

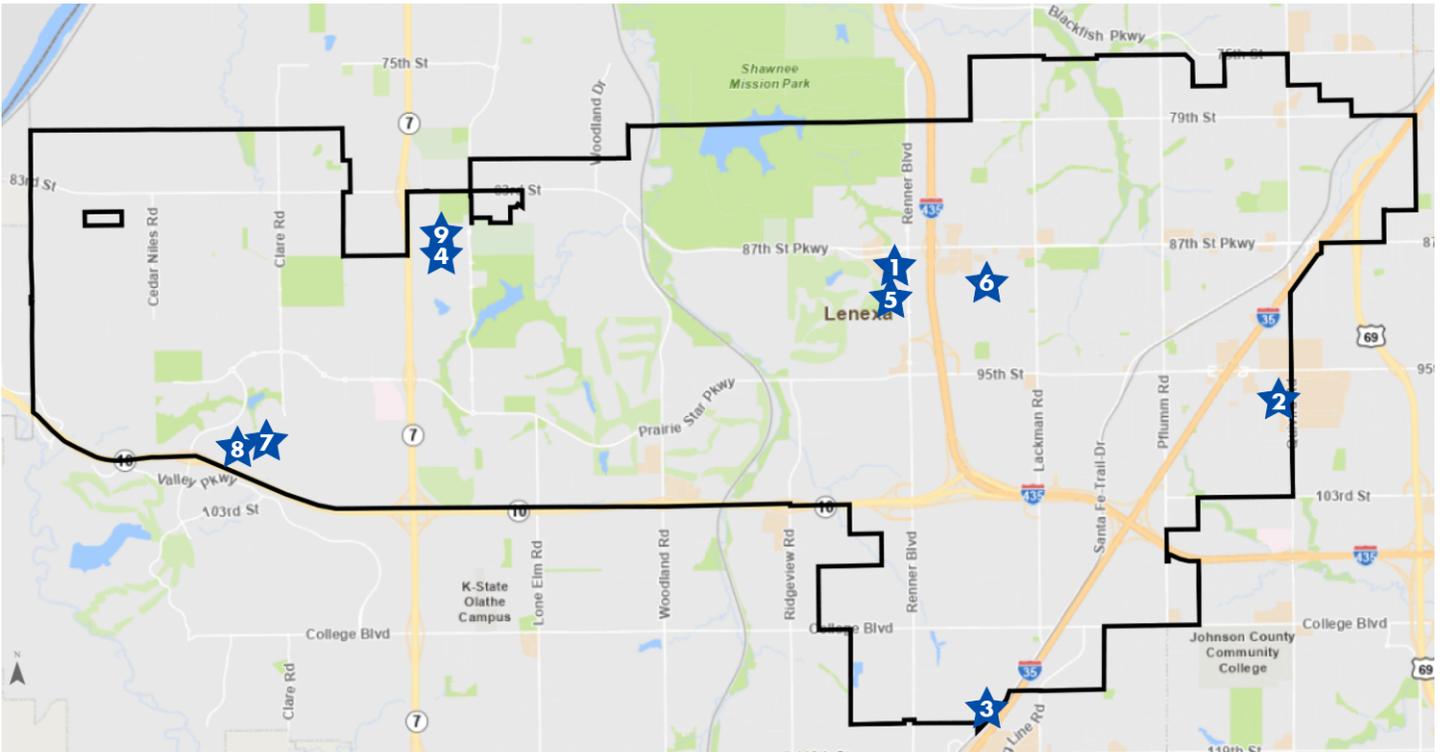
# PLANNING COMMISSION AGENDA (REVISED)

JULY 1, 2024 at 7:00 PM

Community Forum at City Hall  
17101 W. 87th Street Parkway  
Lenexa, KS 66219



## AGENDA MAP



## CALL TO ORDER

## ROLL CALL

## APPROVE MINUTES FROM THE JUNE 3, 2024 MEETING

## CONSENT AGENDA

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

- 1. Tupelo Honey - Consideration of a revised final plan to add a new patio canopy and cover for a new restaurant located at 16720 City Center Drive within the CC, Planned City Center District. PL24-06FR**
- 2. Sierra - Consideration of a revised final plan for a facade improvement for a new tenant space within an existing building located at 9656 Quivira Road within the CP-3, Planned Regional Commercial District. PL24-07FR**

3. **Santa Fe Commerce Center - Consideration of a final plat for an industrial development located at the northeast corner of Santa Fe Trail Drive & Lakeview Avenue within the BP-2, Planned Manufacturing District. PT24-08F**
4. **The Villas at The Trails (formerly known as The Residences on Woodsonia) - Consideration of a final plat for a duplex development located at the southeast corner of Future 86th Street & Woodsonia Drive within the RP-2, Planned Residential (Intermediate Density) District. PT24-11F**

## REGULAR AGENDA

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5. **Request to continue to the August 5, 2024 Planning Commission Meeting: AT&T Generator - Consideration of a special use permit for a new equipment shelter and generator adjacent to the existing cell tower located at 9100 Renner Boulevard within the CP-O, Planned General Office District. SU24-05**  
*In accordance with the Planning Commission Bylaws, any item may be continued one time each by the applicant and by Staff as a matter of right. Any subsequent continuances may only be approved by majority vote of the Planning Commission. The applicant and Staff have each utilized their continuance by right for this item previously. To continue the item for a third time, the majority of the Planning Commission must approve a continuance.*
6. **Request to continue to the August 5, 2024 Planning Commission Meeting: Sonoma Plaza Phase 3 Apartments - Consideration of a revised preliminary plan and final plat for a four-story, multifamily residential development located approximately east of 88th Street & Maurer Road within the PUD, Planned Unit Development District. PL24-01PR, PT24-07F**  
*In accordance with the Planning Commission Bylaws, any item may be continued one time each by the applicant and by Staff as a matter of right. Any subsequent continuances may only be approved by majority vote of the Planning Commission. The applicant and Staff have each utilized their continuance by right for this item previously. To continue the item for a third time, the majority of the Planning Commission must approve a continuance.*
7. **Canyon Creek Forest, Second Plat - Consideration of a final plat to replat Lot 23 & Tract A to facilitate construction of a single-family home located at 25023 West 98th Place within the RP-1, Planned Residential (Low Density) District. PT24-09F**

## CONTINUED APPLICATIONS (NO DISCUSSION)

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8. **Cedar Canyon Attached Villas - Consideration of preliminary plan for a duplex development located at the southwest corner of 99th Street & Future 100th Street within the RP-2, Planned Residential (Intermediate Density) District. PL24-04P**
9. **The Apartments at The Trails (formerly known as The Residences on Woodsonia) - Consideration of a final plan and final plat for a multifamily development located at the**

**northeast corner of future 86th Street & Woodsonia Drive within the RP-2, Planned Residential (Intermediate Density) and RP-4, Planned Residential (High Density) Districts. PL24-08F, PT24-10F**

**STAFF REPORTS**

**ADJOURN**

**APPENDIX**

**10. Draft Minutes - June 3, 2024**

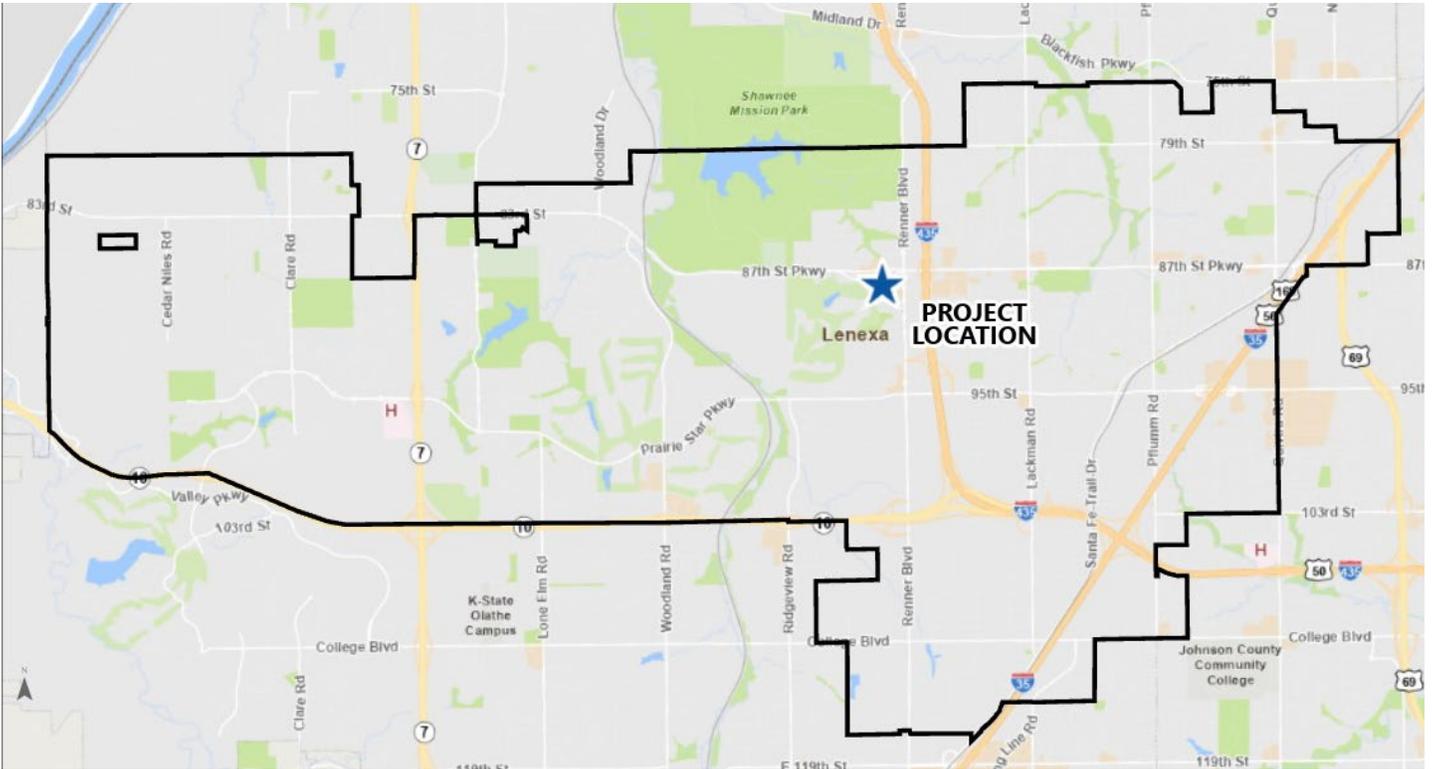
*If you have any questions about this agenda, please contact Stephanie Sullivan, Planning Manager, at [ssullivan@lenexa.com](mailto:ssullivan@lenexa.com).*

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

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

## TUPELO HONEY AWNING

<b>Project #:</b>	PL24-06FR	<b>Location:</b>	16720 City Center Drive
<b>Applicant:</b>	Alex Crawford, Streetsense	<b>Project Type:</b>	Revised Final Plan
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Restaurant



### PROJECT SUMMARY

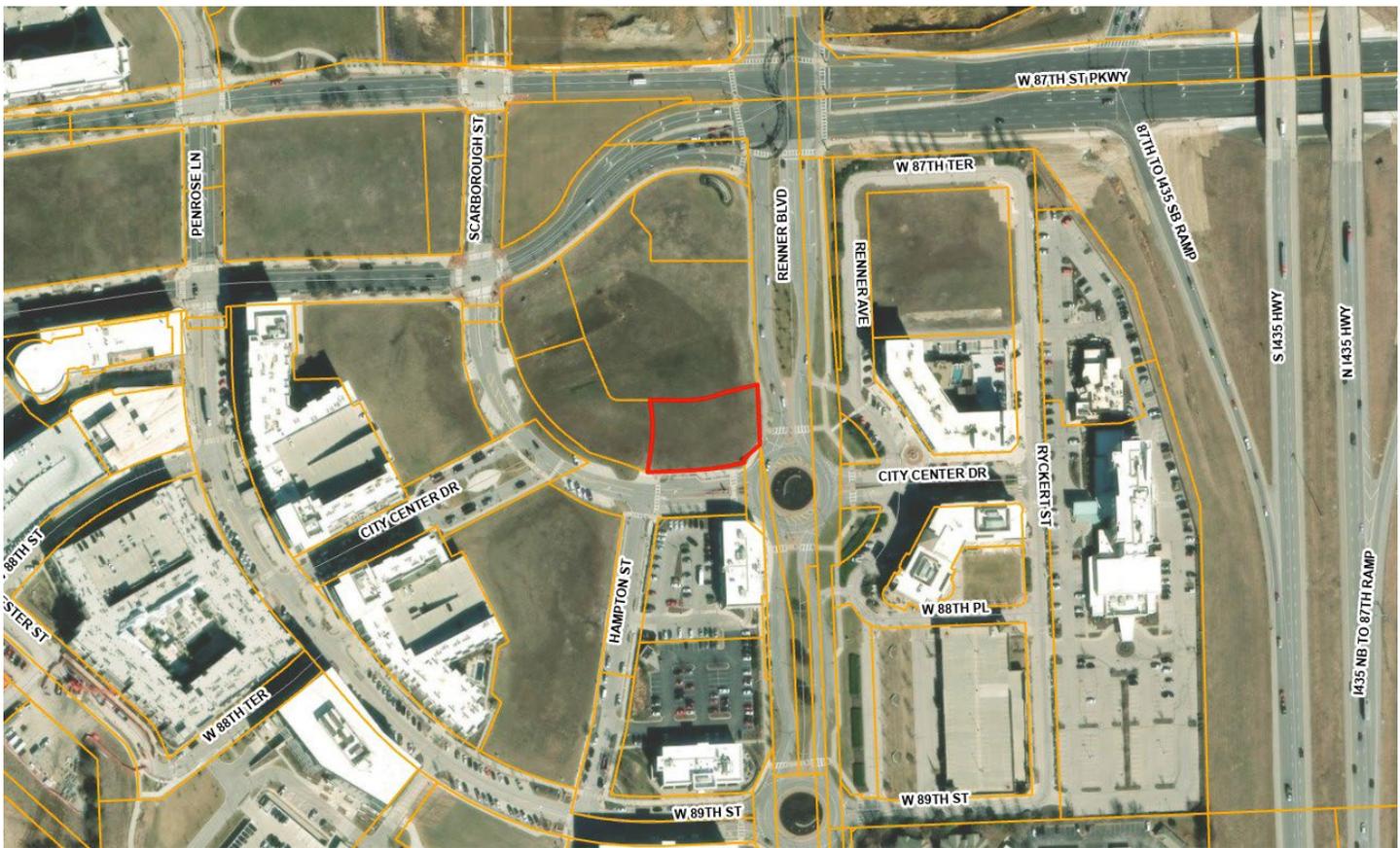
The applicant requests approval of a revised final plan for an awning to be installed over the outdoor seating patio of the Tupelo Honey restaurant in City Center. Tupelo Honey is the east tenant of a two-tenant building in Area A of City Center (also known as Restaurant Row), located at the northwest corner of City Center Drive and Renner Boulevard. The awning will cover the patio on the west side of the building. The corner of the awning will encroach three feet into the right-of-way of the roundabout at the street intersection. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS**

## SITE INFORMATION

The site is in Area A of City Center. The Tupelo Honey restaurant is in a part of Area A referred to as “restaurant row”, consisting of four buildings that face out toward City Center Drive and Scarborough Street. The most recent preliminary plan for the site was approved in March 2022 (PL22-04PR). The final plan for the two-tenant building was approved in February 2023 (PL23-02F).

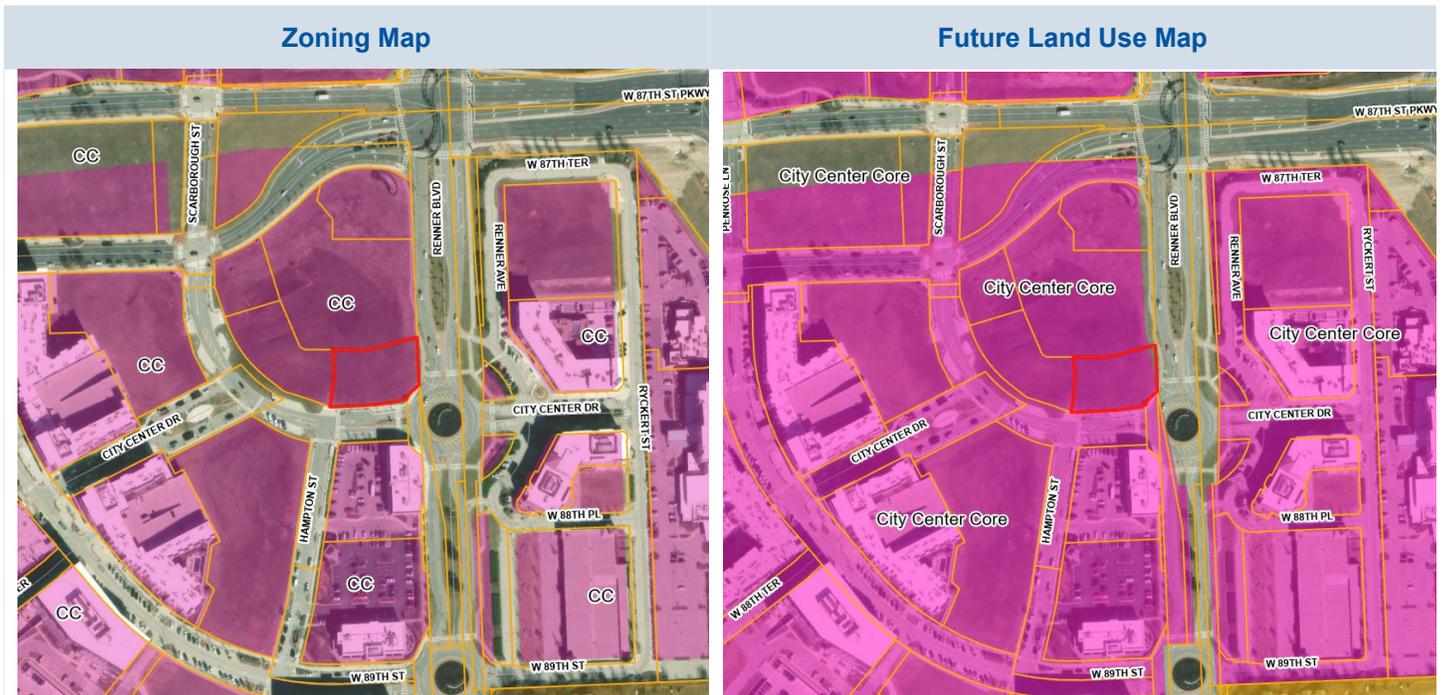
<b>LAND AREA (AC)</b> 0.58	<b>TENANT SPACE (SF)</b> 5,676	<b>CURRENT ZONING</b> CC	<b>COMP. PLAN</b> City Center Core
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**Exhibit 1: Aerial image.**

## LAND USE REVIEW

The site is zoned CC, Planned City Center District. The site is a mixed-use block located at the intersection of 87<sup>th</sup> Street Parkway and Renner Boulevard. Two buildings are nearing completion on this block; two additional buildings are anticipated to be constructed in the future.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	City Center Core	CC	Restaurant
<b>North</b>	City Center Core	CC	Undeveloped land
<b>South</b>	City Center Core	CC	Mixed use
<b>East</b>	City Center Core	CC	Mixed use
<b>West</b>	City Center Core	CC	Mixed use

## FINAL PLAN REVIEW

The applicant is requesting revised final plan approval to place a permanent awning over the outdoor seating patio of the Tupelo Honey restaurant. The awning will use metal posts and a frame with a translucent fabric covering. The posts and frame are painted dark bronze to match the metal door and window frames of the building. The awning will have a two-foot metal fascia band that will conceal the fabric cover and the truss structure of the awning.

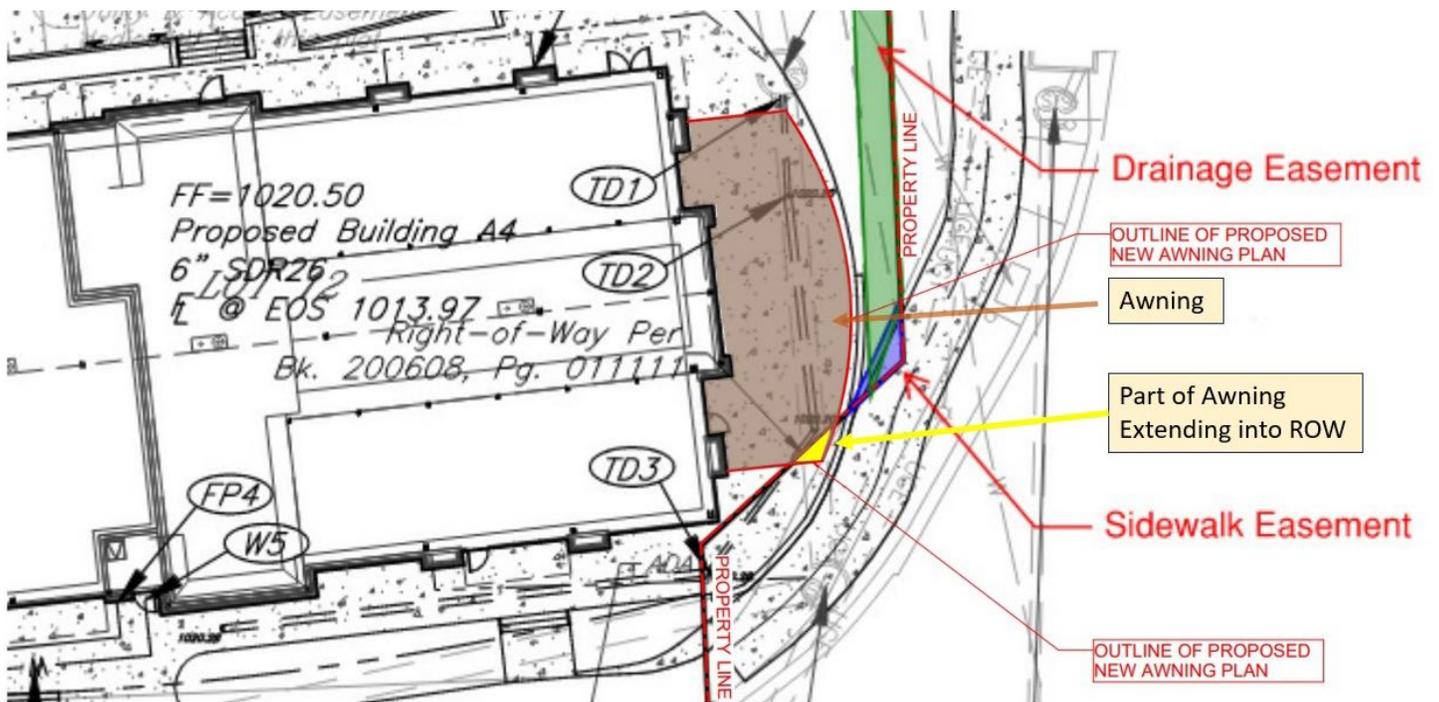


*Exhibit 2: Rendering looking northwesterly from City Center Drive and Renner Boulevard intersection.*



*Exhibit 3: Rendering looking north from City Center Drive*

A portion of the awning will encroach into the right-of-way of City Center Drive by up to three feet. This is not a typical condition, but City Center is a unique area where the pedestrian spaces along buildings extend into the pedestrian spaces that are in the right-of-way of the adjacent street network. This space is referred to as the *Pedestrian Amenity Zone (PAZ)*. The PAZ spaces are often an extension of a building entrance or plaza space where the actual line between public and private land is not easily distinguished. A plaza space in front of a building in City Center will have a consistent character crossing from the private lot into the adjacent right-of-way. Stairs, raised planters, and retaining walls are common features that will extend into the right-of-way. The PAZ provides for additional space between the edge of the street and the buildings to create an urban character to the district and provide adequate space for walking, seating, and landscape features in this space. In this instance the outdoor seating patio surface encroaches into the right-of-way and the corner of the awning will follow the same edge of the seating patio. The awning and particularly its support/support footings will need to be clear of, and not impact, any utility underground in the right-of-way. The awning is a structure that extends above the ground plane; therefore, the applicant is required to obtain *Joint Use of Right-Of-Way Agreement* from the City’s Legal Department prior to the installation of the awning.



