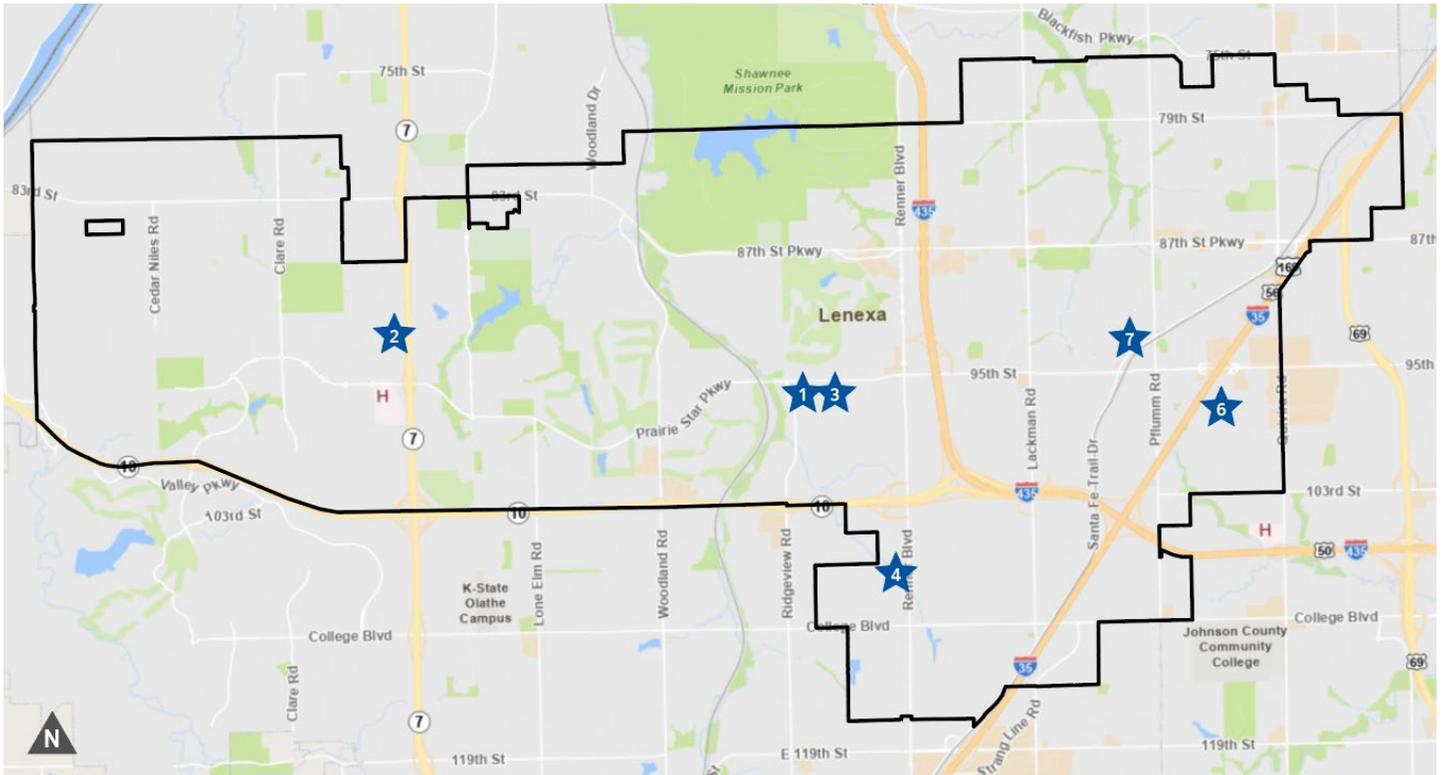


AGENDA MAP



CALL TO ORDER

ROLL CALL

APPROVE MINUTES FROM THE FEBRUARY 2, 2026 MEETING

CONSENT AGENDA

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

- 1. Request to continue to the April 6, 2026 Planning Commission Meeting: Vista Village North — Consideration of a revised preliminary plan and final plat for a new commercial development on property located near the southeast corner of Prairie Star Parkway and Ridgeview Road within the PUD, Planned Unit Development District. PL26-01PR, PT26-01F**

2. Hedge Lane Residential — Consideration of a final plan for a multifamily residential development on property located at 9140 Hedge Lane Terrace within the RP-2, Planned Residential (Medium-Density) District. PL26-01F
3. Luxe Residences 5th Plat — Consideration of a final plat to divide a duplex lot on property located at 17806 W. 96th Street within the PUD, Planned Unit Development District. PT26-10F
4. Lenexa Logistics Centre North Lot 9 — Consideration of a parking setback deviation and deferred parking associated with a final plan for a new industrial building located west of Renner Boulevard at approximately 108th Street within the BP-2, Planned Manufacturing District. PL25-20F

REGULAR AGENDA

5. Election of Officers: Chairperson and Vice-Chairperson.
In accordance with the Planning Commission Bylaws, the chairperson and vice-chairperson shall be elected by the Planning Commission at its regular meeting in March of each year or as soon thereafter as practicable by a majority of those in attendance. The term of office shall be one (1) year or until their successors have been elected. Both the chairperson and vice-chairperson may be re-elected. The officers elected by the Planning Commission shall also serve as officers of the Board of Zoning Appeals.
6. Mind, Body and Soul — Consideration of a special use permit for a personal services use on property located at 9716 Rosehill Road in the NP-O, Planned Neighborhood Office District. SU26-02 (Public Hearing)
7. Green Prairie — Consideration of a special use permit for a medical clinic use on property located at 13830 Santa Fe Trail Drive in the NP-O, Planned Neighborhood Office District. SU26-03 (Public Hearing)

CONTINUED APPLICATIONS (NO DISCUSSION)

STAFF REPORTS

ADJOURN

APPENDIX

8. Draft Minutes - February 2, 2026

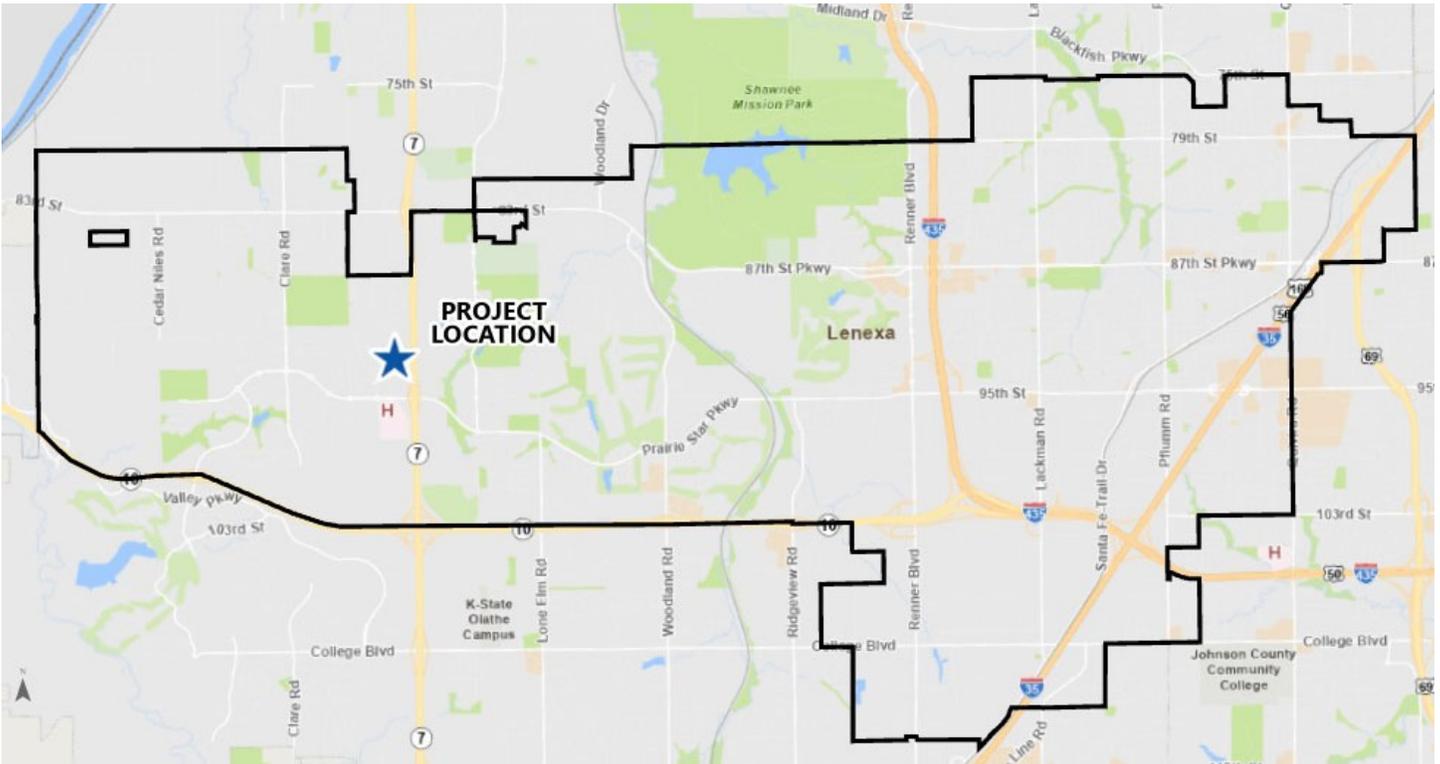
If you have any questions about this agenda, please contact the Stephanie Sullivan, Planning Manager, at ssullivan@lenexa.com.

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

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

HEDGE LANE RESIDENTIAL

Project #:	PL26-01F	Location:	9140 Hedge Lane Terrace
Applicant:	Michael Mitchelson, NSPJ Architects	Project Type:	Final Plan
Staff Planner:	Dave Dalecky	Proposed Use:	Multifamily Residential



PROJECT SUMMARY

The applicant requests approval of a final plan for Hedge Lane Residential development near the intersection of 91st Street and Dunraven Street. The Hedge Lane development includes both single-family and multifamily components. The subject of this final plan is the multifamily component. The multifamily component contains 66 townhomes distributed among 13 buildings at a density of 7.84 dwelling units per acre. The mix of buildings contain 4-, 5-, and 6-unit townhome units. The single-family and multifamily components will share infrastructure and amenities. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

This site contains 8.42 acres located east of the intersection of 91st Street and Dunraven Street. The site is currently a cultivated field and contains one residential dwelling. The site was recently rezoned from AG, Agricultural District to RP-1, Planned Residential (Low-Density) District and RP-2, Planned Residential (Medium-Density) District.

A preliminary plan/plat was approved for the single-family and multifamily components at the time of rezoning. Approval and recording of final plats for both components shall be completed prior to the issuance of building permits for any part of the development as both components will use common infrastructure for access.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
RZ25-07	Rezoning	Hedge Lane Residential	October 21, 2025
PL25-12P	Preliminary Plan	Hedge Lane Residential	October 21, 2025

LAND AREA (AC) 8.42	UNITS 66 (townhome units)	CURRENT ZONING RP-2	COMP. PLAN Suburban Density
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Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The proposed development is for multifamily uses. This site is designated for Suburban Residential uses on the Future Land Use Map of the Comprehensive Plan. The recent update to the Comprehensive Plan did not change the designated uses. The Comprehensive Plan update does identify this site as a “Context Sensitive Infill” location. This designation identifies techniques to transition between different uses. The single-family component provides the transition to the neighboring single-family neighborhood to the north. The multifamily component is adjacent to retail development and a church to the south. The land uses are consistent with the goals and policies stated in the Comprehensive Plan.

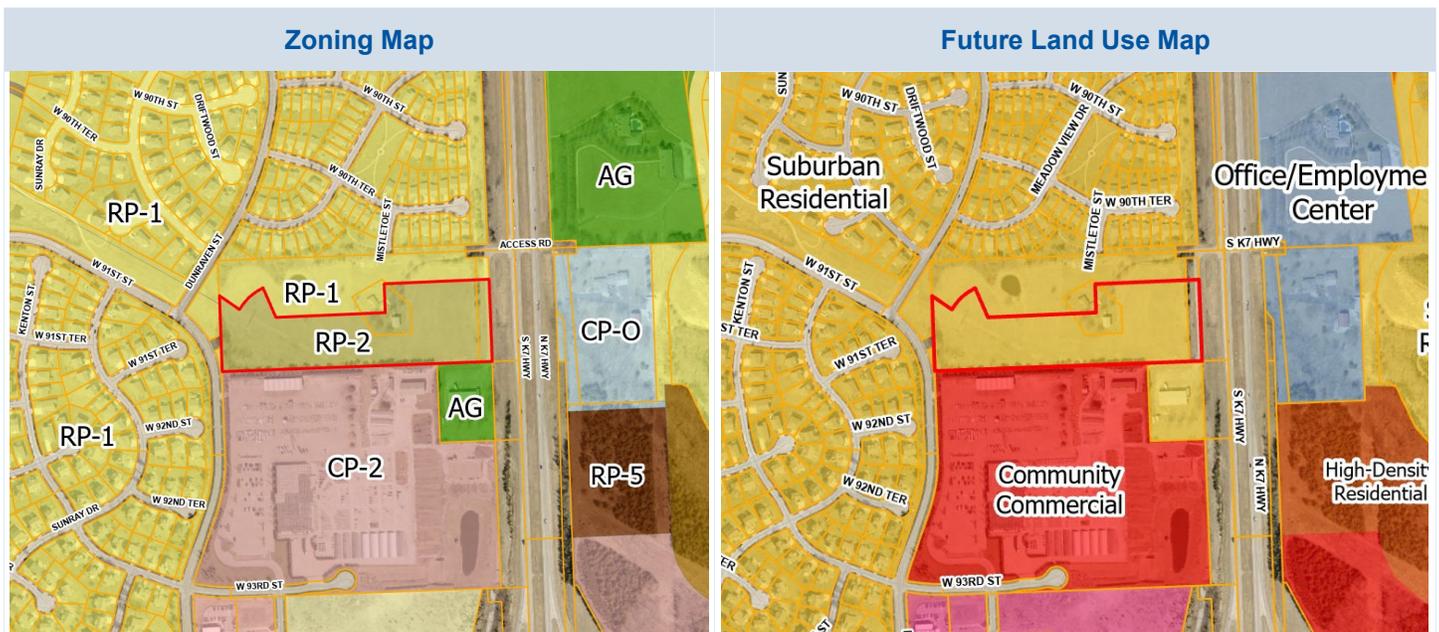


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Suburban-Density Residential	RP-2, Planned Residential (Medium Density) District	Agricultural and Single-Family Residential
North	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Single-Family Residential
South	Community Commercial and Suburban-Density Residential	CP-2, Planned Community Commercial District and AG, Agricultural District	Garden Center and a Church
East	Office/Employment Center (across K-7 Highway)	CP-1, Planned Neighborhood Commercial District	Single-Family Residential
West	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Single-Family Residential

FINAL PLAN REVIEW

The subject site is located near the northeast corner of the intersection of 91st Street and Dunraven Street, between Dunraven Street and K-7 Highway. The development contains single-family and multifamily components. This final plan is for the multifamily component. The multifamily component contains 66 units distributed among 13 buildings. The buildings face out to either a public street or a private drive for access. Both the single-family and multifamily components will share the streets and private drives system for access, as well as the stormwater management features and site amenities.

The primary access into and out of the site is from a new public street intersecting Dunraven Street. This street will cross between tracts owned by The Reserve Homeowners Association. Right-of-way is dedicated on The Reserve, Second Plat for the new street to intersect with Dunraven Street. Right-of-way, to be dedicated with the Hedge Lane Residential development, will accommodate the new street and provide access to this development. A second access to the development is from Mistletoe Street. Mistletoe Street will continue into the site from the current street stub and intersect with the new public street. This street will continue east, then end in the cul-de-sac. This public street will provide access to each of the single-family lots and two of the multifamily buildings. Private drives connect to the public street to provide access to the remaining multifamily buildings and Monticello Gospel Assembly Church to the south of this site. The preliminary plat shows that the Monticello Gospel Assembly Church property shall be combined with the private drive and platted as a single contiguous parcel. This will be confirmed with the submittal of the final plat for the development.

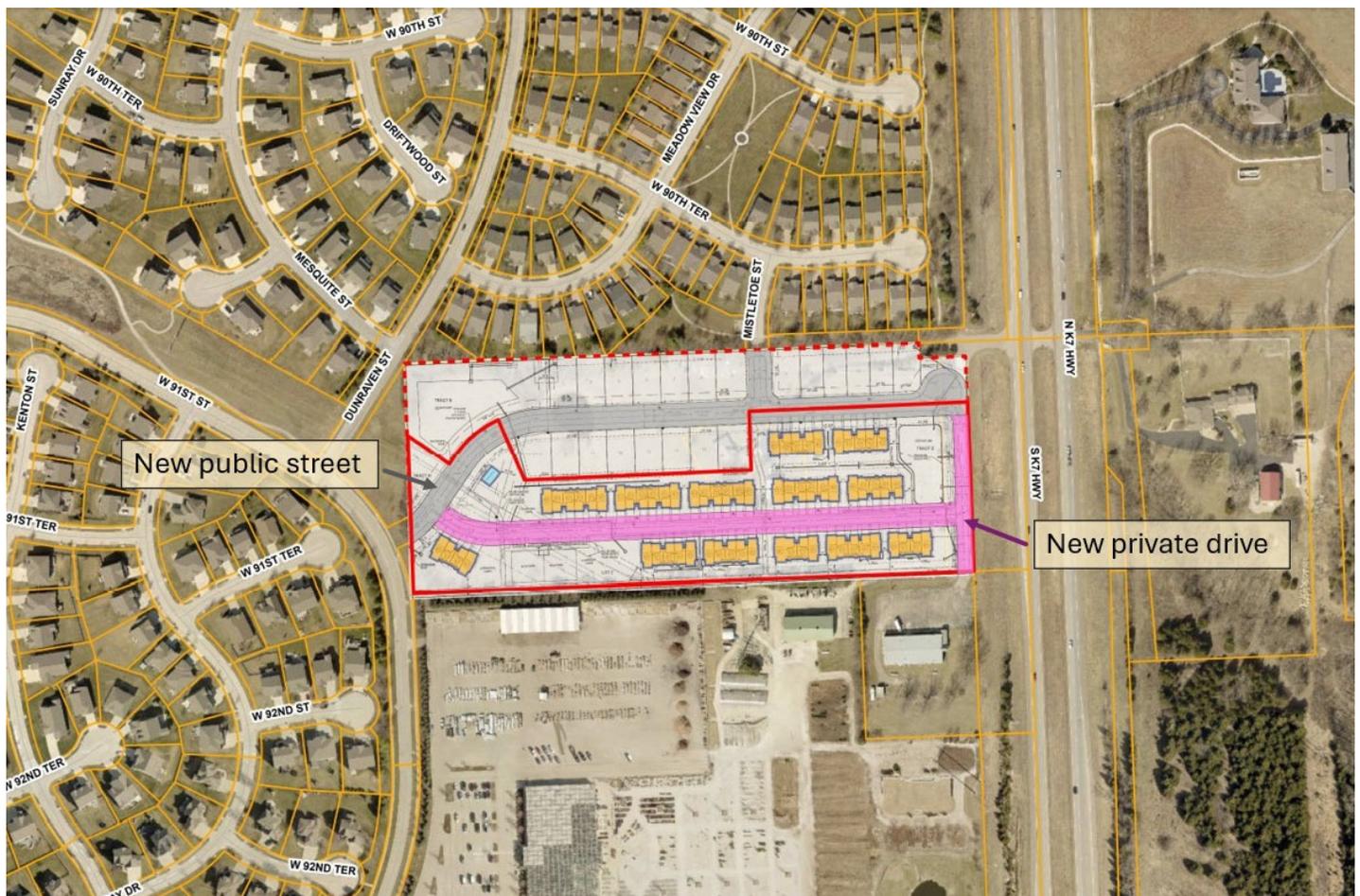


Exhibit 2: Site plan.

The development includes public sidewalks and walking trails through the site. The sidewalks are along the new public street, and the trails are within private tracts. The sidewalks and trails connect to provide a continual pedestrian route through the site and connect to sidewalks on Dunraven Street and Mistletoe Street. Additional amenities include a pavilion structure and a dog park. Both amenity features are at the west part of the site.

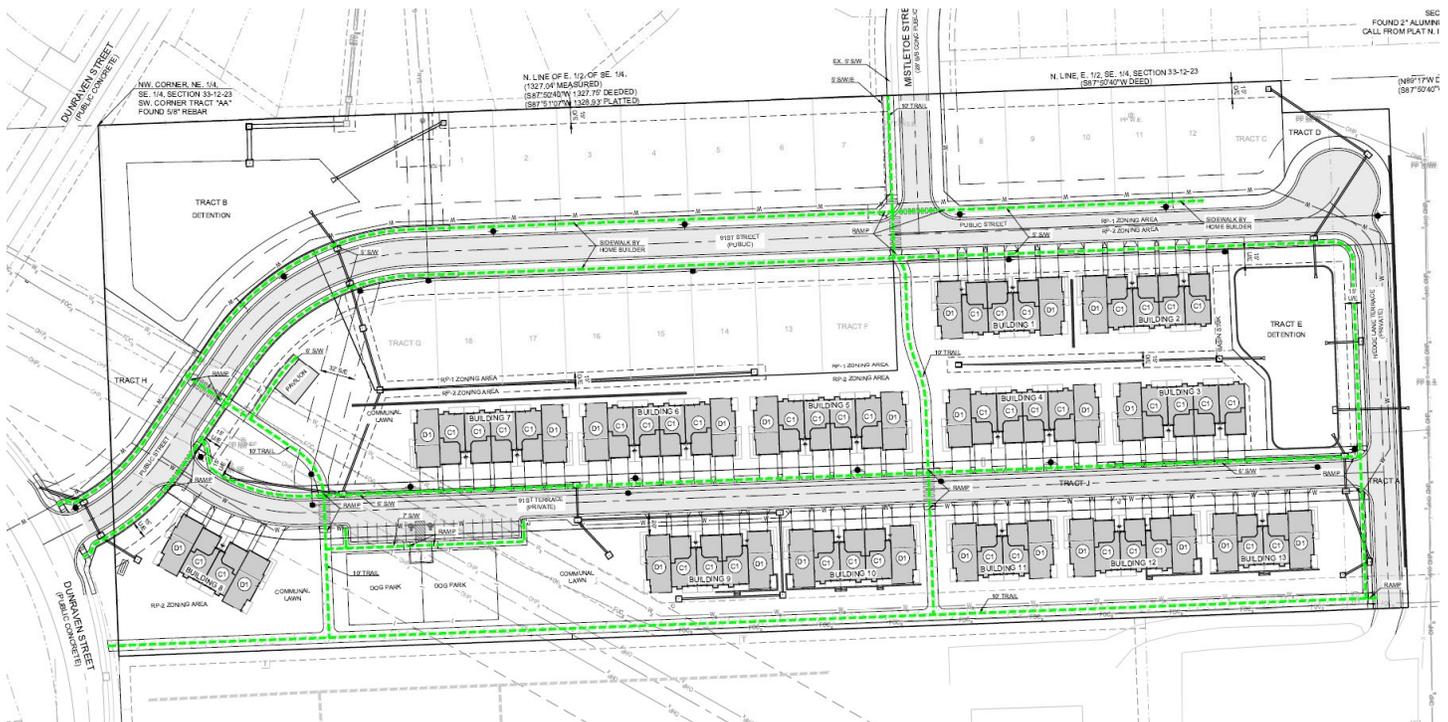


Exhibit 3: Sidewalks and trail plan.

DIMENSIONAL STANDARDS

Three deviations were granted with the preliminary plan for the development. The three deviations are for a setback reduction of the two townhome buildings that front the new public street, a setback reduction from K-10 Highway, and a reduction of the LUI buffer setback between the townhome buildings and the single-family lots.

TABLE 3: DEVIATIONS APPROVED WITH PRELIMINARY PLAN

Deviation	UDC Requirement	Proposed	Difference
Street-side setback (townhome buildings)	25 feet	20 feet	5 feet
LUI buffer setback	10 feet	0 feet	10 feet
Freeway setback	100 feet	5 feet (to edge of drive aisle)	95 feet

PUBLIC IMPROVEMENTS

A new public street will be constructed to access this development from Dunraven Street. This new street extends into the site and along the northerly part of the site provides access to each single-family lot, then terminates in a cul-de-sac at the east end of the site. An extension of Mistletoe Street will connect from the current stub, along the north part of the development, and intersect with the new east-west public street. The public street intersections of Dunraven Street and Mistletoe Street are the two access points for this development to the surrounding street network. The new east-west public street will include sidewalks on both sides of the street. The sidewalks will not be constructed in front of each single-family lot until that dwelling is constructed. The extension of Mistletoe will have a sidewalk on one side of this street.

ACCESS TRAFFIC, AND PARKING

The site is a rectangular tract of land bordered by The Reserve subdivision on the west and north, K-7 Highway on the east, and Suburban Lawn and Garden center and the Monticello Gospel Assembly Church to the south. Two streets will access the site, one from Dunraven Street on the west and one from Mistletoe Street on the north. These two access locations are stubs intended to provide access to this property. There is no other means which to connect this tract to the surrounding street network.

This development will provide the only access to Monticello Gospel Assembly Church, which currently has access from Hedge Lane via a direct connection onto K-7 Highway. The development of this site will remove the current Hedge Lane connection to K-7 Highway. Monticello Gospel Assembly Church will have access to the new public street through Hedge Lane Residential development via a private drive. The tract of land that contains the private drive will be conveyed to the Monticello Gospel Assembly Church to ensure continued access to a public street.

Each unit has a two-stall garage and two parking spaces in front of the garage. A surface parking area with 17 parking spaces is provided on the westerly part of the site for overflow and visitor parking. This is an increase of 3 parking spaces from the preliminary plan. During the approval process for the preliminary plan, additional parking spaces were recommended for visitor parking for the multifamily component of the development. Parallel parking is allowed on the private drive, as would be allowed on a public street, where available and not restricting access to a driveway.

TABLE 4: PARKING ANALYSIS

Use	Requirement	Required	Provided	Difference
Multifamily	1 space per efficiency unit, 1.5 spaces per 1-bedroom unit, 1.75 spaces per 2 bedroom unit, 2 spaces per 3+ bedroom unit, plus 0.25 spaces per unit for visitor parking if parking spaces are located in common parking areas.	132	281	+149
TOTAL		132	281	+149

STORMWATER

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

FIRE PREVENTION

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

LIGHTING

Streetlights will be installed along all public streets in accordance with the City Public Improvement requirements. Lights may be installed at the development amenities. Site and exterior lighting on private development is subject to [Section 4-1-C-4-1](#) of the UDC. Identical streetlights will be installed along the private drive. These lights will provide consistency in lighting and of the through this neighborhood. The lights comply with the UDC requirements for sign lighting. Typical building-mounted lighting will be installed on the townhomes such as a wall sconce next to the entry doors and lights mounted above garage doors. These light fixtures are commonly installed on multifamily residential buildings.

LANDSCAPING

The site has landscaping along the perimeter and in open spaces among the buildings. Landscaping is concentrated on the westerly side of the site due to the limitations of installing landscaping in areas occupied by the overhead power lines (OHP) and the underground waterline. Trees and larger landscape materials are not allowed in the areas of these two easements. Shade trees and ornamental trees are installed along the public and private streets. Shrubs and seasonal plantings are installed in landscape beds around each of the buildings.

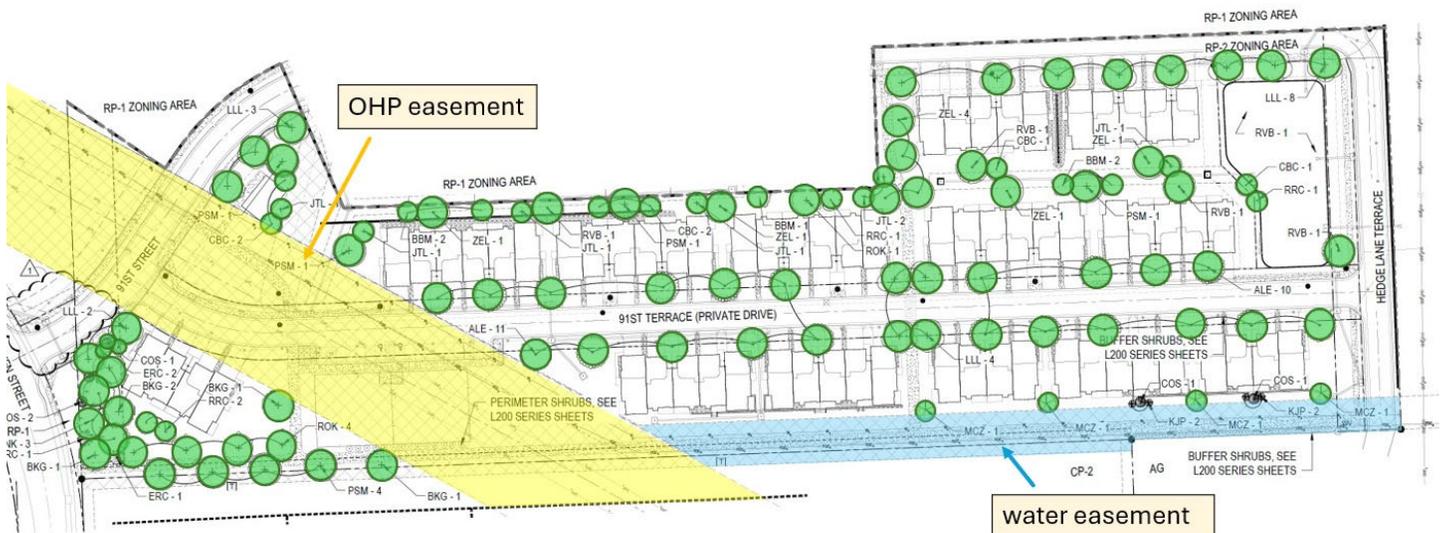


Exhibit 4: Landscape plan.

A Land Use Intensity (LUI) buffer is required on the west property boundary adjacent to a tract of land owned by The Reserve Homeowners Association (HOA), and at the southeasterly corner adjacent to the Montecillo Gospel Assembly Church and between the single-family and multifamily components of this development. The LUI buffer between the two components is an “internal boundary” between a contiguous development. An exception to provide the required LUI buffer was granted for this “internal boundary” line at the time of the preliminary plan consideration by Planning Commission. This buffer is along components of a contiguous development and the relationship between the two components does not necessitate providing the complete buffer.

The west property line is adjacent to a tract of land that is designated as open space. The applicant is requesting a landscape design alternative for the west property boundary due to the limitations of space that landscaping may be installed based on the OHP easement that crosses a significant portion of the west property line. The tract, owned by The Reserve HOA, is also substantially covered by the OHP easement. Trees and taller growing landscaping is not allowed within the OHP easement. The landscape plan shows trees concentrated at the southwesterly corner of the site and in the open space around the pavilion building. As a result, the plan contains 4 less shade trees and 29 less evergreen plantings than is required as part of the LUI buffer. The reduction of plantings is an acceptable alternative landscape design per [Section 4-1-D-2-C](#) of the UDC. This section provides for the Community Development Department Director to approve an alternative design based on site constraints and conditions which inhibit the ability to meet the requirements. Staff concludes that the landscaping shown on the plan is adequate based on the conditions and that adequate buffering is provided for circumstances of the adjacent land uses. The required LUI buffer at the southeast corner, adjacent to the Monticello Gospel Assembly Church, is provided.

Landscaping is provided around the multifamily buildings and in the gap between driveways of each of the units. Additional landscape beds with small plant materials are strategically placed in spaces throughout the site between buildings, along retaining walls, and along the pedestrian trails.

ARCHITECTURE

The multifamily buildings are all two-story buildings and use design features and details consistent with single-family homes. Those features include pitched roofs with multiple gables, wall articulations to create depth and shadow lines, and trim details around doors and windows. The buildings use vertical and horizontal siding as the primary exterior materials and stone as a wainscot material around the base of the buildings. The roof materials are an architectural grade asphalt shingle with standing seam metal used as an accent material on some of the roof elements. The entry and garage doors are raised panel doors. A decorative pitched roof detail supported with a decorative bracket detail is added over the side entrances for each end townhome unit.

The 4-, 5-, and 6-unit buildings all have similar proportions and patterning of materials. The applicant intends to vary the color palettes of the buildings to create variation along the streetscape. The color changes among the buildings will be reviewed with building permit submittals for development.



Exhibit 5: Elevation color palette 1.



Exhibit 6: Elevation color palette 2.



Exhibit 7: Elevation color palette 3.

REVIEW PROCESS

- The Planning Commission is the final authority for approval of this project.
- The applicant must submit and have approved a final plat application prior to applying for permit(s) that must include the single-family and multi-family components of the project as well as the property of the church to the south to incorporate the tract containing the drive with the church property.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements, such as permits and development fees.

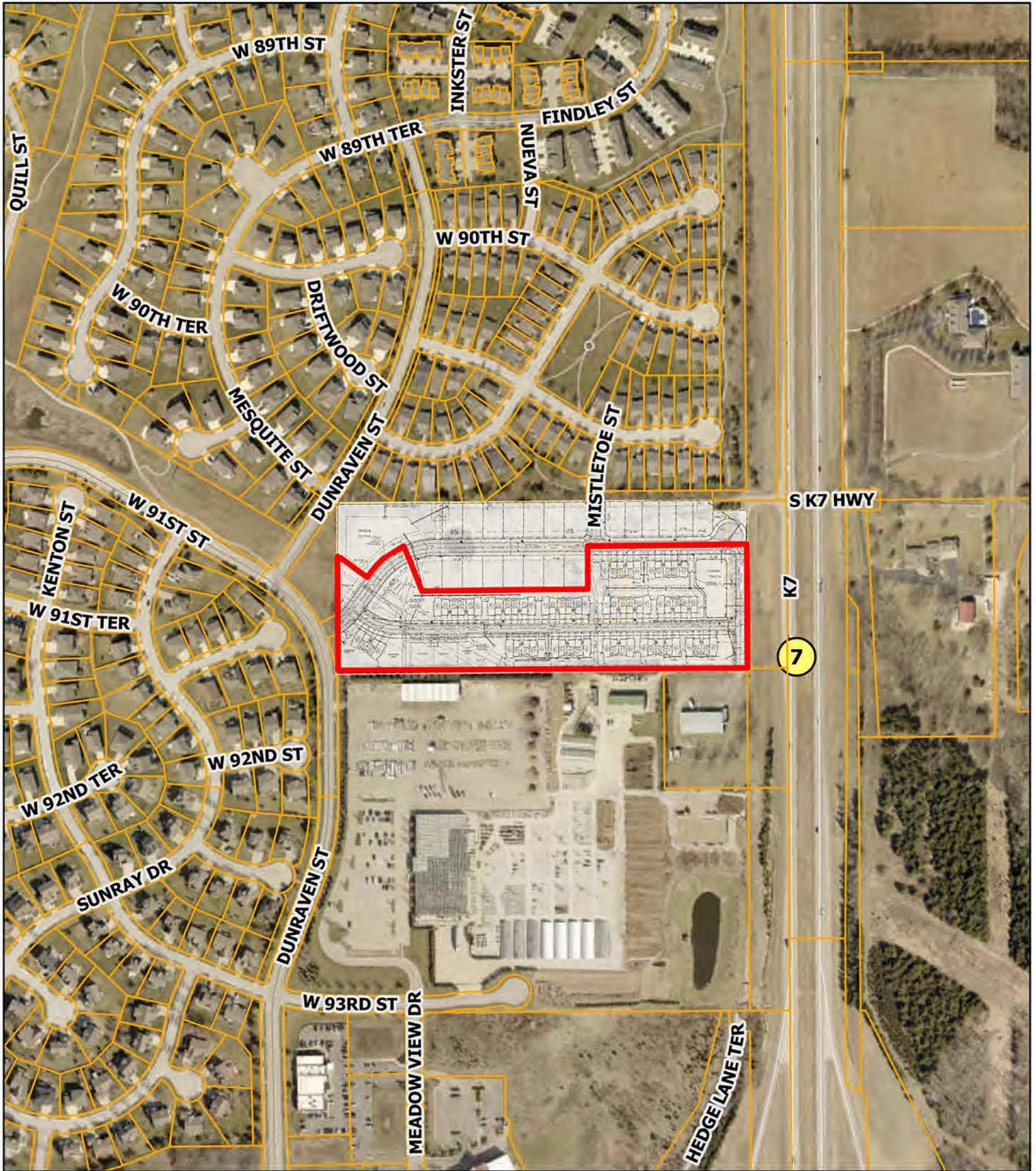
RECOMMENDATION FROM PROFESSIONAL STAFF

★ Staff recommends approval of the final plan for Hedge Lane Residential.

- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Vibrant Neighborhoods* and a *Thriving Economy*.

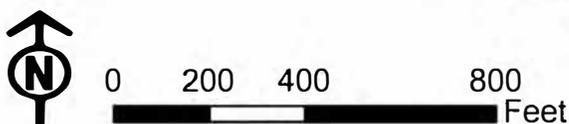
FINAL PLAN

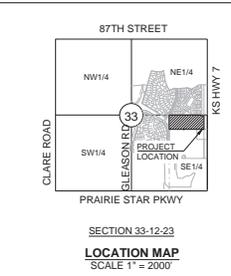
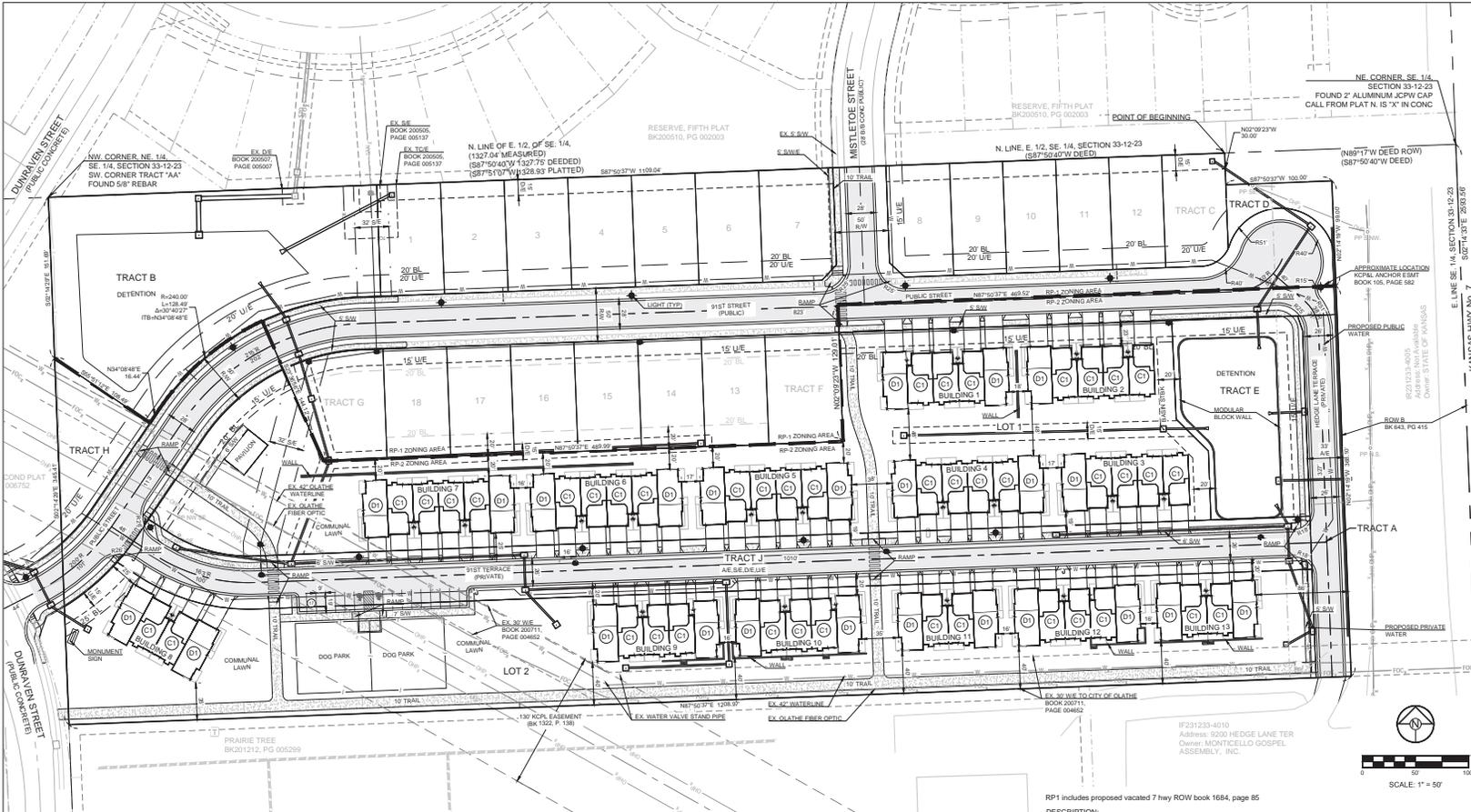
Staff recommends **approval** of the final plan for **Hedge Lane Residential** located near the northeast corner of the intersection of 91st Street and Dunraven Street for a multifamily development.



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

Hedge Lane Residential





SECTION 33-12-23
LOCATION MAP
 SCALE 1" = 2000'

DEVELOPER:
 29TH STREET CAPITAL
 20 N WACKER SUITE 2050
 CHICAGO, IL 60606
 P (630) 239-9784
 NRCORAEVICS29SC.COM

OWNERS:
 HIGHWAY 7, LLC
 9140 HEDGE LANE TER.
 LENEXA, KS 66227

GARY R. ROGERS
 9140 HEDGE LANE TER.
 LENEXA, KS 66227

ARCHITECT:
 NSPJ ARCHITECTS
 9415 NALL AVE. #300
 PRAIRIE VILLAGE, KS 66207

SEC. OF TRANSPORTATION
 700 SW HARRISON ST. FL 14
 TOPEKA, KS 66603

- LEGEND:**
- AE - ACCESS EASEMENT
 - BL or BL - BUILDING LINE
 - DIE - DRAINAGE EASEMENT
 - PL - PROPERTY LINE
 - ROW or RW - RIGHT-OF-WAY
 - SW - SANITARY SEWER EASEMENT
 - SW - SIDEWALK
 - UE - UTILITY EASEMENT
 - WE - WATERLINE EASEMENT
 - ASPHALT PAVEMENT - EXISTING
 - ASPHALT PAVEMENT - PROPOSED
 - CONCRETE SIDEWALK - EXISTING
 - CONCRETE SIDEWALK - PROPOSED
 - CURB & GUTTER
 - CURB & GUTTER - EXISTING
 - EXISTING LOT AND ROW LINES
 - EXISTING PLAT LINES
 - PROPERTY LINES
 - RIGHT-OF-WAY
 - SM - SANITARY SEWER MAIN
 - SW - SANITARY SEWER MAIN - EXIST.
 - STO - STORM SEWER
 - STO - STORM SEWER - EXISTING
 - CABLE TV - EXISTING
 - FIBER OPTIC CABLE - EXISTING
 - TELEPHONE LINE - EXIST.
 - E - ELECTRIC LINE - EXISTING
 - OPF - OVERHEAD POWER LINE - EXIST.
 - UE - UNDERGROUND ELECTRIC - EX.
 - G - GAS LINE - EXISTING
 - W - WATERLINE - EXISTING
 - LT - LIGHT - EXISTING
 - EM - EXISTING MANHOLE
 - CLEANOUT
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING CURB INLET
 - EXISTING STORM MANHOLE

RP-2 INFORMATION:

EXISTING ZONING: AG

PROPOSED ZONING: RP-2

ALLOWED USE BY COMP PLAN: SUBURBAN DENSITY RESIDENTIAL ATTACHED HOMES

EXISTING USE: 8.6 ACRES (370,303.56 S.F.)

PROPOSED USE: 19 AC. (831,515.8 S.F.)

RP-2 GROSS SITE AREA (INCLUDES KDOT ROW): 8.6 AC (370,303.56 S.F.)

KDOT RIGHT OF WAY TO RP-2 (INCLUDES TRACT A): 46 AC (1989.16 S.F.)

KDOT RIGHT OF WAY TO RP-2 (EXCL. TRACT A): 19 AC. (831,515.8 S.F.)

TOTAL RP-2 SITE AREA: 8.6 AC (370,303.56 S.F.)

RP-2 PUBLIC STREET RIGHT OF WAY AREA: 49 AC (2,136,021 S.F.)

RP-2 TRACT COMMITTED TO COURTHOUSE TRACT A: 29 AC (1,266,32 S.F.)

RP-2 NET SITE AREA: 7.81 AC (337,433.23 S.F.)

66 UNITS

73 UNITS

MINIMUM NUMBER OF UNITS ALLOWED BY CODE: 66 UNITS

MINIMUM SITE AREA PER DWELLING UNIT REQUIRED BY CODE: 5,000 S.F.

MINIMUM SITE AREA PER DWELLING UNIT PROPOSED: 5,420.85 S.F. (B-34 AC96)

MAXIMUM DENSITY ALLOWED BY CODE: 8.90 PER ACRE

DENSITY PROPOSED: 8.00 PER ACRE (868.24 AC)

OPEN SPACE AREA: 4.47 ACRES (195,074.8 S.F. (552,574)

MINIMUM LOT WIDTH PER CODE: 90'

MINIMUM FRONT SETBACK ALLOWED BY CODE: 25 FT.

MINIMUM FRONT SETBACK PROPOSED: 7.5 FT.

MINIMUM INTERIOR SIDE SETBACK ALLOWED BY CODE: 7.5 FT.

MINIMUM CORNER LOT STREET SIDE SETBACK ALLOWED BY CODE: 25 FT.

MINIMUM CORNER LOT STREET SIDE SETBACK PROPOSED: 20 FT.

MINIMUM REAR SETBACK ALLOWED BY CODE: 20 FT.

MINIMUM REAR SETBACK PROPOSED: 20 FT.

MINIMUM OPEN SPACE REQUIRED BY CODE: 40% OF LOT AREA

MAXIMUM HEIGHT ALLOWED BY CODE: 35 FT.

MAXIMUM HEIGHT PROPOSED: 36 FT.

OFF STREET PARKING REQUIRED BY CODE: 2 PER UNIT

OFF STREET PARKING PROVIDED: 2 PER UNIT

DRIVEWAY PARKING PROVIDED: 2 PER UNIT

DEVIATIONS APPROVED

- MINIMUM FRONT SETBACK REDUCED TO 20'
- DEVIATION OF MINIMUM BUFFER SETBACK TO 60'
- DEVIATION OF LANDSCAPE BUFFER BETWEEN RP-1 & RP-2 TO BE 0 FEET.

GENERAL NOTES:

- FLOOD NOTE: There is no FEMA identified floodplain located on the proposed property per Flood Insurance Rate Map Panel No. 200510040D dated August 04, 2005.
- Boundary and easement data is from a survey prepared by Schlagel & Associates, P.A.
- Topography and adjacent plat and improvements from JCDO AMB.
- Existing utility lines have been shown in the proposed extent possible based upon field locates by utility companies and information provided to the engineer.
- Adjacent parcel information is based upon JCDO AMB and information provided by consultants for the adjacent projects.
- All new on-site signs and cables shall be placed underground per the city codes and ordinances.
- All above ground electrical and/or telephone cables shall be placed as required by the utility company.
- All new and movement signs will require a sign permit through the planning division.
- All improvements must meet the City of Lenexa LDC, design criteria, standards and codes.
- Retaining wall built colored Brick Concrete wall or built colored Reversible modular block retaining wall or approved equal.
- Approval of this plan does not result in generating a building permit. A separate building permit approval process must be completed.
- Approval of this plan does not constitute a complete review of the project for compliance with the City building codes. A full code analysis shall be submitted with the building permit. Revisions may be required to make the project building code compliant.
- Approval of this plan does not constitute a complete review of the project for compliance with the ADA regulations. The project shall comply with all applicable regulations of the ADA.
- Approval of this plan does not constitute compliance with the Fire Code. Complete fire sprinkler and fire alarm plans are required to obtain a building permit.
- A sewer permit from Johnson County Wastewater is required prior to obtaining a building permit.
- All sidewalks shall be a minimum of 5' width.
- The project will follow the applicable permit requirements when permit plans are completed.
- Fire flow requirements for the project shall be established in accordance with Appendix B of the 2018 International Fire Code.
- Street lights will be standard City street light.
- The project will be constructed in a single phase.

TRACT NOTES:

- TRACT B WILL OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE, BUFFER LANDSCAPE AND STORMWATER BARRIERS.
- TRACT C WILL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND BUFFER LANDSCAPE.
- TRACT D WILL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND BUFFER LANDSCAPE.
- TRACT E WILL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND BUFFER LANDSCAPE.
- TRACT F WILL OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND AMENITY.
- TRACT G WILL OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND AMENITY.
- TRACT H WILL OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND AMENITY.
- TRACT I WILL OWNED AND MAINTAINED BY MONTECELLO GOSPEL ASSEMBLY AND SHALL BE USED FOR CHURCH SITE ACCESS.

RP-1 includes proposed vacated 7' hwy ROW block 1684, page 65

DESCRIPTION:

Part of the East one half of the Southeast One-Quarter of Section 33, Township 12, Range 23, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of said Southeast Quarter of Section 33 Township 12 Range 23; thence along the North line of said Southeast One-Quarter, South 87 degrees 50 minutes 37 seconds West a distance of 218.00 feet to the Point of Beginning; thence South 02 degrees 09 minutes 23 seconds East a distance of 30.00 feet; thence North 87 degrees 50 minutes 37 seconds East a distance of 100.00 feet; thence South 02 degrees 14 minutes 19 seconds East a distance of 99.00 feet; thence South 87 degrees 50 minutes 37 seconds West a distance of 469.52 feet; thence South 02 degrees 09 minutes 23 seconds East a distance of 129.01 feet; thence North 87 degrees 50 minutes 37 seconds West a distance of 489.99 feet; thence North 23 degrees 36 minutes 56 seconds West a distance of 144.12 feet to a Point of Curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 64 degrees 49 minutes 15 seconds West, a radius of 240.00 feet, a central angle of 30 degrees 40 minutes 27 seconds and an arc length of 128.49 feet; thence North 34 degrees 08 minutes 48 seconds West a distance of 16.44 feet; thence North 55 degrees 51 minutes 12 seconds West a distance of 108.49 feet to a point on the West line of the said East one half of the Southeast One-Quarter of Section 33; thence along said West line, North 02 degrees 14 minutes 29 seconds West a distance of 151.69 feet to the Northwest corner of the said East one half of the Southeast One-Quarter of Section 33; thence along the North line of the said Southeast One-Quarter of Section 33, North 87 degrees 50 minutes 37 seconds East a distance of 1109.04 feet to the Point of Beginning and containing 5,227 acres more or less.

RP-2 includes proposed vacated 7' hwy ROW block 1684, page 65

DESCRIPTION:

Part of the East one half of the Southeast One-Quarter of Section 33, Township 12, Range 23, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of said Southeast Quarter of Section 33 Township 12 Range 23; thence along the North line of said Southeast One-Quarter, South 87 degrees 50 minutes 37 seconds West a distance of 218.00 feet; thence South 02 degrees 09 minutes 23 seconds East a distance of 30.00 feet; thence North 87 degrees 50 minutes 37 seconds East a distance of 100.00 feet; thence South 02 degrees 14 minutes 19 seconds East a distance of 99.00 feet to the Point of Beginning; thence South 87 degrees 50 minutes 37 seconds West a distance of 469.52 feet; thence North 23 degrees 36 minutes 56 seconds West a distance of 144.12 feet to a Point of Curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 64 degrees 49 minutes 15 seconds West, a radius of 240.00 feet, a central angle of 30 degrees 40 minutes 27 seconds and an arc length of 128.49 feet; thence North 34 degrees 08 minutes 48 seconds West a distance of 16.44 feet; thence North 55 degrees 51 minutes 12 seconds West a distance of 108.49 feet to a point on the West line of the said East one half of the Southeast One-Quarter of Section 33; thence along said West line, North 02 degrees 14 minutes 29 seconds West a distance of 151.69 feet to the Northwest corner of the said East one half of the Southeast One-Quarter of Section 33; thence along the North line of the said Southeast One-Quarter of Section 33, North 87 degrees 50 minutes 37 seconds East a distance of 1109.04 feet to the Point of Beginning and containing 5,227 acres more or less.

LOT #	AREA (SF)	LOT #	AREA (SF)
1	6,992.07	10	6,197.88
2	6,265.28	11	6,289.84
3	6,289.84	12	6,289.84
4	6,289.84	13	6,148.28
5	6,148.28	14	6,171.29
6	6,214.46	15	6,289.84
7	6,214.46	16	6,163.02
8	6,214.46	17	6,163.02
9	6,214.46	18	6,163.02
10	6,197.88	19	6,163.02
11	6,289.84	20	6,163.02
12	6,289.84	21	6,163.02
13	6,148.28	22	6,163.02
14	6,171.29	23	6,163.02
15	6,289.84	24	6,163.02
16	6,163.02	25	6,163.02
17	6,163.02	26	6,163.02
18	6,163.02	27	6,163.02
19	6,163.02	28	6,163.02
20	6,163.02	29	6,163.02
21	6,163.02	30	6,163.02
22	6,163.02	31	6,163.02
23	6,163.02	32	6,163.02
24	6,163.02	33	6,163.02
25	6,163.02	34	6,163.02
26	6,163.02	35	6,163.02
27	6,163.02	36	6,163.02
28	6,163.02	37	6,163.02
29	6,163.02	38	6,163.02
30	6,163.02	39	6,163.02
31	6,163.02	40	6,163.02
32	6,163.02	41	6,163.02
33	6,163.02	42	6,163.02
34	6,163.02	43	6,163.02
35	6,163.02	44	6,163.02
36	6,163.02	45	6,163.02
37	6,163.02	46	6,163.02
38	6,163.02	47	6,163.02
39	6,163.02	48	6,163.02
40	6,163.02	49	6,163.02
41	6,163.02	50	6,163.02
42	6,163.02	51	6,163.02
43	6,163.02	52	6,163.02
44	6,163.02	53	6,163.02
45	6,163.02	54	6,163.02
46	6,163.02	55	6,163.02
47	6,163.02	56	6,163.02
48	6,163.02	57	6,163.02
49	6,163.02	58	6,163.02
50	6,163.02	59	6,163.02
51	6,163.02	60	6,163.02
52	6,163.02	61	6,163.02
53	6,163.02	62	6,163.02
54	6,163.02	63	6,163.02
55	6,163.02	64	6,163.02
56	6,163.02	65	6,163.02
57	6,163.02	66	6,163.02
58	6,163.02	67	6,163.02
59	6,163.02	68	6,163.02
60	6,163.02	69	6,163.02
61	6,163.02	70	6,163.02
62	6,163.02	71	6,163.02
63	6,163.02	72	6,163.02
64	6,163.02	73	6,163.02
65	6,163.02	74	6,163.02
66	6,163.02	75	6,163.02
67	6,163.02	76	6,163.02
68	6,163.02	77	6,163.02
69	6,163.02	78	6,163.02
70	6,163.02	79	6,163.02
71	6,163.02	80	6,163.02
72	6,163.02	81	6,163.02
73	6,163.02	82	6,163.02
74	6,163.02	83	6,163.02
75	6,163.02	84	6,163.02
76	6,163.02	85	6,163.02
77	6,163.02	86	6,163.02
78	6,163.02	87	6,163.02
79	6,163.02	88	6,163.02
80	6,163.02	89	6,163.02
81	6,163.02	90	6,163.02
82	6,163.02	91	6,163.02
83	6,163.02	92	6,163.02
84	6,163.02	93	6,163.02
85	6,163.02	94	6,163.02
86	6,163.02	95	6,163.02
87	6,163.02	96	6,163.02
88	6,163.02	97	6,163.02
89	6,163.02	98	6,163.02
90	6,163.02	99	6,163.02
91	6,163.02	100	6,163.02

SCHLAGEL
 ARCHITECTS
 1450 S. W. 10TH AVE. #100
 LENEXA, KS 66245
 P (816) 425-1558 • F (816) 482-4800
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PREPARED BY: SCHLAGEL & ASSOCIATES P.A.

DUNRAVEN ST. & HWY K-7 LENEXA, KANSAS

HEDGE LANE RESIDENTIAL FINAL DEVELOPMENT PLAN

SITE PLAN

C2.0

LANDSCAPE REQUIREMENTS (LENEXA)

STREET TREES (4-1-D-2-J):
 1. 1 TREE FOR EVERY 40 L.F. OF PUBLIC OR PRIVATE STREET FRONTAGE
 *NOTE: STREET TREES SHALL BE PROVIDED AND PLANTED BY CITY IN ALL SINGLE-FAMILY & DUPLEX SUBDIVISIONS WITH AVERAGE LOT SIZES OF UNDER 1 ACRE.

PROVIDED:
 91ST STREET (NORTH SIDE - PH2) = 10 TREES*
 91ST STREET (SOUTH SIDE - PH2) = 5 TREES**
 **REMAINING BALANCE FROM PDP INSTALLED WITH PHASE 1.

PERIMETER PLANTINGS (4-1-D-2-L):
 1. NORTH PROPERTY LINE - N/A

2. EAST PROPERTY LINE - ADJACENT TO FREEWAY (HWY K-7) = +/- 498 L.F.
 RETAINING WALL PROVIDING VISUAL SCREENING FOR PARALLEL DRIVE ALONG FREEWAY

3. SOUTH PROPERTY LINE - ADJACENT CP-2 PROPERTY
 ALONG LOT LINE: BUILDING = +/- 573 L.F.
 REQUIRED: 10' WIDTH MIN. 6 SHADE TREES
 PROVIDED: 10' WIDTH MIN. 6 SHADE TREES MIN.

ALONG LOT LINE: PARKING = +/- 135 L.F.
 REQUIRED: 10' WIDTH MIN. 2 SHADE TREES
 PROVIDED: 10' WIDTH MIN. 2 SHADE TREES MIN.

135 L.F. / 100 = 1.35 * 1
 135 L.F. / 100 = 1.35 * 9
 12 SHRUBS

ALONG LOT LINE: ALL OTHER USES (OPEN SPACE) = +/- 254 L.F.
 REQUIRED: 10' WIDTH MIN. 3 SHADE TREES
 PROVIDED: 10' WIDTH MIN. 3 SHADE TREES MIN.

254 L.F. / 100 = 5.73 * 1
 3 SHADE TREES

TOTAL REQUIREMENTS: 11 SHADE TREES 11 SHADE TREES
 12 SHRUBS 12 SHRUBS

4. WEST PROPERTY LINE
 PROPOSED RP-2 ADJACENT TO RP-1 = +/- 345 L.F.
 OPEN SPACE PROVIDED ALONG WEST PROPERTY LINE - REFER TO LAND USE BUFFER REQUIREMENTS.

INTERNAL PARKING LOT, LANDSCAPED AREAS (4-1-D-2-M):
 1. 10% OF TOTAL PARKING LOT AREA = 2,434 * 10% = 243 SF
 2. 1 TREE PER 300 SF OF OVERALL LANDSCAPED AREA, WITH AT LEAST 1 TREE PLANTED IN EACH ISLAND. THE REMAINDER OF THE ISLAND SHALL BE LANDSCAPED WITH ADDITIONAL TREES, SHRUBS, GROUND COVER OR TURF.

REQUIRED: 243 SF / 300 SF = 1 TREE PROVIDED: 1 TREE

LAND USE BUFFERS (4-1-D-2-N):
 1. NORTH PROPERTY LINE - N/A

2. EAST PROPERTY LINE
 REFER TO PERIMETER PLANTING REQUIREMENTS.

3. SOUTH PROPERTY LINE (LUI 6)
 ADJACENT TO CP-2 = LUI 7 (PROVIDED BY CITY PLANNING STAFF) = +/- 962 L.F.
 LUI FACTOR DIFFERENCE = 6-7 = -1 - BUFFER NOT REQUIRED. SEE PERIMETER PLANTINGS.

ADJACENT TO AG - USED AS PLACE OF WORSHIP - OFFICE EQUIVALENT PER CITY PLANNING STAFF = LUI 5 = +/- 247 L.F.
 LUI FACTOR DIFFERENCE = 6-5 = 1 (PROPOSED IN EASEMENT ON NEIGHBORING PROPERTY)

247 L.F. / 100 = 2.47 * 1
 247 L.F. / 100 = 2.47 * 2
 247 L.F. / 100 = 2.47 * 10
 3 SHADE TREES
 6 EVERGREENS
 30 SHRUBS

4. WEST PROPERTY LINE: RP-2 ADJACENT TO RP-1
 PROPOSED: (LUI 6) = +/- 346 L.F.
 ADJACENT TO RESIDENTIAL = LUI 1
 LUI FACTOR DIFFERENCE = 6-1 = 5

346 L.F. / 100 = 3.46 * 3
 346 L.F. / 100 = 3.46 * 10
 346 L.F. / 100 = 3.46 * 35
 10 SHADE TREES
 35 EVERGREENS
 121 SHRUBS

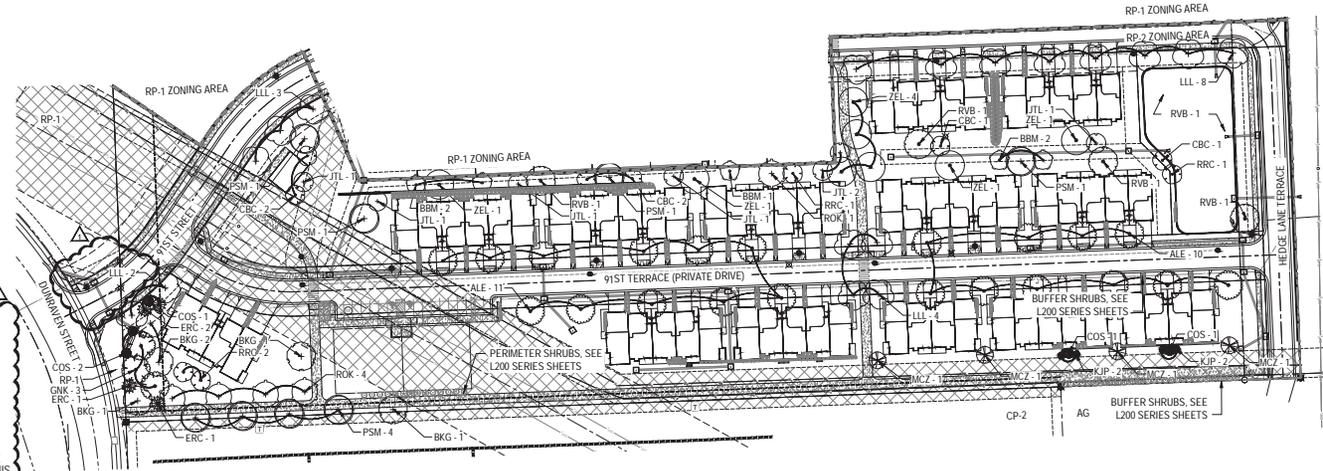
REDUCED TREES PROVIDED DUE TO EASEMENT RESTRICTION.
 LUDO SECTION 4-1-D-2 CALLS FOR ALTERNATIVE LANDSCAPE DESIGN WHEN DEVELOPMENT CONSTRAINTS AND SITE CONDITIONS PREVENT STRICT COMPLIANCE WITH THE BASE ZONING CODE REQUIREMENTS. IN THIS CASE, THERE ARE SEVERAL REASONS WHY ALTERNATIVE PLANTING COMPLIANCE HAS BEEN REQUESTED:
 • WHERE PROPOSED RP-2 IS ADJACENT TO EXISTING RP-1, SPACE IS LIMITED FOR BUFFER LANDSCAPING. THE REQUIRED NEW PUBLIC STREET (91ST STREET) CONNECTS THE DEVELOPMENT SITE TO EXISTING DUNRAVEN STREET AT THIS LOCATION, GREATLY LIMITING AVAILABLE PLANTING SPACE.
 • THE PRESENCE OF A LARGE OVERHEAD POWER EASEMENT HAS GREATLY LIMITED THE SITES OVERALL POTENTIAL FOR DEVELOPMENT AND FURTHER RESTRICTS AVAILABLE SPACE FOR PLANTINGS.
 • STORMWATER DRAINAGE REQUIREMENTS NECESSITATE INFRASTRUCTURE IN THIS AREA. THERE REMAIN SMALL AREAS OF UNDEVELOPED LAND BETWEEN THE PROPOSED RP-2 AND THE DEVELOPED PORTIONS OF THE EXISTING RP-1 DISTRICT. WHILE THIS SPACE IS NOT PART OF THIS DEVELOPMENT'S OWNERSHIP AREA, IT DOES PROVIDE ADDITIONAL OPEN SPACE AND SEPARATION BETWEEN THE PROPOSED NEW HOMES AND EXISTING HOMES.

5. BETWEEN PROPOSED RP-1 AND RP-2 - NOT REQUIRED DUE TO COMMON OWNERSHIP.
 ALTERNATIVE COMPLIANCE PROPOSED: A TRANSITION BETWEEN DIFFERENCES OF DENSITY OF THESE MUTUALLY RESIDENTIAL USES IS SHOWN AS A COMBINATION OF OVERSTORY TREES (SHADE AND ORNAMENTAL), AND AN INTERVENING, PROPOSED NEW PUBLIC STREET WITH STREET TREES. THE DISTANCES BETWEEN BUILDINGS MEETS OR EXCEEDS THE TYPICAL SETBACK DISTANCE BETWEEN BUILDINGS FOR THESE ZONING DISTRICTS (40 FT). EVERGREEN TREES AND OTHER DISTINCTIVELY DEMISING ELEMENTS WERE PURPOSEFULLY AVOIDED TO ENHANCE UNIFICATION OF THE SITE AND PROMOTE A SEAMLESS DESIGN.

CODE	COMMON NAME	BOTANICAL NAME	SIZE	NOTE
COLUMNAR TREES				
MCZ	Musashino Japanese Zelkova	Zelkova serrata 'Musashino'	2' Cal.	B&B
EVERGREEN TREES				
COS	Blue Colorado Spruce	Picea pungens 'Glaucia'	5' Ht.	B&B
ERC	Eastern Redcedar	Juniperus virginiana	5' Ht.	B&B
KJP	Keteleken Chinese Juniper	Juniperus chinensis 'Keteleken'	5' Ht.	B&B
ORNAMENTAL TREES				
BBM	Bracken's Beauty Southern Magnolia	Magnolia grandiflora 'Bracken's Beauty'	6' Ht.	B&B
CBC	Corallabean Crabapple	Malus x 'Coralliole'	6' Ht.	B&B
JTL	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	6' Ht.	B&B
ROY	Royal Randrops Crabapple	Malus x 'Royal Randrops'	6' Ht.	B&B
OVERSTORY TREES				
ALE	Allegheny Lacebark Elm	Ulmus parviflora 'Emer II'	2' Cal.	B&B
BKG	Majestic Black Gum	Nyssa sylvatica 'MONZ'	2' Cal.	B&B
GRK	Autumn Gold Mastekian Tree	Gringio biloba 'Autumn Gold'	2' Cal.	B&B
LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2' Cal.	B&B
PSM	Pacific Sunserif Maple	Acer truncatum x platanoides 'Warmered'	2' Cal.	B&B
ROK	Northern Red Oak	Quercus rubra	2' Cal.	B&B
RVB	Heritage Improved River Birch	Betula nana 'Cully Improved'	2' Cal.	B&B
ZEL	Green Vase Japanese Zelkova	Zelkova serrata 'Green Vase'	2' Cal.	B&B

GENERAL NOTES

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 A. CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- IN THE EVENT OF WORK IN OR ON THE ICW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX. AREAS WITH MORE THAN 18" OF GRAVEL IN PLANT BEDS SHALL BE EXCAVATED TO 18" OR 8" BELOW ROOT BALLS/BOTTOM OF CONTAINER, REFER TO L3.00 FOR PLANTING SOIL MIX.
- ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1'-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
- FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.



A NEW TOWNHOME DEVELOPMENT FOR:
HEDGE LANE RESIDENTIAL
 DUNRAVEN ST & HWY K-7
 LENEXA, KANSAS

DRAWING RELEASE LOG
 01/25/25 TOP SUBMITTAL
 01/26/25 TOP SUBMITTAL

REVISIONS
 1. 01/23/25 TOP CORRECT REVISIONS

JOB NO. 770125 DATE 01.26.25
 DRAWN BY KRM / BNH

SHEET NAME TREE PLANTING PLAN

FINAL DEVELOPMENT PLAN
 TREE PLANTING PLAN
 1"=60'-0"



SHEET NO. **L1.00**

2x6 SHEET (A x D)

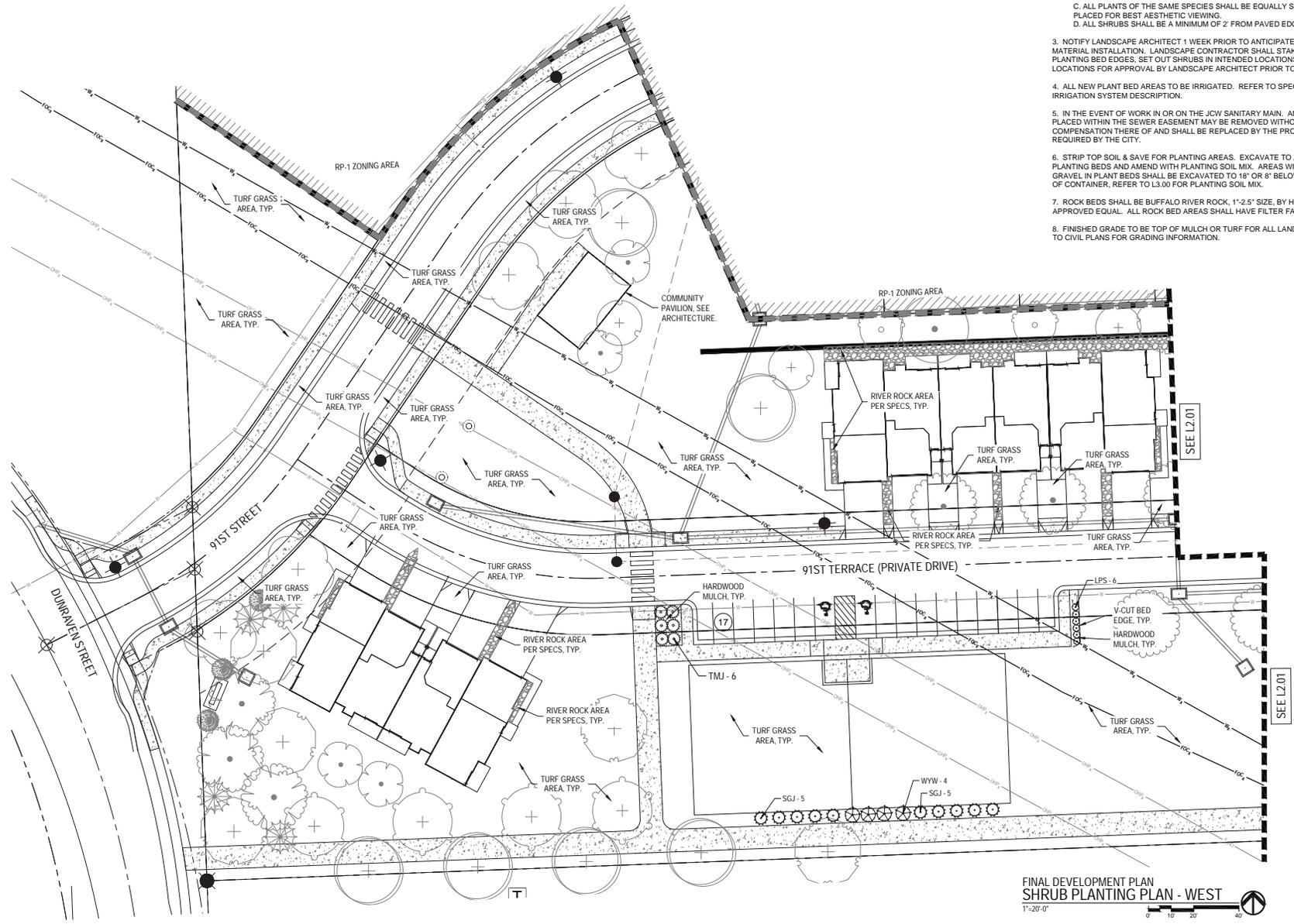
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PLANT SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS SHRUBS			
LPS	Little Princess Spirea	Spirea x bumalda Little Princess	1.5' HI.
EVERGREEN SHRUBS			
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	1.5' HI.
TMJ	Tamanix Juniper	Juniperus sabinia 'Tamanicolita'	1.5' HI.
WYW	Ward Angel-Japanese Yew	Taxus x media 'Ward'	1.5' HI.

