

CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 8:15 p.m. on Monday, August 25, 2025. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

ROLL CALL

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Commissioner Sunny Dharod

STAFF PRESENT

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

APPROVAL OF MINUTES

The minutes of the August 4, 2025 meeting were presented for approval. Hearing no changes or corrections to the minutes of the regular meeting, Chairman Poss entertained a motion to **APPROVE** the minutes as written. Moved by Commissioner Horine, seconded by Commissioner Burson, and **APPROVED** by a majority voice vote.

CONSENT AGENDA

1. **Sunset Canyon, First Plat - Consideration of a final plat for a single-family residential development located near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard within the RP-1, Planned Residential (Low-Density) District. PT25-12F**
2. **Rivera's Tacos - Consideration of a final plan for a fast-food restaurant use (food truck) within a parking lot located at 11065 Pflumm Road within the CP-2, Planned Community Commercial District. PL25-13F**

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

REGULAR AGENDA

3. **SOZO Therapy Group - Consideration of a special use permit to operate a medical clinic use on property located at 13000 W. 87th Street Parkway, Suite 103 in the NP-O, Planned Neighborhood Office District. SU25-09 (Public Hearing)**

APPLICANT PRESENTATION

Richard Presley, owner of SOZO Therapy, explained that a mental health therapy group currently occupies Suite 103 and that their use falls under the medical provision, which is not permitted by right under the current zoning. They are therefore seeking a special use permit to come into compliance.

STAFF PRESENTATION

Noah Vaughan presented the staff report and explained that the request is for a special use permit for SOZO Therapy Group, which is located at 13000 W. 87th Street Parkway, Suite 103. The property is zoned NPO, Neighborhood Office District, where medical clinic uses are only permitted with a special use permit. SOZO Therapy Group has occupied the space since 2022, and the request is intended to bring them into compliance with City regulations. Mr. Vaughan presented the Zoning and Future Land Use designations. He also presented the floor plan noting the amount of therapy space that SOZO is currently using. He added that the building already includes at least two other medical clinics, both of which previously received special use permits. Surrounding zoning consists of office, residential, and commercial uses. Staff reviewed the 13 criteria for special use permits and highlighted that the location is suitable given the existing adjacent medical uses. Staff recommended approval of the special use permit for a five-year term, contingent on compliance with all regulations and permits.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Jamison, seconded by Commissioner Horine, and carried by a unanimous voice vote.

PLANNING COMMISSION DISCUSSION

Chairman Poss asked if there had been any previous issues with any tenants in the building. Noah Vaughan replied that there had been no reports or issues received concerning the property in question by the City.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of **SU25-09** - a special use permit for a medical clinic use for **SOZO Therapy Group** at 13000 W. 87th Street Parkway, Suite 103, for a period of five years.

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

4. Range USA - Consideration of a special use permit and preliminary plan to construct and operate a personal instruction, general use (shooting range) on property located near the northwest corner of 107th Street and Santa Fe Trail Drive. (Public Hearing)

a. Consideration of a special use permit to operate a personal instruction, general use in the BP-2, Planned Manufacturing District. SU25-08

b. Consideration of a preliminary plan for a new shooting range. PL25-11P

APPLICANT PRESENTATION

Kevin Allee, representing Range USA, stated that the company previously brought this site forward about three years ago but decided not to proceed due to economic conditions at that time. They are now returning with a proposal for the same site for their next location. Range USA currently operates 50 locations nationwide, including one in North Kansas City, and the proposed Lenexa site would function in a similar fashion. The North Kansas City store is 15,000 square feet, while the proposed Lenexa facility would be about 10,200 square feet with fewer lanes and approximately 55 parking spaces. Mr. Allee emphasized that although the site could accommodate a larger building, the company intends to underutilize the property. He added that Range USA is the nation's largest gun safety educator, training thousands of people each year through various courses. The facilities always have range safety officers present and utilize extensive monitoring systems, including cameras. Safety measures would also include a well-lit parking lot, glass break and vibration sensors, and hurricane shutters on the front door. He noted they are willing to provide the Lenexa Police Department access to their security cameras to support coordination and response efforts. He assured the Commissioners that Range USA has worked closely with police and fire departments at its other locations and intends to be a responsible corporate citizen in Lenexa as well.

