Comprehensive Plan's Future Land Use Map. Provided that public facilities and services are adequate, it is anticipated this District will be used for both undeveloped parcels and appropriate in-fill sites and may serve as a transition between residential and non-residential uses with stepping down of intensity, appropriate buffering and other design techniques employed to avoid incompatibilities with surrounding single-use districts. In the event of a conflict between other City Code provisions and those set forth in this Section, the provisions of this Section shall control.

- B. **Review and Approval Procedure:** The review and approval procedure for the PMU District shall be as outlined in Article 4-1-G and Article 4-1-H of this Chapter. Unless otherwise approved by the Governing Body, in conjunction with approval of any final plan in the PMU District, a development agreement shall be adopted which defines the specific development regulations for the project as required in this Section. The development agreement shall address issues of phasing, infrastructure improvements, design, and other details unique to the project that are necessary for successful project implementation. The development agreement and proposed plans shall adhere to the property development regulations set forth in subsection F of this Section and use the Lenexa City Center Neighborhood Design Standards and Guidelines, or other City adopted design guidelines for particular areas or corridors of the City as a guide for individual design guidelines for each PMU development.
- C. **Permitted Uses:** The Comprehensive Plan, the Design Guidelines as contained in the Development Agreement and other existing mixed-use developments shall all be used as a guide for determining the location of appropriate uses for new development in this district. While a mixing of compatible land uses is strongly encouraged within this district, areas closer to major roadway intersections shall generally be denser and predominantly commercial in nature while those areas further away from said roadways and intersections shall be less dense and more residentially oriented. No building, structure, land, or premises shall be used, and no building or structure shall be hereafter erected, constructed, moved, or altered, except for one or more of the following uses, subject to the provisions of subsection F below:
1. **Residential Uses:**
    - a. Single family, attached;
    - b. Multi-family
  2. **Public and Civic Uses:**
    - a. Cultural services;
    - b. Daycare, limited, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article;
    - c. Daycare, general, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article;
    - d. Public parks, subject to the supplementary use regulations of Section 4-1-B-23-X of this Article
    - e. Public safety services
  3. **Commercial Uses:**
    - a. Banking services, subject to the supplementary use regulations of Section 4-1-B-23-U of this Article;

- b. Broadcasting studios;
- c. Consumer repair services;
- d. Convenience store;
- e. Drinking establishments, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article;
- f. Fitness center;
- g. Gasoline sales, limited, subject to the supplementary use regulations of Section 4-1-B-23-S of this Article;
- h. Laundry, self-service;
- i. Laundry or dry cleaning, limited;
- j. Medical or dental clinic
- k. Medical and dental lab;
- l. Office;
- m. Parking, commercial;
- n. Personal instruction, limited, subject to the supplementary use regulations of Section 4-1-B-23-AH of this Article;
- o. Personal instruction, general, subject to the supplementary use regulations of Section 4-1-B-23-AC of this Article;
- p. Personal services;
- q. Research service;
- r. Restaurant, general;
- s. Restaurant, fast-food, subject to the supplementary use regulations of Section 4-1-B-23-U of this Article;
- t. Retail;
- u. Veterinary hospital, subject to the supplementary use regulations of Section 4-1-B-23-O of this Article

4. **Industrial Uses:** Lab, analytical/experimental.

D. **Special Uses:** The following uses shall be permitted in the PMU District if approved in accordance with the procedures and standards of Article 4-1-G of this Chapter. The supplemental use regulations for a specific use may be modified by an approved development plan or the associated development agreement.