**Exhibit 4: Awning encroachment.**

**STORMWATER**

No changes are proposed for the stormwater features of the development. The proposed awning will not negatively impact surface stormwater.

**LANDSCAPING**

No changes are proposed for the landscaping of the development.

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## DEVIATIONS

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The applicant is not requesting any deviations.

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## NEXT STEPS

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- The Planning Commission is the final authority on this application. However, the City has a practice of submitting City Center final plans to the City Council for affirmation of the Planning Commission's decision. Pending the Planning Commission's decision, the project will be tentatively scheduled for consideration by the City Council on July 16, 2024.
- The applicant shall complete the Joint Use of Right-of-Way agreement with the City's Legal Department Staff.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements and development fees.

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## RECOMMENDATION FROM PROFESSIONAL STAFF

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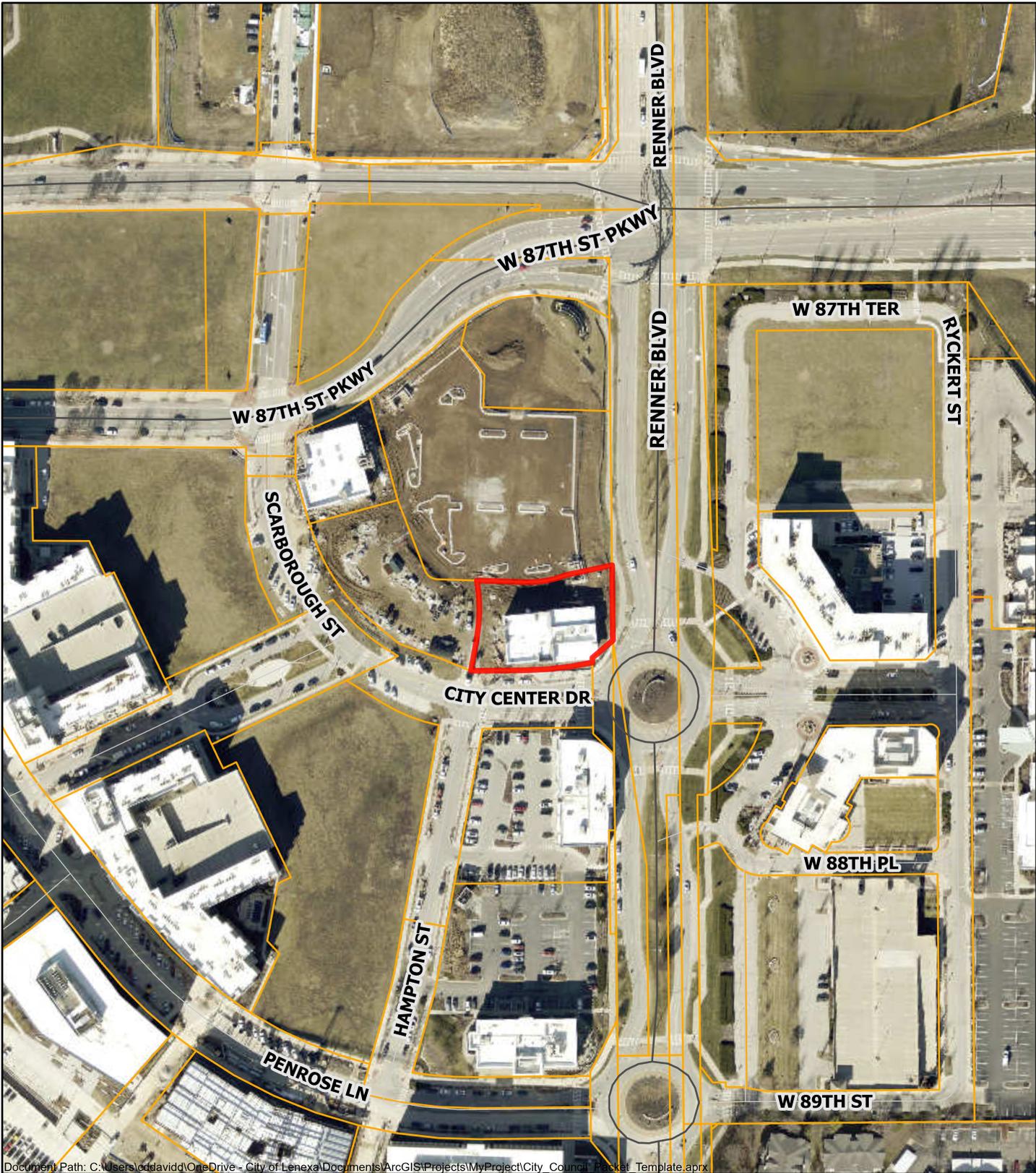
★ **Staff recommends approval of the proposed Revised Final Plan for Tupelo Honey Awning.**

- The revised final plan will allow the installation of the awning structure over the outdoor seating patio for Tupelo Honey.
- The project is consistent with Lenexa's goals through **Strategic Community Investment** to create **Inviting Places**.

## FINAL PLAN

Staff recommends **approval** of the revised final plan for PL24-06FR – **Tupelo Honey Awning** at 16720 City Center Drive for a restaurant with the following condition:

1. Prior to installation of the awning, the applicant shall obtain a Joint Use of Right-of-Way agreement for the awning encroachment into City Center Drive right-of-way from the City.
2. The awning supports/support footings must be designed such that they do not adversely impact any subsurface utilities (such as the storm pipe under at least two of the supports).



Document Path: C:\Users\odavidd\OneDrive - City of Lenexa\Documents\ArcGIS\Projects\MyProject\City Council Packet Template.aprx

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

# Tupelo Honey Awning



# TUPELO HONEY LENEXA

## PLANNING COMMISSION SUBMISSION

16720 CITY CENTER DRIVE  
LENEXA, KS 66219

### DIRECTORY

**APPLICANT**  
STREETSENSE  
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FAX: (301) 652-9166  
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FAX: (301) 652-9166  
ACRAWFORD@STREETSENSE.COM

**OWNER**  
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KANSAS CITY, MO 64106  
ATTN: KEITH COPAKEN  
PH: (816) 791-5005  
KCOPAKEN@COPAKEN-BROOKS.COM

**TENANT**  
TUPELO HONEY HOSPITALITY CORP.  
1200 RIDGEFIELD BLVD, SUITE 290  
ASHEVILLE, NC 28806  
ATTN: KEVIN BRANSFIELD  
PH: (828) 255-4404 x344  
KBRANSFIELD@TUPELOHONEYCAFE.COM



### PROJECT NARRATIVE

PROPOSED NEW SCOPE OF WORK: ADD NEW PATIO CANOPY STRUCTURE AND COVER OVER EXISTING OPEN-AIR OUTDOOR SEATING AREA FOR EXISTING RESTAURANT TENANT. EXISTING HARDSCAPE PATIO TO REMAIN. PATIO CANOPY DESIGN INCLUDES NEW FASCIA ELEMENT TO VISUALLY BLEND WITH EXISTING BUILDING DESIGN. CANOPY COVER SHALL BE TRANSLUCENT OFF-WHITE FIRE-RATED MATERIAL FOR DAYLIGHT HARVESTING AND OVERALL PERFORMANCE. PATIO AREA SHALL BE LIT WITH PROPOSED NEW STRING LIGHTS MOUNTED UNDER CANOPY. CANOPY STRUCTURE SUPPORTS ITSELF INDEPENDENTLY FROM THE BASE BUILDING.



EDIT  
AT STREETSENSE

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www.streetsense.com

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PROFESSIONAL CERTIFICATION:  
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THAT I AM A DULY LICENSED PROFESSIONAL  
ARCHITECT UNDER THE LAWS OF THE STATE OF  
KANSAS



LICENSE NO. 7373 EXP. 06/30/2024

ISSUANCES/REVISIONS

#	DESCRIPTION	DATE

TUPELO HONEY  
LENEXA

16720 CITY CENTER DRIVE  
LENEXA, KS 66219

COVER SHEET

0.00

PROJECT NUMBER 23-154

DATE 06/13/2024

MANAGED BY AC DRAWN BY LH

SCALE

STREETSENSE 2022 ©



5 ENTRY PERSPECTIVE 3 - CURRENT



6 ENTRY PERSPECTIVE 3 - PROPOSED NEW AWNING



3 ENTRY PERSPECTIVE 2 - CURRENT



4 ENTRY PERSPECTIVE 2 - PROPOSED NEW AWNING



1 ENTRY PERSPECTIVE 1 - CURRENT



2 ENTRY PERSPECTIVE 1 - PROPOSED NEW AWNING



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KANSAS



7373 06/30/2024

ISSUANCES/REVISIONS

#	DESCRIPTION	DATE

TUPELO HONEY  
LENEXA

16720 CITY CENTER DRIVE  
LENEXA, KS 66219

BEFORE/AFTER  
RENDERINGS

1.00

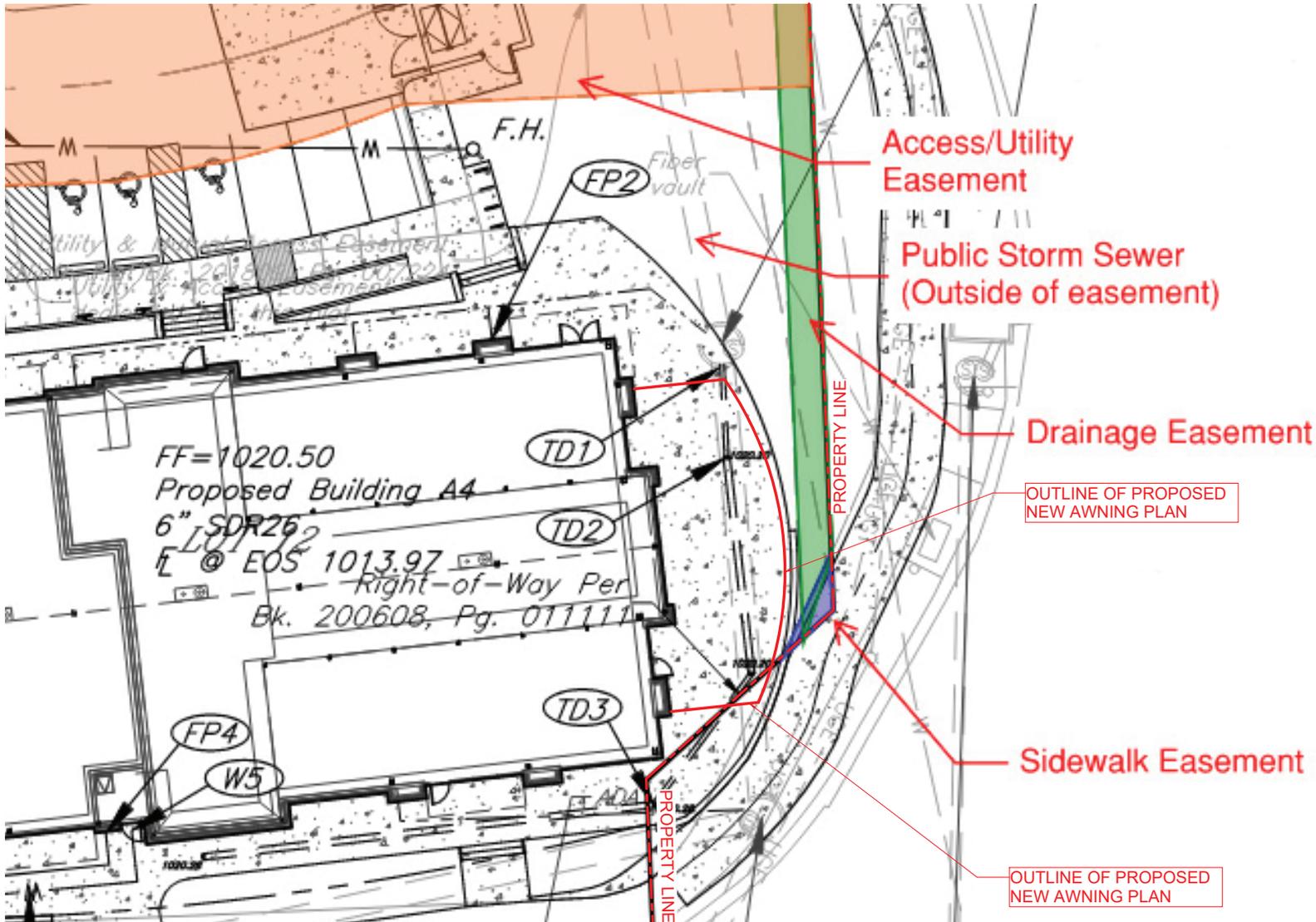
PROJECT NUMBER 23-154

DATE 06/13/2024

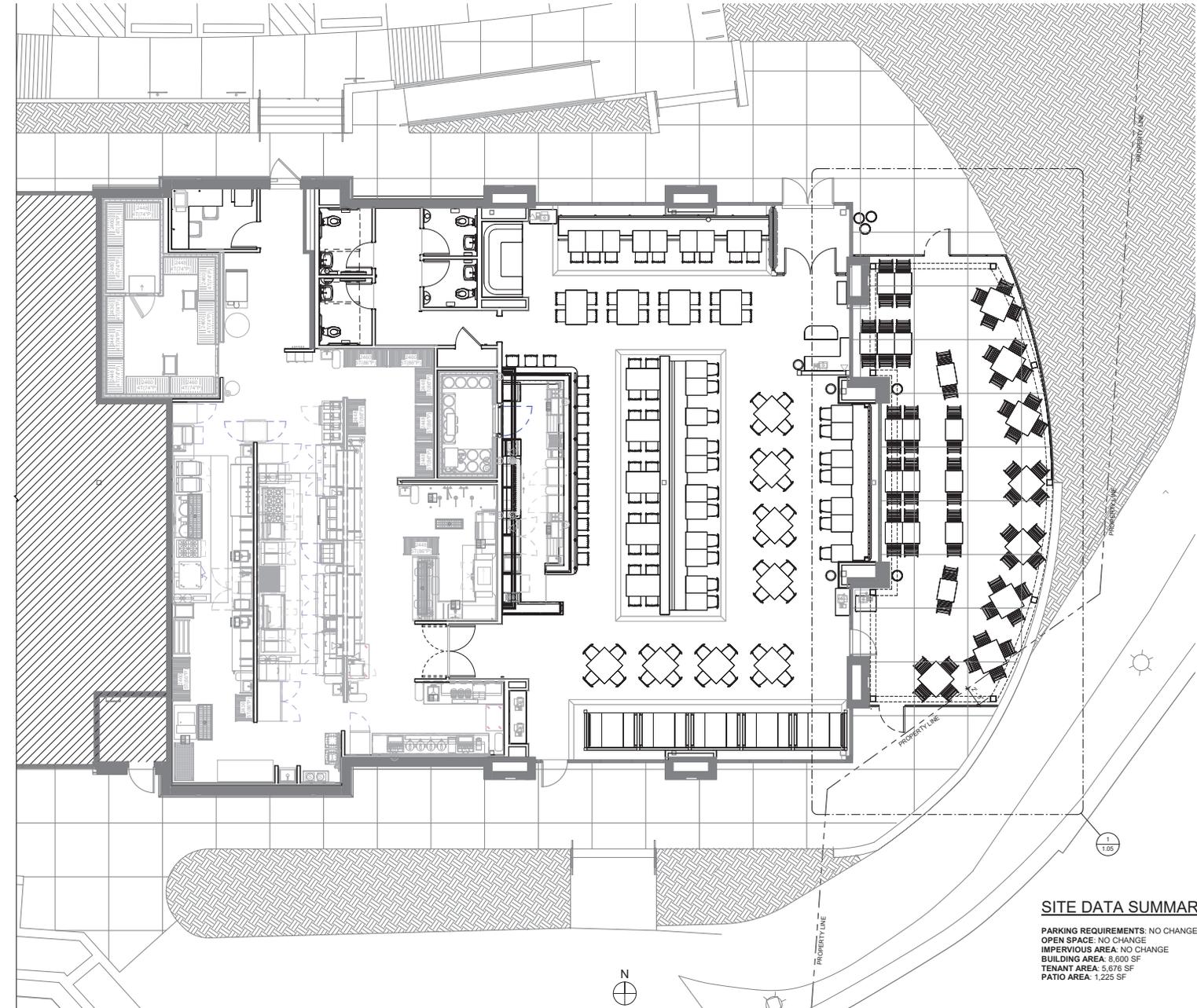
MANAGED BY AC DRAWN BY LH

SCALE

streetsense 2023 ©



ENLARGED UTILITY PLAN WITH EASEMENTS  
1/8" = 1'-0"



1 1ST FLOOR - ENLARGED FLOOR PLAN  
3/16" = 1'-0"

**SITE DATA SUMMARY**

PARKING REQUIREMENTS: NO CHANGE  
 OPEN SPACE: NO CHANGE  
 IMPERVIOUS AREA: NO CHANGE  
 BUILDING AREA: 8,600 SF  
 TENANT AREA: 5,676 SF  
 PATIO AREA: 1,223 SF



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 KANSAS



LICENSE NO. 7373 EXP. 06/30/2024

ISSUANCES/REVISIONS

#	DESCRIPTION	DATE
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**TUPELO HONEY  
 LENEXA**

16720 CITY CENTER DRIVE  
 LENEXA, KS 66219

**SITE PLAN**

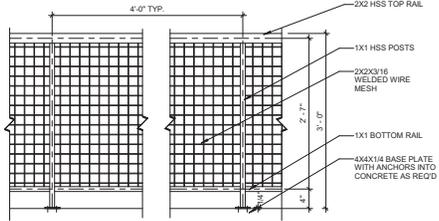
**1.03**

PROJECT NUMBER	23-154
DATE	06/13/2024
MANAGED BY AC	DRAWN BY LH
SCALE	3/16" = 1'-0"

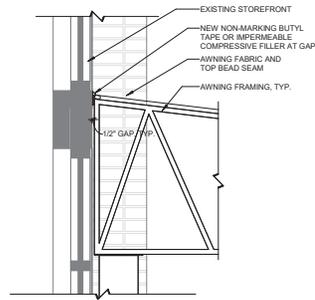
Author: Doug O'Neil; Title: Tupelo Honey - Lenexa; Date: 06/13/2024  
 Project: 23-154; Drawing: 1.03



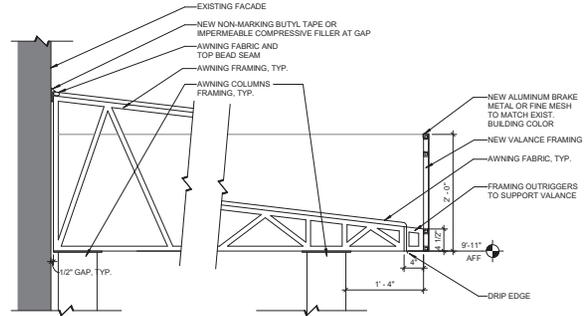
NOTE: ALL RAILING ELEMENTS POWDER COATED TO MATCH DESIGNER'S CONTROL SAMPLE COLOR: DARK BRONZE TO MATCH EXISTING BUILDING



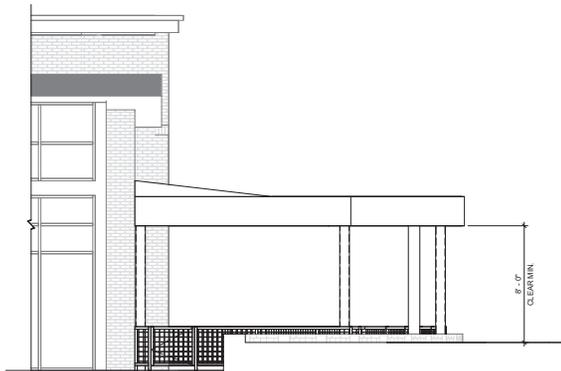
**7**  
**1.05** DETAIL - TYPICAL RAILING DESIGN  
1/4" = 1'-0"



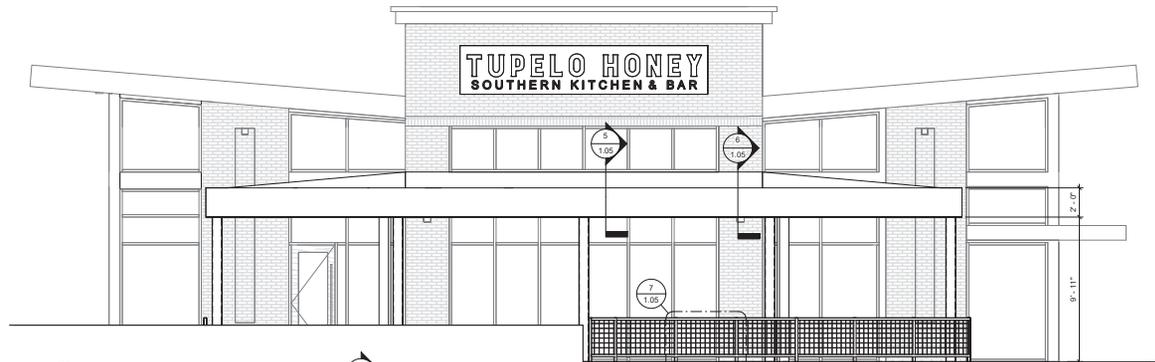
**5**  
**1.05** DETAIL - AWNING SECTION AT WINDOW  
1/4" = 1'-0"



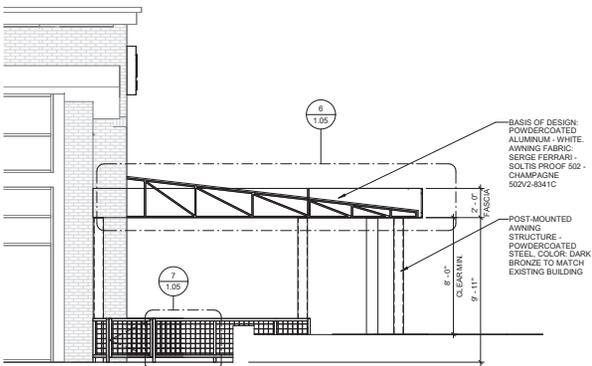
**6**  
**1.05** DETAIL - AWNING EAVE SECTION  
1/4" = 1'-0"