GENERAL NOTES

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
6. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX. AREAS WITH MORE THAN 18" OF GRAVEL IN PLANT BEDS SHALL BE EXCAVATED TO 18" OR 8" BELOW ROOT BALLS/BOTTOM OF CONTAINER. REFER TO L3.00 FOR PLANTING SOIL MIX.
7. ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
8. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.



FINAL DEVELOPMENT PLAN
 SHRUB PLANTING PLAN - WEST
 1"=20'-0"



ARCHITECTURE
 LANDSCAPE
 ARCHITECTURE
 P. 913.831.1415
 NSPJARCH.COM
 9415 NALL AVE., #300
 PRAIRIE VILLAGE,
 KANSAS, 66207



A NEW TOWNHOME DEVELOPMENT FOR:
HEDGE LANE RESIDENTIAL
 DUNRAVEN ST & HWY K-7
 LENEXA, KANSAS

DRAWING RELEASE LOG
 01/26/25 TOP SUBMITTAL
 01/26/25 TOP SUBMITTAL

REVISIONS

JOB NO. 170125 DATE 01.26.25
 DRAWN BY KRM / BNH

SHEET NAME SHRUB PLANTING PLAN SHEET NO. **L2.00**

2x6 SHEET (A x D)

10/22/2022 2:48:43 PM

PLANT SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS SHRUBS			
LPS	Little Princess Spirea	Spirea x bumalda Little Princess	1.5 HI.
EVERGREEN SHRUBS			
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	1.5 HI.
TMJ	Tamanix Juniper	Juniperus sabinna 'Tamanicollora'	1.5 HI.
WYW	Ward Anglo-Japanese Yew	Taxus x media 'Ward'	1.5 HI.

GENERAL NOTES

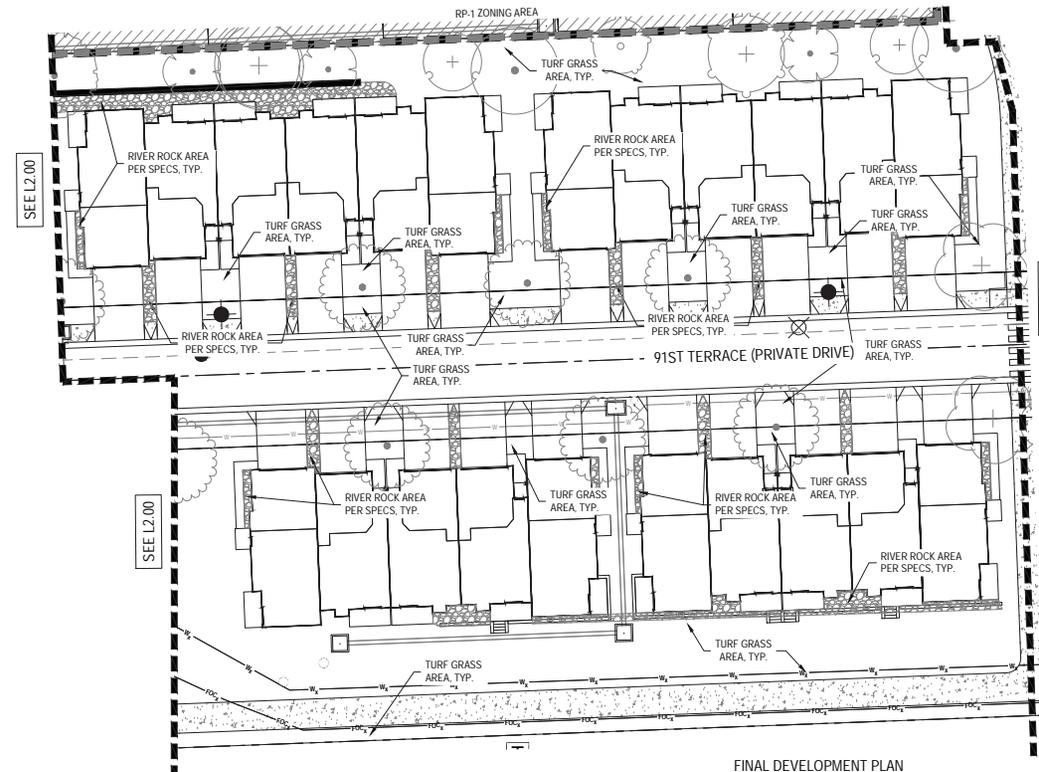
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 - CREeping GROUNDcover SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
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nspj
ARCHITECTS

ARCHITECTURE
LANDSCAPE
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9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207
620.262.1200



A NEW TOWNHOME DEVELOPMENT FOR:
HEDGE LANE RESIDENTIAL
DUNRAVEN ST & HWY K-7
LENEXA, KANSAS

DRAWING RELEASE LOG
 ● 01.26.22 TOP SUBMITTAL
 ● 01.26.22 TOP SUBMITTAL

REVISIONS

JOB NO. 770125 DATE 01.26.26
 DRAWN BY KRM / BNH

SHEET NAME SHRUB PLANTING PLAN
 SHEET No. **L2.01**

FINAL DEVELOPMENT PLAN
 SHRUB PLANTING PLAN - CENTER
 1"=20'-0"

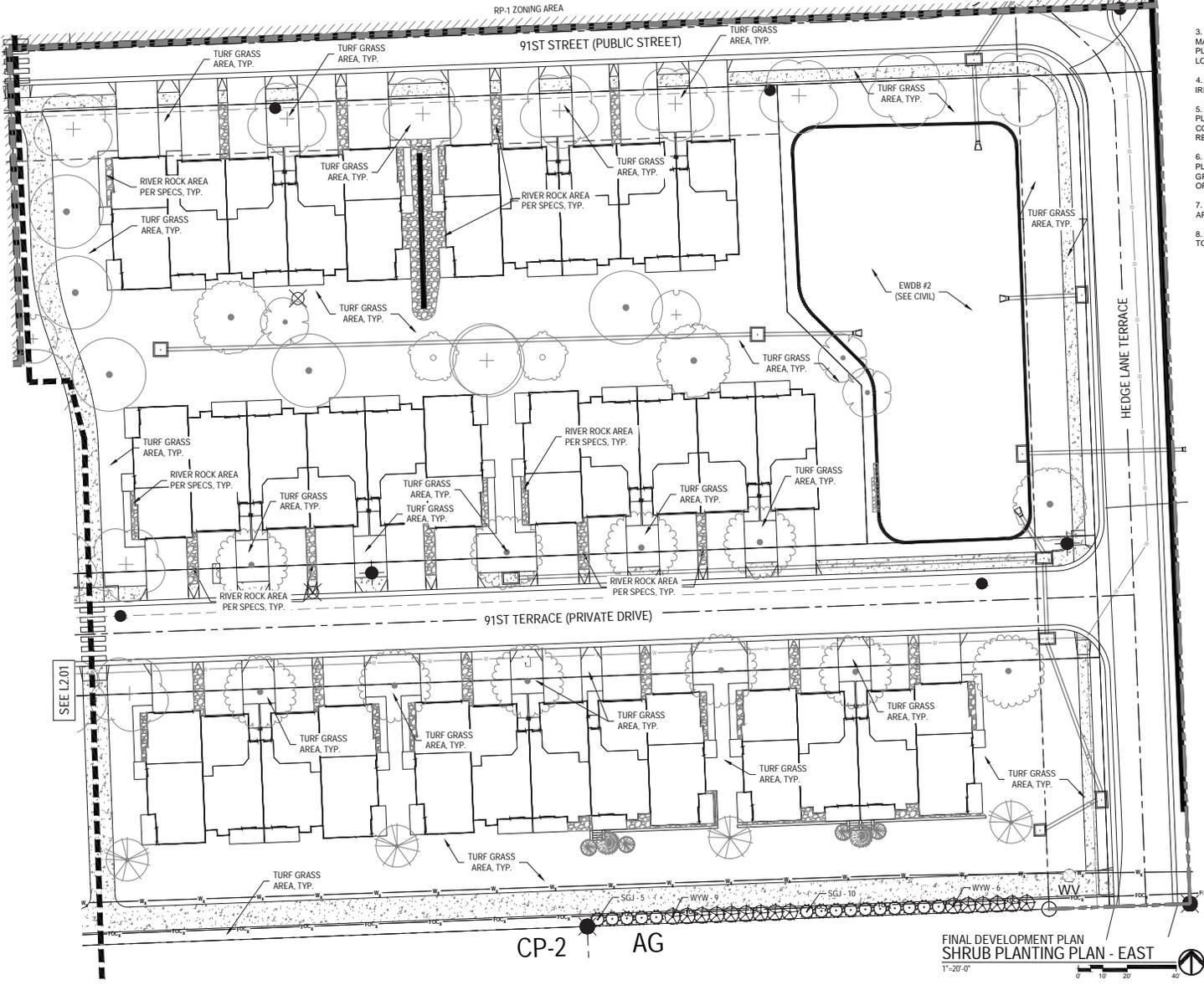
PLANT SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS SHRUBS			
LPS	Little Princess Spirea	Spirea x bumalda 'Little Princess'	1.5' Ht.
EVERGREEN SHRUBS			
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	1.5' Ht.
TMJ	Tamarix Juniper	Juniperus sabina 'Tamarixcolifolia'	1.5' Ht.
WYW	Ward Anglo-Japanese Yew	Taxus x media 'Ward'	1.5' Ht.

GENERAL NOTES

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREeping GROUNDcover SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX. AREAS WITH MORE THAN 18" OF GRAVEL IN PLANT BEDS SHALL BE EXCAVATED TO 18" OR 8" BELOW ROOT BALLS/BOTTOM OF CONTAINER, REFER TO L3.00 FOR PLANTING SOIL MIX.
- ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
- FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

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A NEW TOWNHOME DEVELOPMENT FOR:
HEDGE LANE RESIDENTIAL
DUNRAVEN ST & HWY K-7
LENEXA, KANSAS

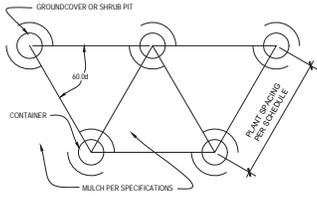
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#01.26.26 FOP SUBMITTAL

REVISIONS

JOB NO. 170125 DATE 01.26.26
DRAWN BY KRM / BNH

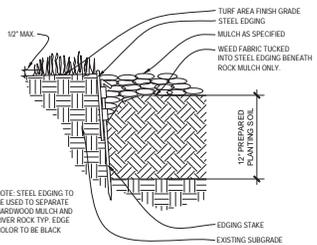
SHEET NAME SHRUB PLANTING PLAN SHEET No. **L2.02**

Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x 1.15
18"	Square Feet x .51
30"	Square Feet x .19
36"	Square Feet x .12
48"	Square Feet x .07

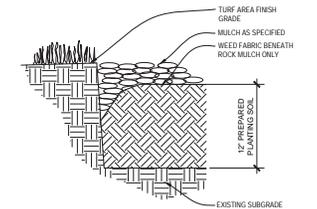


NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. THE SOIL IN BED TO BE 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

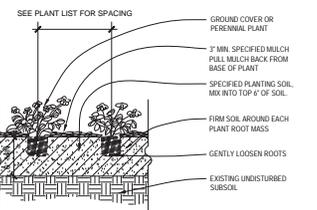
11 PLANT SPACING DETAIL
NOT TO SCALE



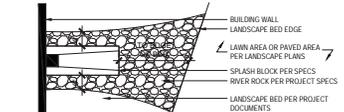
10 STEEL EDGING DETAIL
NOT TO SCALE



9 V-CUT EDGING DETAIL
NOT TO SCALE



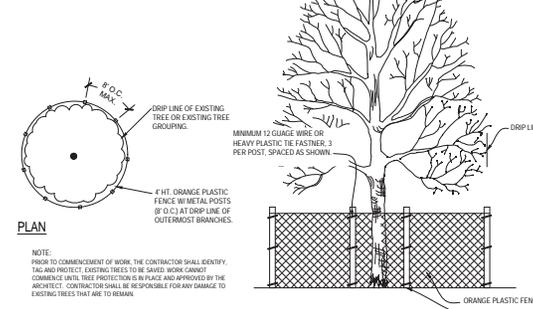
8 PERENNIAL & GROUND COVER PLANTING
NOT TO SCALE



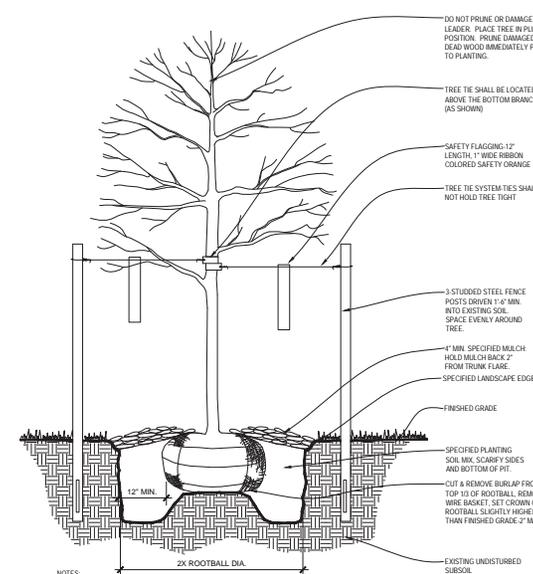
7 DOWNSPOUT/SPLASH BLOCK DETAIL
NOT TO SCALE



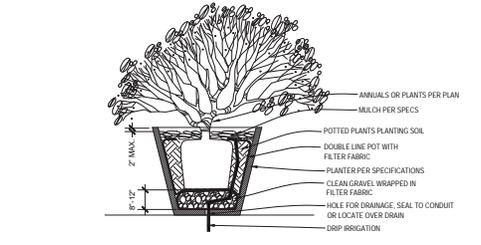
6 LANDSCAPE AREA DRAIN DETAIL
NOT TO SCALE



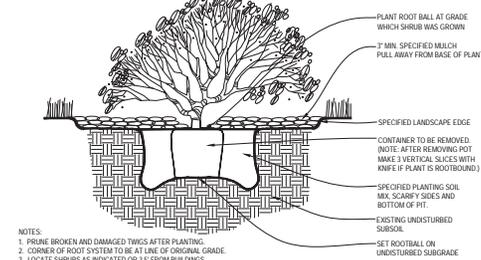
5 TREE PRESERVATION DETAIL
NOT TO SCALE



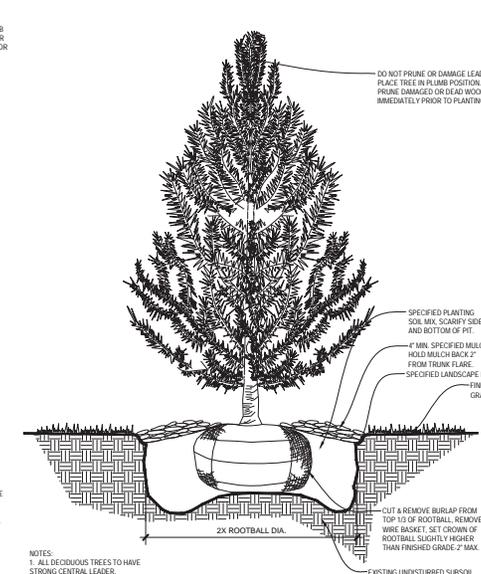
4 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



3 TYPICAL FREESTANDING PLANTER
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES:

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREATING GROUND COVER SHALL BE A MINIMUM OF 4" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3" FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2" FROM PAVING EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STATE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STATE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
- CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BEGING.
- CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIALS AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
- REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT UNILATERALLY PROCEED WITH CONSTRUCTION UNLESS WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED-SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTORS EXPENSE PRIOR TO ACCEPTANCE. RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
- THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETED & A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.
- FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

MATERIALS:

- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSESMEN STANDARDS.
- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
- SHREDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
- CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUIV: "CONCH TIE" BY J. LEITCHMILLER, "MULA TIE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TIE, OR PLASTIC BRACKET TIE. ALL TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.
- SOIL SHALL BE CERTIFIED TURFGRASS SOO COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND NITROGEN HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOO SHALL BE A BLEND OF NOT LESS THAN 1 IMPROVED KENTUCKY BLUEGRASS (POA PRATIENSIS) VARIETIES, A NATIVE MIXTURE OF BROMEUS, ROBELO, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM ALTAI) (FORM AND PERENE DOMESTIC). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINE LEAFED TALL FESCUE, AND 10% RYE. SOO SHALL BE WELL ROOTED, 2 YEAR OLD STOCK HARVESTED IN ROLLS, FERTILIZED 2:1 WEEKS PRIOR TO CUTTING. ALL SOO SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MINIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
- ALL NEW PLANT BED AREAS AND TURF AREAS ARE TO BE IRRIGATED. REFER TO SPECIFICATIONS.
- ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1/2" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUIV. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC AND BE 4" MIN. DEPTH. PROVIDE METAL EDGING FOR ALL ROCK BEDS EXCEPT WHERE ADJACENT TO DRIVEWAY OR OTHER HARD SURFACES. CONTRACTOR TO INCLUDE V-CUT EDGE ALONG PAVING TO PROVIDE ROCK CONTAINMENT.

INSTALLATION:

- RECOMMENDED DATES FOR TREE AND SHRUB PLANTING SHALL BE FEBRUARY 15 - MAY 31 AND SEPTEMBER 15 - DECEMBER 15.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 4" FOR ALL LAWN AREAS AND AMEND WITH PLANTING SOIL MIX. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2000 SQUARE FEET. REFER TO PLANTING DETAILS FOR PLANTING SOIL MIX DEPTHS FOR PERENNIAL, GROUND COVER, SHRUB BEDS AND TREE PLANTING.
- AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
- PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BALL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRAMBLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOO SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCES 2" OR MORE DIAMETER.
- PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
- V-CUT EDGE SHALL BE DUG TO 4" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDED HARDWOOD MULCH TO GRADE.
- MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3" MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

IRRIGATION PERFORMANCE SPECIFICATIONS:
PROVIDE TYPICAL COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS SEEDS AND/OR SOO. ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN, INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRAIN IRRIGATE ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL SUBMIT AS BIDDING DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE, INCLUDING ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER, AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.

- PRIME SPECIFICATIONS:**
- MINIMUM WORKING PRESSURE RATINGS:
 - PRESSURE RATING: 150 PSIG (103 KPA)
 - CIRCUL AND DRAIN PIPING: 150 PSIG (103 KPA)
 - MAIN LINE TO BE CL-200 POLYETHYLENE CHLORIDE PIPE OR ASTM D 1185, PVC 110, SCHEDULE 40, SOCKET TYPE FITTINGS AND SOLVENT CEMENTED JOINTS OR APPROVED EQUAL.
 - PIPE UP TO AND INCLUDING 12" DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
 - PIPE GREATER THAN 12" IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
 - LATERAL LINES TO BE CL-200 PVC OR APPROVED EQUAL.
 - DRAIN POLYETHYLENE PIPE OR APPROVED EQUAL.
 - SLEEVES: MINIMUM DIAMETER OF 2" THICK LARGER THAN THE PIPE OR PIPES SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2" INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
 - PLASTIC FITTINGS:
 - UTILIZED THROUGHOUT THE SYSTEM (MANS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES: SCHEDULE 40 PVC PIPE.
 - UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2089.
 - PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
 - MINIMUM COVER:
 - IN LAWN AND PLANTING AREAS:
 - MAINS: MINIMUM 18 INCHES BELOW FINISH GRADE.
 - LATERALS AND CONTROL VALVES: MINIMUM 12 INCHES BELOW FINISH GRADE.
 - ROADWAYS OR PARKING AREAS: MINIMUM 12 INCHES BELOW FINISH GRADE.
 - CLEARANCES: MINIMUM OF 3 INCHES BETWEEN PARALLEL LINES IN THE SAME TRUCK OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.

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A NEW TOWNHOME DEVELOPMENT FOR :
HEDGE LANE RESIDENTIAL
DUNRAVEN ST & HWY K-7
LENEXA, KANSAS

PROVISIONAL RELEASE FOR
#9125 TSP SUBMITTAL
#9126 TSP SUBMITTAL

REVISIONS

JOB NO: 770125
DATE: 01.26.26
DRAWN BY: KRM / BNH
CHKD BY: BNH

SHEET NAME:
PLANTING DETAILS

SHEET NO:
L3.00



HEDGE LANE MIXED RESIDENTIAL | FINAL PLAN PACKAGE

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NKRCMAREVIC@29SC.COM

SHEET INDEX

ARCHITECTURAL

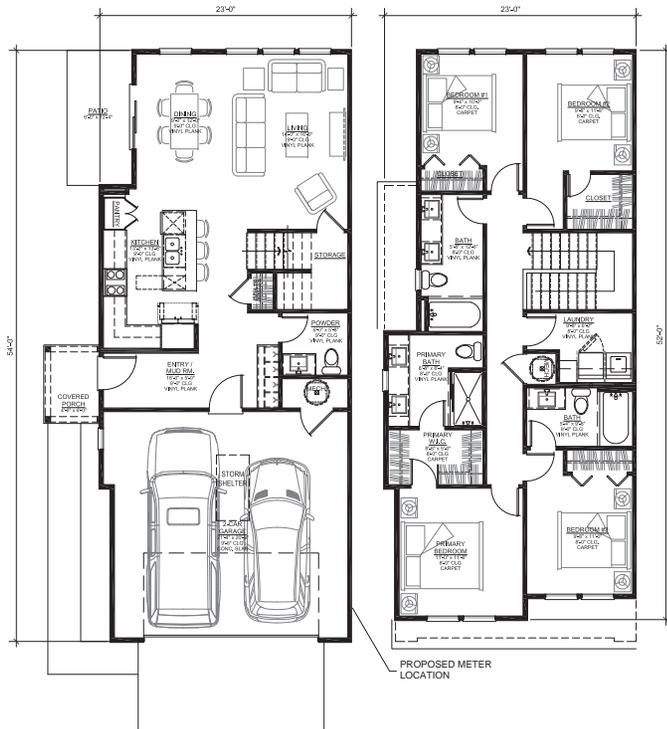
C0.00 COVER SHEET
A1.00 TOWNHOME UNIT PLANS
A2.00 4-UNIT TOWNHOME PLAN
A2.01 5-UNIT TOWNHOME PLAN
A2.02 5-UNIT ALT TOWNHOME PLAN
A2.03 6-UNIT TOWNHOME PLAN
A3.00 BUILDING 1 - EXTERIOR ELEVATIONS
A3.01 BUILDING 2 - EXTERIOR ELEVATIONS
A3.02 BUILDING 3 - EXTERIOR ELEVATIONS
A3.03 BUILDING 4 - EXTERIOR ELEVATIONS
A3.04 BUILDING 5 - EXTERIOR ELEVATIONS
A3.05 BUILDING 6 - EXTERIOR ELEVATIONS
A3.06 BUILDING 7 - EXTERIOR ELEVATIONS
A3.07 BUILDING 8 - EXTERIOR ELEVATIONS
A3.08 BUILDING 9 - EXTERIOR ELEVATIONS
A3.09 BUILDING 10 - EXTERIOR ELEVATIONS
A3.10 BUILDING 11 - EXTERIOR ELEVATIONS
A3.11 BUILDING 12 - EXTERIOR ELEVATIONS
A3.12 BUILDING 13 - EXTERIOR ELEVATIONS
A3.50 MATERIAL BOARD
A3.51 MATERIAL BOARD

LANDSCAPE

SP1.10 ARCHITECTURAL SITE PLAN - TOWNHOMES
L1.00 TREE PLANTING PLAN
L2.00 SHRUB PLANTING PLANS
L2.01 SHRUB PLANTING PLANS
L2.02 SHRUB PLANTING PLANS
L3.00 PLANTING DETAILS

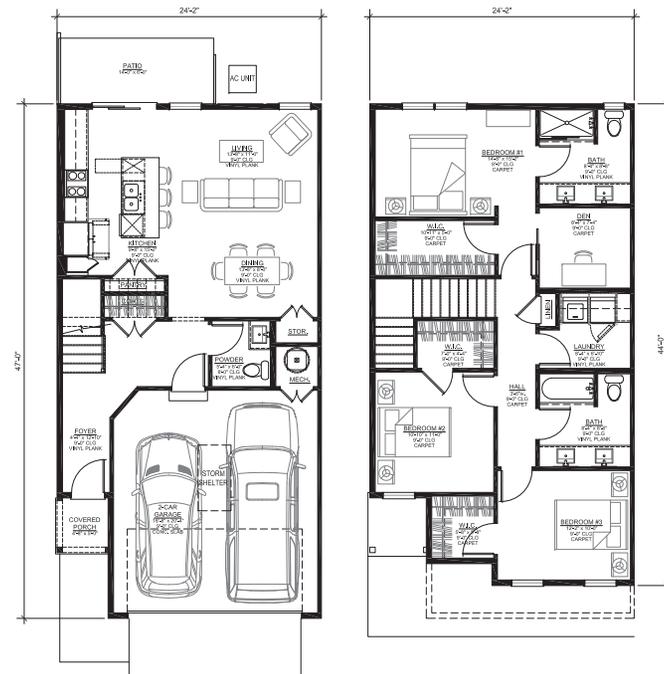
CIVIL

C0.0 COVER SHEET
C1.0 EXISTING CONDITIONS
C2.0 SITE PLAN
C2.1 PEDESTRIAN ACCESS PLAN
C4.0 UTILITY PLAN
C5.0 GRADING PLAN
F1.0 ACCESS MANAGEMENT PLAN



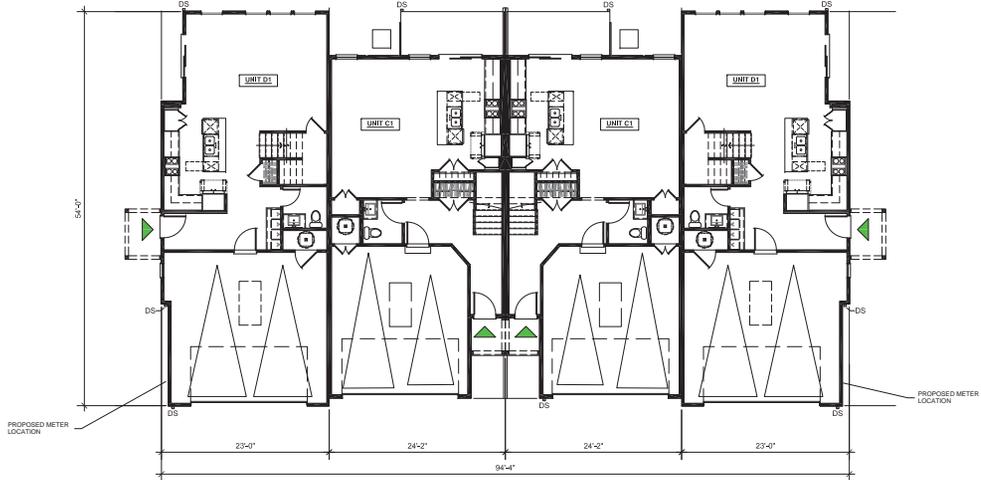
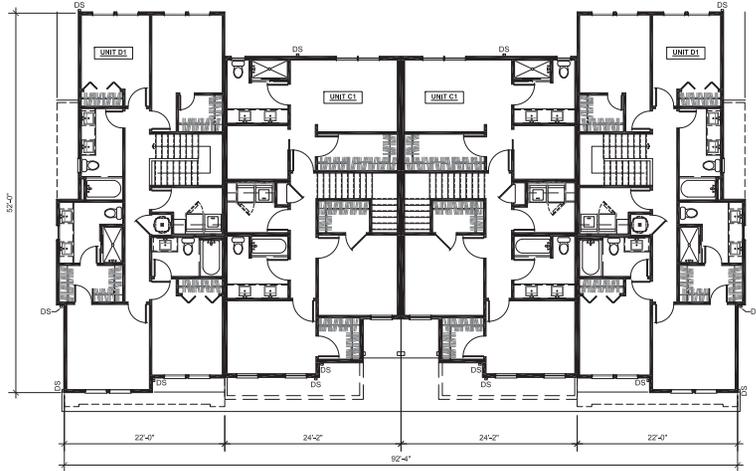
FLOOR PLAN - UNIT TYPE "D1"

3/16" = 1'-0" | 4BR + 3.5BA
 2-STORY | SLAB-ON-GRADE
 FIRST FLOOR GSF FINISHED AREA = 722 SQ. FT.
 2nd FLOOR GSF FINISHED AREA = 1,020 SQ. FT.
 TOTAL GSF FINISHED AREA = 1,742 SQ. FT.
 GARAGE AREA = 469 SQ. FT.

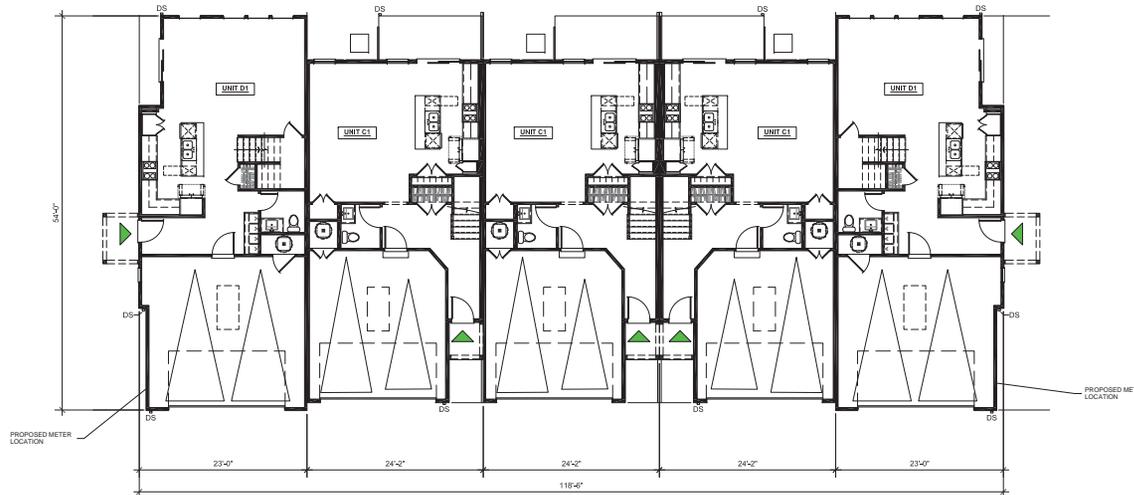
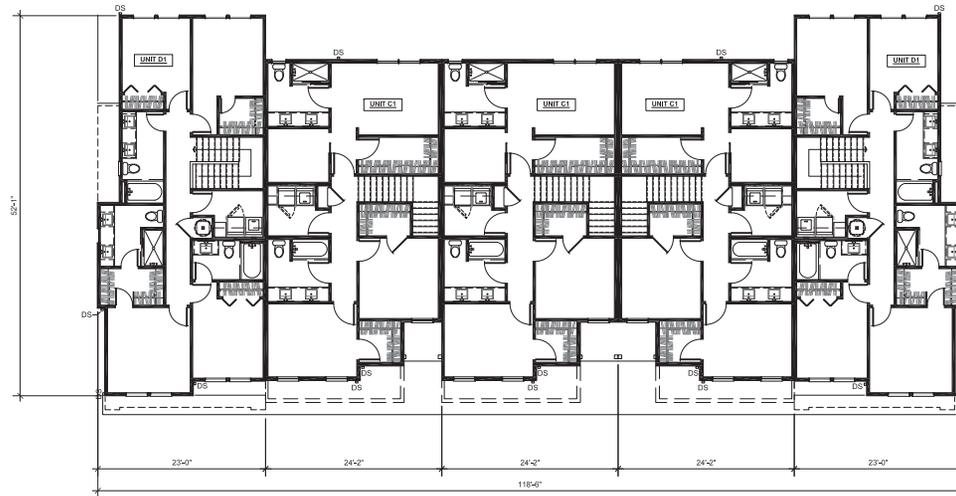


FLOOR PLAN - UNIT TYPE "C1"

3/16" = 1'-0" | 3BR + 2.5BA
 2-STORY | SLAB-ON-GRADE
 FIRST FLOOR GSF FINISHED AREA = 670 SQ. FT.
 2nd FLOOR GSF FINISHED AREA = 951 SQ. FT.
 TOTAL GSF FINISHED AREA = 1,632 SQ. FT.
 GARAGE AREA = 415 SQ. FT.



