

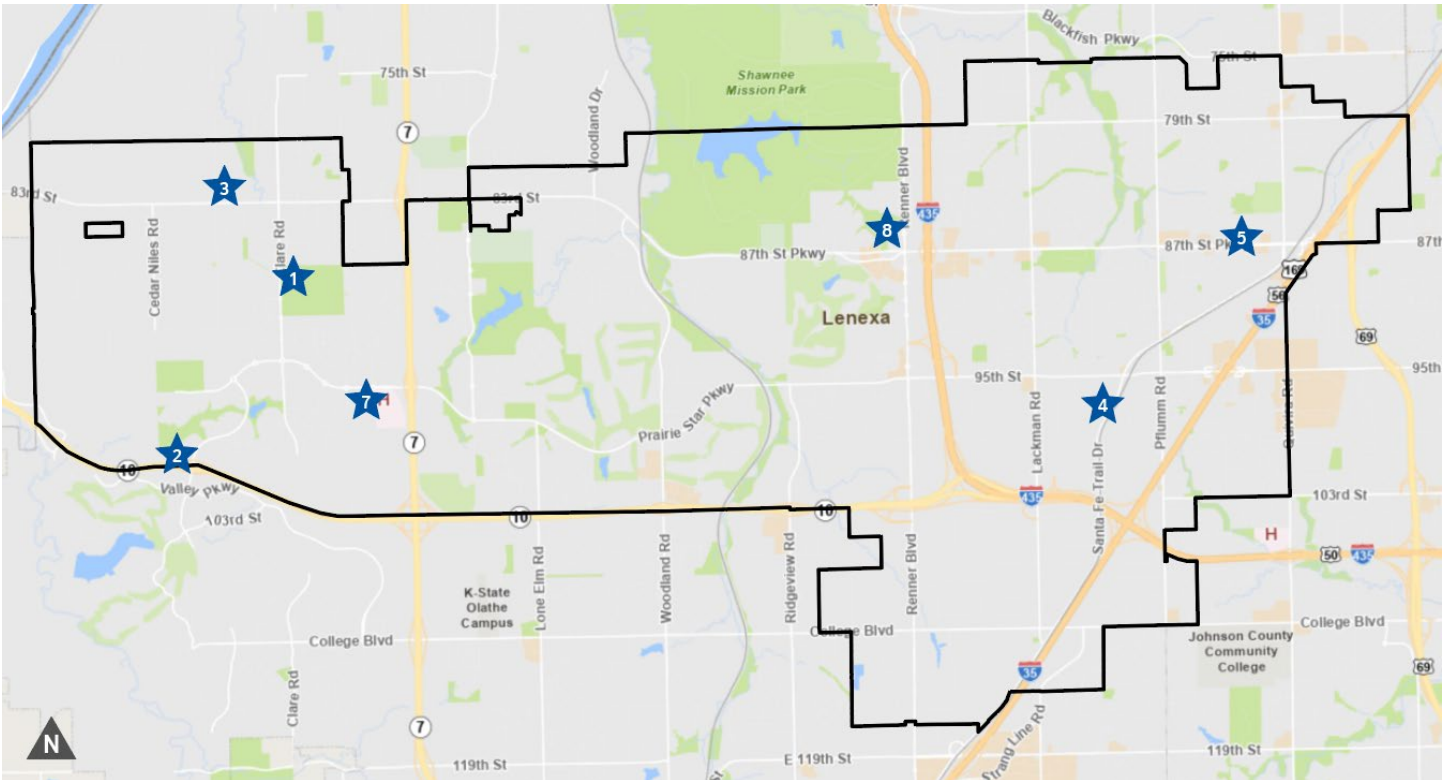
**REVISED  
PLANNING COMMISSION AGENDA**

**JUNE 1, 2026 at 7:00 PM**

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



**AGENDA MAP**



**CALL TO ORDER**

**ROLL CALL**

**APPROVE MINUTES FROM THE MAY 4, 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 desires separate discussion on an item, that item may be removed from the consent agenda and placed on the regular agenda.*

- 1. Highlands at Clear Creek — Consideration of a final plat for a single-family residential subdivision on property located near the southeast corner of 86th Terrace and Clare Road within the RP-1, Planned Residential (Low Density) District. PT26-11F**
- 2. Canyon Ridge — Consideration of a final plan for the multifamily residential component of a mixed-use development located at the northwest corner of K-10 Highway & Canyon Creek Boulevard within the PUD (Planned Unit Development) District. PL26-03F**
- 3. USD 232 Cedar Trails Exploration Center Building Addition — Consideration of a revised final plan for an addition to the early childhood center and high school career center on property located at 8201 Mize Boulevard within the R-1, Single-Family Residential District. PL26-03FR**

4. **Arrived Outdoors — Consideration of a final plan for a building addition and site improvements for a club or lodge use on property located at 14144 Santa Fe Trail Drive within the BP-2, Planned Manufacturing District. PL26-04F**

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## REGULAR AGENDA

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5. **Lenexa Fire Station 6 — Consideration of a preliminary plan for public safety and office uses on property located at 12350 West 87th Street Parkway within the CP-O, Planned General Office District. PL26-05P**
6. **Proposed Amendment to the Unified Development Code — Regulations related to medical or dental clinic and personal services uses in the NP-O, Planned Neighborhood Office and CP-O, Planned General Office Districts. UDC26-02 (Public Hearing)**

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## CONTINUED APPLICATIONS (NO DISCUSSION)

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7. **Prairie Star Parkway Center — Consideration of a rezoning and preliminary plan for a nine-lot commercial development located south of Prairie Star Parkway between Gleason Road and Dunraven Street. (Continued to the July 6, 2026 Planning Commission Meeting)**
  - a. **Consideration of a rezoning from the AG, Agricultural District to the CP-2, Planned Community Commercial District to allow a new commercial development. RZ26-03**
  - b. **Consideration of a preliminary plan for a nine-lot commercial development in the CP-2, Planned Community Commercial District. PL26-06P**

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## TABLED APPLICATIONS (NO DISCUSSION)

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8. **Primrose School & Advent Health, Lenexa City Center, Fourth Plat — Consideration of a final plan and final plat for a commercial daycare on property located at the northwest corner of 86th Street & Elmridge Street within the CC, Planned City Center District. PL26-05F, PT26-17F (At the request of the applicant, this item has been tabled.)**

## STAFF REPORTS

## ADJOURN

## APPENDIX

9. **Draft Minutes — May 4, 2026**

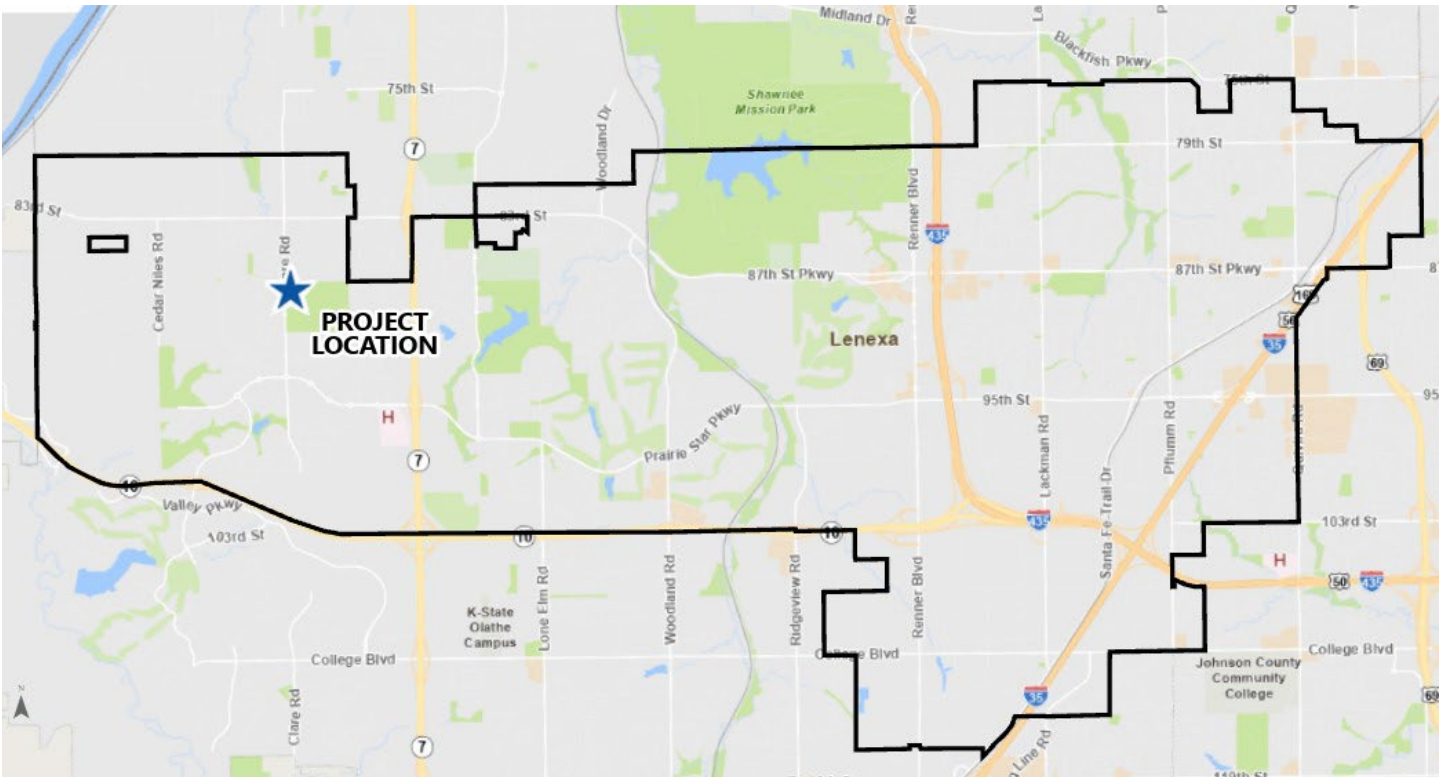
*If you have any questions about this agenda, please contact Stephanie Sullivan, Planning Manager, at [ssullivan@lenexa.com](mailto:ssullivan@lenexa.com).*

*If you need any accommodations for the meeting, please contact the City 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.*

# HIGHLANDS AT CLEAR CREEK SUBDIVISION

<b>Project #:</b>	PT26-11F	<b>Location:</b>	Near the southeast corner of the intersection of 86 <sup>th</sup> Terrace and Clare Road
<b>Applicant:</b>	Doug Ubben, Phelps Engineering, Inc.	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Single-Family Residential



## PROJECT SUMMARY

The applicant requests approval of a final plat near the southeast corner of the intersection of 86<sup>th</sup> Terrace and Clare Road. The final plat contains 50 single-family residential lots and 4 tracts on 16.73 acres of land. The final plat has a density of 2.99 lots per acre. The preliminary plat was approved with deviations from the Unified Development Code (UDC) for lot area, lot width, and front yard setbacks. The approved deviations are consistent with deviations approved for several other single-family neighborhoods in the area west of K-7 Highway. The plat includes dedications of drainage, utility, landscape, sidewalk easements and right-of-way to the City of Lenexa. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL**

## SITE INFORMATION

This site is a 16.73-acre undeveloped tract of land located near the southeast corner of 86<sup>th</sup> Terrace and Clare Road. The site is part of 127 acres under City ownership, which was originally acquired by the City in the late 1990s and early 2000s.

A preliminary plan/plat was approved for the site concurrently with approval of a rezoning to the RP-1 district. The proposed final plat complies with the approved preliminary.

**TABLE 1: PREVIOUS APPLICATIONS**

Project No.	Type	Project Name	Date Approved
RZ26-01	Rezoning	Clear Creek Subdivision	February 17, 2026
PT26-01P	Preliminary Plan/Plat	Clear Creek Subdivision	February 17, 2026

LAND AREA (AC)	PROPOSED LOTS	CURRENT ZONING	COMP. PLAN
16.73	50	RP-1	Suburban-Density Residential

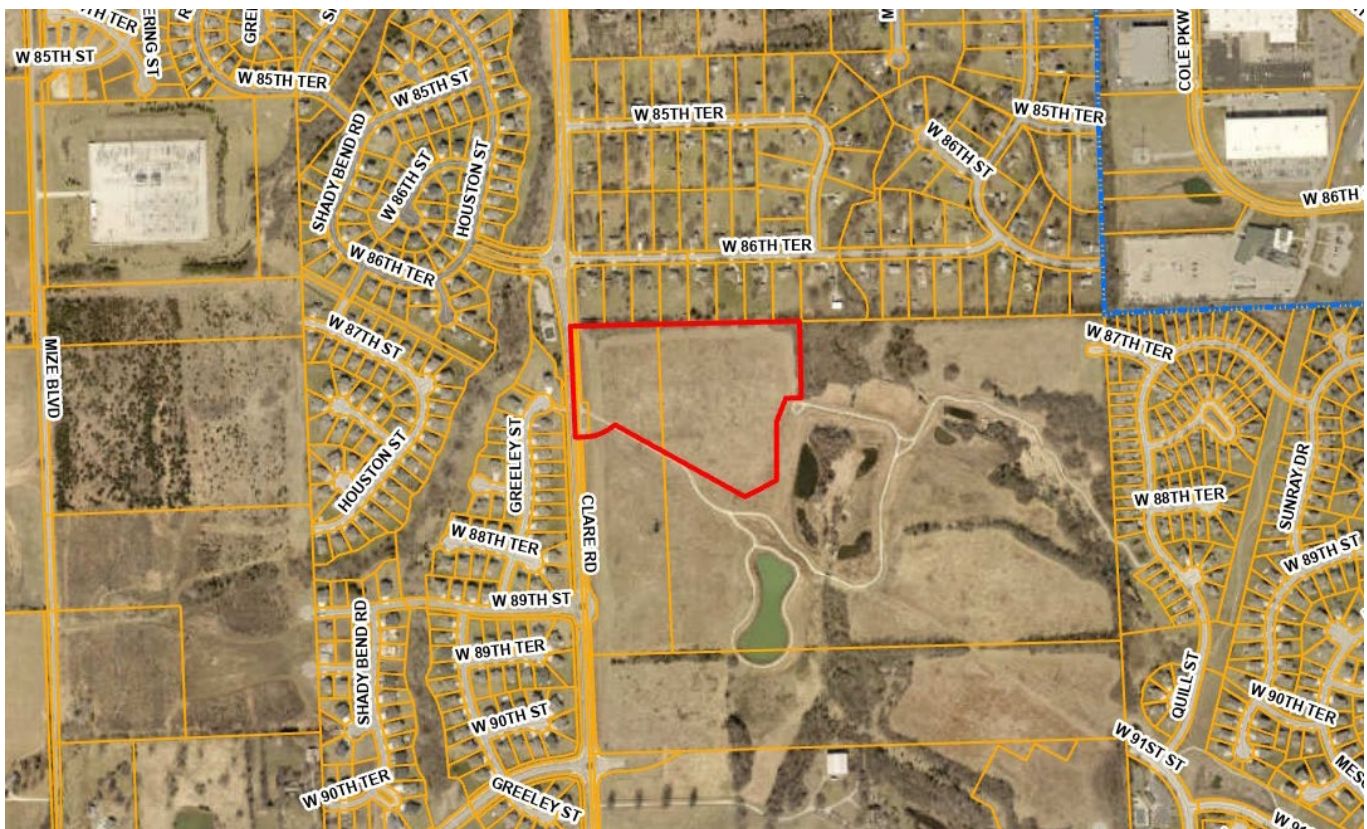
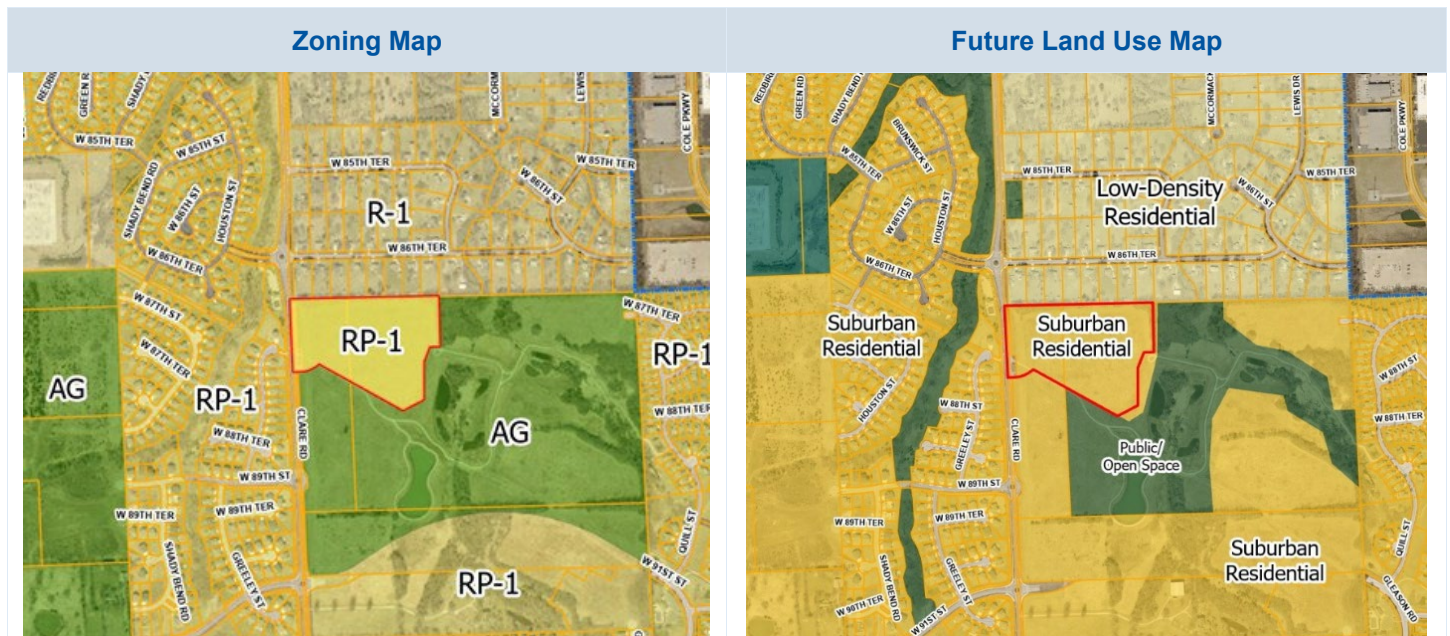


Exhibit 1: Aerial Image of Subject Site.

## LAND USE REVIEW

The proposed development is for a suburban-density single-family residential use. The site is zoned RP-1, Planned Single-Family (Low-Density) District and is classified as Suburban-Density Residential on the Future Land Use (FLU) Map of the Comprehensive Plan. This classification reflects single-family residential uses at a maximum density of 3.5 dwelling units per acre (DUA). The proposed plan includes single-family uses at 2.99 DUA. The proposed final plat is consistent with the Comprehensive Plan and RP-1 zoning of the property.



**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

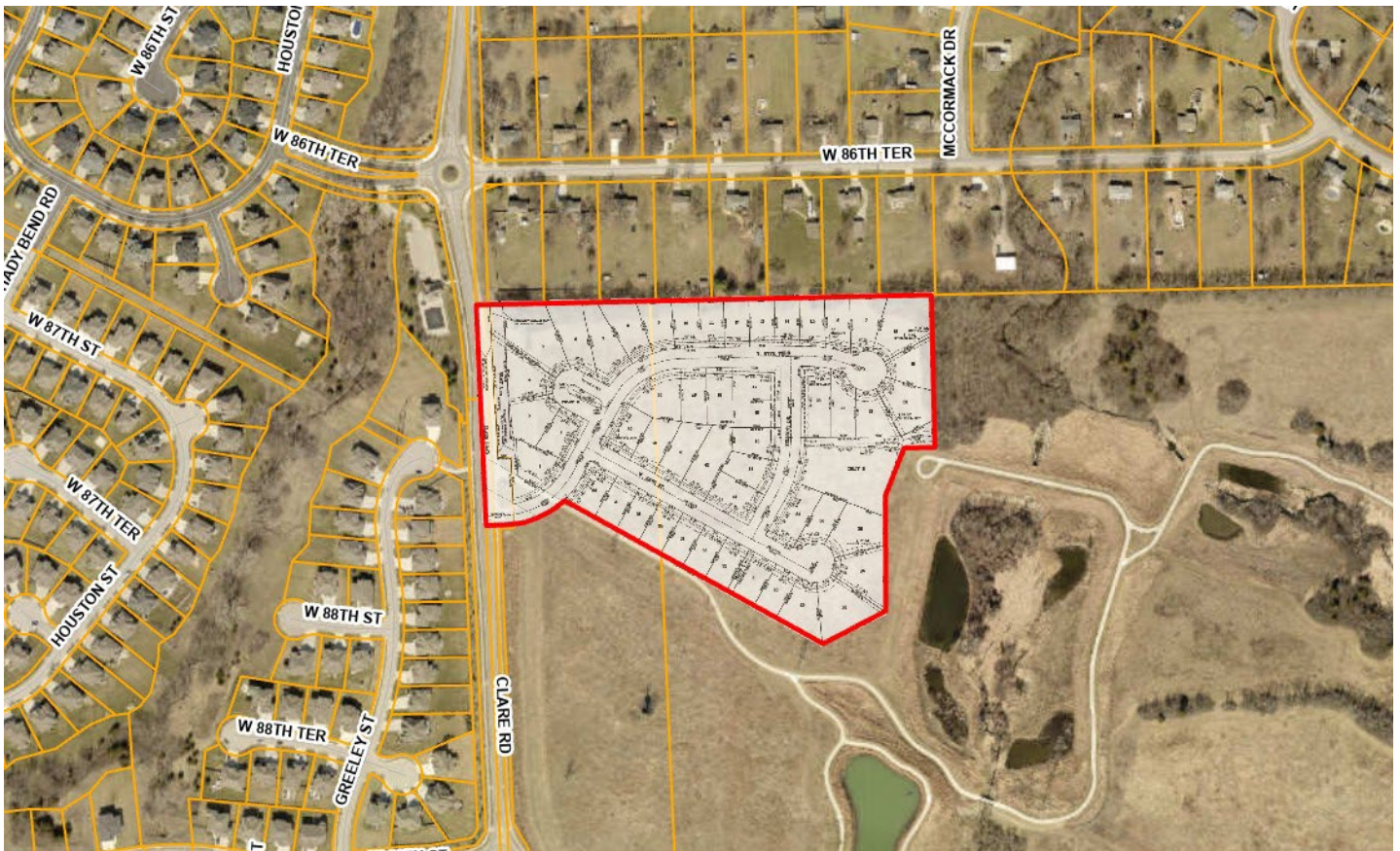
Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Suburban-Density Residential	RP-1, Planned Single-Family (Low-Density) Residential District	Undeveloped land
<b>North</b>	Low-Density Residential	R-1, Single-Family (Low-Density) Residential District	Single-Family Residential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

## FINAL PLAT REVIEW

The applicant proposes development of a single-family residential neighborhood known as Highlands at Clear Creek. The subject site is located near the southeast corner of 86<sup>th</sup> Terrace and Clare Road. The site is currently undeveloped land. The plat contains 50 lots and 4 tracts on 16.73 acres of land. The tracts will be used for neighborhood amenities and a fence and landscape buffer (along Clare Road). The tracts are to be owned and maintained by a Homeowners Association which, in this case, will be the Community Land Trust.

Access to the subdivision is from a new public street that will intersect with Clare Road. This street will be between 86<sup>th</sup> Terrace to the north and 91<sup>st</sup> Street to the south. The subdivision will have three internal streets; two will end in a cul-de-sac. The subdivision will also have two connections to the City Park trail system to the east and south of the neighborhood. The existing trail running south of the plat will be moved to the south to be farther from the rear yard property lines.

Deviations (see Table 6) were granted with the preliminary plat for a 5-foot reduction of the front yard setback of all lots, lot width reduction from 70 feet to 62 feet for 45 of the 50 lots, and for lot area reduction from 8,000 SF to 7,560 SF for 14 of the 50 lots.



**Exhibit 2: Final Plat on Aerial.**

The lots in the neighborhood are designated as a dwelling classification of D, which has a minimum floor area per Table 3. The dwelling classification establishes the minimum ground floor area of the homes that are constructed in the neighborhood.

**TABLE 3: DWELLING CLASS D - CLEAR CREEK PRELIMINARY PLAT**

1-Story (and split level) minimum ground floor area	1 & 1/2-Story minimum ground floor area	2-story minimum ground floor area
1,600 SF	1,150 SF	850

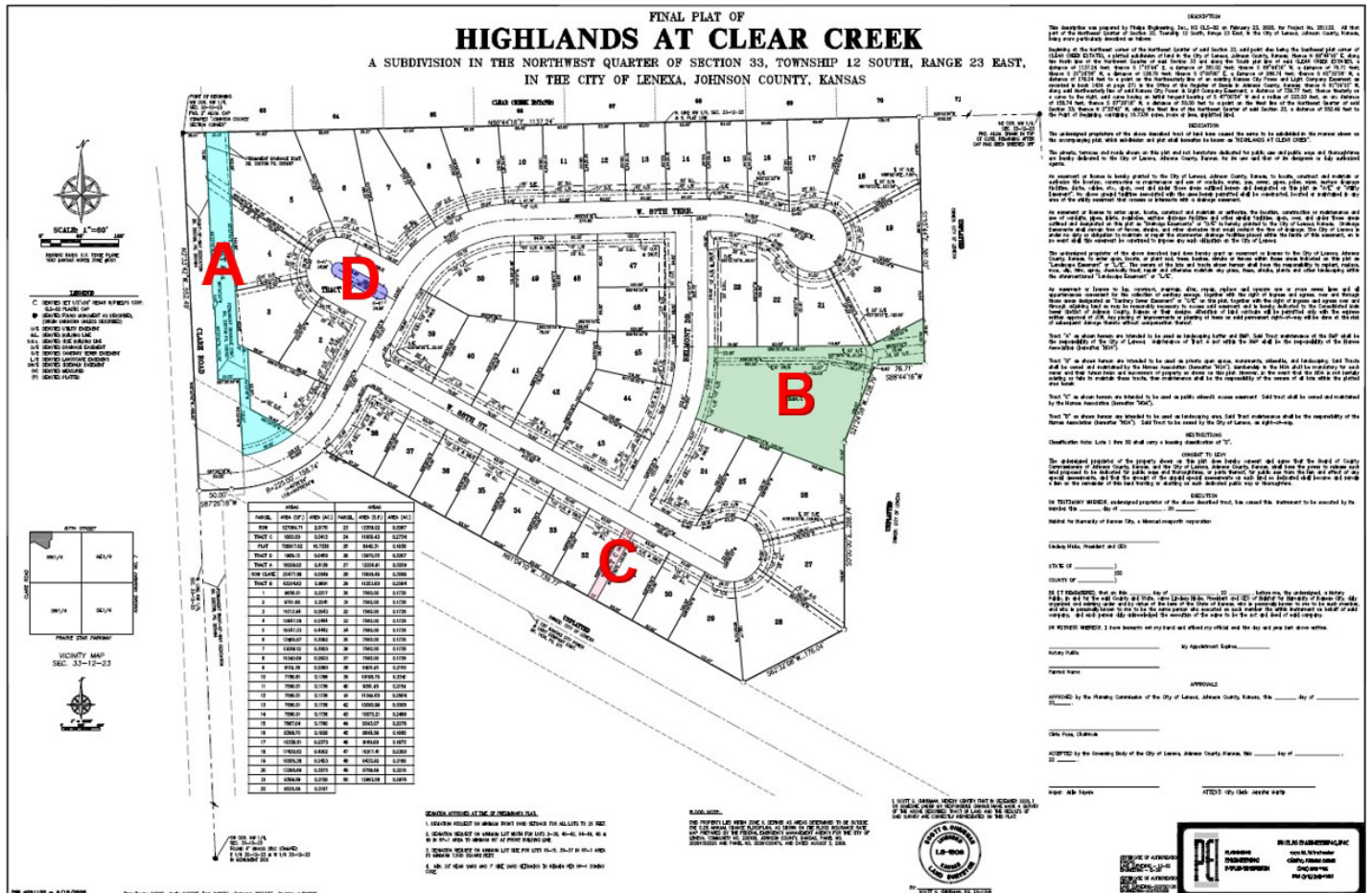


Exhibit 3: Final plat (tracts highlighted).

**TABLE 4: CLEAR CREEK PRELIMINARY PLAT**

Lots and Tracts	Purpose	Ownership
Lots 1-50	Single-Family Residential	CLT/Homeowner
Tract A	Fence and Landscape Buffer along Clare Road / Stormwater BMP	Homeowners Association (CLT) / BMP maintained by City
Tract B	Neighborhood Amenity and Public Sidewalk Easement	Homeowners Association (CLT)
Tract C	Public Sidewalk Easement	Homeowners Association (CLT)
Tract D	Island in Right-Of-Way	City of Lenexa with maintenance by HOA



**Exhibit 4: Right-of-Way and easement dedications.**

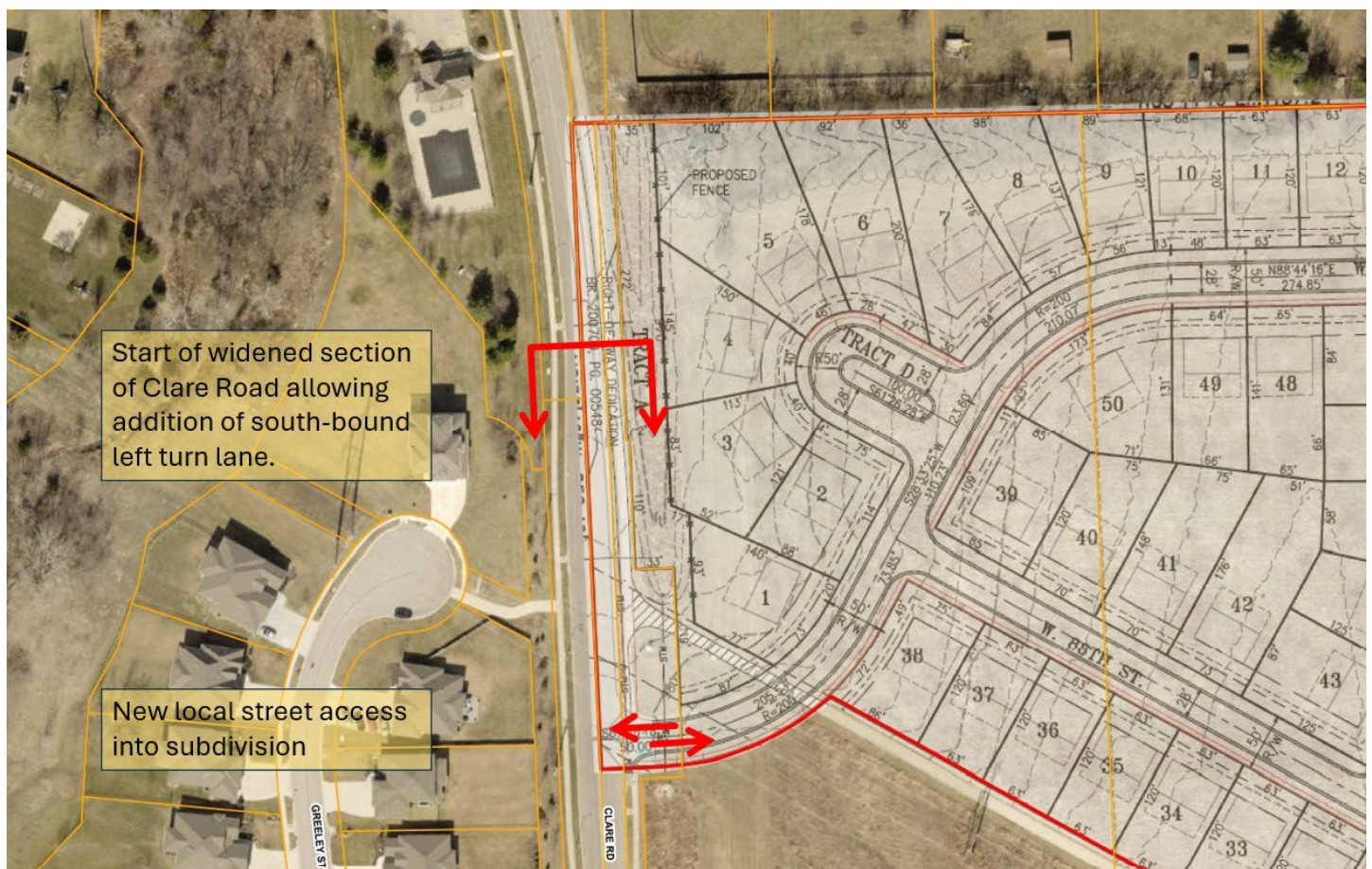
<b>TABLE 5: PLAT DEDICATIONS</b>	
Type of Dedication	Dedicated to
Right-Of-Way	Lenexa
Utility	Lenexa
Drainage	Lenexa
Sanitary Sewer	Johnson County Wastewater
Landscape	Lenexa
Public Sidewalk	Lenexa

**DIMENSIONAL STANDARDS**

The neighborhood is in compliance with the subdivision requirements of [Section 4-2-C](#) of the UDC. The preliminary plat was approved with deviations to reduce the front yard setback of all 50 lots from 30’ to 25’, reduce the lot width of 45 lots from 70’ to 62’ (narrowest), and reduce the lot area of 14 of the lots from 8,000 SF to 7,560 SF (smallest). The deviations approved for the neighborhood are consistent with several neighborhoods developed in Lenexa over the past 20 years. This site has an overhead powerline easement along the entire southerly boundary of the site; this easement establishes a line that the development cannot encroach into and drives design of the lots. All other dimensional standards of the RP-1 Zoning District are met. The side and rear yard setbacks are not proposed to be reduced from the code requirements of 7’ for side yards and 20’ for rear yards.

**PUBLIC IMPROVEMENTS**

A south-bound left turn lane will be added on Clare Road into the neighborhood. The existing street was designed to accommodate this left turn lane; therefore, no widening of Clare Road is necessary. Lane markings/striping will be added to create this turn lane. The proposed local street connecting to Clare Road will cross an existing City park trail, which will be realigned at the developer’s expense to shift the crossing to a street intersection as noted in the preliminary plat staff report. It is likely that a pedestrian crossing on Clare Road, on the south side of the intersection of Clare Road with the new local street, will be necessary when traffic volumes are warranted.



**Exhibit 4: Clare Road width allowing for south-bound left turn lane.**

The developer is responsible for relocating the 10'-wide City Park trail section on the south side of the site and for trail connections within the neighborhood to the existing trails in (future) Centennial Park.

**STORMWATER**

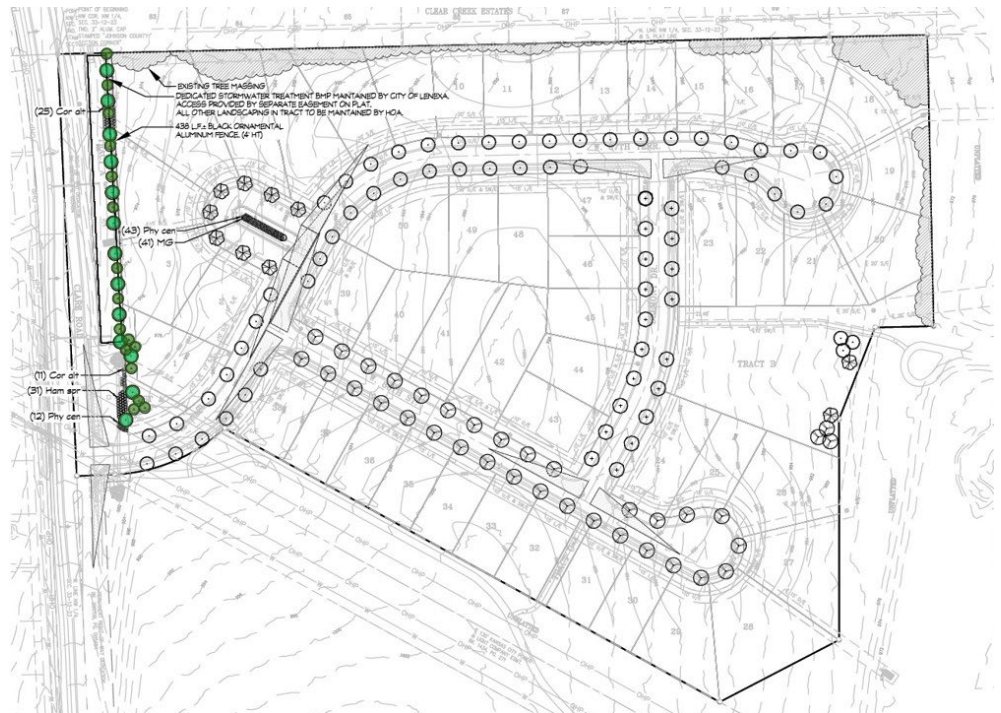
Stormwater management for this site has been provided by the City with previously constructed regional facilities. This development will pay a fee for the use of these facilities to meet code requirements in lieu of providing on-site stormwater facilities (though one facility exists on the site along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

**FIRE PREVENTION**

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

**LANDSCAPING**

Single-family neighborhoods require a fence and landscape buffer along collector and arterial streets. The buffer is typically provided in a tract between lots and the street right-of-way. A fence and landscape buffer is provided in a tract for this neighborhood. The tract is identified on the preliminary plat as Tract A and is to be owned and maintained by the HOA. The tract shows the required number of shade and ornamental trees are provided in the tract. This tract will also contain a stormwater treatment feature for this neighborhood. The stormwater feature will be maintained by the City and the landscape screening will be maintained by the HOA.



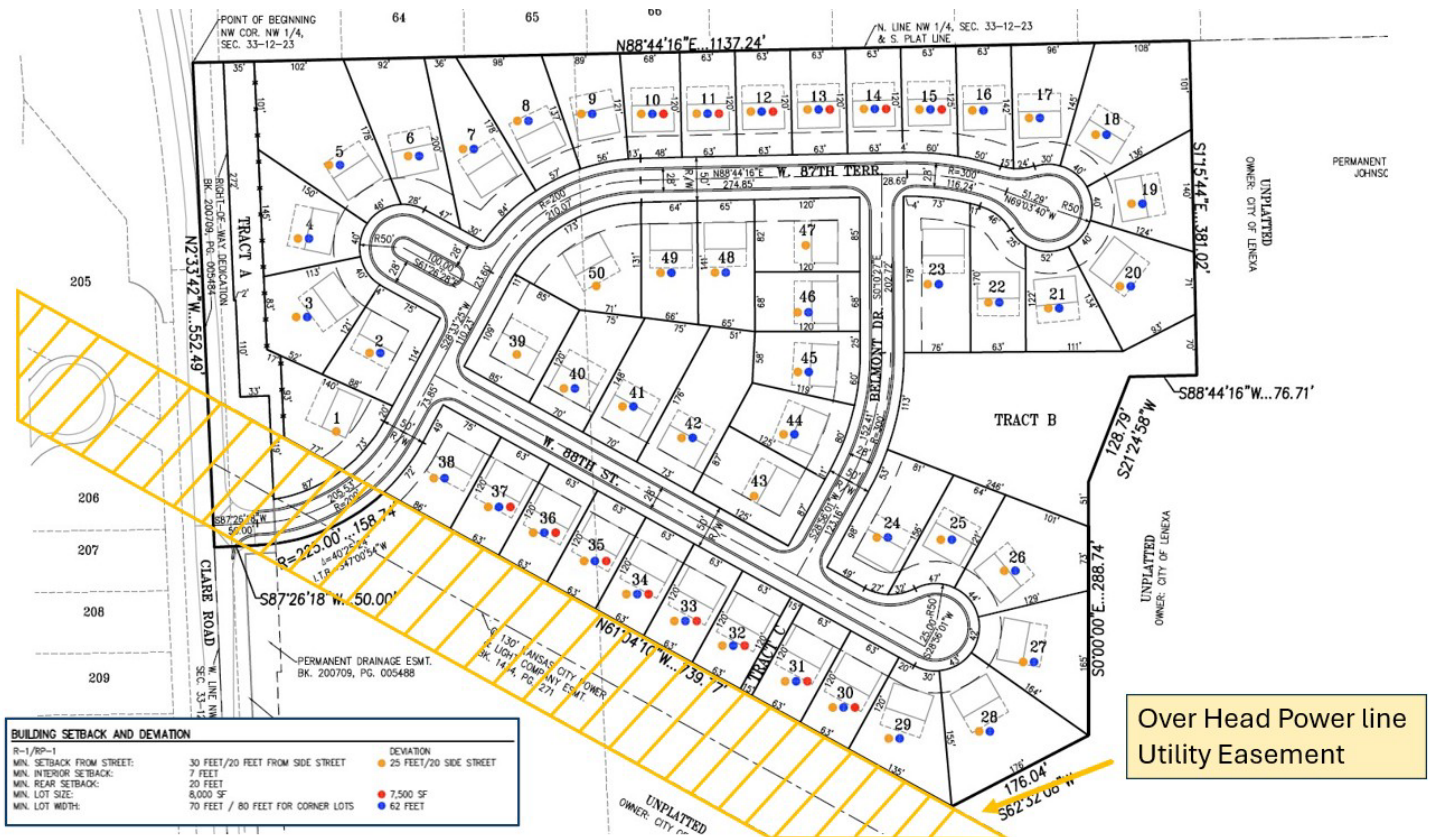
**Exhibit 5: Fence and landscape Buffer plan.**

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

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

## DEVIATIONS

Deviations were approved for front yard setback, lot width and lot area reductions for various lots with the preliminary plat for the neighborhood (see Table 6). The deviations are illustrated on Exhibit 6 using colored dots to reflect the deviation(s) for each lot. The deviations are consistent with deviations granted for several neighborhoods in the development areas of the City.



**Exhibit 6: Approved deviations plan.**

TABLE 6: APPROVED DEVIATIONS			
Deviation	UDC Requirement	Approved	Difference
Front Yard setback (all lots)	30'	25'	5'
Lot Width (Lots 2-38, 40-42, 44-46, and 48-49)	70 feet	62 feet (narrowest)	Up to 8 feet
Lot Area (Lots 10-15 and 30-37)	8,000 SF	7,560 SF	440 SF

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## REVIEW PROCESS

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- The Planning Commission is the final authority for approval of this plat.
- The City Council accepts all dedications to the City. The project is tentatively scheduled for consideration by the City Council on June 16, 2026.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements, such as permits and development fees.

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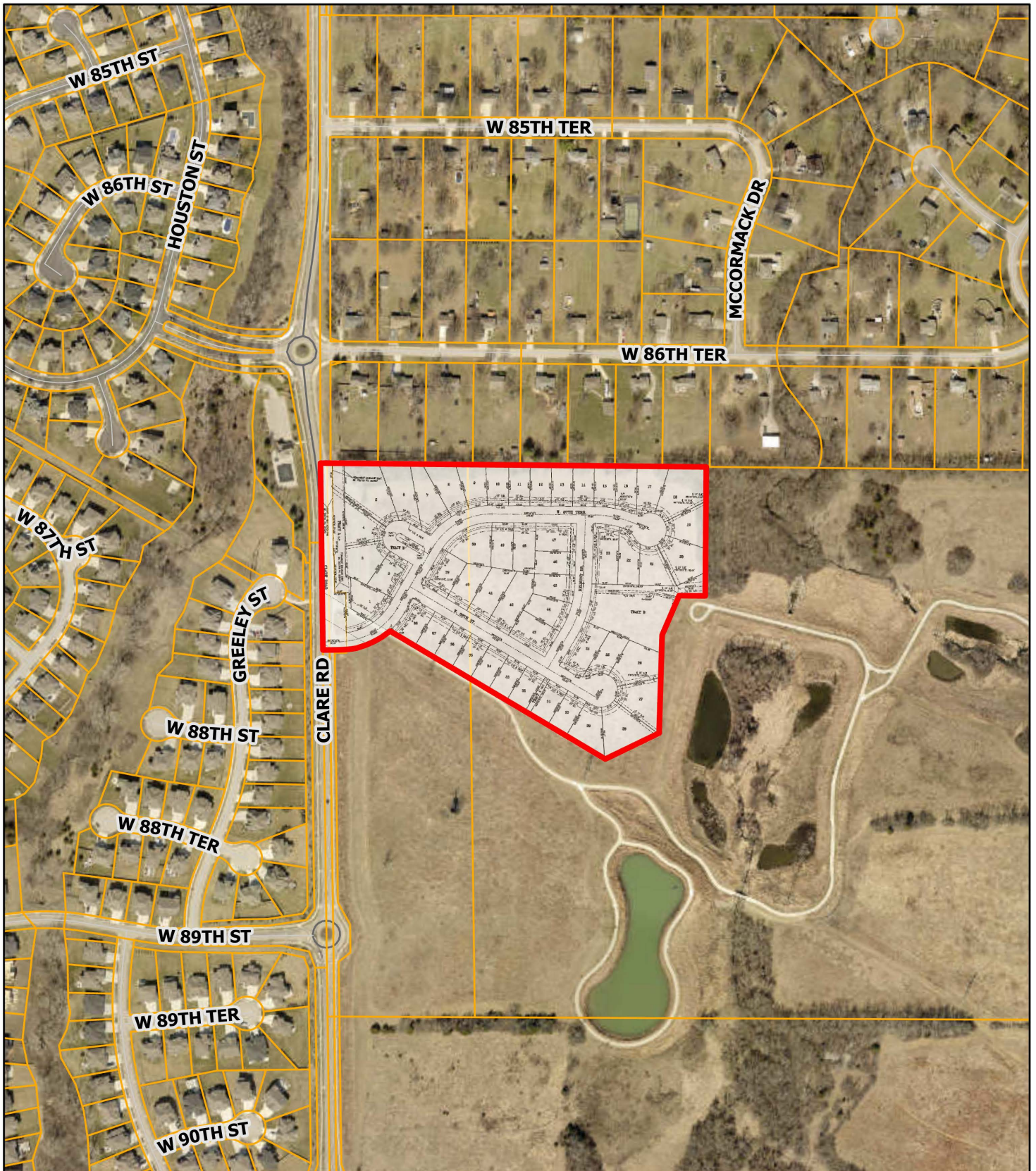
## RECOMMENDATION FROM PROFESSIONAL STAFF

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- ★ **Staff recommends approval of the proposed final plat for Highlands at Clear Creek Subdivision.**
  - The final plat includes 50 single-family lots and 4 tracts.
  - The plat includes dedications of right-of-way, drainage, utility, landscape, and sidewalk easements to the City of Lenexa.
  - The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Vibrant Neighborhoods* and a *Thriving Economy*.

### FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT26-11F – **Highlands at Clear Creek Subdivision** located near the southeast corner of the intersection of 86<sup>th</sup> Terrace and Clare Road for a single-family residential subdivision.



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

## Highlands at Clear Creek



0 200 400 800  
Feet



# FINAL PLAT OF HIGHLANDS AT CLEAR CREEK

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

**DESCRIPTION**

This description was prepared by Phelps Engineering, Inc., KS CUS-82 on February 23, 2026, for Project No. 251132. All plat data for the Northwest Quarter of Section 33, Township 12 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 33, said point also being the Southwest plot corner of CLEAR CREEK ESTATES, a plotted subdivision of land in the City of Lenexa, Johnson County, Kansas; thence N 88°41'16" E, along the North line of the Northwest Quarter of said Section 33 and along the South plot line of said CLEAR CREEK ESTATES; a distance of 1137.24 feet; thence S 11°24'41" E, a distance of 381.02 feet; thence S 88°41'16" E, a distance of 176.71 feet; thence S 21°24'08" W, a distance of 128.79 feet; thence S 0°00'00" E, a distance of 288.74 feet; thence S 62°32'08" W, a distance of 176.24 feet to a point on the Northeastern line of an existing Kansas City Power and Light Company Easement as recorded in book 1434 at page 271 in the Office of the Register of Deeds in Johnson County, Kansas; thence N 61°04'10" W, along said Northeastern line of said Kansas City Power and Light Company Easement, a distance of 739.77 feet; thence Westerly on a curve to the right, said curve having an initial tangent bearing of S 47°00'54" W and a radius of 225.00 feet, on arc distance of 138.74 feet; thence S 87°26'18" W, a distance of 50.00 feet to a point on the West line of the Northwest Quarter of said Section 33; thence N 23°34'42" W, along the West line of the Northwest Quarter of said Section 33, a distance of 552.49 feet to the Point of Beginning, containing 16,733.06 acres, more or less, unplatted land.

**DEDICATION**

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HIGHLANDS AT CLEAR CREEK".

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

An easement or license is hereby granted to the City of Lenexa, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer, poles, poles, wires, surface drainage facilities, ducts, cables, etc., upon or under these areas outlined hereon and designated on this plat as "U/E" or "Utility Easement". No above ground facilities associated with the uses herein permitted shall be constructed, located or maintained in any area of the utility easement that crosses or intersects with a drainage easement.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, poles, pipes, manholes, surface drainage facilities and other similar facilities; upon, over, and under those areas outlined and designated on this plat as "Drainage Easements" or "D/E", is hereby granted to the City of Lenexa, Kansas. Drainage Easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage. The City of Lenexa is under no duty or obligation to maintain or repair the stormwater drainage facilities placed within the limits of this easement, as in no event shall this easement be construed to impose any such obligation on the City of Lenexa.

The undersigned proprietor of the above described land does hereby grant an easement or license to the City of Lenexa, Johnson County, Kansas, to enter upon, locate, construct, maintain, or authorize the location, construction or maintenance of this plat as "Landscape Easement" or "L/E". The owners of the lots and tracts shown hereon shall have the responsibility to repaint, replace, mow, clip, trim, spray, otherwise maintain or repair, and otherwise maintain any grass, trees, shrubs, plants and other landscaping within the aforementioned "Landscape Easement" or "L/E".

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

Tract "A" as shown hereon is intended to be used as landscaping buffer and BMP. Said Tract maintenance of the BMP shall be the responsibility of the City of Lenexa. Maintenance of Tract A not within the BMP shall be the responsibility of the Homes Association (hereafter "HOA").

Tract "B" as shown hereon is intended to be used as private open space, monuments, sidewalks, and landscaping. Said Tracts shall be owned and maintained by the Homes Association (hereafter "HOA"). Membership in the HOA shall be mandatory for each owner and their future heirs and successors of property as shown on this plat. However, in the event that the HOA is not lawfully existing or fails to maintain these tracts, then maintenance shall be the responsibility of the owners of all lots within the platted area herein.

Tract "C" as shown hereon is intended to be used as public sidewalk access easement. Said tract shall be owned and maintained by the Homes Association (hereafter "HOA").

Tract "D" as shown hereon is intended to be used as landscaping area. Said Tract maintenance shall be the responsibility of the Homes Association (hereafter "HOA"). Said Tract is, by the City of Lenexa, as right-of-way.

**RESTRICTIONS**

Classification Note: Lots 1 thru 50 shall carry a housing classification of "D".

**CONSENT TO LEVY**

The undersigned proprietor of the property shown on this plat does hereby consent and agree that the Board of County Commissioners of Johnson County, Kansas, and the City of Lenexa, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

**EXECUTION**

IN TESTIMONY WHEREOF, undersigned proprietor of the above described tract, has caused this instrument to be executed by its Member this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Habitat for Humanity of Kansas City, a Missouri nonprofit corporation

Lindsay Hicks, President and CEO

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

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public, in and for the said County and State, came Lindsay Hicks, President and CEO of Habitat for Humanity of Kansas City, duly authorized and existing under and by virtue of the laws of the State of Kansas, who is personally known to me to be such member, who is personally known to me to be the same person who executed as such member the within instrument on behalf of said company, and such person 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 affixed my official seal on this day and year last above written.

Notary Public \_\_\_\_\_ My Appointment Expires \_\_\_\_\_

Printed Name \_\_\_\_\_

**APPROVALS**

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

Chris Pash, Chairman

ACCEPTED by the Governing Body of the City of Lenexa, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor: Julie Seyer

ATTEST: City Clerk Jennifer North

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN DECEMBER 2025, I OR SOMEONE UNDER MY RESPONSIBLE CHARGE MADE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



BY: SCOTT G. CHRISMAN, KS. LS-1306



- LEGEND**
- DENOTES SET 1/2" X 3/4" REBAR W/HP/ELPS CORP. CS-82 PLASTIC CAP
  - DENOTES FOUND MONUMENT AS DESCRIBED, (ORIGIN UNKNOWN UNLESS DESCRIBED)
  - B.L. DENOTES BUILDING LINE
  - U/E DENOTES UTILITY EASEMENT
  - S.B.L. DENOTES SIDE BUILDING LINE
  - D/E DENOTES DRAINAGE EASEMENT
  - S/S.E. DENOTES SANITARY SEWER EASEMENT
  - L/E DENOTES LANDSCAPE EASEMENT
  - SW/E DENOTES PUBLIC RIGHTWAY EASEMENT
  - (M) DENOTES MEASURED
  - (P) DENOTES PLATTED



PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
TRACT C	1800.00	0.0413	23	1339.02	0.3067
80W	12796.71	0.2910	24	1199.43	0.2734
TRACT D	1886.13	0.0436	25	8442.37	0.1938
ROW A	18029.02	0.4139	26	13970.55	0.3207
ROW CLARE	25477.86	0.5849	27	13324.91	0.3059
PLAT	728917.62	16.7326	28	15618.46	0.3586
TRACT B	42214.62	0.9691	29	11253.80	0.2584
1	9656.01	0.2217	30	7560.00	0.1736
2	9791.88	0.2241	31	7560.00	0.1736
3	1053.94	0.0243	32	7560.00	0.1736
4	10247.56	0.2344	33	7560.00	0.1736
5	19347.33	0.4442	34	7560.00	0.1736
6	13466.97	0.3092	35	7560.00	0.1736
7	13068.12	0.3000	36	7560.00	0.1736
8	11340.09	0.2603	37	7560.00	0.1736
9	9104.36	0.2090	38	8425.45	0.2159
10	7780.61	0.1786	39	10198.75	0.2341
11	7560.00	0.1736	40	838.40	0.1914
12	7560.00	0.1736	41	11344.00	0.2604
13	7560.00	0.1736	42	13090.89	0.3005
14	7560.00	0.1736	43	10873.21	0.2496
15	7687.04	0.1760	44	9043.07	0.2076
16	8398.70	0.1928	45	8645.59	0.1985
17	10338.51	0.2373	46	8160.00	0.1873
18	17430.83	0.4002	47	10017.41	0.2300
19	10555.38	0.2423	48	9433.90	0.2166
20	13361.69	0.3073	49	8789.69	0.2018
21	9399.89	0.2158	50	12963.58	0.2976
22	9525.86	0.2187			

- DEDICATION APPROVED AT TIME OF PRESENTMENT PLAT:**
- DEVIATION REQUEST ON MINIMUM FRONT YARD SETBACK FOR ALL LOTS 10 TO 25 FEET.
  - DEVIATION REQUEST ON MINIMUM LOT WIDTH FOR LOTS 2-3, 40-42, 44-46, 48 & 49 IN RP-1 AREA TO MINIMUM 62' AT FRONT BUILDING LINE.
  - DEVIATION REQUEST ON MINIMUM LOT SIZE FOR LOTS 10-15, 30-37 IN RP-1 AREA TO MINIMUM 7,560 SQUARE FEET.
  - MIN. 20' REAR YARD AND 7' SIDE YARD SETBACKS TO REMAIN PER RP-1 ZONING CODE.

**FLOOD NOTE:**  
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LENEXA, COMMUNITY NO. 200188, JOHNSON COUNTY, KANSAS, PANEL NO. 20018800300 AND PANEL NO. 20018800400, AND DATED AUGUST 3, 2009.

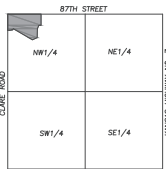
# HIGHLANDS AT CLEAR CREEK

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



SCALE: 1"=60'  
BEARING BASIS: U.S. STATE PLANE  
1983 KANSAS NORTH ZONE #1501

- LEGEND**
- U/E DENOTES UTILITY EASEMENT
  - D/E DENOTES DRAINAGE EASEMENT
  - S/E DENOTES SANITARY SEWER EASEMENT
  - L/E DENOTES LANDSCAPE EASEMENT
  - P/E DENOTES PUBLIC SIDEWALK EASEMENT
  - SW/E DENOTES RIGHT-OF-WAY



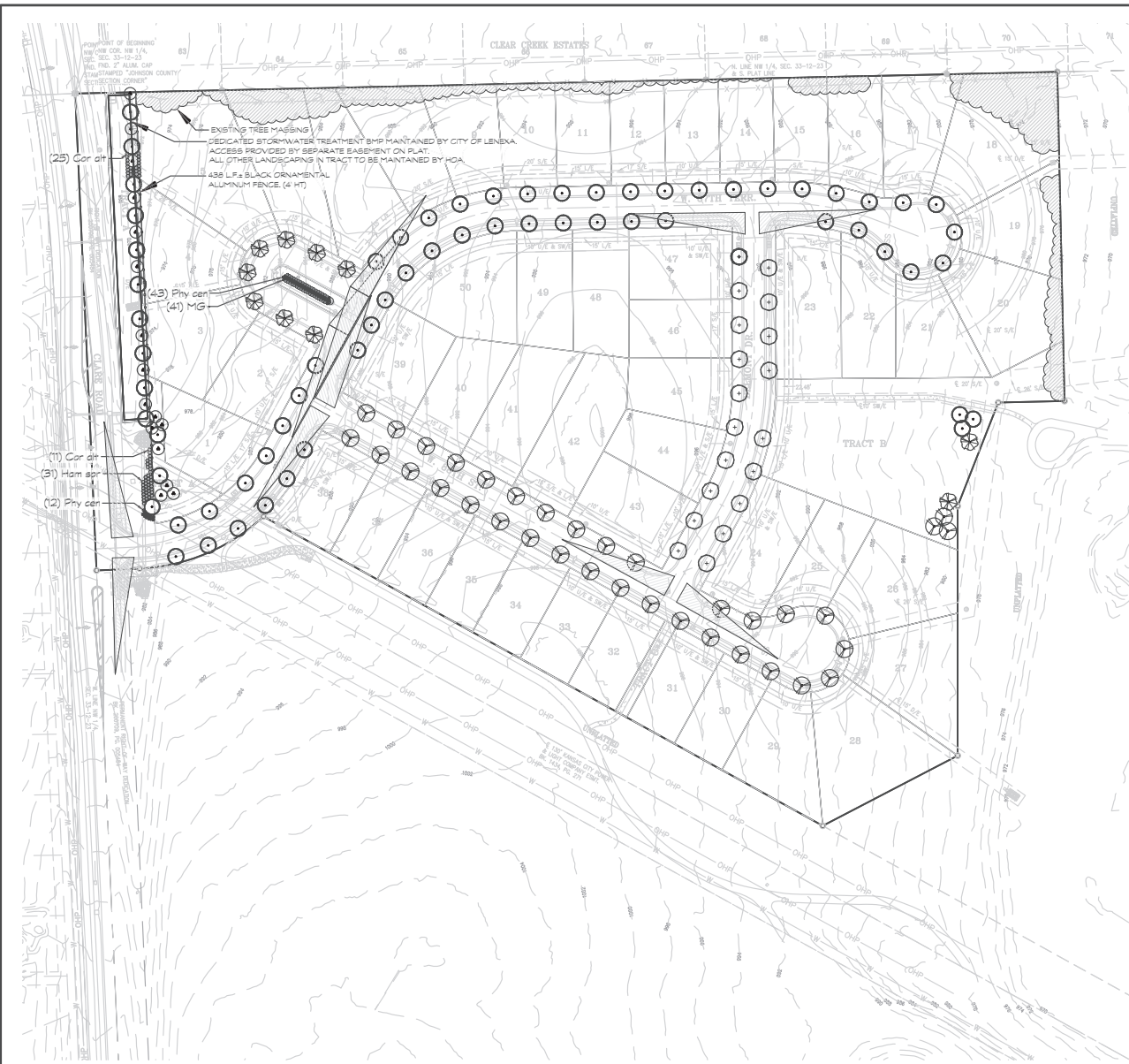
VICINITY MAP  
SEC. 33-12-23



**PEI**  
PLANNING  
ENGINEERING  
SURVEYING

**PROFESSIONAL ENGINEERING, INC.**  
1440 N. 144th Street  
Lenexa, Kansas 66150  
(913) 899-4400  
www.pei.com

V:\PLANS-STREET\Projects\2015\201505\20150501\STREET TREE AND FENCING.dwg User:LDJ Date: 05/21/2016 4:12pm Plot: 1000m



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

Know what's below.  
 Call before you dig.

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
<b>ORNAMENTAL DECIDUOUS</b>				
▲	HAM ARN	Hamamelis x intermedia / Witch Hazel	1.5" Cal.	16
<b>OVER-HEAD CANOPY TREES</b>				
○	CEL PRS	Celtis occidentalis 'IFS KSU1' / Prairie Sentinel® Hackberry	2" Cal.	66
+	QUE BIC	Quercus bicolor / Swamp White Oak	2" Cal.	19
○	QUE MUE	Quercus muhlenbergii / Chinkapin Oak	2" Cal.	10
○	ZEL GRE	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	2" Cal.	35
<b>SHRUBS</b>				
○	Cor alt	Cornus alternifolia / Pagoda Dogwood	3 gal.	36
○	Ham spr	Hamamelis vernalis / Ozark Witchhazel	3 gal.	31
○	Phy cen	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark	3 gal.	55
<b>GRASSES</b>				
○	MG	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal.	41

Street Name (Public ROW)	Street Classification	Frontage Length (ft.)	Large Trees Required	Small Trees Required	Shrubs Required	Fence
Clare Road	Minor Arterial	522.49	14	16	79	Yes
Proposed			14	16	79	As Noted in Drawing



**PERFORMANCE INC.**  
 1111 West 15th Street  
 Lenexa, KS 66151  
 Phone: (781) 420-1111  
 Fax: (781) 420-1111  
 www.performanceinc.com



**STREET TREE AND FENCING PLAN**  
 HIGHLANDS AT CLEAR CREEK  
 CITY OF LENEXA, JOHNSON COUNTY, KANSAS  
 STREET & STORM SEWER PLANS

PROJECT NO.	25132
DATE OF ISSUE	05/21/2016
DESIGNED BY	JLD
CHECKED BY	JLD
DATE OF LAST REVISION	05/21/2016
REVISION	
NO.	DATE

SHEET  
**L100**

Clear Creek Subdivision.

12/15/2025

Overview:

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

The Plan:

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

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

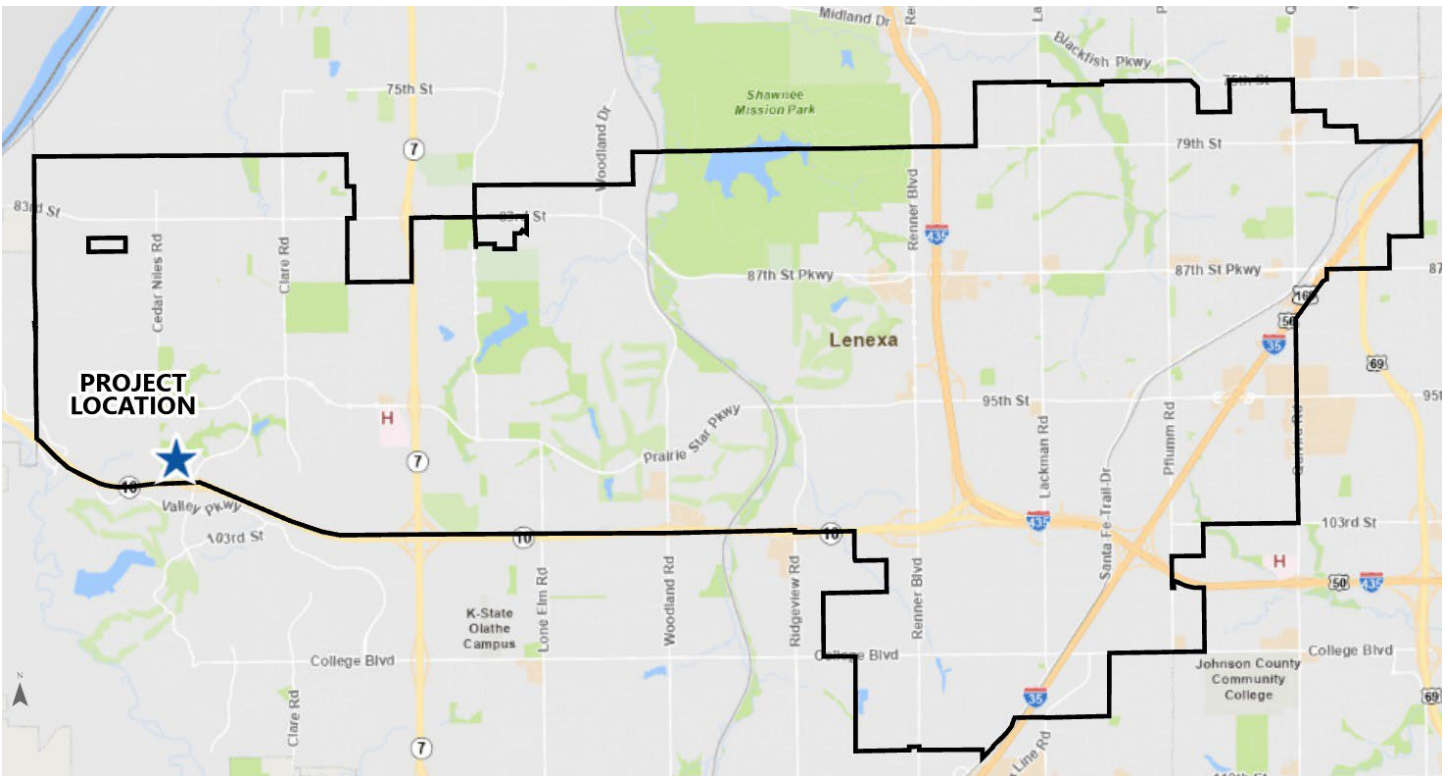
Single Family detached homes:

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

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

## CANYON RIDGE APARTMENTS

<b>Project #:</b>	PL26-03F	<b>Location:</b>	NWC of K-10 Highway and Canyon Creek Boulevard
<b>Applicant:</b>	Henry Klover, Klover Architects	<b>Project Type:</b>	Final Plan
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Multifamily residential



### PROJECT SUMMARY

The applicant requests approval of a final plan for Canyon Ridge Apartments, a multifamily residential development located at the northwest corner of K-10 Highway and Canyon Creek Boulevard. The development includes 346 dwelling units distributed among 28 buildings on an approximately 36-acre site. The site is a part of the Canyon Ridge PUD which includes Multifamily, Convenience store, and Nursing home uses. The plan is consistent with the approved preliminary plan. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL**

## SITE INFORMATION

The site is at the northwest corner of K-10 Highway and Canyon Creek Boulevard. The site is undeveloped and is bordered by a creek to the north, K-10 Highway and undeveloped land to the south, Canyon Creek Boulevard to the east, and undeveloped land to the west.

The proposed development is for 346 dwelling units distributed among 28 buildings with a clubhouse building and pool. The rezoning and preliminary plan (RZ23-07, PL23-12P) for Canyon Ridge PUD was previously approved for this site in February 2024. The site was part of a regional rezoning and concept plan in 2001.

**TABLE 1: PREVIOUS APPLICATIONS**

Project No.	Type	Project Name	Date Approved
RZ01-07	Rezoning	Canyon Creek	September 18, 2001
PL01-01CP	Concept Plan	Canyon Creek	September 18, 2001
RZ23-07	Rezoning	Canyon Ridge Apartment Homes	February 20, 2024
PL23-12P	Preliminary Plan	Canyon Ridge Apartment Homes	February 20, 2024

LAND AREA (AC)	DWELLING UNITS	CURRENT ZONING	COMP. PLAN
35.95	346	PUD	High-Density Residential and Community Retail



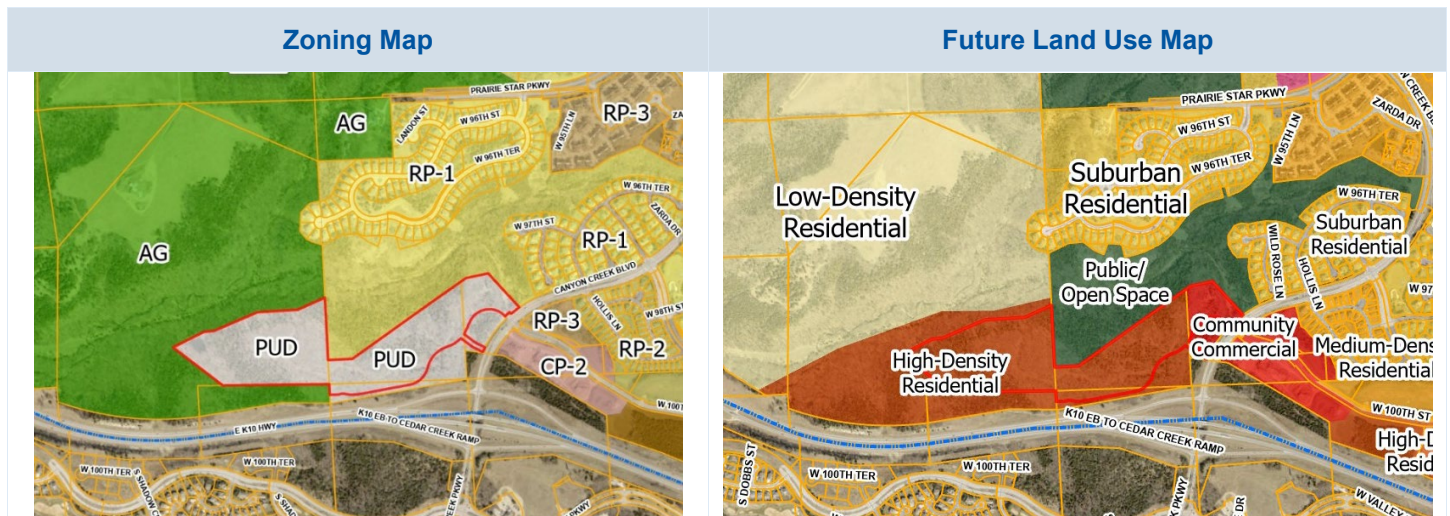
**Exhibit 1: Aerial image of subject site.**

## LAND USE REVIEW

The site is zoned PUD, Planned Unit Development. The site is at the northwest corner of K-10 Highway and Canyon Creek Boulevard. The following statement explains the purpose of the PUD Zoning District:

*“It is the intent of the PUD district to provide flexibility from use and site development regulations in order to encourage innovate, well-designed projects that achieve a high level of environmental sensitivity, energy efficiency, safety, aesthetics and other community goals.”*

A PUD may be a single land use, such as residential or retail, or may be mixed-use. It is the expectation for the land uses of a PUD to align with the Future Land Use Map of the Comprehensive Plan. The Canyon Creek PUD is consistent with the Future Land Use Map of the Comprehensive Plan and is approved for Multifamily, Convenience store, and Nursing home uses.

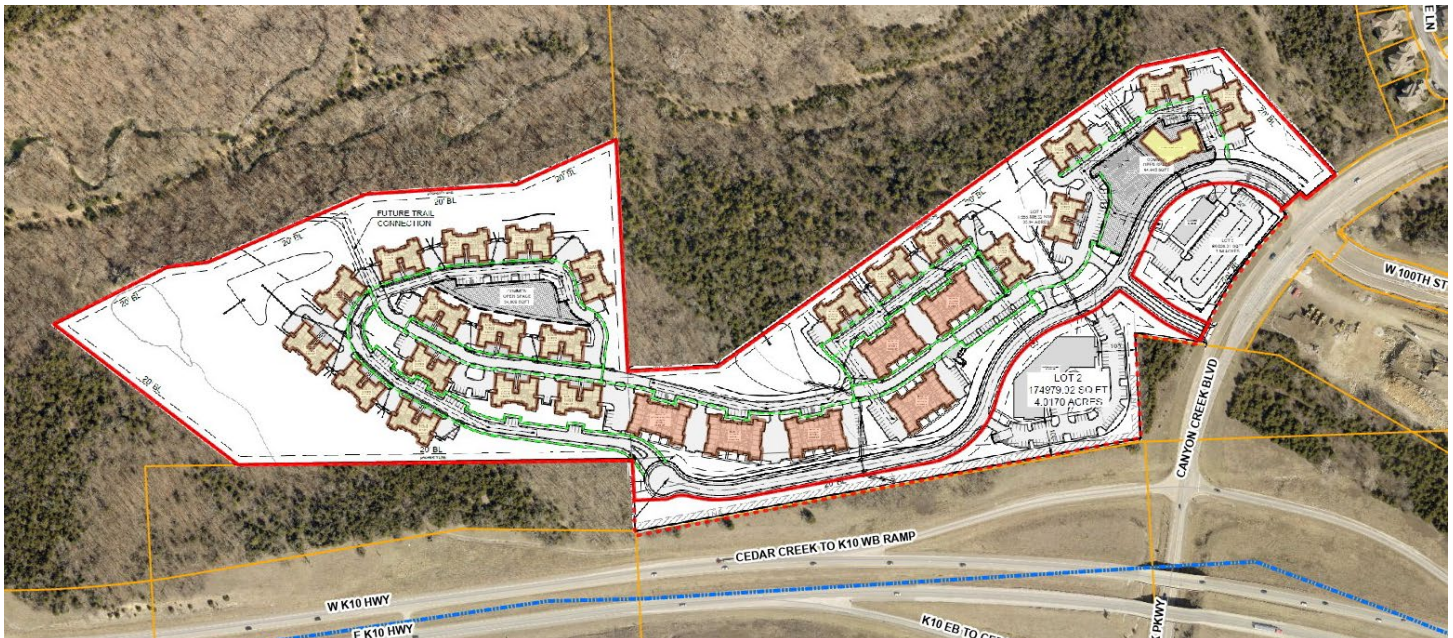


**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	High-Density Residential, and Community Commercial	PUD, Planned Unit Development	Undeveloped land
<b>North</b>	Public/Open Space and Low-Density Residential	AG, Agricultural District, and RP-1, Planned Single-Family (Low-Density) District	City park and Single-family residential
<b>South</b>	High-Density Residential and City of Olathe (across K-10 Highway)	AG, Agricultural District and City of Olathe (across K-10 Highway)	Undeveloped land and City of Olathe (across K-10 Highway)
<b>East</b>	Public/Open Space and Community Commercial	RP-1, Planned Single-Family (Low-Density) District, RP-3, Residential Planned (Medium High-Density) Residential, and CP-2, Planned Community Commercial District	City park and Undeveloped land
<b>West</b>	Low-Density Residential	AG, Agricultural District	Undeveloped land

## FINAL PLAN REVIEW

The site is a component of the Canyon Ridge PUD located at the northwest corner of K-10 Highway and Canyon Creek Boulevard. The 36-acre property is an irregular shaped tract that is significantly wider east to west than north to south. The site is along a sloped side of a tributary of Cedar Creek, a streamway at the west part of the Lenexa city limits. The tributary is a large draw with a grade change that descends 30' to 40' from south to north. The site shape and grade change result in a site design of smaller scale buildings configured along an east-west main access drive.



**Exhibit 2: Site plan.**

The project has two building types, a 12-unit building and a 14-unit building. Several buildings will be a two-three-story split elevation building for the buildings that are constructed on the slope of the draw. Several retaining walls are installed between the buildings to manage the grade changes from the front to the rear of the buildings. Some retaining walls are shown to be taller than 10' in height. Any walls taller than 10' must be designed to be tiered walls per [Section 4-1-B-24-F-5](#) of the UDC. This will be coordinated with building permit plan submittal for the development.

A clubhouse and pool amenity is located on the easterly part of the site close to the location where the new street intersects with Canyon Creek Boulevard. The PUD will include a sidewalk network connecting each component of the project; the multifamily component will have the most extensive network being the largest component. The network of sidewalks include a primary route that is 10' wide. The sidewalk follows the main internal drive of the multifamily component from the clubhouse to the west end of the buildings. This connection is intended to link to the future trail network in the city park.

### DIMENSIONAL STANDARDS

The site complies with the required setbacks and minimum site dimensions for a multifamily project. The PUD Zoning District allows certain alternative design considerations, which may be approved as part of a development plan, but none are requested for this multifamily component of the overall project.

The buildings are within the typical allowed height of 35’ for an equivalent Medium Density or Medium-High Density apartment development. The PUD Zoning District does not state a maximum building height in the UDC. The two-three-story split elevation buildings are measured by averaging the height of the sides of the building.

**PUBLIC IMPROVEMENTS**

Public improvements for this project consist of a new street, 100<sup>th</sup> Street, opposite the newly constructed 100<sup>th</sup> Street to the east and extending west from Canyon Creek Boulevard to termination in a cul-de-sac. A short street segment, 101<sup>st</sup> Terrace, between the new 100<sup>th</sup> Street and Canyon Creek Boulevard will create an additional right-in/right-out access point onto Canyon Creek Boulevard.

**ACCESS, TRAFFIC, AND PARKING**

The site has new public streets that will provide access from Canyon Creek Boulevard into the site and to the other components of the project. Several connections are made from the internal drives to the new public street. The buildings will all have garages for each unit and surface parking is provided throughout the site. A deviation to reduce the parking requirement for the multifamily component of the Canyon Ridge PUD was approved with the preliminary plan. The deviation results in a cumulative reduction of 28 parking spaces. Deferred parking was also approved with the preliminary plan for 41 parking spaces. The applicant provided comparisons of actual parking counts of similar multifamily developments which reflected that the parking demand is met with fewer parking spaces than required by the UDC.

<b>TABLE 2: PARKING ANALYSIS</b>			
<b>Use</b>	<b>Requirement</b>	<b>Required</b>	<b>Provided</b>
<b>Multifamily</b>	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 area	635	566 spaces constructed 41 spaces deferred
	<b>TOTAL</b>	<b>635</b>	<b>607</b>

**STORMWATER**

A final stormwater management study was submitted for this project, that was consistent with the regional requirements for this development as identified in the City’s 2002 Intuition and Logic Study. The improvements consist of three detention basins that will manage stormwater prior to release into the adjacent streamway.

**FIRE PREVENTION**

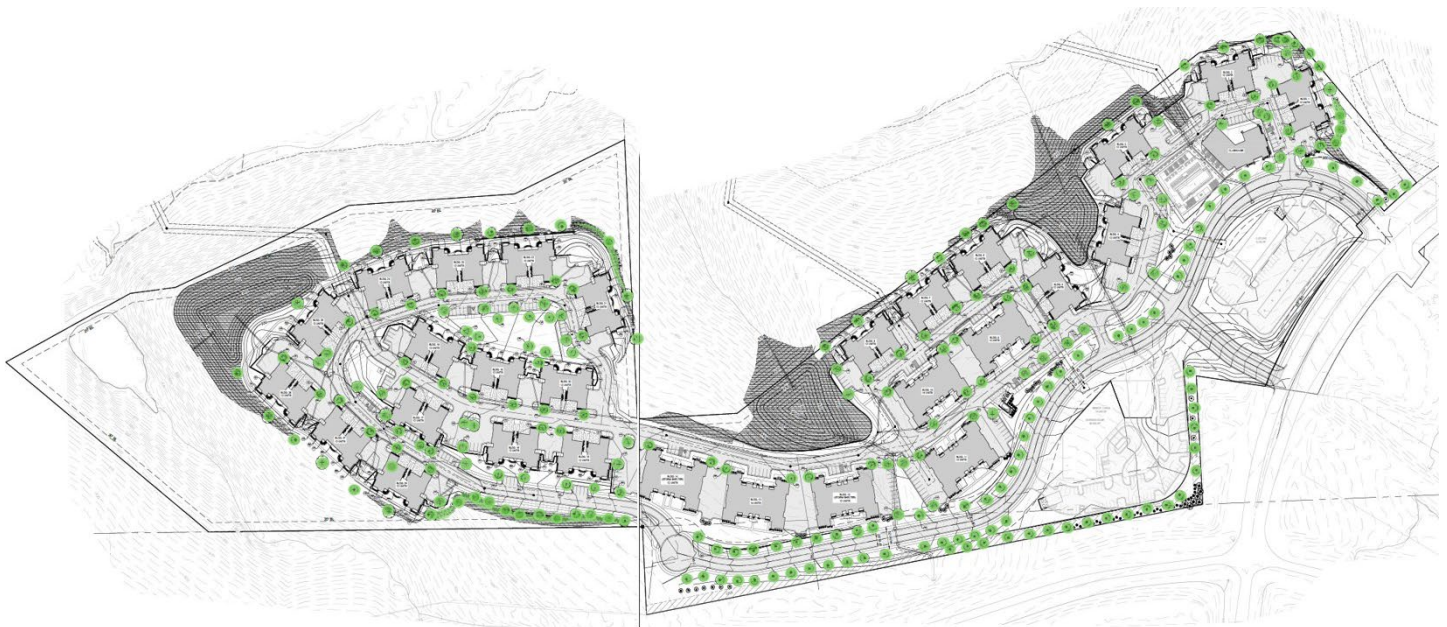
The Fire Department has reviewed the documents based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged.

**LIGHTING**

New lighting will be installed along the access drive between the buildings. This will be the area lighting for the space between the buildings. The townhomes will also have building mounted light fixtures at the entrances and the deck spaces. Streetlights are installed along the public streets. The lighting and photometric plan complies with [Section 4-1-C-1](#) of the UDC.

## LANDSCAPING

The final plan shows landscaping throughout the site consistent with the UDC requirements. Trees and shrubs are provided for the site perimeter and parking areas per the requirements of the UDC and landscaping is provided around each building. The preliminary plan included acknowledgement of adding additional perimeter landscaping to the northeast property line, which is the closest property line to the residential neighborhood to the north and east of the site. The plan shows four additional shade trees and three additional shrubs beyond what is required by the UDC. The intent of the increased landscaping is to provide a visual screen of the site along the entire northeast border. Additional trees, both deciduous and evergreen, are to be provided in this space. This detail will be coordinated with the building permit plans for the development.



*Exhibit 3: Landscape plan.*

## ARCHITECTURE

The development has two different building types, a 12-unit building and a 14-unit building. Both building types incorporate a traditional architectural style with multiple articulated wall planes, stepped floor levels, gable features on all facades and pitched rooflines. Both building types use a mix of stone, stucco, and lap siding for exterior materials. The buildings will incorporate four different paint color schemes, using a unique color combination for the stucco and lap siding. All 28 buildings will use the same stone material. Most of the buildings will be located on sloping terrain and will be a 2-3-split-level building with 2 floor levels on the uphill side and 3 levels on the downhill side.

Each building will include attached garages for the residents. The garage doors are on three sides of the 12-unit buildings and two sides of the 14-unit buildings. Each garage door is a single bay door. The doors are either within an inset part of the building façade or on the side of the buildings to reduce the prominence of the doors on the front of the facade.



FRONT ELEVATION ④  
SCALE: 1/8" = 1'-0"



SIDE 2 ELEVATION ②  
SCALE: 1/8" = 1'-0"



REAR ELEVATION ③  
SCALE: 1/8" = 1'-0"



SIDE 1 ELEVATION ①  
SCALE: 1/8" = 1'-0"

**Exhibit 4: Sample elevation of the 12-unit buildings.**



FRONT ELEVATION ④  
SCALE: 1/8" = 1'-0"



SIDE 2 ELEVATION ②  
SCALE: 1/8" = 1'-0"



REAR ELEVATION ③  
SCALE: 1/8" = 1'-0"



SIDE 1 ELEVATION ①  
SCALE: 1/8" = 1'-0"

**Exhibit 5: Sample elevation of the 14-unit buildings.**

The clubhouse is a one-story building that uses the same exterior materials and will a gray-tone color scheme for the painted materials.



**Exhibit 6: Clubhouse front elevation.**

## SIGNS

The project is a multibuilding PUD development. Per [Section 4-1-E-9](#) of the UDC, a sign scheme will be required to be approved by the City prior to the submittal of a sign permit application. The sign regulations stated in [Section 4-1-E-10](#) and 11 of the UDC for multifamily development will apply to this development. A monument sign is proposed with the development. The sign is located at the northeast part of the site, near the new street intersection with Canyon Creek Boulevard. The sign is in a lawn and landscape area. All signs require approval of a separate sign permit prior to the installation of the sign.

## DEVIATIONS

A deviation for a reduction of parking provided for the multifamily component of the Canyon Ridge PUD was approved with the preliminary plan.

## REVIEW PROCESS

- The Planning Commission is the final authority for approval of this project.
- The applicant must submit a final plat application prior to applying for permit(s).
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements, such as permits and development fees.

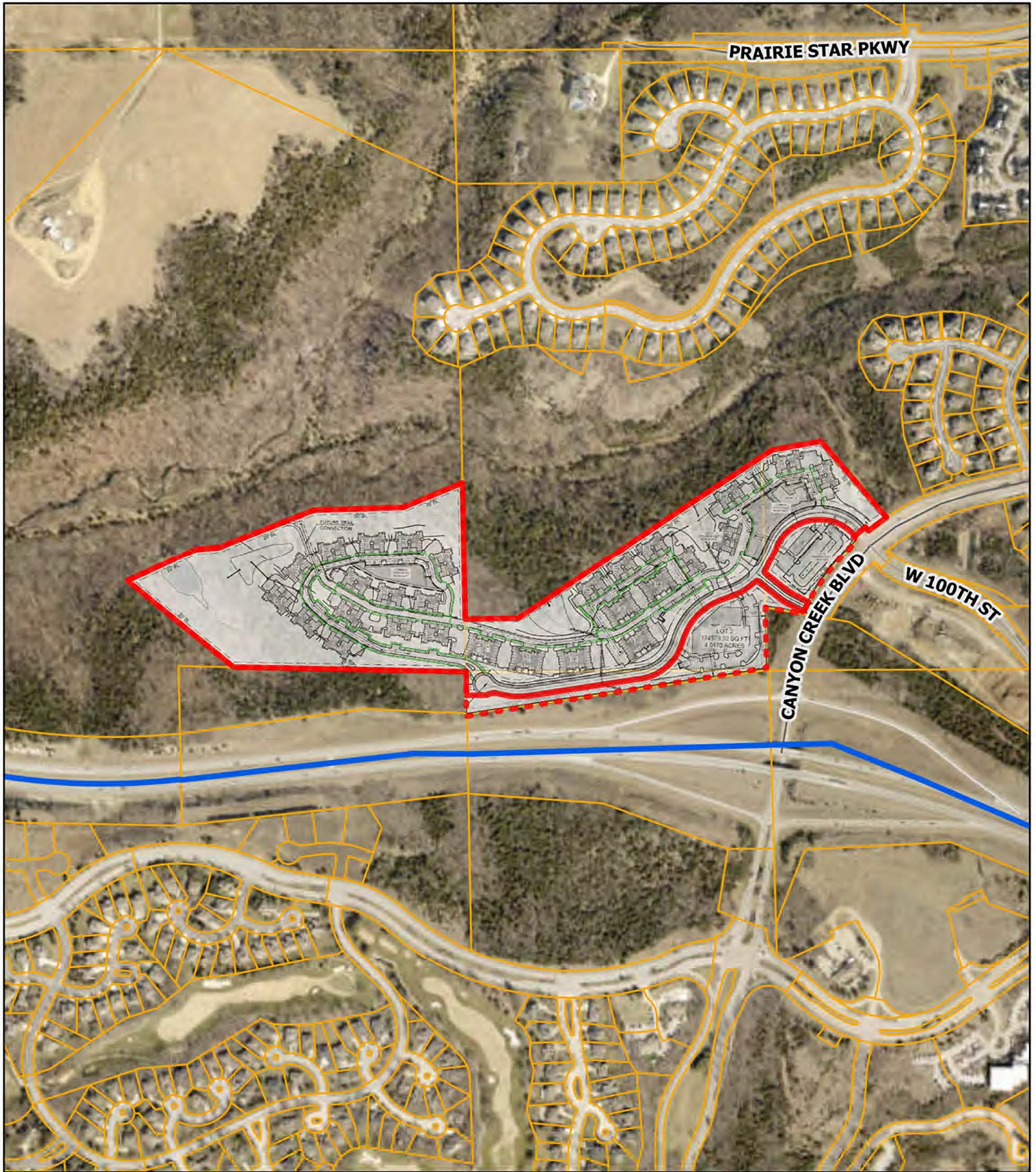
## RECOMMENDATION FROM PROFESSIONAL STAFF

### ★ Staff recommends approval of the proposed final plan for Canyon Ridge Apartments.

- The final plan will allow a multifamily residential development with 346 dwelling units on approximately 36 acres. The development is a component of a mixed-use PUD.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Inviting Places*.

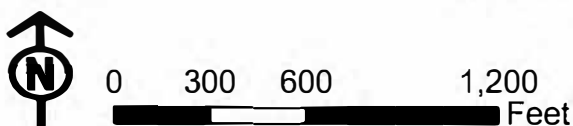
## FINAL PLAN

Staff recommends **APPROVAL** of the final plan for PL26-03F – **Canyon Ridge Apartments** located at the northwest corner of K-10 Highway and Canyon Creek Boulevard, for a Multifamily residential development.