STAFF PRESENTATION

James Molloy presented the staff report for a request for a special use permit for personal instruction and a preliminary plan for a shooting range. Mr. Molloy explained that the project had previously come before the Commission in 2022 and the current submittal reflects a slightly smaller version of that concept. The site is located along Santa Fe Trail Drive, adjacent to I-35 and the railroad tracks, within an area surrounded by BP-2 zoned industrial properties. The plan includes a 10,200-square-foot building centered on the site, with 55 parking spaces provided, exceeding the 41 required. The floor plan features 18 shooting lanes, a retail area, classrooms, and support space. Elevations depict a modern industrial building with CMU (concrete masonry unit) block construction, parapet screening, and varied paint colors to break up the facade. He noted that the proposal remains consistent with nearby uses and meets the City's special use permit criteria. Staff recommended approval of the special use permit for a period of three years, as well as approval of the preliminary plan.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Burson, seconded by Commissioner Wagner, and carried by a unanimous voice vote.

PLANNING COMMISSION DISCUSSION

Commissioner Katterhenry stated that he had no significant concerns with the proposal but wanted clarification regarding safety measures. He recalled that in 2022, the Commission had discussed precautions to ensure projectiles would not leave the building and asked if those measures were still in place. Kevin Allee confirmed that they were, explaining that Range USA uses a bullet trap system commonly installed by the U.S. military at training facilities. Mr. Allee described the design as essentially a concrete box within a concrete box, with the outer CMU walls serving noise and security purposes, while the range itself is fully encapsulated in concrete. At the back of the range, a rubber bullet trap system is used, which is the same system employed by the military. Commissioner Katterhenry explained that he was supportive of the project when it was previously submitted for review and still currently supports it.

Commissioner Jamison commented that his concerns of noise and safety were addressed therefore he supports the project.

Commissioner Horine noted that the site plan did not indicate whether the proposed gates would require a card or other access control system for entry. Mr. Allee responded that the gates are intended only as night security gates to prevent vehicles from entering the parking lot after hours. - He explained further that motion sensors are installed in the parking lot, and the gates help avoid unnecessary activation. Mr. Allee noted that this approach has been used successfully at many other locations and that the company works closely with fire departments. Typically, a Knox Box is installed on the gates as well as on the building, allowing the fire department access. He clarified that a Knox Box is a secure container holding the necessary keys, which fire personnel can open with a master key in case of emergency.

Chairman Poss stated that the location of the proposed project seemed appropriate, noting that it is situated within an industrial area of the city. He added that he had no concerns with the project.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of **SU25-08**, a special use permit for a personal instruction, general use for **Range USA** at the northwest corner of 107th Street and Santa Fe Trail Drive for a period of three years.

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

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for **PL25-11P – Range USA** at the northwest corner of 107th Street and Santa Fe Trail Drive for a shooting range with personal instruction and accessory retail.

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

5. Cedar Canyon West Villas - Consideration of a revised preliminary plat for a single-family residential subdivision on property located near the southwest corner of 99th Street and 100th Street in the RP-2, Planned Residential (Intermediate Density) District. PT25-01PR

APPLICANT PRESENTATION

Dan Foster, Schlager Engineering, represented the developer, River Bend Land Company, and explained that while the original approvals for the parcel included a concept plan, preliminary plat, and final plat for 40 attached villas, the request now is to revise that plan to 29 single-family villa lots. He noted that this change comes after builders expressed greater interest in constructing single-family villas rather than attached units. The street layout, connections to 100th Street, and buffering remain unchanged, including a 15-foot tree preservation tract along the north edge and buffering along 100th Street. The proposed lots are primarily 54 by 120 feet, with a few wider corner lots. Mr. Foster stated that three deviations are being requested. The first is to allow a 16-foot rear yard on two lots backing to 99th Street, consistent with a previously granted deviation for the attached villas, to accommodate buffer landscaping outside of a water easement. The second is a lot width deviation, clarified to be 54 feet measured at the building setback line rather than 49 feet as mentioned in the staff report. The third is for lot size, with proposed lots averaging 6,066 square feet per unit, which exceeds the comparative 4,000 square feet per unit requirement for attached villas in the RP-2, Planned Residential (Intermediate Density) District. He explained that they stayed with the RP-2 zoning because single-family is an allowed use and there is precedent for it, including the adjacent Canyon Ridge Villas. He also pointed out that other villa-style projects, such as Sunset Canyon, were granted similar deviations. He concluded by stating that the client believes the proposal is an appropriate use for the site and requested approval.