* BUILDING SHALL BE EQUIPPED WITH A 13D SPRINKLER SYSTEM

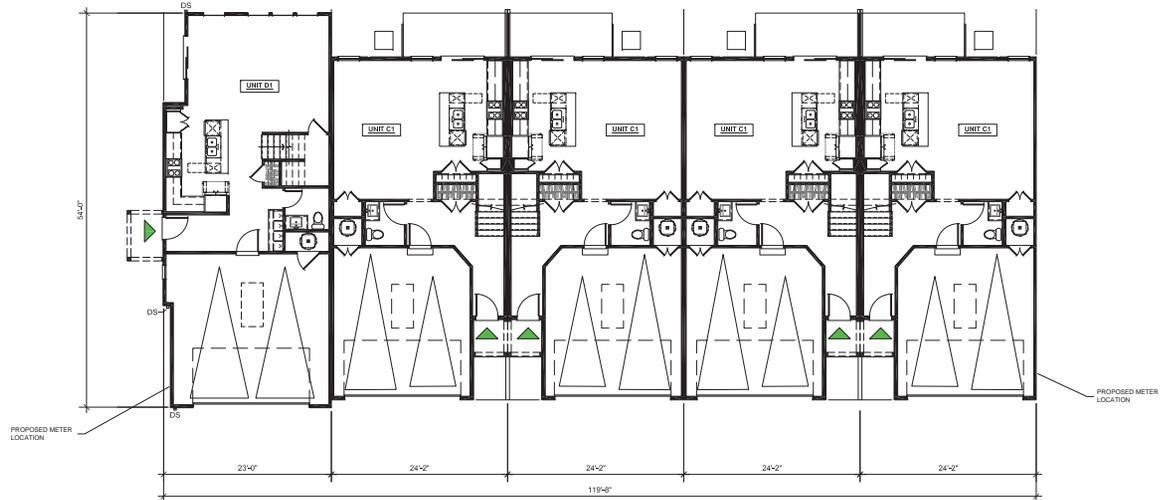
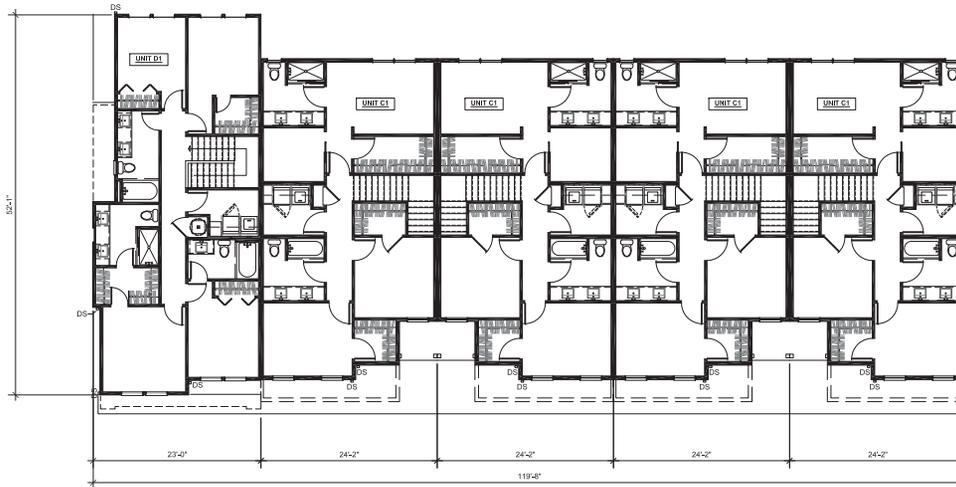


* BUILDING SHALL BE EQUIPPED WITH A 13D SPRINKLER SYSTEM

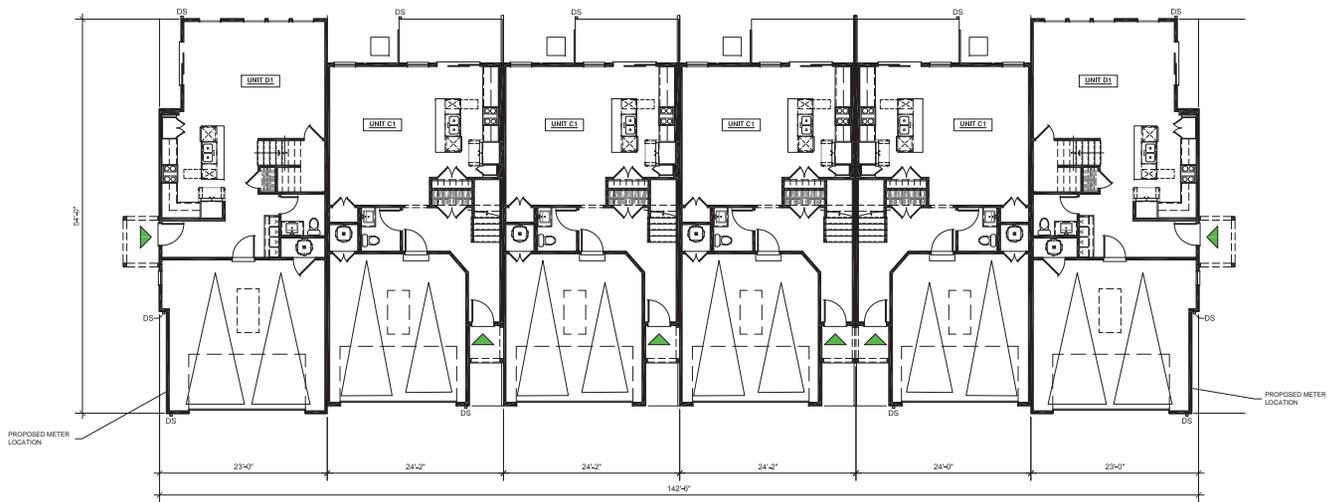
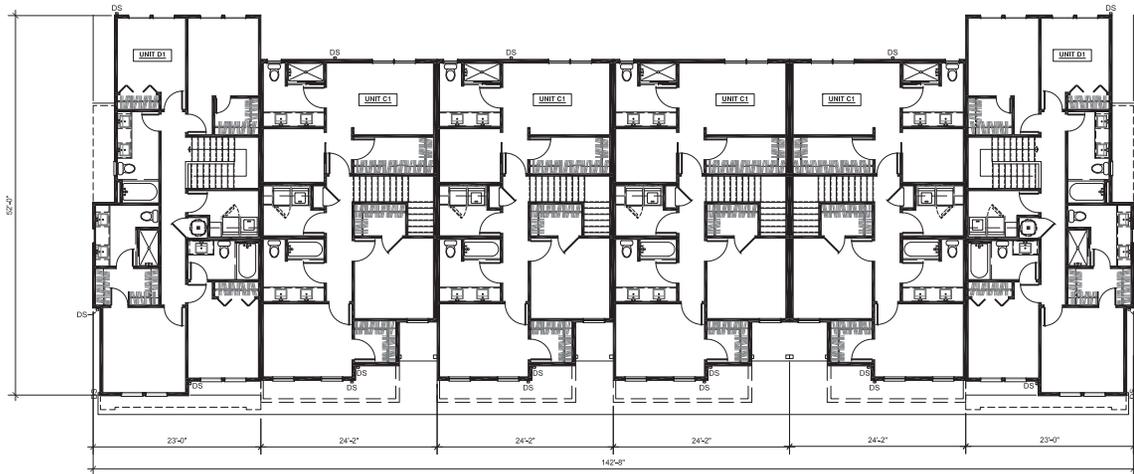


5-UNIT TOWNHOME PLAN

29 SC - HEDGE LANE MIXED RESIDENTIAL | LENEXA, KANSAS



* BUILDING SHALL BE EQUIPPED WITH A 13D SPRINKLER SYSTEM





④ REAR ELEVATION
3/16" = 1'-0"



③ LEFT ELEVATION
3/16" = 1'-0"



② RIGHT ELEVATION
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"



④ REAR ELEVATION
3/16" = 1'-0"



③ LEFT ELEVATION
3/16" = 1'-0"



② RIGHT ELEVATION
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"



BUILDING 2 - EXTERIOR ELEVATIONS

HEDGE LANE MIXED RESIDENTIAL | DUNRAVEN ST & HWY K-7, LENEXA, KANSAS



④ REAR ELEVATION
3/16" = 1'-0"



③ LEFT ELEVATION
3/16" = 1'-0"



② RIGHT ELEVATION
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"



BUILDING 3 - EXTERIOR ELEVATIONS
HEDGE LANE MIXED RESIDENTIAL | DUNRAVEN ST & HWY K-7, LENEXA, KANSAS



④ REAR ELEVATION
3/16" = 1'-0"



③ LEFT ELEVATION
3/16" = 1'-0"



② RIGHT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
	BOARD AND BATT SIDING COLOR: CHARCOAL
	BOARD AND BATT SIDING COLOR: WHITE
	LAP SIDING COLOR: WHITE
	THIN STONE VENEER

NOTES:
ROOF MATERIAL SHALL BE COMPOSITE SHINGLES
ALL TRIM SHALL BE COMPOSITE MATERIAL
COLOR: WHITE



① FRONT ELEVATION
3/16" = 1'-0"



BUILDING 4 - EXTERIOR ELEVATIONS

HEDGE LANE RESIDENTIAL | LENEXA, KANSAS



4 REAR ELEVATION
3/16" = 1'-0"



3 LEFT ELEVATION
3/16" = 1'-0"



2 RIGHT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
	BOARD AND BATT SIDING COLOR: CHARCOAL
	BOARD AND BATT SIDING COLOR: WHITE
	LAP SIDING COLOR: WHITE
	THIN STONE VENEER

NOTES:
ROOF MATERIAL SHALL BE COMPOSITE SHINGLES
ALL TRIM SHALL BE COMPOSITE MATERIAL
COLOR: WHITE



1 BLDG 5 - FRONT ELEV COLOR
3/16" = 1'-0"



BUILDING 5 - EXTERIOR ELEVATIONS

HEDGE LANE RESIDENTIAL | LENEXA, KANSAS



4 REAR ELEVATION
3/16" = 1'-0"



3 LEFT ELEVATION
3/16" = 1'-0"



2 RIGHT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
	BOARD AND BATT SIDING COLOR: CHARCOAL
	BOARD AND BATT SIDING COLOR: WHITE
	LAP SIDING COLOR: WHITE
	THIN STONE VENEER

NOTES:
ROOF MATERIAL SHALL BE COMPOSITE SHINGLES
ALL TRIM SHALL BE COMPOSITE MATERIAL
COLOR: WHITE



1 FRONT ELEVATION
3/16" = 1'-0"



BUILDING 6 - EXTERIOR ELEVATIONS

HEDGE LANE RESIDENTIAL | LENEXA, KANSAS



MATERIAL LEGEND	
	BOARD AND BATT SIDING COLOR: CHARCOAL
	BOARD AND BATT SIDING COLOR: WHITE
	LAP SIDING COLOR: WHITE
	THIN STONE VENEER

NOTES:
 ROOF MATERIAL SHALL BE COMPOSITE SHINGLES
 ALL TRIM SHALL BE COMPOSITE MATERIAL
 COLOR: WHITE



BUILDING 7 - EXTERIOR ELEVATIONS

HEDGE LANE RESIDENTIAL | LENEXA, KANSAS



④ REAR ELEVATION
3/16" = 1'-0"



③ LEFT ELEVATION
3/16" = 1'-0"



② RIGHT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
	BOARD AND BATT SIDING COLOR: CHARCOAL
	BOARD AND BATT SIDING COLOR: WHITE
	LAP SIDING COLOR: WHITE
	THIN STONE VENEER

NOTES:
ROOF MATERIAL SHALL BE COMPOSITE SHINGLES
ALL TRIM SHALL BE COMPOSITE MATERIAL
COLOR: WHITE



① FRONT ELEVATION
3/16" = 1'-0"



BUILDING 8 - EXTERIOR ELEVATIONS

HEDGE LANE RESIDENTIAL | LENEXA, KANSAS



④ REAR ELEVATION
3/16" = 1'-0"



③ LEFT ELEVATION
3/16" = 1'-0"



② RIGHT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
	BOARD AND BATT SIDING COLOR: CHARCOAL
	BOARD AND BATT SIDING COLOR: WHITE
	LAP SIDING COLOR: WHITE
	THIN STONE VENEER

NOTES:
ROOF MATERIAL SHALL BE COMPOSITE SHINGLES
ALL TRIM SHALL BE COMPOSITE MATERIAL
COLOR: WHITE



① FRONT ELEVATION
3/16" = 1'-0"



④ REAR ELEVATION
3/16" = 1'-0"



③ LEFT ELEVATION
3/16" = 1'-0"



② RIGHT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
	BOARD AND BATT SIDING COLOR: CHARCOAL
	BOARD AND BATT SIDING COLOR: WHITE
	LAP SIDING COLOR: WHITE
	THIN STONE VENEER

NOTES:
ROOF MATERIAL SHALL BE COMPOSITE SHINGLES
ALL TRIM SHALL BE COMPOSITE MATERIAL
COLOR: WHITE



① FRONT ELEVATION
3/16" = 1'-0"



BUILDING 10 - EXTERIOR ELEVATIONS

HEDGE LANE RESIDENTIAL | LENEXA, KANSAS



④ REAR ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
	BOARD AND BATT SIDING COLOR: CHARCOAL
	BOARD AND BATT SIDING COLOR: WHITE
	LAP SIDING COLOR: WHITE
	THIN STONE VENEER

NOTES:
ROOF MATERIAL SHALL BE COMPOSITE SHINGLES
ALL TRIM SHALL BE COMPOSITE MATERIAL
COLOR: WHITE



③ LEFT ELEVATION
3/16" = 1'-0"



② RIGHT ELEVATION
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"





④ REAR ELEVATION
3/16" = 1'-0"



③ LEFT ELEVATION
3/16" = 1'-0"



② RIGHT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
	BOARD AND BATT SIDING COLOR: CHARCOAL
	BOARD AND BATT SIDING COLOR: WHITE
	LAP SIDING COLOR: WHITE
	THIN STONE VENEER

NOTES:
ROOF MATERIAL SHALL BE COMPOSITE SHINGLES
ALL TRIM SHALL BE COMPOSITE MATERIAL
COLOR: WHITE



① FRONT ELEVATION
3/16" = 1'-0"



④ REAR ELEVATION
3/16" = 1'-0"



③ LEFT ELEVATION
3/16" = 1'-0"



② RIGHT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
	BOARD AND BATT SIDING COLOR: CHARCOAL
	BOARD AND BATT SIDING COLOR: WHITE
	LAP SIDING COLOR: WHITE
	THIN STONE VENEER

NOTES:
ROOF MATERIAL SHALL BE COMPOSITE SHINGLES
ALL TRIM SHALL BE COMPOSITE MATERIAL
COLOR: WHITE



① FRONT ELEVATION
3/16" = 1'-0"



FIBER CEMENT BOARD AND BATTEN SIDING - ARCTIC WHITE



FIBER CEMENT BOARD AND BATTEN SIDING - MIDNIGHT BLACK



FIBER CEMENT BOARD AND BATTEN SIDING - TIMBER BARK



FIBER CEMENT LAP SIDING - ARCTIC WHITE



THIN STONE - BARNEGAT BLEND



THIN STONE - DUBLIN



THIN STONE - BERKSHIRE



COMPOSITE SHINGLES - BLACK WALNUT



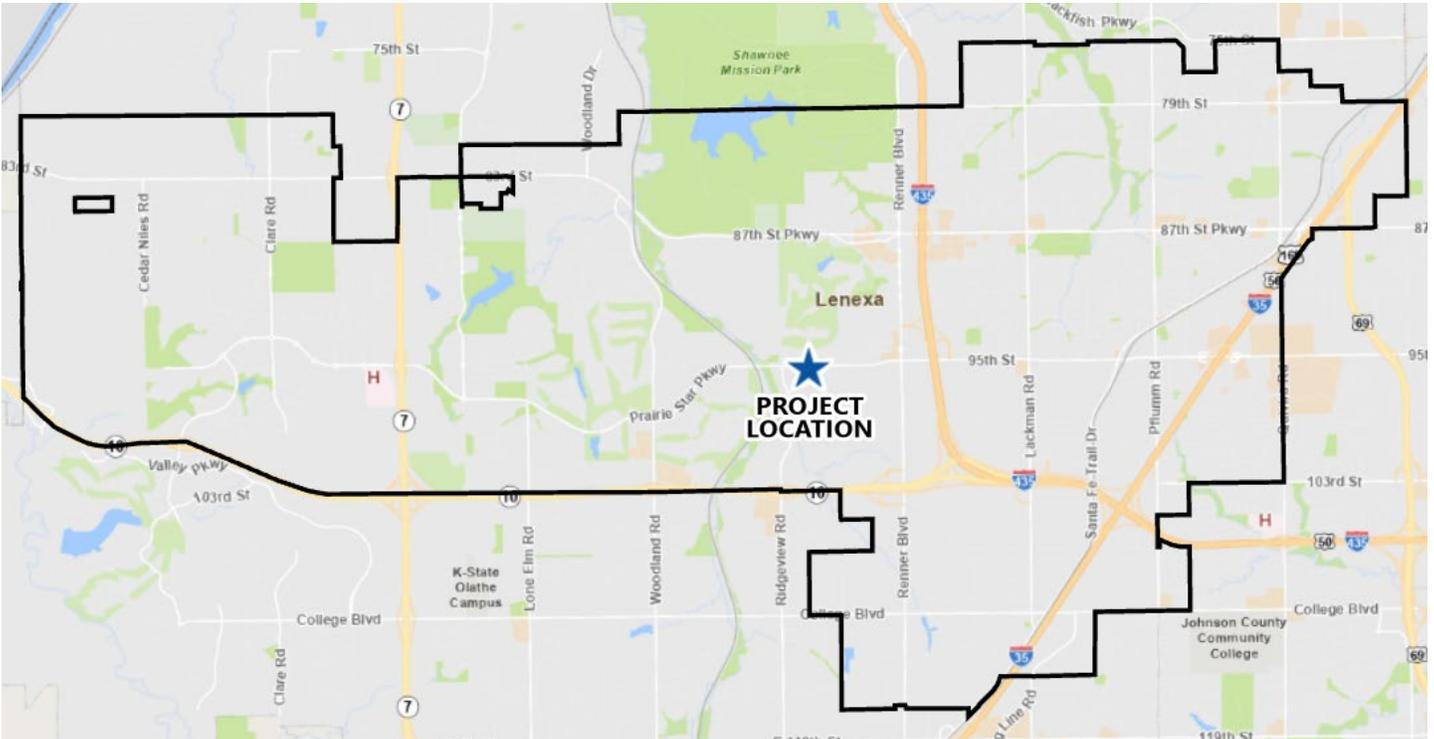
STANDING SEAM METAL ROOFING - CHARCOAL



STANDING SEAM METAL ROOFING - BRONZE

LUXE RESIDENCES 5TH PLAT

Project #:	PT26-10F	Location:	17806 W. 96 th St
Applicant:	C. Todd Allenbrand, RIC	Project Type:	Final Plat
Staff Planner:	James Molloy	Proposed Use:	Duplex



PROJECT SUMMARY

The applicant requests approval of a final plat for a duplex within the Luxe Residences at Vista Village development, which is located at the corner of West 96th Street and Red Oak Drive. This replat of Vista Village, 2nd Plat (PT23-01FR) will split the subject duplex lot into two lots, with each unit being contained within its own lot, rather than a shared lot as currently shown. This will not change the development pattern as this unit is currently under construction. The proposed plat aligns with the intent of the duplex use and approved final plat. This project does not require a public hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The site is generally located at the corner of West 96th Street and Red Oak Drive and is zoned PUD, Planned Unit Development (RZ15-06). This zoning category allows for multiple uses developed as a unified development. The overall Vista Village development includes duplexes, commercial buildings, and an apartment component. The most recent version of the Vista Village development (PT23-01FR) replaces the proposed townhomes with duplexes in this portion of the overall development.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
RZ15-06	Rezoning	Prairie Ridge	August 18, 2015
PL15-08P	Preliminary Plan		
PL19-01PR	Revised Preliminary Plan	Jayhawk Ridge	September 17, 2019
PL21-05PR	Revised Preliminary Plan	Vista Village	January 18, 2022
PL22-04F	Final Plan	The Villas at Vista Village	April 19, 2022
PT22-09F	Final Plat	Vista Village	April 19, 2022
PT23-01FR	Revised Final Plat	Vista Village, 2 nd Plat	March 6, 2023
PT25-13F, PT25-14F, PT25-15F, PT25-16F	Final Plat	Luxe Residences 1 st – 4 th Plats	October 6, 2025

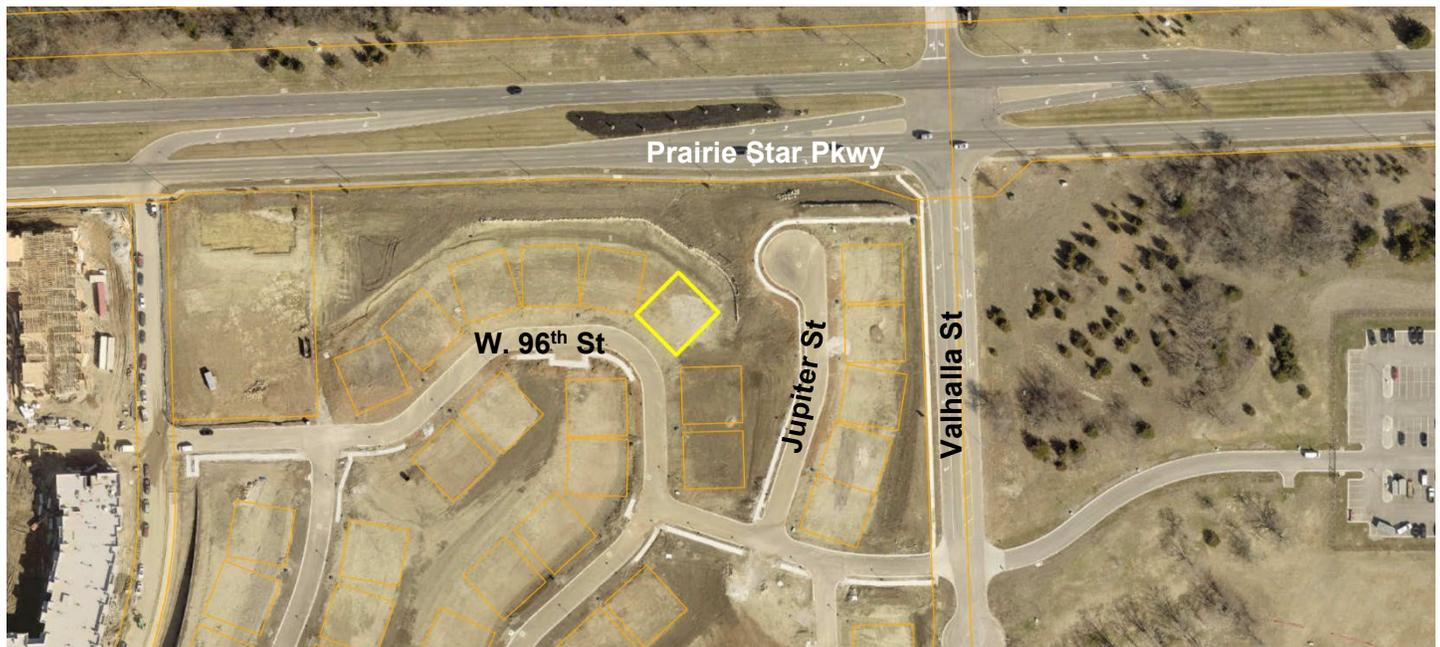


Exhibit 1: Aerial Image of Subject Site

LAND AREA (AC) 0.12	BUILDING AREA (SF) 5,675	CURRENT ZONING PUD	COMP. PLAN Mixed-Use
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LAND USE REVIEW

The proposed land use is duplex residential development. The proposed use is consistent with approved plans, zoning, and the Comprehensive Plan’s Future Land Use Map.

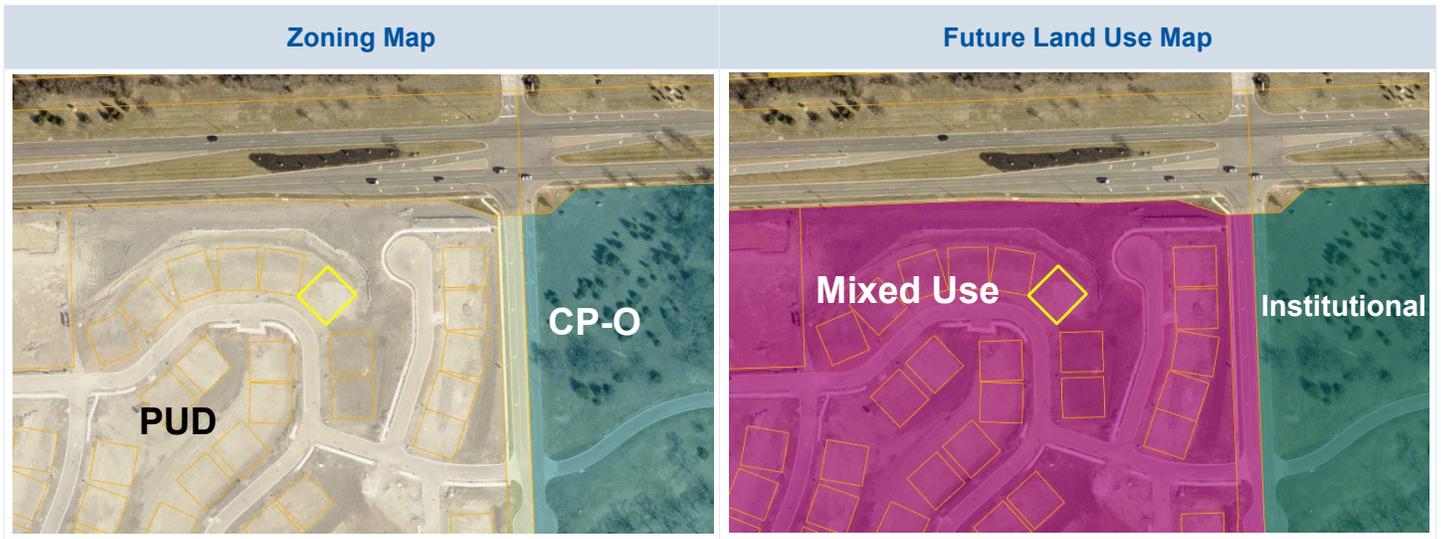


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Mixed-Use	PUD, Planned Unit Development District	Duplex
North	Suburban Residential	RP-3, Residential Planned (Medium High-Density) District	Multifamily Residential
South	Mixed-Use	PUD, Planned Unit Developed District	Duplex
East	Mixed-Use	PUD, Planned Unit Developed District	Duplex
West	Mixed-Use	PUD, Planned Unit Developed District	Duplex

FINAL PLAT REVIEW

The applicant requests approval of a final plat for Luxe Residences 5th Plat. This will replat Lot 40 within Vista Village, 2nd Plat, to create individual lots for the duplex.

The original Vista Village plat encompassed approximately 50 acres. The easterly portion of the subdivision was originally planned for townhomes but later revised to duplexes. The subject lot is currently under construction with a duplex. The proposed plat divides the lot along the common wall of the duplex, resulting in two separate lots identified as “A” and “B.” This allows each unit to be located on its own platted lot.

Because the lot is not contiguous with other duplex lots, Johnson County requires it to be platted separately rather than as a single replat, with other lots that are expected to be split. No changes are proposed to rights-of-way or easements. All existing easements will remain as previously platted.

The proposed plat is consistent with the approved Vista Village subdivision layout and does not alter lot dimensions, street configurations, or development density.

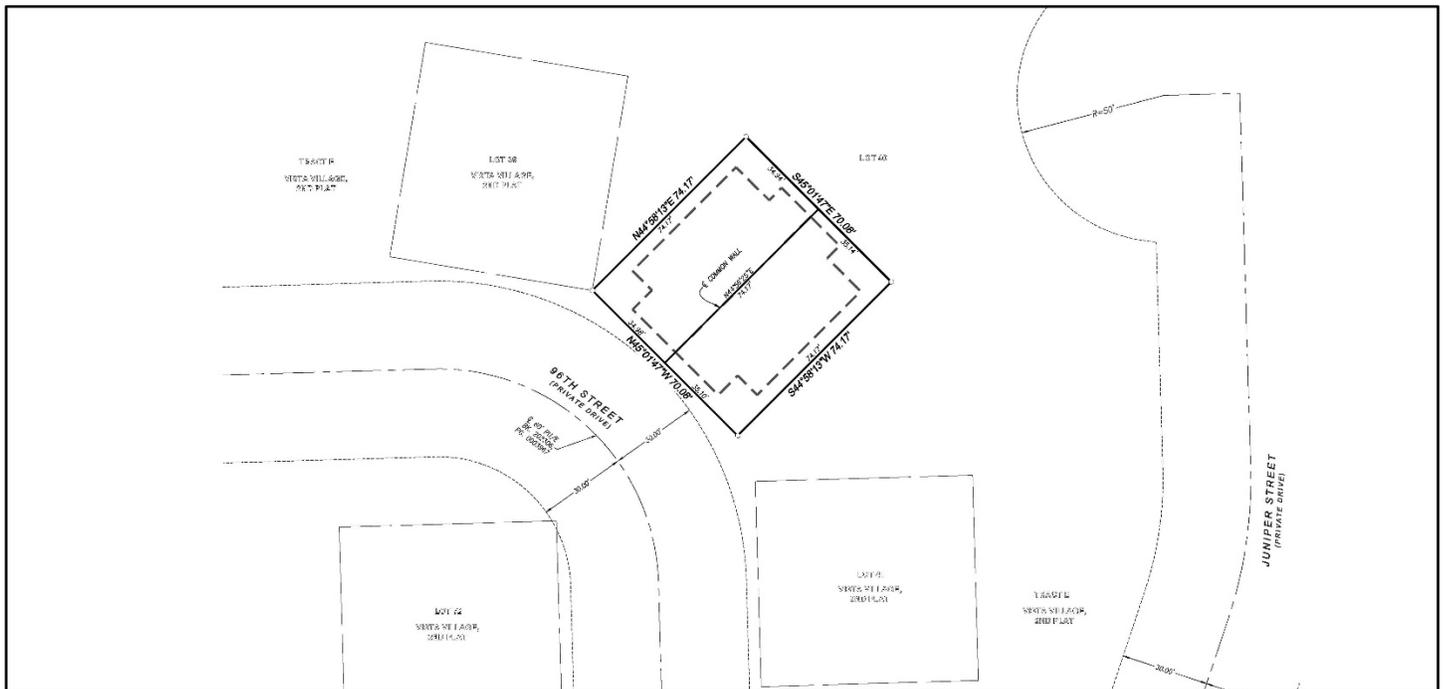


Exhibit 2: Luxe Residences, 5th Plat

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 final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.

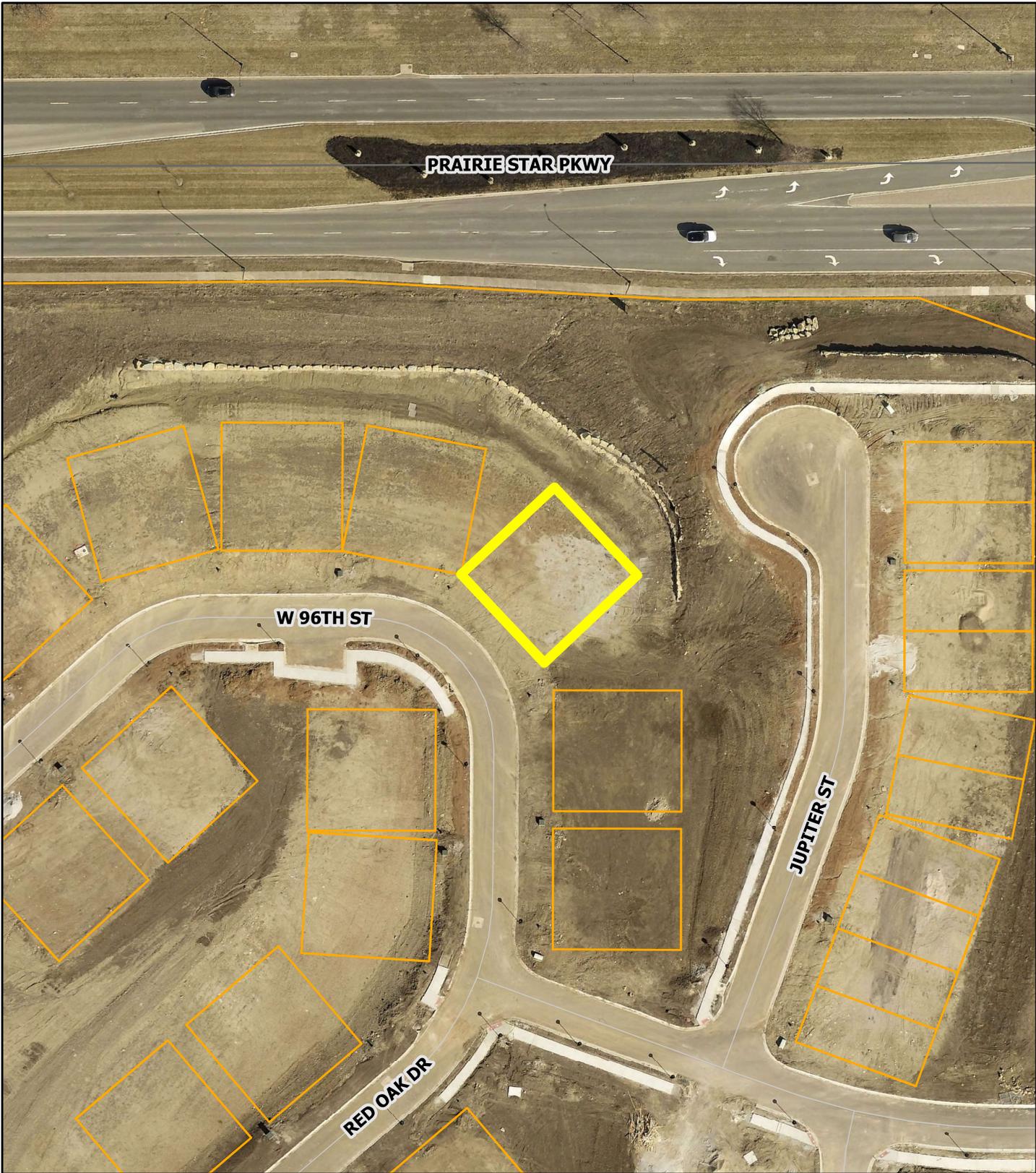
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Final Plat for Luxe Residences 5th Plat.**

- The project is consistent with Lenexa’s goals through *Responsible Economic Development* to create *Vibrant Neighborhoods*.

FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT26-10F– **Luxe Residences 5th Plat** at 17806 West 96th Street, for a duplex development.