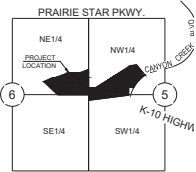
Data Source: City of Lenexa and Johnson County Kansas  
 For further information, please call 913-477-7500

## Canyon Ridge Apartments



**LEGEND:**

AE	- ACCESS EASEMENT
BC	- BACK OF CURB
BB	- BACK TO BACK
BM	- BENCHMARK
BL or BL	- BUILDING LINE
CO	- CLEANOUT
TJB	- TELEPHONE JUNCTION BOX
C&G	- CURB AND GUTTER
DE	- DRAINAGE EASEMENT
E/E	- ELECTRICAL EASEMENT
EL	- ELEVATION
FL	- FLOW LINE
G/E	- GAS LINE EASEMENT
HDPE	- HIGH-DENSITY POLYETHYLENE
LE	- LANDSCAPE EASEMENT
MSFE	- MINIMUM SERVICEABLE FLOOR ELEVATION
PVC	- POLYVINYL CHLORIDE
PL	- PROPERTY LINE
PUB/E	- PUBLIC EASEMENT
RCP	- REINFORCED CONCRETE PIPE
ROW or RW	- RIGHT-OF-WAY
SE	- SANITARY SEWER EASEMENT
SL	- SERVICE LINE
SW	- SIDEWALK
TE	- TOP ELEVATION
L/E	- UTILITY EASEMENT
WSE	- WATER SURFACE ELEVATION
WE	- WATERLINE EASEMENT
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[Pattern]	- ASPHALT PAVEMENT - EXISTING
[Pattern]	- ASPHALT PAVEMENT - PROPOSED
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[Pattern]	- ASPHALT PAVEMENT - EXISTING
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[Pattern]	- RIGHT-OF-WAY
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[Pattern]	- SANITARY SEWER MAIN - EXIST.
[Pattern]	- STORM SEWER
[Pattern]	- STORM SEWER - EXISTING
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[Pattern]	- TELEPHONE LINE - EXIST.
[Pattern]	- ELECTRIC LINE - EXISTING
[Pattern]	- OVERHEAD POWER LINE - EXIST.
[Pattern]	- UNDERGROUND ELECTRIC - EX.
[Pattern]	- GAS LINE - EXISTING
[Pattern]	- WATERLINE - EXISTING
[Pattern]	- LIGHT - EXISTING
[Pattern]	- EXISTING MANHOLE
[Pattern]	- CLEANOUT
[Pattern]	- EXISTING SANITARY MANHOLE
[Pattern]	- PROPOSED SANITARY MANHOLE
[Pattern]	- EXISTING AREA INLET
[Pattern]	- EXISTING CURB INLET
[Pattern]	- EXISTING GRATE INLET
[Pattern]	- EXISTING JUNCTION BOX
[Pattern]	- EXISTING STORM MANHOLE



SECTIONS 5 & 6-13-23

LOCATION MAP  
SCALE 1" = 2000'

BASIS OF BEARINGS:  
THE PLAT OF "CANYON CREEK"  
S LINE N 1/4, SEC 5-13-23  
BEARING S87°47'43"E

# FINAL DEVELOPMENT PLANS FOR CANYON RIDGE IN THE CITY OF LENEXA JOHNSON COUNTY, KANSAS

**GENERAL SITE INFORMATION NOTES:**

- FLOOD NOTE: The floodplain indicated on this map is from Panel of the FEMA Map revised 2.
- Boundary and easement data is from an ALTA survey prepared by Schlagel & Associates, P.A.
- Topography and adjacent plat and improvements from JOCO AIMS.
- Existing utilities have been shown to the greatest extent possible based upon field locates by utility companies and information provided to the engineer.
- Adjacent parcel information is based upon JOCO AIMS and information provided by consultants for the adjacent projects.

**GENERAL SITE IMPROVEMENTS NOTES:**

- All improvements must meet the City of Lenexa design criteria, standards and codes.
- Street lights will be standard City street light.
- All parking lot lighting shall comply with the city codes and ordinances.
- All new on-site wiring and cable shall be placed underground per the city codes and ordinances.
- All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards unless the planning official approves the placement of the cabinets in the front or corner yard as outlined in the city code.
- All wall and monument signs will require a sign permit through the codes division.
- All parking spaces shall meet the requirements in the UDO
- In each off-street parking lot, or portion of the total number of required parking spaces shall be specifically designated, located and reserved for use by persons with disabilities. Such parking shall be provided pursuant to the regulations set forth in the latest adopted version of the International Building Code except all parking spaces reserved for persons with disabilities shall be a 9-foot stall width, with a clearly marked adjacent access aisle, which aisle shall be 5-feet in width for passenger vehicles and 8-feet in width for vans. Such parking spaces shall be located adjacent to an area that is well-protected and available for easy ingress and egress.
- Unless otherwise allowed by the provisions of subsection j of this Section (Deferred Parking), all required off-street parking areas and access drives shall be surfaced with asphalt, concrete or other surface material approved by the Engineering and Construction Services Administrator. In no event shall vehicles be parked on the grass or in any open space or yard area.
- Concrete curbs shall be provided in and along the perimeter of parking lots, drives and storage lots.
- All parking stall lines shall be painted white in color.
- Sidewalks serving off-street vehicle parking areas shall be at least 5 feet in width and at least 7 feet where adjacent to parking areas where car overhangs are permitted.
- Adequate space shall be provided for bicycle parking. The minimum bicycle parking dimensions in the UDO shall be guidelines for designing bicycle parking areas depending on the bicycle rack design used.
- 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.

**GENERAL NOTES:**

- The Engineer and/or its representatives can not or will not provide a warranty, expressed or implied, for the construction of the designs presented in these plans. It is recommended that third party observation be provided by a qualified firm to provide continuous construction observation of the proposed improvements. The Engineer shall be retained to provide full-time engineering observation of the sanitary sewer construction, per KSE and JCW requirements.
- All construction shall conform to the City Technical Specifications and Design Criteria, State Road and Bridge Specifications, American Public Works Association (APWA) (Kansas City Chapter) Specifications and/or the Project Specifications as applicable. Contractor shall notify the Engineer of any discrepancies between the standard specifications and the Project Specification and Contract Documents.
- Contractor is responsible for providing quantities prior to bidding, as well as becoming familiar with and satisfying himself as to the general, local and site conditions that may affect cost, progress, and performance of work.
- Contractor shall promptly give engineer written notice of all conflicts, errors, ambiguities or discrepancies that the contractor discovers in the bidding documents and confirm that the written resolution thereof by the engineer is acceptable to contractor.
- Contractor is responsible for the possible safety of the project and the safety of the public and shall adhere to all federal, state and local safety regulations.
- Contractor is responsible for coordinating construction activities with other contractors concurrently working onsite. Contractor shall coordinate all subcontractor activities, and shall be the sole contact for the owner.
- Contractor shall secure all required permits insurance requirements and bonding prior to construction. Insurance certificates shall be provided to the Engineer as additional insured.
- Water for use on site must be purchased from the local water utility having jurisdiction, and shall be purchased per their requirements.
- All traffic control required in conjunction with the proposed construction shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD) and shall be a subsidiary obligation of the contract.
- Contractor is responsible for the coordination of all material testing required for this work. This includes scheduling of tests, coordinating and providing access to sample locations, and satisfying all test result reporting requirements.

**EARTHWORK:**

- It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
- Contours have been shown on 1-foot (2-foot intervals, as indicated). Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
- The existing site topography depicted on the plans by contouring has been established by JOCO AIMS. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade.
- Unless otherwise noted, padding for earthwork shall include backfilling of the curb and gutter sidewalk and further manipulation of utility trench spoils. The shall be left in a mowable condition and positive drainage maintained throughout.
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
- Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95 percent of maximum density as defined using a standard proctor test (AASHTO T99/ASTM 698).
- Subgrade for pavements shall be pre-profiled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
- Subgrade for building pad shall include a minimum of 18-inches of Low Volume Aggregate (LVA) material, or as identified in the site specific Geotechnical Report.
- Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
- The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
- All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
  - Turf Areas - 2.5% Minimum, 4% TV Maximum
  - Paved Areas - 1.2% Minimum, 5% Maximum
- A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
- All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
- All disturbed areas in the right-of-way shall be sodded.
- Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
- Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

**UTILITIES:**

- Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer.
- The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the contractor shall be repaired at the contractor's expense.
- Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
- Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manure service laterals, and sewer service laterals, as measured from edge to edge. If minimum separation can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
- Payment for trenching, backfilling, pipe embedment, flowable fill, backfill materials, clean up, seeding, sodding and any other items necessary for the construction of the utility line shall be included in the contract price for the utility installation.
- The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
- Trench spoils shall be neatly placed onsite adjacent to the trench, and compacted to prevent saturation and excess sediment runoff. Unsuitable materials, excess rock and shale, asphalt, concrete, trees, brush etc. shall be properly disposed of offsite. Materials may be washed onsite at the direction of the Owner or his appointed representative.
- All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the price for the pipe. Any quantity provided for rock excavation is estimated based on the best information provided to the Project Engineer. The Engineer has the authority to identify and define the physical characteristics to determine the classification. Unit price quantities for rock excavation will be paid at a trench width of the nominal pipe diameter of the installed trench plus 18 inches. Contractor is required to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

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C1.2	DETAILED FINAL SITE PLAN WEST(2)
C1.3	DETAILED FINAL SITE PLAN EAST
C1.4	DETAILED FINAL SITE PLAN EAST(2)
C1.5	OVERALL PARKING PLAN
C1.6	OVERALL OPEN SPACE PLAN
C1.7	DETAILED OPEN SPACE WEST
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F1.0	OVERALL FIRE CODE PLAN
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L1.0	OVERALL FINAL LANDSCAPE PLAN
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L1.6	ROADWAY EAST FINAL LANDSCAPE PLAN
L1.7	ROADWAY WEST FINAL LANDSCAPE PLAN
L1.8	BLDG 5-7 & 9 FINAL LANDSCAPE PLAN
L1.9	BLDG 8 & 10 FINAL LANDSCAPE PLAN
L1.10	BLDG 11 FINAL LANDSCAPE PLAN
L1.11	BLDG 12 FINAL LANDSCAPE PLAN
L1.12	BLDG 13-14 FINAL LANDSCAPE PLAN
L1.13	BLDG 15, 16 & 20 FINAL LANDSCAPE PLAN
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L1.15	BLDG 18, 19, 23&24 FINAL LANDSCAPE PLAN
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L1.17	BLDG 25-26 FINAL LANDSCAPE PLAN

**OWNER/DEVELOPER:**

ODOO DEVELOPMENT COMPANY  
RICK ODOO  
15200 W 105TH TERRACE  
LENEXA, KANSAS 66219  
p 913-894-6336  
f ---



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

CANYON RIDGE  
FINAL DEVELOPMENT PLANS  
CANYON CREEK BLVD. & 100TH ST.  
LENEXA, KANSAS

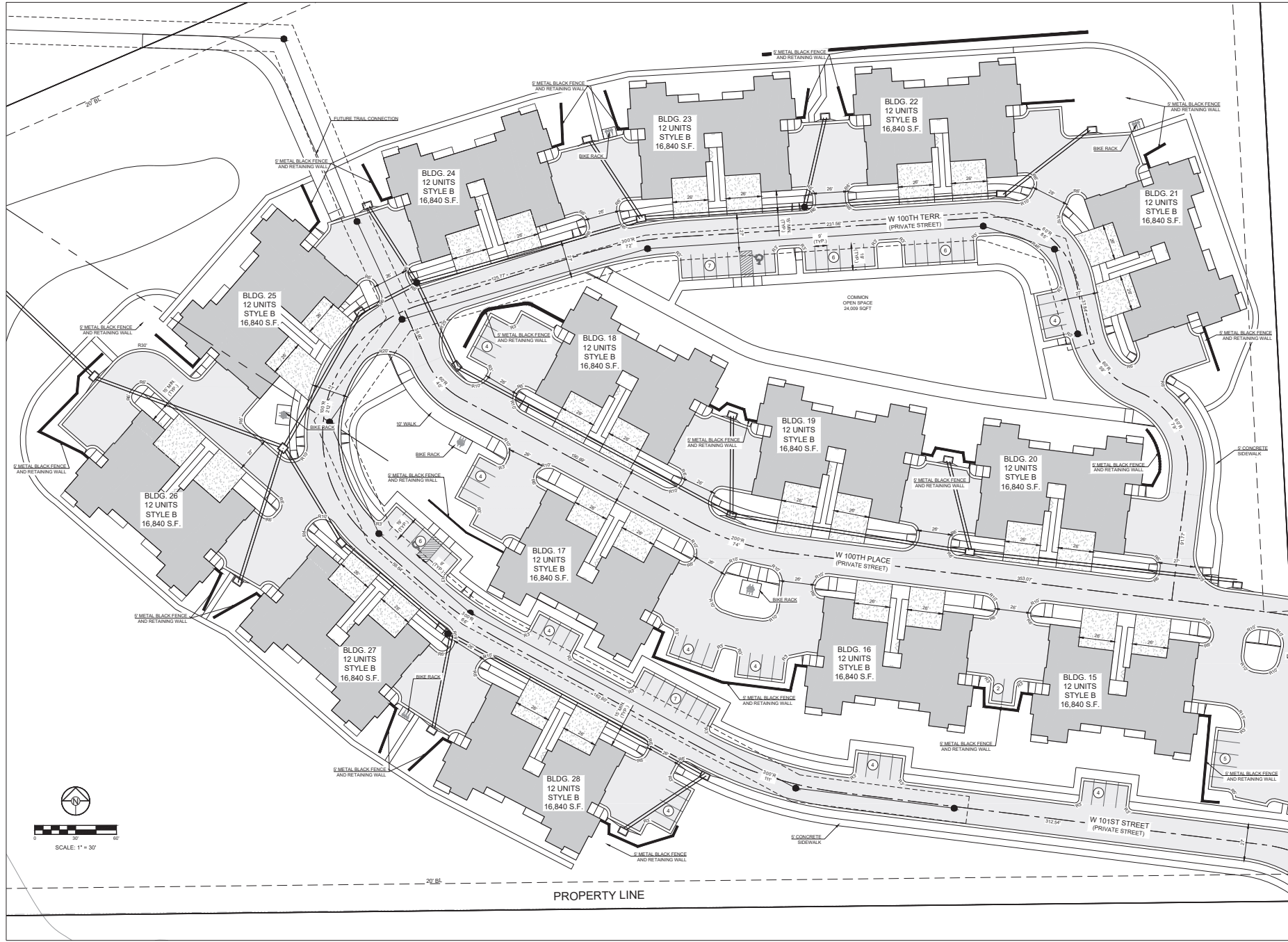
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DATE:	
CHECKED BY:	
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DESIGNED BY:	
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PROJECT MANAGER:	
DATE:	

PROJECT INFORMATION

SHEET  
C0.0



I:\PROJECTS\2023\23-01\23-01.dwg P:\23\01\23-01.dwg C:\1 DETAILED FINAL SITE PLAN WEST 1:1



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 CANYON CREEK BLVD. & 100TH ST. LENEEX,  
 KANSAS

NO.	DATE	DESCRIPTION
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DETAILED FINAL  
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**C1.1**



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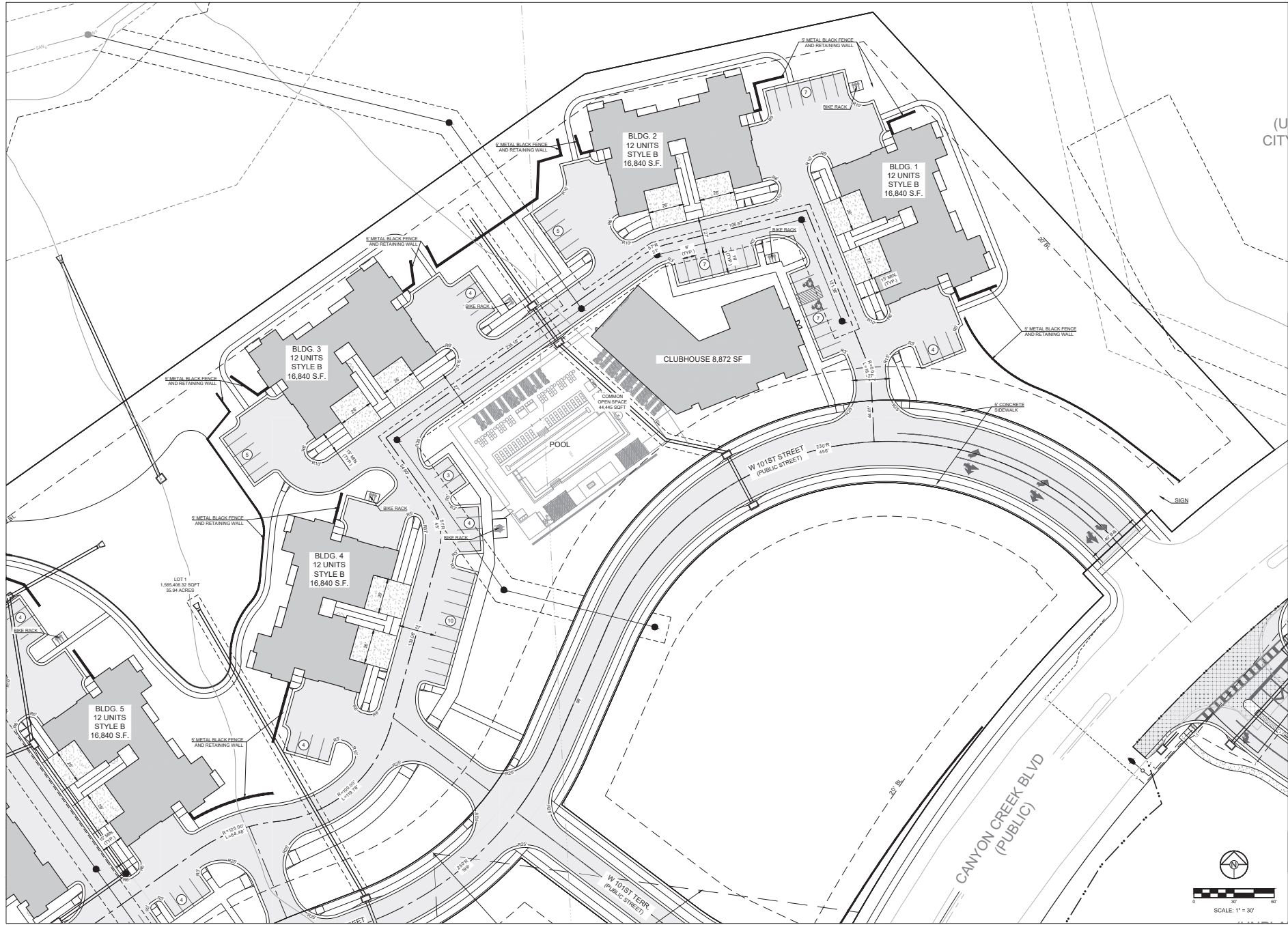
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 CANYON CREEK BLVD. & 100TH ST. LENEXA,  
 KANSAS**

APPROVAL DATE	APPROVAL	DESCRIPTION

DETAILED FINAL  
 SITE PLAN EAST  
 SHEET  
**C1.3**



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NO.	DATE	DESCRIPTION

DETAILED FINAL  
 SITE PLAN  
 EAST(2)

SHEET  
**C1.4**









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**KANSAS**

NO.	DATE	DESCRIPTION
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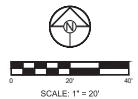
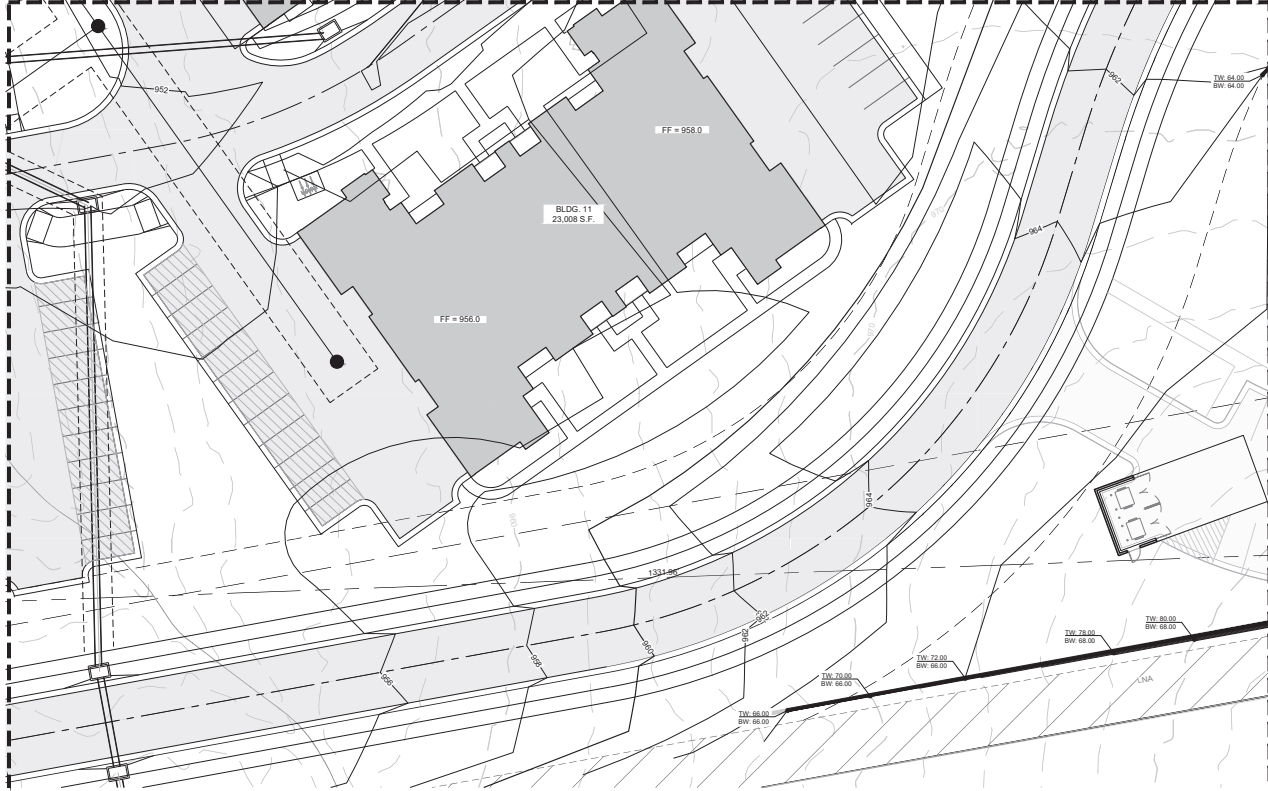
FINAL GRADING PLAN WEST

SHEET  
**C2.1**





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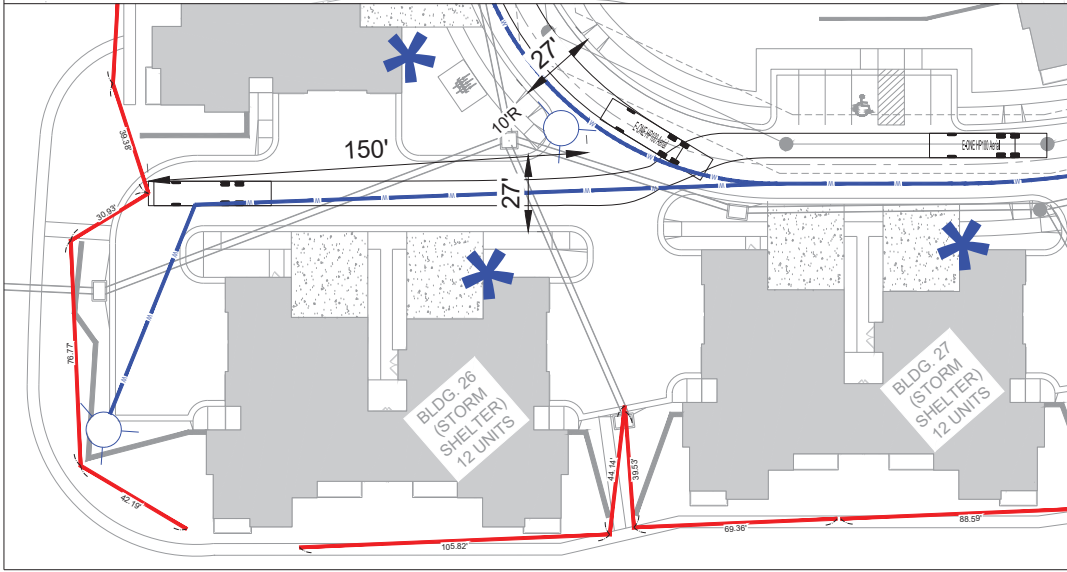
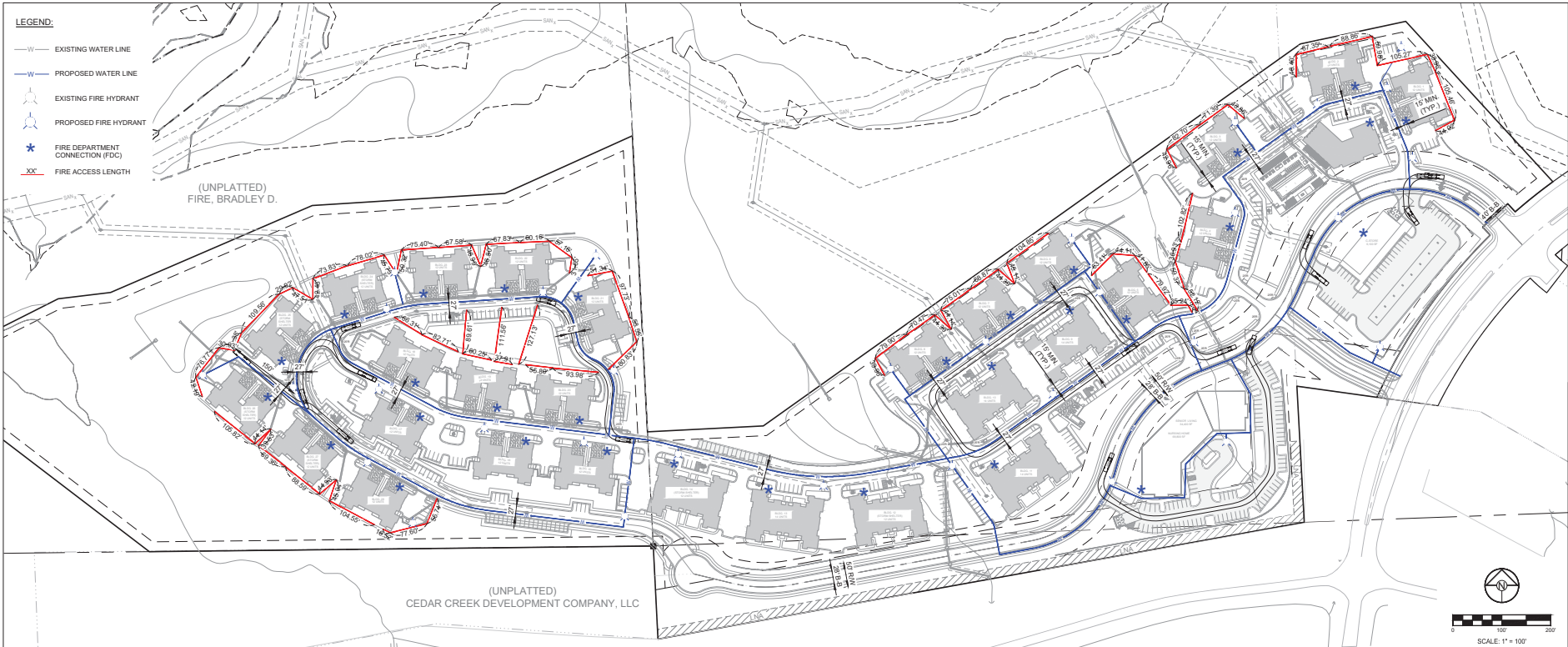


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KANSAS

REVISION DATE	BY	DESCRIPTION

WALL PLAN  
SHEET  
**C3.10**



**GENERAL FIRE CODE NOTES:**

- All buildings shall be designed and constructed according to the adopted fire code and amendments at the time of the building permit.
- The project will have a water based fire suppression system(s) in accordance with the City of Lenexa adopted International Fire Code, local amendments and in compliance with NFPA-13, Standard for the Installation of Sprinkler Systems. Hydrant locations are provided on the plan to show intent to meet the code.
- Additional fire hydrants may be required based on fire flow and/or associated spacing requirements per Appendix C of the 2018 International Fire Code. Fire Hydrant Placement and Fire Flow will meet appendix B & C of the 2018 International Fire Code and City of Lenexa adopted amendments. Fire hydrants are required within 100 feet of all fire department connections (FIRE DEPARTMENT CONNECTION). Hydrants shall be located no more than 300 feet from any grade-level portion of the building exterior. Additional fire hydrants may be required based on fire flow and/or associated spacing requirements. This will need to be confirmed by a FPE prior to building permit. Fire apparatus aerial access roads are provided as required in Appendix D of the IFC. Fire access roads are a minimum of 26 feet wide from curb front to curb front.
- Two access points are provided and meet the separation requirements in the code as noted in Appendix D.
- The hose reach requirement is 150 feet from the location a fire truck would park to all parts of the building has been provided.
- Fire lane signage and painting shall be coordinated with the fire department during the permit review.

**Fire Lane Signage Note:**

- Each separate fire lane sign, which may consist of one sign or a combination of signs, shall have a minimum dimension of 12 inches wide and 16 inches high and have red letters on a white reflective background. Each sign shall include the words "No Parking" or the no parking symbol with the words "Fire Lane" located directly beneath the "No Parking" or symbol. Each sign or combination of signs must be uniformly mounted with the bottom of the sign at six feet off the ground.

The signage must be posted no more than six feet from the designated area. When signage is posted next to a street or parking lot, the signs must be double sided and visible from both directions of travel. When a fire lane is designated next to a building, the sign age may be posted on the building parallel to the fire lane. The signs, or combination of signs, are required to be posted at the beginning of the restricted area and the end of the restricted area and at least every 100 feet within the restricted area.

**Fire lane curbing identification:**

- Designated Fire lane curbing must be painted yellow for the entire length of the fire lane.

**FIRE NOTES:**

- PLANS AND SPECIFICATIONS, IN ACCORDANCE WITH NFPA 24, FOR THE PRIVATE FIRE LINE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- UNDERGROUND FIRE LINE INSTALLATION INCLUDING THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILLING.
- HYDROSTATIC TESTING AND FLUSHES SHALL BE COMPLETED WITH THE FIRE DEPARTMENT AS A WITNESS.
- PROVIDE 24 HOURS' NOTICE FOR INSPECTIONS SCHEDULED WITH THE FIRE DEPARTMENT.
- SITE PLANS MUST REFLECT LOCATIONS OF WALL-MOUNTED FIRE DEPARTMENT CONNECTIONS (FDC), AS WELL AS EXISTING AND PROPOSED FIRE HYDRANT LOCATIONS.
- FDC MUST BE LOCATED WITHIN 100 FEET OF A HYDRANT. (2018 IFC, 507.5.1.1)
- FDC MUST BE A 4" STORZ CONNECTION. (2018 IFC, 912.3.1)
- A HYDRANT MUST BE WITHIN 400 FEET OF ANY GRADE-LEVEL PORTION OF THE STRUCTURE. (2018 IFC, 507.5.1)
- PROVIDE FLOW TEST DATA FOR NEWLY INSTALLED OR RELOCATED PRIVATE HYDRANTS, IN ACCORDANCE WITH NFPA 24. SUBMIT COMPLETED TESTING DOCUMENTATION (FIGURE C-4.11.2 AND C-4.11.4) OR CONTACT LFD FOR PRIVATE HYDRANT TESTING PROCEDURES.
- VERIFY COMPLIANCE WITH SECTION D105 IN APPENDIX D OF THE 2018 IFC, FOR STRUCTURES EXCEEDING 30 FEET.
- VERIFY THE FIRE APPARATUS ACCESS IS IN ACCORDANCE WITH 503.1.1 FOR FIRE HOSE REACH OF ALL PORTIONS OF STRUCTURES.
- APPROVED VEHICLE ACCESS FOR FIRE OPERATIONS AND EMERGENCY RESPONSES SHALL BE PROVIDED TO ALL CONSTRUCTION AND DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. ASPHALT OR CONCRETE ROADWAYS SHALL BE USED FOR COMBUSTIBLE CONSTRUCTION. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE. (2018 IFC, 330.4)
- FIRE WATCH PROCEDURES FOR CONSTRUCTION OVER 40' DURING (3304.5.1 2018 IFC) A WHERE REQUIRED BY THE FIRE CODE OFFICIAL, A FIRE WATCH SHALL BE PROVIDED DURING NONWORKING HOURS FOR NEW CONSTRUCTION THAT EXCEEDS 40 FEET (12 192 MM) IN HEIGHT ABOVE THE LOWEST ADJACENT GRADE.
- FIRE WATCH PERSONNEL: TRAINED PERSONNEL SHALL BE PROVIDED TO SERVE AS AN ON-SITE FIRE WATCH. FIRE WATCH PERSONNEL SHALL BE PROVIDED WITH NOT FEWER THAN ONE APPROVED MEANS FOR NOTIFICATION OF THE FIRE DEPARTMENT, AND THE SOLE DUTY OF SUCH PERSONNEL SHALL BE TO PERFORM CONSTANT PATROLS AND WATCH FOR THE OCCURRENCE OF FIRE. THE COMBINATION OF FIRE WATCH DUTIES AND SITE SECURITY DUTIES IS ACCEPTABLE. FIRE WATCH PERSONNEL SHALL BE TRAINED IN THE USE OF PORTABLE FIRE EXTINGUISHERS. (3304.5.2 2018 IFC)
- FIRE WATCH LOCATION AND RECORDS: THE FIRE WATCH SHALL INCLUDE AREAS SPECIFIED BY THE PREFIRE PLAN ESTABLISHED IN ACCORDANCE WITH SECTION 3308.3. THE FIRE WATCH PERSONNEL SHALL KEEP A RECORD OF ALL TIME PERIODS OF DUTY, INCLUDING A LOG ENTRY EACH TIME THE SITE WAS PATROLLED AND EACH TIME A STRUCTURE UNDER CONSTRUCTION WAS ENTERED AND INSPECTED. THE RECORDS AND LOG ENTRIES SHALL BE MADE AVAILABLE FOR REVIEW BY THE FIRE CODE OFFICIAL UPON REQUEST. (3304.5.3 2018 IFC)
- FIRE APPARATUS ACCESS ROADS MUST BE HARD PACKED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT. FACILITIES, BUILDINGS, ALL PORTIONS UNDER CONSTRUCTION MUST MAINTAIN A MINIMUM 20' WIDE ACCESS ROAD, CAPABLE OF SUPPORTING A 75,000LB VEHICLE/SUPPORT FIRE GROUND ACTIVITIES PERMANENT DRIVING SURFACES WITHIN 50 FEET OF THE BUILDING MUST BE CAPABLE OF SUPPORTING 75,000 LBS.
- IT WILL BE NECESSARY FOR EVERY CONTRACTOR AND LABORER ON SITE TO UNDERSTAND AND SUSTAIN THIS REQUIREMENT. ROADWAY OBSTRUCTIONS, WHETHER DUE TO PARKING MATERIAL STORAGE, OR ROADWAY SURFACE CONDITIONS DUE TO WEATHER, WHICH WOULD PROHIBIT FIRE TRUCK ACCESS TO THE FARTHEST SITE OF CONSTRUCTION WORK, MAY RESULT IN THE REVOCATION OF BUILDING PERMITS AND SUSPENDED CONSTRUCTION ACTIVITIES.
- AN APPROVED PERMANENT WATER SUPPLY FOR FIRE PROTECTION SHALL BE AVAILABLE, PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE. (IFC 2018, SECTION 3312)
- PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS AS IDENTIFIED DURING THE REVIEW OF SUBSEQUENT SUBMITTALS.

ADDITIONAL INFORMATION RELATED TO LENEXA FIRE DEPARTMENT PERMIT POLICIES, PROCEDURES, AND INSPECTIONS CAN BE FOUND HERE: [QUESTIONSORCOMMENTSREGARDINGREVIEWCOMMENTS.SHOULD BE DIRECTED TO CAPTAIN SELLERS AT 913.477.7233 OR KSSELLERS@LENEXA.COM](http://QUESTIONSORCOMMENTSREGARDINGREVIEWCOMMENTS.SHOULD BE DIRECTED TO CAPTAIN SELLERS AT 913.477.7233 OR KSSELLERS@LENEXA.COM).

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CANYON RIDGE  
 FINAL DEVELOPMENT PLANS  
 CANYON CREEK BLVD. & 100TH ST., LENEXA,  
 KANSAS

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DATE	BY	CHECKED BY	SCALE	DESCRIPTION

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OVERALL FIRE  
 CODE PLAN

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SHEET  
**F1.0**

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(UNPLATTED)  
FIRE, BRADLEY D.

(UNPLATTED)  
CEDAR CREEK DEVELOPMENT COMPANY, LLC

- LEGEND:**
- EXISTING WATER LINE
  - PROPOSED WATER LINE
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION (FDC)
  - FIRE ACCESS LENGTH



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Schlagel Associates, Inc.  
#1336 8A-29 4.8.04

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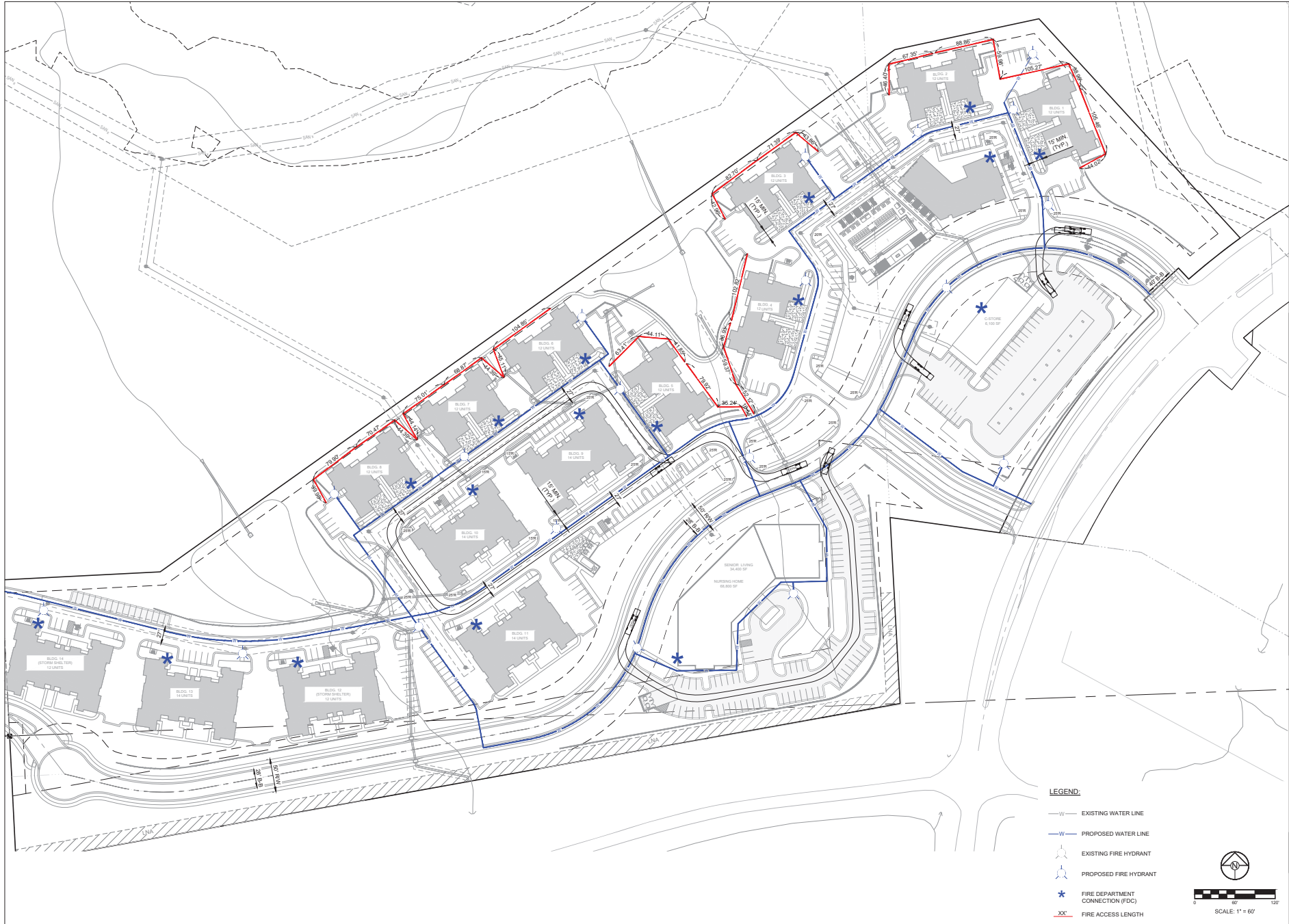
CANYON RIDGE  
FINAL DEVELOPMENT PLANS  
CANYON CREEK BLVD. & 100TH ST. LENEXA,  
KANSAS

NO.	REVISION/DATE	BY	DESCRIPTION

FIRE CODE PLAN WEST

SHEET  
**F1.1**

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- LEGEND:**
- EXISTING WATER LINE
  - PROPOSED WATER LINE
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION (FDC)
  - FIRE ACCESS LENGTH

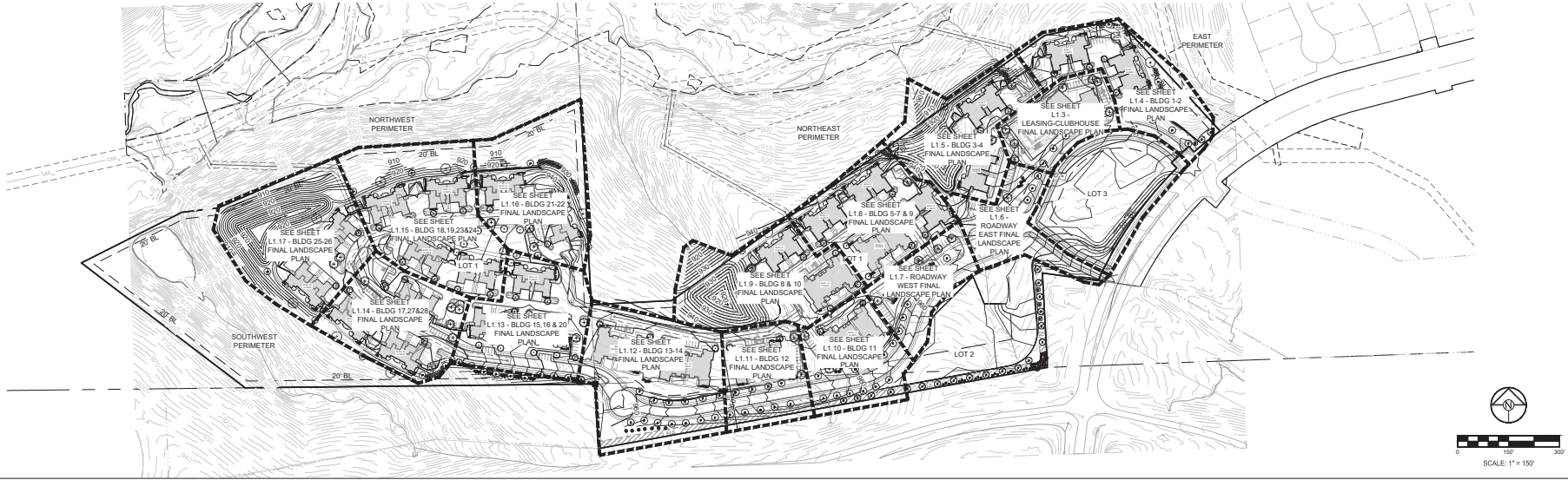


CANYON RIDGE  
 FINAL DEVELOPMENT PLANS  
 CANYON CREEK BLVD. & 100TH ST. LENEXA,  
 KANSAS

REVISION DATE	BY	DESCRIPTION

FIRE CODE PLAN EAST

SHEET  
**F1.2**



- NOTES:**
- UTILITY INFORMATION SHOWN IS DESIGNATED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS-BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
  - QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE OF LENEXA STANDARDS AND ARE ADD. THE CITY OF LENEXA STANDARDS AND ARE ADD. THE AMERICAN STANDARD FOR NURSERY STOCK.
  - ALL TREES SHALL MEET THE 103 REQUIREMENTS OF THE LENEXA ORDINANCE. ALL TREES SHALL BE CALLED AND UNDERCUTTED TREES SHALL BE REJECTED.
  - ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 34" HEIGHT AT TIME OF PLANTING.
  - ALL PLANTING BEES CONTAINING SHRUBS, GRASS COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "CUT" EDGE.
  - ALL TREES SHALL HAVE A MIN. 9" FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
  - ALL TUMP AREAS SHALL BE SOCCED UNLESS INDICATED ON THE PLANS.
  - ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LENEXA PRIOR TO INSTALLATION.
  - THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SOCCING OPERATIONS.
  - INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LENEXA STANDARDS.
  - ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND ORNAMENTALS AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE FEET FROM BACK OF CURB TO THE CENTER OF SHRUBS OR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETER.
  - AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOO THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLAN. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
  - AN IRRIGATION SYSTEM OR HOSE BIBS MUST BE WITHIN 100 FEET OF ANY LANDSCAPE AREA IS REQUIRED BY LENEXA CODES. CONTRACTOR TO PROVIDE IRRIGATION/WATERING PLAN AS DESIGN BUILT. THE LOCATION OF HOSE BIBS AND ANY IRRIGATION WILL BE PROVIDED WITH THE CONSTRUCTION PLANS.
  - IN THE EVENT OF WORK IN OR ON THE 200 SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SERVICE SEGMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