1. **Residential Uses:**

- a. Single family;
- b. Duplex

2. **Public and Civic Uses:**

- a. Church or place of worship, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article;
- b. Club or lodge;
- c. College or university;
- d. Daycare, commercial, subject to the supplementary use regulations of Section 4-1-B-23 of this Article;
- e. Hospital, subject to the supplementary use regulations of Section 4-1-B-23-AJ of this Article;

- f. Large WECS, subject to the supplementary use regulations of Section 4-1-B-23-AI of this Article;
- g. Nursing home;
- h. School, elementary and secondary, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article;
- i. Utility;
- j. Wireless Communication Facility, subject to the supplementary use regulations of Section 4-1-B-23-AE

**3. Commercial Uses;**

- a. Arcade, commercial, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article;
- b. Auto service, limited, subject to the supplementary use regulations of Section 4-1-B-23-S of this Article;
- c. Bar or nightclub, subject to the supplementary use regulations of Section 4-1-B-23-D of this Article;
- d. Entertainment, indoor;
- e. Funeral home, subject to the supplementary use regulations of Section 4-1-B-23-AB of this Article;
- f. Gasoline sales, general, subject to the supplementary use regulations of Section 4-1-B-23-S of this Article;
- g. Hotel or motel
- h. Maintenance services, limited
- i. Vocational school

**E. Accessory Uses:** Accessory uses shall be allowed in accordance with the standards of Section 4-1-B-24 of this Article. Specific Accessory Uses and the regulations applicable thereto may be modified by an approved development plan or the associated development agreement.

**F. Property Development Regulations:** For each development project in the PMU zoning district, property development regulations shall adhere to these regulations and the following standards should be incorporated into an approved development plan and/or the associated development agreement. Deviations from these standards may be provided as a part of the approved development plan and/or associated development agreement.

- 1. **District Size:** The minimum acreage in the PMU zoning district shall be 10 acres. The maximum acreage for this district shall be 30 acres.
- 2. **Building Height:** Unless otherwise provided in the approved development plan and/or associated development agreement, the minimum and maximum building height in the PMU zoning district shall be as follows:

Building Type	Minimum Height	Maximum Height
Residential	20 feet	45 feet
Retail	25 feet	45 feet
Mixed Use and All Others	30 feet	75 feet

Parking Structures	15 feet	45 feet
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Each development project should provide a variety of building heights which step down to adjacent existing or planned lower density development.

- 1.
3. **Setbacks:** In general, the approved development plan and/or associated development agreement for each development project in the PMU District will designate a combination of build-to lines and/or setbacks. Generally building and parking setbacks from streets should be significantly less than single-use districts reflecting the more urban, pedestrian scale of development. Setback areas and build-to lines along streets should be designed to reinforce definition of public and private space, and to provide special functions relevant to the public realm such as porches and outdoor dining areas. Roof overhangs, arcades, covered entries, awnings, and balconies may encroach into public street right of way. Stoops and building footings may not encroach upon the public right of way. Setbacks should be varied to appropriately transition back into adjoining development.
4. **Parking and Loading:** The PMU District is intended to foster a compact, higher-density, pedestrian environment. On-street parking should be provided on most streets, and higher density projects are encouraged to incorporate structured parking. Surface parking lots should be carefully placed to the rear or sides of buildings and landscaped and screened to maintain the pedestrian amenity of adjacent sidewalks. The appropriate mix of land uses in the PMU District should provide opportunities for shared parking, and the total number of parking stalls commonly required for each use can be reduced significantly. Parking and loading facility requirements shall be detailed in the project's approved development plan and/or associated development agreement and shall be sufficient to meet the parking and loading demands of the proposed land uses. Additional requirements are set forth below:
  - a. To ensure efficient use of parking resources, a parking demand study for the project shall be required at preliminary plan, unless otherwise approved by the Director of Community Development. This parking study shall be completed by a firm with expertise in parking demand studies. This study shall utilize the most current version of the Urban Land Institute ("ULI") shared parking model or other model as approved by the Director of Community Development.
  - b. Structured parking facilities shall be of high quality, complimentary in materials and colors to adjacent structures and varied in design. The use of liner buildings in front of parking structures along major street frontages is generally required.
  - c. The loading area design standards set forth in Section 4-1-D-1-Q may be modified in the development agreement to accommodate the specific and unique needs of this district. Modifications to the size, number, and locations of loading areas will be needed including ways to adequately address the traffic impacts of occasional on-street loading.