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

Luxe Residences 5th Plat



0 40 80 160
Feet



FINAL PLAT

LUXE RESIDENCES, 5TH PLAT

A REPLAT OF ALL OF LOT 40, VISTA VILLAGE, 2ND PLAT
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



DESCRIPTION
A Replat of All of Lot 40, VISTA VILLAGE, 2ND PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas, lying above the Fairley Ledge of Limestone, where said ledge exists, prepared by Wayne E. Mahroof, Kansas PS-1239 on January 7, 2026, containing 5,198 square feet, or 0.119 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:

"LUXE RESIDENCES, 5TH PLAT"

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

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

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

LUXE, LLC

Michael A. Christie, Manager

STATE OF KANSAS
COUNTY OF JOHNSON

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

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

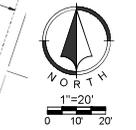
My Appointment Expires: _____
Notary Public

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

Chris Poss, Chairman

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

Wayne E. Mahroof, Kansas PS-1239
RE: NS CLS-234
wmahroof@cc-consult.com



- LEGEND:**
- SET 1/2" X 3/4" REBAR WITH RE NOCL201100572 KSLC234 CAP
 - PLU, PRIVATE UTILITY EASEMENT
 - DENOTES EXISTING AS-BUILT BUILDING FOOTPRINTS



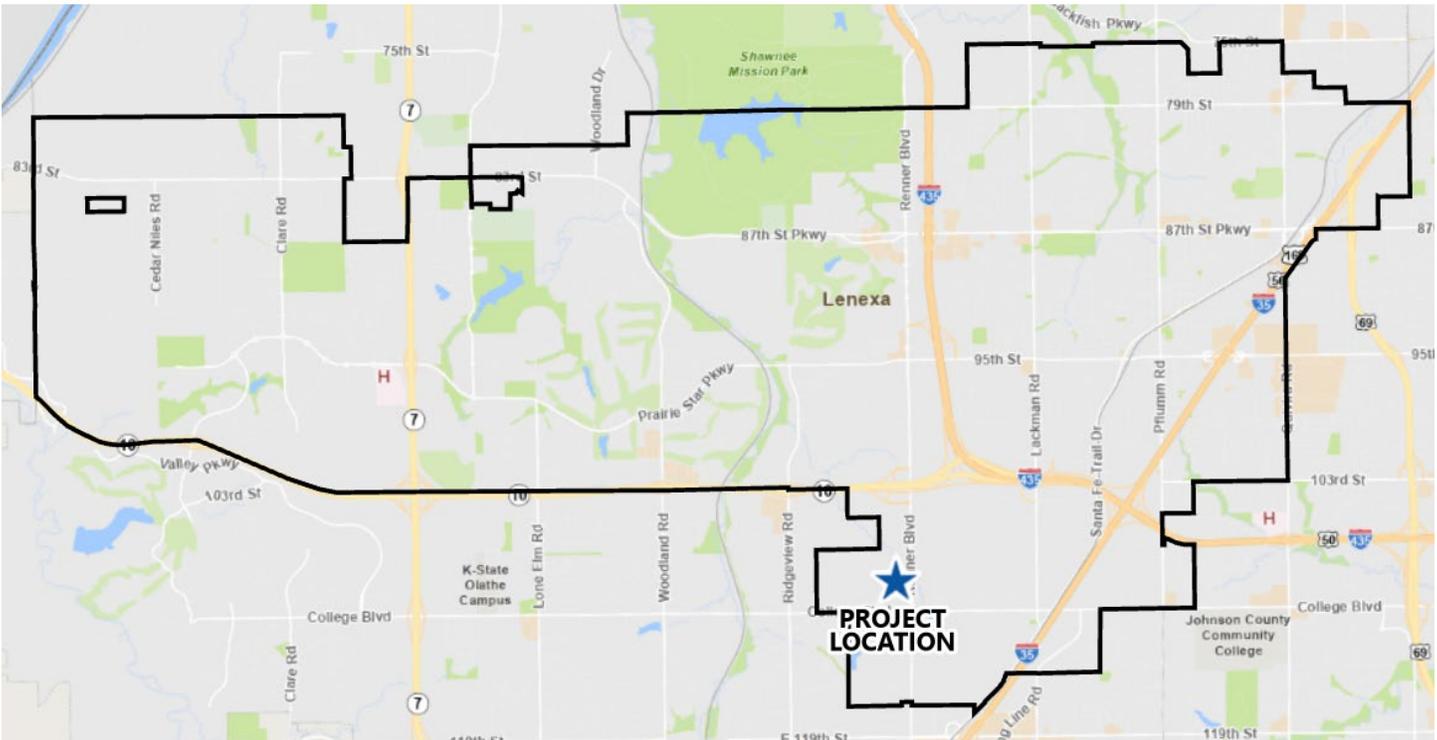
LOCATION MAP
SECTION 06-13-24
Scale 1" = 200'

NOTES
Basis of Bearings: South 45°01'47" East, along the Northeastly Line of Lot 40, VISTA VILLAGE, 2ND PLAT.
All bearings and distances shown on this plat are plotted and measured unless otherwise noted.
All interior lot lines labeled common wall on this plat are coincident with a common building wall.
This plat is subject to a Restrictive Covenant Agreement recorded in the Office of the Register of Deeds, Book 202291, Page 000606.
288.50' (plat boundary distance) / 0.00007' (closing distance) = Unadjusted Error of Closure: 1 part in 288,500,000.00.
Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 2009100460, revised August 3, 2009, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

LUXE RESIDENCES, 5TH PLAT	
Prepared For: West Star Development Camille Christie 10550 S. Warwick Street Clathe, Kansas 66061 (913) 498-8000	Renaissance Infrastructure Consulting
Date of Preparation: January, 2026	102 Adobe Avenue Kansas City, Kansas 66103 913.317.9500 www.riconsult.com
Certificates of Authorization: Missouri CLS-2011003972; Kansas CLS-234	

LENEXA LOGISTICS CENTRE NORTH LOT 9

Project #:	PL25-20F	Location:	West of Renner Boulevard at approximately 108 th Street
Applicant:	Curtis Holland, Polsinelli	Project Type:	Final Plan
Staff Planner:	Jessica Lemanski	Proposed Use:	Wholesale/Warehousing, Office



PROJECT SUMMARY

The applicant requests approval of a deviation from the special setback requirement from Renner Boulevard for the parking area at the front of the site, and a deferred parking plan associated with an administratively reviewed final plan for one 129,370 SF building and associated parking on a property located west of Renner Boulevard near 108th Street for industrial development. The proposed final plan will add Building 9 within the 148-acre Lenexa Logistics Centre North development. Because the future tenant has a low traffic generating business, the applicant is proposing to defer 18 parking spaces to avoid an excess of parking on-site. The final plan is consistent with the preliminary plan, which was approved by the Governing Body on October 15, 2019. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The subject property lies generally northwest of the intersection of Renner Boulevard and College Boulevard near approximately 108th and Renner Boulevard. This site was annexed into the City of Lenexa in 1989, at which time it was zoned and utilized as agricultural land. It was subsequently rezoned to BP-2 in 2018 as part of the larger Lenexa Logistics Centre North rezoning (RZ18-13), which included a total of 148 acres in the adjacent vicinity, with original plans to build eight warehouse buildings. Separate plat and plan approvals were completed for lots within the development since the 2019 rezoning was approved. The final plat for Lot 9 was approved at the November 3, 2025, Planning Commission meeting.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
RZ18-13	Rezoning	Lenexa Logistics Centre North	September 30, 2019
PL19-13P	Preliminary Plan/Plat	Lenexa Logistics Centre North	September 30, 2019
PT25-21F	Final Plat	Lenexa Logistics Centre North 7 th Plat	November 3, 2025

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
8.8 (Lot 9) 10.079 (on plat)	129,270	BP-2	Business Park



Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The proposed use of the property is wholesale/warehousing and is to be occupied by one tenant, E3 XPS Xperiential Spaces, who currently has a facility located at 9511 Legler Road in Lenexa. The subject property is currently zoned BP-2, and the Future Land Use classification is Business Park. Wholesale/warehousing, general and office are allowable uses within the BP-2 Zoning District. The proposed uses are consistent with the current zoning and the City’s Comprehensive Plan.

Almost all surrounding uses are office or wholesale/warehousing. Other uses in the area include mining and undeveloped/agricultural land to the north.



TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Business Park	BP-2, Planned Manufacturing District	Undeveloped Land
North	Business Park	BP-2, Planned Manufacturing and AG, Agricultural Districts	Undeveloped Land/Mining
South	Business Park	BP-2, Planned Manufacturing District	Undeveloped Land
East	Business Park	BP-2, Planned Manufacturing and BP-1, Planned Business Park Districts	Warehousing and Offices
West	Business Park	BP-2, Planned Manufacturing District	Industrial/Warehouse

FINAL PLAN REVIEW

The final plan proposes a 129,370 SF building and associated parking areas, a vehicle circulation drive, loading docks, and two entrances from Renner Boulevard on Lot 9 in the Lenexa Logistics Centre North - Phase 2 development. The building is designed to have the most width at the northern end of the site and gradually slims down towards the south to comply with the required stream corridor setback to the west. Loading areas are located on the west side of the building and will be screened from neighboring properties and Renner Boulevard by the building itself. The majority of visitor and employee parking spaces will be located at the front side of the building along Renner Boulevard, with additional spaces on the south and west sides to provide the minimum required spaces. 18 spaces are requested to be deferred to the future if needed. A looped drive aisle circles the building to allow the movement of vehicles throughout the site. Landscaping is proposed to be installed along the frontage of Renner Boulevard, as well as along the southern parking area and northern drive aisle.

Access to the site will be taken from Renner Boulevard at two points, with the southern driveway intended to accommodate a future access point to the property to the west should it ever be developed. Recorded utility easements exist at various locations within the property.

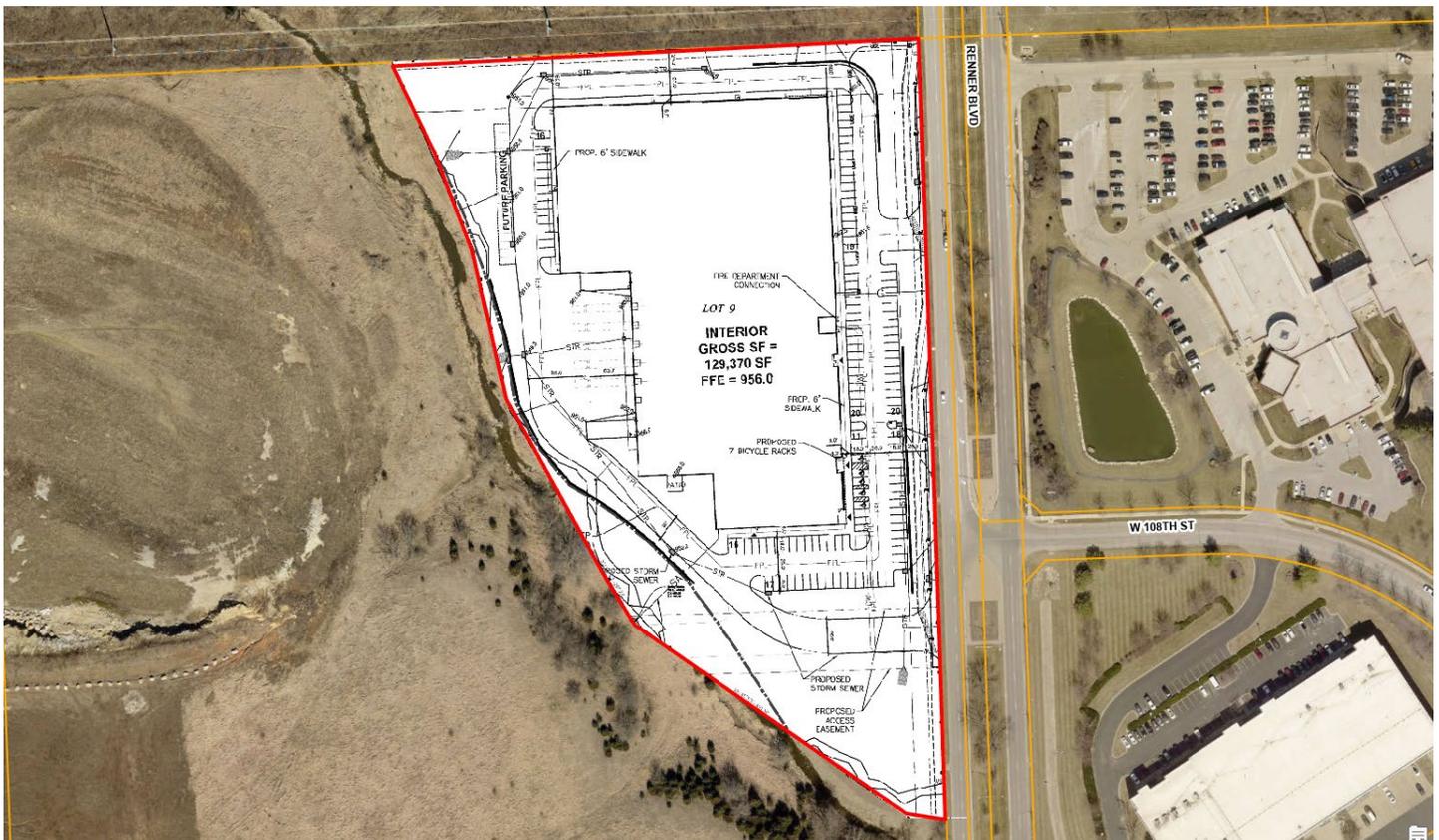


Exhibit 2: Image of the Final Plan

DIMENSIONAL STANDARDS

The development is generally in compliance with the dimensional requirements for the BP-2 Zoning District, with the exception of the special setback established for Renner Boulevard within UDC Section 4-1-B-26-C-1. This special property development standard requires building lines and parking areas to be at least 70’ from the nearest right-of-way of Renner Boulevard. The applicant is requesting a deviation from this special setback to place the parking area 20.6’ - 52.2’ from Renner Boulevard’s right-of-way due to the flood plain and its associated stream setback on the west side of the property.

All other parking areas and are located at least 18.4’ from the property line, which is in conformance with the standard required setback for parking areas in UDC Section 4-1-D-O-4-g. Table 3 shows the required and proposed setbacks for both Phase 1 and 2.

TABLE 3: SETBACK ANALYSIS			
Setbacks	Required Minimum Setback	Proposed Setback	Difference
Parking Lots and Drives	10’ from property line	18.3’ – 90’ from property lines	+8.3 – 80’ from property line
	70’ from Renner Boulevard	26.3’ – 48.3’ from Renner Boulevard right-of-way	- 21.7’ - 43.7’ from Renner Boulevard right-of-way
North	30’	60’	+30’
South	30’	180.5’ – 296’	+150.5’ – 266’
East	70’ (From Renner Boulevard)	98.3’ – 105’	+28.3’ – 35’
West	30’	98.5’ – 166.7’	+68.5 – 136.7

PUBLIC IMPROVEMENTS

There will be a modification to the access on Renner Boulevard to allow two southbound right turn lanes to access the property entrances, as well as the addition of a northbound left turn lane. Sidewalks are also required to be installed along Renner Boulevard, and a sidewalk easement was provided with the final plat of the property. No other public improvement modifications or additions are planned for the site.

ACCESS, TRAFFIC, AND PARKING

The proposed site will be accessed from Renner Boulevard via two driveways. The northern driveway will provide direct access to the front parking area and main entrance to the building for employees and visitors. The southern driveway is intended to allow for trucks entering and leaving the rear loading area to bypass the front vehicle parking area and proceed directly to Renner Boulevard or the loading area. Turn lanes will be added on Renner Boulevard for both entrances, as well as a north bound turn lane at the existing median cut (108th Street).

The project is not expected to generate traffic impacts beyond those envisioned in the original Lenexa Logistics North business park concept. Given the limited anticipated traffic generation, a traffic study is not required for the proposed development.

The applicant proposes 155 parking spaces, with 137 spaces to be constructed initially and 18 spaces deferred for future construction as needed. The deferred parking areas are located along the rear of the site farthest away

from Renner Boulevard. Based on the planned use of the building as warehousing/wholesale and office, 155 spaces are required.

The sole future tenant, E3 XPS Xperiential Spaces, has indicated that there will be 45 employees working at the site, with approximately 2-4 additional hires per year. The tenant has also indicated that only 1-4 customers visit the existing location daily, making their actual utilized parking between 46 and 50 spaces, with a modest annual increase. This is comparable to their current 55,000 SF location in Lenexa at 9511 Legler Road.

Staff supports the request to defer parking for this development given the actual lived experience of the existing tenant space in Lenexa and the desire to limit the impervious area on-site, which abuts a stream corridor to the west. The tenant’s business involves manufacturing and delivering visual aid exhibits for conventions and trade shows, as well as designing and producing signage, displays, and other marketing materials, and it does not typically generate substantial on-site visitor traffic. This is consistent with the tenant’s current operations in Lenexa, which demonstrate minimal in-person visits to the facility and limited parking utilized.

TABLE 4: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Provided Parking	Difference from Requirement
Warehouse	1 space per 1,500 SF	73	155 (137 proposed, 18 deferred)	0
Office	1 space per 250 SF	82		

STORMWATER

Stormwater for the site is in compliance with the approved stormwater management plan for the overall Lenexa Logistics North master plan for the business park. In addition, as noted above, stream buffer exists on the site, immediately adjacent to the rear dock / retaining wall area. (This defined the location of the retaining wall, just at the edge of the buffer.)

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

Lighting will be provided along the perimeter of the building to illuminate the parking areas and loading docks. The lighting plan is compliant with UDC Section 4-1-C-3-I.

LANDSCAPING

The majority of the landscaping and trees to be installed on the site are proposed between the front parking lot and Renner Boulevard to provide screening to and from the roadway. Shrubs are to be planted around the east and south perimeter of the building, and river rock is to be installed along the north and northwest perimeters of the building. A 1,038 SF outdoor patio area is planned within a corner of the building on the southwestern side of the building, which will provide views of the stream along this side of the property.

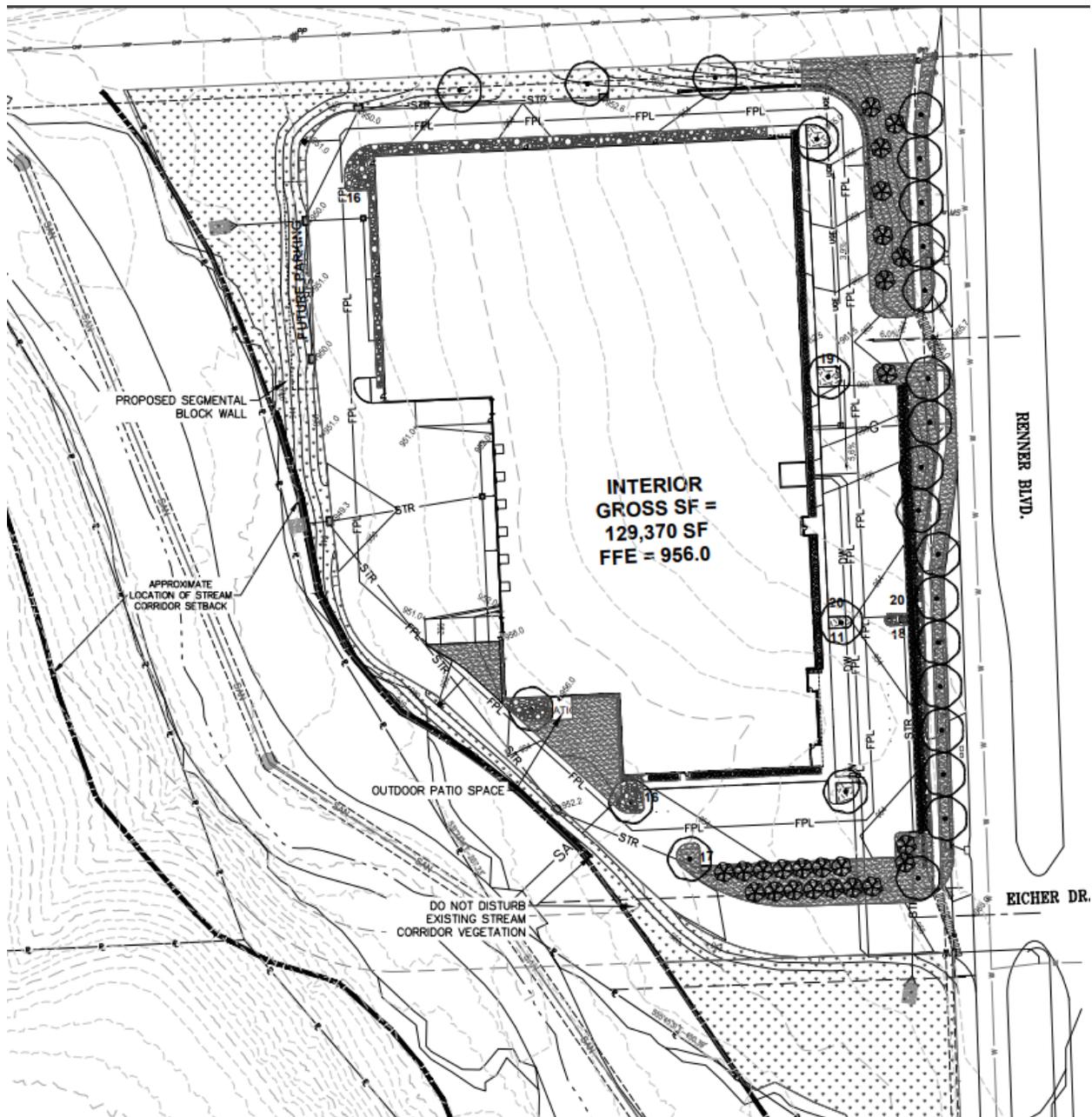


Exhibit 3: Landscape Plan

ARCHITECTURE

The final plan proposes one 129,370 SF building made of concrete tilt walls with wood composite cladding and glazing elements to break up the façade where there are less architectural features. Windows are added along the length of the building facing Renner Boulevard, as well as on the north, west, and south facades. Recessed lighting and glazing details are added along the façade facing Renner Boulevard to create a visually high-quality façade.



Exhibit 4: Rendering of South and East Façade

The main entrance is located at the southernmost point of the east side of the building, with secondary entrances located at the top and middle of the building facing Renner Boulevard. This entrance distinguishes itself by incorporating large windows and wood cladding only in this area to draw visitors and passersby's attention and act as a wayfinding element. The recessed light details and glazing are carried over to the south- and north-eastern corner of the building to maintain consistency.

The rear of the building utilizes the same concrete walls, painted dark at the bottom of the façade and light at the top to add visual interest. There are eight loading docks located at the rear of the building, and windows added above to maintain consistency with the front of the building and add architectural interest. The recessed lighting and glazing details used at the main entrances of the building along the east side are carried over to the south- and northeastern corner of the building to maintain consistency.

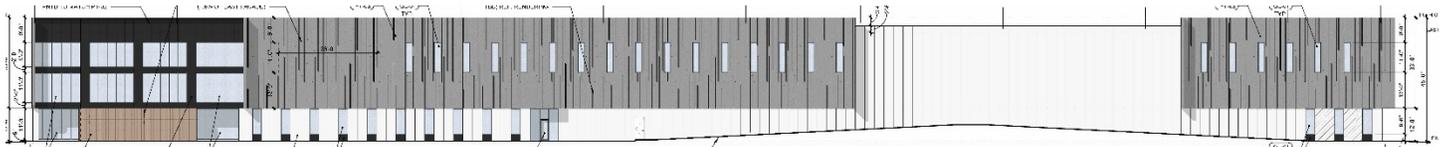


Exhibit 5: East Elevation (facing Renner Boulevard)

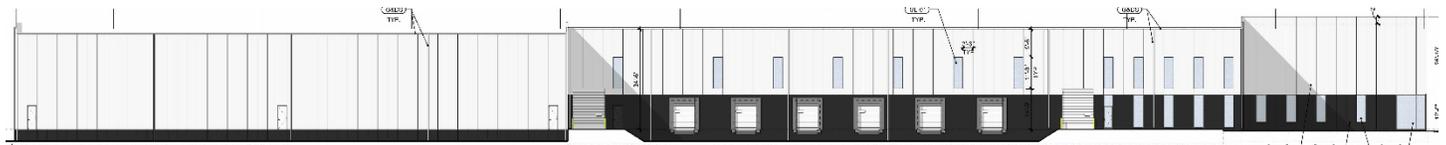


Exhibit 6: West Elevation (facing stream corridor)

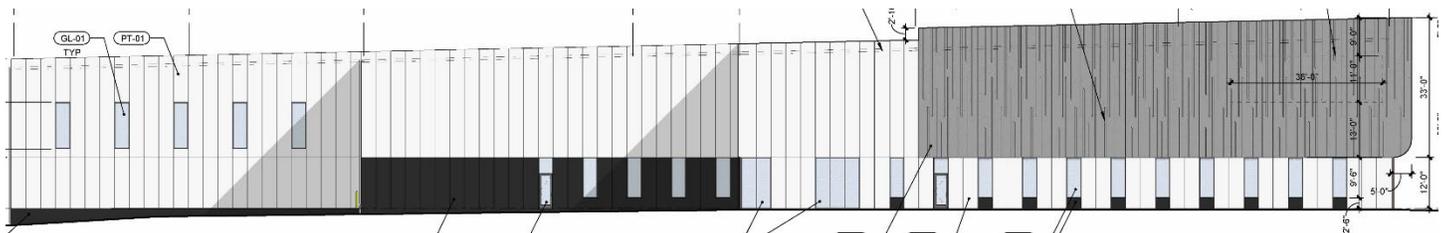


Exhibit 7: South Elevation

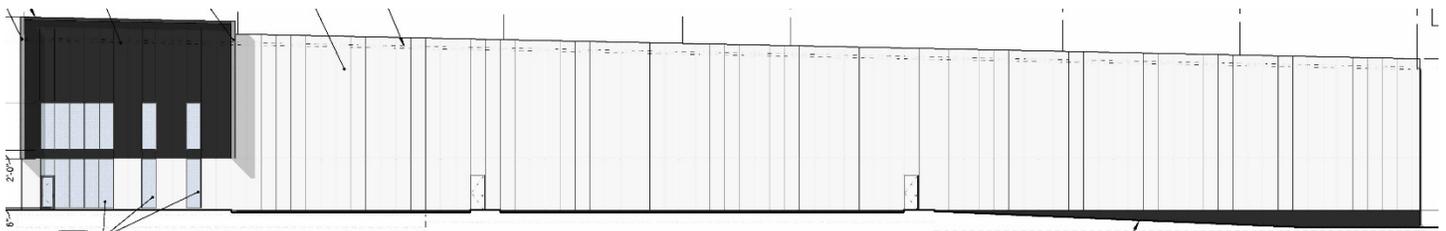


Exhibit 8: North Elevation

DEVIATIONS

The applicant is requesting a deviation to reduce the special setback established for Renner Boulevard within UDC Section 4-1-B-26-C-1 from 70' to a lesser setback ranging from 26.3' – 48.3'. This special property development standard requires both building lines and parking areas to be at least 70' from the nearest right-of-way of Renner Boulevard. The building line exceeds the required special setback, and the applicant is only requesting a reduced setback for the parking area. This deviation is requested due to the flood plain and its associated stream setback on the west side of the property.

The right-of-way of Renner Boulevard will vary along the frontage of the subject property due to the addition of a right-turn lane to access the southern driveway, resulting in an inconsistent setback for the parking area along the property line. The right-of-way is particularly wide at the northeasterly corner and constricts the property further as one travels south down Renner Boulevard. Concurrently, the flood zone and corresponding 120' required stream setback also constricts the development's setbacks at the southern end of the property, resulting in the need for the building and associated parking areas to be shifted to the east as shown in Exhibit 9.

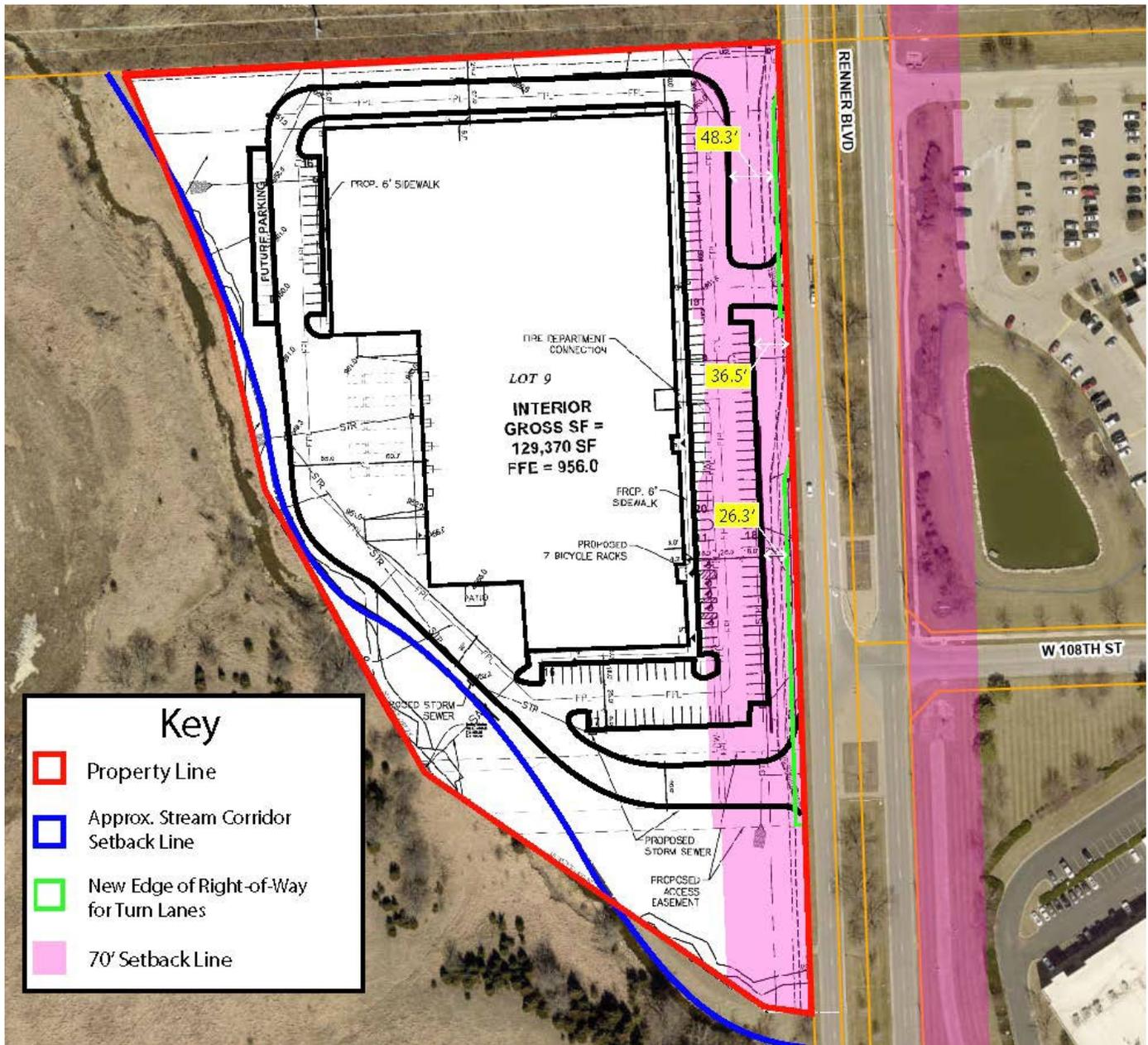


Exhibit 9: Site plan showing site constraints and setbacks

According to UDC Section 4-1-B-27-G-4, the Planning Commission has the authority to approve this type of deviation where there is ample evidence that they will not adversely affect neighboring properties and surrounding areas, and where such deviations do not constitute the granting of a privilege that would not be universally appropriate for other similarly designed and situated developments. Given the right-of-way and stream corridor setbacks significantly restricting the developable area of the property, specifically in the southern portion of the property, staff believes that the granting of this deviation would be appropriate for other properties that are similarly designed and situated.

Additionally, staff does not believe that this deviation will adversely affect neighboring properties. The standard setback for parking areas is 20' from street rights-of-ways and 10' from property lines. These setbacks are exceeded with this design, and the boulevard aesthetic of Renner Boulevard is maintained in staff's opinion.

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 should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Final Plat for Lenexa Logistics Centre North Lot 9**

- The plan contains one industrial building with associated parking, landscaping, and turn-lane improvements on Renner Boulevard.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create a *Thriving Economy*.

FINAL PLAN

Staff recommends **APPROVAL** of the final plan for PL25-20F – **Lenexa Logistics Centre North Lot 9** located west of Renner Boulevard at approximately 108th Street, for an industrial development, with the deferral of 18 parking spaces and the following deviation:

1. A deviation from the 70' special setback requirement from Renner Boulevard for the parking area at the east side of the site to allow a parking setback ranging from 26.3' – 48.3'.



LOT 9
INTERIOR
GROSS SF =
129,370 SF
FFE = 956.0

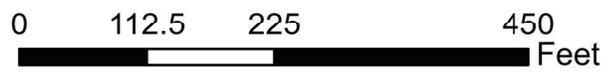
RENNER BLVD

W 108TH ST

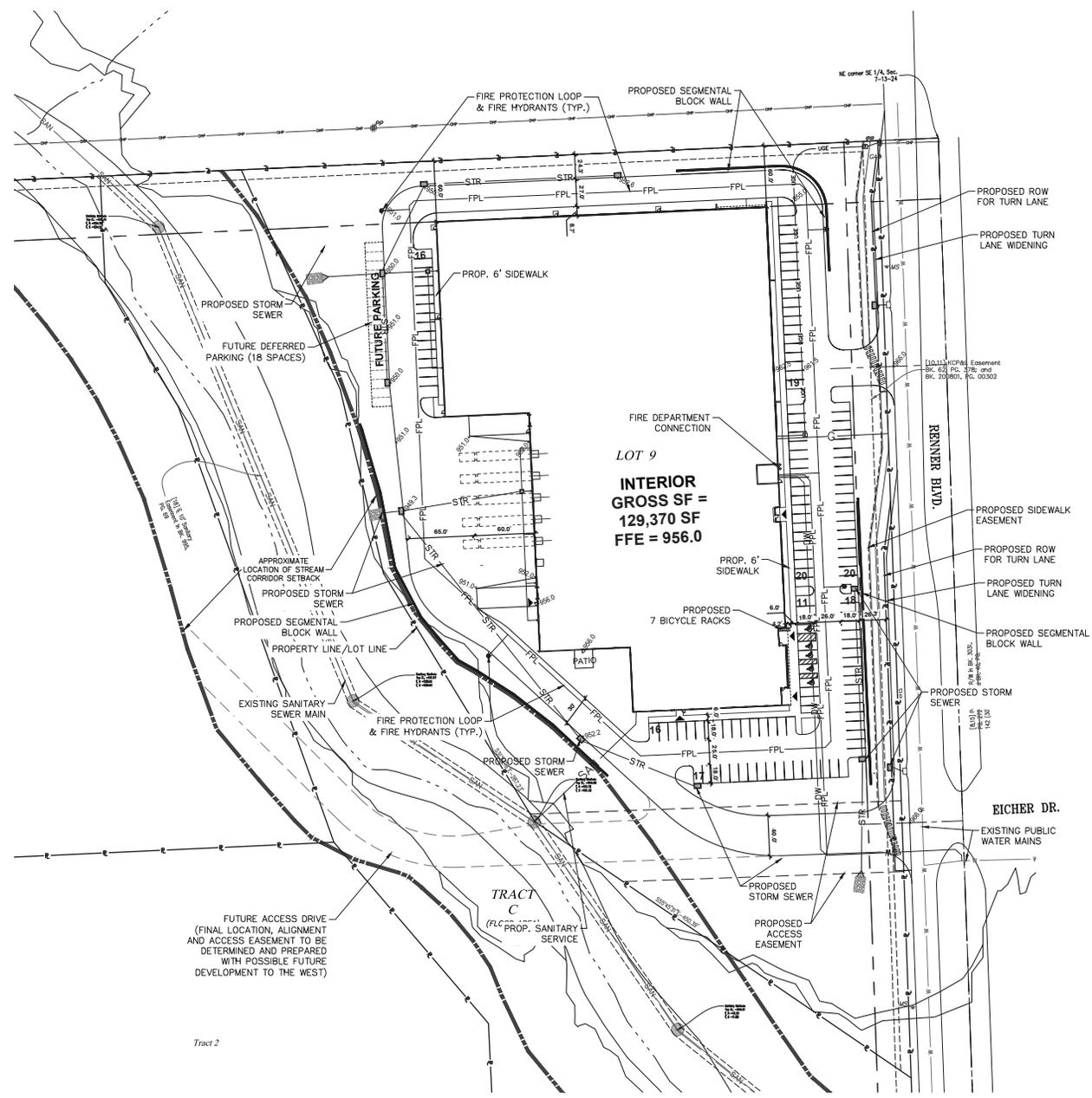
Data Source: City of Lenexa and Johnson County Kansas
 For further information, please call 913-477-7500

Lenexa Logistics Centre North - Lot 9

Final Plan



P:\2025002179-000\G:\DRAWINGS\CIVIL\FINAL SITE DEVELOPMENT PLAN_2025002179-000 LOT 9 FDP.DWG
 LAYOUT: FDP SITE PLAN C-1.00B1: GMITSON DATE: 7/17/2025



Tract 2

LEGAL DESCRIPTION:

All of LOT 9, LENEXA LOGISTICS CENTRE NORTH, SEVENTH FLAT, a Subdivision in the City of Lenexa, Johnson County, Kansas.
 LOT 9 AREA = 8.8± ACRES.

SITE DEVELOPMENT DATA

BLDG. LOT AREA	BLDG. SF	PARKING SPACES PROVIDED	TRAFFIC	STREET LIGHTS	STORMY FOOTING
7	83,400	103 SPACES	OFFICE	10	20 SPACES REQUIRED
8	124,700	165	OFFICE	10	20 SPACES REQUIRED
9	193,000	215	OFFICE	10	20 SPACES REQUIRED
10	113,000	305	OFFICE	10	20 SPACES REQUIRED
11	68,400	205	OFFICE	10	20 SPACES REQUIRED
12	120,000	315	OFFICE	10	20 SPACES REQUIRED
13	73,200	205	OFFICE	10	20 SPACES REQUIRED
14	48,000	225	OFFICE	10	20 SPACES REQUIRED

NET TOTAL PARKING REQUIRED: 0 FOR 20 VEHICLE PARKING SPACES - 1 BICYCLE SPACES

SITE DEVELOPMENT OPEN SPACE AREAS

BLDG. LOT AREA	OPEN SPACE S.	TRCT	OPEN SPACE AREA	OPEN SPACE S.
4	124,700 SF	105	0	213,000 SF
6	193,000 SF	215	0	213,000 SF
9	113,000 SF	305	0	38,204 SF
10	68,400 SF	205	0	38,138 SF
11	120,000 SF	315	0	1,363,438 SF
12	73,200 SF	205	0	174,240 SF
13	48,000 SF	225	0	124,188 SF

Total Open Space Area = 3,114,701 SF = 48%

ZONING NOTE:

Existing Zoning: BP2-Planned Manufacturing District.