LOT1 LANDSCAPE CALCULATION TABLE			
DESCRIPTION	ORDINANCE REQUIREMENT	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PERIMETER PLANTINGS ALONG STREETS SECTION 4-1-D-3-L (K - INTERVIEW) 1942.96 LF	1 SHADE TREES 3 EVERGREEN TREES 12 SHRUBS SHALL BE PLANTED FOR EVERY 100 OF PUBLIC OR PRIVATE STREET FRONTAGE	13 SHADE TREES 40 EVERGREEN TREES 161 SHRUBS	13 SHADE TREES 40 EVERGREEN TREES 161 SHRUBS(NOT SHOWN)
PERIMETER PLANTINGS ALONG STREETS SECTION 4-1-D-2-L CANYON CREEK BLVD(COLLECTOR) 99 LF	2 SHADE TREES 1 ORNAMENTAL TREES 12 SHRUBS SHALL BE PLANTED FOR EVERY 100 LF OF PUBLIC OR PRIVATE STREET FRONTAGE	2 SHADE TREES 1 ORNAMENTAL TREES 12 SHRUBS	2 SHADE TREES 1 ORNAMENTAL TREES 12 SHRUBS(NOT SHOWN)
PERIMETER PLANTINGS ALONG STREETS SECTION 4-1-D-3-L 100TH STREET(LOCAL) 913 LF	2 SHADE TREES 12 SHRUBS SHALL BE PLANTED FOR EVERY 100 LF OF PUBLIC OR PRIVATE STREET FRONTAGE	38 SHADE TREES 230 SHRUBS	38 SHADE TREES 230 SHRUBS(NOT SHOWN)
PERIMETER PLANTINGS ALONG LOT LINES (EAST BOUNDARY) 4-1-D-3-L 100 LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES & 9 SHRUBS PER 100 LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES 10 SHRUBS	BUILDING 3 SHADE TREE PARKING LOT 8 SHADE TREES 13 SHRUBS
PERIMETER PLANTINGS ALONG LOT LINES (NORTHWEST BOUNDARY) 4-1-D-3-L 100 LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES & 9 SHRUBS PER 100 LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 8 SHADE TREES 20 SHRUBS	BUILDING 3 SHADE TREE PARKING LOT 8 SHADE TREES 32 SHRUBS
PERIMETER PLANTINGS ALONG LOT LINES (NORTHEAST BOUNDARY) 4-1-D-3-L 100 LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES & 9 SHRUBS PER 100 LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 8 SHADE TREES 27 SHRUBS	BUILDING 3 SHADE TREE PARKING LOT 8 SHADE TREES 37 SHRUBS
PERIMETER PLANTINGS ALONG LOT LINES (SOUTHWEST BOUNDARY) 4-1-D-3-L 100 LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES & 9 SHRUBS PER 100 LINEAR FEET	BUILDING 4 SHADE TREE PARKING LOT 4 SHADE TREES 16 SHRUBS	BUILDING 4 SHADE TREE PARKING LOT 4 SHADE TREES 16 SHRUBS
INTERNAL PARKING LOT	LANDSCAPE AREA = 10% OF PARKING AREA 1 TREE PER 80 S.F. OF LANDSCAPE AREA WITH AT LEAST 1 TREE PER ISLAND	2777.23 S.F. (L.S. AREA)(10%) 158 TREES/(PER ISLAND)	3000 S.F. L.S. AREA 18 TREES 1 TREE PER ISLAND
SOUTH LANDSCAPE USE BUFFER SITE (L.S. ADJ TO SP-2) LUP - LOCAL ROAD RED. 1+0	NONE REQUIRED		
SOUTH LANDSCAPE USE BUFFER SITE (L.S. ADJ TO SP-1) LUP - DIFFERENCE = 1 100 LF	1 SHADE TREES 2 EVERGREEN TREES 10 SHRUBS SHALL BE PLANTED FOR EVERY 100 OF PUBLIC OR PRIVATE STREET FRONTAGE	10 SHADE TREES 21 EVERGREEN TREES 103 SHRUBS	10 SHADE TREES 21 EVERGREEN TREES 34 EQ. TREES (IN PLACE OF 103 SHRUBS)

**PLANT SCHEDULE TOTAL CANYON RIDGE APARTMENTS**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
<b>DECIDUOUS TREES</b>					
⊙	ATS	6	ACER TRUNCATUM / SHANTUNG MAPLE	2.5" CAL.	680
⊙	TAB	10	TILIA AMERICANA 'BOULEVARD' / BOULEVARD AMERICAN LINDEN	2.5" CAL.	680
⊙	TAR	75	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	2.5" CAL.	680
⊙	UOP	44	ULMUS X PATRIOT / PATRIOT ELM	2.5" CAL.	680
⊙	ZOK	65	ZELKOVA SERRATA MUSAHOHO / MUSAHOHO JAPANESE ZELKOVA	2.5" CAL.	680
<b>EVERGREEN TREES</b>					
⊙	ZOK	103	JUNIPERUS CHINENSIS KETELEBER / KETELEBER CHINESE JUNIPER	6" HT.	680
⊙	JVC	7	JUNIPERUS VIRGINIANA CANARIENSIS / CANARIENSIS EASTERN REDCEDAR	6" HT.	680
<b>FLOWERING TREES</b>					
⊙	AC	1	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY MALL-TI TRUNK	6" HT.	680

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PLANT SCHEDULE TOTAL CANYON RIDGE APARTMENTS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
<b>DECIDUOUS TREES</b>					
⊙	ATS	6	ACER TRUNCATUM / SHANTUNG MAPLE	2.2' CAL.	845
+	TAB	10	TILIA AMERICANA 'BOULEVARD' / BOULEVARD AMERICAN LINDEN	2.2' CAL.	845
⊙	TAR	70	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	2.2' CAL.	845
⊕	UKP	44	ULMUS X PATRIOT / PATRIOT ELM	2.2' CAL.	845
⊕	ZSM	65	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA	2.2' CAL.	845
<b>EVERGREEN TREES</b>					
⊙	JDK	10	JUNIPERUS CHINENSIS 'KETELEDER' / KETELEDER CHINESE JUNIPER	6' HT.	845
⊙	JVC	7	JUNIPERUS VIRGINIANA 'CANARERTY' / CANARERTY EASTERN REDCEDAR	6' HT.	845
<b>FLOWERING TREES</b>					
⊙	AC	1	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY MULTI-TRUNK	6' HT.	845

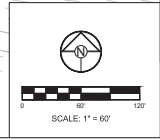


**SCHLAGEL**  
 PLANNING • DESIGN • CONSTRUCTION • LANDSCAPE ARCHITECTS  
 1100 W. 42ND ST. SUITE 100  
 OMAHA, NE 68131  
 WWW.SCHLAGELASSOCIATES.COM  
 (402) 421-1000

PREPARED BY:  
 SCHLAGEL & ASSOCIATES P.A.

CANYON RIDGE  
 FINAL DEVELOPMENT PLANS  
 CANYON CREEK BLVD. & 100TH ST. LENEXA,  
 KANSAS

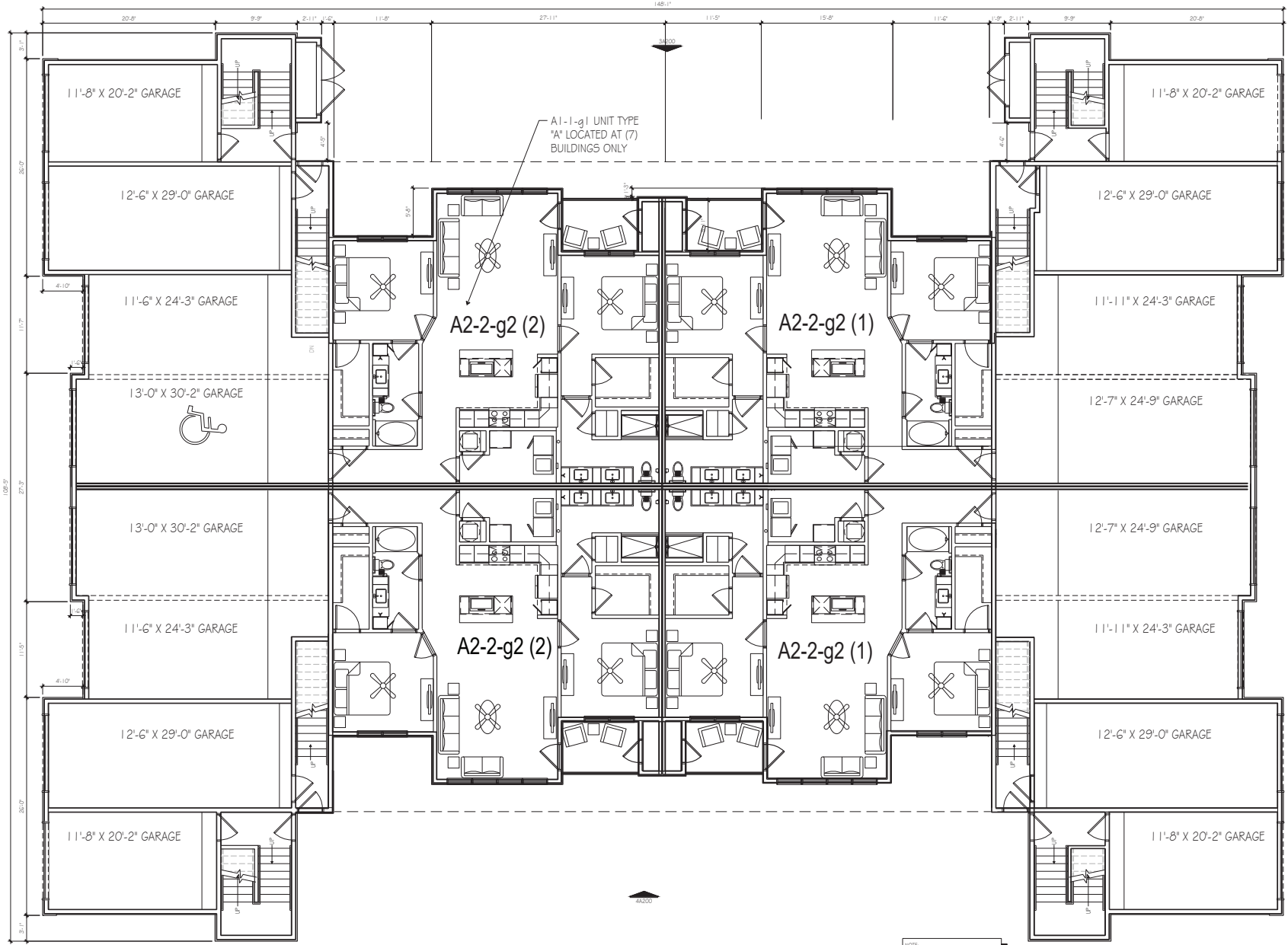
NO.	DATE	DESCRIPTION



FINAL LANDSCAPE PLAN EAST  
 SHEET  
**L1.1**

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A1-1-g1 UNIT TYPE  
 \*A LOCATED AT (7)  
 BUILDINGS ONLY

A2-2-g2 (2)

A2-2-g2 (1)

A2-2-g2 (2)

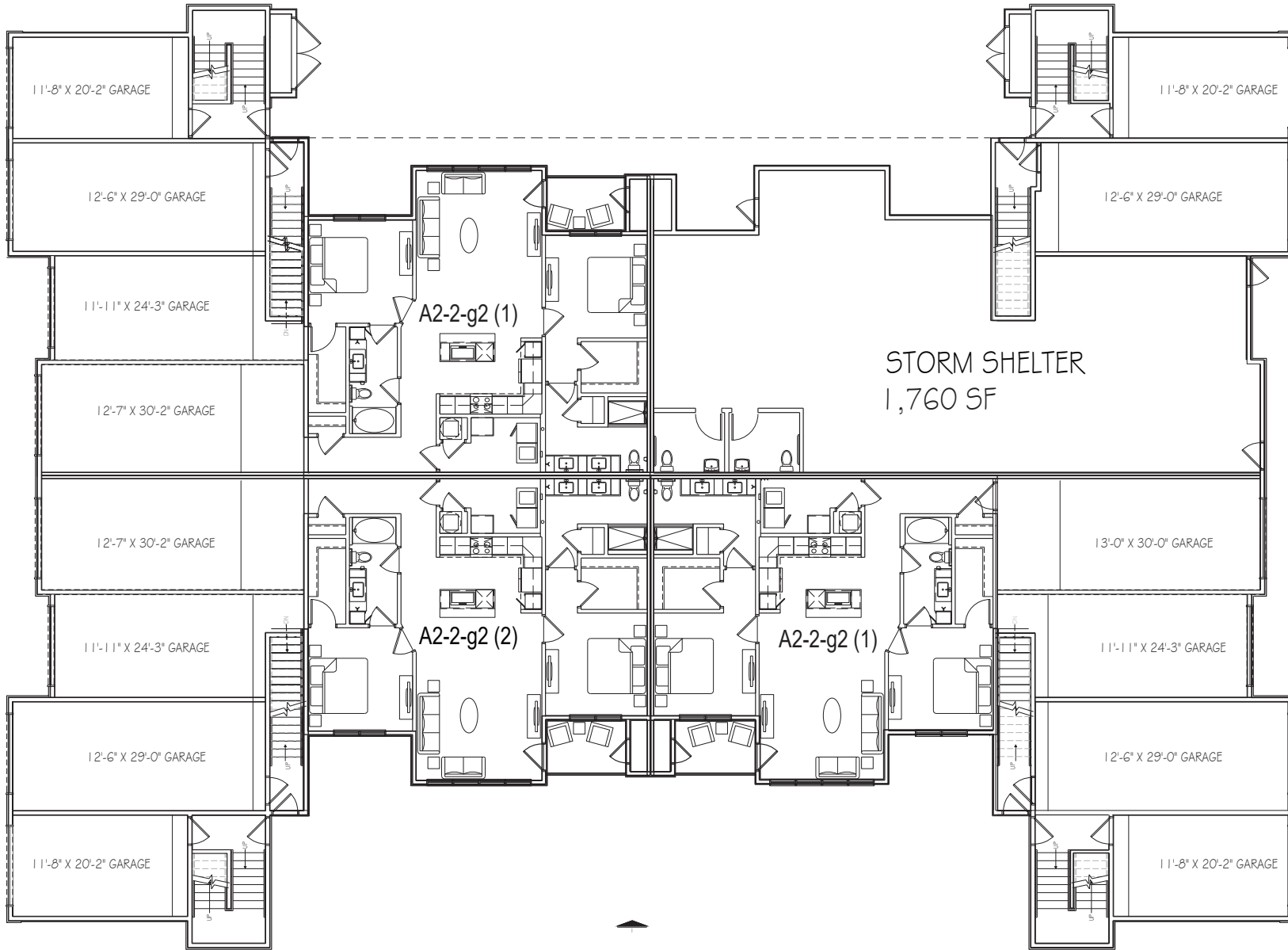
A2-2-g2 (1)

NOTE  
 BUILDINGS ARE TO BE PROTECTED WITH  
 FIRE SPRINKLERS IN ACCORDANCE WITH  
 NFPA 13.

UNIT PLANS  
 A1-1 0  
 A2-2 4  
 B1-d-2 0  
 12,508 GROSS S.F.

SLAB ON GRADE 12-UNIT\_1ST FLOOR PLAN

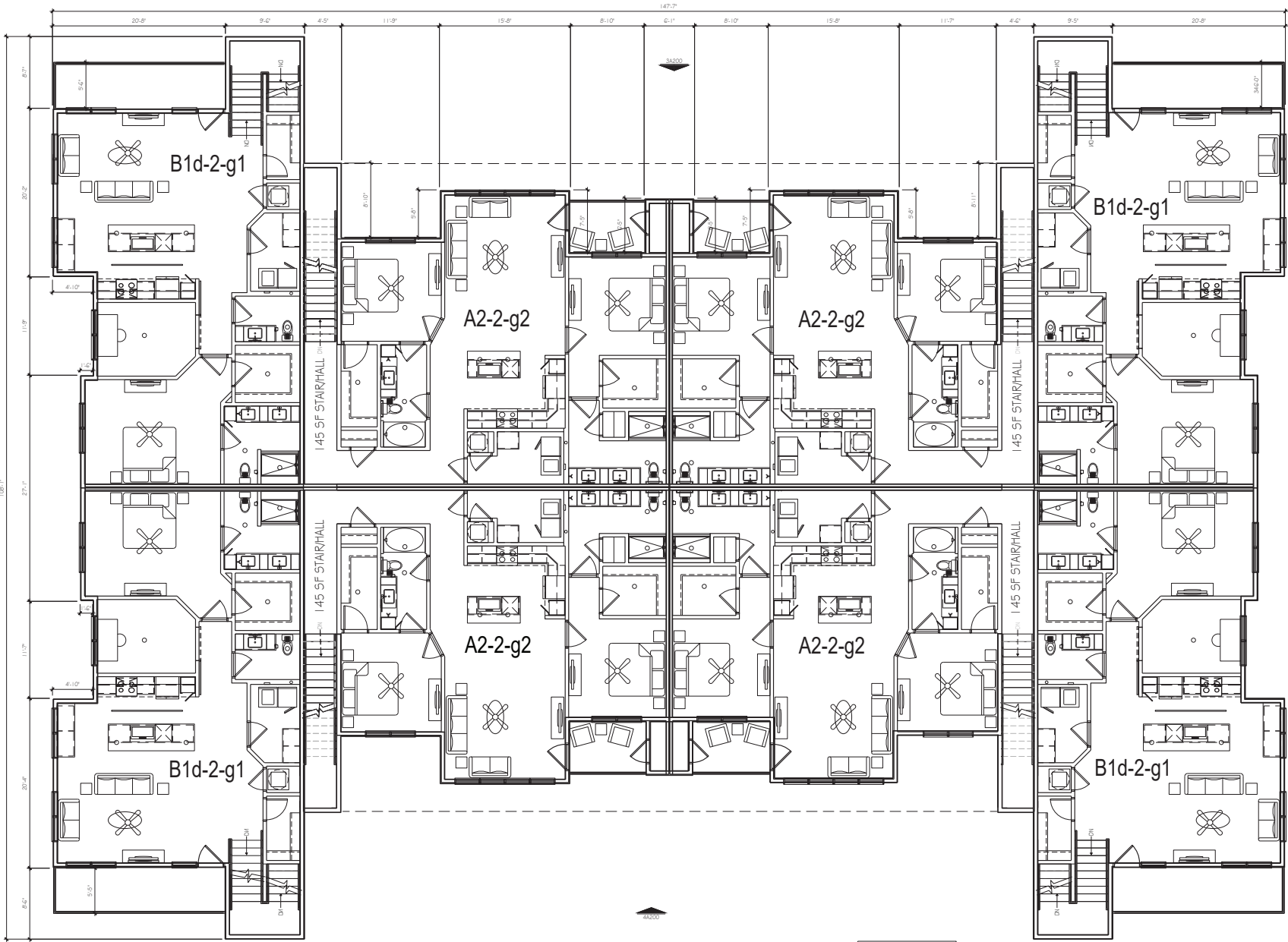
SCALE: 3/16" = 1'-0"



UNIT PLANS  
 A1-1 0  
 A2-2 3  
 B1d-2 0

SLAB ON GRADE 12-UNIT\_1ST FLOOR PLAN W/ STORM SHELTER

SCALE: 3/16" = 1'-0"

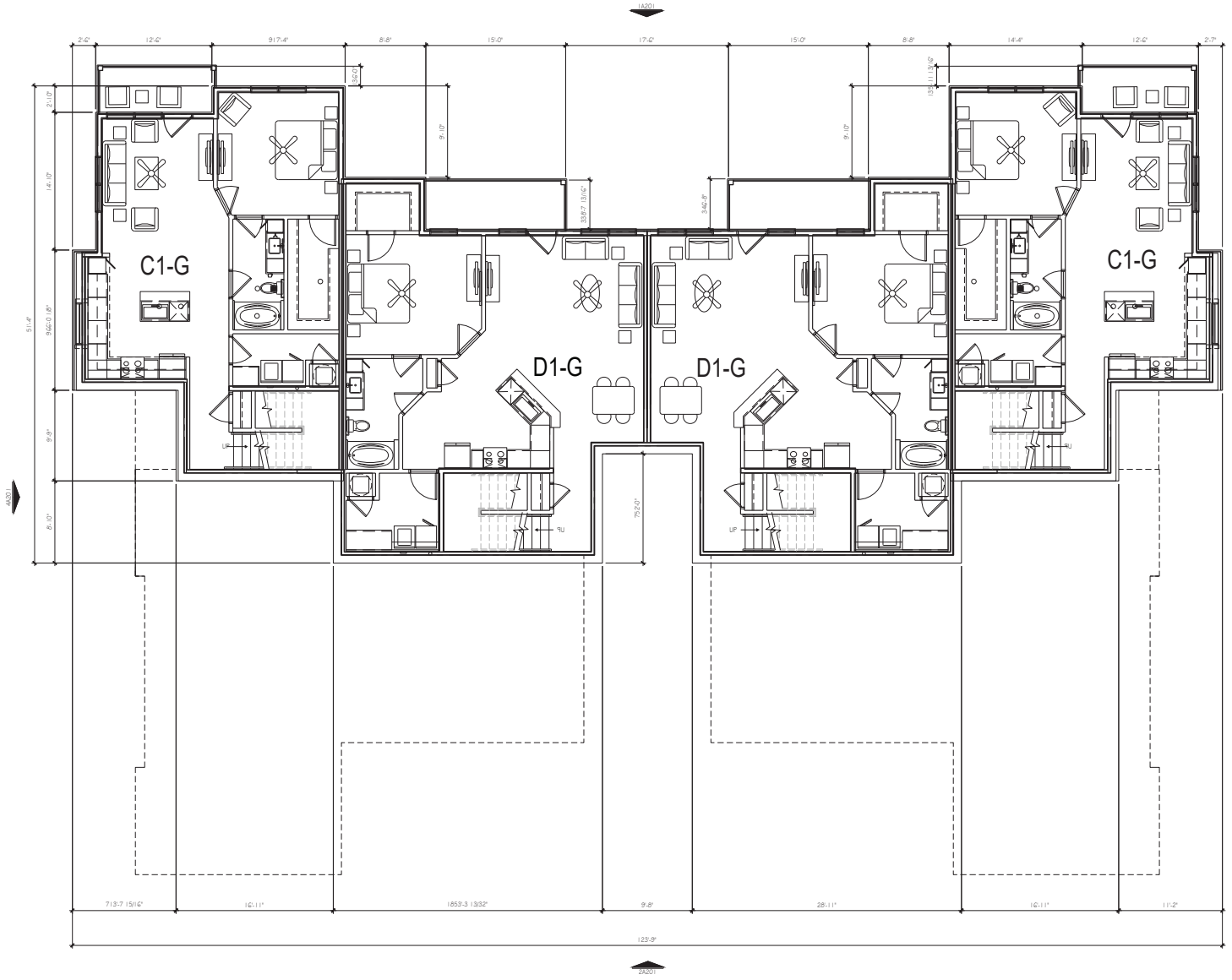


UNIT PLANS  
 A1-1 0  
 A2-2 4  
 B1d-2 4  
 11,066 GROSS S.F.

**NOTE**  
 BUILDINGS ARE TO BE PROTECTED WITH  
 FIRE SPRINKLERS IN ACCORDANCE WITH  
 NFPA 13.

SLAB ON GRADE 12-UNIT\_2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"



NOTE: BUILDING J2 DOES NOT HAVE A BASEMENT LEVEL AND IS AN 8 UNIT BUILDING.

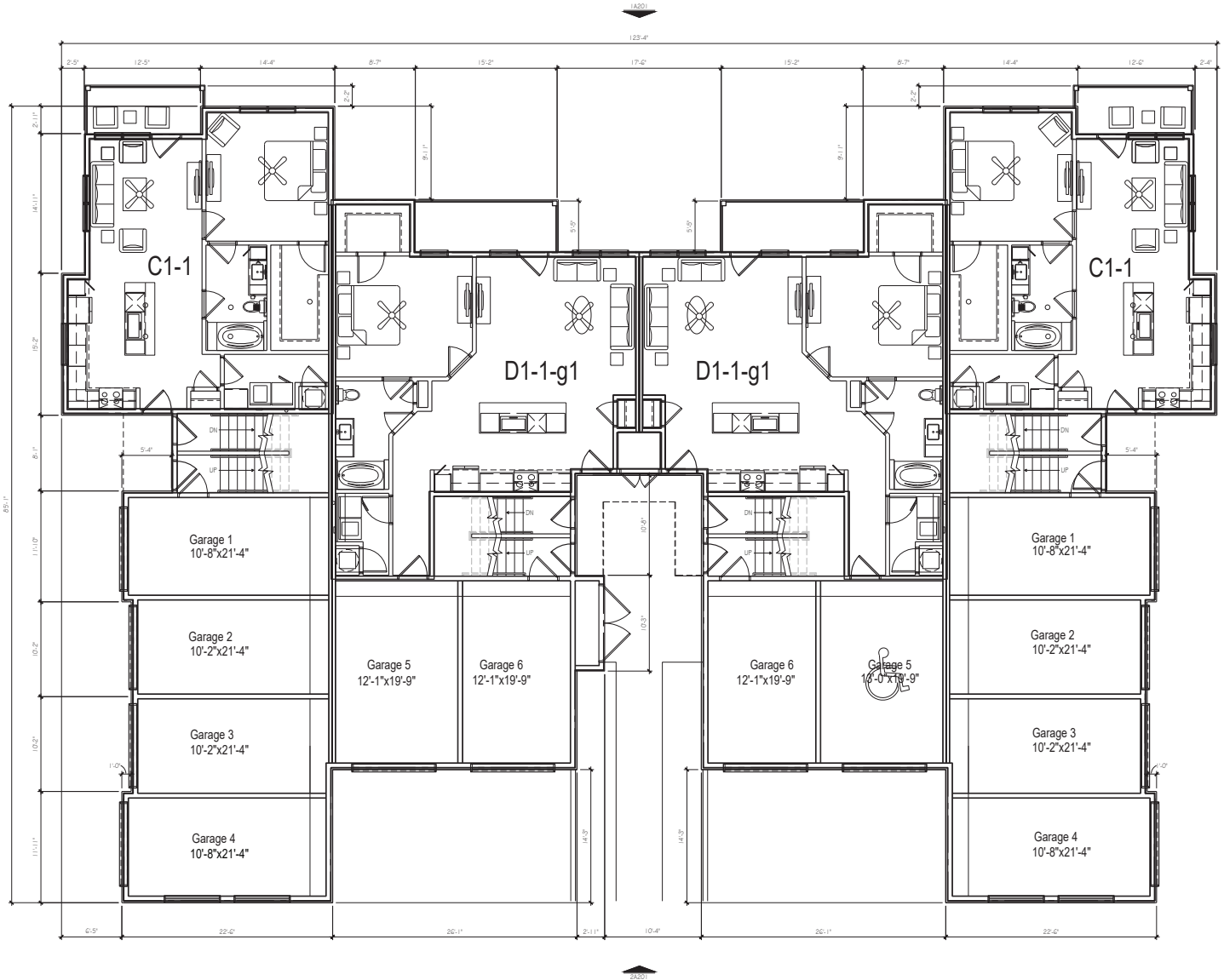
UNIT PLANS	
C1-G	2
C2-2	0
D1-G	2
D2-2	0

4,226 GROSS S.F.

NOTE: BUILDINGS ARE TO BE PROTECTED WITH FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13.

# A102 FLOOR PLAN BASEMENT - WALK OUT

SCALE: 1/8"=1'



UNIT PLANS

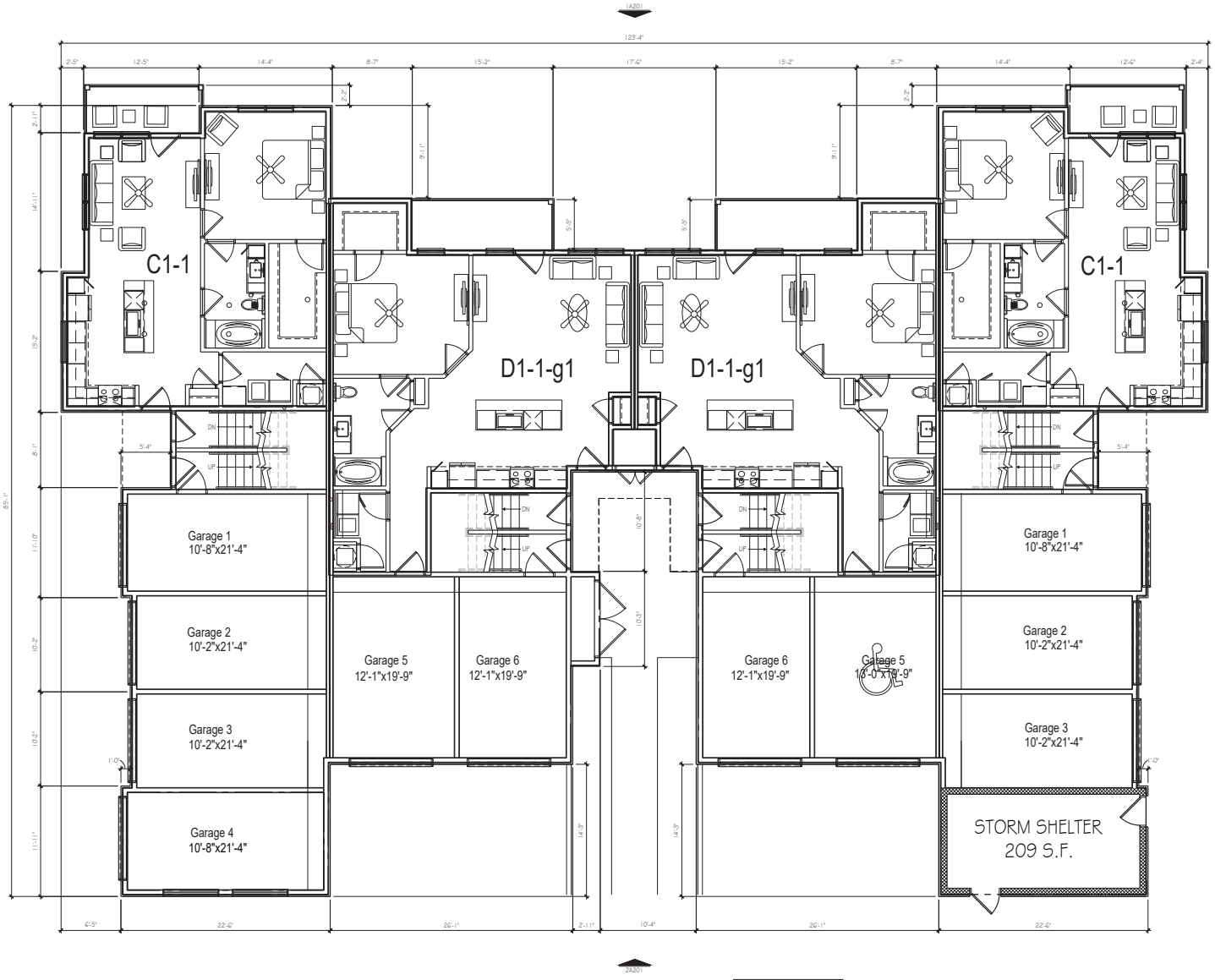
C1-1	2
C2-2	0
D1-1	2
D2-2	0

7,194 GROSS S.F.

NOTE  
 BUILDINGS ARE TO BE PROTECTED WITH  
 FIRE SPRINKLERS IN ACCORDANCE WITH  
 NFPA 13.

# A103 FLOOR PLAN LVL 1 - WALK OUT

SCALE: 1/8"=1'



UNIT PLANS

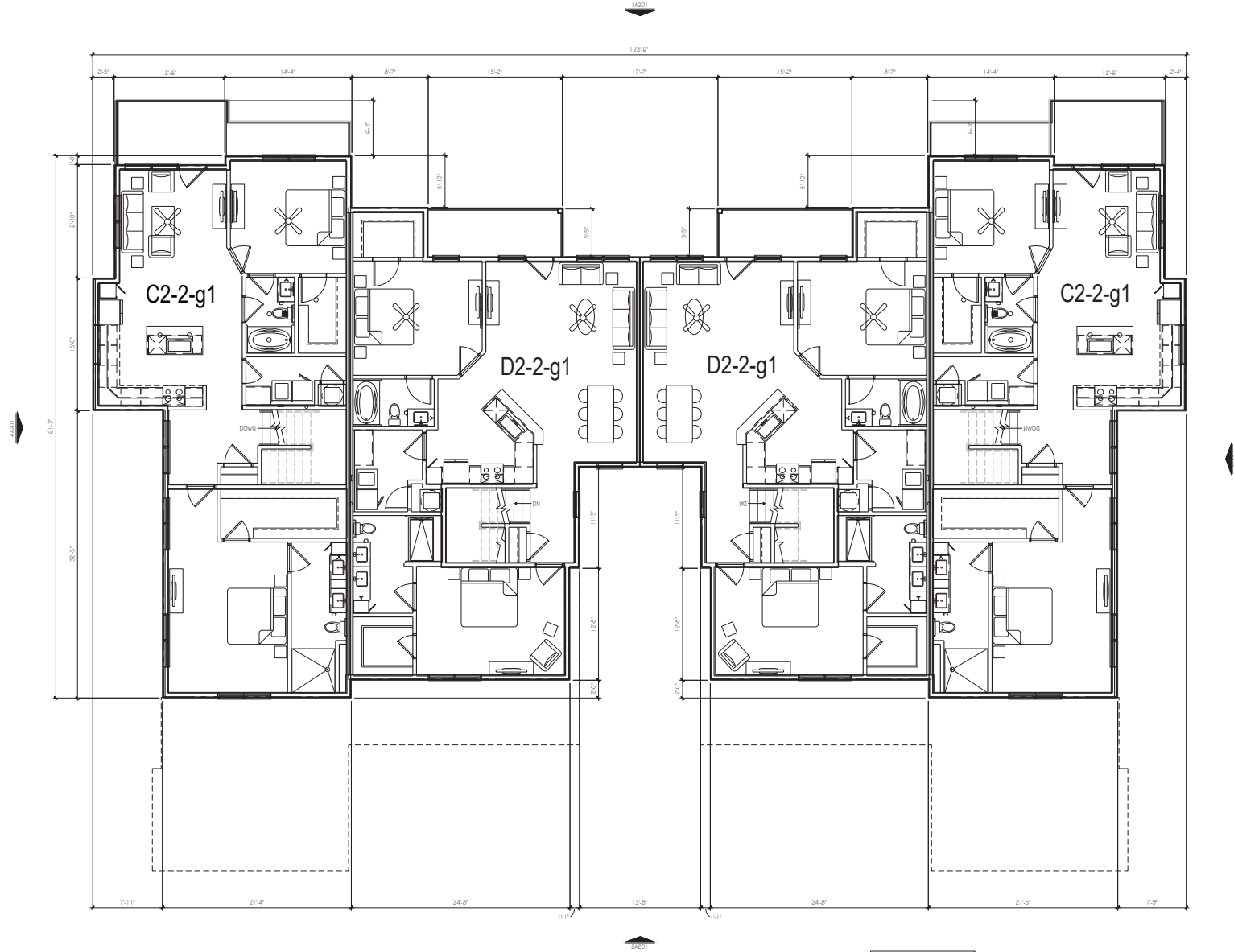
C1-1	2
C2-2	0
D1-1	2
D2-2	0

7,194 GROSS S.F.

**NOTE:**  
BUILDINGS ARE TO BE PROTECTED WITH  
FREE SPRINKLERS IN ACCORDANCE WITH  
NFPA 13.

**A103 FLOOR PLAN LVL 1 - WALK OUT W/ STORM SHELTER**

SCALE: 1/8"=1'



UNIT PLANS

C1-1	0
C2-2	2
D1-1	0
D2-2	2

5,781 GROSS S.F.

**NOTE**  
 BUILDINGS ARE TO BE PROTECTED WITH  
 FIRE SPRINKLERS IN ACCORDANCE WITH  
 NFPA 13.

# A104 FLOOR PLAN LVL 2 - WALK OUT

SCALE: 1/8"=1'

FINISH SCHEDULE						
SYMBOL	MATERIAL	MANUFACTURER	COLOR / TYPE	OPTION 2	OPTION 3	OPTION 4
MS-1	WOODRY	SHIMIZU	BROOKWOOD SMOOTH			
MS-2	WOODRY	SHIMIZU	EUSTIC SUBORDINATE			
CS-1	CASPI STONE	MIDWEST CASPI STONE	LCAC			
STC-1	CONCRETE/STUCCO	DRIVIT	SW 7004 SNOWBOUND	SW 7005 PURE WHITE	SW 7737 HIGH REFLECTIVE WHITE	SW 7351 GREEN VILLA
STC-2	CONCRETE/STUCCO	DRIVIT	SW 7351 GREEN VILLA			
STC-3	CONCRETE/STUCCO	DRIVIT	SW 4027 POPULAR GRAY	SW 7036 ACCESSIBLE BEIGE	SW 7473 FRENCH CAST	SW 7017 DORIAN GRAY
STC-4	CONCRETE/STUCCO	DRIVIT	SW 4231 ROCK CANDY			
LP-1	LAMCOMPOSITE SIDING	RAMBO PLANK	GRAY SLATE	BOOTHBAY BLUE	MAVARD BEIGE	IRON GRAY
LP-2	LAMCOMPOSITE SIDING	RAMBO PLANK	EMERALD BROWN			
MT-1	METAL	PRESTONE	DARK BRONZE			
MT-2	METAL	PRESTONE	VANGUARD			
RF-1	ASPHALT SHINGLES	BELOWIT	COLONIAL SLATE			
RF-2	METALCOMPOSITE ROOF	AVOUCED	DARK BRONZE			
SP-1	STORMFRONT	KAHNECK	DARK BRONZE FRAME			
SP-2	GLAZING	TELLA	DARK BRONZE FRAME			
SP-3	STONE LINER	EDWARDS STONE	NATURAL STONE			

NOTE  
GUTTERS AND DOWNSPOUTS WILL PROVIDE DRAINAGE TO ALL BUILDINGS.

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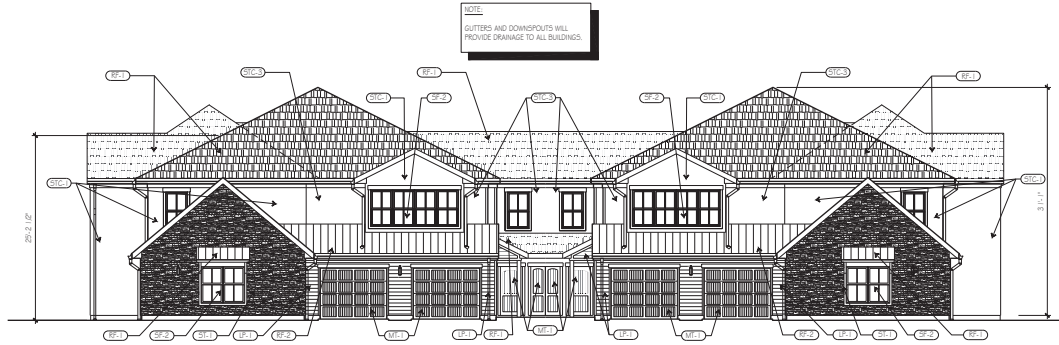


A200 BUILDING ELEVATIONS - SLAB ON GRADE

SCALE: 1/8" = 1'-0"







FRONT ELEVATION ④  
SCALE: 1/8" = 1'-0"



SIDE 2 ELEVATION ②  
SCALE: 1/8" = 1'-0"



REAR ELEVATION ③  
SCALE: 1/8" = 1'-0"



SIDE 1 ELEVATION ①  
SCALE: 1/8" = 1'-0"

NOTE:  
- SEE SHEET A200 FOR MATERIAL  
/ FINISH SCHEDULE.

# A201 BUILDING ELEVATIONS - WALK OUT

SCALE: 1/8" = 1'-0"

CANYON RIDGE APARTMENTS |

ODDO DEVELOPMENT | 02.06.2026



FRONT ELEVATION ④  
SCALE: 1/8" = 1'-0"



SIDE 2 ELEVATION ②  
SCALE: 1/8" = 1'-0"



REAR ELEVATION ③  
SCALE: 1/8" = 1'-0"



SIDE 1 ELEVATION ①  
SCALE: 1/8" = 1'-0"

NOTE:  
- SEE SHEET A200 FOR MATERIAL  
/ FINISH SCHEDULE

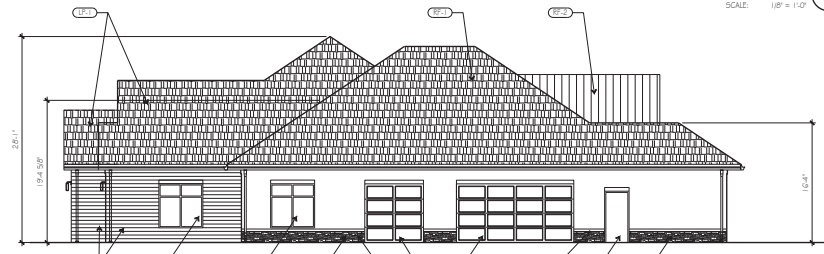
### A201 BUILDING ELEVATIONS - WALK OUT

SCALE: 1/8" = 1'-0"





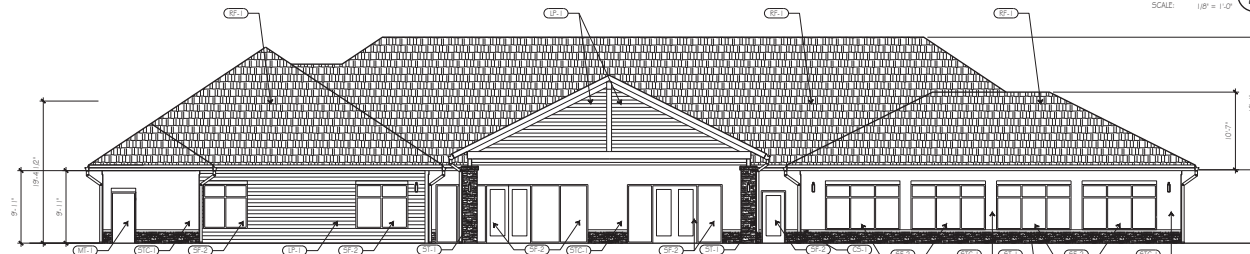
**SOUTH ELEVATION** ④  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION** ③  
SCALE: 1/8" = 1'-0"



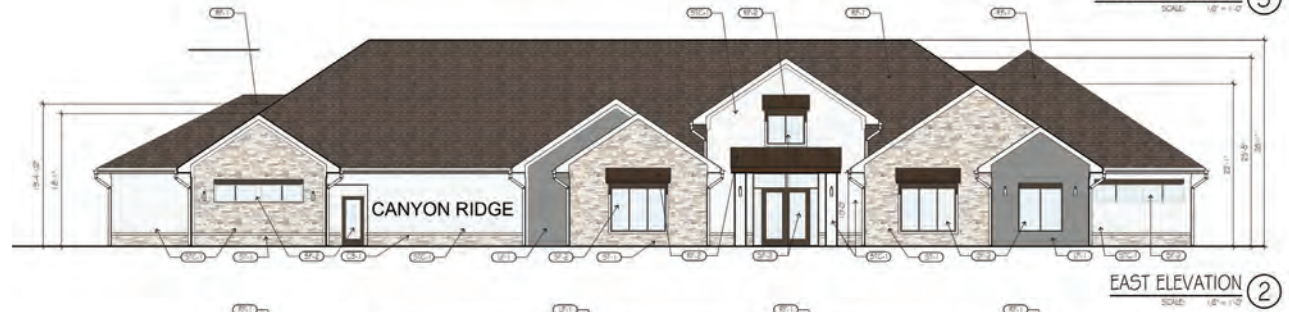
**EAST ELEVATION** ②  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION** ①  
SCALE: 1/8" = 1'-0"

NOTE:  
- SEE SHEET A202 FOR MATERIAL  
/ FINISH SCHEDULE

# A202 BUILDING ELEVATIONS - CLUBHOUSE



NOTE:  
- SEE SHEET A200 FOR MATERIAL  
FINISH SCHEDULES.