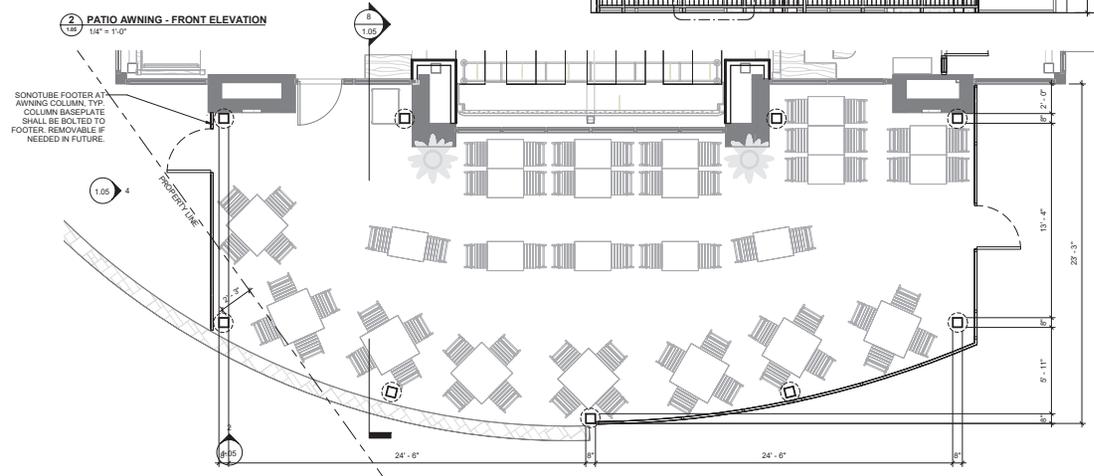
**4**  
**1.05** PATIO AWNING - SIDE ELEVATION - SOUTH  
1/4" = 1'-0"



**2**  
**1.05** PATIO AWNING - FRONT ELEVATION  
1/4" = 1'-0"



**8**  
**1.05** PATIO AWNING - SECTION  
1/4" = 1'-0"



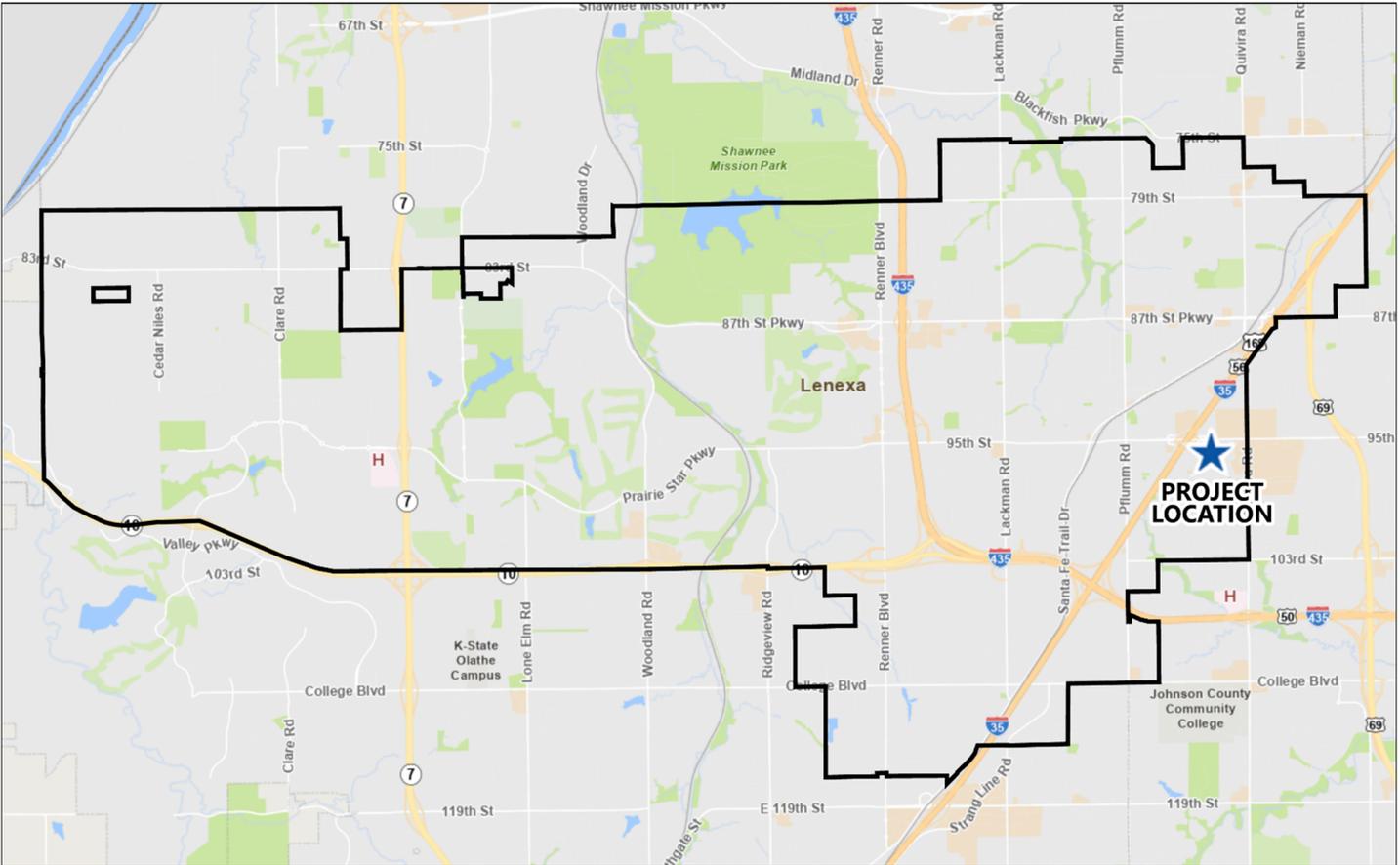
**1**  
**1.05** 1ST FLOOR - ENLARGED PLAN - PATIO  
1/4" = 1'-0"





**SIERRA**

<b>Project #:</b>	PL23-07FR	<b>Location:</b>	9656 Quivira Road
<b>Applicant:</b>	Edgar Minero, CT Arch	<b>Project Type:</b>	Revised Final Plan
<b>Staff Planner:</b>	Logan Strasburger	<b>Proposed Use:</b>	Retail



**PROJECT SUMMARY**

The applicant seeks approval of a revised final plan to remodel the façade of a tenant space located at 9656 Quivira Road within the Orchard Corners shopping center. The revised final plan features exterior modifications and improvements. The applicant proposes to lease the space to Sierra, which is classified as a retail use. Proposed site modifications include significant changes to the façade and minor landscaping alterations. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL**

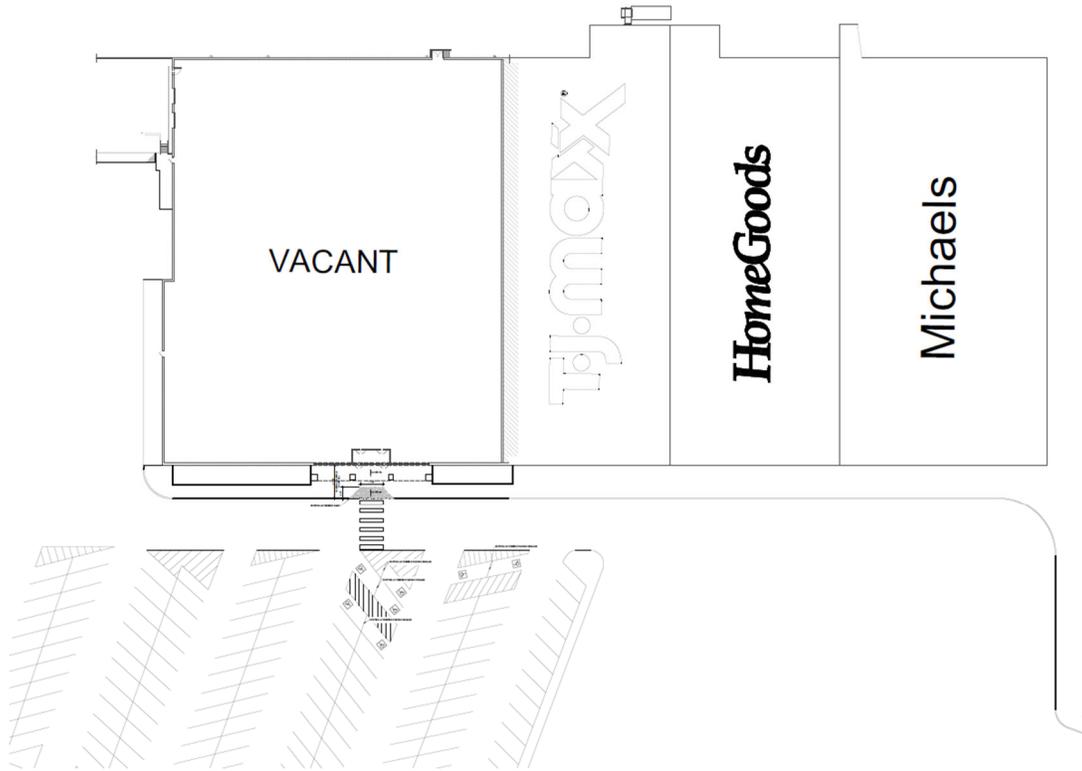
## SITE INFORMATION

The subject site was constructed in 1971 for Woolco Mercantile. Throughout the years, multiple outfitters have occupied the space including Linens & Things, Stein Mart, Spirit Halloween, and the Johnson County Christmas Bureau. The most recent permanent tenant, Stein Mart, occupied the space from 2009 to 2020 for a total of 11 years. Spirit Halloween and the Johnson County Christmas Bureau utilized the space on a seasonal basis in the fall and winter from 2020 to 2023.

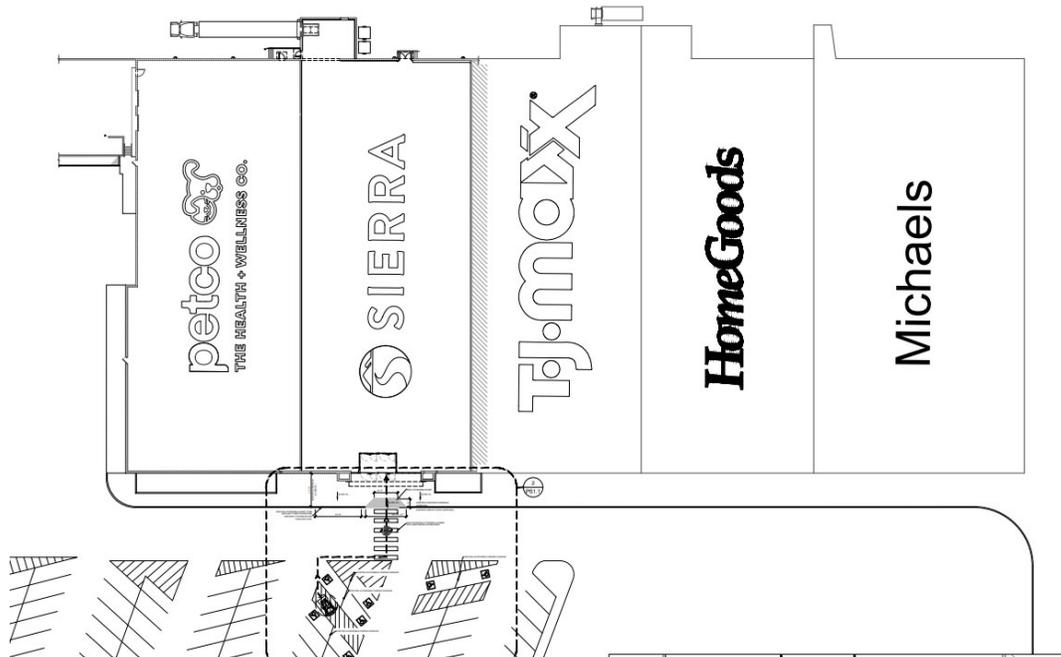
LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
13.3 (parcel)	103,287 (entire building) 19,142 (tenant space)	CP-3	Regional Commercial Center



**Exhibit 1: Aerial image of Orchard Corners Shopping Center with subject parcel outlined in red and tenant space highlighted in yellow.**



**Exhibit 2: Excerpt of site plan showing existing Orchard Corners shopping center tenants.**

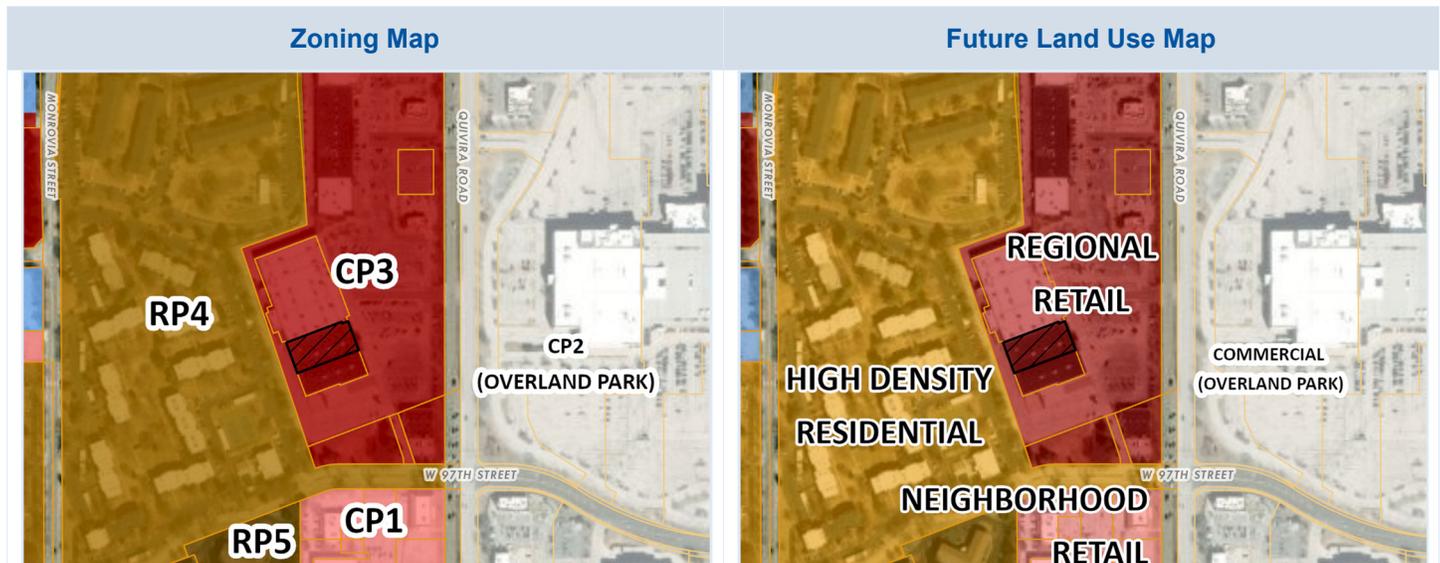


**Exhibit 3: Excerpt of Orchard Corners shopping center with proposed tenants Sierra and Petco.**

## LAND USE REVIEW

The use is permitted within the CP-3, Planned Regional Commercial District.

Sierra, originally known as Sierra Trading Post, is a T.J.Maxx brand retail store featuring discounted outdoor equipment, home goods, and apparel. There is one other Sierra in the Kansas City metropolitan area. The retail store will operate Monday through Sunday, 9:30 AM to 9:30 PM.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Regional Retail	CP-3, Planned Regional Commercial District	Vacant; Retail
<b>North</b>	Regional Retail	CP-2, Planned Community Commercial District; CP-3, Planned Regional Commercial District	Shopping Center; Restaurant, general; Restaurant, fast-food; Retail
<b>South</b>	Regional Retail	CP-1, Planned Neighborhood Commercial District; CP-3, Planned Regional Commercial District; RP-4, Residential Planned High-Density District; RP-5, Residential Planned High-Rise Density District	Retail; Restaurant, general; Multifamily; Office
<b>East</b>	Regional Retail; Commercial (Overland Park)	CP-2, Planned General Business (Overland Park)	Shopping Center; Restaurant, general; Restaurant, fast-food; Retail
<b>West</b>	High Density Residential	CP-O, Planned General Office District; CP-1, Planned Neighborhood Commercial District; CP-3, Planned Regional Commercial District; RP-4, Residential Planned High-Density District	Multifamily; Retail; Office; Entertainment, indoor

## REVISED FINAL PLAN REVIEW

The proposed revised final plan involves exterior modifications for a single tenant space situated at 9656 Quivira Road within the Orchard Corners shopping center. This tenant space is located at the south endcap of the shopping center. The original floor plan of 9656 Quivira encompasses a total of 36,838 SF. The proposed changes include dividing the space into two separate areas, with the new tenant proposing to occupy 19,142 SF of the northern portion adjacent to T.J.Maxx. The other tenant space will be 17,134 SF. Each tenant will have their own designated entrances. As part of the modifications, Sierra plans to shift the façade and entrance to the north, towards T.J.Maxx, by approximately 19 feet.

Plans submitted by the applicant demonstrate Petco as a prospective tenant to occupy the new space adjacent to Sierra. It is important to note that the scope of this revised final plan application includes changes to the Sierra storefront only. The adjacent tenant space will require a separate revised final plan and review process to construct a new storefront façade.

Additionally, a new loading and unloading space is proposed on the rear (west side) of the building. Staff has communicated that no outdoor storage is permitted. Staff reviewed the landscaping along the west property line abutting multifamily development and has determined there is sufficient screening of the area.

### PUBLIC IMPROVEMENTS

No public improvements are proposed with this project.

### ACCESS, TRAFFIC, AND PARKING

The Orchard Corners shopping center is composed of one large main parcel and several separate parcels. All parcels within Orchard Corners are owned by a single entity. No shared parking agreements are required. Shared parking is typical for large shopping centers and allows for flexibility in parking requirements. Tenant spaces are occupied by a variety of commercial uses including retail, restaurants, drive-thrus, personal services, and notable tenants such as Nordstrom Rack, T.J.Maxx, Michaels, HomeGoods, and Bo-Lings.

Shopping centers have a standard parking requirement of 1 space per 250 SF. The Orchard Corners shopping center, as a whole, boasts over 1,100 parking spaces. The southern building that features T.J.Maxx stores has 457 spaces. The building is 103,297 SF. The site meets the minimum required parking spaces of 413. It is Staffs opinion that the parking lot will adequately serve Sierra and neighboring tenants.

**TABLE 2: PARKING ANALYSIS**

Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
Shopping Center, Retail	1 space / 250 SF	413	457	+ 44

Access into the shopping complex is available at five points: two points of ingress and egress from eastbound 95<sup>th</sup> street before Quivira, two points of ingress and egress from Quivira, and one point of access from the south at the intersection of 97<sup>th</sup> and Quivira. Public sidewalks are only available on the northern most part of the site along 95<sup>th</sup> Street.

The crosswalks leading to the store entrance will be relocated and restriped to accommodate the shifting of the storefront to the north.

## STORMWATER

No modifications to the existing stormwater system for the shopping center or tenant space are proposed or required at this time.

## FIRE PREVENTION

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

## LIGHTING

Parking lot lighting is provided through existing light poles. Lighting changes are not proposed.

## LANDSCAPING

There are no significant changes to landscaping anticipated for this project. However, due to the relocation of the store entrance to the north of the existing location, landscaping situated between the storefronts along the east side of the building will be affected and will need to be replaced. The applicant has proposed that landscaping removed from the north landscaping beds adjacent to Sierra's entrance will be replaced with similar vegetation prior to issuance of a Certificate of Occupancy. Some landscaping taken out from the landscaping beds to the south of the entrance will also be replaced. Any landscaping not replaced by Sierra will be replaced by the future tenant of the adjacent space.

## ARCHITECTURE

The applicant proposes a significant refacing and modification of the current façade. The applicant proposes to split the tenant space into two tenant spaces, shifting the existing storefront entrance to the north towards T.J.Maxx by roughly 19 feet. Proposed materials, which include cultured stone, EIFS, masonry, wood, aluminum, and architectural elements will meet code requirements and site-specific design guidelines. The applicant has acknowledged all signs associated with this application shall be reviewed through a separate permitting process.



**Exhibit 4: Existing Orchard Corners façade profile.**



**Exhibit 5: Proposed Orchard Corners façade profile with Sierra and new tenant on south endcap.**



**Exhibit 6: Proposed Sierra storefront elevation.**



**Exhibit 7: Proposed materials palette.**

## DEVIATIONS

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

## NEXT STEPS

- The Planning Commission is the final authority for approval of this project.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements and development fees.

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## RECOMMENDATION FROM PROFESSIONAL STAFF

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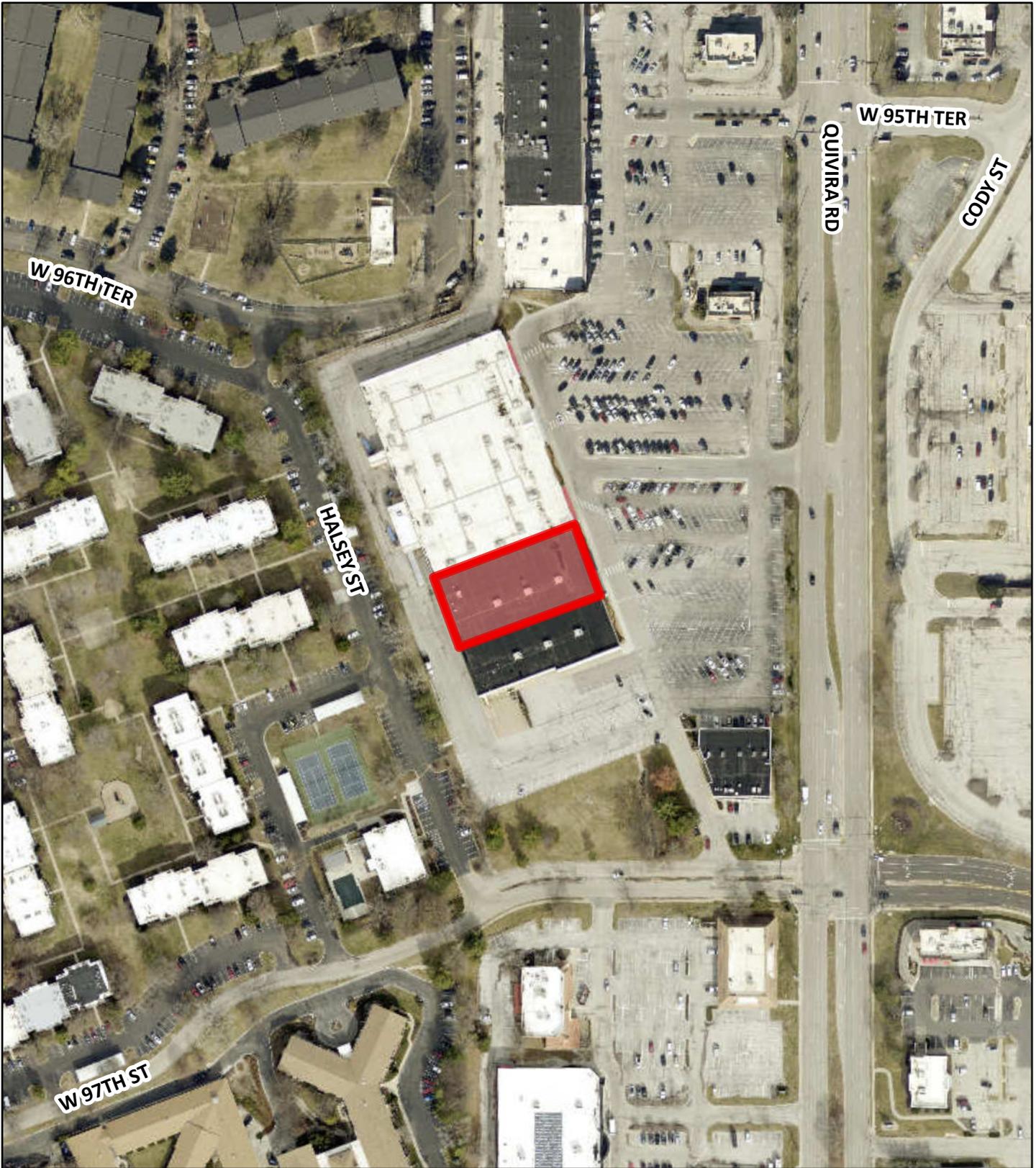
★ **Staff recommends approval of the proposed revised final plan for Sierra.**

- The project is consistent with Lenexa’s goals through ***Responsible Economic Development*** to create ***Inviting Places*** and a ***Thriving Economy***.