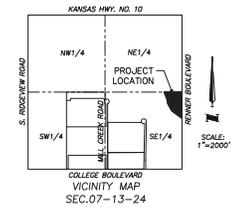
PROPOSED LAND USE:

Lot 9 - Industrial/Warehouse
 Lot 9 IMPERVIOUS AREA:
 Total = 247,932 SQ. FT. Impervious

NOTE:
 All ground mounted equipment shall be screened.

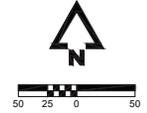
LEGEND

- FH FIRE HYDRANT
- WV WATERLINE VALVE
- PL PROPERTY LINE
- WL WATER LINE
- SAN SANITARY LINE (PROP)
- SSAN SANITARY SEWER (EXIST)
- STR STORM LINE
- UP UNDERGROUND ELEC.
- G GAS
- FO FIBER OPTIC SERVICE LINE
- T UNDERGROUND TELEPHONE
- DW DOMESTIC WATERLINE
- FPL FIRE PROTECTION WATERLINE



ENGINEERS:
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 PHONE: (913) 888-7800
 EMAIL: TOM.SMITH@MCCLUREVISION.COM

DEVELOPER:
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 LENEXA, KANSAS 66219
 ATTN: TODD WILLIAMS
 PHONE: (913) 599-4787
 EMAIL: TODDW@E3XPS.COM



Final Site Development Site Plan



11250 Corporate Ave.
 Lenexa, Kansas 66219
 P 913-888-7800
 F 913-888-4868

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KANSAS CERTIFICATE OF AUTHORITY NO. E2723
 EXPIRES: DECEMBER 31, 2025

BLOCK REAL ESTATE SERVICES, LLC
 LENEXA LOGISTICS CENTRE NORTH, SIXTH FLAT, LOT 9
 FINAL SITE DEVELOPMENT PLAN

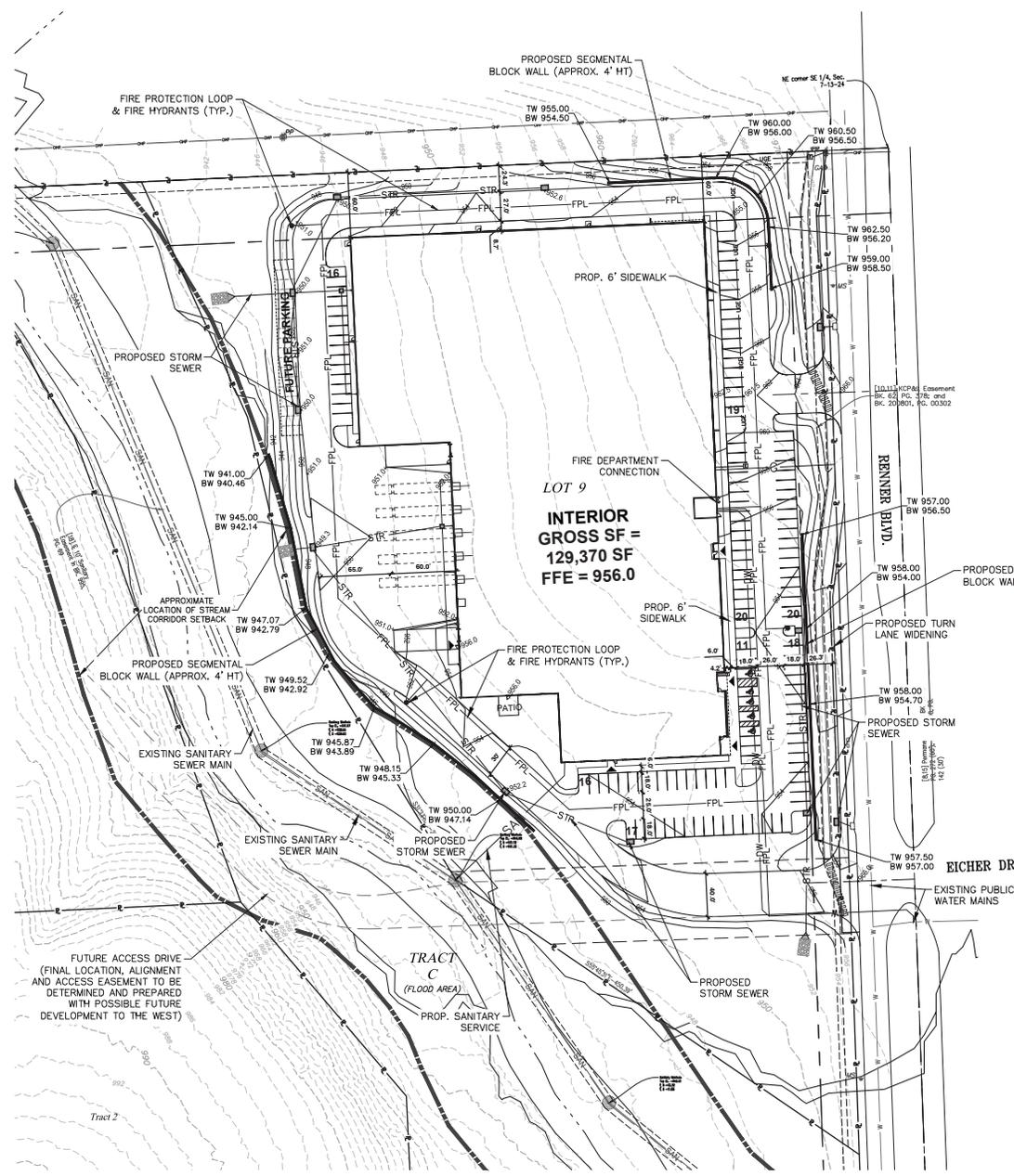
LENEXA, KANSAS
 2025002179-000
 2-16-26

ENGINEER: PLK
 CHECKED BY: TMS

DRAWN BY: GSW
 FIELD BOOK NO.:

DRAWING NO. C-1.00 SHEET NO. 1.00

P:\2025002179-000\04-DRAWINGS\CIVIL\FINAL SITE DEVELOPMENT PLAN\2025002179-000 LOT 9 FDP.DWG
 LAYOUT: FSD SITE GRADING PLAN 2-08-2025
 DATE: 7/17/2025



LEGAL DESCRIPTION:
 All of LOT 9, LENEXA LOGISTICS CENTRE NORTH, SEVENTH PLAT, a Subdivision in the City of Lenexa, Johnson County, Kansas.

McCLURE ENGINEERING
 building strong communities.
 11250 Corporate Ave.
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 F 913-888-4868

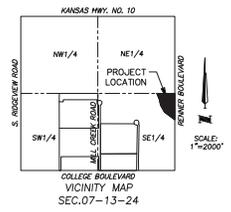
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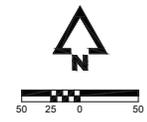
LEGEND

⊕	FIRE HYDRANT
⊗	WATERLINE VALVE
—	PROPERTY LINE
—	WATER LINE
—	SANITARY LINE (PROP)
—	SANITARY SEWER (EXIST)
—	STORM LINE
—	UNDERGROUND ELEC.
—	GAS
—	FIBER OPTIC SERVICE LINE
—	UNDERGROUND TELEPHONE
—	DOMESTIC WATERLINE
—	FIRE PROTECTION WATERLINE
—	TW TOP OF WALL
—	BW BASE OF WALL



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 EMAIL: TODD@E3XPS.COM



BLOCK REAL ESTATE SERVICES, LLC
 LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, LOT 9
 FINAL SITE DEVELOPMENT PLAN

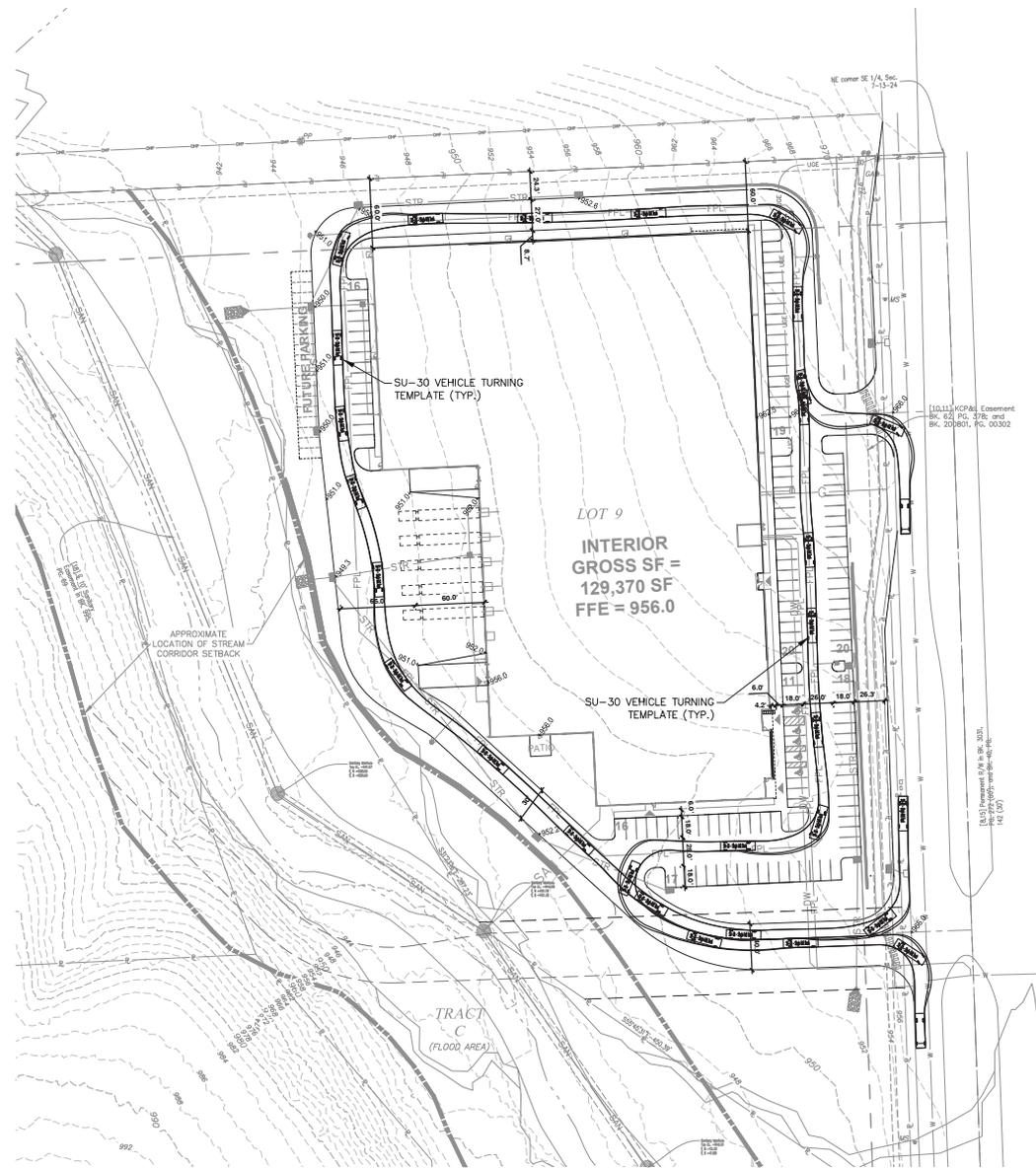
LENEXA, KANSAS
 2025002179-000
 2-16-26
 REVISIONS

ENGINEER: PLK
 CHECKED BY: TMS
 DRAWN BY: GSW
 FIELD BOOK NO.

Final Site Development Site Grading Plan

DRAWING NO. SHEET NO.
 C - 1.01

P:\2025002179-000\GAL-DRAWINGS\CIVIL\FINAL SITE DEVELOPMENT PLAN_2025002179-000 LOT 9 FDP.DWG
 LAYOUT: FDP SU-30 TURNING INFORMATION
 DATE: 7/17/2025



LEGAL DESCRIPTION:

All of LOT 9, LENEXA LOGISTICS CENTRE NORTH, SEVENTH PLAT, a Subdivision in the City of Lenexa, Johnson County, Kansas.



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ZONING NOTE:

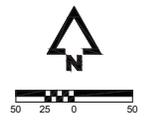
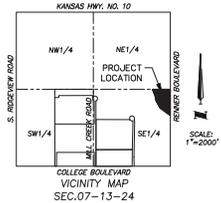
Existing Zoning: BP2-Planned Manufacturing District.

PROPOSED LAND USE:

Lot 9 - Industrial/Warehouse

LEGEND

- FH FIRE HYDRANT
- WW WATERLINE VALVE
- W WATER LINE
- PROPERTY LINE
- SAN SANITARY LINE (PROP)
- SAN SANITARY SEWER (EXIST)
- STR STORM LINE
- UP UNDERGROUND ELEC.
- G GAS
- FO FIBER OPTIC SERVICE LINE
- T UNDERGROUND TELEPHONE
- DW DOMESTIC WATERLINE
- FPL FIRE PROTECTION WATERLINE



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 PHONE: (913) 599-4787
 EMAIL: TODDW@E3XPS.COM

BLOCK REAL ESTATE SERVICES, LLC
 LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, LOT 9
 FINAL SITE DEVELOPMENT PLAN

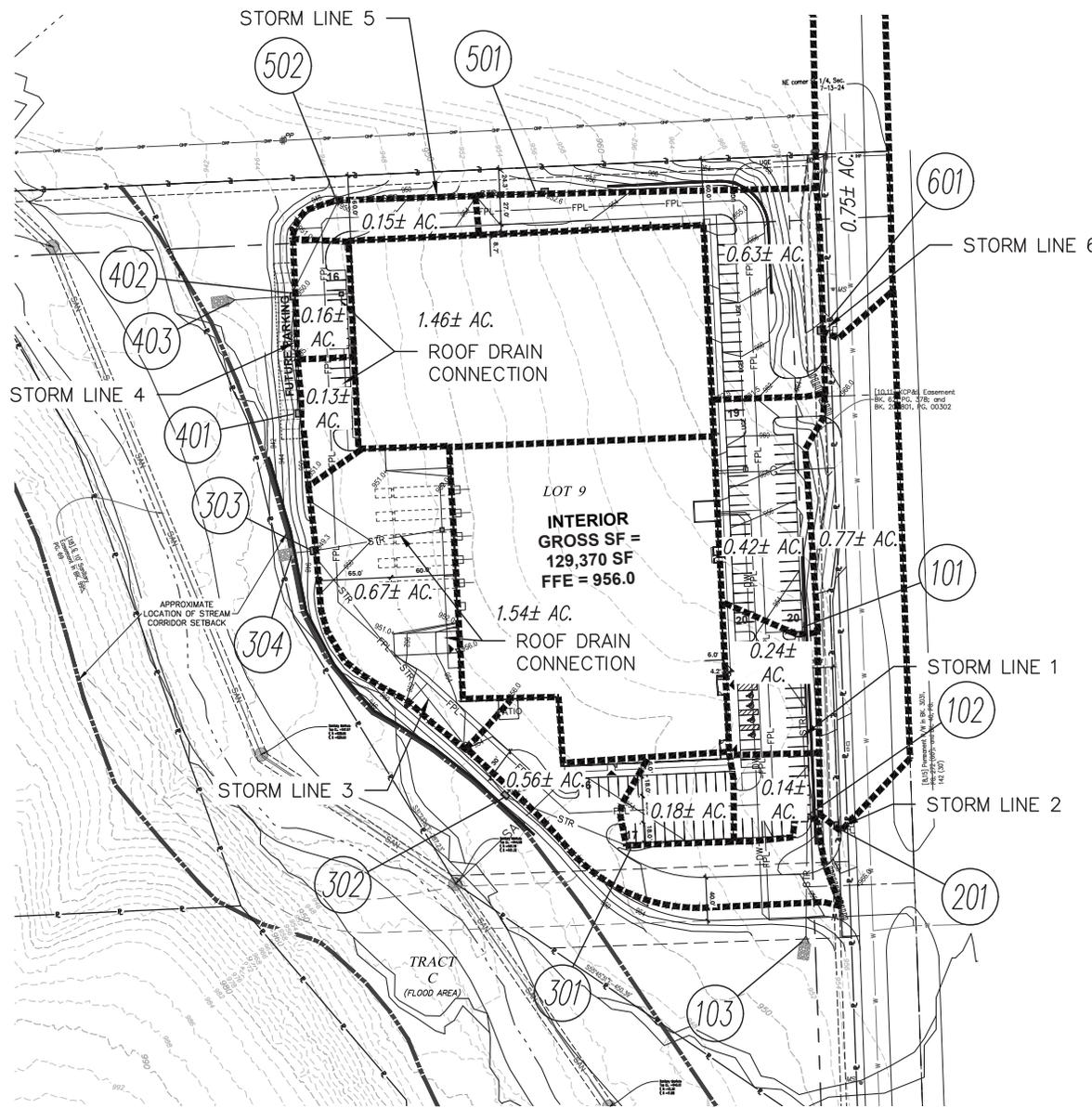
LENEXA, KANSAS
 2025002179-000
 2-16-26
 REVISION

ENGINEER: PLK
 CHECKED BY: TMS
 DRAWN BY: GSW
 FIELD BOOK NO.

Final Site Development
 SU-30 Truck Turning Plan

DRAWING NO. SHEET NO.
 C - 1.02

P:\2025002179-000\GAL-DRAWINGS\COULFINAL SITE DEVELOPMENT PLAN_2025002179-000 LOT 9 FDP.DWG
 LAYOUT: FSD DRAINAGE MAP C-ERS.GMT
 DATE: 7/17/2025



LEGAL DESCRIPTION:
 All of LOT 9, LENEXA LOGISTICS CENTRE NORTH, SEVENTH PLAT, a Subdivision in the City of Lenexa, Johnson County, Kansas.



11250 Corporate Ave.
 Lenexa, Kansas 66219
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 F 913-888-4868

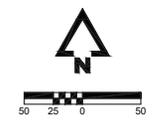
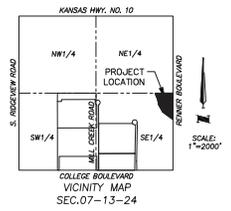
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LEGEND

FH	FIRE HYDRANT
WV	WATERLINE VALVE
— P —	PROPERTY LINE
— W —	WATER LINE
— SAN —	SANITARY LINE (PROP)
— SAN —	SANITARY SEWER (EXIST)
— STR —	STORM LINE
— UP —	UNDERGROUND ELEC.
— C —	GAS
— FO —	FIBER OPTIC SERVICE LINE
— T —	UNDERGROUND TELEPHONE
— DW —	DOMESTIC WATERLINE
— FPL —	FIRE PROTECTION WATERLINE



ENGINEERS:
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BLOCK REAL ESTATE SERVICES, LLC
 LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, LOT 9
 FINAL SITE DEVELOPMENT PLAN

LENEXA, KANSAS
 2025002179-000
 2-16-26
 REVISIONS

ENGINEER: PLK
 CHECKED BY: TMS
 DRAWN BY: GSW
 FIELD BOOK NO.

Final Site Development
 Drainage Map Plan

DRAWING NO. C - 1.03
 SHEET NO.



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P 913-888-7800
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KANSAS CERTIFICATE OF
AUTHORITY NO. E2723
EXPIRES: DECEMBER 31, 2025

STORM DRAINAGE CALCULATIONS: LLC Bldg 9 FSD

Table with columns: LINE NO., STR. NO., C, A, ADD. AREA, TOTAL AREA, TOTAL AxC, Tc, FREQ., K, C x K, C x K x A, I, Q, DESIGN FREQ., HYDROLOGY NOTES, I. STRUCTURE (UP, LOW, HEIGHT), II. PIPE DESIGN (D, TYPE, n, S, T, d, Vd, V, Qd, Qcap), and HYDRAULIC NOTES. Includes data for lines 1-6 and various pipe sizes and materials.

ENGINEERS:
McClure Co.
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ATTN: TOM SMITH
PHONE: (913) 888-7800
FAX: (913) 888-7868
EMAIL: TOM.SMITH@MCCCLUREVISION.COM

DEVELOPER:
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PHONE: (913) 590-4787
EMAIL: TODD@E3XPS.COM

BLOCK REAL ESTATE
SERVICES, LLC
LENEXA LOGISTICS
CENTRE NORTH, SIXTH
PLAT, LOT 9
FINAL SITE
DEVELOPMENT PLAN

LENEXA, KANSAS
2025002179-000
2-16-26

REVISIONS

ENGINEER: PLK
DRAWN BY: GSW
CHECKED BY: TMS
FIELD BOOK NO.

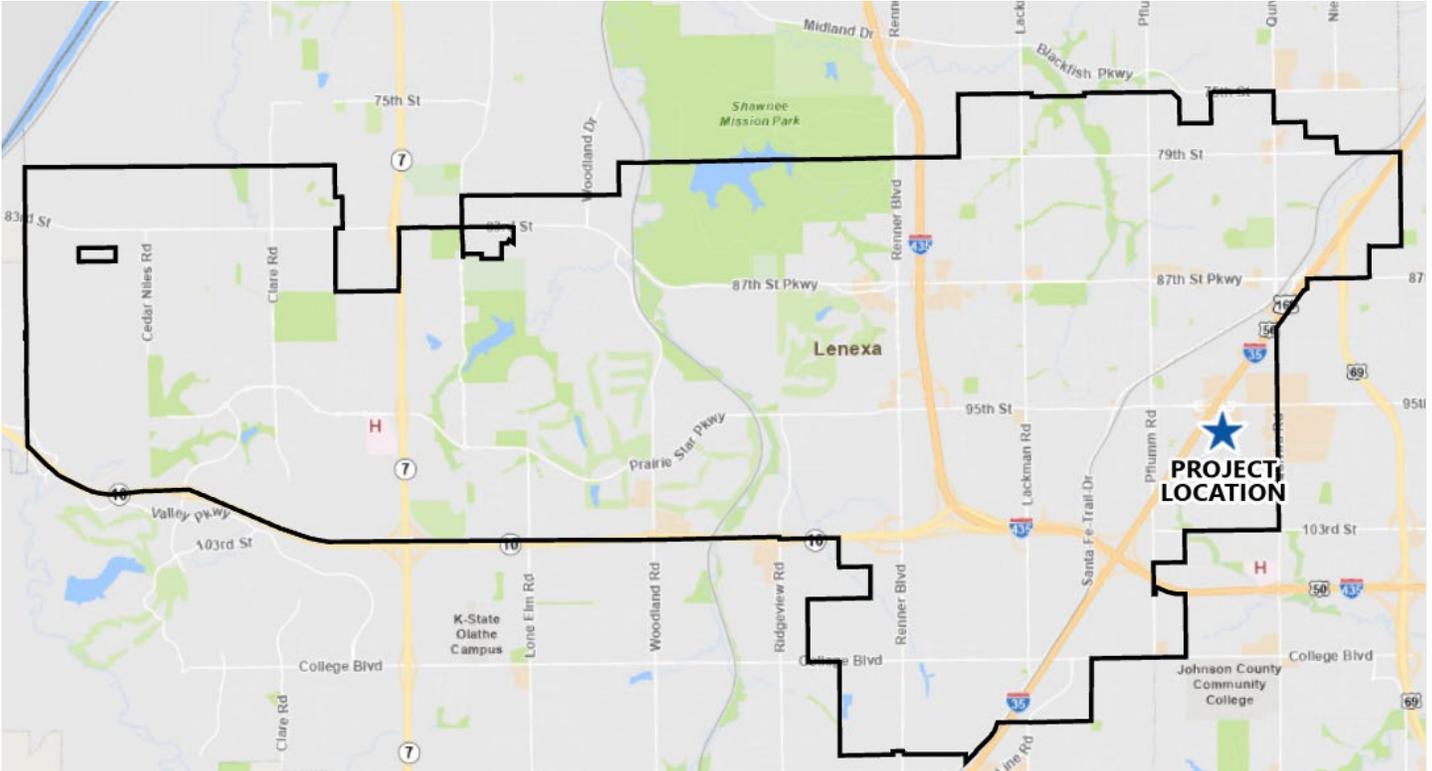
Final Site Development
Drainage Calcs

DRAWING NO. SHEET NO.
C - 1.04

P:\2025002179-000\GA-DRAWINGS\CIVIL\FINAL SITE DEVELOPMENT PLAN\2025002179-000 LOT 9 FSD.DWG
LAYOUT: FSD DRAINAGE CHART (B) LIMITATION
DATE: 2/17/2025

MIND, BODY AND SOUL

Project #:	SU26-02	Location:	9716 Rosehill Road
Applicant:	Nikki Yoder	Project Type:	Special Use Permit
Staff Planner:	James Molloy	Proposed Use:	Personal Services



PROJECT SUMMARY

The applicant requests approval of a special use permit (SUP) for Mind Body and Soul to utilize 100 SF of a multitenant building for personal services at 9716 Rosehill Road, within the NP-O, Planned Neighborhood Office District. Per the Unified Development Code (UDC) [Section 4-1-B-11](#), an SUP is required to provide *personal services* within the NP-O Zoning District. A previous business that provided personal services operated in this space between 2022 and 2025.

Mind Body and Soul provides massage therapy, reiki treatments, and trigger point therapy. The business is planned to operate Monday-Saturday between 8:00 AM and 5:00 PM, and occasionally on Sunday. The business will have one employee and serve one client at a time. This request requires a Public Hearing.

STAFF RECOMMENDATION: APPROVAL FOR THREE YEARS

SITE INFORMATION

The subject property is part of the overall 0.98-acre Bristol Court Office Condominiums office building development, which has been condo platted with each tenant space on its own parcel. The applicant proposes to occupy a 100 SF office space (Office #5) within the overall tenant space at 9716 Rosehill Road. This overall development was constructed in 1985 and was condominium platted in 2007. The existing tenant space has been divided into 7 office spaces. The applicant proposes to occupy office #5.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
SU22-06	Special Use Permit	Sacred Processes	June 21, 2022
LAND AREA (AC) 0.98	BUILDING AREA (SF) 100 SF	CURRENT ZONING NP-O	COMP. PLAN Office / Employment Center



Exhibit 1: Aerial Image of Subject Site



Exhibit 2: Photos of the Subject Site (Staff Photo / Google Maps Image)

LAND USE REVIEW

The subject property is zoned NP-O, Planned Neighborhood Office District. Per UDC [Section 4-3-C-3](#), a personal services use is defined as:

“An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include, beauty and barbershops, tanning and nail salons, weight loss centers, shoeshines, portrait studios, custom tailoring and seamstress, and establishments which provide massage therapy subject to the licensing provisions in this City Code”.

Personal services are permitted with a Special Use Permit in this district. A similar massage therapy and healing business had occupied this space with a Special Use Permit (Sacred Processes – SU22-06) between 2022 and 2025.

The applicant expects to operate between 8:00 AM and 5:00 PM Monday through Saturday, with occasional hours on Sunday. The applicant will be the sole employee of the business and will serve one client at a time.

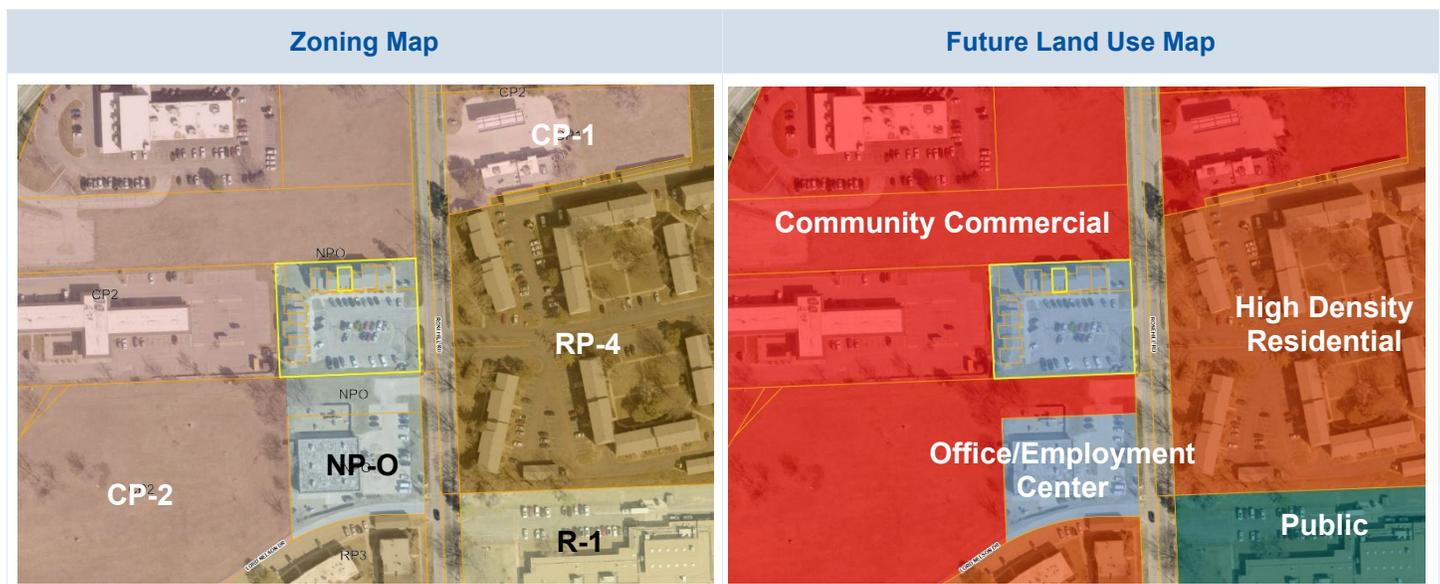


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Office / Employment Center	NP-O, Planned Neighborhood Office District	Office Building
North	Community Commercial	CP-2, Planned Community Commercial District	Undeveloped Land
South	Community Commercial	NP-O, Planned Neighborhood Office District	Offices Building
East	High-Density Residential	RP-4, Residential Planned (High-Density) District	Multifamily Residential
West	Community Commercial	CP-2, Planned Community Commercial District	Office Building

SPECIAL USE PERMIT REVIEW

The applicant requests a Special Use Permit for a *personal services* use at 9716 Rosehill Road within the NP-O, Planned Neighborhood Office District.

While the UDC does not specify a recommended duration for a SUP to be issued for personal services, Staff recommends a three-year duration based on past Staff recommendations, including the previous SUP issued for a separate previous business on this property, Sacred Processes (SU22-06).

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

1. The character of the neighborhood.

The surrounding area is comprised of a variety of uses, including small-scale office buildings, larger-scale commercial establishments, as well as residential uses, including apartments and townhome residences. A massage therapy business fits with the character of the neighborhood, as it is a small-scale, low intensity commercial business. A previous similar business operated within this same space between 2022 and 2025 without any known issues to staff.

2. The zoning and use of properties nearby.

The zoning and uses of surrounding properties are listed in Table 1. The uses associated with the subject property are primarily various office uses. The NP-O District allows personal services, including massage therapy, as a special use. Staff does not anticipate any adverse effects from this use. It is Staff's opinion that the proposed special use is compatible with the surrounding zoning and uses.

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

Businesses that offer personal services are permitted within Lenexa, provided that the applicant meets the applicable zoning regulations. Personal services uses within the NP-O zoning district require the owner/applicant to obtain a SUP. It is Staff's opinion that the subject property is adequately suited for a personal services use. A previous similar business operated within this space between 2022 and 2025 with no known issues to staff.

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

It is Staff's opinion that the existing use will not adversely affect surrounding properties, as there is expected to be no more than two vehicles for this business on site at any one time. If any concerns emerge regarding parking while the SUP is active, Staff will undertake a review of these concerns and work with the applicant to mitigate any issues.

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

The property is developed and the building has no vacancy. However, tenant spaces become available from time to time.

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

There would be no substantial gain to the public health, safety, and welfare if the SUP were to be denied. The applicant would be unable to utilize the space for personal services if the SUP were to be denied and would require the applicant to identify another suitable location for their business. The property owner would be required to find a different tenant for this space.

7. Recommendation of City's permanent professional staff.

See the Staff Recommendation at the end of this report.

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

A personal services use does not require rezoning of the property and is allowed as a special use within the NP-O Zoning District. The property is classified as "Office/Business Park" in the Lenexa Future Land Use Map, which conforms with the existing zoning. The zoning and FLU classification will not be affected by approval of this SUP. Therefore, the land use is in conformance with the Future Land Use Map and Comprehensive Plan.

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

Adequate utilities exist on the site. There is no anticipated additional impact on police, fire, schools, or park facilities.

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

The proposed use is a personal services use in 100 SF office space. Section 4-1-D-1-C of the UDC requires 1 space per 200 SF and 1 space per employee, for a total requirement of 2 parking spaces. The property provides 47 parking spaces, with 2 accessible spaces. The property in its entirety requires 45 spaces between all of the uses on site. The addition of this personal services use will not create parking issues on the property.

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

Staff does not anticipate the new business to generate excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting, or other environmental harm, as the site was designed with due regard to these items.

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

There are no plans for site work or construction that would increase the impervious area of the site or adversely affect the capacity or water quality of the stormwater system or natural assets.

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

The operation of a personal services use, particularly a massage therapy business is regulated in Section 4-1-B-23 of the Unified Development Code. The applicant is required to comply with regulations such as business licensing and state requirements for massage therapy businesses. It is the opinion of Staff that the applicant is able to satisfy the requirements of the zoning regulations.

DEVIATIONS

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

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on April 7, 2026.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed Special Use Permit for Mind, Body and Soul.**

- The project includes a special use permit for personal services to provide massage therapy, trigger point therapy, and reiki healing.
- The project is consistent with Lenexa's goals through *Strategic Community Investment* and *Responsible Economic Development* to create *Thriving Economy*.

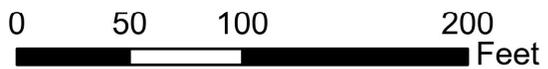
SPECIAL USE PERMIT

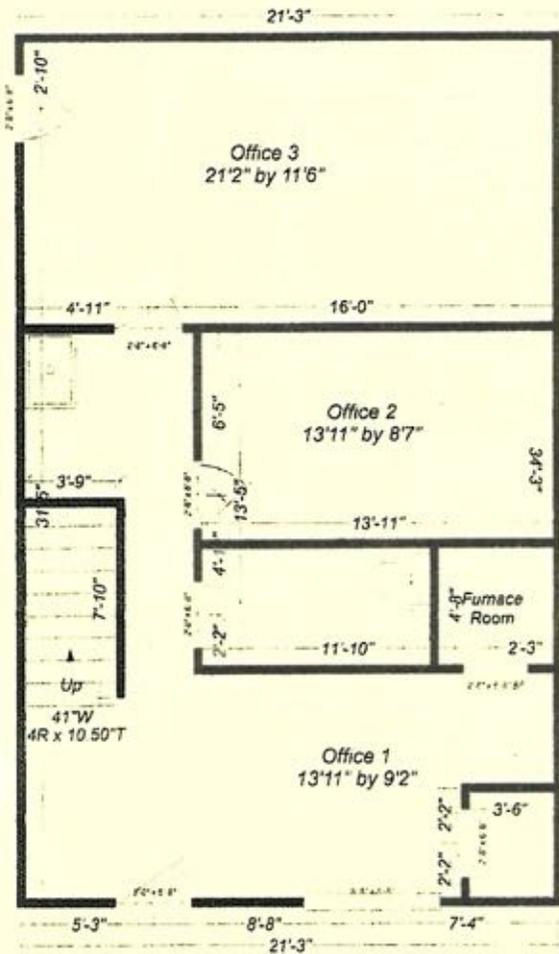
Staff recommends **approval** of SU26-02 – a special use permit for personal services for **Mind, Body and Soul** at 9716 Rosehill Road for three years.