**A202 BUILDING ELEVATIONS - CLUBHOUSE**

SCALE: 1/8" = 1'-0"



FINISH SCHEDULE						
SYMBOL	MATERIAL	MANUFACTURER	COLOR / TYPE	ALT COLOR / TYPES		
				OPTION 2	OPTION 3	OPTION 4
MS-1	WOODS*	CL-5458*	MAJESTIC SAND*			
MS-2	WOODS*	CL-5458*	CLUSTIC SAND*			
MS-3	CAST STONE	ROBERTSON CAST STONE	SLA			
STC-1	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH	BR 1004 PURE WHITE	BR 1004 HIGH RESOLVE WHITE	BR 1004 GREEN VALLEY
MS-5	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-6	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-7	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-8	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-9	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-10	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-11	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-12	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-13	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-14	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-15	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-16	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-17	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-18	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-19	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-20	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-21	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-22	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-23	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-24	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-25	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			



A203 BUILDING ELEVATION - COLOR OPTIONS



LT-4 Landscape Light (8)  
WIC - Acoust 12V - 5011



Trash Can (4)  
Landscape Forms - "Rec" Waste Scoop

NOT USED (12)



LT-7 Parking Lot Light (11)  
Ultrona Lighting OS10 LED P3



LT-3 Wall Pack (7)  
FC Lighting - Aluminum Wall Mount - FCW/O10 (Type "T" on P11)

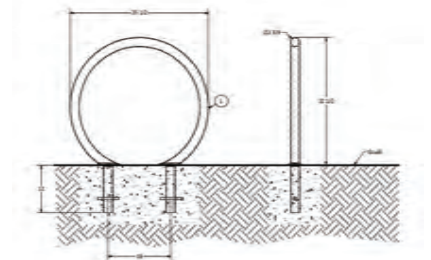


Bike Rack (3)  
Rance Fixatory - R-8224-2M-02



NOT USED (10)

LT-2 Soffit Light (6)  
Cree - LED Downlight - SR6 (Type "T" on P11)



Bike Rack (2)  
Rance Fixatory - R-8224-2M-02

NOT USED (9)



LT-1 Wallmount Light (5)  
Haukarson Forge - Outdoor Sconce - 305C10 Mendan

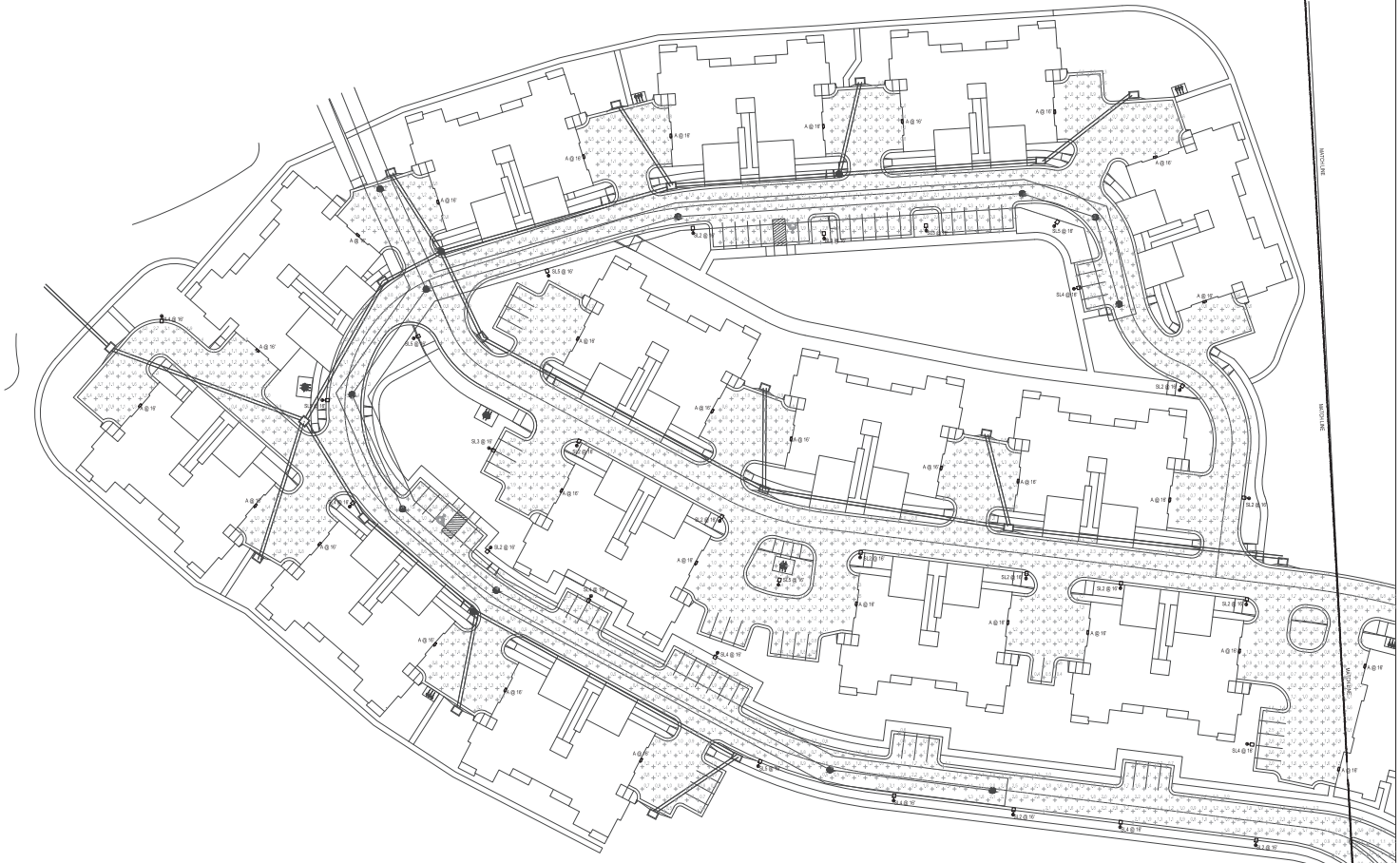


Bench with Back (1)  
Keystone Ridge - Canyon

### A600 SITE AMENITIES

SCALE: 1/8" = 1'-0"





**SITE PHOTOMETRIC PLAN - WEST**  
 NORTH SCALE: 1" = 10'



**ENGINEERS**  
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 5720 Fletcher  
 Shawnee, KS 66203  
 (913)262-1772

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PE COA #E-359

4/15/2025



BC PROJECT #28285

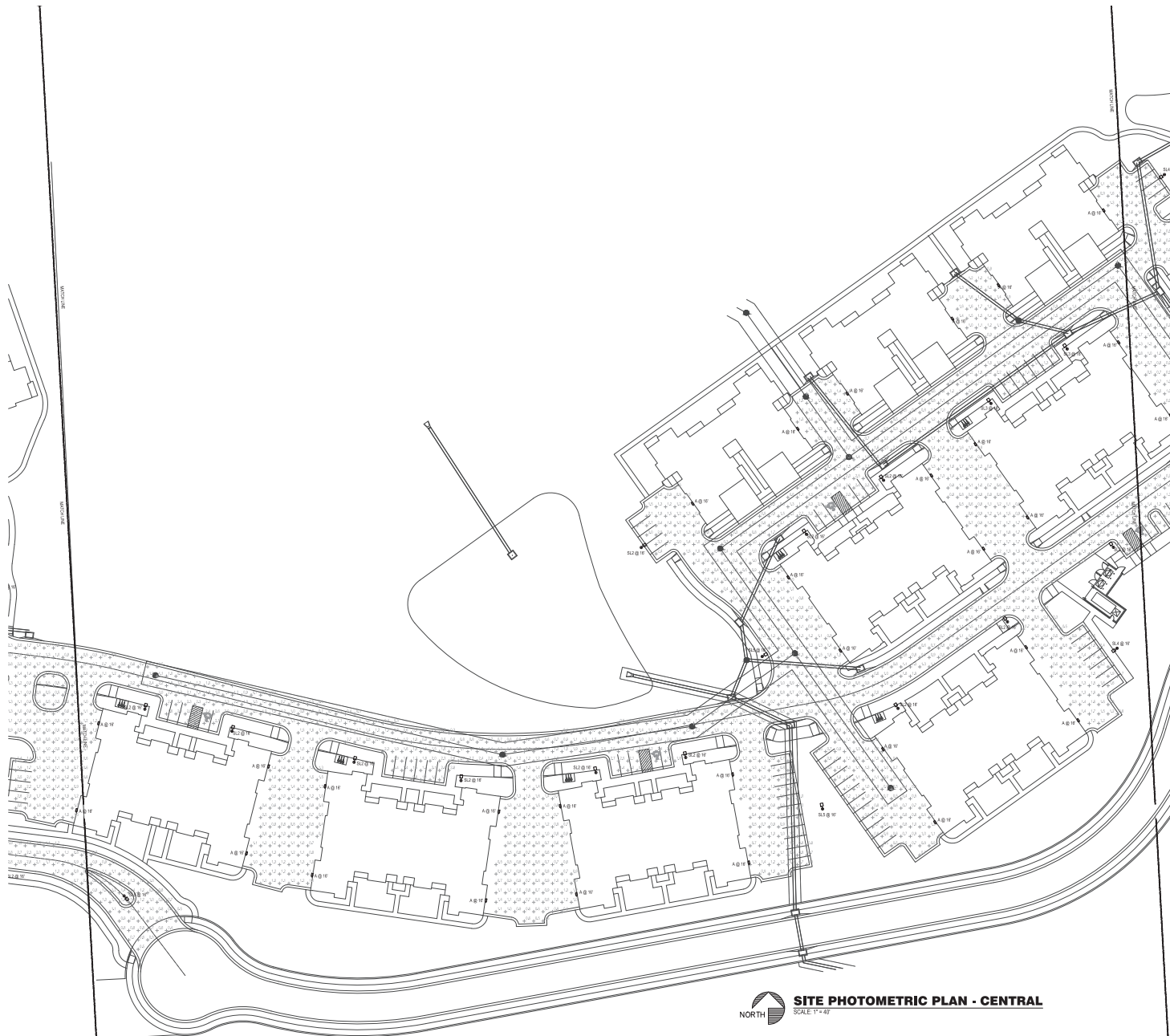
SITE PHOTOMETRIC FOR:  
**CANYON RIDGE**  
 CANYON CREEK BLVD & 100TH ST  
 LENEXA, KS

ISSUE DATE: 4-16-2025

REVISIONS:

SHEET TITLE:  
 SITE PHOTOMETRIC PLAN - WEST

**PH1**



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 Shawnee, KS 66203  
 (913)262-1772

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PE COA #E-359

4/15/2025



BC PROJECT #28285

SITE PHOTOMETRIC FOR:  
**CANYON RIDGE**  
 CANYON CREEK BLVD & 100TH ST  
 LENEXA, KS

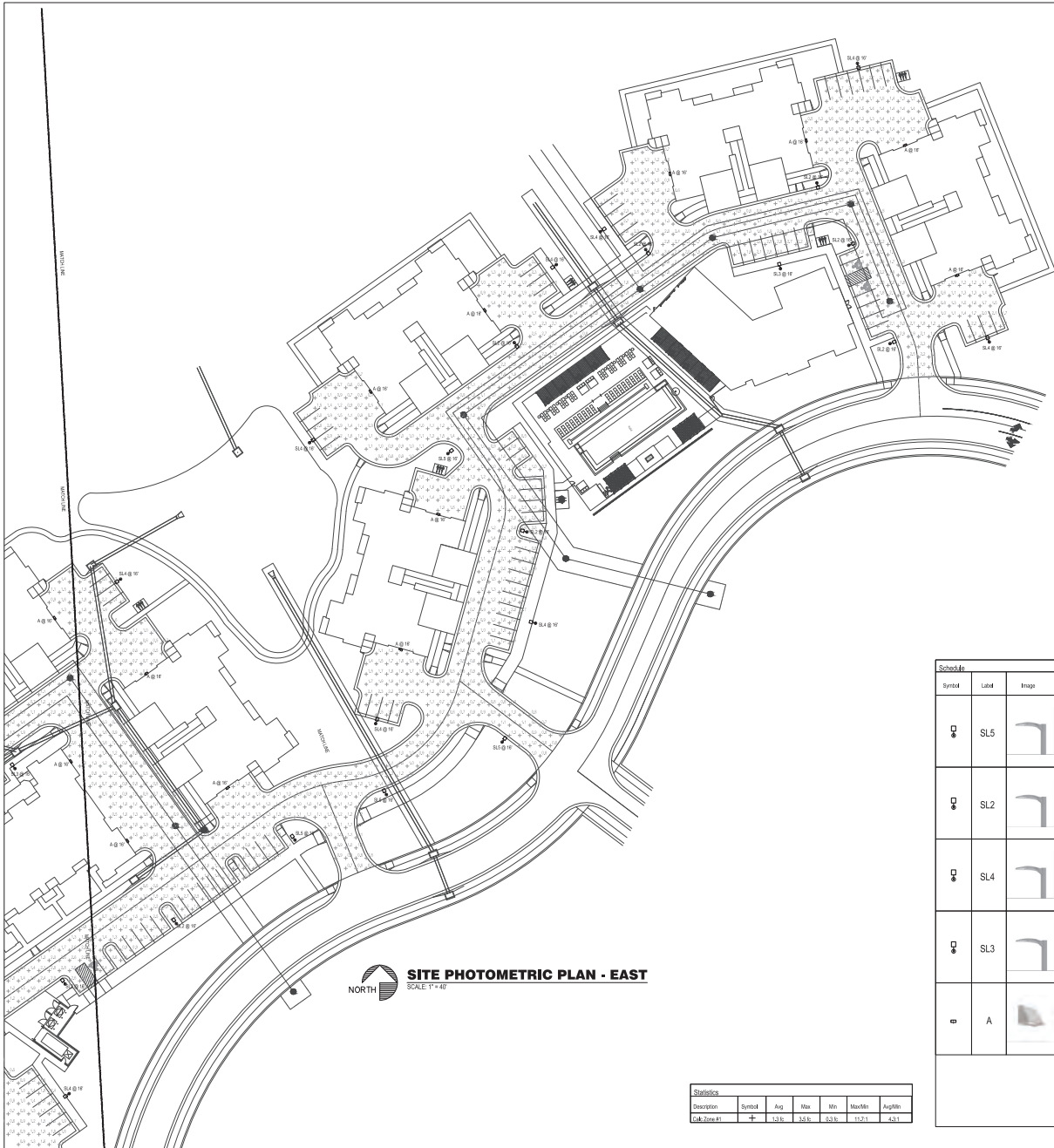
ISSUE DATE: 4-16-2025

REVISIONS:

SHEET TITLE:  
 SITE PHOTOMETRIC PLAN  
 CENTRAL

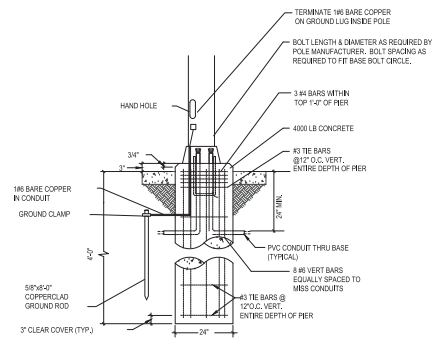
**PH2**

**SITE PHOTOMETRIC PLAN - CENTRAL**  
 SCALE: 1"=40'



**SITE PHOTOMETRIC PLAN - EAST**  
SCALE: 1" = 40'

Statistics						
Section	Symbol	Avg	Min	Max	MountHt	AvgHt
Col-2004-R1	F	1.5%	3.5%	8.3%	12.1'	6.1'



**POLE FOUNDATION DETAIL**  
SCALE: NONE

Symbol	Label	Image	QTY	Catalog Number	Description	Total Mounting Height	Lamps	Lumens	Wattage	Fixture
SL5			13	2500LED P3 30K 70CM TSM	POLE MOUNTED FULL CUTOFF LED AREA LIGHT WITH TYPE V WIEG-THROW DISTRIBUTION MOUNTED ON 16"x16" SQUARE STEEL POLE WITH FLUSH-CONCRETE BASE.	16'-0"	1	8655	65.05	
SL2			31	2500LED P3 30K 70CM TSM	POLE MOUNTED FULL CUTOFF LED AREA LIGHT WITH TYPE II ROADWAY DISTRIBUTION MOUNTED ON 16"x16" SQUARE STEEL POLE WITH FLUSH-CONCRETE BASE.	16'-0"	1	8343	65.05	
SL4			17	2500LED P3 30K 70CM TSM	POLE MOUNTED FULL CUTOFF LED AREA LIGHT WITH FORWARD THROW DISTRIBUTION MOUNTED ON 16"x16" SQUARE STEEL POLE WITH FLUSH-CONCRETE BASE.	16'-0"	1	8624	65.05	
SL3			8	2500LED P3 30K 70CM TSM	POLE MOUNTED FULL CUTOFF LED AREA LIGHT WITH TYPE II ROADWAY DISTRIBUTION MOUNTED ON 16"x16" SQUARE STEEL POLE WITH FLUSH-CONCRETE BASE.	16'-0"	1	8439	65.05	
A			66	W0622 LED P3 30K 80CM TFM	WALL MOUNTED LED AREA LIGHT WITH FORWARD THROW DISTRIBUTION	16'-0"	1	3015	30.075	



**BC ENGINEERS**  
INCORPORATED  
2720 FRENCHMAY  
SHAWNEE, KS 66203  
(913)262-1772

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PR COA #E-359

4/15/2025



BC PROJECT #28285

SITE PHOTOMETRIC FOR:  
**CANYON RIDGE**  
CANYON CREEK BLVD & 100TH ST  
LENEXA, KS

ISSUE DATE:  
4-16-2025

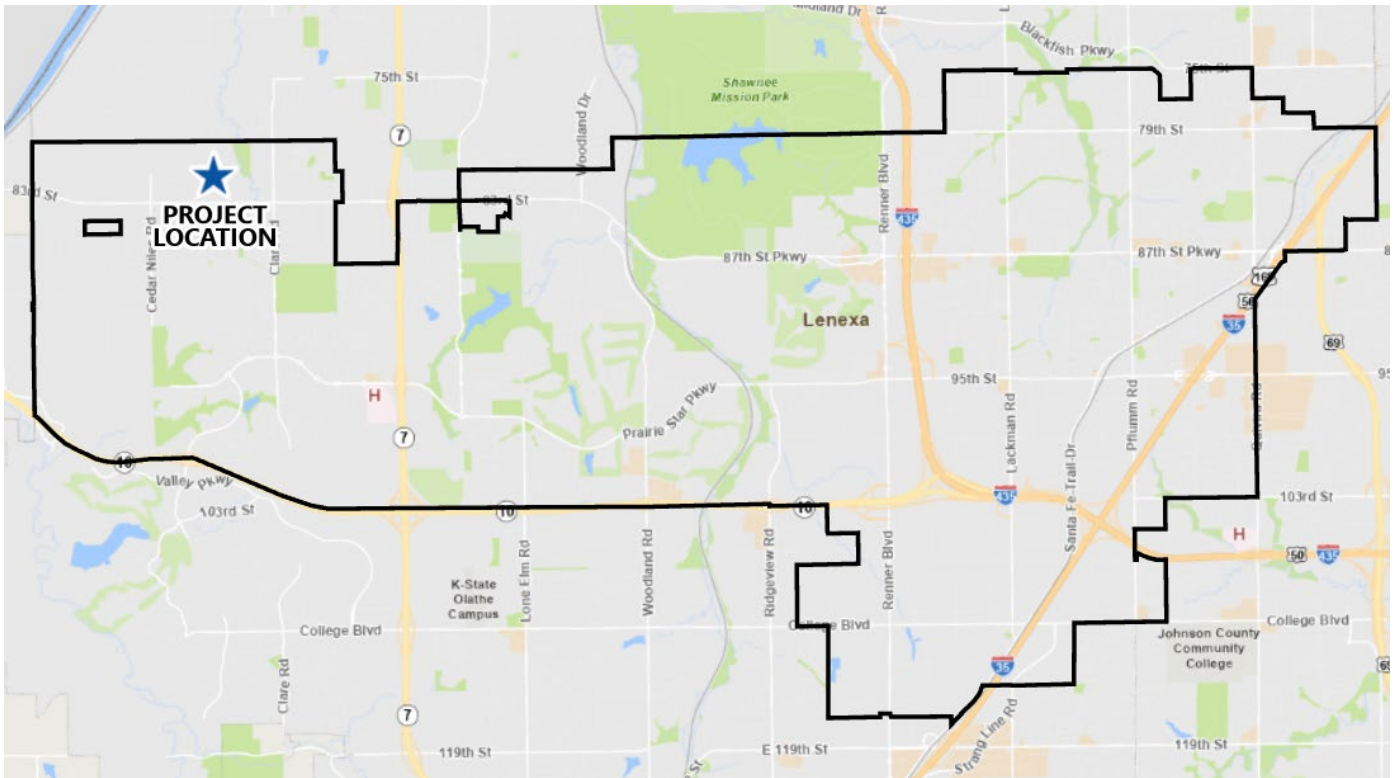
REVISIONS:

SHEET TITLE:  
SITE PHOTOMETRIC PLAN - EAST

**PH3**

# CEDAR TRAILS EXPLORATION CENTER BUILDING ADDITIONS

<b>Project #:</b>	PL26-03FR	<b>Location:</b>	8201 Mize Boulevard
<b>Applicant:</b>	Alec Mackay, HTK Architects	<b>Project Type:</b>	Revised Final Plan
<b>Staff Planner:</b>	James Molloy	<b>Proposed Use:</b>	School, Elementary and Secondary



## PROJECT SUMMARY

The applicant requests approval of a revised final plan to construct two building additions, totaling 22,178 SF, to the existing 40,972 SF Cedar Trails Exploration Center. This expansion will add four additional classrooms as well as a storm shelter to the Early Childhood Center portion of the building. An additional 14,048 SF will be added to the two-story Center for Advanced Professional Studies (CAPS) portion of the building, which will be designed prior to submission of building permits. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL**

## SITE INFORMATION

The subject property is considered the Unified School District #232 (USD 232) Central Campus and includes Mill Creek Middle School, the Cedar Trails Exploration Center, and a technical education building. Mill Creek Middle School was approved in 2005 and constructed in 2006. The Cedar Trails Exploration Center and Technical Education building (originally called Mill Creek Career and Technical Education Center) was approved in 2020 and constructed in 2021. The applicant is seeking two building expansions of 8,670 SF and 14,048 SF, totaling 22,718 SF.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
70.39	Existing: 40,972 Proposed: 22,718 Total: 63,690	R-1	Institutional

### TABLE 1: PREVIOUS APPLICATIONS

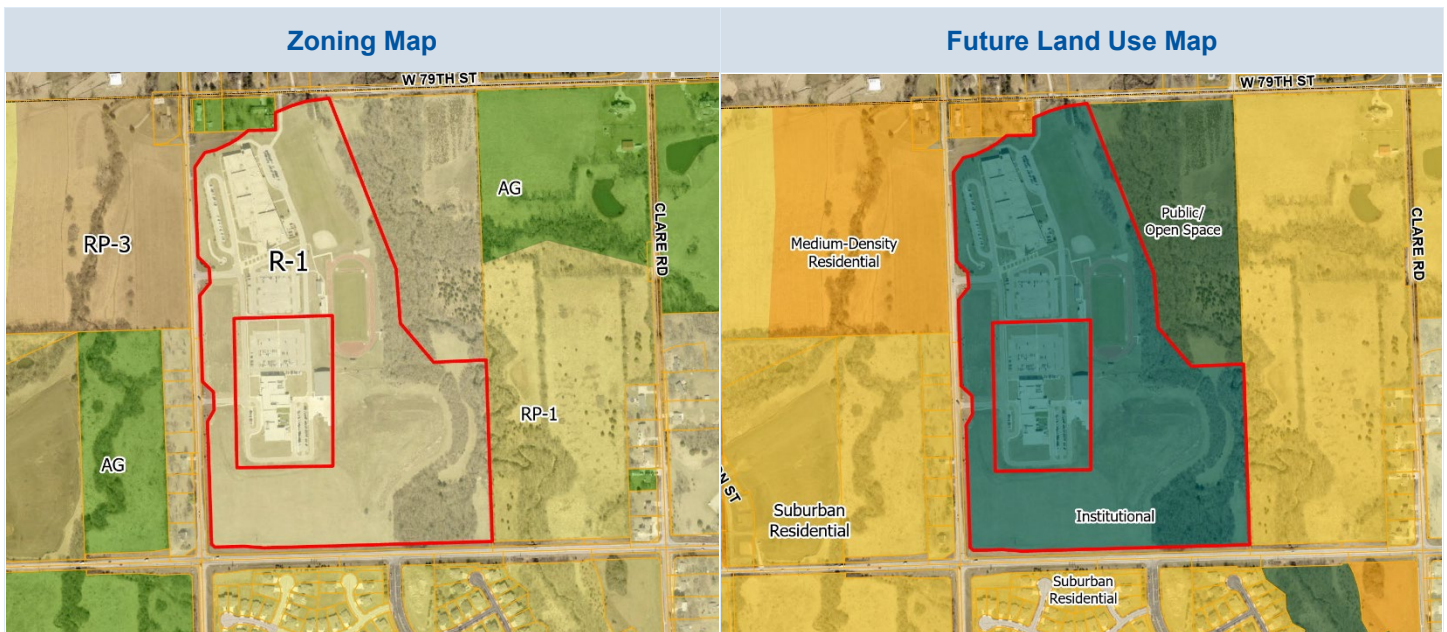
Project Number	Application Type	Project Name	Date Approved
<b>RZ05-04, SU05-04, PL25-08P</b>	Rezoning Special Use Permit, Permanent and Preliminary Plan	DeSoto School District Central Campus	March 22, 2005
<b>PL05-13F</b>	Final Plan	DeSoto School District Central Campus	April 5, 2005
<b>SU19-19 PL19-16P</b>	Special Use Permit, Permanent Preliminary Plan	Mill Creek Career and Technical Education and Early Childhood Center	November 19, 2019
<b>PL20-02F</b>	Final Plan	Mill Creek Career and Technical Education and Early Childhood Center	January 6, 2020
<b>PT20-04F</b>	Final Plat	DeSoto School District Central Campus, Second Plat	February 3, 2020



**Exhibit 1: Aerial Image of Subject Site**

## LAND USE REVIEW

The property is currently utilized as the USD 232 Cedar Trails Exploration Center and Early Childhood Center (ECC) and Center for Advanced Professional Studies (CAPS). The property is zoned R-1, Residential Single-Family District and is classified as Institutional on the Future Land Use Map within the City’s Comprehensive Plan. The applicant is seeking two different expansions to the building, including an 8,670 SF expansion to the Early Childhood Center, which will add four classrooms and a storm shelter, and a 14,048 SF expansion to the CAPS portion of the building, the interior of which will be designed at the building permit stage. The current use and expansion of said uses is consistent with the existing zoning and the Comprehensive Plan.



**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Institutional	R-1 Residential Single-Family District	USD 232 School District Central Campus
<b>North</b>	Medium-Density Residential	AG Agricultural District	Single-Family Residential
<b>South</b>	Suburban-Density Residential	RP-1 Residential Planned (Low-Density) District	Single-Family Residential
<b>East</b>	Suburban-Density Residential Public/Open Space	RP-1 Residential Planned (Low-Density) District	Undeveloped Land
<b>West</b>	Suburban-Density Residential	R-1 Residential Single-Family District	Single-Family Residential

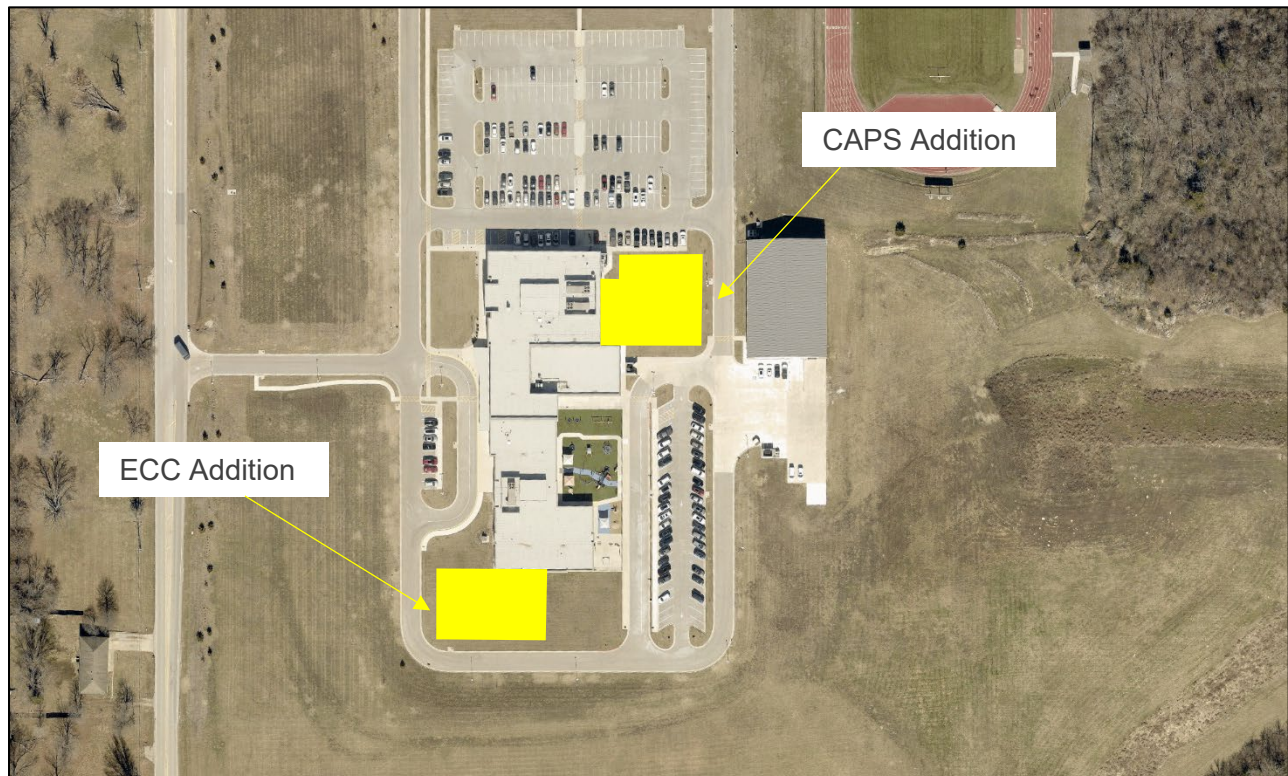
## FINAL PLAN REVIEW

The proposed revised final plan is for the expansion of the Cedar Trails Exploration Center. The expansion will occur in two different parts; One part being an 8,670 SF addition to the Early Childhood Center portion of the building, which will include a storm shelter. The other part being a 14,048 SF addition to the CAPS portion of the building, with the total expansion consisting of 22,718 SF. The floor plan for the CAPS portion of the building will be designed and reviewed as part of the building permit.

### DIMENSIONAL STANDARDS

The building is located in the center of the property and includes generous setbacks, with setbacks between 252' and 1,019' from the property lines with the new additions. The building is 33' tall; however, the rooftop screening takes the building height up to 38' in some places. This was approved as part of the original building plan in 2020.

TABLE 3: DIMENSIONAL ANALYSIS			
Code Section	Required	Proposed	Difference
Front Yard	35'	252'	+ 217'
Side Yard, Corner	30'	495'	+ 525'
Rear Yard	20'	1,019'	+ 999'
Building Height	35' Maximum	33'	- 2'



**Exhibit 2: Site Plan, showing location of proposed additions**

## PUBLIC IMPROVEMENTS

There are no public improvements expected with this project. This project is an expansion of the existing building that will not require the construction or relocation of any roads, trails, or sidewalks.

## ACCESS, TRAFFIC, AND PARKING

Access into the site is from Mize Boulevard, which extends southward to W. 83rd Street and north toward the City of Shawnee beyond W. 79th Street. In addition to the connection to public roadways, there is an interior road network which connects the warehouse, Cedar Trails, and Mill Creek Middle School. This road network also connects into W. 79th Street at the north of the property past Mill Creek Middle School. There are no sidewalk connections along W. 83rd Street or Mize Boulevard. There is an interior sidewalk/trail network connecting the different parts of the site.

TABLE 4: PARKING ANALYSIS				
Land Use	Parking Formula	Required Parking	Provided	Difference
School, Elementary	1 space per classroom plus 1 space per employee	85	283 + 7 ADA Spaces	<b>+ 47</b>
School, High School	0.5 spaces per student	150		
Warehousing	1 space per 1,500 SF	8		
<b>Total</b>		243	290	<b>+ 47</b>

## STORMWATER

The applicant submitted a stormwater management plan for both the proposed improvements as well as planned future improvements demonstrating the intent of meeting the City’s stormwater standards and requirements. The proposed and future stormwater runoff will be managed with both the existing on-site facilities, as well as the addition of another dry detention basin and a bioretention basin to the campus.

## FIRE PREVENTION

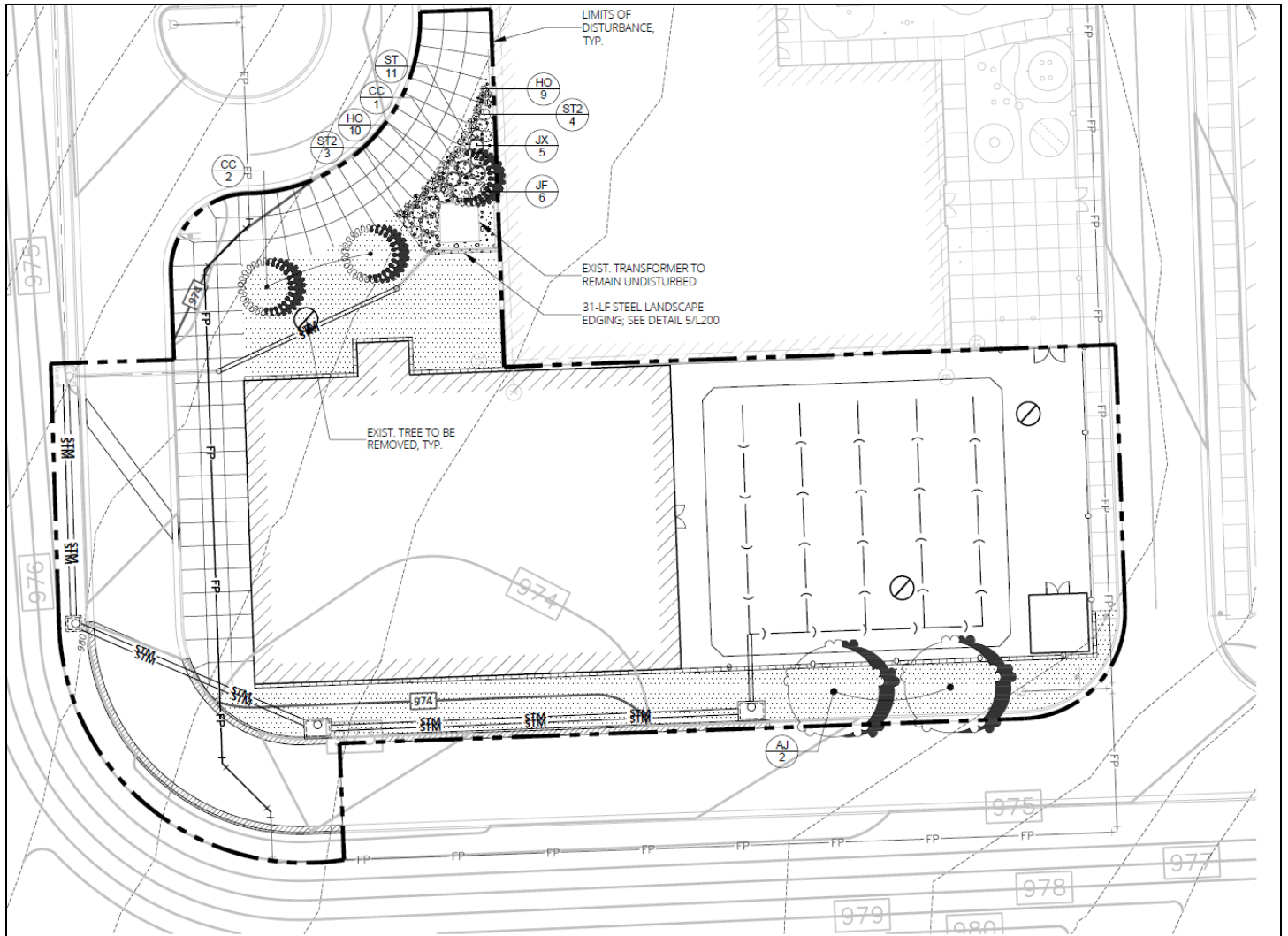
The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward.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

## LIGHTING

Most of the on-site lighting will remain the same with this proposal. Parking lot lighting will remain unchanged; however, building lighting will change slightly to accommodate the new additions. Any new lighting will be required to match the existing wall-mounted lighting. Staff does not anticipate any adverse impacts from altered site lighting and the submitted photometric plan shows compliance with the UDC.

**LANDSCAPING**

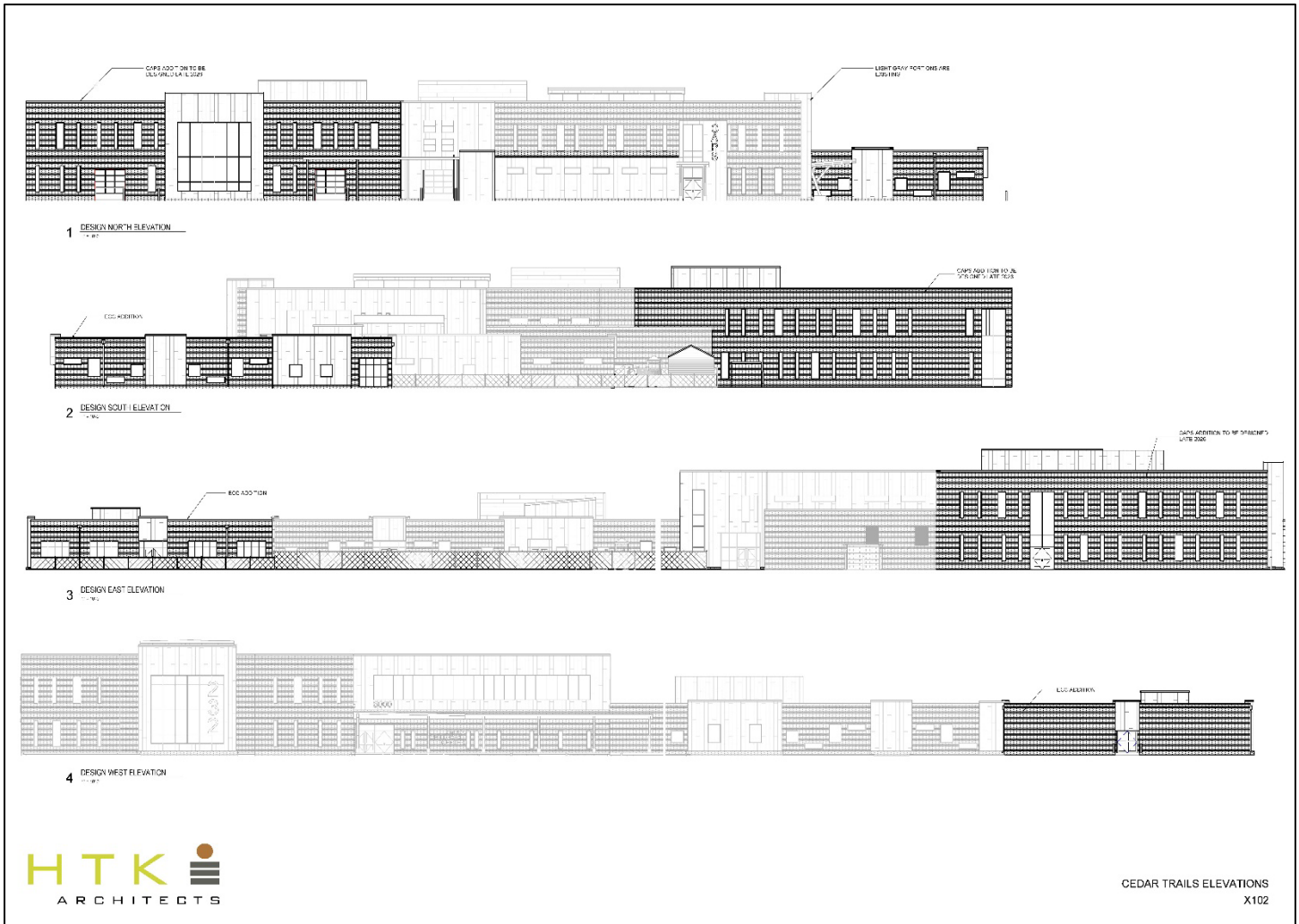
Site landscaping will only be slightly revised from the design that was approved in 2019. A portion of the landscaping in front (west) side of the current building will be removed to facilitate the building expansion. The applicant’s landscape plan is demonstrating a one-for-one replacement of this landscaping in front of the new building.



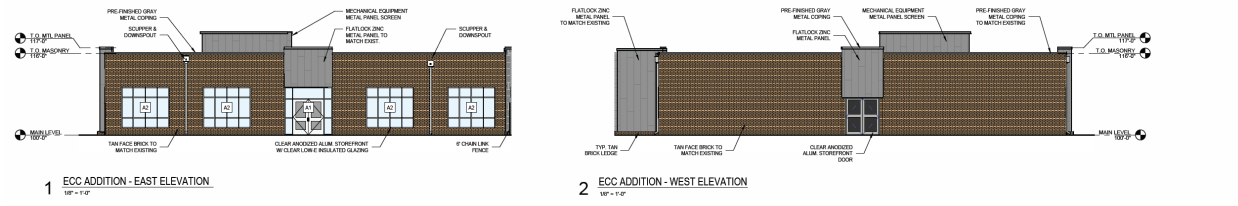
**Exhibit 3: Landscape Plan**

**ARCHITECTURE**

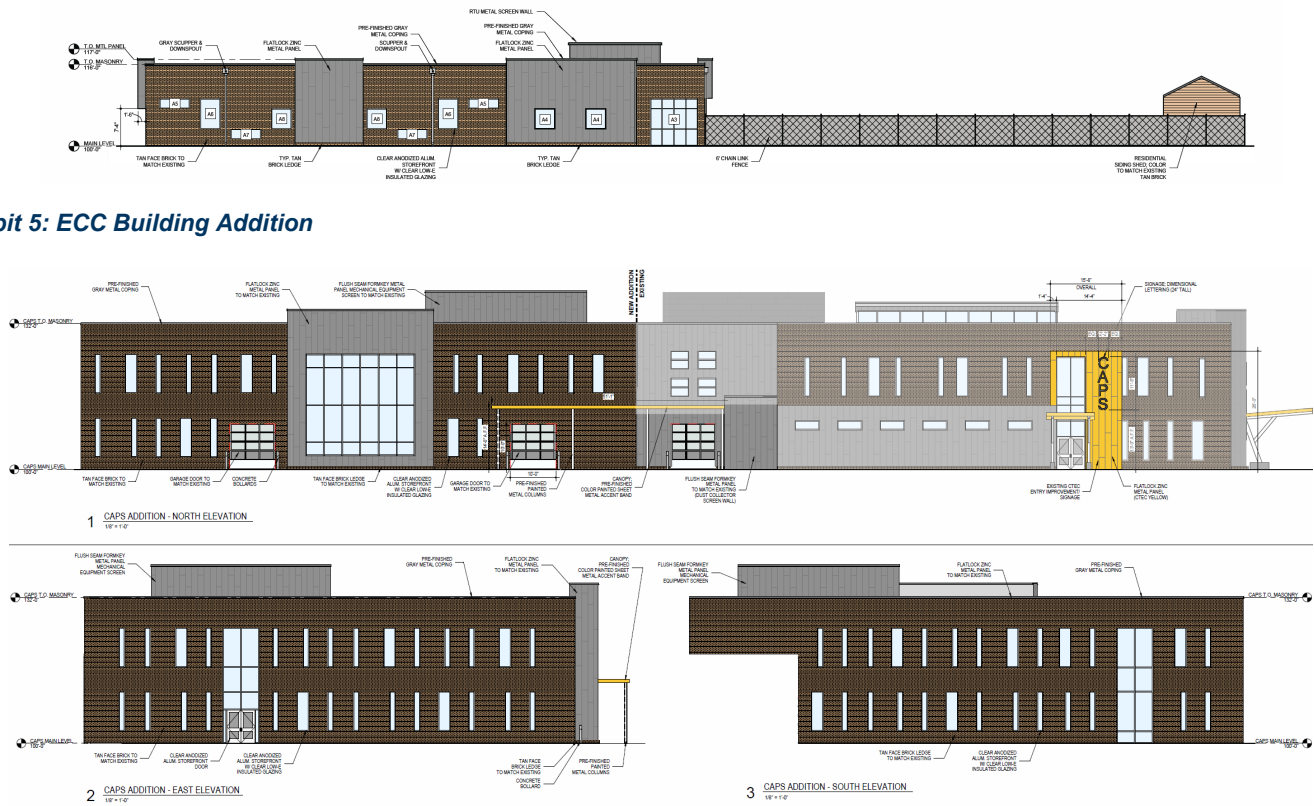
The proposed additions will match the existing architecture of the Exploration Center, which features a modern design consisting of various brick types, mostly tan-faced brick, gray metal siding and coping, and large glass windows. The proposed addition itself will predominately feature tan-faced brick, with a mix of the metal coping and siding, as well as the varying window types seen throughout the remainder of the building.