STAFF PRESENTATION

Noah Vaughan presented the staff report and stated that the Cedar Canyon West Villas project is located at the southwest corner of 99th and 100th Streets, showing a vicinity map with the parcel outlined in red. Mr. Vaughan also reviewed the zoning, stating that the property will remain RP-2, Planned Residential (Intermediate Density) District. Mr. Vaughan described how the revised plat now proposes 29 single-family lots in place of the previously approved 20 duplex lots. He compared the two plats, pointing out that the dedications remain mostly unchanged, including utility and landscaping easements along the right-of-way, drainage easements, and a small sidewalk easement at the top right corner. Mr. Vaughan also addressed the deviation requests. The rear yard setback deviation applies to lots 16 and 17, necessary to accommodate the WaterOne easement and the landscape buffer, which is similar to a deviation previously granted. He clarified that the correct lot width deviation is 54 feet, representing a 26-foot reduction from the 80-foot RP-2 requirement, which affects most of the lots in the subdivision. The largest lot area deviation is on Lot 17, with 6,066 square feet, a reduction of 1,934 square feet from the minimum standard. He concluded by stating that staff recommend approval of the revised preliminary plat for Cedar Canyon West Villas and emphasized that the planning Commission is the final authority on the application.

PLANNING COMMISSION DISCUSSION

Commissioner Horine stated that he had no concerns with the layout or the requested deviations. However, he commented that the Commission often spends considerable time discussing issues related to stepping down zoning. While the project will remain zoned RP-2 for medium density, it will consist of single-family housing located directly across the street from high-density residential. He noted that this type of transition is something the Commission typically tries to avoid. Horine added that although these homes will be built first, potential buyers should be made aware of the apartments planned across the street. He suggested that the developer or builder should consider reminding future buyers that apartments will be built across the street from their homes.

Commissioner Woolf agreed with the previous comments and noted that he appreciated the inclusion of landscaping, along with the natural buffer and the street, which together provide some transition between the different zoning types. He emphasized, however, that it is important for buyers to be aware of the ongoing construction to the southeast and the zoning differences in the area.

Chairman Poss echoed Commissioner Horine's comments, noting the Commission often works to ensure a progression of densities between developments. However, he expressed support for the project, stating that the product aligns with what the market is currently demanding, smaller lot homes. He observed that many newer subdivisions in that area are being developed in a similar way and pointed out that the neighborhood to the northeast features even tighter lots, which he felt looked very good. Chairman Poss added that from a casual observer's perspective, the narrower lot sizes are not particularly noticeable, especially given the attractive appearance of the homes. He assumed the lots would be maintenance-provided but noted that regardless, the development offers a good-looking product for that part of Lenexa. He concluded by stating that he was in support of the project.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the revised preliminary plat for **PT25-01PR – Cedar Canyon West Villas** at the southwest corner of 99th Street and 100th Street, for a single-family residential subdivision with the deviations for rear lot setbacks, lot width, and lot area as noted in the Deviations section of the Staff Report.

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

STAFF REPORT

Stephanie Sullivan announced that there will be no Planning Commission meeting in September. She reminded attendees that the next meeting is scheduled for October 6th, which coincides with National Community Planning Month in October. Ms. Sullivan noted that there will be several planning-related activities featured on the City's website, along with opportunities for some fun to recognize the contributions of both the Planning Commission and Planning staff, highlighting the important work planners do in Lenexa.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 8:50 p.m. on Monday, August 25, 2025.