### FINAL PLAN

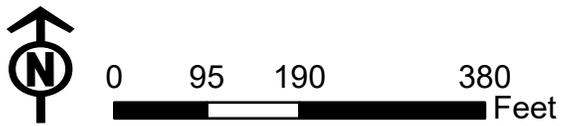
Staff recommends **APPROVAL** of the final plan for PL24-07FR - **Sierra** at 9656 Quivira Road, for a retail use with the following condition:

1. The applicant provides a landscape plan illustrating that the landscaping in the northern and southern landscape beds on the east side of the building will be replaced with vegetation consistent with the rest of the shopping center prior to approval of a Certificate of Occupancy.



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

# Sierra PL24-07FR



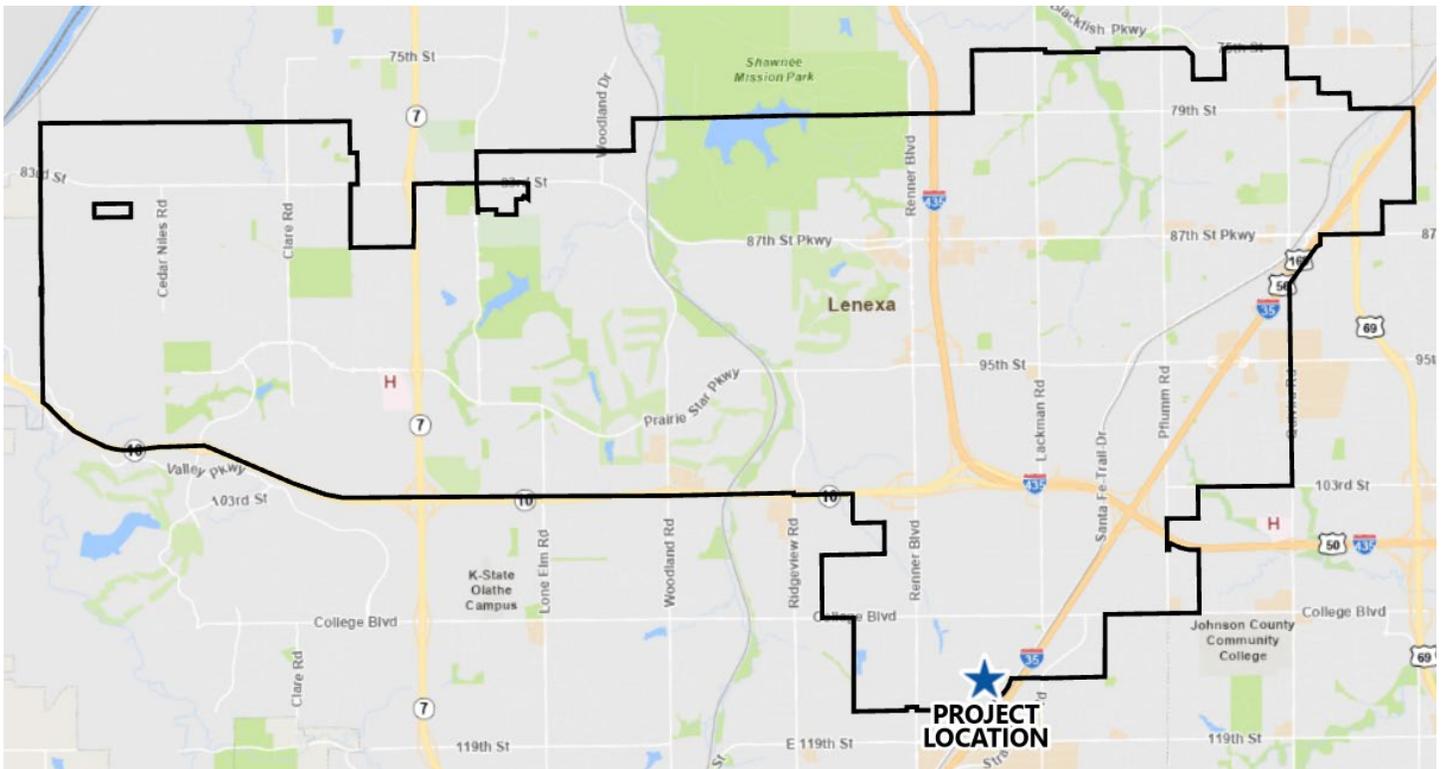






## SANTA FE COMMERCE CENTER

<b>Project #:</b>	PT24-08F	<b>Location:</b>	NEC of Santa Fe Trail Drive & Lakeview Avenue
<b>Applicant:</b>	Daniel Finn, Phelps Engineering	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Kim Portillo, AICP	<b>Proposed Use:</b>	Warehouse



### PROJECT SUMMARY

The applicant requests approval of a final plat for property located at the northeast corner of Santa Fe Trail Drive and Lakeview Avenue. The plat includes two lots and two tracts on 18.61 acres. The proposed final plat is consistent with the approved preliminary plan/plat (PL24-01P) for Santa Fe Commerce Center, which was approved by the Governing Body on February 6, 2024. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL WITH A CONDITION**

## SITE INFORMATION

The site is located near the Olathe-Lenexa border with Olathe’s city limit further south along Santa Fe Trail Drive and Interstate 35 bordering the site toward the east. The site has never been developed. The overall site includes multiple parcels as well as the vacated right-of-way of former Lakeview Avenue. During the preliminary plan/plat stage, the applicant proposed to rezone 10.3 acres of the 18.67-acre site from the AG, Agricultural Zoning District to the BP-2, Planned Manufacturing District for development as an industrial park. The proposed rezoning (RZ24-01) and preliminary plan/plat (PL24-01P) were approved by the Governing Body on February 6, 2024. The entire 18.67-acre site is now a part of the BP-2 Zoning District.

TABLE 1: SUBJECT SITE PARCELS		
Parcel ID	Address	Acreage
IF241317-4001	15504 Santa Fe Trail Dr	5.20
IF241317-4002	No Address	1.02
IF241317-4008	No Address	0.56
IF241317-4010	15620 Santa Fe Trail Dr	3.16
IF241317-4006	No Address	6.85
Vacated Lakeview Avenue	No Address	1.82

<b>LAND AREA (AC)</b> 18.61	<b>BUILDING AREA (SF)</b> 222,550	<b>CURRENT ZONING</b> BP-2	<b>COMP. PLAN</b> Business Park
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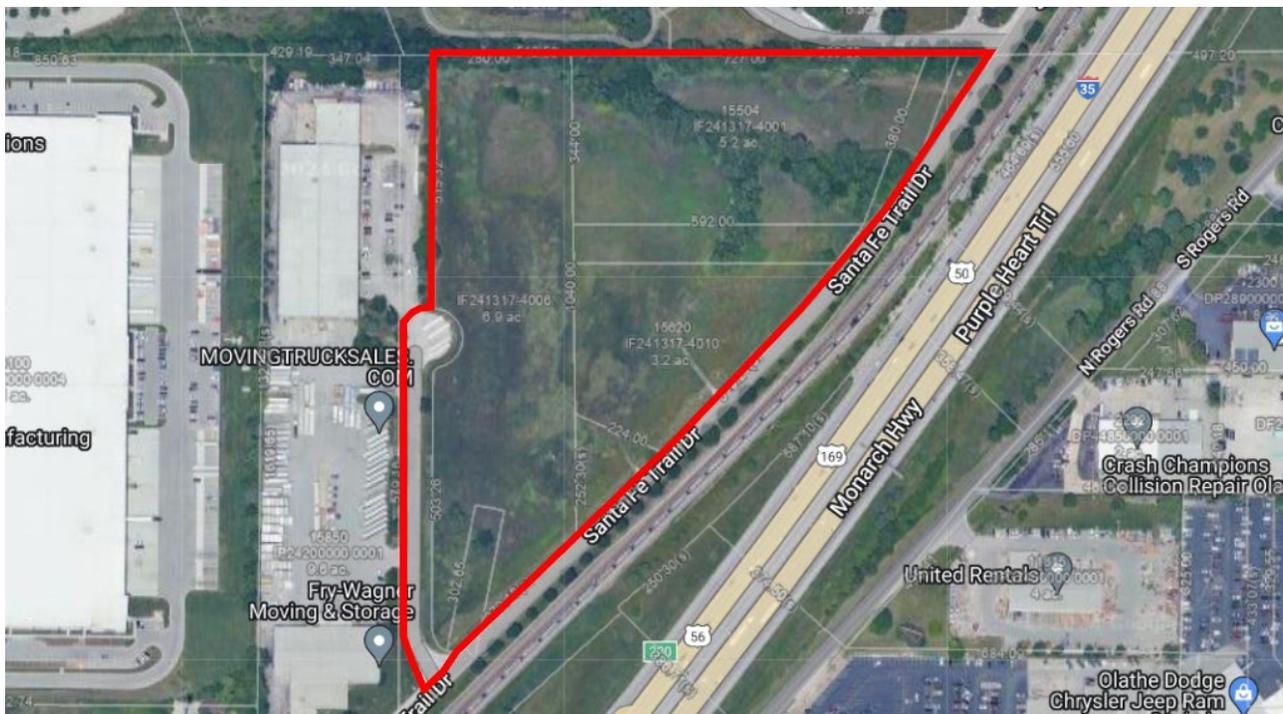
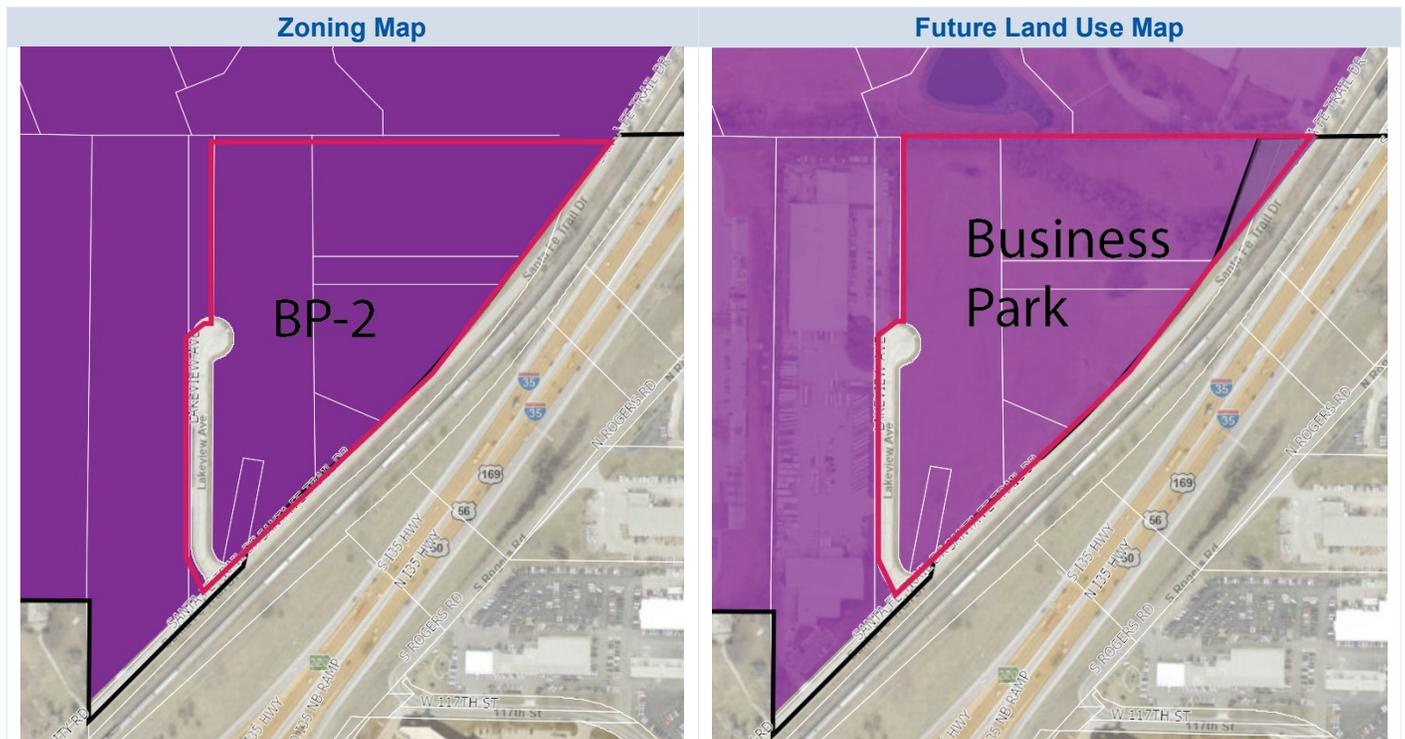


Exhibit 1: Aerial Image of Subject Site.

## LAND USE REVIEW

The proposed plan includes two industrial buildings with multiple storefront entrances. The buildings will be able to accommodate multitenant use or a large single tenant warehouse use with offices. Specific tenants will be identified in the future and will be reviewed for zoning compliance during the permit review stage. The proposed use aligns with the site’s Future Land Use designation of Business Park and use is similar to the surrounding uses, which are primarily office/warehouse combination buildings. The site, as mentioned previously, was recently rezoned to BP-2, Planned Manufacturing District, which allows the proposed use by-right.



**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Business Park	BP-2, Planned Manufacturing	Undeveloped
<b>North</b>	Business Park	BP-2, Planned Manufacturing	Warehouse & Office
<b>South</b>	No FLU	Olathe (across I-35)	Interstate
<b>East</b>	No FLU	Olathe (across I-35)	Interstate
<b>West</b>	Business Park	BP-2, Planned Manufacturing	Warehouse

## FINAL PLAT REVIEW

This is a proposed final plat of two lots and two tracts on 18.61 acres in the BP-2, Planned Manufacturing Zoning District to accommodate development of two industrial buildings totaling approximately 222,000 SF. A final plan will also be required prior to permitting. The final plan is eligible for administrative review and approval. Utilities are available to the site.

Tract A, located in the northwest corner of the site will serve a stormwater function. Tract B shall serve as a private drive and non-exclusive access easement. The private drive will provide access to Lot 1 and Lot 2 of this plat and Lot 1 of the adjacent Fry-Wagner plat.

TABLE 3: FINAL PLAT TRACTS AND LOTS		
	Purpose	Acreage
<b>Lot 1</b>	Industrial Building	9.01
<b>Lot 2</b>	Industrial Building	6.19
<b>Tract A</b>	Stormwater Management	2.38
<b>Tract B</b>	Access Drive	1.03

A 40-foot cross-access easement is provided along the northern boundary of Lot 1 and Lot 2, which will provide access within the plat to the lots and Tract A. An off-site cross-access easement will be dedicated via separate instrument along the eastern boundary of Lot 1 of the Fry-Wagner plat, which is owned by the same property owner, BCB Holdings Lenexa.

Limits of No Access are designated along Santa Fe Trail Drive for the entire length of the property line abutting the right-of-way, unless otherwise noted as a future access point. There are four future access points along Santa Fe Trail Drive, including the shared drive (Tract B), one access point to Lot 1, and two access points to Lot 2.

- Dedications to the City include:
  - Utility Easement – Provided over the former Lakeview Avenue right-of-way, to be dedicated to the City of Lenexa.
  - Drainage Easement – A drainage easement is dedicated to the City of Lenexa.
  - Sidewalk Easement – A 10-foot sidewalk easement for future public sidewalk/trail construction to be dedicated to the City of Lenexa. A 10-foot trail is designated along Santa Fe Trail Drive. This trail will be constructed as part of a future improvement project funded and constructed by the City.



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## DEVIATIONS

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The applicant is not requesting any deviations for the final plat; however, one deviation was approved with the preliminary plan for Santa Fe Commerce Center to allow a reduced fence setback. Detail of the approved deviation is provided for reference.

Section 4-1-B-24-F-5 of the Unified Development Code (UDC) states that a fence cannot be located closer to the front property line than the front wall of the constructed building. To meet this condition the fence for the storage area needed to move west approximately 50 feet. In this unique situation, the building is setback approximately 100 feet from the right of way line at its closest point, which is twice the required setback of 50 feet for buildings in the BP-2 Zoning District. The fence met the 50-foot setback required of the zoning district, which Staff supported upon preliminary plan review.

The deviation was approved by the Governing Body on February 6, 2024.

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## NEXT STEPS

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- This project requires approval by the Planning Commission and acceptance dedications by the City Council. Pending approval by the Planning Commission, the project is tentatively scheduled for consideration from the City Council on July 16, 2024.
- The applicant must submit an administrative final plan 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 must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements and development fees.

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## RECOMMENDATION FROM PROFESSIONAL STAFF

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★ **Staff recommends approval of the proposed Final Plat for Santa Fe Commerce Center**

- This is a final plat of two lots and two tracts for a business park development.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Thriving Economy*.

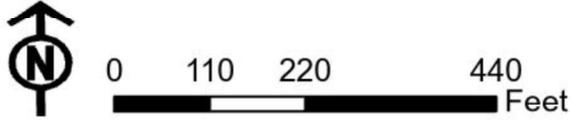
### FINAL PLAT

Staff recommends **approval** of the final plat for PT24-08F - **Santa Fe Commerce Center** at the northeast corner of Santa Fe Trail Drive and vacated Lakeview Avenue for a business park with one condition:

1. Prior to the recording of the plat, a copy of the recorded access easement document for the off-site easement located on Lot 1 of Fry-Wagner plat shall be provided to Staff.

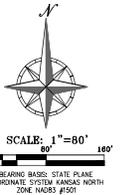
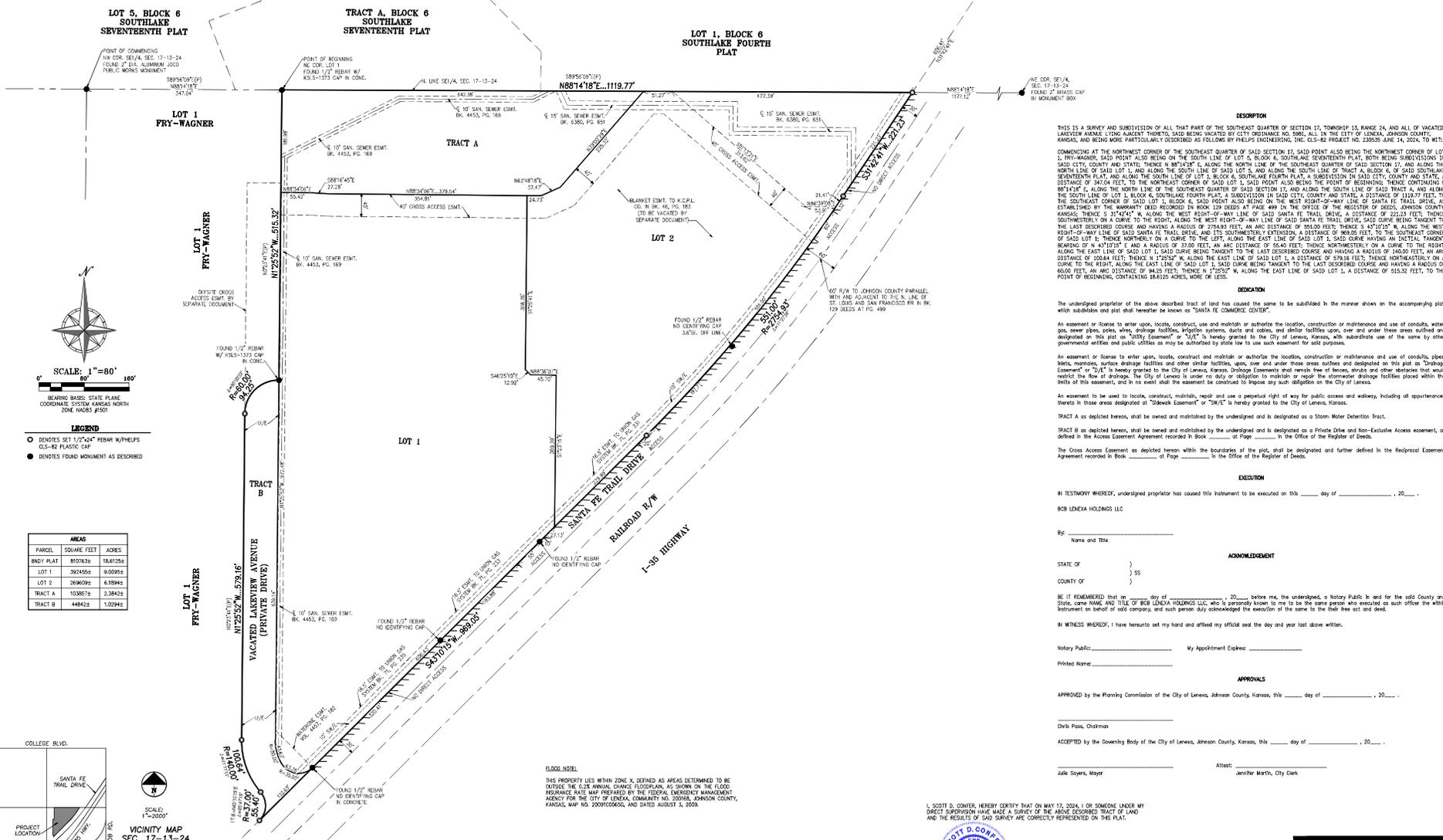


# Santa Fe Commerce Center



# FINAL PLAT OF SANTA FE COMMERCE CENTER

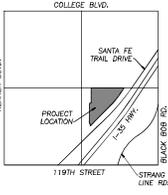
A SUBDIVISION OF PART OF SE1/4, SECTION 17, TOWNSHIP 13 SOUTH, RANGE 24 EAST  
AND ALL OF VACATED LAKEVIEW AVENUE  
CITY OF LENEXA, JOHNSON COUNTY, KANSAS



**LEGEND**

- DENOTES SET 1/2" x 24" REBAR W/PHELPS CLS-82 PLASTIC CAP
- DENOTES FOUND MONUMENT AS DESCRIBED

PARCEL	SQUARE FEET	ADRES
BNDY PLAT	1807636	18.61254
LOT 1	2924556	9.00952
LOT 2	2696099	8.18942
TRACT A	1038572	2.38422
TRACT B	448428	1.32942



**VICINITY MAP**  
SEC. 17-13-24

**FLOOD ZONE**

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, MAP NO. 200906060, AND DATED AUGUST 5, 2009.