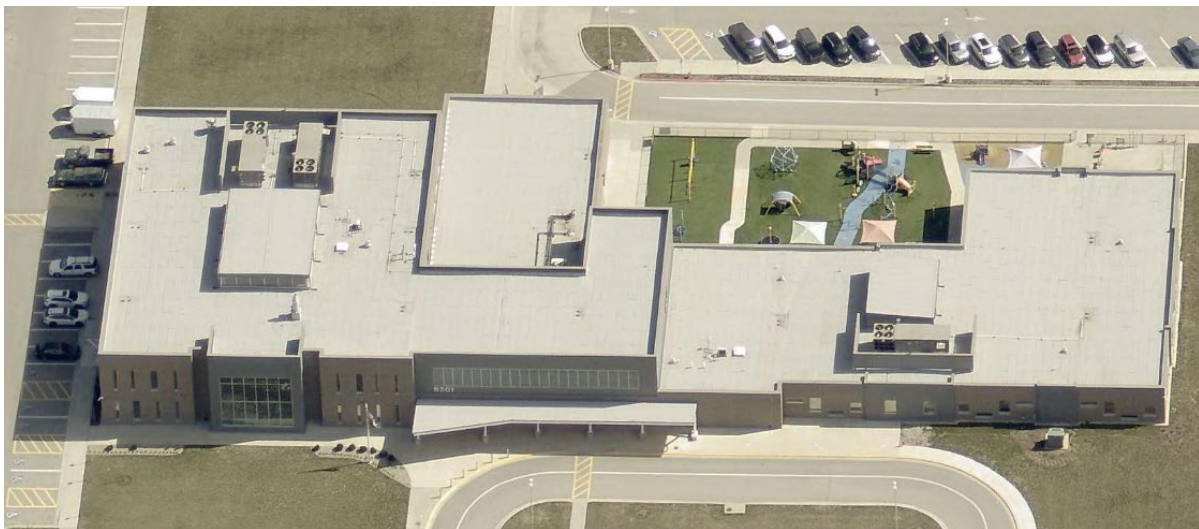
**Exhibit 4: Overall Elevations**



**Exhibit 5: ECC Building Addition**



**Exhibit 6: CAPS Building Addition**



**Exhibit 7: Existing Building**

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## NEXT STEPS

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

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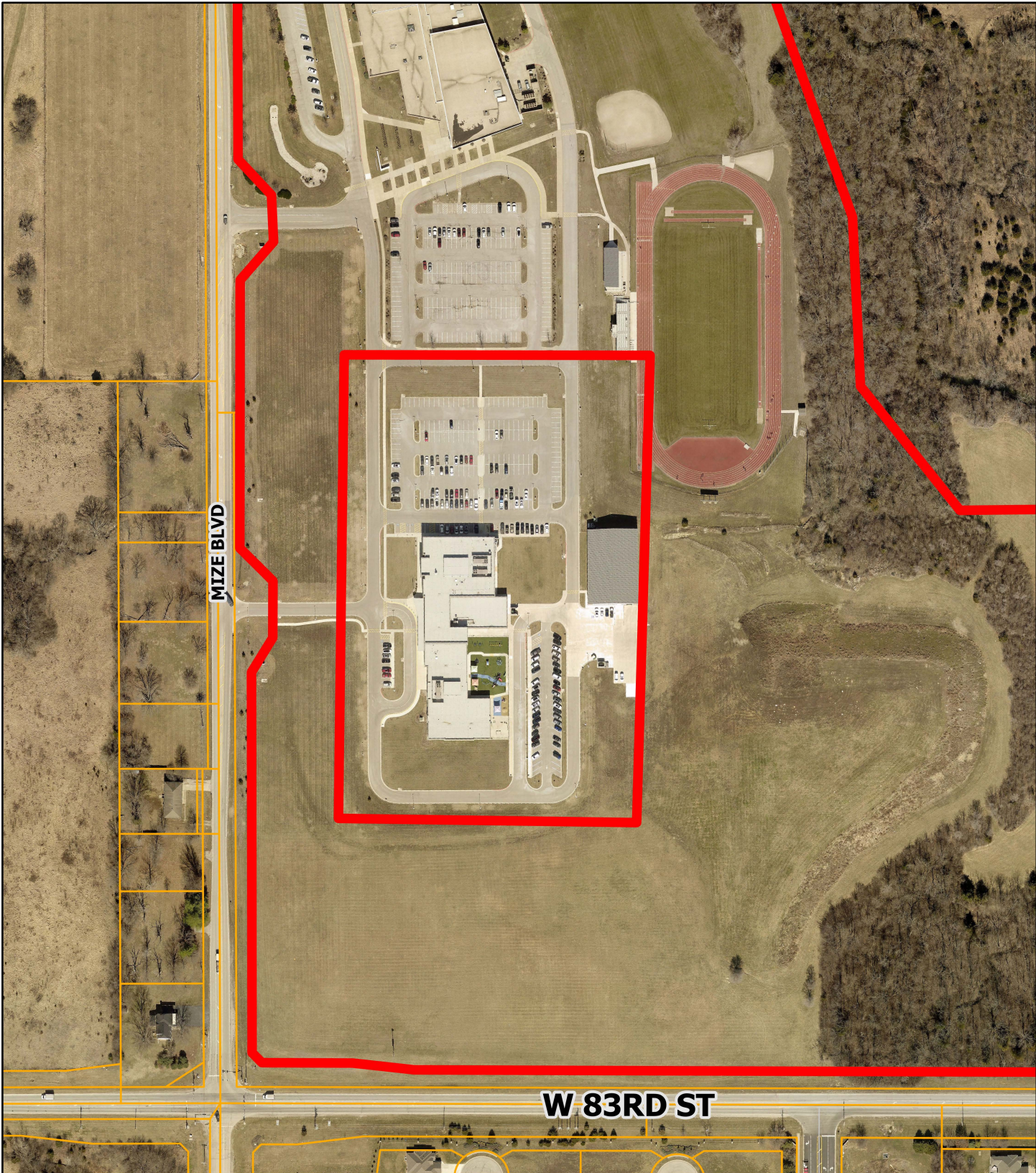
## RECOMMENDATION FROM PROFESSIONAL STAFF

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- ★ **Staff recommends approval of the proposed revised final plan for Cedar Trails Exploration Center Early Childhood Center and Center for Advanced Professional Studies Building Additions.**
  - The applicant is proposing two additions to the existing USD 232 Cedar Trails Exploration Center, totaling 22,718 SF.
  - The project conforms to the Comprehensive Plan, complies with zoning and subdivision regulations, and provides appropriate utility, stormwater, and site design.
  - The project is consistent with Lenexa's goals through **Strategic Community Investment** to create **Vibrant Neighborhoods**.

## FINAL PLAN

Staff recommends **APPROVAL** of the revised final plan for PL26-03FR – **Cedar Trails Exploration Center Building Addition** at 8201 Mize Boulevard, for a school, elementary and secondary, use.



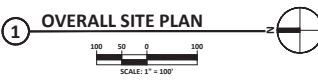
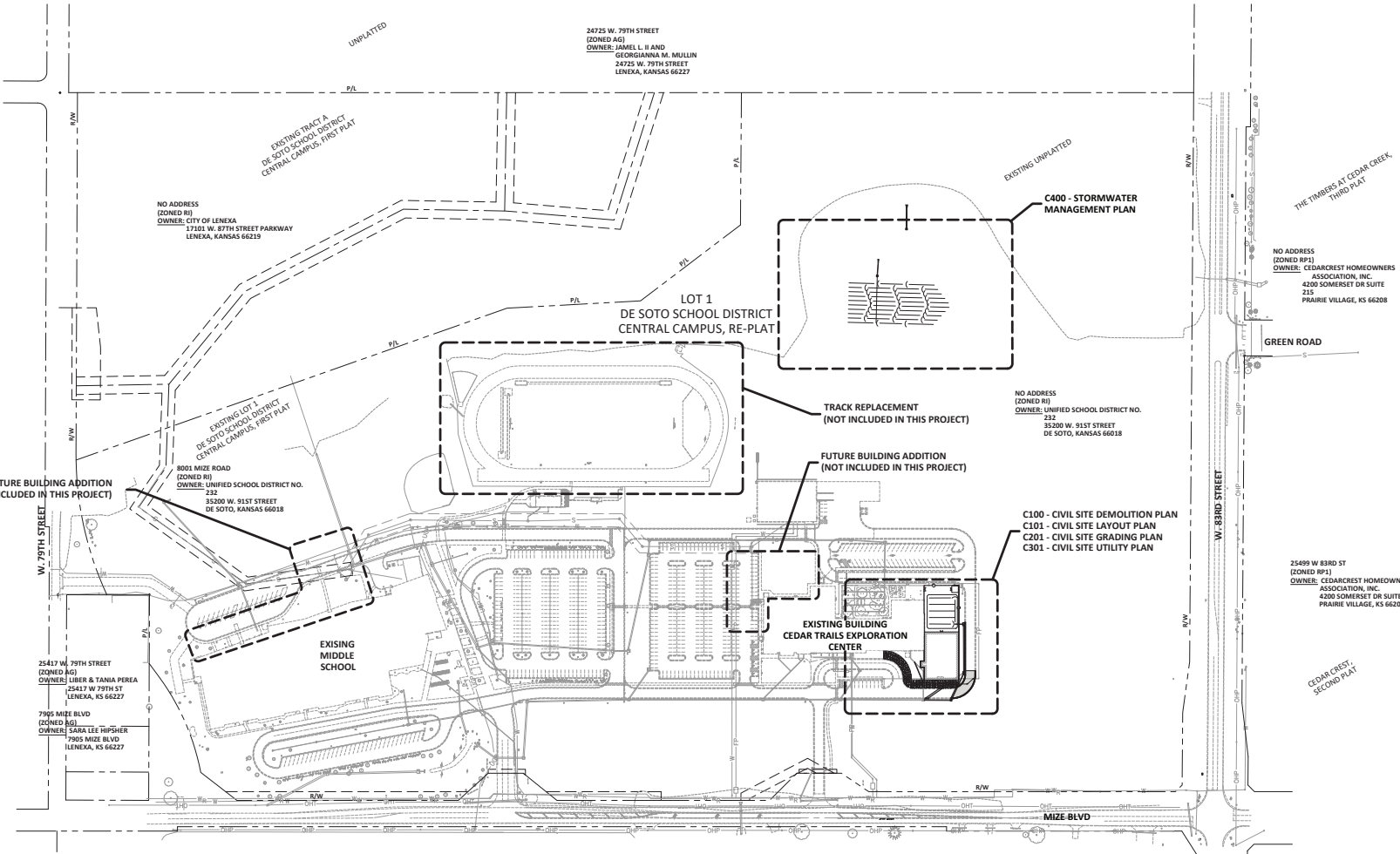
Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

# Cedar Trails Exploration Center ECC and CAPS Addition



0 125 250 500  
Feet





7824 GREEN ST  
(ZONED AG)  
OWNER: PRESERVE AT CLEAR CREEK  
HOMES ASSOCIATION (TH4)  
1901 W 47TH PL # 104  
WESTWOOD, KS 66205

25080 W 79TH ST  
(ZONED AG)  
OWNER: MICHAEL C & JEANIE L. ROCK  
25080 W 79TH ST  
SHAWNEE, KS 66227

25230 W 79TH ST  
(ZONED AG)  
OWNER: RYAN J & SHELBY L WARD  
24205 W 79TH ST  
SHAWNEE, KS 66227

25270 W 79TH ST  
(ZONED AG)  
OWNER: NATHAN J & ALISA FISER  
21203 W 57TH TER  
SHAWNEE, KANSAS 66218

25310 W 79TH STREET  
(ZONED AG)  
OWNER: PHILLIP A VAN HOET  
25310 W 79TH ST  
SHAWNEE, KANSAS 66227

25417 W 79TH STREET  
(ZONED AG)  
OWNERS: LIBER & TANIA PEREA  
25417 W 79TH ST  
LENEXA, KS 66227

7995 MIZE BLVD  
(ZONED R3)  
OWNER: SARA LEE HIPSHER  
7905 MIZE BLVD  
LENEXA, KS 66227

25450 W 79TH STREET  
(ZONED AG)  
OWNER: SHERRY L. BELL  
25450 W 79TH ST  
SHAWNEE, KANSAS 66227

NO ADDRESS  
(ZONED R)  
OWNER: CITY OF LENEXA  
17101 W. 87TH STREET PARKWAY  
LENEXA, KANSAS 66219

EXISTING LOT 1  
DE SOTO SCHOOL DISTRICT  
CENTRAL CAMPUS, FIRST PLAT

8001 MIZE ROAD  
(ZONED R)  
OWNER: UNIFIED SCHOOL DISTRICT NO. 232  
35200 W. 91ST STREET  
DE SOTO, KANSAS 66018

NO ADDRESS  
(ZONED RFP1P3)  
OWNER: GREYHAWK DEVELOPMENT, LLC  
12189 ALHAMBRA ST  
LEAWOOD, KS 66209

NO ADDRESS  
(ZONED R)  
OWNER: CITY OF LENEXA  
17101 W 87TH ST PKWY  
LENEXA, KS 66219

8170 MIZE BLVD  
(ZONED R1)  
OWNER: CITY OF LENEXA  
17101 W 87TH ST PKWY  
LENEXA, KS 66219

8190 MIZE BLVD  
(R1)  
OWNER: CITY OF LENEXA  
17101 W 87TH ST PKWY  
LENEXA, KS 66219

8210 MIZE BLVD  
(ZONED R1)  
OWNER: ALISON R. SCHMITT TRUST  
7055 CLARE RD  
SHAWNEE, KS 66226

NO ADDRESS  
(ZONED R1)  
OWNER: CITY OF LENEXA  
17101 W 87TH ST PKWY  
LENEXA, KS 66219

8244 MIZE BLVD  
(ZONED R1)  
OWNER: HOLMAN V. JR &  
JO ANN EVANS  
8250 MIZE BLVD  
LENEXA, KS 66227

25499 W 83RD ST  
(ZONED RP1)  
OWNER: CEDARCREST HOMEOWNERS  
ASSOCIATION, INC.  
4200 SOMERSET DR SUITE 215  
PRAIRIE VILLAGE, KS 66208

24725 W. 79TH STREET  
(ZONED AG)  
OWNER: JAMEL L. H. AND  
GEORGINNA M. MULLIN  
24725 W. 79TH STREET  
LENEXA, KANSAS 66227

C400 - STORMWATER  
MANAGEMENT PLAN

NO ADDRESS  
(ZONED R1)  
OWNER: UNIFIED SCHOOL DISTRICT NO. 232  
35200 W. 91ST STREET  
DE SOTO, KANSAS 66018

FUTURE BUILDING ADDITION  
(NOT INCLUDED IN THIS PROJECT)

C100 - CIVIL SITE DEMOLITION PLAN  
C101 - CIVIL SITE LAYOUT PLAN  
C201 - CIVIL SITE GRADING PLAN  
C301 - CIVIL SITE UTILITY PLAN

EXISTING BUILDING  
CEDAR TRAILS EXPLORATION  
CENTER

NO ADDRESS  
(ZONED R1)  
OWNER: CITY OF LENEXA  
17101 W 87TH ST PKWY  
LENEXA, KS 66219

8170 MIZE BLVD  
(ZONED R1)  
OWNER: CITY OF LENEXA  
17101 W 87TH ST PKWY  
LENEXA, KS 66219

8190 MIZE BLVD  
(R1)  
OWNER: CITY OF LENEXA  
17101 W 87TH ST PKWY  
LENEXA, KS 66219

8210 MIZE BLVD  
(ZONED R1)  
OWNER: ALISON R. SCHMITT TRUST  
7055 CLARE RD  
SHAWNEE, KS 66226

NO ADDRESS  
(ZONED R1)  
OWNER: CITY OF LENEXA  
17101 W 87TH ST PKWY  
LENEXA, KS 66219

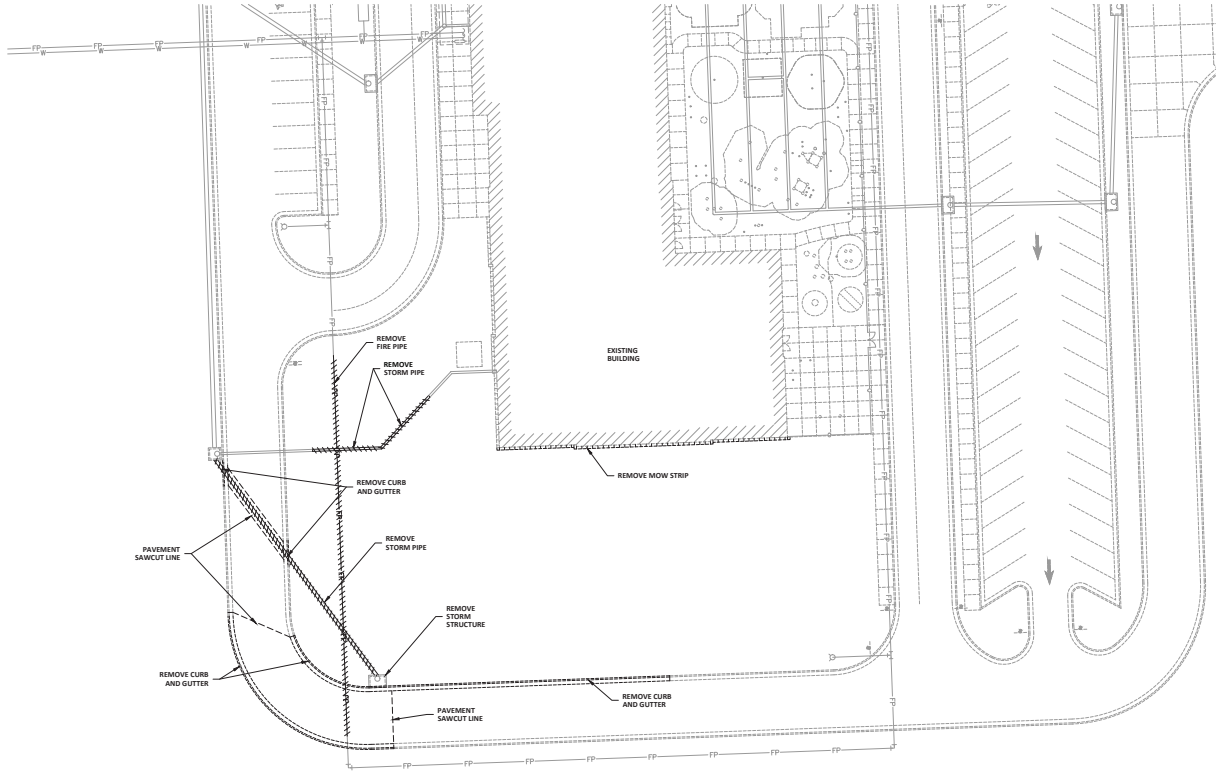
8244 MIZE BLVD  
(ZONED R1)  
OWNER: HOLMAN V. JR &  
JO ANN EVANS  
8250 MIZE BLVD  
LENEXA, KS 66227

BUILDING INFORMATION	
BUILDING NAME	
EXISTING CTCC BUILDING:	40,972 SQ FT
PROPOSED BUILDING ADDITION	8670 SQ FT
PREVIOUS PROJECT	56,666 SQ FT (INCLUDING FUTURE BUILDING ADDITIONS)

PARKING CALCULATIONS			
PARKING BY USE	PARKING RATIO	EXISTING USAGE	PARKING REQUIRED
EXISTING EDUCATIONAL (ELEMENTARY SCHOOL):	1/CLASSROOM	11 CLASSROOMS	11
EXISTING EDUCATIONAL (HIGH SCHOOL):	0.5/STUDENT	300 STUDENTS	150
EXISTING EDUCATIONAL (ELEMENTARY & HIGH SCHOOL):	1/EMPLOYEE	70 EMPLOYEE	70
EXISTING WAREHOUSING:	1/1500 SQ FT	12,000 SQ FT	8
PROPOSED EDUCATIONAL (ELEMENTARY SCHOOL):	1/CLASSROOM	4 CLASSROOMS	4
TOTAL REQUIRED PARKING:			243
TOTAL PROPOSED PARKING:			230
(281 REGULAR SPACES, 9 ADA SPACES)			

\*INFORMATION BELOW REFLECTS LAND USE FOLLOWING REPLATTING BOTH USD PROPERTIES INTO SINGLE LOT

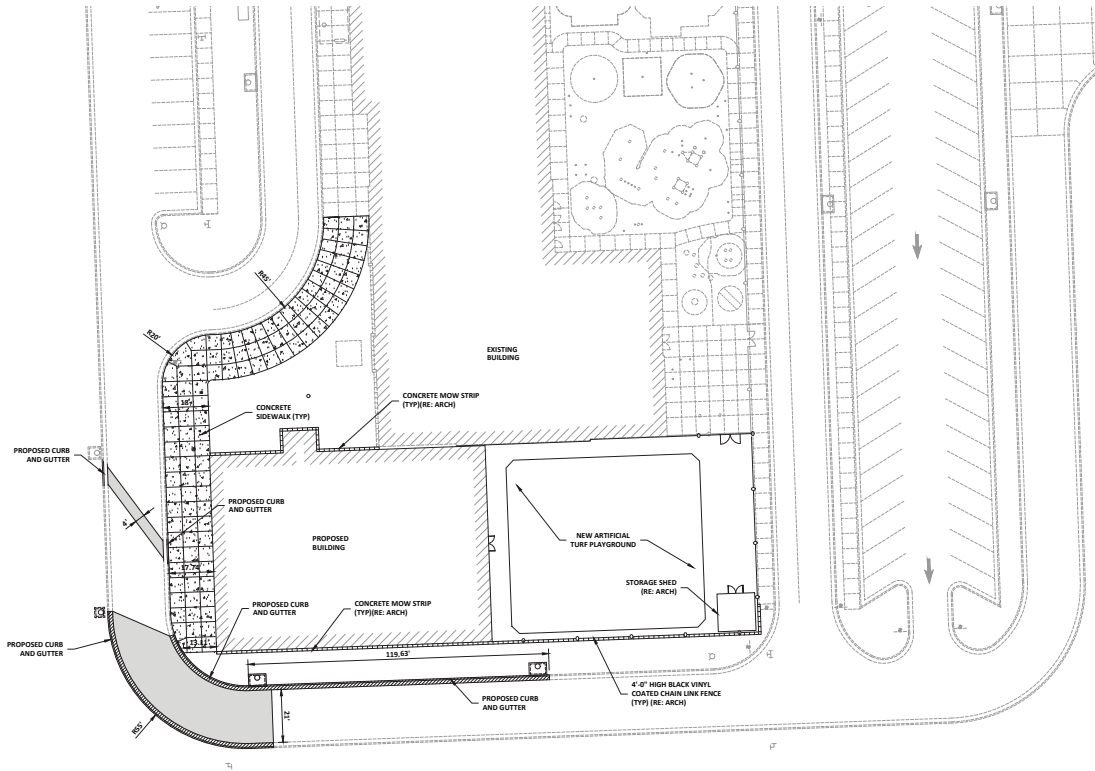
DEVELOPMENT PLAN INFORMATION*	
PROPERTY SIZE:	70.39 ACRES
TOTAL LOT COVERAGE (BUILDINGS & PAVEMENTS):	15.35 ACRES
TOTAL OPEN SPACE:	55.04 ACRES
OPEN SPACE PERCENTAGE:	78.19%



1 CIVIL SITE DEMOLITION PLAN

20 10 0 20  
SCALE: 1" = 20'

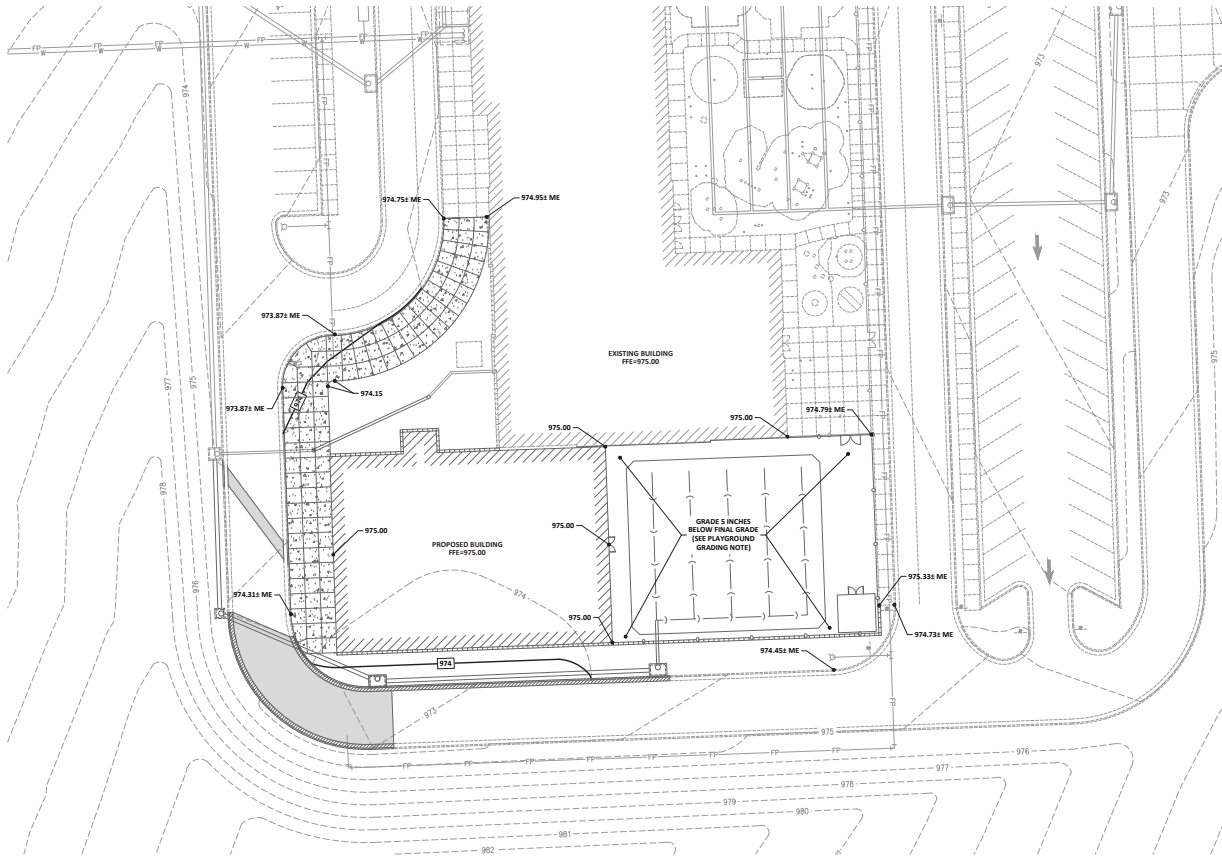
N



- PAVEMENT LEGEND**
- CONCRETE SIDEWALK
  - ASPHALT PAVEMENT (NORMAL DUTY)
- NOTES:**
1. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OR PAVEMENT, OR JOINT AS APPLICABLE.
  2. ALL DEFLECTION ANGLES ARE EITHER 90° OR 180° UNLESS OTHERWISE NOTED.
  3. ALL PARKING SPACE STRIPING IS TO BE 4" WHITE.
  4. ALL CROSSWALK PAVEMENT MARKINGS ARE TO BE 4" YELLOW WITH A 45° ANGLE TO THE DIRECTION OF VEHICLE TRAFFIC.

**1 CIVIL SITE LAYOUT PLAN**

SCALE: 1" = 20'



1 CIVIL SITE GRADING PLAN

20 10 0 20  
SCALE: 1" = 20'

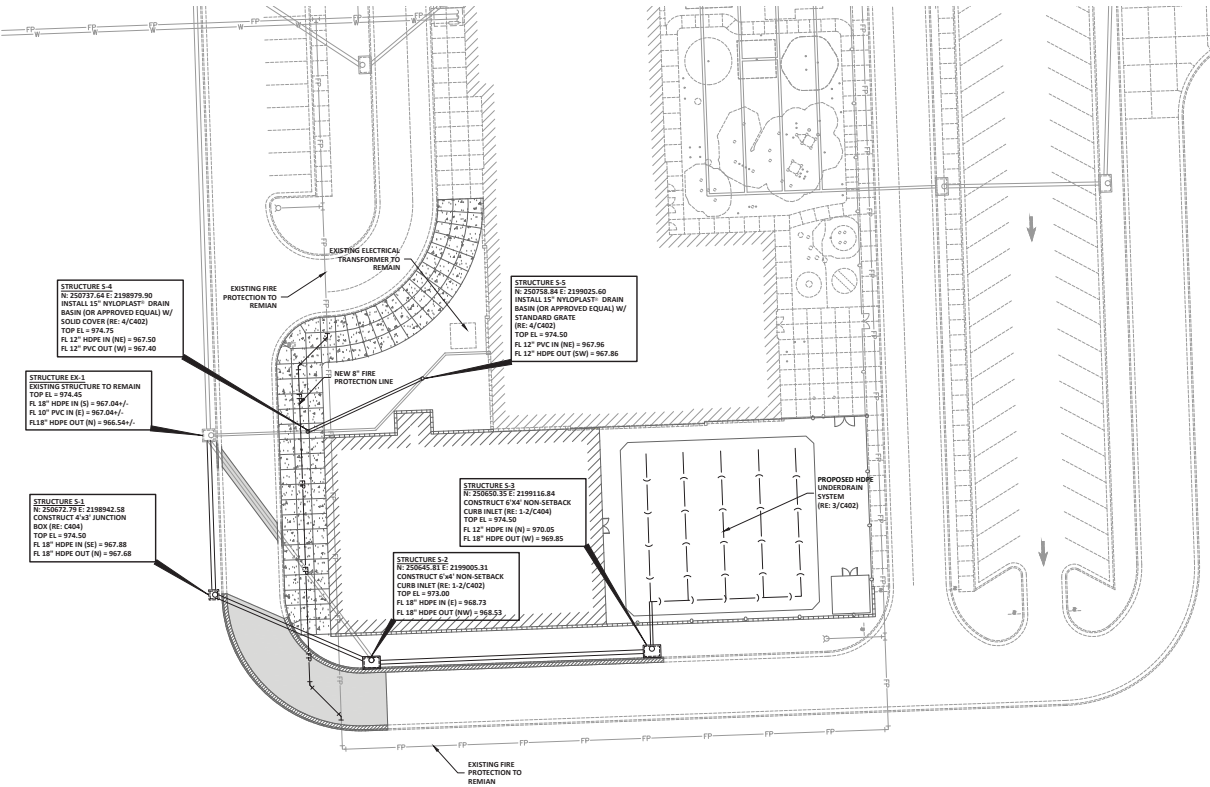
**GRADING LEGEND**

- XXXXXX TC - TOP OF CURB ELEVATION
- XXXXXX - SPOT ELEVATION
- XXXXXX LC - LIP OF CURB ELEVATION
- XXXXXX G - GUTTER ELEVATION
- XXXXXX ME - MATCH EXISTING ELEVATION
- XXXXXX TW - TOP OF WALL ELEVATION
- XXXXXX BW - BOTTOM OF WALL ELEVATION
- XXXXXX HP - HIGH POINT
- XXXXXX LP - LOW POINT
- XXXXXX TS - TOP OF STRUCTURE
- 2.0% - SLOPE
- X---X--- - PROPOSED CONTOUR
- - -X - - - - EXISTING CONTOUR
- - - - - - DRAINAGE PATH
- - - - - - RIDGE LINE

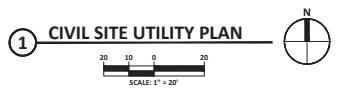
**CURB LEGEND**

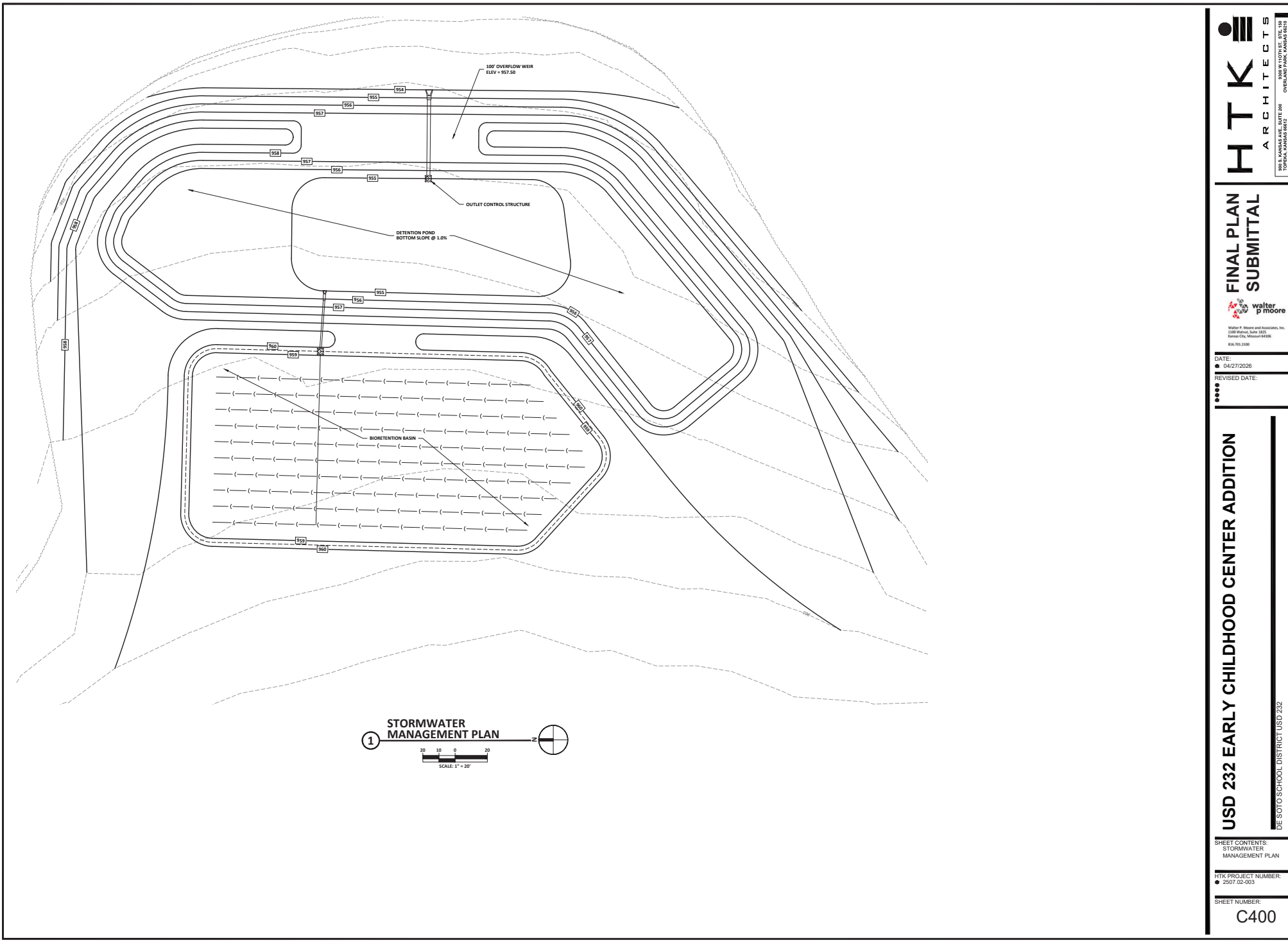
- [Symbol] - CITY OF LENEXA TYPE "B" DRY CURB & GUTTER
- [Symbol] - CITY OF LENEXA TYPE "B" CURB & GUTTER

**PLAYGROUND GRADING NOTE:**  
 CONTRACTOR SHALL PROVIDE COMPACTED EARTHEN SURFACE WITHIN PLAYGROUND AREAS BELOW FINAL ELEVATIONS. REFER TO PLAN FOR SETPTG. LOWER ELEVATION IS TO ALLOW FOR SYNTHETIC SURFACE MATERIALS (TO BE INSTALLED BY OTHERS)



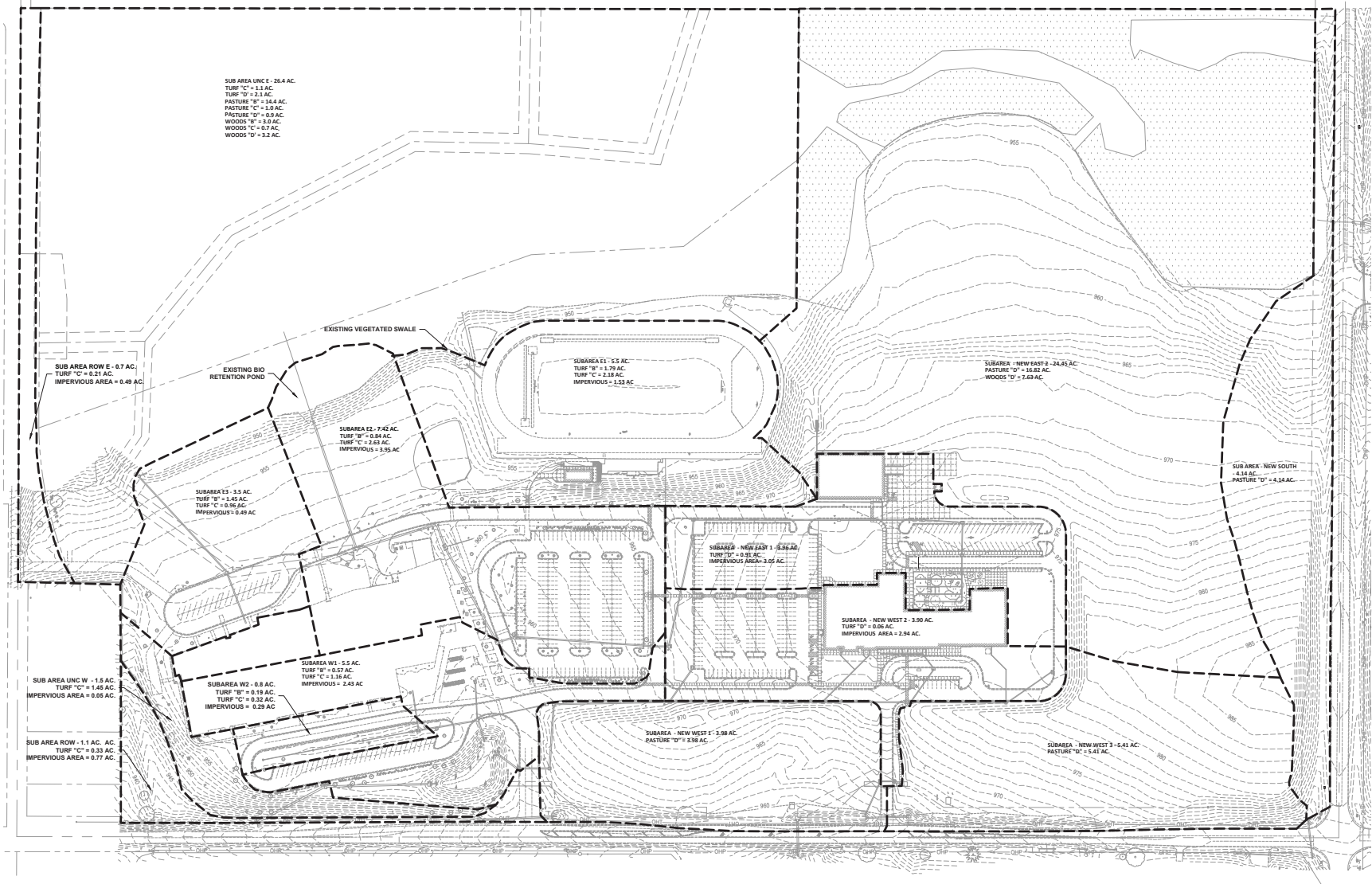
**NOTES:**  
 1. INSTALL DRAINAGE BLANKET UNDER ADJACENT PAVEMENT AT ALL CURB INLET LOCATIONS





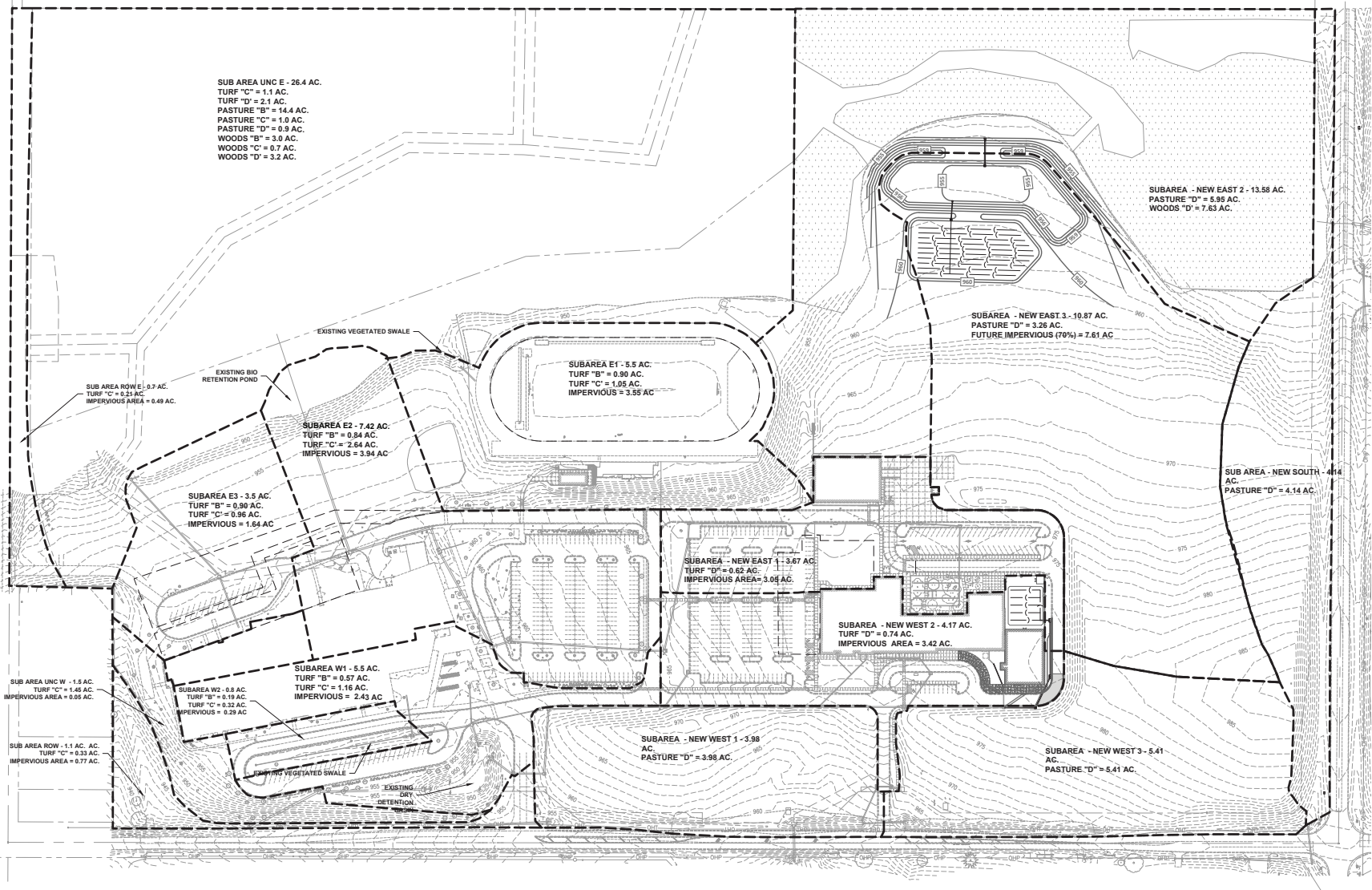
**1** STORMWATER  
MANAGEMENT PLAN

20 0 20  
SCALE: 1" = 20'