5. **Public Open Space:** Every development shall provide usable, well designed, public open spaces in an amount at least equal to 2% of the developments total building square footage.
6. **Block and Street Patterns:** The street pattern should be designed to promote connectivity utilizing a modified grid system with appropriate, frequent connections to adjacent developments. Streets should be appropriately sized and pedestrian oriented with wide sidewalks, on-street parking, traffic calming features, and a high-quality furnished streetscape. Unless otherwise provided in the approved development plan and/or associated development agreement, block lengths should not exceed 400 feet and lower density blocks should be divided into smaller building sites based on use.
7. **Landscaping:** The landscaping design standards set forth in Section 4-1-D-2 may be modified appropriately in the development plan or the associated development agreement to meet the intent of the PMU district. As the intensity of land uses increases, the need for landscaping increases to meet the expectations of the many people expected to be living in, working in, or visiting the development. More than any other element, landscaping mitigates the impacts of typical urban development. Large street trees to provide shade, numerous landscaped green spaces, extensive use of planters, numerous pocket parks, appropriate screening and shading of parking, service, utility, or other areas shall be included in the approved development plan and/or associated development agreement.
8. **Signage:** Signage shall be allowed in accordance with the standards of Article 4-1-E.

**Section Four:** Interpretation: This Ordinance shall be construed as follows:

A. **Liberal Construction:** The provisions of this Ordinance shall be liberally construed to effectively carry out its purposes which 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 revive an Ordinance previously repealed, nor shall the repeal affect any right which accrued, any duty imposed, any penalty incurred or any proceeding commenced, under or by virtue of the Ordinance repealed. Said Ordinance or Code repealed continues in force and effect after the passage, approval, and publication of this Ordinance for the purpose of pursuing such rights, duties, penalties, or 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, City Code or other ordinances.

**Section Five:** Penalty: Any violation of the above provisions shall be punishable in accordance with Code Section 1-1-C-3, unless otherwise specifically set out.

**Section Six:** Repeal: The existing Code Section(s) 4-1-B-22, 4-1-B-28, 4-1-B-29 are hereby repealed.

**Section Seven:** Effective Date: This Ordinance shall become effective upon passage and publication of the ordinance summary in the official City newspaper as provided by State law.

PASSED BY the City Council this 17<sup>th</sup> day of February, 2026.

SIGNED BY the Mayor this 17<sup>th</sup> day of February, 2026.

CITY OF LENEXA, KANSAS

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Julie Sayers, Mayor

ATTEST:

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Jennifer Martin, City Clerk

APPROVED AS TO FORM:

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Sean McLaughlin, City Attorney

## KANSAS REAL ESTATE CONTRACT

THIS CONTRACT is made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between **CITY OF LENEXA, KANSAS**, a municipal corporation, hereinafter "**CITY**" and **HABITAT FOR HUMANITY OF KANSAS CITY**, a Missouri corporation, hereinafter referred to as "**BUYER**". City and Buyer may be collectively referred to herein as the "Parties".

WHEREAS, City is the owner of property located east of and adjacent to Clare Road at approximately 86<sup>th</sup> Terrace ("Clear Creek Land") in the City of Lenexa, Johnson County, Kansas; and

WHEREAS, Buyer proposed to develop a single family home development ("Project") on a portion of the Clear Creek Land and desires to acquire approximately 16.8453 acres from the City; and

WHEREAS, in accordance with K.S.A. 12-1301 *et seq.*, the City published notice of the proposed exchange of the City owned park land; and

WHEREAS, City and Buyer desire to make this exchange subject to the terms and conditions set forth herein.

NOW, THEREFORE the Parties agree as follows:

1. **PROPERTY:** City hereby agrees to sell to Buyer and Buyer agrees to purchase the following described real estate together with all improvements thereon containing approximately 16.8453 acres (the "Property"), legally described to wit:

### SEE ATTACHED EXHIBIT A

2. **PURCHASE PRICE:** The purchase price for the Property is \$49,000 per acre for a total price of EIGHT HUNDRED TWENTY-FIVE THOUSAND FOUR HUNDRED NINETEEN and 70/100 dollars (\$825,419.70) (the "Purchase Price"), which Buyer agrees to pay in certified funds or wire transfer at the Closing.
3. **EFFECTIVE DATE:** This Contract shall be effective as of the date and time of execution by the last party to sign this contract as shown on the signature page ("Effective Date").
4. **PRORATIONS:** City shall pay all installments of special assessments, if any, and general taxes for the years prior to the current calendar year for the property it is conveying. Special assessment installments and general taxes for the current calendar year shall be pro-rated between City and Buyer as of the Closing Date. If the amount of such taxes cannot be ascertained, pro-ration shall

be computed on the amount of the annual installment of special assessments and general taxes for the previous year.