I, SCOTT D. CONER, HEREBY CERTIFY THAT ON MAY 17, 2024, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



SCOTT D. CONER, KS. LS-1249

**DESCRIPTION**

THIS IS A SURVEY AND SUBDIVISION OF ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 13, RANGE 24, AND ALL OF VACATED LAKEVIEW AVENUE LYING ANCIENT THEREIN, SAID BEING VACATED BY CITY ORDINANCE NO. 1989, ALL IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BY PHELPS ENGINEERING, INC. CLS-82 PROJECT NO. 230535 JUNE 14, 2024, TO WIT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, PRT-WAGNER, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 6, BLOCK 6, SOUTHLAKE SEVENTEENTH PLAT, BOTH BEING SUBDIVISIONS IN SAID CITY, COUNTY AND STATE, THENCE N 89°42'41" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, AND ALONG THE NORTH LINE OF SAID LOT 1, AND ALONG THE SOUTH LINE OF SAID LOT 5, AND ALONG THE SOUTH LINE OF TRACT A, BLOCK 6, OF SAID SOUTHLAKE SEVENTEENTH PLAT, AND ALONG THE SOUTH LINE OF LOT 1, BLOCK 6, SOUTHLAKE SEVENTEENTH PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, A DISTANCE OF 374.04 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING N 89°42'41" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, AND ALONG THE SOUTH LINE OF SAID TRACT A, AND ALONG THE SOUTH LINE OF LOT 1, BLOCK 6, SOUTHLAKE SEVENTEENTH PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, A DISTANCE OF 1116.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 6, SOUTHLAKE SEVENTEENTH PLAT, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SANTA FE TRAIL DRIVE, AS ESTABLISHED BY THE MANUALLY RECORDED INSTRUMENT IN BOOK 128 DEEDS AT PAGE 499 IN THE OFFICE OF THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS, THENCE S 33°42'41" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SANTA FE TRAIL DRIVE, A DISTANCE OF 221.23 FEET, THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SANTA FE TRAIL DRIVE, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 3724.84 FEET, AN ARC DISTANCE OF 50.00 FEET, THENCE S 42°10'12" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SANTA FE TRAIL DRIVE, AND ITS SOUTHWESTERLY EXTENSION, A DISTANCE OF 864.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTHERLY ON A CURVE TO THE LEFT, ALONG THE EAST LINE OF SAID LOT 1, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 42°10'12" E, AND A RADIUS OF 37.00 FEET, AN ARC DISTANCE OF 56.40 FEET, THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, ALONG THE EAST LINE OF SAID LOT 1, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 34.00 FEET, AN ARC DISTANCE OF 320.84 FEET, THENCE S 17°52'52" W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 528.84 FEET, THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, ALONG THE EAST LINE OF SAID LOT 1, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 34.00 FEET, AN ARC DISTANCE OF 34.62 FEET, THENCE N 77°52'52" W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 516.32 FEET TO THE POINT OF BEGINNING, CONTAINING 18.6125 ACRES, MORE OR LESS.

**DEDICATION**

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, with subdivision and plot shall hereafter be known as "SANTA FE COMMERCE CENTER".

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

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, belts, manholes, surface drainage facilities and other similar facilities, upon, over and under these areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Lenexa, Kansas, with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

An easement to be used to locate, construct, maintain, repair and use a perpetual right of way for public access and roadway, including all appurtenances thereto in those areas designated as "Stakeout Easement" or "S/E" is hereby granted to the City of Lenexa, Kansas.

TRACT A as depicted hereon, shall be owned and maintained by the undersigned and is designated as a Storm Water Detention Tract.

TRACT B as depicted hereon, shall be owned and maintained by the undersigned and is designated as a Private Drive and Non-Exclusive Access easement, as defined in the Access Easement Agreement recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ in the Office of the Register of Deeds.

The Cross Access Easement as depicted hereon within the boundaries of the plat, shall be designated and further defined in the Reciprocal Easement Agreement recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ in the Office of the Register of Deeds.

**EXECUTION**

IN TESTIMONY WHEREOF, undersigned proprietor has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BOB LENEXA HOLDINGS LLC

By: \_\_\_\_\_  
Name and Title

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

BE IT REMEMBERED that on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the said County and State, came NAME AND TITLE OF BOB LENEXA HOLDINGS LLC, who is personally known to me to be the same person who executed such office the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to the best free act and deed.

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

Notary Public \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_  
Printed Name \_\_\_\_\_

**APPROVALS**

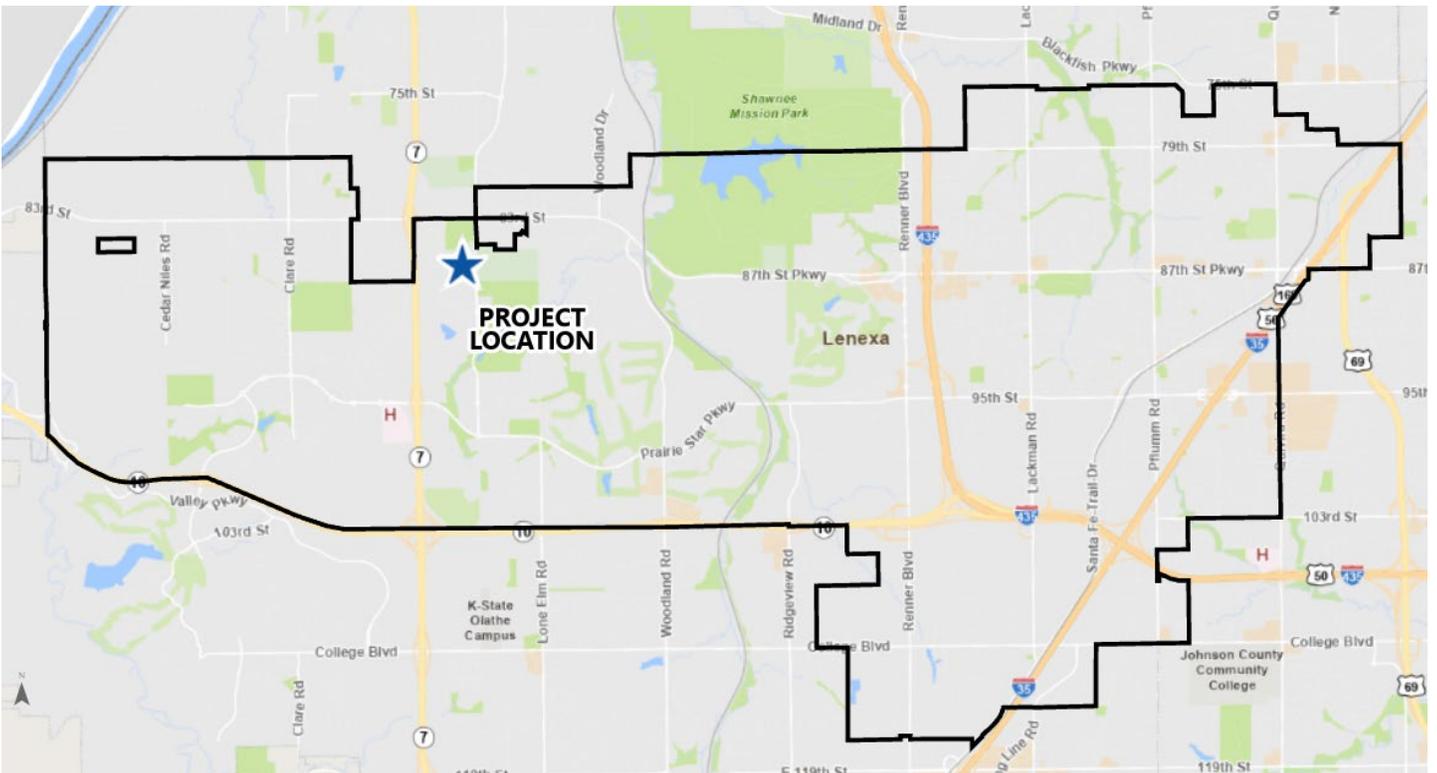
APPROVED by the Planning Commission of the City of Lenexa, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City/Pass, Chairman \_\_\_\_\_  
Accepted by the Governing Body of the City of Lenexa, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Julia Sayers, Mayor \_\_\_\_\_  
Attest: Jennifer Martin, City Clerk

# THE VILLAS AT THE TRAILS, FINAL PLAT

<b>Project #:</b>	PT24-11F	<b>Location:</b>	Southeast corner of Future 86 <sup>th</sup> Street and Woodsonia Drive
<b>Applicant:</b>	Brian Hill, MKEC	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Duplex



## PROJECT SUMMARY

The applicant seeks approval of a final plat for The Villas at The Trails, a duplex development located at the southeast corner of Future 86<sup>th</sup> Street and Woodsonia Drive. The development was formerly known as The Residences on Woodsonia. The plat contains 31 lots and four tracts. Each lot will be developed with a duplex building for a total of 62 dwelling units. A deviation was approved at the time of the preliminary plan (PL23-11P) for a reduced side yard setback for Lot 31 of the plat. The setback deviation allows for a reduced setback from 25 feet to 20 feet. The proposed final plat is consistent with the approved preliminary plat. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS**

## SITE INFORMATION

This site is included as part of a preliminary plan (PL23-11P) for The Residences on Woodsonia development. The overall development is two components, a north part that contains nine apartment buildings and a south part that contains the 31 duplex buildings. The two components have been zoned RP-4 and RP-2 (RZ23-08). A companion final plan and plat have been submitted for the apartment portion of the development.

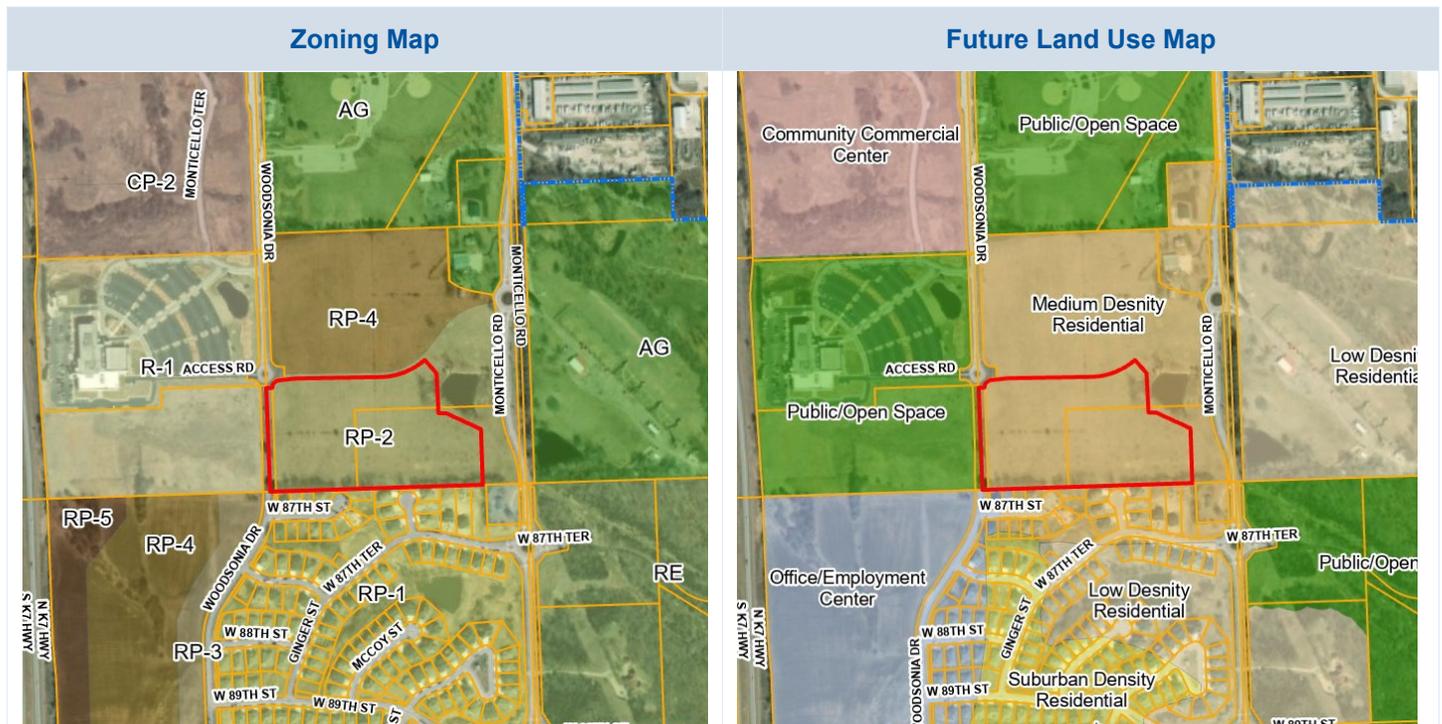
LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
13.59	N/A	RP-2	Medium Density Residential



Exhibit 1: Aerial Image of Subject Site

## LAND USE REVIEW

The proposed land use is a duplex subdivision and is the second phase of a residential development. Duplex is a permitted land use in the RP-2, Residential Planned (Intermediate-Density) District. The site was rezoned to the RP-2 Zoning District (RZ23-08) as part of a 14.96 UPA and a 2.83 UPA development which will result in an average density of 7.95 dwelling units per acre. The Future Land Use Map designation for the site is Medium Density Residential. The proposed development of the site is consistent with the Future Land Use Map designation.

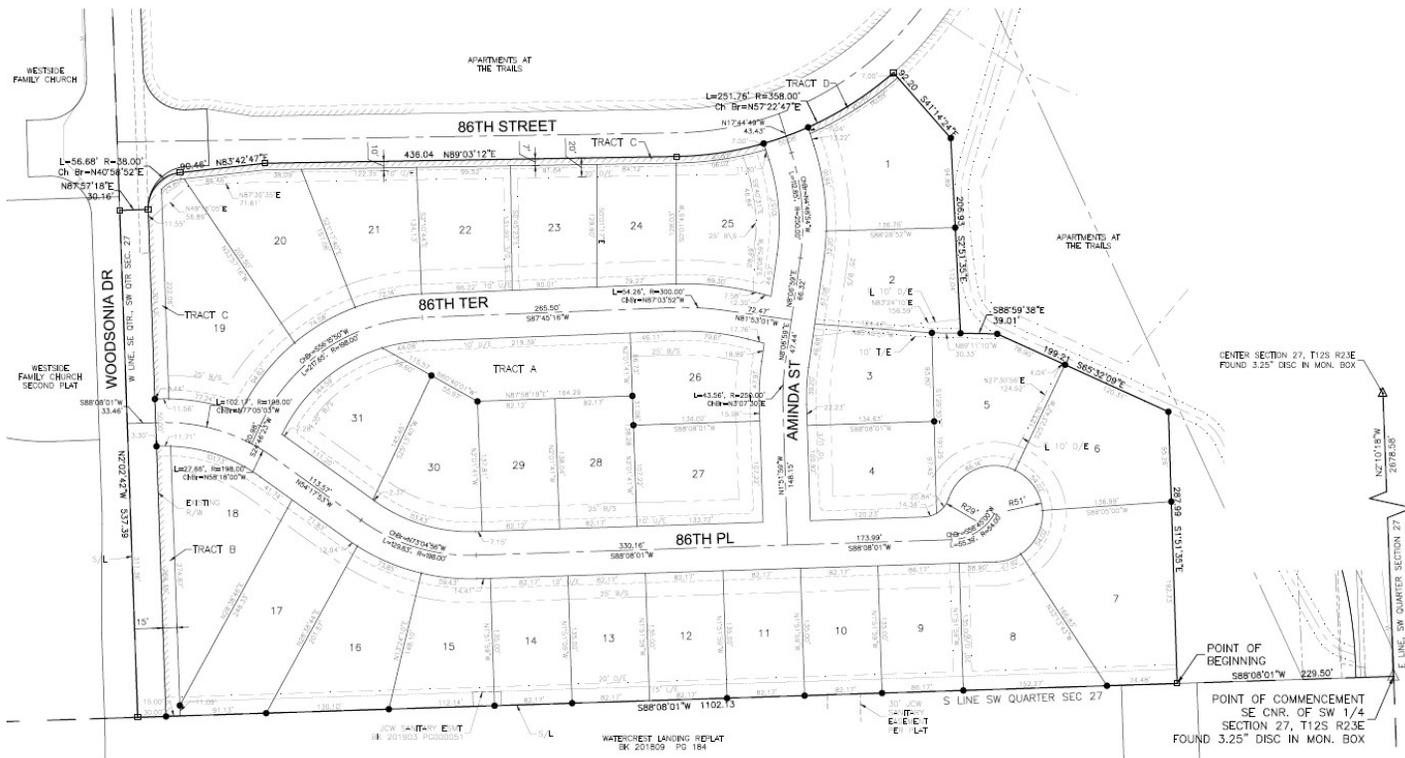


**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Medium Density Residential	RP-2, Residential Planned (Intermediate-Density) District	Undeveloped land
<b>North</b>	Medium Density Residential	RP-4, Residential Planned (High-Density) District	Undeveloped land
<b>South</b>	Medium Density Residential and Low Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Single-Family Residential
<b>East</b>	Medium Density Residential	RP-2, Residential Planned (Intermediate-Density) District	Undeveloped land
<b>West</b>	Public/Open Space	R-1, Residential Single-Family (Low-Density) District	Church or place of worship

## FINAL PLAT REVIEW

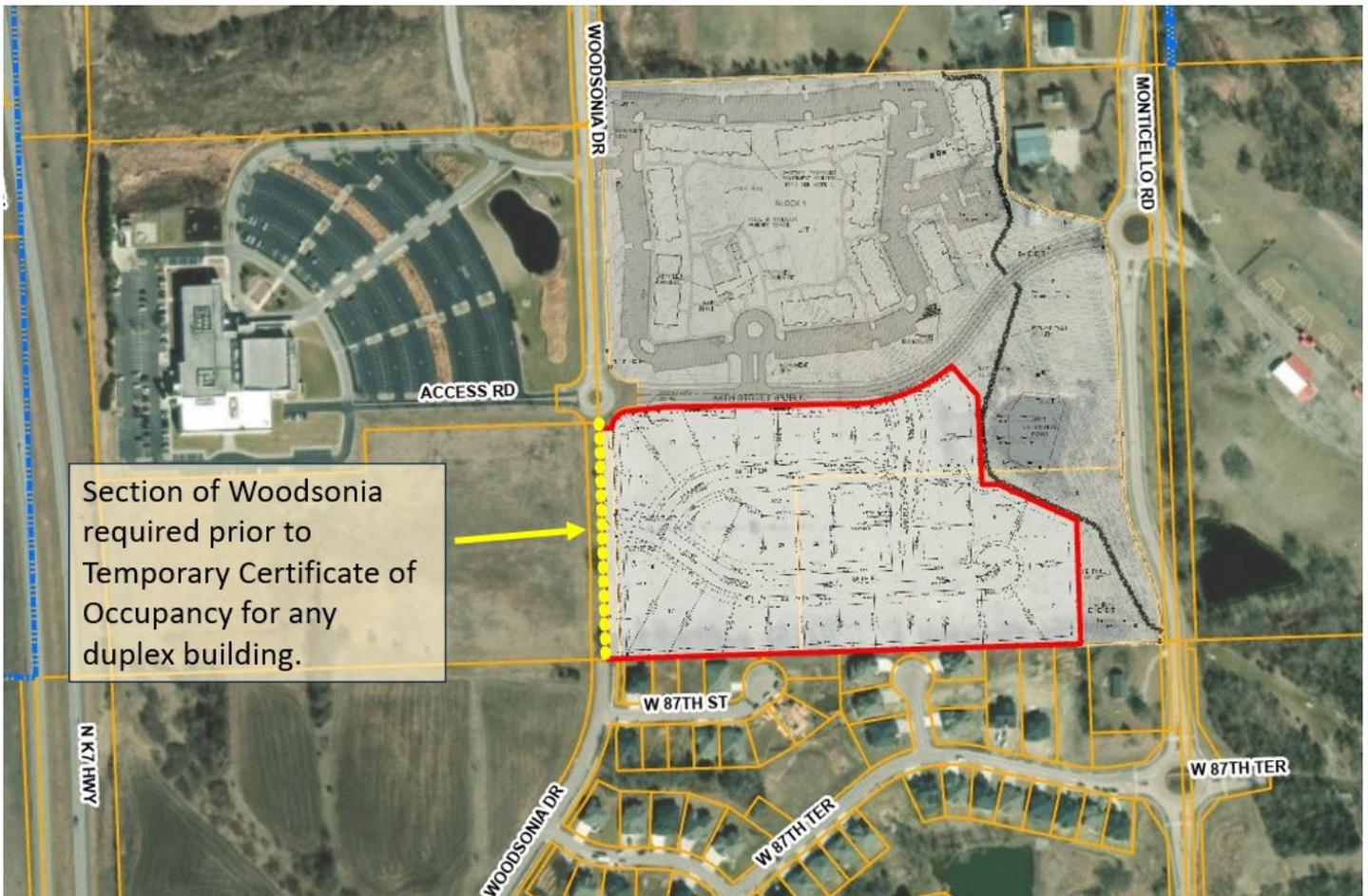
This final plat contains 31 lots and four tracts for a duplex development. The plat is related to The Apartments at The Trails development. Both The Apartments and The Villas were formerly known as The Residences on Woodsonia. The plat includes the dedication of public streets for access to the lots of the subdivision. Future 86<sup>th</sup> Street will connect Woodsonia Drive to Monticello Road.



**Exhibit 2: The Villas at The Trails Final Plat.**

## PUBLIC IMPROVEMENTS

The development will require the segment of Woodsonia Drive that connects the current terminus of Woodsonia Drive at the roundabout (at the intersection of Future 86<sup>th</sup> Street) to be built to the northern extent of Woodsonia Drive adjacent to the Watercrest Landing subdivision. Future 86<sup>th</sup> Street is within the plat boundary for the apartment buildings. This street is anticipated to be constructed with the apartment component of the development preceding the construction of the duplex component; however, it too will need to be built with this project should it not already be constructed or under construction by others. These street sections (Woodsonia Drive and 86<sup>th</sup> Street) will need to be permitted and at minimum under construction prior to issuance of any permit for this project and will need to be complete and open for public use prior to the issuance of a Temporary Certificate of Occupancy for any of the duplex buildings.