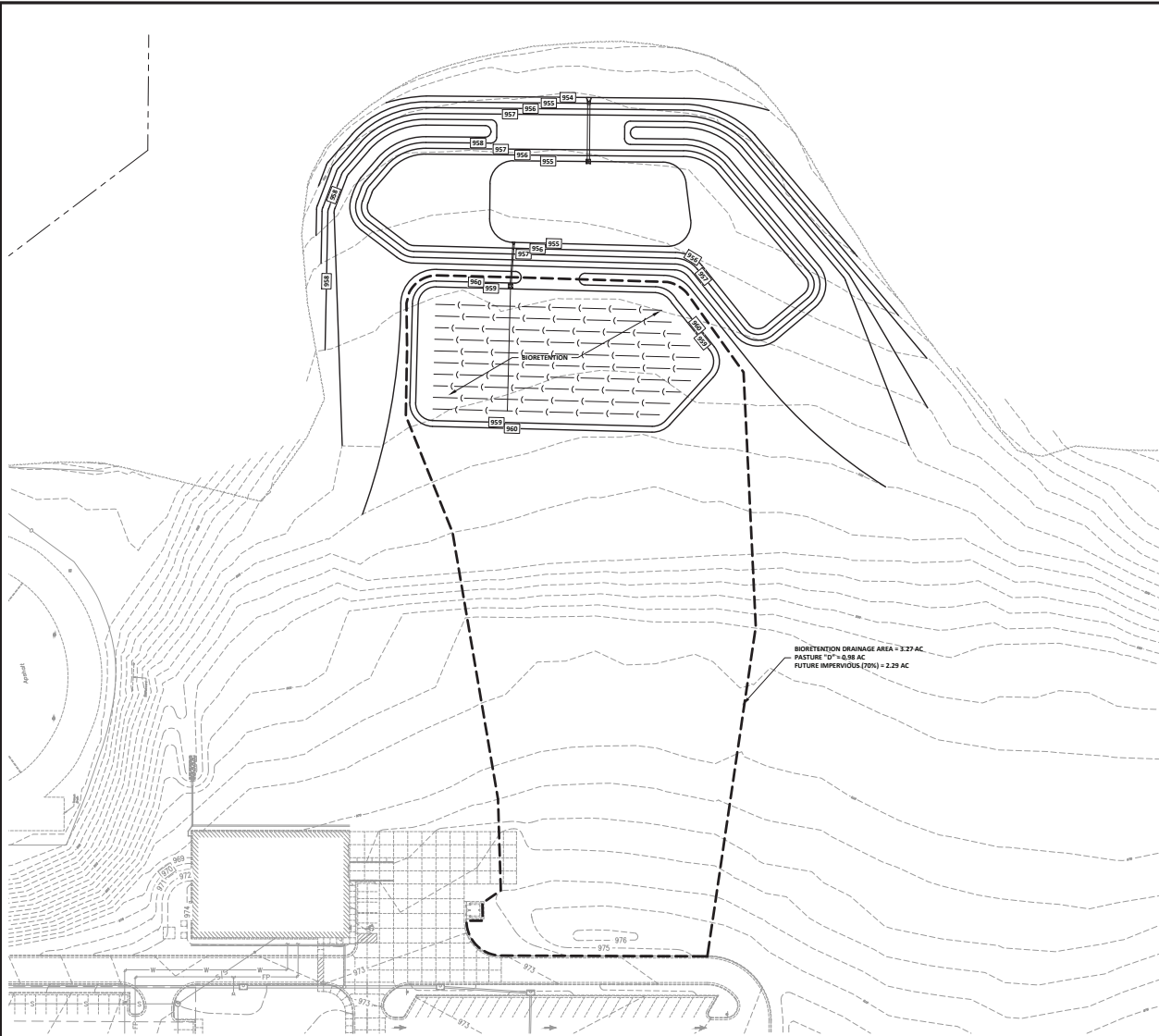
**1** EXISTING DRAINAGE  
AREA MAP

SCALE: 1" = 20'



**1 PROPOSED DRAINAGE AREA MAP**

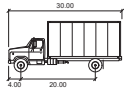
SCALE: 1" = 80'



① BIORETENTION DRAINAGE AREA MAP

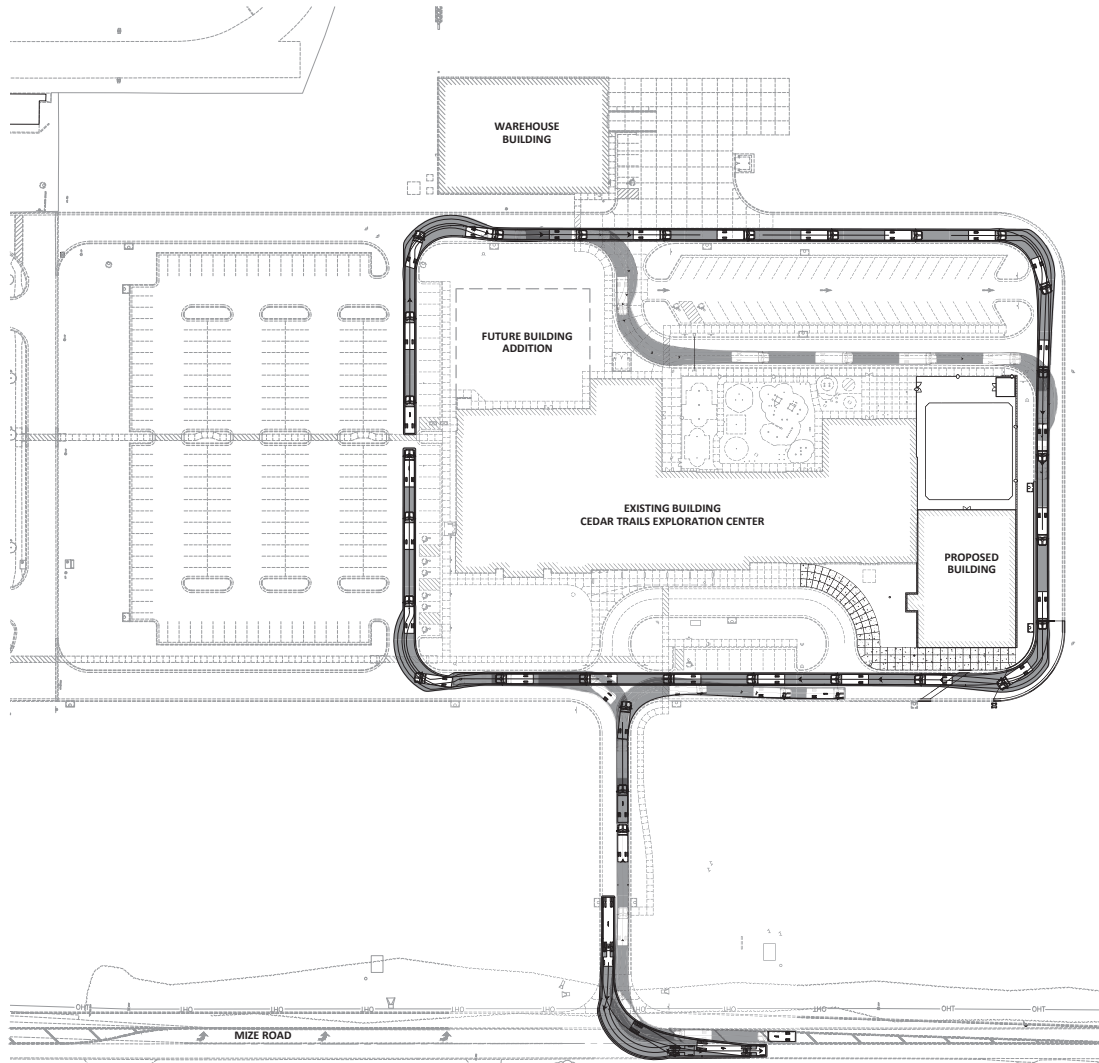
SCALE: 1" = 40'

BIORETENTION DRAINAGE AREA = 3.27 AC  
 PASTURE "D" = 0.98 AC  
 FUTURE IMPERVIOUS (20%) = 2.29 AC



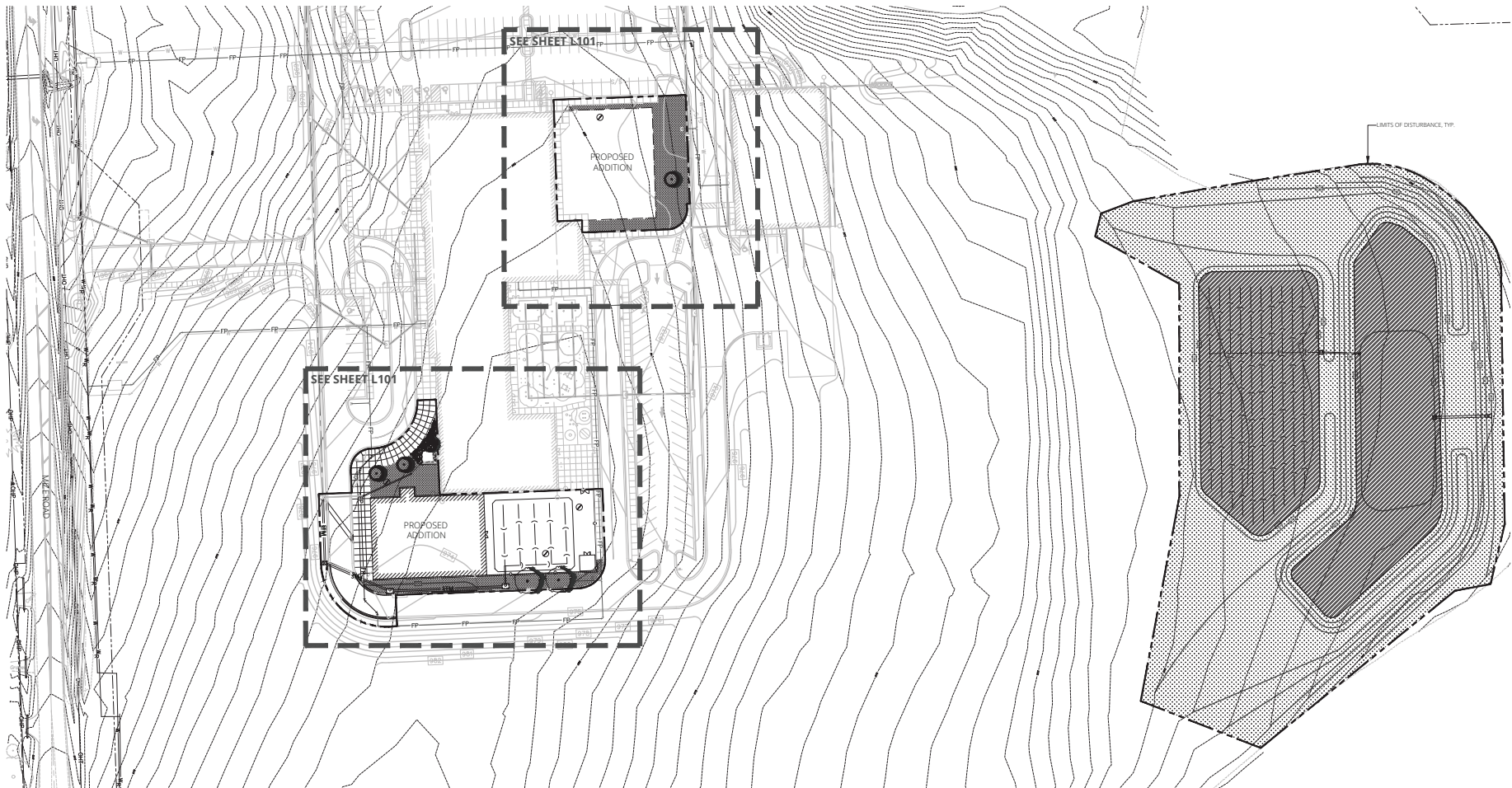
SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 8.0
Steering Angle	: 31.8



① SU-30  
TURNING MOVEMENTS

SCALE = 1" = 40'



1 LANDSCAPE PLAN  
SCALE = 1" = 40'

LANDSCAPE NOTES

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT KANSAS 811 AT 1-800-DIG-SAFE OR 811 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- QUANTITIES OF MATERIALS SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE LANDSCAPE PLAN PRIOR TO BIDDING.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- ALL DISTURBED AREAS NOT PAVED OR COVERED BY BUILDINGS SHALL BE BROUGHT TO FINISH GRADE AND PLANTED WITH TURF OR OTHER APPROPRIATE GRASS AND COVERS.
- EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITIES METER BANKS AND COOLERS SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- ALL TREE AND SHRUB PITTS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL WHICH MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE COMPONENTS WILL BE MAID ON-SITE IN THE FOLLOWING RATION (BY MOST VOLUME): EXISTING SOIL, 65-70% TOPSOIL, ENRICHENED, 25-30% AND COMPOST, 5%. MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LAWNER BLOWER TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL. DO NOT OVER MIX. DO NOT MIX WITH A SOIL BLENDING MACHINE. DO NOT SCREEN THE SOIL. CLUMPS OF TOPSOIL, COMPOST AND EXISTING SOIL WILL BE PERMITTED IN THE OVERALL MIX.
- ALL TREES AND SHRUBS SHALL BE WELL FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK".
- APPLY A 3" LAYER OF DECORATIVE GRAVEL OVER NONWOVEN GEOTEXTILE FABRIC IN ALL PLANTING BEDS. APPLY A 3" LAYER OF SHREDED BARK MULCH IN ALL TREE RINGS IN LAWN AREAS. MULCH SHOULD NOT COME IN CONTACT WITH PLANT TRUNKS OR STEMS.
- ALL PLANTING BEDS MUST BE SEPARATED FROM TURF AREAS WITH STEEL LANDSCAPE EDGING. INSTALL "BORDER KING STEEL LANDSCAPE EDGING" MANUFACTURED BY BORDER CONCEPTS, INC. OR APPROVED EQUAL.
- TURF SOIL SHALL BE CERTIFIED TURF GRASS SOIL COMPLYING WITH TURFGRASS PRODUCERS INTERNATIONAL'S "GUIDELINE SPECIFICATIONS FOR TURFGRASS SOILS". SOIL SHALL BE TURF-TYPE TALL FESCUE HARVESTED FROM A SOIL BANK LOCATED WITHIN 100 MILES OF THE PROJECT SITE. SOILS SHALL BE WELL ROOTED, 2-YEAR OLD STOCK HARVESTED IN ROLLS AND FERTILIZED 3 WEEKS PRIOR TO CUTTING. ALL SOIL SHALL BE MACHINE CUT AND VIGOROUSLY OGDING (NOT DORMANT) MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.

- CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. CONTRACTOR SHALL PROVIDE ONE OF THE FOLLOWING PRODUCTS OR APPROVED EQUAL: "ROBOTECH GREEN" MANUFACTURED BY DEER HOOT PARTNERS, LP, OR "LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.
- NATIVE WETLAND SEED MIX SHALL CONSIST OF THE MIXED WETLAND TOLERANT PLANT SEED OF A MINIMUM OF TWENTY (20) LOCAL NATIVE SPECIES AS LISTED ON SHEET L-101. PROVIDE "ALL STAR SNOW WETLAND MIX" BY STAR SEED, INC. OR APPROVED EQUAL. CONTACT STAR SEED BY PHONE: (800) 782-7311, FAX: (785) 346-2479, OR THEIR WEBSITE: WWW.GOSTARSEED.COM. BROADCAST SEED MIX MECHANICALLY OR HYDROBULGICAL FEES IN BROADCAST DIRECTIONS. SOW EVENLY ACROSS THE SITE IN TWO DIRECTIONS PERPENDICULAR TO ONE ANOTHER AT A RATE NOT LESS THAN 20 POUNDS PURE LIVE SEED (PLS) PER ACRE SEED MIX INSTALLATION SHALL OCCUR EITHER BETWEEN THE DATES OF NOVEMBER 1 AND FEBRUARY 28 OR APRIL 1 AND JUNE 15. COORDINATE INSTALLATION OF SEED MIX WITH THE EROSION CONTROL CONTRACTOR.
- REMOVE ALL RUBBISH EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANTS NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
- CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROFESSIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST FURNISHING FAVORABLE SEASONAL PLANTING CONDITIONS.
- ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING OFFICIAL OR DESIGNER.
- THE PROPERTY OWNER WILL MAINTAIN THE LANDSCAPE AREAS IN GOOD CONDITION AND IN A WAY THAT PRESENTS A HEALTHY, NEAT, AND ORDERLY APPEARANCE. THIS MAINTENANCE MUST INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING, OR OTHER MAINTENANCE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.

PLANT SCHEDULE

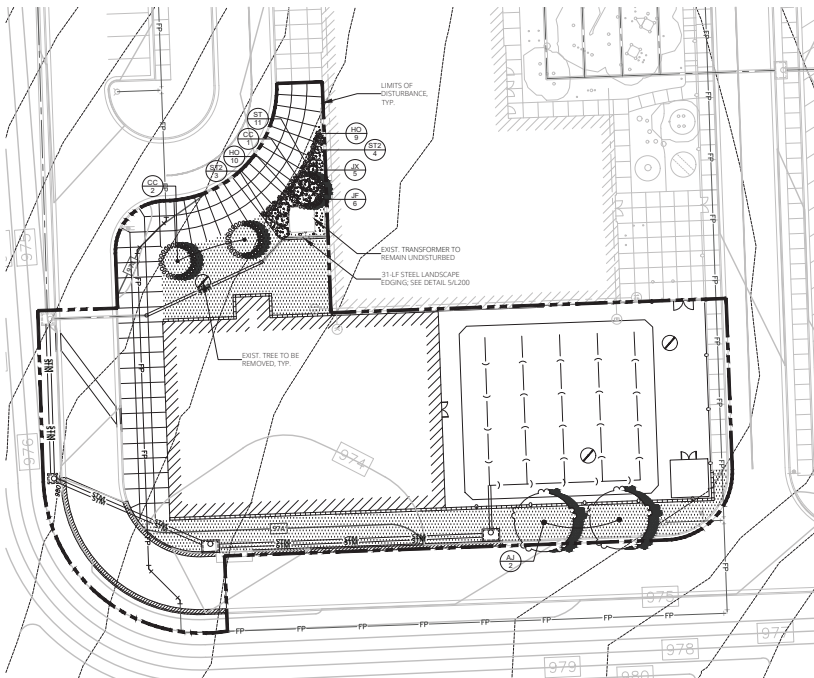
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
<b>DECIDUOUS TREES</b>						<b>GRASSES &amp; PERENNIALS</b>					
	AJ	2	JOHN PAIR SUGAR MAPLE / ACER SACCHARUM 'JOHN PAIR'	8 B B	2.5'CAL		HO	19	STELLA DE ORO DAYLILY / HEMEROCALLIS X 'STELLA DE ORO'	#2	
	CC	4	EASTERN REDBUD / CERIS CANADENSIS	8 B B	2'CAL		ST	11	TARA PRAIRIE DROPSIDE / SPOROBOLUS HETEROLEPIS 'TARA'	#2	
<b>ORNAMENTAL TREES</b>						<b>GROUND COVERS</b>					
	CC	4	EASTERN REDBUD / CERIS CANADENSIS	8 B B	2'CAL		DR	621 SF	1-3" MISSOURI RAINBOW ROCK / DECORATIVE ROCK MULCH	MULCH	
	ST2	7	WHITE FROST™ BIRCHLEAF SPIREA / SPIREA BETULIFOLIA 'TUF'	#5			TS	99,362 SF	DROUGHT TOLERANT FESCUE BLEND / TURF SEED	SEED	
<b>EVERGREEN SHRUBS</b>						<b>TURF SOIL</b>					
	JF	6	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	#5			TV	10,049 SF	TURF SOIL / TURF-TYPE TALL FESCUE	SOIL	
	JX	5	GREY OWL JUNIPER / JUNIPERUS X GREY OWL™	#5			NV	55,893 SF	NATIVE VEGETATION SEED MIX / WET PRAIRIE MIX	SEED	



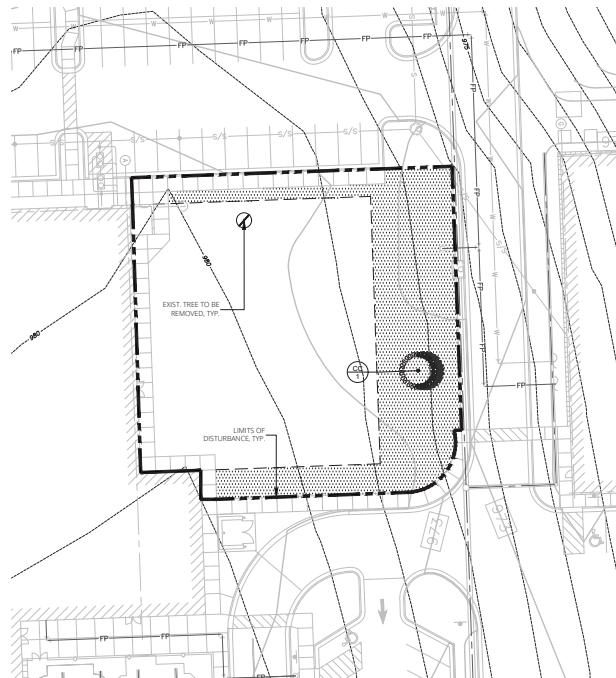
DATE: 04/27/2026  
REVISED DATE:

CEDAR TRAILS EXPLORATION CENTER  
DE SOTO SCHOOL DISTRICT USD 232  
83rd and Mize Road, Lenexa, KS 66227

SHEET CONTENTS  
LANDSCAPE PLAN  
HTK PROJECT NUMBER: 2507-12-002  
SHEET NUMBER: L100  
NOT FOR CONSTRUCTION



1 | SOUTHWEST ENLARGEMENT PLAN  
SCALE = 1" = 20'



1 | NORTHEAST ENLARGEMENT PLAN  
SCALE = 1" = 20'



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
<b>DECIDUOUS TREES</b>					
	AJ	2	JOHN PAIR SUGAR MAPLE / ACER SACCHARUM 'JOHN PAIR'	8 & B	2.5" CAL
<b>ORNAMENTAL TREES</b>					
	OC	4	EASTERN REDBUD / CERCOIS CANADENSIS	8 & B	2" CAL
<b>SYMBOL CODE QTY COMMON / BOTANICAL NAME CONT</b>					
<b>DECIDUOUS SHRUBS</b>					
	ST2	7	WHITE FROST™ BIRCH-LEAF SPIREA / SPIRAEA BETULIFOLIA 'TOR'	#5	
<b>EVERGREEN SHRUBS</b>					
	JF	6	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	#5	
	JX	5	GREY OWL JUNIPER / JUNIPERUS X 'GREY OWL'	#5	
<b>GRASSES &amp; PERENNIALS</b>					
	HO	19	STELLA DE ORO DAYLILY / HEMEROCALLIS X 'STELLA DE ORO'	#2	
	ST	11	TARA PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS 'TARA'	#2	
<b>SYMBOL CODE QTY COMMON / BOTANICAL NAME CONT</b>					
<b>GROUND COVERS</b>					
	DR	621 SF	1-1/2" MISSOURI RAINBOW ROCK / DECORATIVE ROCK MULCH	MULCH	
	TS	99,362 SF	DROUGHT TOLERANT FESCUE BLEND / TURF SEED	SEED	
	TF	10,049 SF	TURF SOD / TURF-TYPE TALL FESCUE	SOD	
	NV	55,893 SF	NATIVE VEGETATION SEED MIX / WET PRAIRIE MIX	SEED	

NATIVE VEGETATION SEED MIX

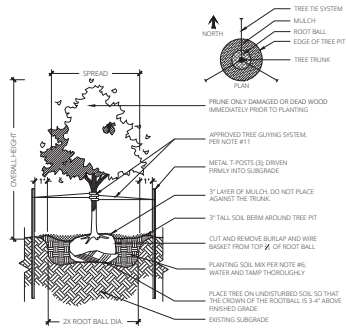
BOTANICAL NAME	COMMON NAME	% BULK WEIGHT
CAREX BICKNELLII	BICKNELL'S SEDGE	0.5%
JUNGLUS TORREII	TORREY RUSH	0.5%
CAREX BREVIFLOR	PLAINS OVAL SEDGE	1.0%
BOLTONIA ASTEROCIDES	FALSE ASTER	1.0%
SYMPHYTETRIS NODOSA-ANGULATA	NEW ENGLAND ASTER	1.0%
EUPATORIUM PERFOROLATUM	BONESET	2.0%
VERONICA FASCICULATA	IRONWEED	2.0%
ASCLEPIAS INCARNATA	SWAMP MILKWEED	2.5%
JUNGLUS EFFUSUS	SOFT RUSH	2.5%
POLYGONUM PENNSYLVANICUM	PENNSYLVANIA SMARTWEED	2.5%
SULPHUR PERFOROLATUM	CLIP PLANT	2.5%
SPHARTINA RECTINATA	PRAIRIE CORDGRASS	2.5%
SCRIPUS ATROVIRENS	DARK GREEN BLURUSH	3.0%
VERIENA HASTATA	BLUE VERBAIN	3.0%
GLYCIERIA STRIATA	FOWL MANNAGRASS	5.0%
HELIANTHUS HELIANTHOIDES	ONCEY SUNFLOWER	5.0%
ZIZA AUREA	GOLDEN ALEXANDERS	5.0%
CAREX NEBRASCENSIS	NEBRASKA SEDGE	7.5%
ECHINOCHLOA MURICATE	BARNYARD GRASS	7.5%
BROMIUS CILIATUS	FRINGED BROME	10.0%
Poa ALLSTONII	POW. BLUEGRASS	16.0%
CAREX VALLPINOIDEA	POW. SEDGE	17.5%
		100.0%



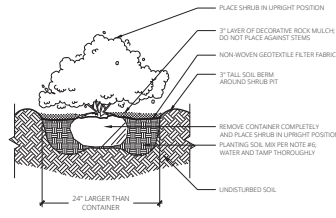
DATE: 04/27/2026  
REVISED DATE:

CEDAR TRAILS EXPLORATION CENTER  
DESOTO SCHOOL DISTRICT USD 232  
83rd and Mize Road, Lenexa, KS 66227

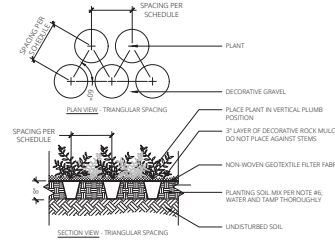
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LANDSCAPE ENLARGEMENTS  
HTK PROJECT NUMBER:  
2507-02-02  
SHEET NUMBER:  
**L101**  
NOT FOR CONSTRUCTION



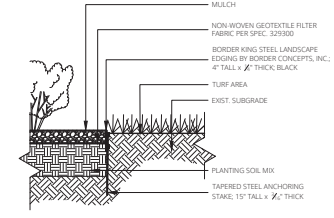
1 DECIDUOUS TREE PLANTING  
SCALE = 1/4" = 1'-0"



2 SHRUB PLANTING  
SCALE = 1/2" = 1'-0"



3 PERENNIAL PLANTING  
SCALE = 1/2" = 1'-0"



4 STEEL LANDSCAPE EDGING  
SCALE = 1" = 1'-0"



DATE: 04/20/2026  
 REVISED DATE:

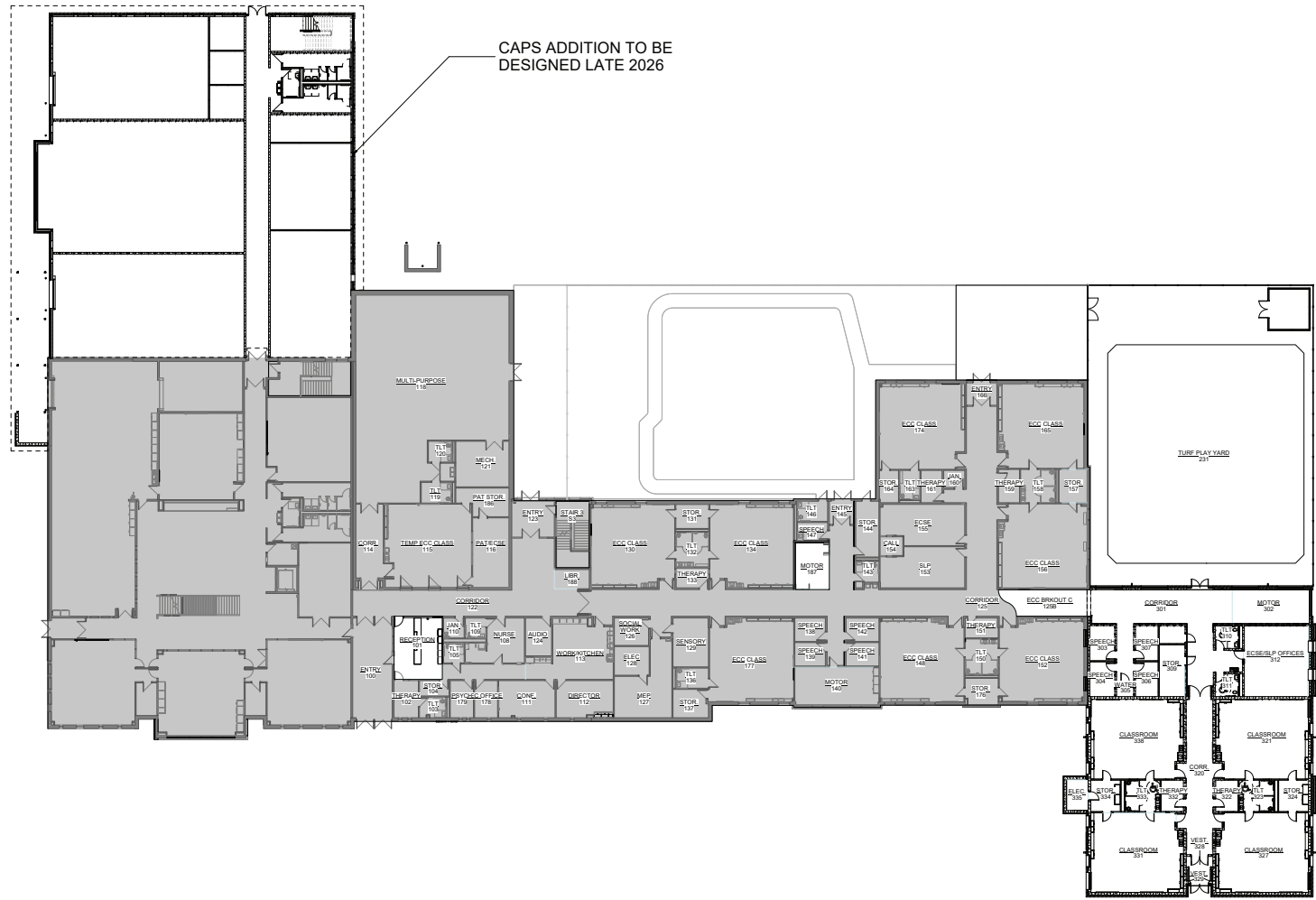
**CEDAR TRAILS EXPLORATION CENTER**

DESOTO SCHOOL DISTRICT USD 232  
 83rd and Mize Road, Lenexa, KS 66227

SHEET CONTENTS:  
 ● LANDSCAPE DETAILS  
 HTK PROJECT NUMBER:  
 ● 2507-02-002  
 SHEET NUMBER:  
**L200**  
 NOT FOR CONSTRUCTION



5/18/2026 10:18:48 AM Autodesk Docs://2507.02-003 - Early Childhood Center Addition/2507.02-003 - USD 232 ECC Addition\_126.rvt



CAPS ADDITION TO BE DESIGNED LATE 2026

1 COMPOSITE FLOOR PLAN  
1/8" = 1'-0"

- LEGEND
- EXISTING
  - NEW ADDITION AND RENOVATION

NOT FOR CONSTRUCTION  
 DATE: 05/20/2026  
 REVISED DATE:

**USD 232 EARLY CHILDHOOD CENTER ADDITION**  
 CEDAR TRAILS ELEVATIONS

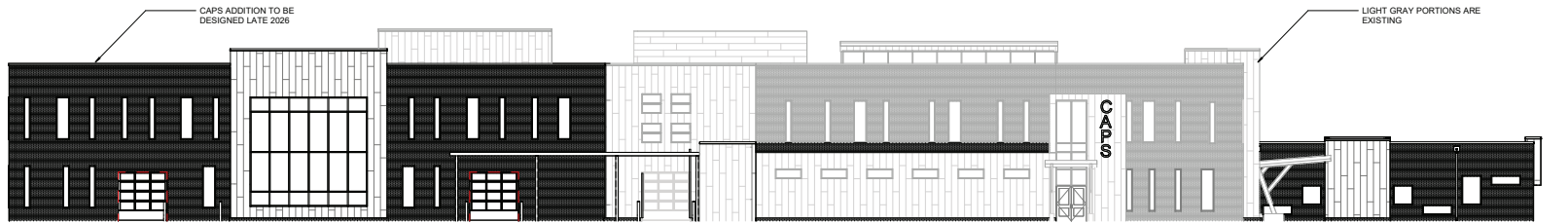
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 COMPOSITE FLOOR PLAN

HTK PROJECT NUMBER:  
 2507.02-003

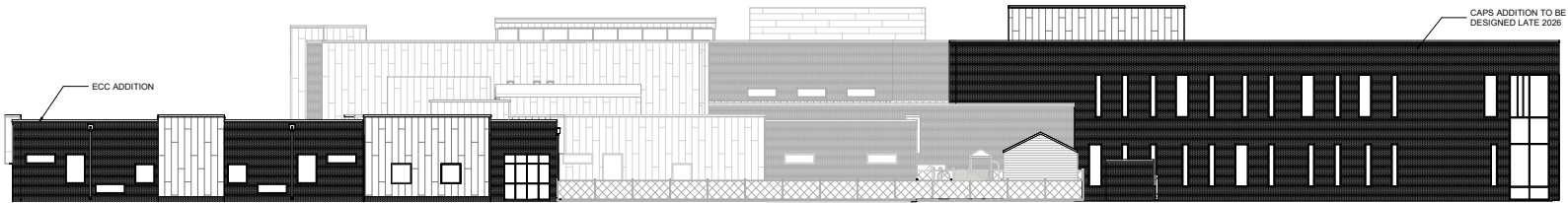
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**A100**

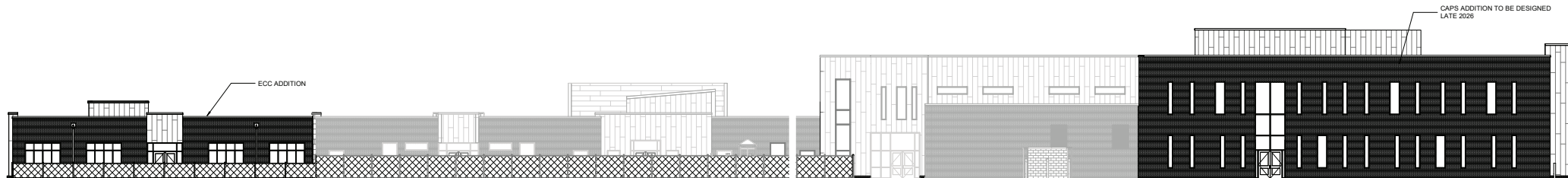
8201 Mizze Blvd., Lenexa, KS 66227



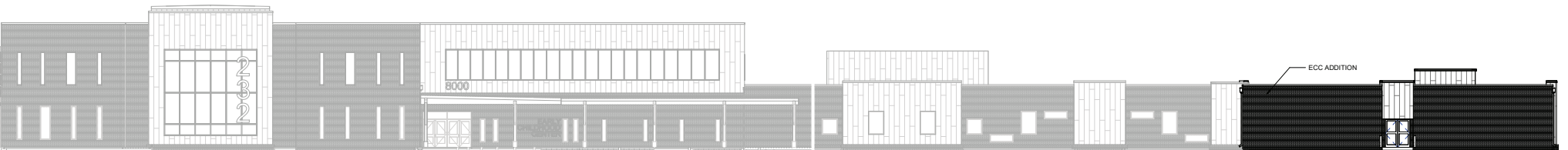
1 DESIGN NORTH ELEVATION  
1" = 10'-0"



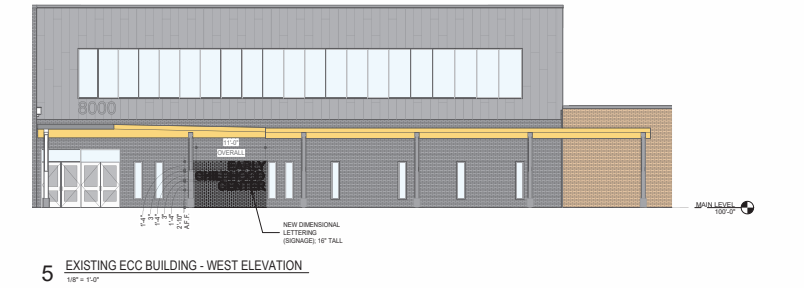
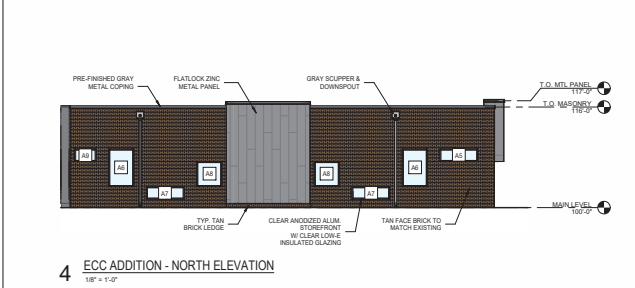
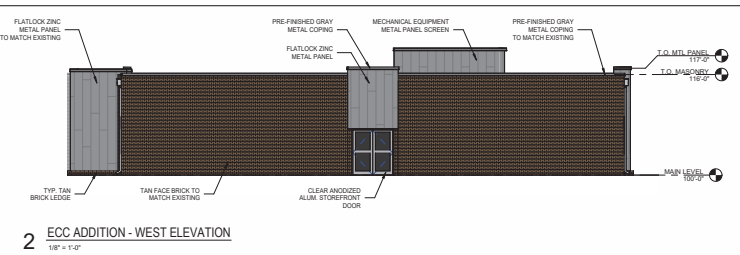
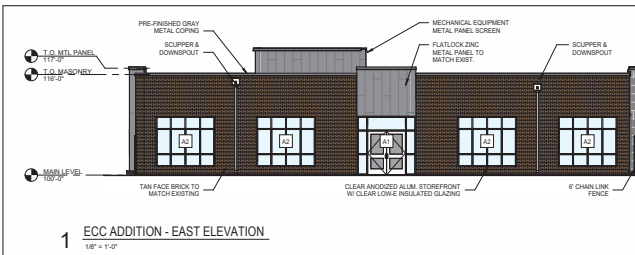
2 DESIGN SOUTH ELEVATION  
1" = 10'-0"



3 DESIGN EAST ELEVATION  
1" = 10'-0"



4 DESIGN WEST ELEVATION  
1" = 10'-0"



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NOT FOR CONSTRUCTION  
DATE: 04/22/2026  
REVISED DATE:

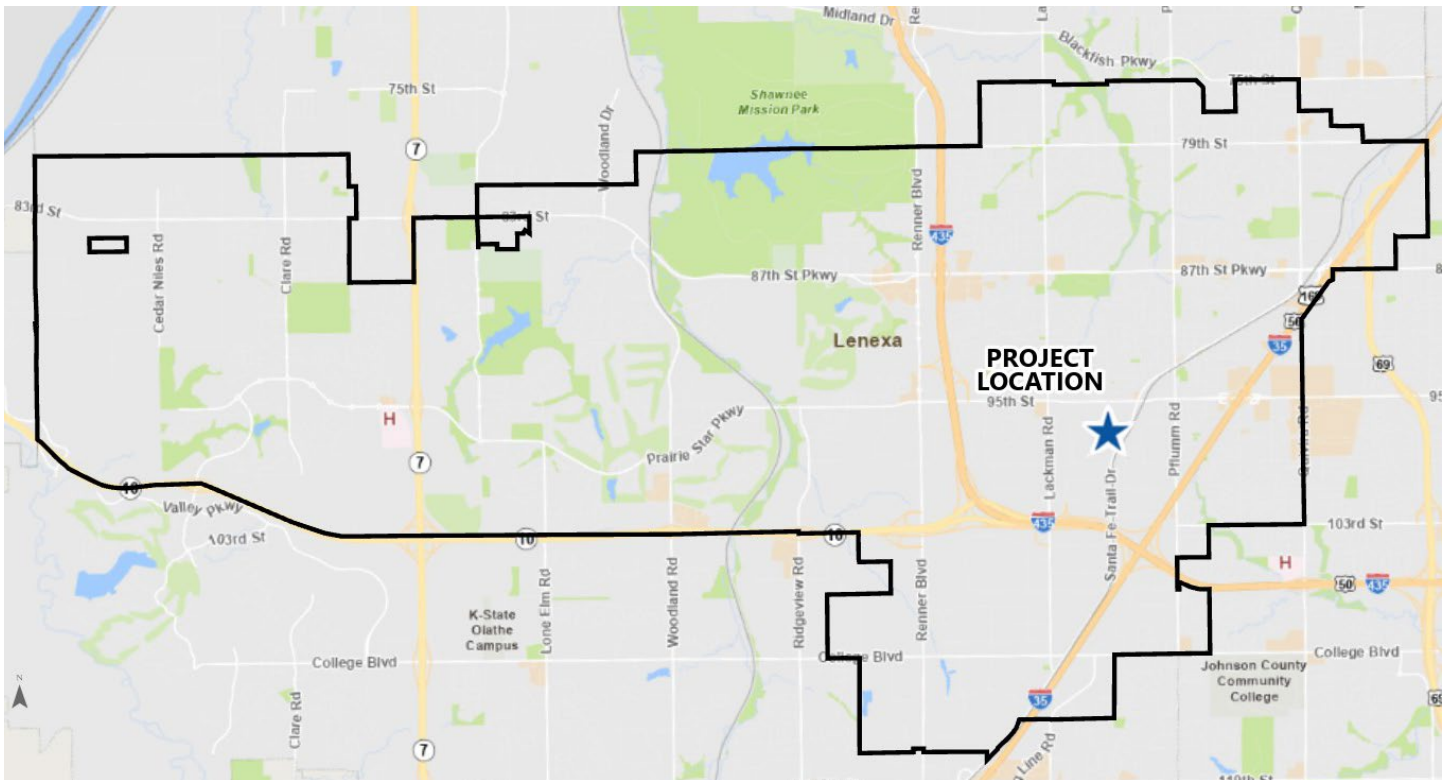
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DESOTO SCHOOL DISTRICT USD 232  
8201 Mize Blvd., Lemexa, KS 68227

SHEET CONTENTS:  
CAPS ELEVATIONS - CITY OF LENEXA  
HTK PROJECT NUMBER:  
2507.02-003  
SHEET NUMBER:  
**X202**

## ARRIVED OUTDOORS

<b>Project #:</b>	PL26-04F	<b>Location:</b>	14144 Santa Fe Trail Drive
<b>Applicant:</b>	Andrea Lemken, Renaissance Infrastructure Consultants	<b>Project Type:</b>	Final Plan
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Club or lodge



### PROJECT SUMMARY

The applicant requests approval of a final plan for a Club or lodge use known as Arrived Outdoors located at 14144 Santa Fe Trail Drive. The plan includes a 1,491 square foot building addition and modifications to the parking lot. The final plan includes a request for deferred parking of 27 parking spaces, which requires approval by the Planning Commission. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL**

## SITE INFORMATION

This site is a 2.3-acre site with an existing building and parking area located at 14144 Santa Fe Trail Drive. The existing building was constructed in the mid-1980's as a warehouse and office building. The site is zoned BP-2, Planned Manufacturing District. A Club or lodge use is allowed in the BP-2 Zoning District.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
2.3	13,785 (existing) <u>1,491 (new)</u> 15,276 (total)	BP-2	Business Park



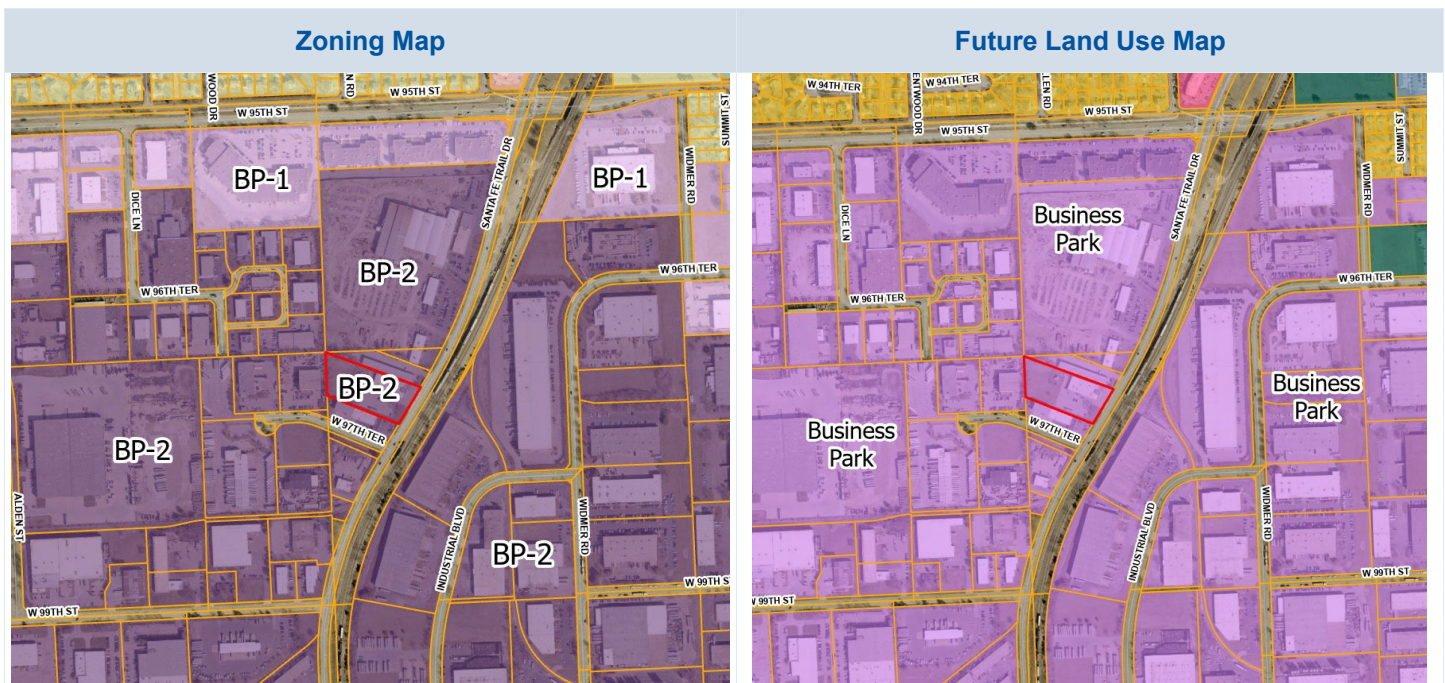
*Exhibit 1: Aerial Image of Subject Site.*

## SITE HISTORY

The property is an existing one-story office and warehouse building located at 14144 Santa Fe Trail Drive. The site is in a region of the City that is predominantly manufacturing and business park uses. This property has been used for similar uses since the building was constructed in the mid-1980's.