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

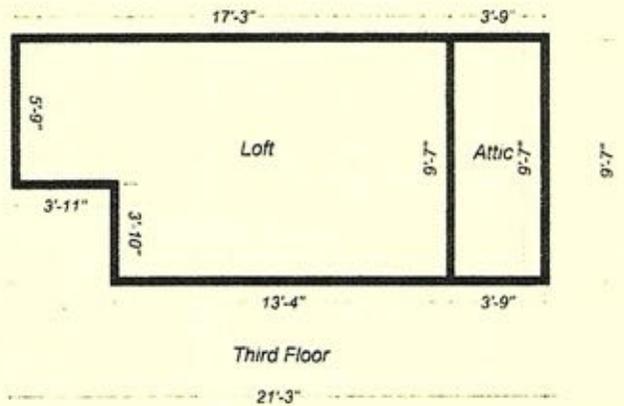
Mind Body & Soul Special Use Permit



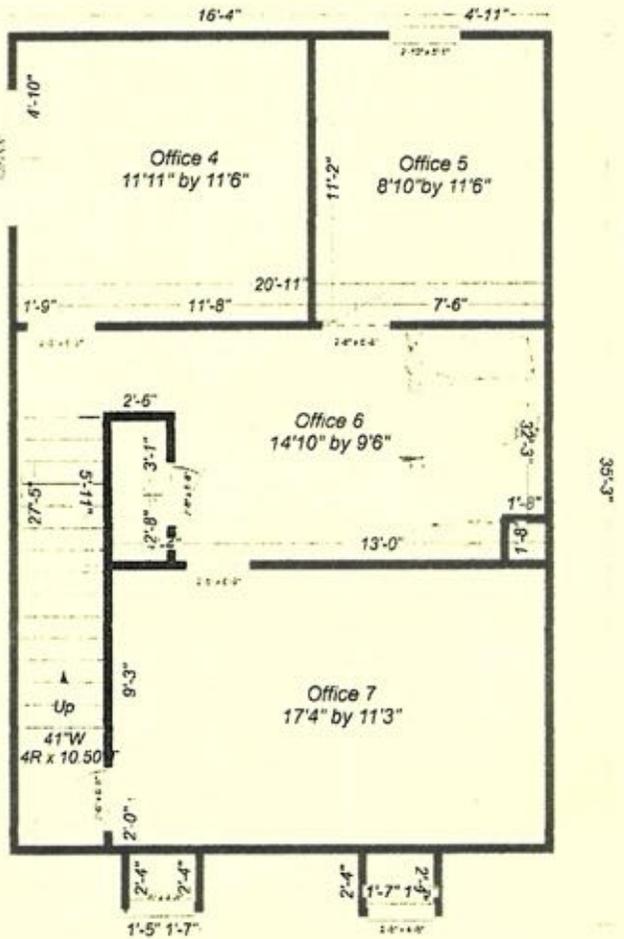


9716 Rosehill Road

1,640 Sq Ft



Third Floor



Second Floor

9716 Rosehill Road

Info for Mind Body & Soul /Nichole Yoder Special Permit

Legal Definition according to google: Massage Therapy is defined as the manipulation of soft tissue of the body, including skin, muscles, and connective tissue. The primary purpose of this practice is to promote physical health and well being. The legal description of Reiki is, a practice involving the laying on of hands to promote relaxation and natural healing by channeling energy.

Project Narrative

Project name: Mind Body & Soul (SU26-02)

Street address: 9716 Rosehill Rd, Lenexa, KS 66215

Acreage: 0

Legal description of property: 00916 ROSEHILL RD LENEXA KS,
BRISTOL COURT OFFICE CONDOMINIUMS
SECOND PLAT LT 8 & AN UNDIVIDED INT IN
COMMON AREAS & FAC LEC 212 A 8

KANSAS UNIFORM PARCEL NUMBER: 046-082-03-0-20-14-003.00-0

QUICK REF NUMBER: R364841

Proposed use of the property: Room rental for services. Room #5

Business description:

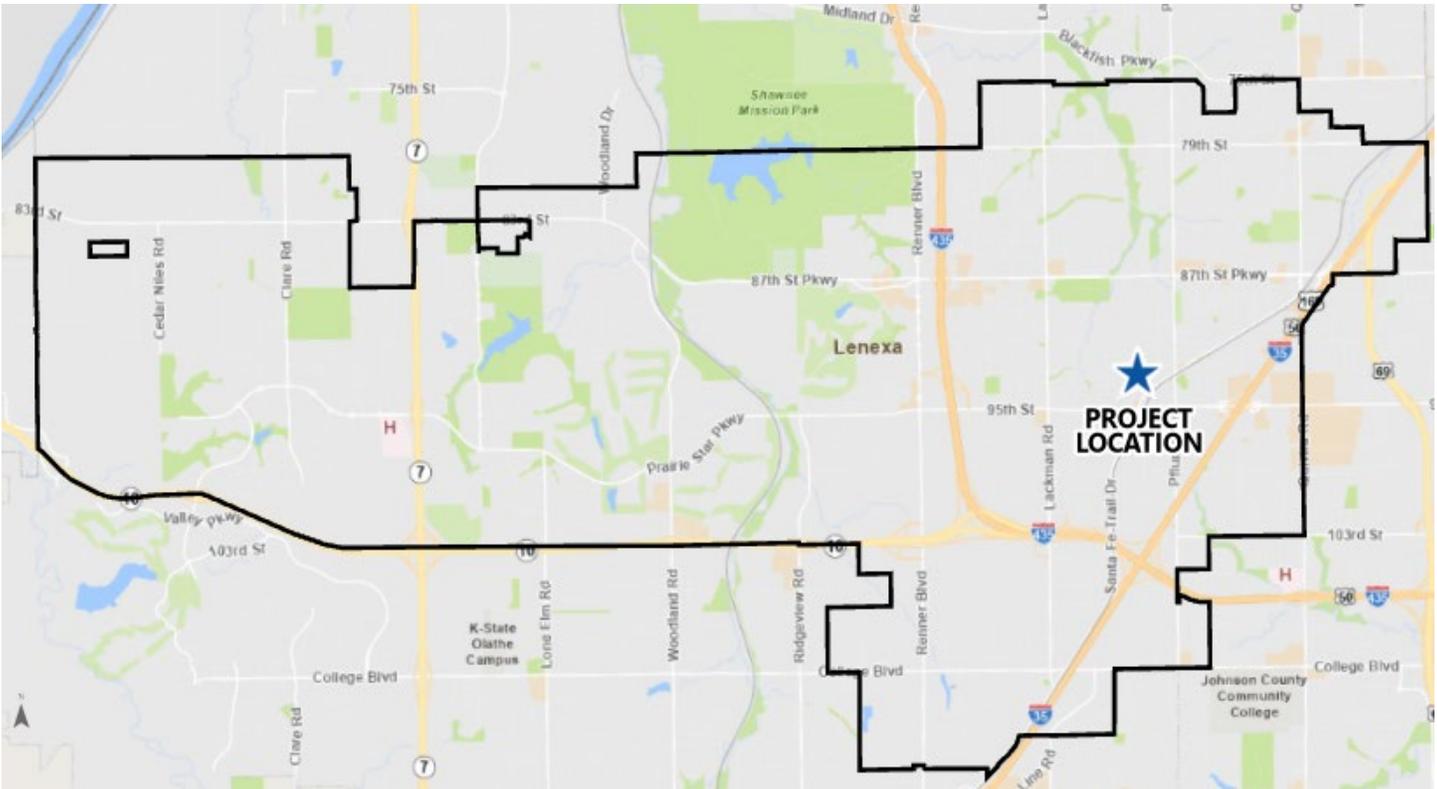
Hours of operation: Monday-Saturday, 8:00am-5:00/ Maybe some Sundays

Number of employees: Myself, no other employees

Goods and Services: I preform 30min, 60min, 90min and 120min Therapeutic Swedish Massage and Reiki services to promote relaxation and natural healing. I also do Trigger Point Therapy and Aroma Therapy services. I occasionally sell crystals to clients and plan to add small group mediations for stress reduction in the future. I will also be applying for a chair massage license to preform offsite chair massage in Lenexa to work and promote my business.

GREEN PRAIRIE

Project #:	SU26-03	Location:	13830 Santa Fe Trail Drive
Applicant:	Marlys Weirick, Property Owner	Project Type:	Special Use Permit
Staff Planner:	Noah Vaughan	Proposed Use:	Medical Clinic



PROJECT SUMMARY

The applicant requests approval of a special use permit (SUP) applicable to the entire building to continue operations of existing medical clinic businesses as well as to introduce new medical clinic businesses located at 13830 Santa Fe Trail Drive, within the NP-O (Planned Neighborhood Office) District. An SUP (SU15-16) was approved in 2015 to operate medical clinic uses at this location for a ten-year period with no conditions. This SUP expired in 2025, so a new SUP will be required to allow for continued medical clinic operations at this location.

The building currently contains four medical providers that were allowed under the 2015 SUP for the property. Two new medical clinic businesses are planned to occupy tenant space within the building pending approval of this SUP. No interior or exterior improvements to the building are planned. This project requires a public hearing.

STAFF RECOMMENDATION: APPROVAL FOR TEN YEARS

SITE INFORMATION

The subject property is an approximately 8,000 SF multitenant building located on a 0.9 acre property at the corner of Widmer Road and Santa Fe Trail Drive. The property is a part of the Green Prairie subdivision, a mixed-use development that was approved by the Governing Body on July 19, 1954. The current structure was constructed in 1985 as an office building with 13 individual suites on Lot 181A of the plat.

In addition to medical clinic uses, there are multiple massage therapists that operate in the building under a ten-year personal services SUP that was granted in 2018. This was granted following a previous SUP for personal services approved at the site in 2017; however, it did not cover the entire building, just one tenant space. In 2011, the first SUP was applied for at the property to permit medical clinic uses to operate in the building for a period of three years, but no renewal was applied for at the time. In 2015, another SUP to allow for medical clinic uses at the property was granted, which expired without renewal in 2025. Other businesses in the building include a real estate office, property management office, and a tax and financial service business.

TABLE 1: PREVIOUS SPECIAL USE PERMITS

Project No.	Use	Period	Date Approved
SU11-09	Medical Clinic	Three Years	August 16, 2011
SU15-16	Medical Clinic	Ten Years	September 15, 2015
SU17-01	Personal Services (Suite 108 only)	Three Years	February 7, 2017
SU18-12	Personal Services	Ten Years	November 20, 2018

LAND AREA (AC)
0.90

BUILDING AREA (SF)
7,992

CURRENT ZONING
NP-O

COMP. PLAN
Office/Employment Center



Exhibit 1: Subject building facing Widmer Road, showing access and parking available at the site.



Exhibit 2: Aerial Image of Subject Site.

LAND USE REVIEW

The subject property is in a Neighborhood Planned Office District. A medical or dental clinic requires a special use permit in this zoning district. Per UDC [Section 4-3-C-3](#), a medical or dental clinic is defined as:

“an establishment where patients, who are not lodged overnight except for observation or emergency treatment, are admitted for examination and treatment by a person or group of persons practicing any form of healing or health-building services, whether such persons be medical doctors, chiropractors, osteopaths, chiropractists, naturopaths, optometrists, dentists or any such profession, the practice of which is lawful in the State, and also includes establishments which provide massage therapy subject to the licensing provisions in this City Code.”

The site contains four current tenants who would be classified under the medical clinic use and two proposed tenants who would operate under the medical clinic use. These tenants include a chiropractic service (Suite 102), mental health services (Suites 106 and 109), and perinatal care (Suite 111). The two new medical clinic tenants would be a therapist and drug addiction counselor, who would share the same suite in the building (Suite 112). Most of these businesses operate under an appointment-based schedule, with the majority of traffic for the businesses coming in Monday – Friday during normal office hours (8 AM – 5 PM), with some exceptions and additional hours available.

Lying to the west of the property is a veterinarian hospital and single-family residential homes that are part of the Green Prairie development. More single-family homes border the property to the north. To the east of the property lies a church that the subject site maintains an informal shared parking agreement with; this represents the edge of the Green Prairie Development, and the Hill Crest subdivision is further east of this church property. Santa Fe Trail Drive is directly south of the subject site, which runs parallel with a BNSF railway that buffers another church property to the southeast.

Zoning Map

Future Land Use Map



TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Office/Employment Center	NP-O, Neighborhood Planned Office	General Office, Medical Clinic, Personal Services
North	Suburban-Density Residential, Institutional	R-1, Residential Single-Family District, RP-1, Residential Planned (Low-Density) District	Single-Family Residential
South	Institutional, Neighborhood Commercial	R-1, Residential Single-Family District, NP-O, Neighborhood Planned Office	Church, Office
East	Institutional	RP-1, Residential Planned (Low-Density) District, NP-O, Neighborhood Planned Office	Single-Family Residential, Church
West	Suburban-Density Residential	R-1, Residential Single-Family District, CP-1, Planned Neighborhood Commercial District	Veterinary Hospital, Single-Family Residential



Exhibit 3: Images of the interior of the building, showing one of the existing treatment rooms and waiting areas.

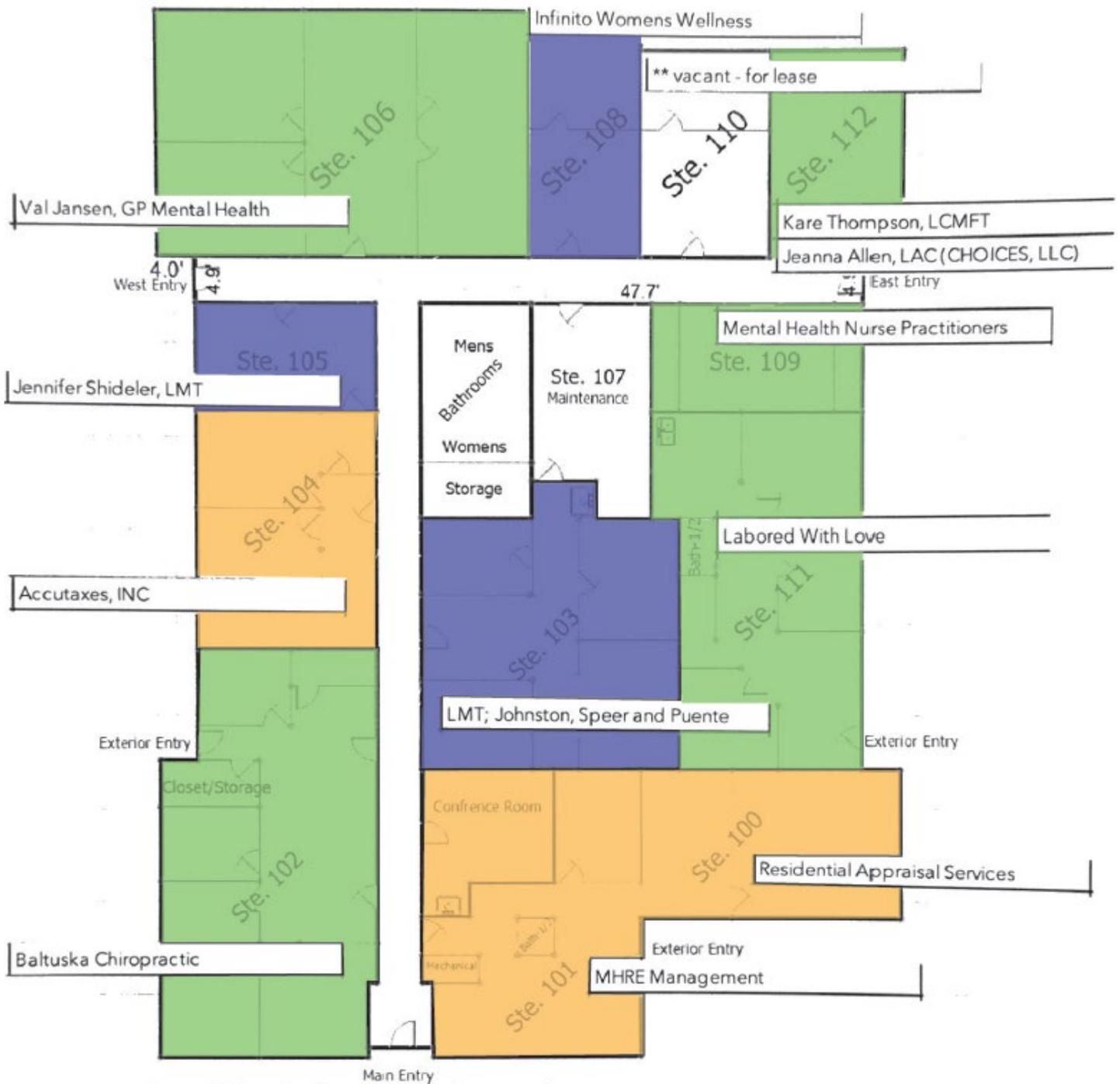


Exhibit 4: Labeled floor plan of the building, showing current and proposed tenants. Offices are labeled in orange, Medical Clinics are shown in green, and Personal Services are shown in blue.

SPECIAL USE PERMIT REVIEW

The applicant requests approval of a special use permit for a medical clinic use at 13830 Santa Fe Trail Drive in the NP-O Zoning District. Staff provides the follow analysis to the review criteria within [Section 4-1-G-5](#) of the UDC.

1. The character of the neighborhood.

The subject site is adjacent to single-family residential, office, and church uses. Because of the SUP history at the site, medical clinic uses have been in place within the building for over ten years, in addition to similarly classified uses such as massage therapy that are allowed via personal service SUPs. In this time, there have been no major issues or complaints about the property reported to the City. It is not uncommon to see medical clinic and personal service uses adjacent to neighborhood-scale office uses due to the low amount of traffic generated as well as the smaller amount of space required to operate these types of businesses. While the introduction of additional medical clinic space will increase requirements such as parking to the site, it is not expected that these requirements would be drastically affected compared to another neighborhood-scale office business occupying the same space. In general, medical clinic and personal service uses in the NP-O Zoning District are the most requested type of special use permits, making up 27% of all special use permits within the last 5 years. Due to these reasons, Staff's opinion is that the character of the neighborhood would still be preserved if this special use permit were to be approved.

2. The zoning and use of properties nearby.

Surrounding zoning and uses are described in Table 2 of this report. The uses associated with the subject property include various types of office, personal service, and medical clinic uses. The NP-O District allows medical or dental clinics as a special use. Four existing medical clinics are in operation at the site in addition to two other proposed medical clinic uses. Based on a lack of previous issues with these existing medical clinics, Staff does not anticipate increases to noise or traffic that might cause concern. It is Staff's opinion the proposed special use is compatible with the surrounding zoning and uses.

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

The subject site is occupied by other medical clinic uses in addition to personal service and office uses. These uses generate roughly the same level of traffic to the site as each other and to the surrounding commercial area. Any impacts generated by these businesses are generally minimal and not disruptive to the nearby single-family residential areas. Due to the negligible impact of the use and permitting of similar surrounding uses, it is not expected that granting of this SUP would create incompatibility of their occupancy within the building. As a result, staff's opinion is that this criterion is met.

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

Staff does not believe there is potential for the medical clinic to be detrimental to nearby property. While there is a lack of on-site parking, this is addressed via an informal written agreement with the church property to the east. Additionally, the medical clinic use parking requirements do not significantly differ when compared to parking requirements for an office use.

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

The property is developed and the building has existed for over 40 years, with medical clinic uses existing in the building for over ten years. However, there are some vacant tenant spaces and existing suites become available from time to time.

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

Staff does not believe that the denial of the application would be a relative gain in public health, safety, or welfare to the community. Staff believes that the presence of a medical clinic within close proximity to residential neighborhoods would increase the public health and welfare of the community. Staff believes that if the application were denied, the hardships imposed on the applicant would be greater than any negative externalities the use may impose to the site and surrounding area.

7. Recommendation of City's permanent professional staff.

Please see Staff's recommendation at the end of this report.

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

The existing and proposed medical clinics will not change the primary land use of the subject property. The land use is in conformity with the Future Land Use Map designation of Office/Employment Center.

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

The subject property is an established development. The property is adequately served by required utilities and services.

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

Given that all tenants within the building will need to utilize the available parking area on-site, calculations were made to ensure that existing and proposed tenants could be accommodated at the location. Based on existing Certificate of Occupancy data and information provided by the applicant, the total parking code requirement for all tenants in the building would be 50 spaces. Since there are 32 parking spaces on-site, the site does not meet the minimum parking requirement. However, the property owner has an informal parking agreement in place with the adjacent church property to the east (13800 Santa Fe Trail Drive) that allows the tenants and customers to utilize their parking area, which has over 80 spaces, for overflow parking. Because the church is only open on Sundays, there is generally no conflict in operations during the times in which the tenants would need to utilize the parking area for overflow, as their busiest times occur Monday – Friday.

Even though an informal parking agreement exists with the church to the east, the parking requirements of the UDC are not fulfilled with the available on-site parking and thus a deviation to this standard is analyzed later in this report. The on-site parking area does not often experience overflow issues due to

the current rate of clients coming to the site in addition to the varied operational hours of businesses within the building. As a result, it is not expected for parking to become an issue as more vacant suites are filled, as the nature of new businesses moving into the property do not greatly increase daily generated traffic to the site.

TABLE 3: BUILDING TENANTS

Suite #	Business Name	Use	Parking Req.	Operational Hours
100	Residential Appraisal Services	Office	3 spaces	M-F, 8 AM – 4 PM
101	MHRE Management	Office	4 spaces	M-F (hours not provided)
102	Baltuska Chiropractic	Medical Clinic	4 spaces	M-F, 8 AM – 6 PM, Sat. 10 AM – 2 PM
103	LMT; Johnson, Speer, and Puente	Personal Services	10 spaces	Appt. Only
104	Accutaxes, Inc	Office	3 spaces	Appt. Only
105	Jennifer Shideler, LMT	Personal Services	3 spaces	Appt. Only
106	Val Jansen, GP Mental Health	Medical Clinic	6 spaces	M-F, 8 AM – 5 PM
108	Infinito Women’s Wellness	Personal Services	4 spaces	Appt. Only
109	Mental Health Nurse Practitioners	Medical Clinic	4 spaces	Appt. Only, M-F, 9 AM – 5 PM
111	Labored With Love	Medical Clinic	5 spaces	M-F, 10 AM – 5 PM
112a	Kara Thompson, LCMFT	Medical Clinic (Proposed)	2 spaces	Appt. Only
112b	Choices Assessments LLC	Medical Clinic (Proposed)	2 spaces	Appt. Only, M-T 8 AM – 7 PM

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

The proposed use will not generate negative environmental impacts.

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

There are no proposed modifications to the stormwater system or increases to the overall number of impervious surfaces. The proposed SUP would not adversely affect the capacity or quality of water of the stormwater system. No natural streams are within the vicinity of the subject property.

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

Staff conducted a site visit as part of the review for the SUP application. Staff did not observe any major zoning or code compliance issues on-site; however, the existing parking lot at the site has areas lacking proper striping. As part of the Certificate of Occupancy review process, Staff will require the applicant to restripe parking spaces on-site that are lacking proper striping pending approval of this SUP request.

DEVIATIONS

The applicant requests a parking deviation because the existing parking lot does not meet code requirements for the required quantity of parking spaces. Code requires 50 parking spaces and 32 parking spaces are provided on-site, resulting in a deviation request of 18 parking spaces. Table 4 details the breakdown of parking requirement by use within the building and parking provided on-site. Table 3 from earlier in this report includes a breakdown of the individual parking requirements by tenant.

TABLE 4: PARKING ANALYSIS			
Use	Parking Formula	Required Parking	Provided Parking
Medical Clinic	1 space per 200 SF	50	32 on-site + shared parking with 13800 Santa Fe Trail Drive
Personal Services	1 space per 200 SF + 1 space per employee		
Office	1 space per 250 SF		

DEVIATION ANALYSIS

According to [Section 4-1-D-1-S-1](#) of the UDC, the Planning Commission shall have the authority to approve deviations from the minimum standards for parking requirements where there is ample evidence that such deviations will not adversely affect neighboring properties and surrounding areas and where such deviations do not constitute the granting of a privilege that would not be universally appropriate for other similarly designed and situated developments. Deviations may be permitted provided the deviation addresses the following criteria:

1. Purpose and intent of the Code.

The purpose and intent of the parking code is to require off-street parking in proportion to the parking demand of land uses while minimizing the amount of impervious surface where possible. While the off-street parking requirement is not met on the site itself, the requirement is met in practicality via the informal shared parking agreement with the adjacent church property. Based on the history of the existing uses at the site, the low traffic volume of these businesses, and the appointment-based operating hours of the tenants, there are no previous or existing parking issues at this property. Because of these reasons, Staff’s opinion is that this criterion is met.

2. Impact on adjacent properties.

The parking agreement does not create a significant impact on the adjacent church property as the operational hours of the church differ from the operational hours of the tenants at the subject site, meaning there won’t be an overlap in use of the parking spaces on the church property. In addition, the nearby residential streets do not allow for on-street parking, and there is no history of reported parking or traffic issues along Widmer Road generated by the business, meaning there are no expected impacts to the adjacent residential properties. Staff’s opinion is that this criterion is met.

3. Safety.

There is an existing sidewalk connection along Santa Fe Trail Drive between the subject site and the church property which establishes a walkway between the two parking lots, meaning there is not a safety issue through use of the shared parking. Staff’s opinion is that the deviation request does not create any safety concerns.

At Right: Exhibit 5: Sidewalk connection added along Santa Fe Trail Drive in 2025 shown in yellow.



Exhibit 6: Sidewalk connection between the Green Prairie office building and adjacent church.

4. Unique site conditions and constraints.

The constraint on the existing office site is a lack of parking originally established when it was built over 40 years ago, which was always unable to accommodate the requirements for the office building at maximum capacity, regardless of use. Staff’s opinion is that this constraint exists on the site, meaning this criterion is met.

5. Promotion of high quality or unique design.

While the existing parking area needs improvements to be considered of “high-quality”, restriping of the existing parking area will be required during new C/O approvals to meet general design standards and to keep up with property maintenance requirements. Staff opinion is that this criterion is met.

6. Character of the neighborhood.

The character of the neighborhood is not adversely affected through the granting of a parking deviation at this site, as parking will be managed between this site and the neighboring church property. Staff’s opinion is that this criterion is met.

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on April 7, 2026.
- New tenants planning to occupy space in the building should inquire about additional City requirements, such as business license, permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing.**

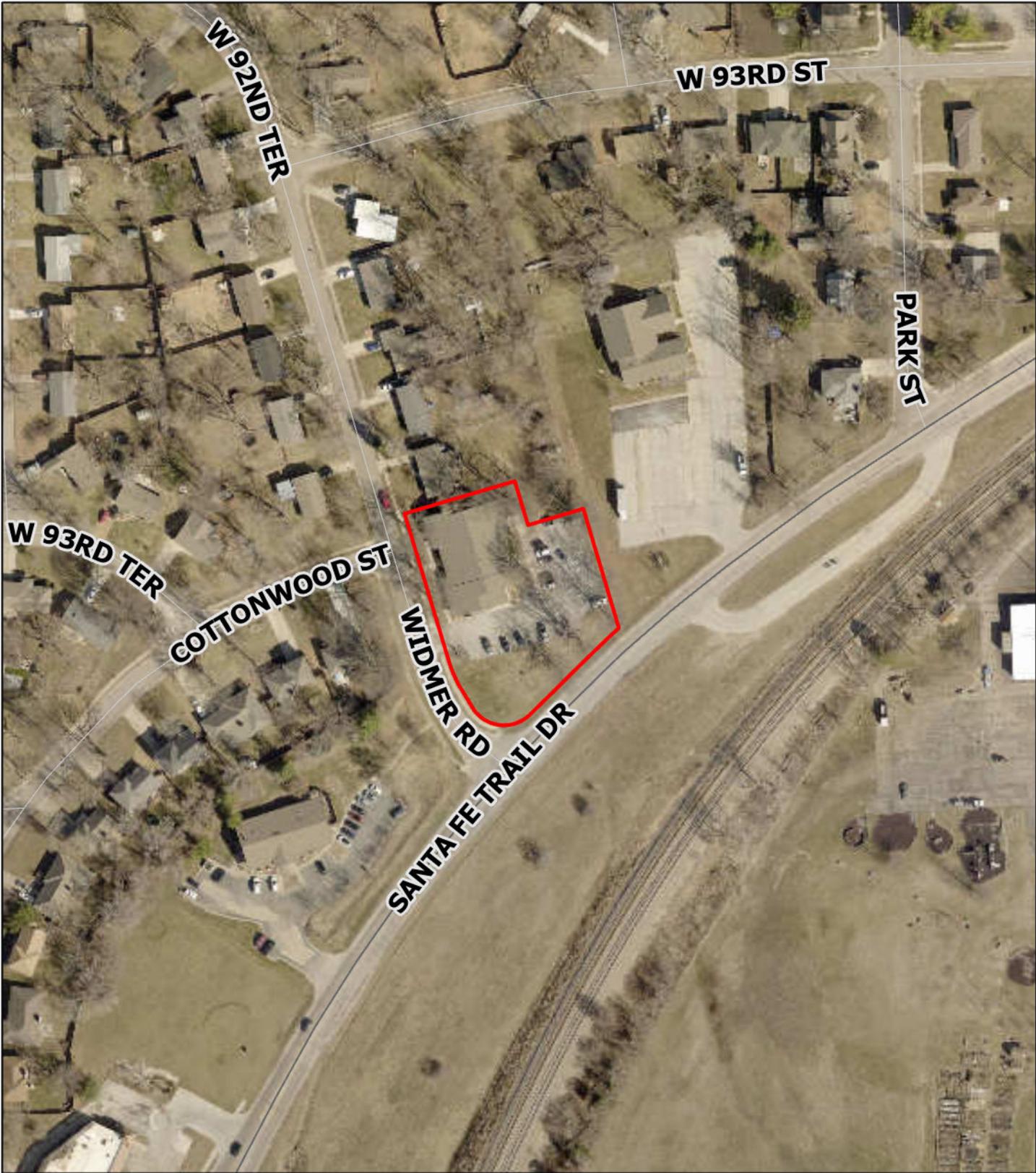
★ **Staff recommends approval of the proposed special use permit for Green Prairie.**

- The use, “Medical or Dental Clinic”, is appropriate at the subject property for a period of ten years, at which time the use can be reviewed to ensure compliance with the criteria for review.
- The project is consistent with Lenexa’s goals through **Strategic Community Investment** to create **Healthy People** and **Vibrant Neighborhoods**.

SPECIAL USE PERMIT

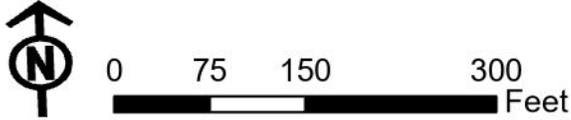
Staff recommends **APPROVAL** of SU26-03 - a special use permit allowing medical clinic uses within the entirety of the building at the office center known as **Green Prairie** located at 13830 Santa Fe Trail Drive, for a period of ten years with the following deviation:

1. A parking deviation of 18 spaces as detailed within the Staff Report.

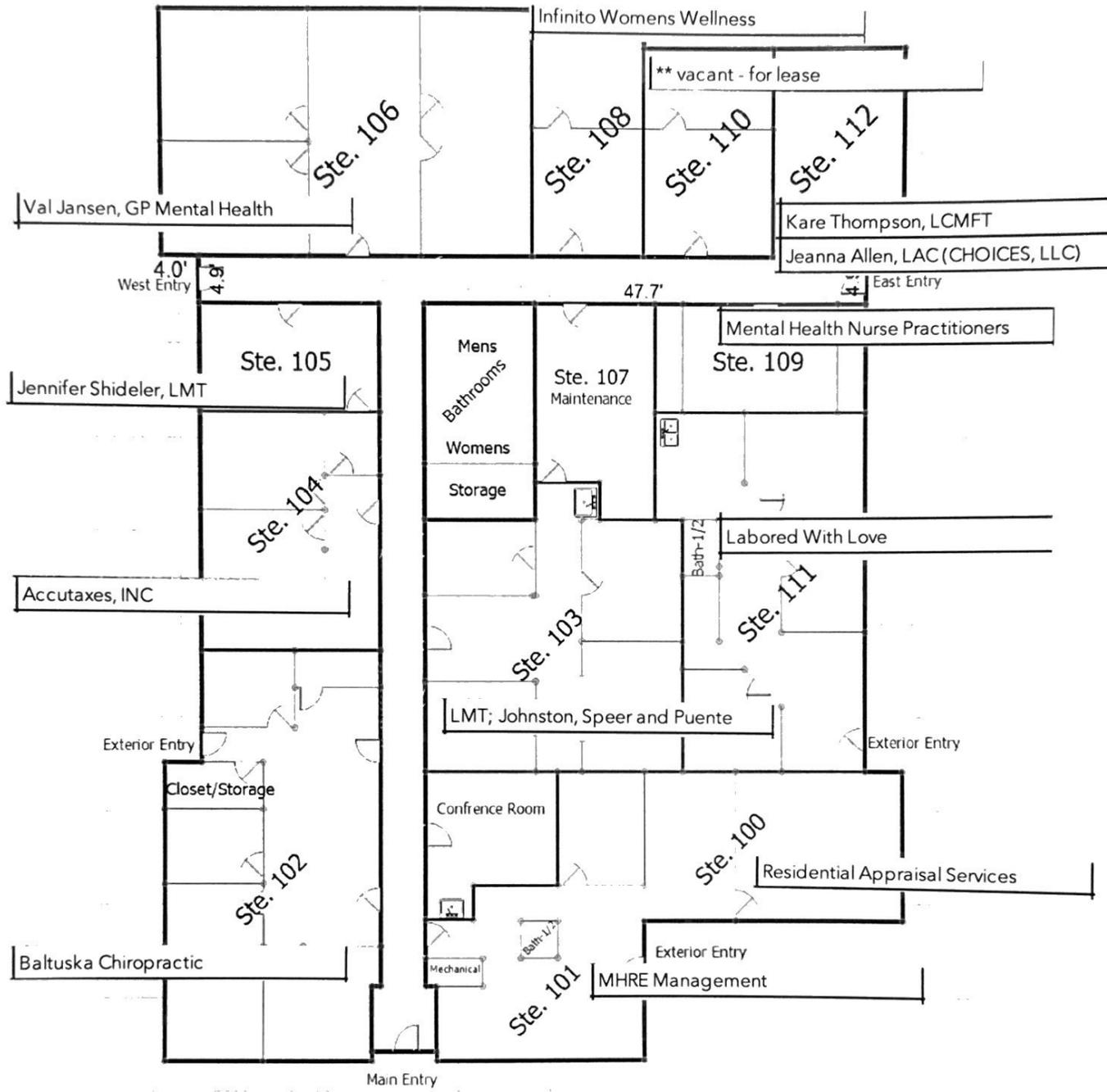


Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Green Prairie Special Use Permit



	GREEN PRAIRIE TENANTS			office hours	employees
100	Residential Appraisal Services	residential real estate appraisals		M-F 8am-4pm	1
101	MHRE Management	property management		M-F	1
102	Baltuska Chiropractic	chiropractic and holistic healthcare	medical clinic SUP	M-F 8am-6pm, Sat 10am-2pm	5
103	LMT; Johnston, Speer and Puente	licensed massage therapists	personal care SUP	by appointment only	3
104	Accutaxes, INC	tax prep, bookkeeping and payroll services		by appointment only	2
105	Jennifer Shideler, LMT	licensed massage therapist	personal care SUP	by appointment only	1
106	Val Jansen, GP Mental Health	mental health nurse practitioner	medical clinic SUP	M-F 8am-5pm	2
107	** vacant - maintenance storage				
108	Infinito Womens Wellness	holistic massage therapy and facials	personal care SUP	by appointment only	1
109	Mental Health Nurse Practitioners	outpatient mental health nurse practitioners	medical clinic SUP	appointment only M-F 9am-5pm	4
110	** vacant - for lease				
111	Labored With Love	conciierge birth & lactation services, perinatal care	medical clinic SUP	M-F 10am-5pm	4
112	Kare Thompson, LCMFT	individual, couple & family therapy	medical clinic SUP	by appointment only	1
	Jeanna Allen, LAC (CHOICES, LLC)	alcohol & drug assessments, education, counseling	medical clinic SUP	by appointment only M-T 8am-7pm	1



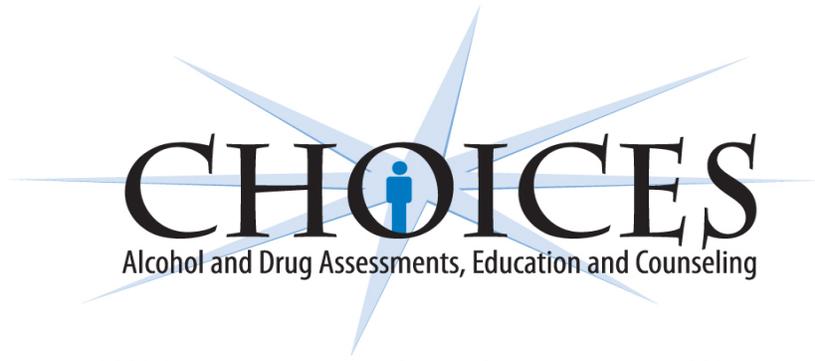
Kara Thompson, LCMFT
Individual, Couple and Family Therapy
13830 Santa Fe Trail Dr. #112
Lenexa, KS 66215

Hours and Days of Operation: By appointment only, Sunday – Saturday 8-5

Number of Employees: 1

Goods or Services Rendered: Behavioral Health Therapy

Products sold wholesale, retail, or distributed off-site, noting any flammable products or hazardous chemicals and their methods of storage: None



**13830 Santa Fe Trail Drive, Suite 112, Lenexa, Kansas 66215
(913) 390-0100**

January 12, 2026

Choices, LLC has been in my ownership and operation since August 23rd, 2003.