**Exhibit 3: Required construction of a section of Woodsonia Drive.**

**STORMWATER**

The applicant submitted a final stormwater management plan/study for the proposed property that indicates the intent to meet the City’s stormwater standards and requirements. This project is part of the master plan for the overall site and will utilize stormwater features constructed with the project to the north, specifically the extended wet detention basin just to the east of the duplexes. Although this is anticipated to be constructed with the apartment project prior to this project starting, should it not exist / be under construction at the time this project starts, it will be a required component of this project.

**LANDSCAPE AND OPEN SPACE**

The four tracts shall be owned and maintained by the homeowner’s association. Tract A is an open space tract located within an internal block of the subdivision. Tracts B, C, and D are open space along the boundary of the subdivision. Tract B and the part of Tract C along Woodsonia Drive contain the required landscape buffer along a collector street per [Section 4-2-E-4-B](#) of the UDC. Tract B and the portion of Tract C that is along Woodsonia Drive will contain landscaping and a fence to be installed by the developer.

The portion of Tract C and Tract D along Future 86<sup>th</sup> Street are not part of a required landscape buffer. The tracts are provided for the row of lots along the north property line to back onto a private parcel, so they are not double frontage lots. The tract is seven feet wide between the back of the lots and the right-of-way of Future 86<sup>th</sup> Street. This street is not a collector; therefore, the tract is not required to be the 15-foot minimum width. A fence that is proposed for Lot 1 and Lots 19 through 25 shall comply with the distance requirement from the right-of-way of Future 86<sup>th</sup> Street as stated in the fence regulations per [Section 4-1-B-24-F-5-b](#) of the UDC. The distance requirement is 20 feet from the right-of-way for a privacy fence and for an open-style fence taller than 4 feet tall or 15 feet from the right-of-way for an open-style fence that is 4 feet tall or less.



**Exhibit 4: Plat with Tracts highlighted.**

TABLE 2: FINAL PLAT TRACTS PURPOSE		
	Purpose	Size
Tract A	Open Space	14368.63 SF
Tract B	Required Landscape Buffer	4293.89 SF
Tract C	Partial Required Landscape Buffer and Partial Open Space	7839.17 SF
Tract D	Open Space	764.05 SF

A landscape easement is provided along the south boundary of the subdivision for a Land Use Intensity (LUI) buffer. This buffer is provided in an easement in lieu of a tract, which would be the typical manner a landscape buffer is provided for a single-family or duplex subdivision because the need for the lot depth for the duplex lots. Staff concludes that this compromise is reasonable for this design. A total of eleven lots will contain the landscape easement abutting Watercrest Landing subdivision to the south. The landscaping shall be installed by the developer and shall be maintained by the homeowner’s association. The landscaping shall not be removed by an individual property owner or renter.



**Exhibit 5: Landscape Plan.**

The required landscaping along the south boundary of the plat is shown in an area that will also have stormwater conveyance features that include basins, swales, and storm sewers. The placement of any required landscaping must be coordinated with the stormwater features so not to impair the function of these features. A condition is added to the end of the report acknowledging this requirement.

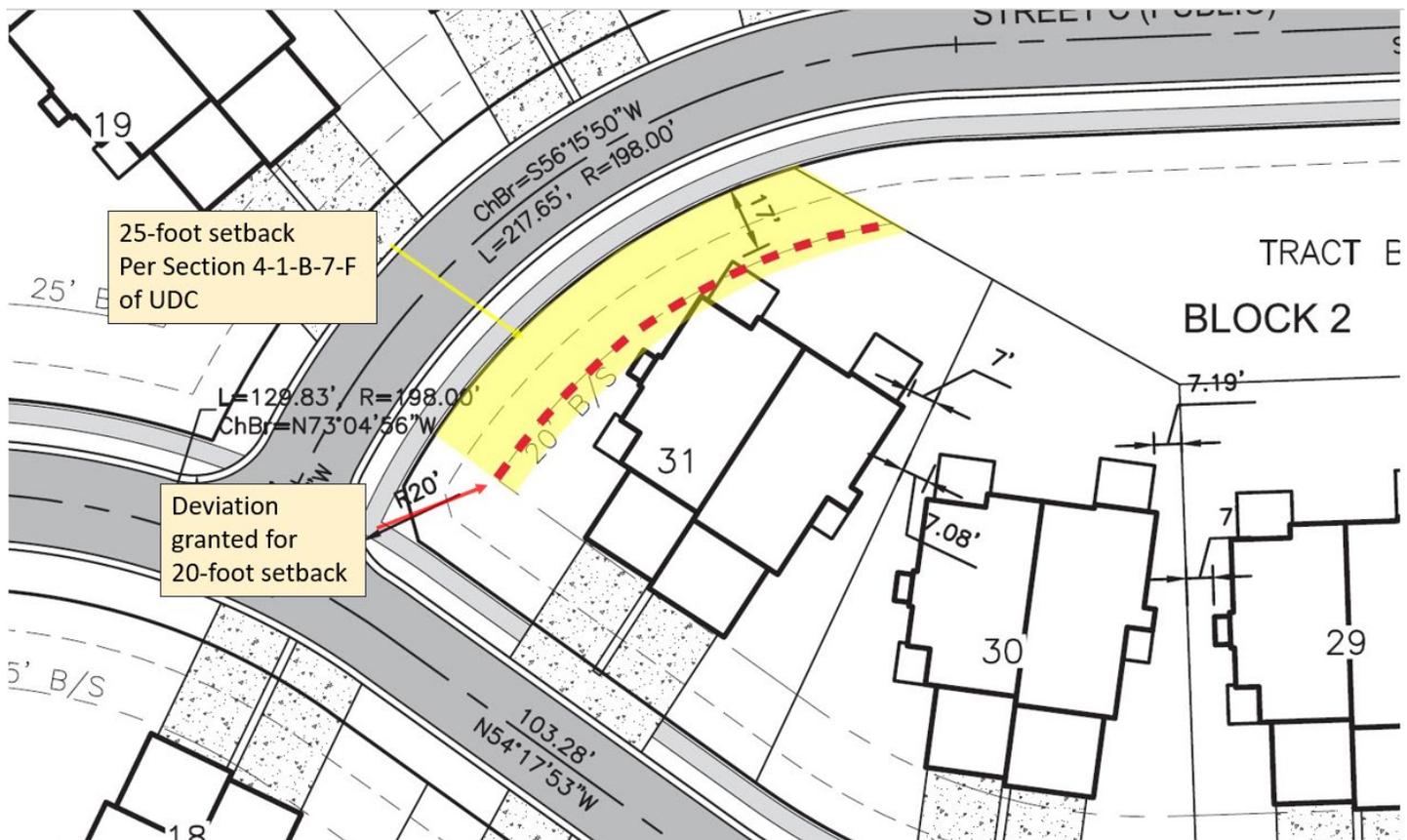
The landscape plan shows trees planted at the front of the lots along the new public streets in the subdivision. The trees planted along the streets will be installed by the City’s Municipal Services Department. The developer will pay a *Street Tree Fee* for this landscaping. Trees within the private yard will installed in each duplex lot per [Section 4-1-D-2-K](#) of the UDC.

## DEVIATIONS

A deviation was considered with the preliminary plan to allow a reduced side yard setback of 20-feet for Lot 31. This deviation for a five-foot setback reduction was approved.

**TABLE 3: DEVIATIONS REQUESTED**

Deviation Type	Lots	Proposed Minimum	Code Requirement (RP-2)	Deviation
Side Yard Setback	31	20 feet	25 feet	-5 feet



**Exhibit 6: Setback deviation previously granted.**

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## NEXT STEPS

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- This project requires approval from the Planning Commission and acceptance of dedications by the City Council. Pending approval from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on July 16, 2024.
- The final plat must be recorded with Johnson County prior to permits being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

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## RECOMMENDATION FROM PROFESSIONAL STAFF

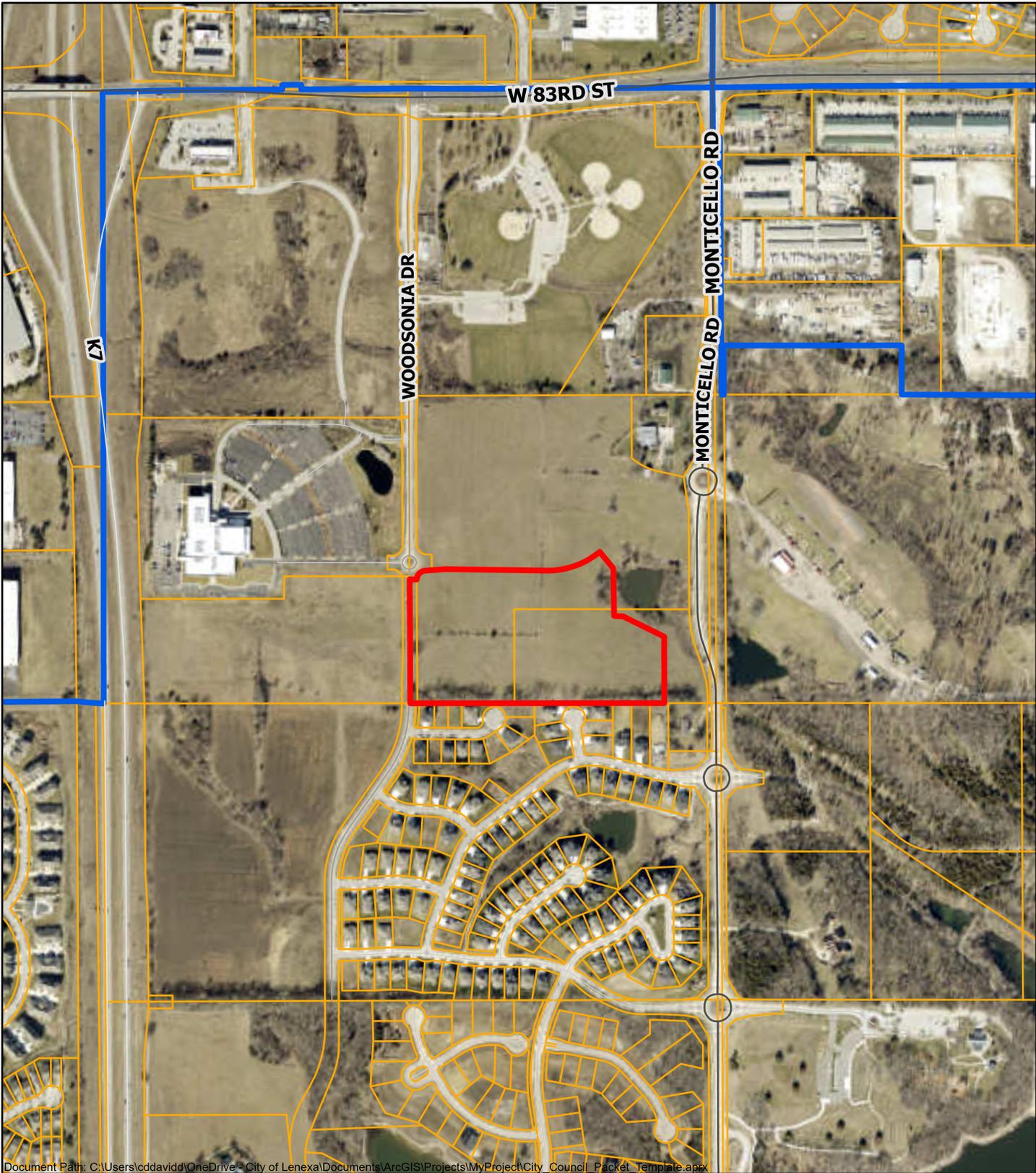
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- ★ **Staff recommends approval of the proposed Final Plat for The Villas at The Trails.**
  - This is a final plat for a duplex residential development in the RP-2 Zoning District.
  - The project is consistent with Lenexa’s goals through ***Responsible Economic Development*** to create ***Vibrant Neighborhoods*** and a ***Thriving Economy***.

## FINAL PLAT

Staff recommends **approval** of the final plat for PT24-11F – **The Villas at The Trails, Final Plat** at the southeast corner of Future 86<sup>th</sup> Street and Woodsonia Drive for a duplex residential development, with the following conditions:

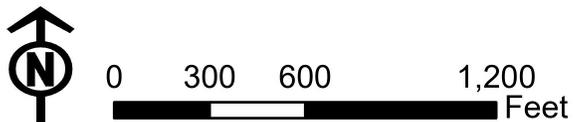
1. Prior to the issuance of a Temporary Certificate of Occupancy for any duplex building, Woodsonia Drive shall be complete and open for public use from the roundabout at the intersection of Future 86<sup>th</sup> Street to the northerly extent of Woodsonia Drive adjacent to the Watercrest Landing subdivision.
2. Prior to the issuance of any form of building permit, the landscape plan and stormwater management plan shall be coordinated to ensure the required landscaping will not interfere with the stormwater conveyance along the south boundary of the subdivision.



Document Path: C:\Users\cddavidd\OneDrive - City of Lenexa\Documents\ArcGIS\Projects\MyProject\City Council Packet Template.aprx

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

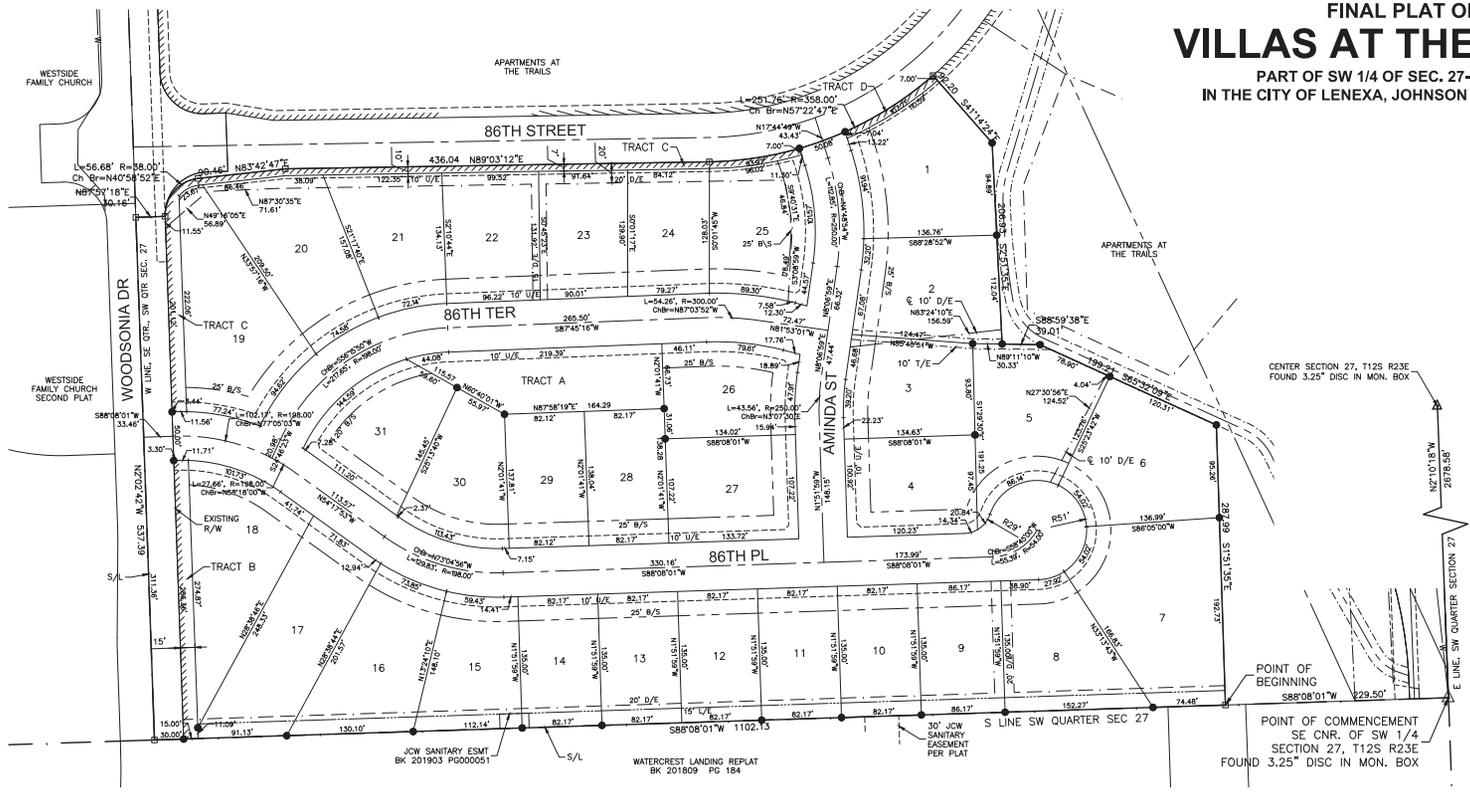
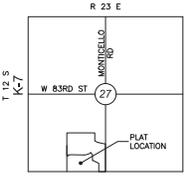
## Villas at The Trails, Final Plat



# FINAL PLAT OF VILLAS AT THE TRAILS

PART OF SW 1/4 OF SEC. 27-T12S-R23E  
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

- LEGEND**
- △ = SECTION CORNER
  - = FOUND CORNER SEE ANNOTATION FOR TYPE
  - = SET 1/2" BAR WITH 206027138 CAP
  - ⊙ = SET 5/8" BAR WITH CLS 39 ALUMINUM CAP
  - ⊕ = BENCHMARK/CONTROL POINT
  - (M) = MEASURED
  - (CP) = CALCULATED FROM PLAT
  - (P) = PLATTED
  - (D) = DESCRIBED
  - 1 = LOT
  - = LIMITS OF NO ACCESS
  - S/L = SECTION LINE
  - R/W = RIGHT OF WAY
  - B/S = BUILDING SETBACK
  - U/E = UTILITY EASEMENT
  - D/E = DRAINAGE EASEMENT
  - S/E = SANITARY EASEMENT



PARCEL #	AREA
1	18133.53
2	15365.22
3	13253.79
4	13238.03
5	16685.94
6	16882.49
7	23652.90
8	15082.65
9	11632.95
10	11092.55
11	11092.95
12	11092.95
13	11092.95
14	11092.95
15	12812.66
16	16515.56
17	19424.54
18	16516.30
19	20251.91
20	17123.38
21	13623.20
22	13817.41
23	11885.40
24	10638.62
25	14480.33
26	12589.82
27	14252.27
28	11352.06
29	11327.27
30	12807.09
31	13080.60
TRACT A	14368.63
TRACT B	4203.89
TRACT C	7839.17
TRACT D	754.05

**PROPERTY DESCRIPTION:**

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 12S, RANGE 23E OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE SOUTH LINE THEREOF S88°08'01"W A DISTANCE OF 229.50' TO THE POINT OF BEGINNING; THENCE S88°08'01"W A DISTANCE OF 1102.13' TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID QUARTER SECTION; THENCE ON THE WEST LINE THEREOF N02°02'42"W A DISTANCE OF 537.39'; THENCE N87°57'18"E A DISTANCE OF 30.16'; THENCE ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 38.00', A CHORD BEARING OF N40°58'52"E AND AN ARC LENGTH OF 56.68'; THENCE N83°42'47"E A DISTANCE OF 90.46'; THENCE N 89°03'12"E A DISTANCE OF 436.04'; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 358.00', A CHORD BEARING OF N57°22'47"E AND AN ARC LENGTH OF 231.76'; THENCE S41°14'24"E A DISTANCE OF 92.20'; THENCE S25°13'55"E A DISTANCE OF 206.93'; THENCE S88°59'38"E A DISTANCE OF 39.01'; THENCE S65°32'09"E A DISTANCE OF 199.21'; THENCE S15°35'2"E A DISTANCE OF 287.99' TO THE POINT OF BEGINNING, CONTAINING 13.59 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF WOODSONIA ROAD, AND SUBJECT TO EASEMENTS OF RECORD.

**DEDICATION:**

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

TRACTS A, B, C, D SHOWN ON FINAL PLAT 'VILLAS AT THE TRAILS' SHALL BE DEDICATED AS OPEN SPACE TRACTS.

'VILLAS AT THE TRAILS'

The streets, terraces and roads shown on this plat and not heretofore dedicated for public use and public ways and thoroughfares or here dedicated to the City of Lenexa, Johnson County, Kansas, for its use and that of its designees or duly authorized agents.

An easement or license is hereby granted to the City of Lenexa, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under those areas located or maintained in any area or the utility easement that crosses or intersects with a drainage easement.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities, and other similar facilities, upon, over and under those areas outlined and designed on this plat as 'Drainage Easement' or 'D/E' is hereby granted to the City of Lenexa, Johnson County, Kansas for its use. Drainage easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage.

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

A 15 foot wide Landscape Easement of 'L/E' is here by dedicated to the City of Lenexa, Johnson County, Kansas, off the south property line of Lots 7-18. Maintenance of 'L/E's' with in lots shall be the responsibility of the Homeowner. Maintenance of the 'L/E' within Tracts shall be the responsibility of the development home owner association. In the event the HOA no longer lawfully exists or fails to maintain these tracts, then maintenance shall be the responsibility, shared equally, of the owner of property that or part of the subdivision, whether herein platted or by joining the subdivision in a later development phase.

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

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of trails, upon and over those areas outlined and designated on this plat as 'Trail Easement' or 'T/E' is hereby granted to the City of Lenexa, Kansas. No above ground facilities associated with the uses herein permitted shall be constructed, located or maintained in any area of the 'U/E' that crosses or intersects with a 'T/E'.

**EXECUTION:**

IN TESTIMONY WHEREOF, Jason Swords, President of The Trails, LP, has caused this instrument to be executed, this \_\_\_\_ day of \_\_\_\_\_, 2024.

THE TRAILS, LP

By: JASON SWORDS, President

**ACKNOWLEDGMENT:**

STATE OF KANSAS  
COUNTY OF JOHNSON

BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public in and for said County and State, came JASON SWORDS, President of THE TRAILS, LP who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such, duly acknowledged the execution of the same to be the act and deed of some.

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

Notary Public

Print Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**APPROVALS:**

Approved by the Planning Commission of the City of Lenexa, Johnson County, Kansas this \_\_\_\_ day of \_\_\_\_\_, 2024.

Chris Poss, Chairman

Approved by the Governing Body of the City of Lenexa, Johnson County, Kansas this \_\_\_\_ day of \_\_\_\_\_, 2024.

Julie Sayers, Mayor                      Jennifer Martin, City Clerk

I James W. Sincos, state that MKEC Engineering, Inc. has surveyed the property shown hereon under my direct supervision, in accordance with the requirements of the current Minimum Standards for Property Boundary Surveys adopted by the Kansas Board of Technical Professions. Field work completed October 11th, 2023.

James W. Sincos KS PLS, 1234

**NOTES:**

Basis of Bearings is from Grid North, Kansas Coordinate System of 1983, NAD83(2011), North Zone. Coordinates shown are State Plane values in US Feet.

All elevations shown are based on the NAD 88 vertical datum, Geoid 18, in US Feet.

This information taken from Thomson-Affinity Title Company File No. 235696, Effective date of September 25th, 2023 & Thomson-Affinity Title Company File No. 235697, Effective date of September 25th, 2023.