5. TITLE INSURANCE: Within ten (10) days after the Effective Date, City shall, at City's cost and expense, deliver to Buyer a current title commitment (the "Title Commitment") for an ALTA Extended Coverage Owner's Policy (or policies) of Title Insurance (2021 unmodified form) (the "Title Policy"), with liability in the aggregate amount of the Purchase Price, dated as of the Closing Date, issued by First American Title Insurance Company, 1100 Main Street, Suite 1900, Kansas City, Missouri 64105, or any other title company selected by Buyer (the "Title Company"), insuring title to the fee interest in the Property as being vested in Buyer. The Title Policy shall contain such endorsements, be in such amount, and shall contain and be subject to only those exceptions acceptable to the Buyer. Each party hereby agrees to sign the usual and customary documents at Closing, including a closing statement, RESPA, affidavit to the Title Company regarding liens, possession and other matters sufficient to cause deletion of the standard exceptions on the owner's Title Policy, and any other documents that otherwise might be necessary to coordinate the acquisition of the Property.
6. SURVEY: Buyer may, at its cost and expense, obtain an ALTA survey (the "Survey") from a surveyor chosen by Buyer. City agrees to cooperate as necessary to ensure that the Title Policy may be obtained.
7. DEED: On or before closing, City shall execute, acknowledge, and deliver a Kansas special warranty deed conveying the Property to Buyer, subject only to the special exceptions set forth in the Title Policy. The deed shall be recorded at the Closing.
8. ENVIRONMENTAL STUDIES: Prior to closing, Buyer may elect to obtain one or more environmental reports for the Property (the "Environmental Reports"). The Environmental Reports include, without limitation, Phase I and Phase II Environmental Site Assessments, and all applicable NEPA assessments, documentation, and statements, as determined by Buyer. Buyer shall be solely responsible for all costs associated with obtaining the same. City shall provide reasonable access to the property, to conduct such environmental assessments.
9. INVESTIGATIONS, NOTICES, AND RESOLUTION OF UNACCEPTABLE CONDITIONS.
  - a. During the period beginning on the Effective Date and continuing until 11:59 p.m. local time on the date that is 120 days after the Effective Date (the "Due Diligence Period"), Buyer and its agents and designees shall have the right and opportunity to examine materials related to the Property, and to examine the Property for the purpose of inspecting the same and making tests, inquiries and examinations, making soil analyses, conducting engineering and studies, core borings, drillings, surveys,

environmental assessments (including without limitation, the Environmental Reports) and such other physical due diligence investigations and analyses in, on and to the Property as Buyer deems necessary to ascertain the suitability of the Property for Buyer's intended development (collectively the "Investigations"). If Buyer has not received all of the Environmental Reports it has requested for the Property by the 120<sup>th</sup> day following the Effective Date, the Due Diligence Period shall be automatically extended to allow for receipt of all remaining Environmental Reports and shall expire on the 14<sup>th</sup> day following Buyer's receipt of the last of the remaining Environmental Reports. With regard to any matter to which Buyer objects in connection with its Investigations, Buyer may either (a) waive such objections and close as otherwise contemplated in this Contract, or (b) terminate this Contract by providing written notice to City prior to the expiration of the Due Diligence Period, it being understood that Buyer may elect to terminate this Contract by providing written notice to City for any reason or no reason prior to the expiration of the Due Diligence Period, whereupon the Parties shall thereafter be relieved of all further liability hereunder.