As of January 1st, 2026, Choices offers one-on-one substance assessments for local citizens, wherein each appointment requires about ninety minutes of office time.

These meetings take place by appointment only, on Mondays and Thursdays 8am to 7pm, and Saturdays as needed, potentially between the hours of 8am and 7pm.

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I hope this information proves helpful—please feel free to contact me should you have further questions or concerns.

Thank you,
Jeanna Allen, LAC
Choices, LLC
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Lenexa, KS 66215
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CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, February 2, 2026. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

ROLL CALL

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

None

STAFF PRESENT

Scott McCullough, Director of Community Development
Stephanie Sullivan, Planning Manager
Tim Collins, Engineering/Construction Services Administrator
Andrew Diekemper, Assistant 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
Kyle Glazer, Economic Development Analyst

APPROVAL OF MINUTES

The minutes of the January 5, 2026 meeting were presented for approval. Hearing no changes or corrections to the minutes of the regular meeting, Chairman Poss entertained a motion to **APPROVE** the minutes as written. Moved by Commissioner Jamison, seconded by Commissioner Burson, and **APPROVED** by a majority voice vote.

CONSENT AGENDA

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

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

REGULAR AGENDA

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

APPLICANT PRESENTATION

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

emphasized the growing need for affordable and attainable housing in Johnson County due to rising home values and rents, positioning the project as a way to help working families achieve sustainable homeownership within the community. Ms. Hicks concluded by thanking the Board for the opportunity to present more detailed information about the project.

STAFF PRESENTATION

Community Development Director Scott McCullough presented Staff's analysis and findings regarding the rezoning and preliminary plat applications for the Clear Creek subdivision, also known as The Highlands at Clear Creek. He explained that the site, located near 86th Terrace and Clare Road, has a long history of planned development dating back to its annexation in 1986, with portions later acquired by the City for parkland and a regional stormwater facility. From the outset, excess land beyond park and stormwater needs was intended for private development, and no parkland or wetlands would be removed by the current proposal. Mr. McCullough noted that extensive planning has already occurred in the area, including infrastructure construction, trail connections, and alignment with the City's long-term vision for development pods surrounding the wetlands and future Centennial Park. He addressed concerns related to a recent sales tax vote, stating that City materials clearly showed which areas were intended for park use and which were planned for development, and that voters were not misled. He emphasized that the proposed 50-lot subdivision on approximately 17 acres is consistent with past planning efforts and reflects a lower density than originally envisioned. In reviewing the rezoning criteria, Mr. McCullough stated that the proposed RP-1, Planned Residential (Low-Density) District aligns with surrounding residential uses, is suitable given the area's transition from agricultural to suburban development and would not create detrimental impacts beyond those typical of single-family neighborhoods. He explained that utilities and infrastructure are available, traffic impacts are within the capacity of Clare Road, and a traffic study is not required because the project aligns with the Comprehensive Plan. Environmental concerns, including wetlands and threatened species, are not expected to be impacted, and stormwater will be managed by the City's existing regional system. Mr. McCullough concluded that the project conforms to the City's Comprehensive Plan, Vision 2040 plan, and parks and recreation master plan, all of which call for a diversity of housing types and recognize the need for attainable and affordable housing. Staff determined that denying the application would provide minimal public benefit while preventing realization of long-standing City plans and the applicant's housing mission, and therefore recommended approval of the rezoning and plat.

PUBLIC HEARING

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

Sharon Lab, a resident of Lenexa who lives in the Timbers neighborhood, spoke in opposition to the proposal, stating that she does not want to see the park eliminated. She said the plan would "cram in a lot of houses in a small space," a contrast she found clear when compared to surrounding developments. She explained that when she and her family moved to the Timbers subdivision four years ago, they were drawn to the neighborhood's openness and reduced congestion, as well as the park and the ability to take bike rides through quieter areas. Ms. Lab acknowledged that she expected future development because her home backs up to undeveloped land but said she "didn't think it would look like this." She referenced the City's Comprehensive Plan, quoting its call to balance growth with "preserving the character of the City's established neighborhoods" and its goals of maintaining a high quality of life, creating complete neighborhoods, and building a unified sense of community and local identity. She stated that she does not believe this project meets those goals or promotes preserving "the integrity and character of our neighborhood community." She expressed concern that the proposal focuses on meeting "the minimum and oftentimes below the minimum standards," noting that front setbacks are reduced on 100 percent of the lots and side setbacks on approximately 90 percent. Ms. Lab pointed out inconsistencies between the written packet and the presentation, stating that the packet described one-

and-a-half-story homes of 1,800 to 2,200 square feet, while other examples showed a first level of 1,152 square feet with a much smaller second level, which she described as “a loft on top of a one-story house.” She argued that this design allows more houses to fit on smaller lots and does not reflect the established character of nearby neighborhoods such as the Timbers, Arbor Lakes, and Clear Creek. Ms. Lab emphasized that surrounding developments are generally more open, with a mix of lot sizes ranging from minimum lots to 10,000 square feet, three-quarters of an acre, or more, and with many homes exceeding average size expectations. She concluded by saying she would not support a development of this nature, stressing that evaluating a plan involves more than meeting minimum numerical requirements, and asked the Planning Commissioners to reject the proposal in order to save the integrity and character of the community in Western Lenexa.

Scott Murray, a Lenexa resident since January 2000, spoke in opposition to the proposal and thanked the council for the opportunity to be heard. He explained that one of the main reasons he moved to Lenexa was the City’s “open style,” describing it as a community that did not focus on “how much we can cram into a small area for more dollars.” He stated that this openness was a defining feature of Lenexa and that the current proposal does not align with that character. Mr. Murray argued that the development appears to be “just made to fit,” with the design adjusted to force development onto a site that is not appropriate rather than selecting a site suitable for the development. He expressed concern that the plan relies on reduced spacing between homes, noting that setbacks would be decreased from approximately 70 feet to 62 feet, or “four feet on each side of each and every house.” While that reduction may sound minor, he said it “makes a big difference in what the community comes out like.” He added that he and his family live in the Timbers area and chose far West Lenexa specifically because of its openness, which they value deeply. Murray concluded by stating that this proposal represents the first serious attempt he has seen to change that character, suggesting it is being done primarily “to try to sell some land,” rather than to preserve the qualities that originally drew residents to the area.

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

Mary Leuszler addressed the Planning Commission to express concerns and opposition about the proposed Habitat for Humanity project on Clare Road, stating that she lives within a half mile of this project and emphasizing that she is a nearby resident. While affirming that she supports “helping families in need,” she said the proposed location raises “serious questions that have not yet been adequately addressed.” She questioned, “Who will be responsible for long-term maintenance, things like roofs, paint,

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

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

William Ward, a long-time Lenexa resident who has lived in the city part-time since 1973 and full-time since 1978, spoke in support of the Habitat for Humanity project. He explained that he has volunteered with Habitat for Humanity for over 20 years, primarily in construction and reconstruction work, and that

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

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

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

community. She said the project is not a threat to Lenexa's values, but "an expression of them." After 30 years in Lenexa, she said she believes the city is strongest when leaders make decisions with care and thoughtfulness, and she thanked the commission for their diligence and leadership.

Ali Haynes, a pastor in Johnson County and co-president of the Good Faith Network, spoke in support of the Habitat for Humanity project. She said she lives in Clear Creek Estates with her husband and their three children, directly adjacent to the park, and that her family uses it regularly. She expressed gratitude that the trails and ponds will remain and said her initial reaction to the project was not concern but thankfulness, because it offers working families the chance to live in a community that has become increasingly unaffordable. Ms. Haynes shared that her family bought their home when it was affordable but said that if they were trying to move into the area today, they simply could not afford it. She noted that her husband is a police officer and she is a pastor, and said they are raising children, paying bills, and building a life "just like the families Habitat will serve." She emphasized that these families are not hypothetical, but "families like mine," and that the area needs these homes to remain accessible. She also addressed safety concerns directly, saying that her family has always felt safe in the community and "will continue to feel safe when Habitat homes are built," arguing that stable, affordable homeownership "strengthens safety" because families who are rooted in a place and have a stake in their homes and schools are a stabilizing force. She framed the project as a question of belonging, asking, "who gets to belong here? Who gets to be our neighbor?" She referenced a favorite scripture in which Jesus asks, "who's my neighbor?" and emphasized that the answer is the one who shows compassion, "the Samaritan," representing everyday workers like factory workers, nurses, teachers, pastors, and police officers. Ms. Haynes concluded by saying she is proud to live in the community and is ready to welcome these families, asking, "won't you be my neighbor?"

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

Reverend Jordan Stone, a Lenexa resident who said she loves living in the city, spoke to express strong support for the Habitat for Humanity project. She addressed a recurring argument she has heard from opponents that the opposition is about "preserving land from change." She said she uses the park system frequently and cares deeply about it but argued that the property in question will be sold and developed regardless of who the developer is. She said the presentations make it clear that if Habitat for Humanity is not approved, "another developer will build here," meaning homes will be built on the land "one way or another." Reverend Stone said the real question is not whether the land will be developed, but "who those

homes will serve.” She asked whether the site will become “another market rate development that only a small portion of our community can afford,” or whether it will become a neighborhood of “permanently affordable homes for working families.” She emphasized that these families contribute daily to Lenexa’s schools, businesses, churches, and community life. She said that choosing Habitat for Humanity is choosing development that prioritizes stability and long-term affordability, noting that Habitat builds high-quality homes, partners with families who invest in equity, and ensures that homes “remain affordable for generations to come.” Reverend Stone framed the debate as a choice about whether Lenexa will make room for working families or continue on a path where rising housing costs “push people out.” She said she believes the community can grow “thoughtfully and compassionately,” welcoming new neighbors while planning responsibly for the future. She urged the Commissioners to support the Habitat project, to vote it in, and to help ensure that Lenexa remains a community where everyone has the opportunity to “call this place home,” including her and her family.

Mark Lasley, a Lenexa resident who has lived in Johnson County for 35 years, spoke in support of the proposed Habitat for Humanity development, calling it both “reasonable and necessary.” He emphasized that affordable housing is a widespread issue and is “clearly an issue in Johnson County,” as evidenced by the rising costs of houses and townhomes that many working families cannot afford. He noted that the proposed homes would be part of a community land trust model, which would ensure they “stay affordable, not just for the first purchasers, but for those who come after,” and he described this as a responsible way to address affordability. Mr. Lasley said Habitat for Humanity is a respected organization with a strong reputation for building “attractive quality homes” and carefully selecting families who are ready for homeownership. He explained that although Habitat homes still require a significant investment, they are “far more realistic” for families with steady jobs who need a fair chance to get started and build equity. He stressed that homeownership helps build “responsibility, pride, and community connection” and he acknowledged that new projects often bring concern and said he had heard objections about potential decreases in property values, loss of the adjacent park, and fears of increased crime. He responded by stating that because the homes will be in a community land trust, they “cannot be used to compare against other real estate sales in the area for appraisal values,” so surrounding home values should not decrease. He also said the park “is not going to be impacted by this proposal,” and argued that the families purchasing the homes are “not dangerous criminals,” but rather “normal everyday people who work, raise families, and are looking for a stable home environment.” Mr. Lasley said the project aligns with Lenexa’s plans and values, referencing the city’s Vision 2040 goal of cultivating attainable housing. He urged the commission to approve the project, thanking them for considering a solution that “strengthens Lenexa” and calling it “an opportunity to do a very good thing for some deserving homeowners.”

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

thought you would live in the school district where you taught.” She used this to illustrate that despite appearing similar to the families she taught, she and her husband could not afford to live in the community where they worked, even with two teacher salaries, master’s degrees, extra duty contracts, and summer jobs. Her remarks underscored her belief that affordable homeownership opportunities like Habitat are needed so that working families can live in the communities where they contribute.

Mark Mears, a Lenexa resident and longtime donor to Habitat for Humanity, spoke in support of the proposed project, describing it as the kind of “purposeful, responsible growth” the community should pursue. He said he gives to Habitat because the organization has created a proven model for sustainable success. Drawing on his experience as a business leader, he explained that lasting success comes when “purpose is paired with discipline,” and he said Habitat embodies that principle. Mears emphasized that the Habitat model is not “charity without standards,” but rather a rigorous partnership requiring “income verification, employment history, financial education, and meaningful sweat equity” from future homeowners. He said this approach is fair and creates attainable homeownership for working families, such as teachers, nurses, and city employees, who are being priced out of traditional housing options. He said these families are seeking “a fair path to stability, equity, and belonging,” and that Habitat’s model provides both responsibility and support needed for long-term success. He also praised the long-term thinking of the project, noting that the community land trust structure ensures the homes will “remain affordable, well beyond the first sale,” which he said protects future families and preserves neighborhood stability. He argued that this solution is designed for permanence rather than speculation. Acknowledging that growth raises questions, Mr. Mears said that “fear-based assumptions should not outweigh fact-based evidence,” and he highlighted Habitat’s long record of strengthening neighborhoods. He noted that Habitat is celebrating its 50th year and has built “62 million homes all over the world,” and he said that well-built, owner-occupied homes with clear standards will contribute to community value rather than diminish it. He concluded by urging the Planning Commission to approve the application, saying the decision would reflect confidence in shared values, sound planning, and a future where opportunity remains accessible for all residents.

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

Dave Hoffman, a Lenexa resident living in the Timbers of Clear Creek, spoke in opposition to the proposed development. He explained that he and his family moved to the area in 2021 after leaving a dense, compact neighborhood in Shawnee for the more open feel of the Timbers, noting that it “just felt completely different” from where they had previously lived. Mr. Hoffman addressed comments suggesting that teachers and librarians cannot afford to live in the area, pointing out that many such professionals, including his wife, already live in the Timbers. He said, “I don’t think there’s any rule that says teachers

can't live there," and emphasized that some are doing so. He also challenged the idea that people must live close to their workplace, sharing that he commuted for years from Wyandotte County to Lenexa for his career at Deluxe Corporation and never felt he needed to live near his job. He said he opposes the project for several reasons but focused on density and neighborhood fit. He described the area as an established, low-density neighborhood with large lots, citing homes along 86th Terrace and 85th Terrace that he believes have been there since the 1970s. He noted that multiple subdivisions have grown around this area, all maintaining a low-density character, with the park in the center. While acknowledging that the proposal does not take the entire park, he argued that "a significant portion" will be removed and that it will "drastically change the park" he walks "practically daily," emphasizing that he walks there often since he is retired. He concluded by asking the commission to consider these reasons in their decision.

Lora Bernhardt, a Lenexa resident since 2017, spoke in strong support of the Habitat for Humanity project. She explained that her support is rooted in personal experience with how unaffordable housing can devastate families. She shared the story of a close friend in Kansas City with a serious medical condition, whose nephew helps care for her. Ms. Bernhardt said they are already barely making ends meet and that "if they had to enter today's renting or housing market, they would not be able to afford it," adding that they would be at "real risk of losing their home altogether." She also highlighted the dramatic rise in housing costs, noting that when she bought her home in Oak Park in 2017, the median price was around \$225,000 to \$250,000, but today she has been told her property is worth \$400,000. She said that even with her IT programmer salary, she could not keep up with the pace of property value increases, and she believes many hardworking people face the same challenge. Addressing common fears about affordable housing, Ms. Bernhardt emphasized that Habitat homeowners are "working families, neighbors, people just like you and I who want stability and a place to call home." She said the project reflects "the Lenexa that I want to live in," one that plans for the future, makes room for working families, and responds compassionately to housing challenges. She urged the commission to support the Habitat for Humanity project to make homeownership possible for families being priced out of the community.

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

Jack Gregory, a Lenexa resident, spoke in strong support of the Habitat for Humanity project and urged the Commission to recommend approval to the City Council. He said he is encouraged that the City's Comprehensive Plan values "diversity, not just homogeneity," and promotes "attainable housing through diverse choices and creative housing choices." He acknowledged that discussions often become "either-or" arguments, but he believes Staff has shown that the City can have both, approving the project while preserving what existing neighbors value. Mr. Gregory emphasized that Habitat is not a "fly-by-night organization," noting its long record of work nationwide and the fact that many in the community have

supported Habitat through churches and other groups. He argued that “evidence should supersede” speculation, and he highlighted the rigorous process Habitat homeowners undergo, including demonstrating the ability to pay, completing “sweat equity,” and undergoing training. He said this shows these families “want to be good neighbors” and are seeking to “build equity, not just pay rent the rest of their lives.” He also asserted that people deserve “the chance to live where they work,” noting that even city employees can struggle to afford housing in Lenexa, which he said is a sign of a housing market that has “outrun ordinary wages.” Finally, Mr. Gregory warned that fear often drives decisions and can be used as a weapon. He urged the Board to respond with “hope,” basing the decision on evidence and “facts” rather than hostility, and to vote yes on the Habitat project.

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

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

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

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

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

Rob Carr, a native of Johnson County and a Lenexa resident of 28 years, spoke in support of the Habitat for Humanity project, grounding his remarks in both his faith and his four decades of experience in pastoral ministry. He explained that his perspective is shaped by long observation of how communities succeed or struggle, particularly around the question of who belongs. Mr. Carr described Habitat for Humanity as the gold standard in affordable housing partnerships, stating that the City could not ask for a better collaborator for this project. He emphasized that Habitat families are thoroughly vetted, financially qualified, and committed to hundreds of hours of sweat equity, qualities that consistently result in strong neighbors and engaged citizens. Addressing assumptions sometimes made about affordable housing

residents, he noted that many people can recall times when their assumptions about individuals or groups proved to be wrong, and he affirmed that Habitat families clearly belong in Lenexa. Drawing on the City's long history of carefully selecting development partners, he reminded leaders that Lenexa has successfully partnered with quality developers across the City and now has the opportunity to choose another exceptional partner. He concluded by expressing pride in Lenexa and enthusiasm for supporting Habitat as a trusted and worthy partner in this effort.

Nachelle Kaughman, a Lenexa resident who also works in Lenexa City Center, spoke in support of the proposed Habitat for Humanity neighborhood at 87th and Clare. She shared that her professional background in the nonprofit and humanitarian sector strongly shaped her understanding of what makes communities thrive, emphasizing that stable housing is not only a personal benefit but a foundation for healthy communities, improving outcomes in education, employment, and long-term civic engagement. Ms. Kaughman noted that wealth and stability are often built across generations and that homeownership remains one of the most reliable ways families can begin building that stability, a process Habitat supports responsibly through careful qualification, education, and long-term affordability. She also highlighted the proven success of thoughtfully planned, income-diverse neighborhoods, describing them as more stable, resilient, and aligned with Lenexa's reputation for intentional planning. She pointed out that the project makes productive use of land that has been for sale for years, preserves existing park space, and creates homeownership opportunities for people who work in and contribute to the community. She concluded by urging approval of the proposal so Lenexa can remain a place where those who serve the City can also afford to live.

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

Michelle Lancaster spoke in opposition of the Habitat for Humanity proposal and said she is "not as familiar with those technicalities or the nomenclature of your area," but she understands the basics of traffic safety and the impact of "taking away current green space that is heavily used by Lenexa residents" and rezoning it into residential use in an area that is already overdeveloped. Ms. Lancaster noted the developer's estimate that the project will take "five to six years to complete," and shared that City Engineer Tim Green says it will add "an additional 500 vehicles per day" to and from the site. She also referenced plans to widen 83rd Street and add roundabouts between Clare and Gleason, which will "divert more traffic down 86 Terrace and to Clare" because Lewis Street will not be able to turn west. Ms. Lancaster warned that adding "500 plus additional cars each day during the construction for the next five to six years" could create serious safety issues. Ms. Lancaster said she sees the problems firsthand from her

front porch, noting that Clare Road is already heavily used with “teens thinking that they’re on a drag strip,” bicyclists, semi-trucks, and families trying to access the park. She argued that the proposed access road would cross “either the trails or the entrance,” creating a safety hazard for pedestrians and park users. She asked whether a study has been done on “what type of impact 500 vehicles would have against hundreds of pedestrians coming in and out of the park,” and emphasized that children currently run or bike ahead of their parents because “it is safe to do so,” without having to worry about “a road in their path.” She asked, “Is this location so important? Is it worth the injuring of a child?” Ms. Lancaster said that “saving green space” is the top priority, noting that the city poll showed 59% support for preserving it, and argued that there are better locations for the project than a heavily used park. She acknowledged the rebuttal that “your trails will still be there,” but stressed that construction would remove the “peace and quiet” that people value. She suggested Sar-Ko-Par Park as a better alternative because it has “plenty of green space for houses” and is better suited with nearby amenities like grocery stores, public transportation, and shops. In closing, Ms. Lancaster said many supporters “are not residents that have been directly affected in the neighborhood,” and will not have to deal with the construction for the “next five to six years.” She asked the City to deny approval and recommend a location that has not “already been promoted, perceived, and used as a part for the past decade.”

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

Angela Buzard spoke against the proposal, explaining her family’s strong connection to the park property, noting that her home backs up to the park and that its presence was a major reason her family chose the location seven years ago to raise their children. She described how her family regularly walks the trails, fishes in the ponds, and observes wildlife, even keeping binoculars by their back windows, saying the park is “a regular part of our lives” and an integral part of the neighborhood’s sense of community. Ms. Buzard acknowledged that affordable housing is a real and important issue in Johnson County and Lenexa, sharing that she has volunteered with Habitat for Humanity in the past and believes deeply in its mission. As a public servant living in a modest home, she emphasized that she supports affordable housing and the use of public funding to help promote it. However, she stressed that her concerns are not about affordable housing itself, but about the site selection and the loss of what she described as a beautiful and valuable community asset. Ms. Buzard explained that the park property is not simply undeveloped land, but a critical piece of green infrastructure that the City has heavily invested in to

mitigate flooding for nearby homes, including her own. She praised Lenexa's leadership and innovation in stormwater management and asked that the same level of foresight be applied to determining the highest and best use of this unique property for the benefit of the entire community. She noted that while similar parkland may never be available for purchase again, land suitable for residential development will remain available as the City continues to grow westward. In closing, Ms. Buzard said the most detrimental aspect of the proposal is the conversion of designated parkland into residential development. On behalf of her family, she asked the Planning Commission to deny the application and to pause development plans for the park property in order to allow time for meaningful community engagement, given the project's scale and the significant public investment already made in the site.

Jeff Potter, a resident of the Timbers of Clear Creek and a 33-year Lenexa taxpayer, spoke in opposition to the proposed development at the park site, while emphasizing that he is not opposed to affordable housing. Mr. Potter thanked City staff, elected officials, and fellow residents for their time and dedication, and expressed appreciation for the community members who stayed late to advocate for preserving the park. He stated that affordable housing is needed and that all individuals deserve a place they can afford to live but stressed that his comments were about "saving our park, a park we love and enjoy," not rejecting housing. Mr. Potter explained that Lenexa's parks and trails are a major reason he and his family moved within the city multiple times and ultimately built their "forever home." He said those decisions were made based on affordability and the City's promise to preserve parkland, noting that residents were told the park in question would remain primarily as it is. He expressed frustration that, despite voters approving a three-eighths cent sales tax increase to maintain and beautify parks, the City is now considering taking parkland away. While acknowledging changes Habitat has made to the proposal, he said the project still does not fit the area, comparing it to "flip flops with a tuxedo," and cited a lack of supporting infrastructure. Addressing claims that opponents are motivated by fear or hiding behind the park, Mr. Potter said, "We are not here to hide behind our park. We are here to stand up for our park." He rejected the idea that residents simply do not want the project "in their backyard," and challenged decision-makers to consider what they are willing to support in their own neighborhoods. He said residents value Lenexa's parks deeply and have demonstrated that commitment through their votes and tax support. Mr. Potter concluded by saying he wants to continue liking Lenexa as a longtime resident and does not want to become "a former citizen that used to like Lenexa," thanking the City for the opportunity to speak.

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

preserve the existing trail alignment and maintain uninterrupted and safe public access, thanking the commissioners for considering the concerns of the Clear Creek community.

Cathy Steinberg, a resident of the Timbers, thanked the body for the opportunity to speak and expressed opposition to the proposed project. Ms. Steinberg stated that while she supports affordable housing, it must “make sense” and be located in areas with adequate infrastructure and resources. She argued that rezoning the park would “alter and destroy the established development patterns of the area” and that the project is “not compatible with the surrounding neighborhoods.” Ms. Steinberg raised concerns about infrastructure, noting that the streets are not designed for increased traffic, local schools are already at capacity, and there is no public transportation serving the area, stating, “No buses come out there.” She emphasized the lack of nearby services, explaining that grocery stores are “three and a half miles away” and that there are no pharmacies or essential resources to support future residents, including disabled families shown in the project presentation. She questioned the long-term viability of the project, asking, “How do you force grocery stores to open in the community? You can’t,” and warned that residents would face hardships that could impact surrounding neighborhoods and create future tax implications. Ms. Steinberg suggested that affordable housing be placed closer to City Center, where existing resources are available, citing areas such as Sar-Ko-Par Park with multiple grocery stores and schools experiencing declining enrollment. She stated that such locations would better support families and help revitalize aging communities. In closing, Ms. Steinberg addressed comments regarding “coded language,” identifying herself as a first-generation immigrant Latina and stating that assumptions about her community are harmful. She emphasized that the Timbers is a diverse, inclusive neighborhood and concluded that such claims “diminish us as immigrants.”

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

Christina Wallace addressed the Planning Commission with technical concerns regarding the proposed development. Ms. Wallace spoke against the Habitat for Humanity proposal and requested a reduction in density from 50 lots to 35 lots on 17 acres, stating that the current proposal places RP-3–sized lots adjacent to R-1 acreage lots, creating the densest stretch of housing in the development backing directly onto acreage. She argued this configuration is incompatible and inconsistent with the City’s long-standing vision for medium-density development, noting that a similar concept was considered in 2018 and “didn’t fit then and doesn’t fit now.” Ms. Wallace stated that a 35-lot layout would be compatible with surrounding

developments, citing the Timbers subdivision across the street, which has 35 homes on 17 acres, and Twin Creeks at Enclave, where 50 homes were approved on 32.6 acres. She asserted that the current proposal is a repackaged version of a previously rejected concept and does not align with established development patterns in western Lenexa. Ms. Wallace also raised concerns regarding landscaping and buffering, noting that trails function as arterial corridors and that the current plan lacks adequate landscape buffers between homes, fences, and trails. She stated that additional buffering is needed to maintain the park-like character of the area. Regarding safety, Ms. Wallace identified two primary issues. First, she expressed concern over the proposed trail realignment, stating that relocating the trail would require children to cross three lanes of traffic, including a turn lane, to access future trail connections, which she described as unsafe. Second, she cited emergency access concerns, pointing to Lot 1 at the main entrance of the development and stating that the configuration would not safely accommodate multiple emergency vehicles responding to an incident. In closing, Ms. Wallace questioned the inclusion of a lengthy staff justification document, stating that a “50-page justification” was unnecessary for a technical review and urged the Board to focus on the technical deficiencies of the plat when making its decision, stating that “there are some errors here.”

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

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

emphasized the importance of maintaining compatible lot sizes and housing character and urged the Commission to consider average lot sizes when evaluating the proposal. Mr. Cauley concluded by requesting that, if development proceeds, lot sizes and housing types remain consistent with the existing neighborhood character.

John Lanham, a resident of Prairie View at Creekside Woods, spoke in opposition to the proposed plan. Mr. Lanham stated that he lives approximately a five-minute walk from the site and that proximity to the park was a primary reason he and his family chose to move to the area. He described his family as active users of the park and emphasized its importance as a community amenity. Mr. Lanham requested that the plan be rejected, stating that the proposed location is not well suited for the development and that other locations in Lenexa would be more appropriate. He expressed concern that the area lacks nearby amenities, such as grocery stores and services, and stated that this would be challenging for future residents as well as existing neighbors. While acknowledging Habitat for Humanity's mission and noting that he has volunteered on Habitat homes in the past, Mr. Lanham stated that the proposed development differs from his prior experience with Habitat projects. He expressed concern about the use of park-adjacent land and the density of the homes, stating that they do not match the spacing or character of surrounding neighborhoods and would be placed next to significantly higher-valued homes. Mr. Lanham concluded that, although he supports the goal of providing attainable housing, he does not believe this site is a good fit for the project and encouraged the City to consider an alternative location to achieve the same objectives.

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

Mark Rohrbaugh, who spoke in support of the Habitat project to his north and who lives in Creekside Woods with a backyard that abuts the property in question from the south and whose deck has a clear view of the silo with a tree growing up through the middle in the park. He noted that they will be about as close as neighbors to the proposed site as you can get and said he "100% supports the Habitat project." He emphasized that "no one is losing a park," and that "nobody's entitled to that land" or has a "God-given right to control what's done on that parcel of land." Responding to concerns, he stated that the development is not the park, and it will not remove the trails or remove the wildlife. He criticized opposition from residents of the Timbers, saying "they make me think, Jesus Christ, glad I don't live in the Timbers." He explained he does not know his lot size, but believes it is "smaller than what is being proposed here,"

and suggested that opponents “just don’t like the idea that somebody’s gonna have a smaller house than theirs as a neighbor.” He also said he was shocked when one speaker described the project as “flip flops on a tuxedo,” stating “I’ve been in the Timbers and it ain’t all that.” He added that those against the project “are not being truthful with you,” and said it was his job to “stand up and call it out when I see it.” He appreciated the opportunity to be heard and to “call out garbage when we hear it in our community.” (At this time Chairman Poss had to intervene when an audience member and the speaker engaged in unruly comments and behavior.) Mr. Rohrbaugh continued and said it is “a fine development” that he and his family will be happy with. He praised Staff for doing “an outstanding job of laying it out in the beginning,” and said that supporting the project “is the way forward” as the community looks for diversity, and Ms. Rohrbaugh respectfully urged support for the project.

Julie Shepherd, a 25-year resident of Lenexa who has lived in five different homes in the City and has studied zoning and planning before each move, spoke in opposition to using the 17-acre parkland for the Habitat for Humanity development. She noted that when she planned to build her current home, she checked Lenexa maps and found that the land was originally projected as housing development, with the green area shown as parkland, and that the plan has changed over the last six years. She said she was there to talk about the nature surrounding the park and described the land as “extraordinary,” full of native natural grasses. She explained that cost sharing for planting native grasses opens in March and is gone in two months, and despite trying for three years she has not been able to access it. She emphasized that her backyard is full of native plants and that the 17 acres are “all natural grasses,” including little blue stem, tall blue stem, and “tons of milkweed.” She challenged claims that milkweed is not present, saying she “was literally driving down the road, saw the milkweed, turned my car around and went and saw it,” and noted the presence of caterpillars and monarch butterflies, adding “the plant is nearly extinct” and that she has seen “more than a hundred of these in that 17 acres.” She questioned why Lenexa would “tear out 17 acres of natural grasses to put in 50 houses with driveways” and pointed out that parked cars and petroleum runoff would affect the watershed, increasing algae in the wetland areas. She said residents deserve “a true park to enjoy, to see true nature,” and clarified that she is not opposed to Habitat for Humanity itself but is opposed to using this “particular 17 acres of complete native soil,” and Ms. Shepherd thanked the Commissioners for the opportunity to speak.

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

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

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

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

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

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

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

Cecilia Tapia, a resident of Timbers Phase Seven who moved to the neighborhood in July 2023, spoke in opposition to the proposed project, explaining that she chose her home after reviewing approximately

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

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

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

PLANNING COMMISSION DISCUSSION

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

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

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

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

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

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

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

Commissioner Harber thanked residents for their participation and shared his perspective as a lifelong Lenexa resident, noting that Lenexa’s housing challenges mirror broader trends across Johnson County. Drawing on his work with the Johnson County Commission on Aging, he explained that housing affordability pressures are being driven largely by rising appraisals and appreciation that are pushing homes into higher price cohorts, rather than by the removal of lower-priced housing. He cited recent data showing modest growth in the \$300,000–\$500,000 range but sharp increases in higher price brackets, including double-digit growth above \$500,000 and significant increases in homes priced over \$1.1 million. He emphasized that inventory below \$350,000, where many property tax relief programs and first-time buyers are concentrated, is rapidly disappearing, with little incentive for owners to sell and few new homes being built at those price points. Commissioner Harber noted that while apartments are often discussed

as a solution, many residents oppose additional apartment development, raising the question of where working residents will live as prices continue to rise. He shared an anecdote from a recent meeting in Topeka in which a Lenexa-area State Representative told him he could not afford to buy a home in Lenexa and was renting instead, underscoring the scope of the issue. He encouraged a broad-minded approach to housing policy, expressed appreciation for staff's work on the plan, and concluded by sharing his positive past experiences with Habitat for Humanity projects, recalling that future homeowners were actively involved in building their homes and took great pride in them.

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

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

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

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

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

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

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

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

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

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

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

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

He also urged the applicant to respect and preserve the mature tree line on the north side where possible, recognizing that development and utility grading may limit what can be saved.

MOTION

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

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

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

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

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

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

STAFF PRESENTATION

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

PUBLIC HEARING

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

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

PLANNING COMMISSION DISCUSSION

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

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

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

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

MOTION

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

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

STAFF REPORT

Staff had no additional information to share with the Commission.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 11:26 p.m. on Monday, February 2, 2026.