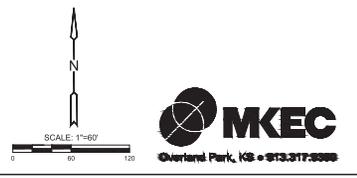
No gaps exist between this plat and previous surrounding plats.

Area is listed as Zone X, Minimal Flood Hazard, per FIRM Map 20091C00326, effective 08/03/2009.

A side yard setback deviation from 25' to 20' on the 86th Terrace frontage of lot 31 was granted by the City of Lenexa City Council on March 19th, 2024.

**CONSENT TO LEVY:**

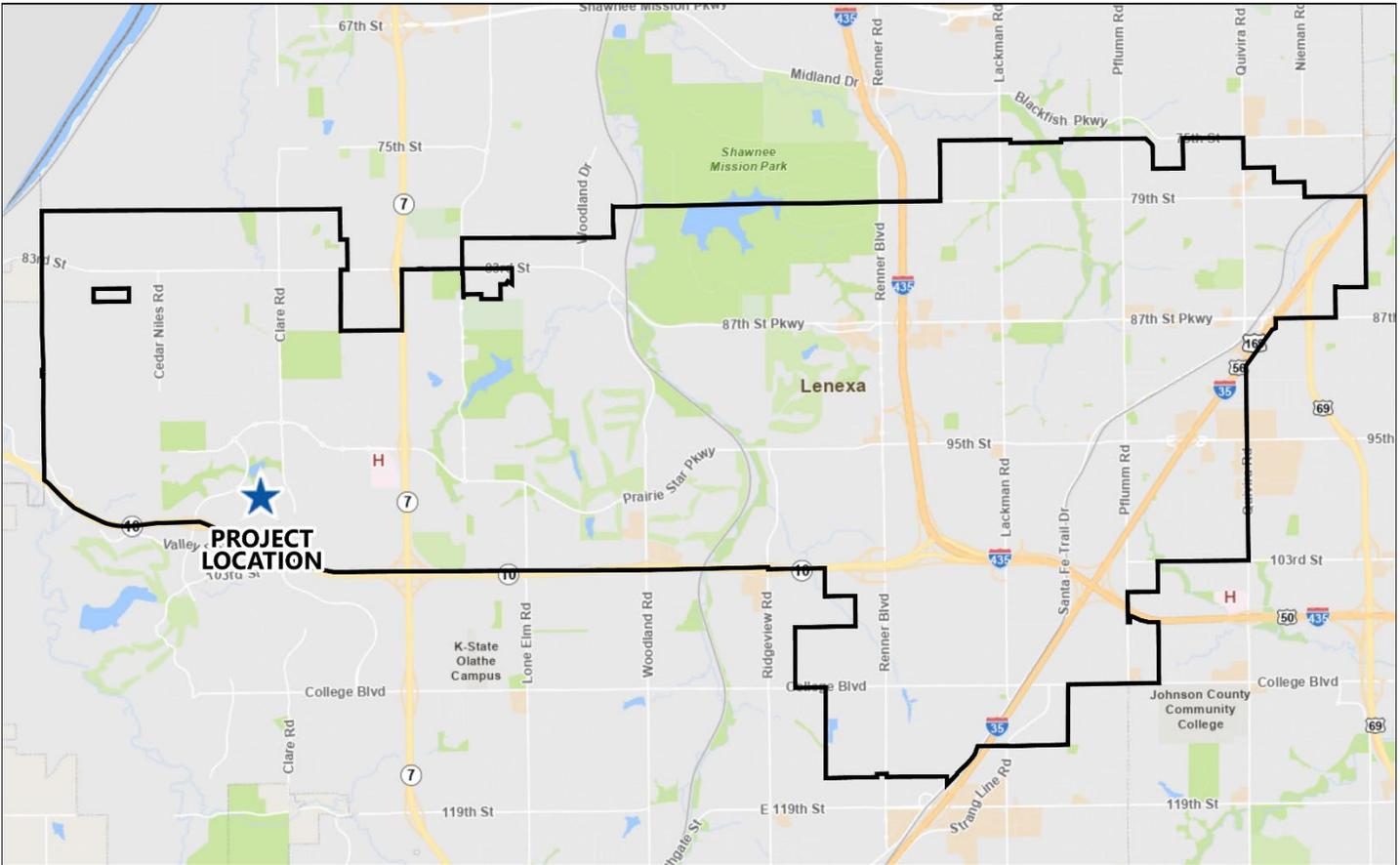
The undersigned proprietor of the above described land here by consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Lenexa, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public use from the lien and effect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



P:\PROJECTS\2023\20230810\_VILLAS AT THE TRAILS\_FINAL PLAT.dwg DATE PLOTTED: 08/03/2024 10:00:00 AM USER: JASON SWORDS

# CANYON CREEK FOREST, SECOND PLAT

<b>Project #:</b>	PT24-09F	<b>Location:</b>	25023 W. 98 <sup>th</sup> Place
<b>Applicant:</b>	David Rinne, Schlagel Associates	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Logan Strasburger	<b>Proposed Use:</b>	Residential



## PROJECT SUMMARY

The applicant requests approval of a final plat to replat one lot and a portion of one tract located in the Canyon Creek Forest subdivision. The replat will adjust the lot line located between the lot and tract to allow for the construction of a home that meets setback requirements. During the final design of the home, sanitary sewer lines required the house to be pushed back into the lot a few feet to meet side yard setback requirements. As a result, the home encroached slightly into the rear yard setback. The applicant proposes to adjust the rear lot line slightly to allow the current home design to meet rear yard setback requirements. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL**

## SITE INFORMATION

The site is zoned RP-1, Planned Single-Family Residential District. The subject lot, Lot 23 (25023 W. 98<sup>th</sup> Place), and Tract A are within the Canyon Creek Forest subdivision. The original plat of Canyon Creek Forest subdivision was approved March 2021 and was recorded December 2021.

<p><b>LAND AREA (AC)</b> 0.20</p>	<p><b>CURRENT ZONING</b> RP-1</p>	<p><b>COMP. PLAN</b> Medium Density Residential</p>
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*Exhibit 1: Aerial Image of Subject Site*

## LAND USE REVIEW

The subject parcels, Lot 23 (25023 W. 98<sup>th</sup> Place) and Tract A are located within the Canyon Creek Forest subdivision. Lot 23 is designated for use as a single-family residence but currently remains undeveloped. Tract A serves as an area containing stormwater facilities for the subdivision. The goal of this replat is to modify the dividing lot line between Lot 23 and Tract A to accommodate the required rear yard setbacks for a planned home construction on Lot 23.

The original final plat for this subdivision was approved with the understanding that the Future Land Use Map indicated this area as medium density residential. The draft Comprehensive Plan that was approved by the Planning Commission on June 3, 2024, designates this area as Suburban-Density Residential to align with the approved zoning of the property.

**Zoning Map**



**Future Land Use Map**



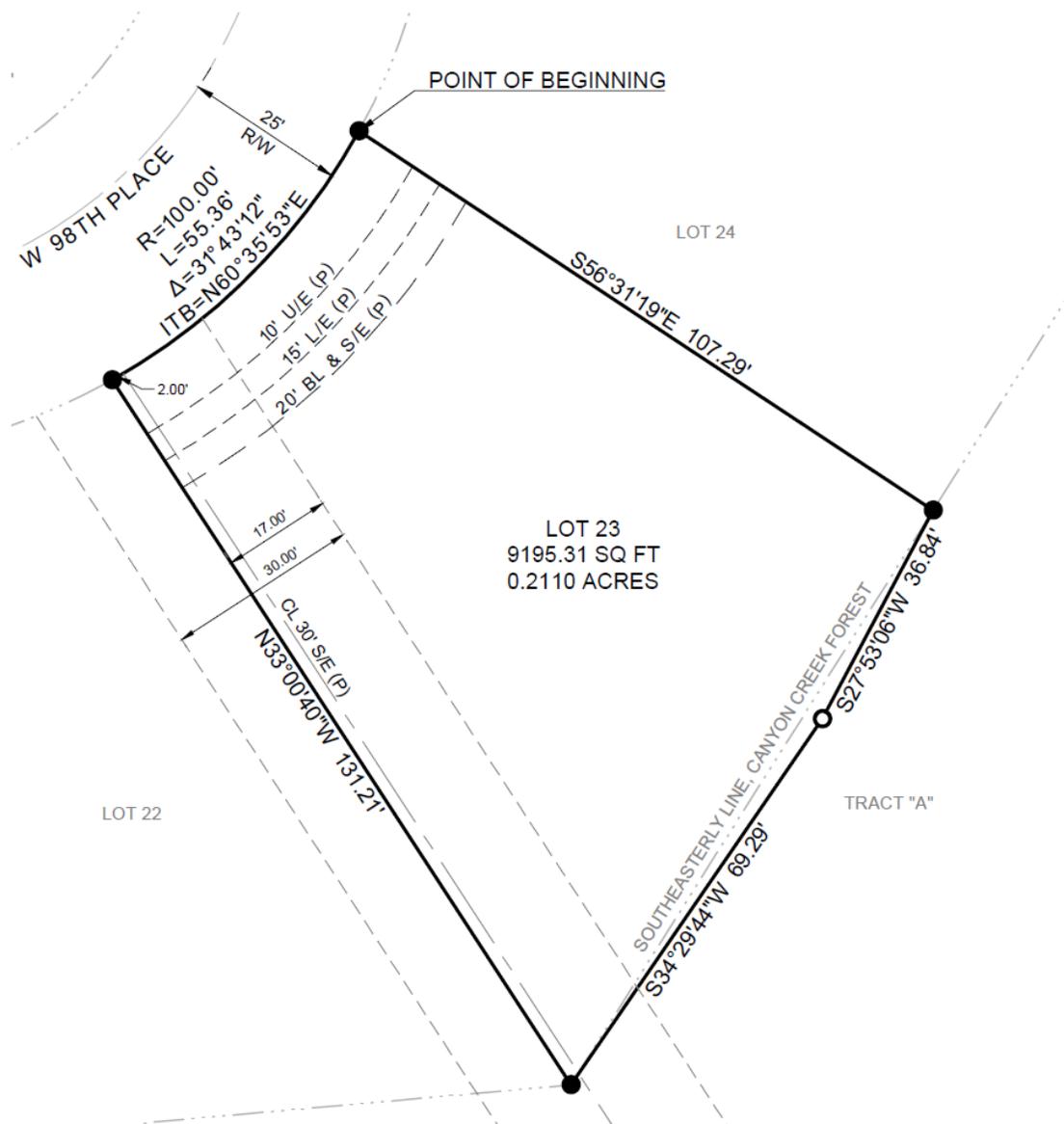
**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Medium Density Residential	RP-1, Residential Planned Single-Family (Low-Density) District	Undeveloped Land
<b>North</b>	Suburban Residential	RP-1, Residential Planned Single-Family (Low-Density) District	Undeveloped Land; Single-Family Detached Residential
<b>South</b>	Office, Research & Development	RP-2, Residential Planned Single-Family (Intermediate-Density) District; RP-4, Residential Planned (High-Density) District	Undeveloped Land
<b>East</b>	Suburban Residential	RP-1, Residential Planned Single-Family (Low-Density) District	Undeveloped Land; Single-Family Detached Residential
<b>West</b>	Suburban Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Undeveloped Land; Single-Family Detached Residential

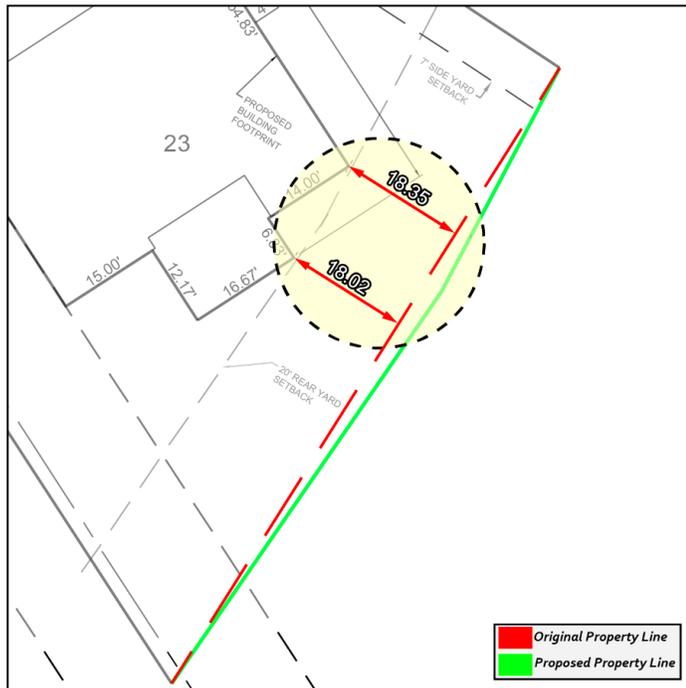
## FINAL PLAT REVIEW

The original plat, Canyon Creek Forest, First Plat was recorded on December 20, 2021. Lot 23 and a portion of Tract A are undeveloped. This replat will reallocate approximately 143 SF to Lot 23 from Tract A, which serves as an area containing stormwater facilities for the subdivision. The original size of Lot 23 will not accommodate the proposed home, necessitating a one-foot encroachment into the rear yard setback and resulting in a rear yard setback of 19 feet. Through this replatting process, the home can conform to the minimum 20-foot rear yard setback requirement specified in [Section 4-1-B-6-F](#) of the Unified Development Code (UDC). Tract A will still function as intended with a reduction of 143 SF in area.

The existing lot conforms with zoning district code requirements and Staff evaluated the proposed lot lines to ensure nonconformities will not be created with the approval of this replat.



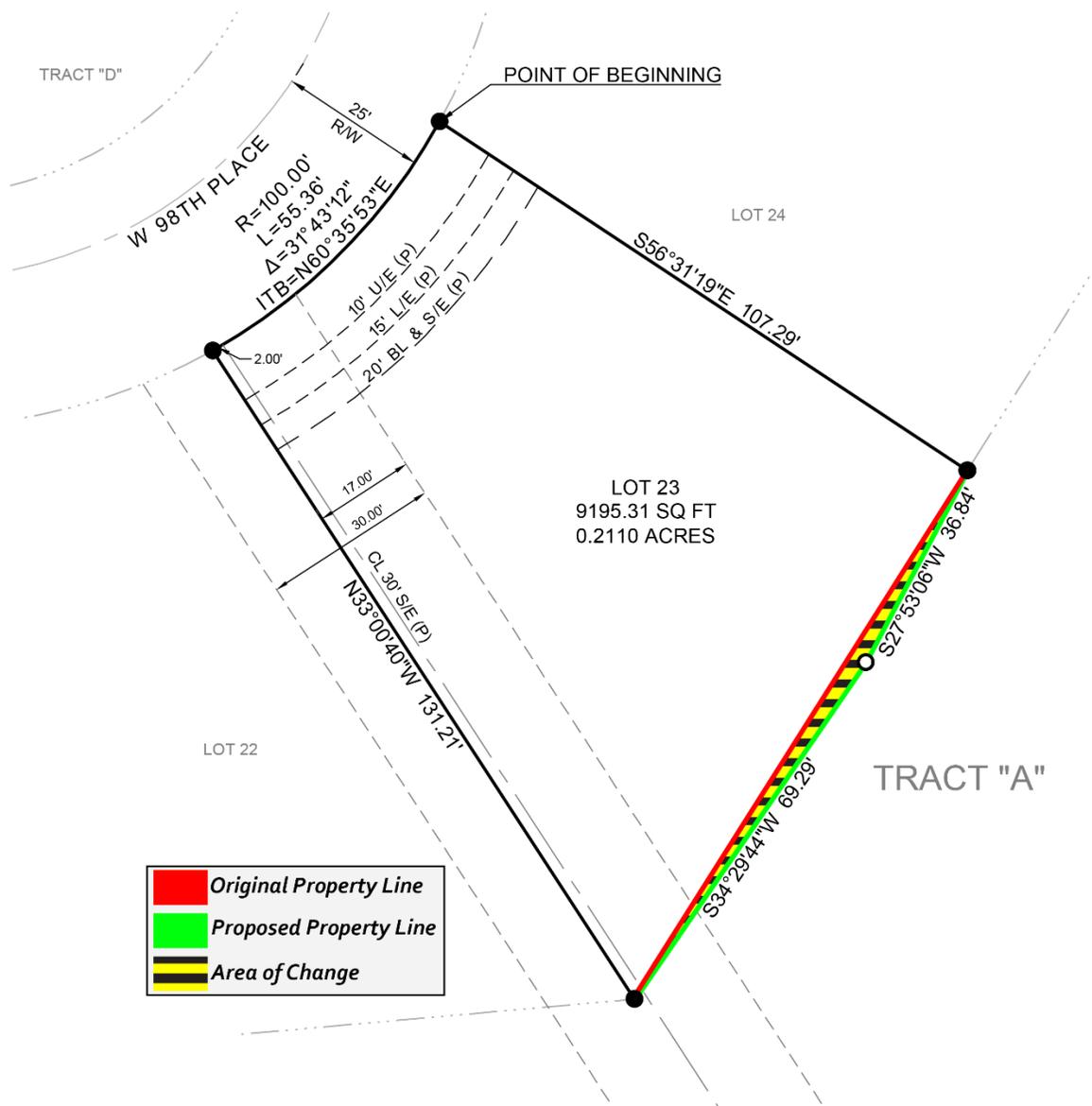
**Exhibit 2: Excerpt of the proposed replat with lot details.**



**Exhibit 3: Excerpt of plot plan with proposed home footprint depicting nonconforming rear yard setbacks with the original property line. A minimum 20' setback is required per Section 4-1-B-6-F of the UDC.**



**Exhibit 4: Excerpt of plot plan with proposed home footprint depicting conforming rear yard setbacks with the proposed property line. A minimum 20' setback is required per Section 4-1-B-6-F of the UDC.**



**Exhibit 5: Graphic depicting the original southeasterly lot line (red) and the proposed southeasterly lot line (green) that is shared with Tract A. The black and yellow striped area is the area of change (143 SF) between the existing and proposed property line.**

## DEVIATIONS

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

However, there are existing front yard setback and lot width deviations that were approved by the Governing Body from the original preliminary plat, which was recorded on December 20, 2021.

**TABLE 2: APPROVED DEVIATIONS FROM CANYON CREEK FOREST, FIRST PLAT**

Deviation Type	Deviation Request	Code Requirement
Lot Width	20 feet	70 feet
Front Yard Setback	10 feet	30 feet

## NEXT STEPS

- The Planning Commission is the final authority for approval of this project.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before the house may be occupied.
- The applicant should inquire about additional City requirements and development fees.

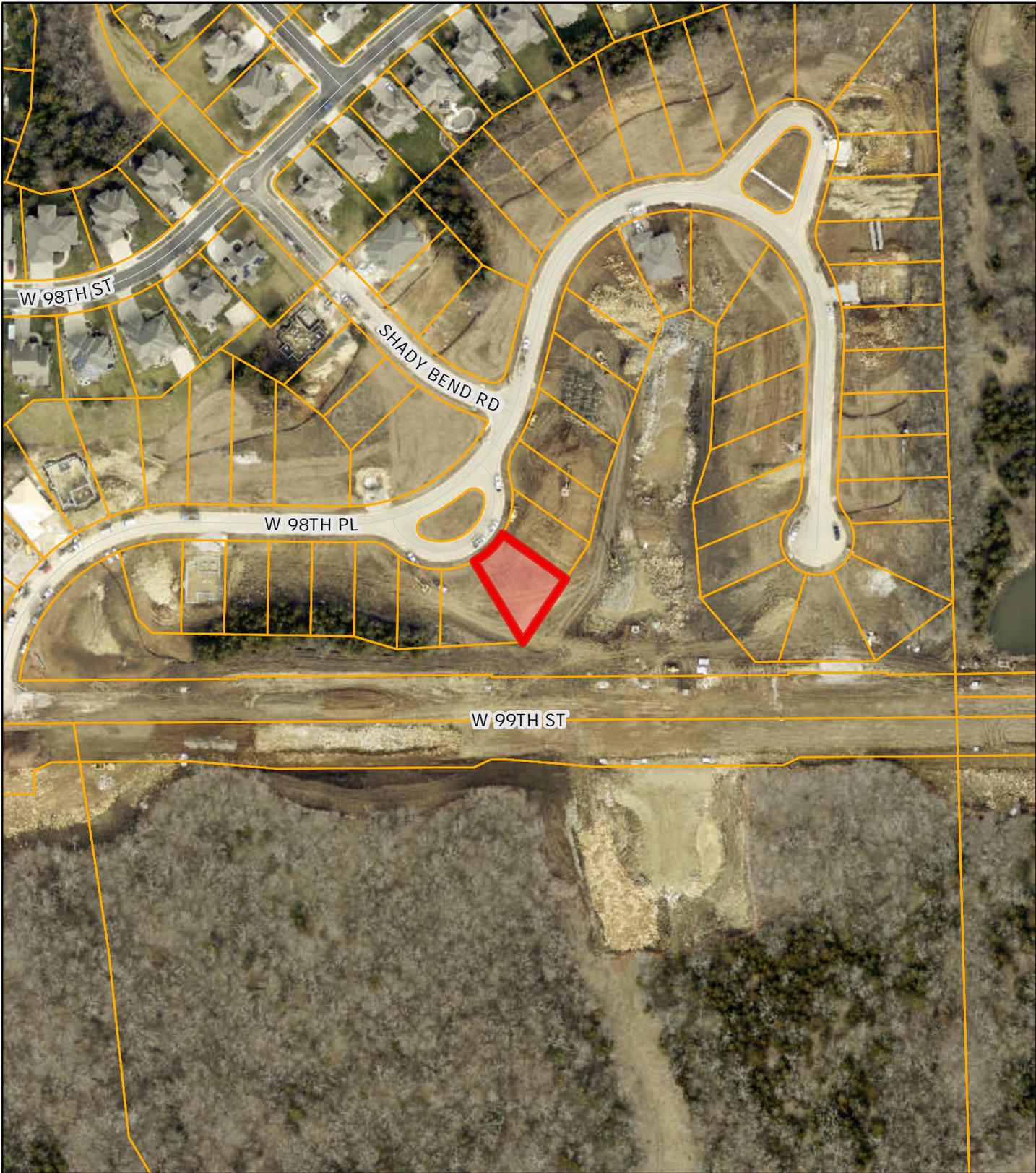
## RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Final Plat for Canyon Creek Forest, Second Plat.**

- The project is consistent with Lenexa’s goals through *Sustainable Policies and Practices* to create *Vibrant Neighborhoods*.

## FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT24-09F – **Canyon Creek Forest, Second Plat** for property located at 25023 W. 98<sup>th</sup> Place, for single-family residential use.