- b. If the Title Commitment and/or Survey reveal conditions which are, in the sole discretion of the Buyer, unacceptable, the Buyer may deliver written notice to City during the Due Diligence Period. Upon receipt of such notice, the City shall have seven (7) days to rectify or eliminate such unacceptable condition. Failure by the City to do so, or alternatively, to receive a written waiver from the Buyer, shall permit the Buyer to terminate this Contract prior to the Closing Date at which point the Parties shall be released from all further duties of performance under this Contract, each without liability to the other.
10. **CLOSING:** Subject to the provisions of this Contract, closing of this transaction (the "Closing") shall take place at the offices of the Title Company on or before the date that is ten (10) days after the expiration of the Due Diligence Period (the "Closing Date") or at such other time and place as the parties may mutually agree. All prorations shall be effective as to the Closing Date. City shall be responsible for title examination fees and premiums for the Title Commitment and Title Policy in the amount of the Purchase Price, and Buyer shall be responsible for the cost of all endorsements to the Title Policy. Buyer shall be responsible for payment of all closing costs not specifically mentioned elsewhere in this Contract. Buyer shall take possession of the Property at the closing unless otherwise agreed to by the Parties in writing.
  11. **DEFAULTS & REMEDIES:** Either party shall be in default under this Contract, if either party fails to comply with any material covenant, agreement, or obligation within the time limits required by the Contract. Following a default by the City, Buyer, at its sole option, may do any one or more of the following: (i) enforce specific performance of this Contract against the City; or (ii) terminate this

Contract by written notice delivered to City on or before the Closing Date, whereupon City shall reimburse Buyer for Buyer's actual, out-of-pocket costs and expenses incurred in connection with this Contract. Following a default by the Buyer, if such default has continued for a period of ten (10) days following City's notification to Buyer thereof, City may terminate this Contract by written notice delivered to Buyer on or before the Closing Date, as its exclusive remedy.

12. NOTICES: All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed fully given if mailed or delivered by U.S. mail, postage prepaid, sent by e-mail (provided that e-mail delivery shall be effective if the sender delivers an additional notice through another approved form of notice hereunder within three (3) business days following the delivery of the e-mail notice), or hand delivered, to:

City: City Attorney  
Lenexa City Hall  
17101 West 87th Street Parkway  
Lenexa, KS 66219  
Attn: Sean McLaughlin  
Phone: 913-477-7620  
smclaughlin@lenexa.com

Buyer: Habitat for Humanity of Kansas City  
1423 E. Linwood Boulevard  
Kansas City, MO 64109  
Attn: Lindsay Hicks  
Phone: (913) 475-9466  
[lhicks@habitatkc.org](mailto:lhicks@habitatkc.org)

With a copy to:  
Stinson LLP  
1201 Walnut, Suite 2900  
Kansas City, MO 64106  
Phone: 816-691-3133  
Attn: Christopher Frantze  
chris.frantze@stinson.com

For the purposes hereof, the date of mailing, the date of e-mailing, or the date of hand-delivery shall be deemed to be the date on which notice is given.

13. CITY'S COVENANTS, REPRESENTATIONS, AND AGREEMENTS: During the pendency of this contract, City agrees that:
- a. City has not, to date, and will not enter into any leases, contracts, or agreements affecting the Property without the prior written consent of Buyer.