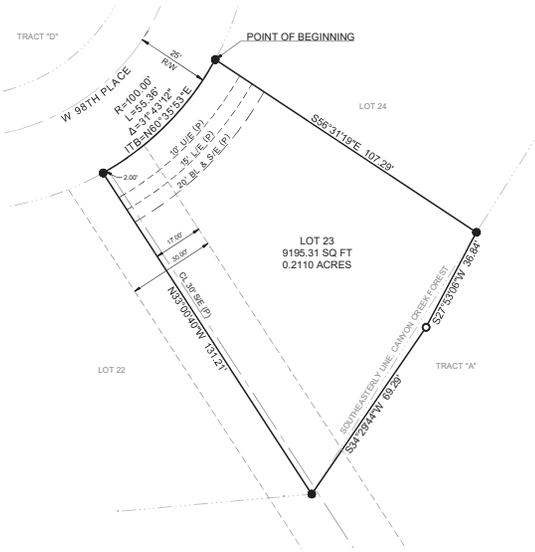
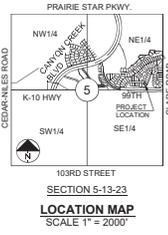
Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

# Canyon Creek Forest Second Plat

## PT24-09F



**FINAL PLAT OF  
CANYON CREEK FOREST,  
SECOND PLAT**  
A REPLAT OF ALL OF LOT 23 AND PART OF TRACT "A", CANYON CREEK  
FOREST,  
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



SINGLE FAMILY (RP-1) REQUESTED DEVIATIONS:

DEVIATION TYPE	LOT	DEVIATION REQUEST	CODE REQUIREMENT
LOT WIDTH	23	20 FEET	70 FEET
FRONT YARD SETBACK	23	10 FEET	30 FEET

- LEGEND:**
- BL - BUILDING LINE
  - R/W - RIGHT-OF-WAY
  - L/E - LANDSCAPE EASEMENT
  - S/E - SANITARY SEWER EASEMENT
  - U/E - UTILITY EASEMENT
  - (P) - PLATTED
  - - FOUND 12" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
  - - SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
  - - FOUND MONUMENT BOX
  - - EXISTING LOT AND PROPERTY LINES
  - - - - - EXISTING PLAT LINES



**EXECUTION:**  
IN TESTIMONY WHEREOF, CLAY BLAIR, III, President of CLAY BLAIR SERVICES CORPORATION, the Manager of CANYON CREEK FOREST, LLC has caused this instrument to be executed, this \_\_\_\_ day of \_\_\_\_\_, 2024.

CANYON CREEK FOREST, LLC  
By: Clay Blair Services Corporation, Manager  
  
By: CLAY BLAIR, III, President

**ACKNOWLEDGMENT:**  
STATE OF KANSAS )  
COUNTY OF JOHNSON )

BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, the undersigned, a Notary Public in and for said County and State, came CLAY BLAIR, III, President of Clay Blair Services Corporation, the Manager of CANYON CREEK FOREST, LLC who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

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

Notary Public \_\_\_\_\_  
Print Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**DESCRIPTION:**

A replat of all of LOT 23 and part of Tract A, CANYON CREEK FOREST, a subdivision of land recorded in Book 202112 at Page 007124 in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows:

Beginning at the North corner of the said Lot 23; thence along the North line of the said Lot 23, South 56 degrees 31 minutes 19 seconds East, a distance of 107.29 feet to the East corner of said Lot 23 and also being a point on the West line of Tract "A"; thence South 27 degrees 53 minutes 00 seconds West, a distance of 36.84 feet; thence South 34 degrees 29 minutes 44 seconds West, a distance of 69.29 feet to the South corner of said Lot 23; thence along the West line of said Lot 23, North 33 degrees 00 minutes 40 seconds West, a distance of 131.21 feet to the West corner of said Lot 23 and also being a point of curvature; thence Northeasterly along a curve to the left having an initial tangent bearing of North 60 degrees 35 minutes 53 seconds East, a radius of 100.00 feet, a central angle of 31 degrees 43 minutes 12 seconds and an arc length of 55.36 feet to the Point of Beginning, and containing 0.2110 acres, more or less.

**DEDICATION:**

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which hereafter shall be known as "CANYON CREEK FOREST, SECOND PLAT".

The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Lenexa, Johnson County, Kansas.

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

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, poles, wires, drainage facilities, sanitary sewers, ducts and cables, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Lenexa, Kansas. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "U/E" that crosses or intersects with a "Drainage Easement" or "D/E".

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

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

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

**RESTRICTIONS:**

The use of Lot 23 in this subdivision shall hereafter be subject to the Declaration of Covenants, Conditions and Restrictions for Canyon Creek Forest which is filed at the Office of the Register of Deeds of Johnson County, Kansas and shall hereby become a part of the dedication of this plat as though fully set forth hereon. All Homeowners in this subdivision are required to be members of the Homeowners Association referenced in the Declaration.

Tracts "A" is to be owned by the (CANYON CREEK FOREST HOA) (hereafter, the "HOA") and shall be used for open space and stormwater treatment. Maintenance of said tracts shall be the responsibility of the HOA. Membership in the HOA shall be mandatory for each property owner and their future heirs and successors of property as shown on this plat, and for each property owner and their future heirs and successors of property that later become part of this subdivision. In the event the HOA no longer lawfully exists or fails to maintain these tracts, then maintenance shall be the responsibility, shared equally, of the owners of property that are part of this subdivision, whether herein platted or by joining the subdivision in a later development phase.

The ground floor area classification for lots in this plat is Class "F".

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

**APPROVALS:**

Approved by the Planning Commission of the City of Lenexa, Johnson County, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Chris Pass, Chairman

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 01-05-2021. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Rauter - Land Surveyor  
KS# LS-1429

 <b>SCHLAGEL</b> ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS <small>1820 West 107th Street • Lenexa, Kansas 66219          PH: (913) 492-6158 • Fax: (913) 492-6462 • WWW.SCHLAGEL-ASSOCIATES.COM</small>	
DATE: 5/28/2024	FINAL PLAT OF CANYON CREEK FOREST SECOND PLAT
DRAWN BY: MM	SHEET NO. 1
CHECKED BY: DR	
PROJ. NO. 24-100	

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## CALL TO ORDER

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Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, June 3, 2024. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87<sup>th</sup> Street Parkway, Lenexa, Kansas.

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## ROLL CALL

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### COMMISSIONERS PRESENT

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

### COMMISSIONERS ABSENT

Commissioner John Handley

### STAFF PRESENT

Scott McCullough, Community Development Director  
Stephanie Sullivan, Planning Manager  
Tim Collins, Engineering and Construction Services Administrator  
Andrew Diekemper, Assistant Chief – Fire Prevention  
Steven Shrout, Assistant City Attorney II  
Kim Portillo, Planner III  
Dave Dalecky, Planner II  
Logan Strasburger, Planner I  
Will Sharp, Planning Intern  
Gloria Lambert, Senior Administrative Assistant

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## APPROVAL OF MINUTES

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The minutes of the May 6, 2024 meeting were presented for approval. Chairman Poss entertained a motion to **APPROVE** the minutes. Moved by Commissioner Burson seconded by Commissioner Horine and **APPROVED** by a unanimous voice vote.

## CONSENT AGENDA

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1. **Stoneridge North, Second Plat - Consideration of a revised final plat for 80 single-family residential lots located approximately at the northeast corner of 83rd Street & Cedar Niles Road within the RP-1, Planned Residential (Low Density) District. PT24-04FR**
2. **Mining and Quarry Reclamation Operation - Consideration of a final plan for a mining/quarry operation on an undeveloped site located approximately at the southwest corner of K-10 Highway & Renner Boulevard within the BP-2, Planned Manufacturing and AG, Agricultural Districts. PL24-05F**

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Items 1 & 2. Moved by Commissioner Harber seconded by Commissioner Macke and carried by a unanimous voice vote.

## REGULAR AGENDA

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3. **Consider adopting the new [Lenexa Comprehensive Plan](#) - Conduct a Public Hearing and consider adopting the City's new Comprehensive Plan.**

### STAFF PRESENTATION

Scott McCullough, Community Development Director, presented the report on behalf of the City of Lenexa. Mr. McCullough stated that the development of Lenexa's new Comprehensive Plan was a process that spanned more than two years and involved contributions from the community, several boards, commissions, and staff. He explained the purpose of the Comprehensive Plan, detailing its components and the reasons for its creation and subsequent revision. He further noted that the Comprehensive Plan was updated to align with Lenexa's Vision 2040. Mr. McCullough highlighted that the classification of properties within the plan is based on various factors, including the street and highway system, topography, impacts on site users and surrounding users, with opportunities to foster a diverse economy. He provided a PowerPoint presentation detailing the following information:

- ❖ Project Scope
  - Task 1: Project Management
  - Task 2: Foundational Community Engagement
  - Task 3: Existing Conditions Analysis
  - Task 4: Vision, Goals, and Preliminary Policy Framework
  - Task 5: Land Use Scenarios and Plan Framework
  - Task 6: Draft Framework Plans
  - Task 7: Draft Comprehensive Plan and Adoption
- ❖ Project Objectives
  - Reflect & implement Vision 2040's values.
  - Acknowledge current market trends in classifying areas of development opportunities.
  - Incorporate sustainable goals and practices throughout the plan.

- Accommodate ever-changing technology in transportation and building practices.
- Create a regulatory framework that encourages diverse housing and high quality of life.

❖ Plan Highlights

- A vision statement and 14 goals and associated policy statements
- Area of change map (reimagining areas to address changing market trends)
- Revised transportation network and recreation trail maps
- Incorporating policies for
  - Complete neighborhoods (mixing housing types and amenities)
  - Missing middle housing (duplex, row houses, etc.)
  - Context sensitive design
  - Vision 2040 values and nodes
  - Encouraging appropriate redevelopment of commercial areas
  - Expanding recreational trails
  - Strengthening policies that model sustainability throughout the plan
  - Annual reviews and implementation

❖ Vision and Goals

- Vision Statement
- Goals, Policies, and Relation to Vision 2040
- Housing and neighborhood
- Commercial and employment
- Transportation and mobility
- Community facilities and infrastructure
- Parks, open space, and recreation

❖ Future Land Use

- Future Land Use scenarios
- Areas of change map
- Future Land Use Map
- Future Land Use classifications
- Percentage of total land area by land use classification
- Comparing acreage by land use classification
- Growth Strategy
  - Promote infill development
  - Enhance infrastructure with growth
- Neighborhood Nodes

❖ Housing and Neighborhoods

- Framework Map
- Context sensitive infill development
- Explore complete neighborhoods
- Housing considerations

❖ Commercial and Employment

- Framework Map
- City Center core
- New business parks
- New commercial areas
- Commercial and employment areas considerations

- ❖ Transportation and Mobility
  - Mobility Network Map
  - Pedestrian Facilities Map
- ❖ Community Facilities and Infrastructure
  - Facilities Map
  - Provide high quality community services as the City grows
  - Wastewater
- ❖ Parks, Open Space, and Recreation
  - Parks, Open Space, and Recreation Map
  - Enhance, protect, and increase access to the City's Parks and natural assets
- ❖ Implementation
  - Next steps
    - Regional planning and partnerships
    - Potential funding sources
    - Reporting

Mr. McCullough stated that he wanted to address a couple of issues raised during the joint meeting with the Governing Body in April. He noted that there were concerns regarding areas on both the west and east sides of K-7 Highway. Specifically, he highlighted a parcel on the map of the west side that was classified as high-density residential, which had prompted public engagement during the open house. Following discussion and analysis, Staff recommended reclassifying the parcel to medium-density residential. He explained that this change from high to medium density was the proposal currently being presented. He pointed out a yellow line on the map representing a 99<sup>th</sup> Street alignment resulting from a 2006 study conducted by the City. This study aimed to establish a continuous traffic pattern for travelers over K-7 Highway. He explained that this reclassification was prompted by the need to address traffic flow and density, considering the properties situated to the north and south of the highway. He commented that Greg Sieve, representative for Canyon Creek Highland subdivision residents, approached Staff with possible options and both options proved to be very challenging. He said the input used for the Comprehensive Plan is based on the 2006 traffic study conducted by the City and that the study resulted in a good outcome.

Mr. McCullough addressed the second concern, raised by Andy Cope, a property owner, regarding a parcel of land zoned for Office, Employment, and Research, as classified in the current Comprehensive Plan. Mr. Cope requested that the parcel be classified for multifamily uses. While no changes were made to this classification, a review of the entire area was conducted. The review revealed that with the development of the Lone Elm interchange and future 101<sup>st</sup> Street, an arterial street, non-residential land use outcomes were ideal for that area. He emphasized that Staff has worked diligently to place multifamily residential developments in appropriate locations, and the City believes that a diverse land use pattern is essential for the Office, Employment, and Research zones to effectively serve the residents of Lenexa. He stated it is Staff's opinion that the nonresidential classification should remain as is in that area. He concluded by recommending adoption of the Comprehensive Plan.

## PUBLIC HEARING

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

David Waters, with Spencer Fane LLP and Mayor of Westwood, Kansas, stated that he served on the City of Westwood Planning Commission for eight years prior to becoming Mayor and assisted with their Comprehensive Plan. Mr. Waters spoke on behalf of Andrew Cope, who owns several properties in Lenexa. He expressed agreement with Staff's position on the alignment of 99<sup>th</sup> Street, in support that it should remain as shown on the plan. However, he noted a difference in opinion regarding the area zoned for Office, Employment, and Research. Mr. Waters maintained that medium and high-density development would be more compatible with the existing single-family homes, schools, and churches in the area. He stated that these uses would be more suitable due to the existing stream buffers and corridors, and they would better align with the Comprehensive Plan's priorities and policies. He concluded by requesting reconsideration of the areas off Monticello and Gleason Roads, to the north of K-10 Highway, specifically suggesting reclassifying the eastern portion from Office, Employment, and Research zoning to another designation, and returning the western portion to high-density residential development.

Matthew Lee stated that he was representing some of the neighbors who reside in the Stone View subdivision. Mr. Lee voiced his concern regarding the portion of the Comprehensive Plan that addresses the addition of the Lone Elm interchange. He believes this area is unique compared to anywhere else within the city limits. He mentioned that the Kansas Department of Transportation (KDOT) has been studying that intersection for K-10 Highway improvements, which include widening the intersection and adding access points to get on and off the highway. He commented that he has communicated with KDOT regarding the proposed interchange and feels that their decisions are heavily influenced by the discussions and decisions made by the City of Lenexa and the City of Olathe. He finds it interesting that the City of Olathe opposes adding an interchange at Lone Elm, believing that Olathe is not equipped to handle the increased traffic that the interchange would generate. He stated that there are no other areas where thousands of vehicles are being funneled in such proximity to homes, as what is being proposed for Lone Elm Road. He named several major interchanges as examples to illustrate his point. He believes it would be a disservice to the residents who have purchased homes in the Stone View subdivision. He expressed hope that the Comprehensive Plan can still be revised before it moves forward to the City Council.

Greg Sieve said he was there representing the Canyon Creek Highland area. Mr. Sieve stated that he has met with fellow neighbors several times to discuss the proposed development in their area. He thanked Scott McCullough and Staff for dedicating their time to listening and discussing their concerns. He said that he and the residents of Canyon Creek Highland subdivision's major concern was the positioning of future 99<sup>th</sup> Street. Referring to the map displayed on the screen, he pointed out the yellow line that indicated the proposed location of 99<sup>th</sup> Street, explaining that it was determined based on an alignment study conducted in 2006. He and the residents of Canyon Creek Highland subdivision expressed a preference for an alternative option represented by a green line outlined on the same map. He indicated the preferred option crossed the streamway only once at a 90-degree angle and not multiple times as one of his earlier options did. He expressed his view that the 2006 alignment study was outdated. He also commented about the possibility of a distribution center similar to Amazon being established in the area that was previously classified for Office, Employment, and Research, but is now proposed as a business park. He discussed their concern regarding the frequency of semi-truck traffic that would pass through the subdivision, emphasizing the need to relocate the alignment of 99<sup>th</sup> Street further south to address this issue. He referenced the Transportation and Mobility Map and pointed out possible scenarios for the flow traffic. Mr. Sieve voiced concern that the addition of 99<sup>th</sup> Street would lead to a dangerous school crossing at 99<sup>th</sup> Street for children going to school at 97<sup>th</sup> & Gleason. He noted some of the goals within the Comprehensive Plan that would be abandoned with the implementation of the 99<sup>th</sup> Street addition.

Dana Krug, a resident of Canyon Creek Highland subdivision, stated that the homes within their subdivision are valued around \$800,000 to \$900,000 and they are paying more than \$10,000 to \$11,000

a year in taxes. Mr. Krug commented that they chose to buy homes in that area because of the zoning that existed at their time of purchase. He said he has never experienced a unilateral zoning change and feels it is very impactful. He spoke on the growth of Lenexa and stated that he expects to experience growth in his area. He said the city should not encourage the zoning change in order to develop growth in that area. He noted that the corner of Gleason and 99<sup>th</sup> Street touches their subdivision, and on the opposite corner, there is industrial zoning with no existing buffer. He feels a buffer would be necessary at that intersection if zoning becomes a higher intensity. He talked about the existing creeks and streams in their neighborhood and said placing industrial projects in that area would be odd and out of place. He agreed with Mr. Sieve on his view of semis being dangerous for children crossing the busy intersection of 99<sup>th</sup> Street on their way to school. He asks that the commission consider moving the road farther south to keep large truck traffic away from their subdivision. He suggested the need for a park in their area to give children a place to play. Mr. Krug mentioned a service road in the area of Prairie Star Parkway that would be a better route for truck traffic (existing Hedge Lane outer road). He said using that service road would lessen the expense of building a brand-new road when the service road could be utilized.

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

## COMMISSION DISCUSSION

Commissioner Horine said that having been involved in the work with the City's Comprehensive Plan since the early 1980s, he has seen the process go through and been on both sides, as a board member and a presenter for his clients. Mr. Horine commented that it is very seldom that what is presented is going to develop immediately. As development continues, the City has been open to resident concerns. He stated that there will not be an Amazon Island created in the area previously mentioned nor will there be semi-trucks driving by a school. When there is a plan for that area the City will evaluate that plan and come up with a solution that will satisfy the concerns of the developer and the residents. He stated that the Comprehensive Plan is what the City is envisioning as a probable best use, not a specific zoning district. He stated that if a better plan or study with supported facts is submitted to staff, they will review those plans and potentially change the original intended use or zoning designation. He mentioned a previous iteration of the Comprehensive Plan that included stars that represented areas that were open to optional uses or zoning designations. He suggested the possibility of the area under discussion east of K-7 be symbolized with a star to designate its use as a business park or multifamily residential housing. He concluded by complimenting Staff's presentation of the Comprehensive Plan.

Commissioner Harber echoed Mr. Horine's comments concerning Staff's work on the Comprehensive Plan. Mr. Harber reiterated the previous comments that the Comprehensive Plan is multidecade and future forward plan. He talked about the development he has witnessed as a lifelong resident of Lenexa and the controversy that has come with the all the changes. He said he does not dismiss the concerns of the residents. He believes it is a positive and appropriate Plan for the next several decades and he plans to support it.

Commissioner Wagner said the Plan was well thought out while a lot of work went into it. Ms. Wagner said although there is a small, concentrated area that has raised concerns, the overall Comprehensive Plan is a good update. She noted that if anything comes out of the discussion it would be an updated view of the 99<sup>th</sup> Street area.

Commissioner Macke said she is in support of her fellow Commissioners. She supports the Plan and says it is reassuring that this is a distant vision of what Lenexa could look like in the future. She said working in the industry she knows the area of discussion will be highly studied before there is any major land use changes, rezoning or traffic changes. It is a vision that we can refer to as we move forward and make decisions.

Commissioner Katterhenry agreed that the Comprehensive Plan is just a plan and a vision and is not concrete. Mr. Katterhenry commented that there will be a lot of engineering studies conducted before the decision is made on the alignment of the road. He appreciated all the input provided during the discussion of the various options. He said the alignment will be worked out and be done in the most economic and realistic way.

Commissioner Woolf echoed that the Comprehensive Plan is a directional document and is something that the City of Lenexa can envision and that may come into fruition. Mr. Woolf added that as development occurs, the City will make decisions on a case-by-case basis. These decisions will be made with the best interests of not only the developers but everyone in the Lenexa community.

Commissioner Burson said that as a member of the steering committee for the Comprehensive Plan, all that were involved receive a lot of guidance throughout the process. Mr. Burson stated that this element helps them understand how the market has shifted since the previous Comprehensive Plan. He noted that, while working on the Plan, they needed to acknowledge the reality that large retail stores will not be developed at K-7 or K-10. He stated that consultants, professional staff, and input from community citizens contributed to a mixed and diverse thought process to allow for some flexibility at that intersection. He pointed out the parcel to the east and stated that it was classified as a business park on the Future Land Use Map since he joined the Planning Commission. He noted that it is the landowner who wants to potentially change the classification of the land. He mentioned that applicants can submit plans for land that was originally classified on the Future Land Use Map as one use but upon Staff and board review, changed to a better and higher use. He said that option still exists for any landowner in Lenexa. He emphasized that there will be another study conducted by the city before constructing another arterial road. He asked Tim Collins if that was an accurate statement. Mr. Collins replied that it was reasonably accurate. He said the 2006 study was just an alignment study so the next study will be a lot more detailed going forward. Mr. Burson stated that as a member of the commission he did not see sufficient evidence to change the alignment. He said whether it becomes a business park or industrial park, it is still a lot of trips and as city staff, they all do a good job in providing safe pedestrian access through planning.

Chairman Poss echoed what all the Commissioners commented. Mr. Poss said the 2006 study is the best information we have today and there will be a lot more study that will go into the construction of a new arterial road. He stated the Comprehensive Plan is the big picture; therefore, it was a vision for the entire city to work together and build a cohesive community for everyone. Chairman Poss asked Tim Collins what the future was for the outer road on the west side of K-7 Highway. Mr. Collins replied that the street is called Hedge Lane Terrace and it is intended to go away.

## MOTION

Chairman Poss entertained a motion to recommend **ADOPTING** the new [Lenexa Comprehensive Plan](#). Moved by Commissioner Burson, seconded by Commissioner Woolf and carried by a unanimous voice vote.

## STAFF REPORT

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Scott McCullough presented of the [2023 Community Development Annual Report](#).

Mr. McCullough stated that an annual report is compiled and presented to the Governing Body, and because the Planning Commission is such an integral part of the Community Development Department's work product, he wanted to start sharing that information with the Commissioners. He presented the following information:

- Total valuation record by year (2023- \$663M - record breaching year)
- Residential by the numbers
  - New housing approved – final plats & plans
  - New housing permitted (2023 – over \$200M)
  - New single-family residential permits (Map)
- Development Pipeline – second highest valuation in recent history
- Planning & development – application by types
- Planning Commission projects – started map of projects considered by the Planning Commission
- Licensing & Permitting
- Engineering & Construction
  - Major contracts completed
  - Major on-going projects
  - Design projects
- Traffic
- Stormwater
- Building safety
  - Major projects permitted
- Community Standards
- Exterior grant program
  - Application received & awarded (map)

Stephanie Sullivan announced Britton Johnson as the new Planning intern. She said he is currently on vacation but plans to attend future Planning Commission meetings. Ms. Sullivan also announced that planning for the fall retreat is underway and she will be sending an email out to the Commissioners with a call for topics.

## ADJOURNMENT

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Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 8:36 p.m. on Monday, June 3, 2024.