- b. There are no outstanding contracts or agreements for the sale, transfer or exchange of any portion of the Property, and City will not enter into any such contracts or agreements.
  - c. City is presently and will remain the owner of fee simple title to the Property until the closing herein.
14. REPRESENTATIONS AND WARRANTIES. City conveys the Property in "AS IS" condition, without any representations or warranties by City, including, without limitations, any representation or warranty of habitability; merchantability; fitness for a particular purpose; or concerning zoning; environmental matters; soil conditions; economic viability; traffic patterns; title; subdivision; survey matters; the existence of any nuisance or the use of adjacent properties. Buyer acknowledges that it has the opportunity and capability to retain the assistance of professionals to assist with all aspects of the investigation, acquisition and development of the property. Buyer shall be solely responsible for conducting all investigations related to the closing of the transactions contemplated by this Contract and the condition, acquisition and development of the property.
15. ENTIRE AGREEMENT/MODIFICATIONS: This Contract and all attachments hereto, if any, constitute the complete agreement of the parties concerning this property transfer, supersedes all previous agreements, and may be modified only by a written agreement signed by all parties.
16. SURVIVAL CLAUSE: The parties agree that the covenants, representations and warranties set forth in this Contract shall survive Closing and the delivery of Deed.
17. CHOICE OF LAW: This Contract shall be construed and enforced according to the laws of the State of Kansas.
18. AUTHORITY TO SIGN: Both parties to this Contract warrant and represent that they have the power and authority to enter into this Contract in the names, titles, and capacities herein stated and on behalf of any entities, persons, estates or firms represented or purported to be represented by such person, and that all formal requirements necessary or required by any state and/or federal law in order for City to enter into this Contract have been complied with fully.
19. REVIEW BY COUNSEL. The parties hereby acknowledge that they have reviewed the contents hereof and have had an opportunity, at their discretion, to seek legal counsel regarding the same. The parties further acknowledge that they enter into this Contract fully understanding the nature thereof.

20. TIME IS OF THE ESSENCE. With respect to all provisions of this Contract, time is of the essence. However, if the last date of any period which is set out in any provision of this Contract falls on a day which is not a Business Day, then, in such event, the time of such period shall be extended to the next day which is a Business Day. "Business Day" means any day other than a Saturday, Sunday, recognized national holiday, or other local holiday on which banks are closed in the Kansas City metropolitan area.
21. LEGAL DESCRIPTION REFINEMENT. Notwithstanding the legal description set forth on Exhibit A, the Parties acknowledge that the legal description and approximate dimensions of the subject property herein set forth may contain minor inaccuracies, may not be complete, or may lack definition which can only be provided through a survey. The Parties agree that such legal description and dimensions of the subject property shall be subject to refinement, correction or completion, based on a plat or survey made subsequent to the date of this Contract, and/or further investigation of the title, before as well as after the Closing of this transaction. This provision shall survive the Closing.

**[The remainder of the page is intentionally left blank. Signature page follows.]**

**IN WITNESS WHEREOF**, said Parties hereunto subscribe their names on the dates below written.

**CITY**

**CITY OF LENEXA,  
a Municipal Corporation**

By: \_\_\_\_\_  
Julie Sayers, Mayor

Date: \_\_\_\_\_

ATTESTED BY:

\_\_\_\_\_  
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Sean McLaughlin, City Attorney

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**BUYER**

**HABITAT FOR HUMANITY OF  
KANSAS CITY,  
a Missouri corporation**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

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## EXHIBIT A

### LEGAL DESCRIPTION

ALL THAT PART OF AN UNPLATTED TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 23 EAST, IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 88 DEGREES 44 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CLARE ROAD, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED AT THE JOHNSON COUNTY REGISTER OF DEEDS IN DOCUMENT NUMBER 200609180005019, AT BOOK 200609, PAGE 005019, SAID CORNER BEING THE POINT OF BEGINNING: THENCE NORTH 88 DEGREES 44 MINUTES 16 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, AND CONTINUING ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 1137.24 FEET: THENCE SOUTH 01 DEGREES 15 MINUTES 44 SECONDS EAST, DEPARTING THE NORTH LINE OF SAID TRACT, A DISTANCE OF 381.02 FEET: THENCE SOUTH 88 DEGREES 44 MINUTES 16 SECONDS WEST, A DISTANCE OF 76.71 FEET; THENCE SOUTH 21 DEGREES 24 MINUTES 58 SECONDS WEST, A DISTANCE OF 128.79 FEET: THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 467.83 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF AN EXISTING ELECTRIC EASEMENT RECORDED AT THE JOHNSON COUNTY REGISTER OF DEEDS AT BOOK 1434, PAGE 271; THENCE NORTH 61 DEGREES 01 MINUTES 59 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 1147.41 FEET, TO THE WEST LINE OF SAID TRACT: THENCE NORTH 02 DEGREES 33 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 390.57 FEET TO THE POINT OF BEGINNING, CONTAINING 733,781 SQUARE FEET OR 16.8453 ACRES, MORE OR LESS.