## LAND USE REVIEW

The proposed use of the building is for a Club or lodge use known as Arrived Outdoors. According to the applicant, Arrived Outdoors is a hunting and outdoor adventure club currently located in Overland Park. The new location will include lounges, a great hall, game zone, golf simulator, meeting rooms, and offices. A Club or lodge use is an allowed use in the BP-2 Zoning District. The Comprehensive Plan's Future Land Use Map classifies this site as Business Park. The FLU classification and existing zoning are consistent with the proposed use.

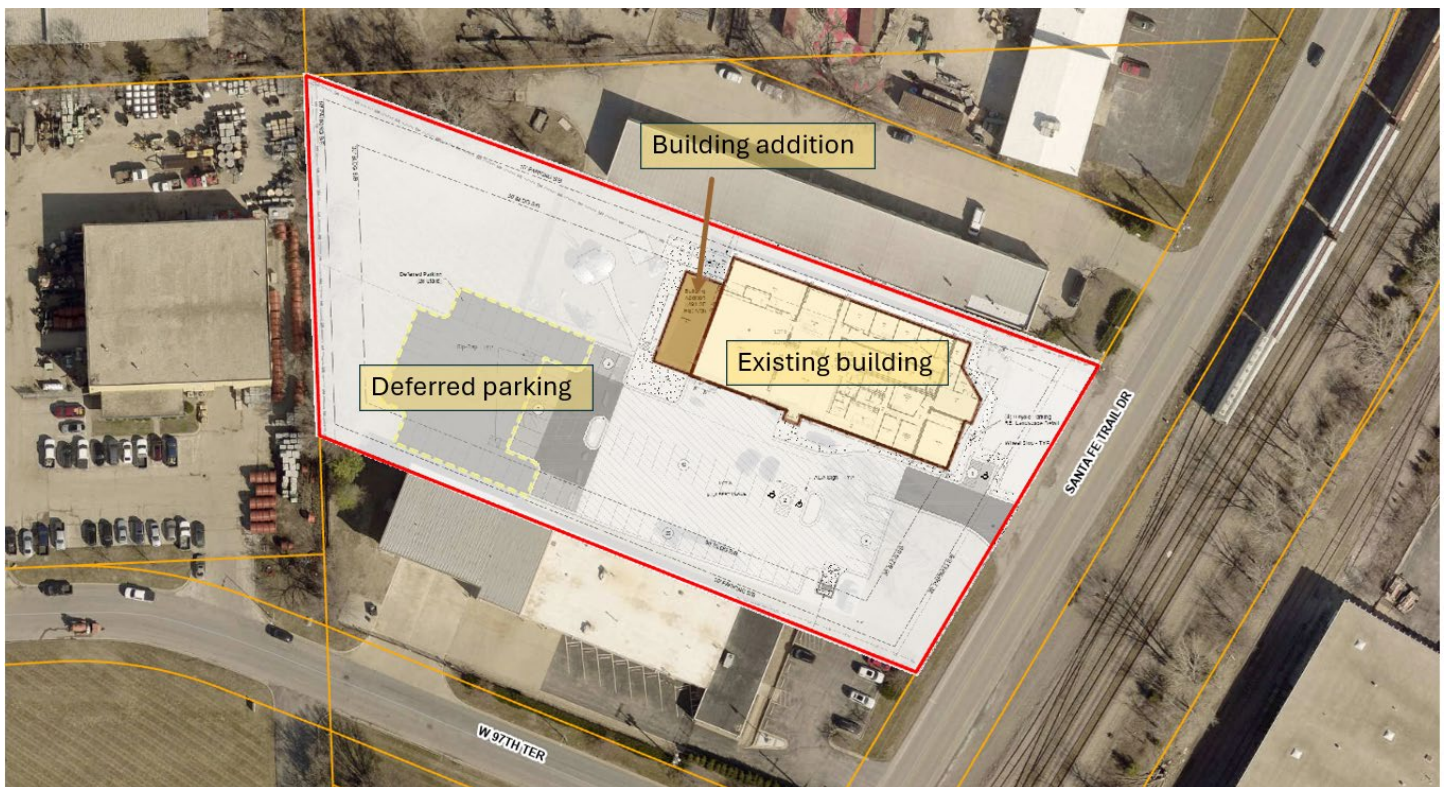


**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Business Park	BP-2, Planned Manufacturing District	Office and Wholesale/ warehousing, limited
<b>North</b>	Business Park	BP-2, Planned Manufacturing District	Wholesale/ warehousing, limited
<b>South</b>	Business Park	BP-2, Planned Manufacturing District	Office and Maintenance services
<b>East</b>	Business Park	BP-2, Planned Manufacturing District	Wholesale/ warehousing, general
<b>West</b>	Business Park	BP-2, Planned Manufacturing District	Office, Construction sales and service, general, Wholesale/ warehousing, general, and Vehicle and equipment repair

## FINAL PLAN REVIEW

The proposed final plan is for the redevelopment of an existing office and warehouse building. The redevelopment includes a building addition, modifications to the parking area, and deferred parking for a Club or lodge use in an existing building located at 14144 Santa Fe Trail Drive. The existing building is a one-story office and warehouse building which is to be renovated for the new tenant that will occupy the building as a private club. The proposed addition is for 1,491 SF of additional floor area at the west end of the building. The addition will increase the total square feet of the building to 15,276 SF. The addition is one-story but will have a higher roofline than the existing building. The change to the roofline is an acceptable design feature. The existing building has elements of the façade which extend above the predominant roofline.



**Exhibit 2. Site plan.**

The parking area is currently an open asphalt lot without curbs and landscape islands on the south side of the site. The proposed modifications will expand the paved area, add raised curbs, and add islands to define drive aisles and the rows of parking spaces. The drive entrance on Santa Fe Trail Drive is modified to eliminate a wide “opening” onto the public street to a standard 28-foot-wide commercial drive entrance of one lane for ingress and one for egress. A parking area will be completely removed from the east side of the building, which will improve circulation and make access into and out of the site much safer for members, guests, and visitors to the site.

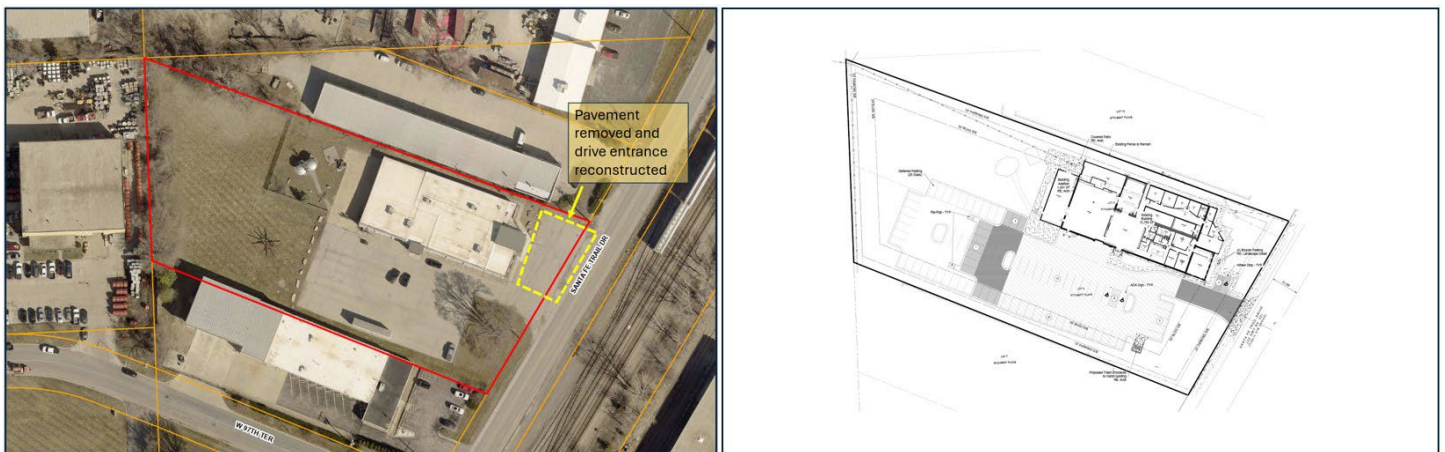
The modified parking area provides a total of 77 parking spaces; 27 spaces are proposed to be deferred. Per the applicant’s expectation for the demand for parking at peak time of use of the site, the deferred parking spaces are not required for the proposed use. The deferred parking will extend the existing lot further west into a lawn area at the rear part of the site. New sidewalks are installed from the parking area to the building entrances on all sides of the building. The main entrance is on the south side of the building.

**DIMENSIONAL STANDARDS**

The existing building is 10’ from the north property line. This is less than the required 30’ side yard setback requirement for the BP-2 Zoning District. The reduced setback is an existing nonconforming situation. All other dimensional requirements for the building and parking areas are compliant with the UDC dimensional requirements.

**PUBLIC IMPROVEMENTS**

A new driveway entrance will be constructed on Santa Fe Trail Drive. The new access will remove an existing wide paved space that is currently used to access a parking area on the east side of the building.



*Exhibit 3: Current conditions and proposed plan (showing driveway reconstruction).*

**ACCESS, TRAFFIC, AND PARKING**

As it exists today, the site has two parking areas, a paved area at the east side of the building and a paved area at the south side of the building. The parking space striping has worn from the pavement surface. The proposed plan indicates the parking area at the east side of the building will be removed and two parking spaces will be constructed along the new drive entrance into the site. The parking area at the south side of the building will be repaved, raised curb islands will be installed, and new striping will be applied. The new parking area will provide 50 spaces with the potential to expand to 77 parking spaces with future construction of deferred parking spaces. The site will provide the required minimum of 77 parking spaces. The Planning Commission must approve requests for deferred parking. Staff supports the applicant’s request for 27 deferred parking spaces.

<b>TABLE 2: PARKING ANALYSIS</b>			
<b>Use</b>	<b>Requirement</b>	<b>Required</b>	<b>Provided</b>
<b>Club or lodge</b>	1 space per 200 square feet	77	50 spaces constructed 27 spaces deferred
<b>TOTAL</b>		<b>77</b>	<b>77</b>

**FIRE PREVENTION**

The Fire Department reviewed the documents based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged.

## LIGHTING

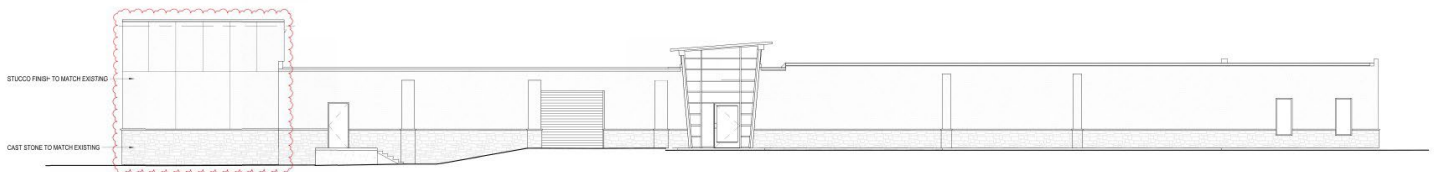
The site will use building-mounted light fixtures to provide lighting for the parking area. Per [Section 4-1-C-4-I-7](#) of the UDC, light fixtures shall be a flat lensed nonadjustable type of light fixtures. The specific type of light fixtures will be reviewed with the submittal of a building permit for the project.

## LANDSCAPING

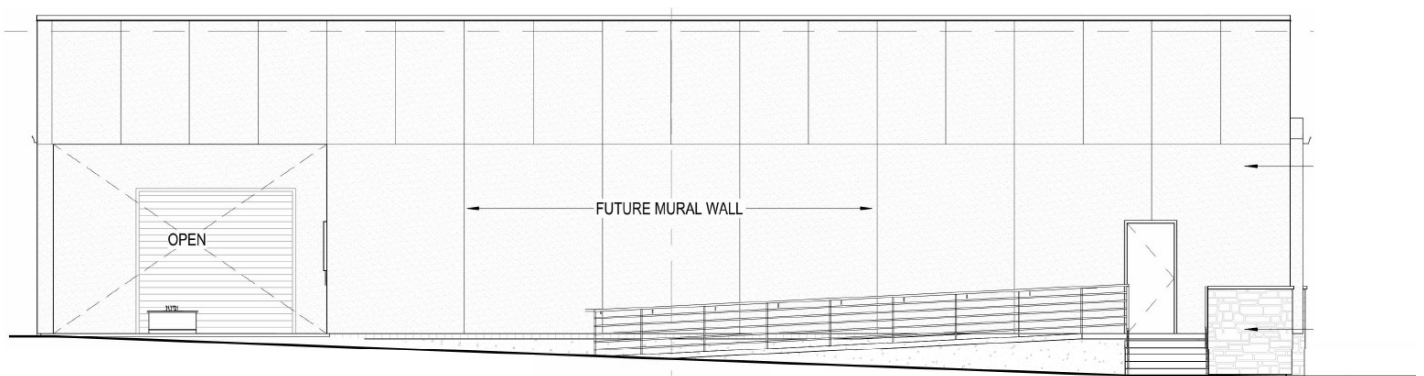
The landscape plan shows new landscaping installed around the perimeter of the site and around the parking areas per the requirements of [Section 4-1-D-2-L and M](#) of the UDC. The site has an existing tree on the east side of the site which will be preserved and applied to the required landscaping.

## ARCHITECTURE

The existing one-story building was previously renovated and clad with stucco and a stone wainscot. The addition to the west end of the building will use matching exterior finish materials to match the existing building. The addition will extend approximately 7' above the predominant roofline of the existing building. The existing building is approximately 16' tall with an approximately 24'-tall glass wall element on the east side of the building. The addition is proposed to be approximately 22' tall. The building height is well within the allowed maximum building height allowed for the BP-2 Zoning District of 45'. The change of the building height does not detract from the character of the building.



**Exhibit 4: South elevation (addition outlined in red).**



**Exhibit 5: West elevation (addition).**

## **SIGNS**

The applicant proposes to paint a mural on the west facing building façade. A mural is allowed provided the mural is not a commercial graphic or message. The applicant must coordinate with the Staff prior to installing a mural on the building to confirm the image does not violate the sign regulations per [Section 4-1-E](#) of the UDC. Any other new signs installed on the site will require approval of a separate sign permit prior to the installation of the sign.

## **DEVIATIONS**

---

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

## **NEXT STEPS**

---

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

## **RECOMMENDATION FROM PROFESSIONAL STAFF**

---

### **★ Staff recommends approval of the final plan for Arrived Outdoors.**

- This project includes 1,491 SF addition to an existing 13,785 SF building totaling 15,276 SF for a Club or lodge use.
- The project is consistent with Lenexa's goals through **Responsible Economic Development** to create a **Thriving Economy**.

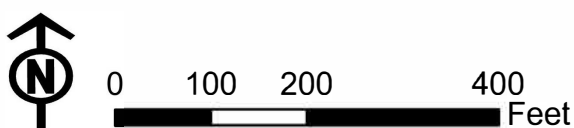
## **FINAL PLAN**

Staff recommends **APPROVAL** of the final plan for PL26-04F – **Arrived Outdoors** located at 14144 Santa Fe Trail Drive for a Club or lodge use with deferred parking.



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

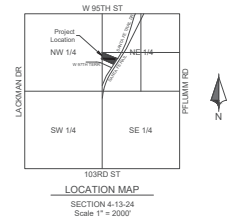
## Arrived Outdoors



# Arrived Outdoors

Lenexa, Johnson County, Kansas  
Section 4, Township 13, Range 24

## Final Development Plans



LEGEND	
---	Section Line
---	Existing Right-of-Way Line
---	Existing Lot Line
---	Existing Easement Line
---	Existing Curb & Gutter
---	Existing Sidewalk
---	Existing Storm Sewer
□	Existing Storm Structure
A	Existing Fire Hydrant
W	Existing Waterline
I	Existing Irrigation Line
SS	Existing Sanitary Sewer
⊙	Existing Sanitary Manhole
---	Existing Contour Major
---	Existing Contour Minor
GAS	Existing Gas Line
UGP	Existing Underground Power
OP	Existing Overhead Power
UGC	Existing Underground Data
OC	Existing Overhead Data
UGF	Existing Underground Fiber Line
---	Proposed Right-of-Way
---	Proposed Property Line
---	Proposed Easement
---	Proposed Curb & Gutter
---	Proposed Sidewalk
---	Proposed Storm Sewer
□	Proposed Storm Structure
A	Proposed Fire Hydrant
W	Proposed Waterline
I	Proposed Irrigation Line
SS	Proposed Sanitary Sewer
⊙	Proposed Sanitary Manhole
---	Proposed Contour Major
---	Proposed Contour Minor
GAS	Proposed Gas Line
UGP	Proposed Underground Power
---	Proposed Telecom Line

**ZONING**  
The project is currently zoned BP2

**ADDRESS**  
14144 Santa Fe Trail Drive  
Lenexa, KS 66205

**PROPERTY DESCRIPTION**  
Lots 8 & 9, Stolbert Place, a subdivision in the city of Lenexa, Johnson County, Kansas, according to the plat filed December 29th, 1930 in Plat Book 8, Page 8.

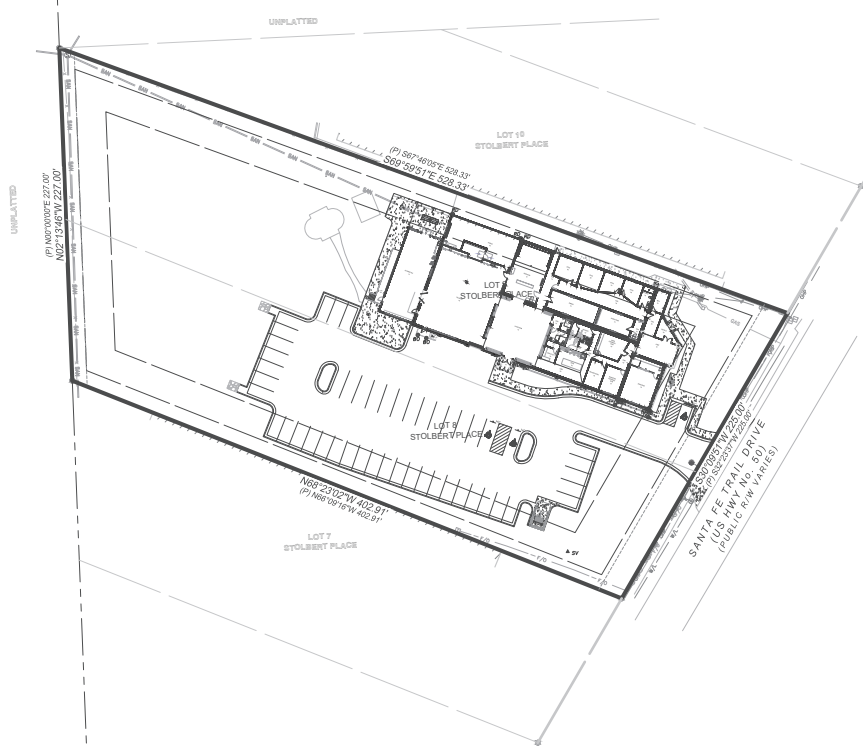
The above described tracts contain 100,331 square feet, or 2.303 acres, more or less.

**FLOOD PLAIN NOTE**  
According to the FEMA Flood Insurance Rate Map Number 20091C0050G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

**UTILITY CONTACTS**

Evergy	(888) 471-5275
Kansas Gas Service	(800) 794-4780
Almos Energy	(888) 286-6700
Water One	(913) 895-1800
Johnson County Wastewater	(913) 715-8500
AT&T Customer Service	(800) 288-2020
AT&T GigaPower Construction Hotline	(913) 676-1801
Everfast Fiber Networks	(913) 825-3000
Spectrum Business Customer Service	(855) 477-4169
Google Fiber Business Customer Service	(855) 418-8326
Google Fiber Construction Hotline	(877) 454-6959

**UTILITIES**  
The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



**Sheet List Table**

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	Demolition Plan
C04	Site Plan
C05	Dimension Plan
C06	Utility Plan
C07	Grading Plan
C08	Grading Details
C09	Drainage Map
C10	Fire Protection Plan
L01	Landscape Plan
L02	Landscape Details

**Consultant**  
Renaissance Infrastructure Consulting  
Andrea Lemken, PLA  
8653 Penrose Lane  
Lenexa, KS 66219  
913.317.9500  
alemken@ric-consult.com

**Architect**  
HJM Architects  
Richard Hu, NCARB  
7520 Washington Street  
Kansas City, MO 6414  
rhu@hjmarch.com

**Prepared For:**  
Arrived Outdoors  
Mike O'Hara  
7700 Wedd Street, Suite 14  
Overland Park, KS

RENAISSANCE INFRASTRUCTURE CONSULTING:

Dustin Burton, P.E. \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED:** \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED FOR ONE YEAR FROM THIS DATE

Final Development Plans  
26-0113  
Arrived Outdoors  
Lenexa, Johnson County, Kansas

Title Sheet

NO.	DATE	REVISION
1	5/15/2018	Per City Comments
	4/28/2018	Original Submittal

DRAWN BY: ZM CHECKED BY: CB

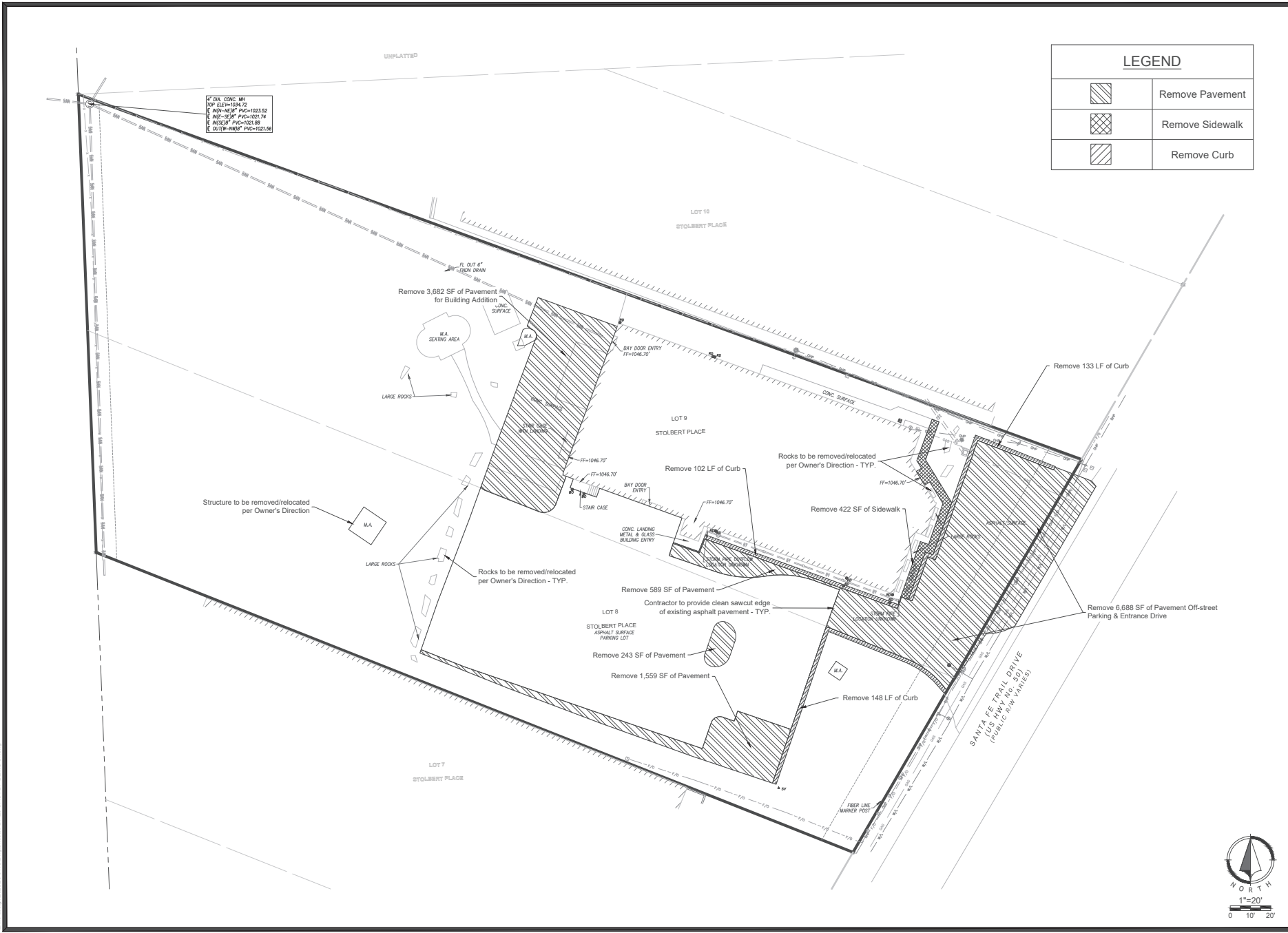


Sheet  
C01

Arrived Outdoors  
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C:\Users\andrea.lemken\OneDrive\Documents\26-0113\26-0113-01-01-01.dwg



Architect  
 May 15, 2025 1:52 PM  
 2025-05-15 10:52:52 AM  
 2025-05-15 10:52:52 AM



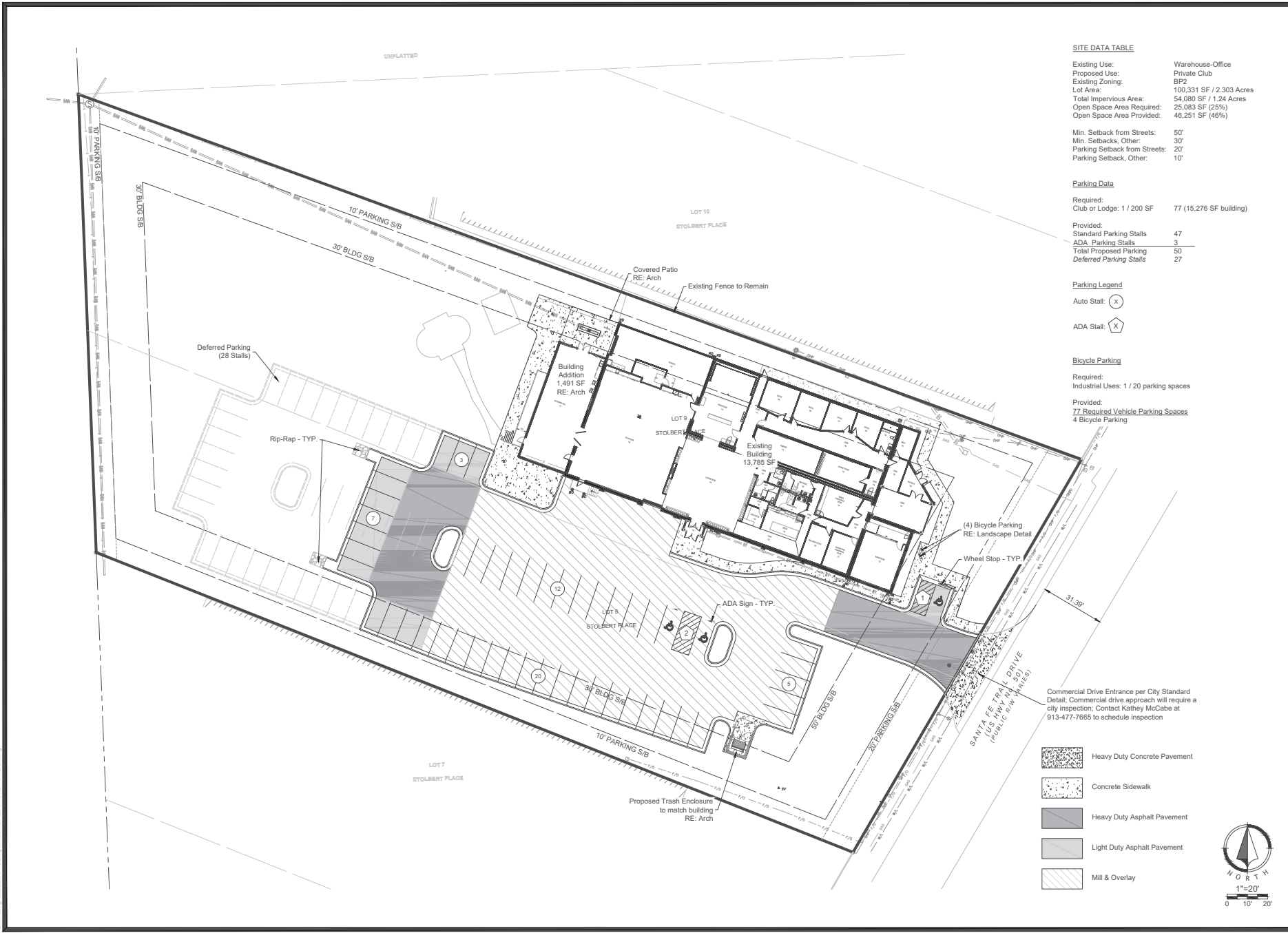
NO.	DATE	REVISION
1	5/15/2025	Per City Comments
		Original Submittal

DRAWN BY: ZM  
 CHECKED BY: GB

**Renaissance Infrastructure Consulting**  
 (US HWY. No. 50)  
 102 ANSB Avenue  
 Lenexa City, Kansas 64108  
 www.riconsult.com  
 813.317.9900  
 E-201003353



AutoCAD 2013  
 May 15, 2013 10:52:09 AM  
 Plot: 26-0113.dwg  
 User: jmc  
 Plot Device: HP DesignJet 5000 Series  
 Plot Style: 26-0113.ctb  
 Plot Range: Extents  
 Plot Scale: 1"=20'



**SITE DATA TABLE**

Existing Use:	Warehouse-Office
Proposed Use:	Private Club
Existing Zoning:	BPZ
Lot Area:	100,331 SF / 2.303 Acres
Total Impervious Area:	54,080 SF / 1.24 Acres
Open Space Area Required:	25,083 SF (25%)
Open Space Area Provided:	46,251 SF (46%)
Min. Setback from Streets:	50'
Min. Setbacks, Other:	30'
Parking Setback from Streets:	20'
Parking Setback, Other:	10'

**Parking Data**

Required:		
Club or Lodge:	1 / 200 SF	77 (15,276 SF building)
Provided:		
Standard Parking Stalls		47
ADA Parking Stalls		3
Total Proposed Parking		50
Deferred Parking Stalls		27

**Parking Legend**

- Auto Stall: (X)
- ADA Stall: (X)

**Bicycle Parking**

- Required:
- Industrial Uses: 1 / 20 parking spaces
- Provided:
- 77 Required Vehicle Parking Spaces
- 4 Bicycle Parking

Commercial Drive Entrance per City Standard Detail: Commercial drive approach will require a city inspection. Contact Kathy McCabe at 913-477-7665 to schedule inspection

- Heavy Duty Concrete Pavement
- Concrete Sidewalk
- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement
- Mill & Overlay



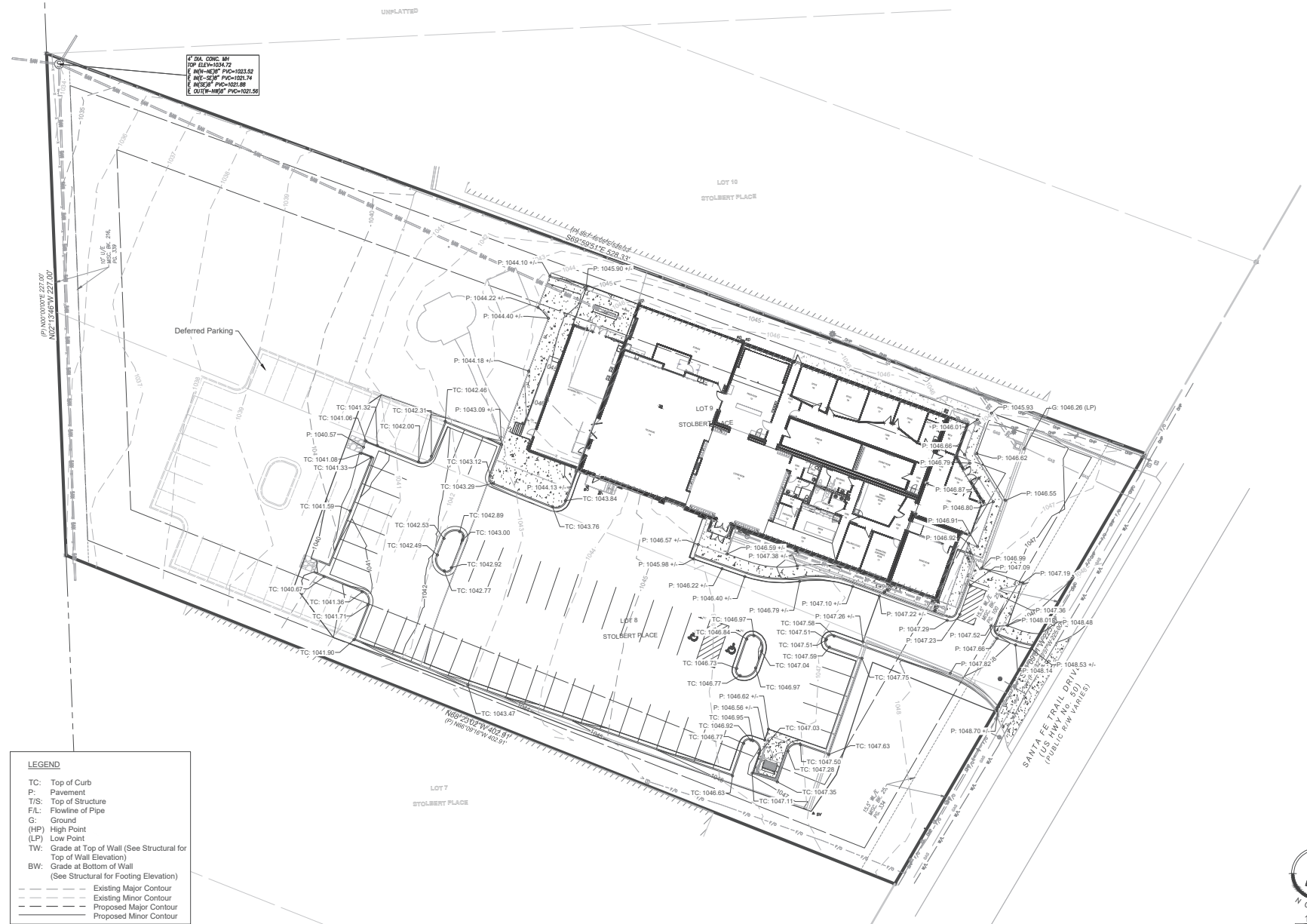
NO.	DATE	REVISION
1	5/15/2013	Per City Comments
		Original Submittal

DRAWN BY: ZM CHECKED BY: CB

**Renaissance Infrastructure Consulting**  
 480 E 17th Street  
 Lenexa City, Missouri 64508  
 816.800.0960  
 www.renconsult.com



Project Location  
 May 15, 2023, 5:20 PM  
 File: 20230515\_152023\_052023\_052023.dwg



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 INT=-5.00' PVI=1021.74  
 WOST= PVI=1021.88  
 E. CUT= NWST' PVC=1021.50

**LEGEND**

- TC: Top of Curb
- P: Pavement
- T/S: Top of Structure
- FL: Flowline of Pipe
- G: Ground
- (HP) High Point
- (LP) Low Point
- TW: Grade at Top of Wall (See Structural for Top of Wall Elevation)
- BW: Grade at Bottom of Wall (See Structural for Footing Elevation)
- - - - Existing Major Contour
- - - - Existing Minor Contour
- — — Proposed Major Contour
- — — Proposed Minor Contour

Final Development Plans  
 26-0113  
 Arrived Outdoors  
 Lenexa, Johnson County, Kansas

Grading Plan

NO.	DATE	REVISION

DRAWN BY: ZM  
 CHECKED BY: GB  
 813.317.9900  
 www.renaissance.com

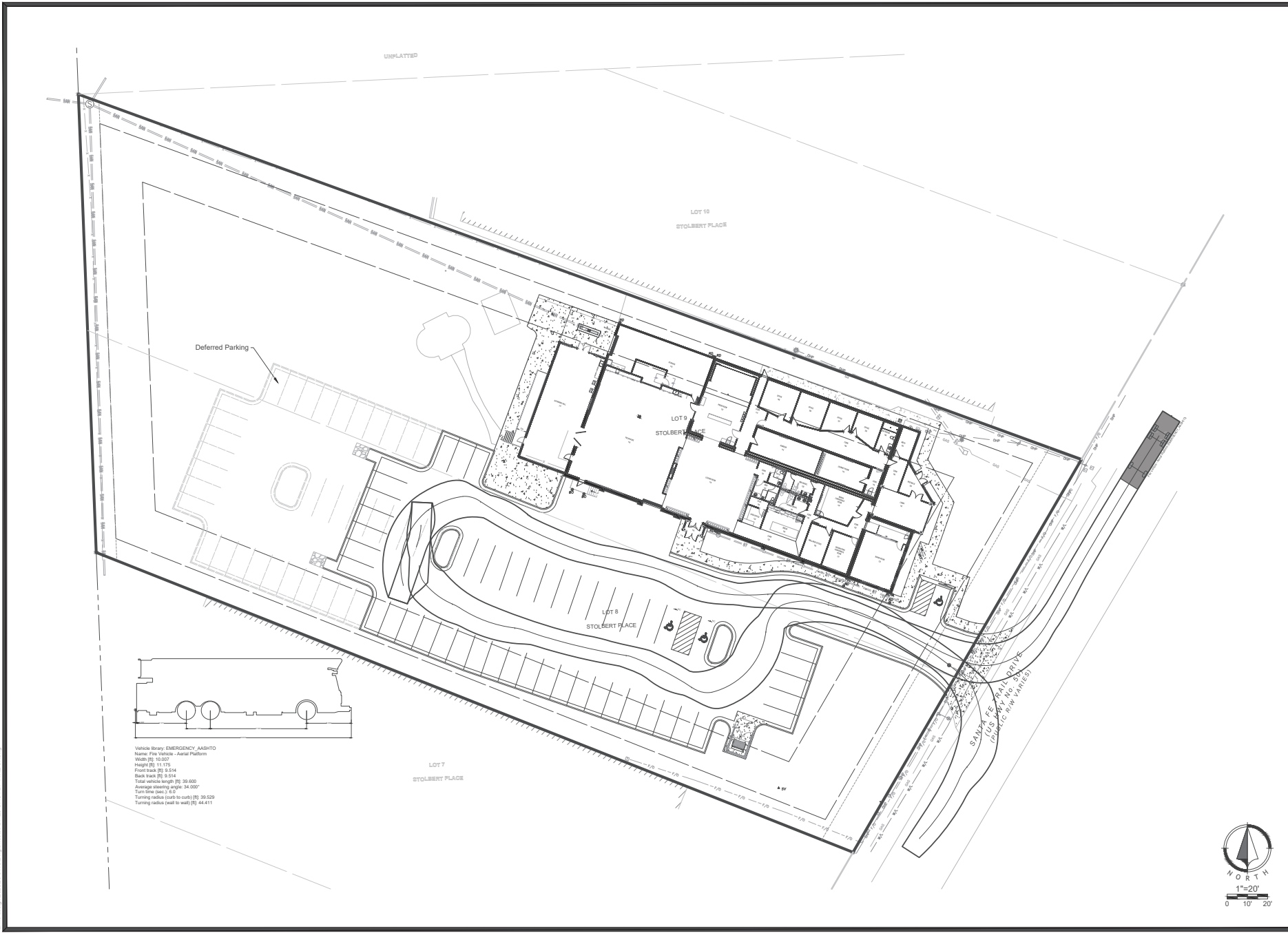


102 ANSB Avenue  
 Kansas City, Kansas 64108  
 E-201003353

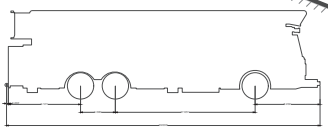
Sheet  
 C07



AutoCAD 2010  
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Vehicle: EMERGENCY\_AASHTO  
 Name: Fire Vehicle - Aerial Platform  
 Width [ft]: 10.507  
 Height [ft]: 11.175  
 Front track [ft]: 6.514  
 Back track [ft]: 5.514  
 Total vehicle length [ft]: 39.600  
 Average steering angle: 34.000°  
 Turn time (left): 3.62  
 Turn time (right): 39.529  
 Turning radius (wall to wall) [ft]: 44.411



NO.	DATE	REVISION
1	5/15/2025	Per City Comments
		Original Submitted

DRAWN BY: ZM  
 CHECKED BY: CB

**Renaissance Infrastructure Consulting**  
 480 E 17th Street  
 Lenexa, Kansas 66151  
 816.800.0960  
 www.riconsult.com



**LENEXA LANDSCAPE CALCULATIONS**

Perimeter Plantings Along Street Frontages (Per UDC 4-1-D-2-L)

Required: Building or Open Area adj. to Arterial & Collector = 2 shade, 1 ornamental, 12 shrubs, + 75 sf bed / 100'; 25' depth Parking Lot and Drive Areas adj. to Arterial & Collector = As above and ADD shrubs or berm to form a visual screen of no less than 3 feet in height along 75 percent of the length of the frontage.

Provided: Santa Fe Trail Drive adj. to building or open area (110') = 2 shade trees (incl. 1 existing), 1 ornamental, 13 shrubs, 83 sf landscape bed  
Santa Fe Trail Drive adj. to Parking Lot (75') = 2 shade trees, 1 ornamental, cont. shrub screen, 56 sf of landscape bed

Perimeter Plantings Along Lot Lines (Per UDC 4-1-D-2-L)

Required: Adj. to Building = 1 shade tree / 100'  
Adj. to Parking Lot = 1 shade tree + 9 shrubs / 100'  
Adj. to Service Area = As above + evergreen trees & shrubs to form complete visual screen

Provided: North adj. to building (201') = 2 shade trees  
North adj. to parking lot (65') = 1 shade tree, 6 shrubs  
West adj. to building (80') = 1 shade tree  
West adj. to parking lot (106') = 1 shade tree, 10 shrubs  
South adj. to parking lot (240') = 3 shade trees, 22 shrubs

Internal Parking Lot (Per UDC 4-1-D-2-M)

Required: 7.5% internal landscaping for office and commercial sites  
1 tree / 300 sf of overall internal landscaped area, with at least 1 tree / island

Provided: 20,783 sf \* 7.5% = 1,559 sf  
1,559 sf / 300 = 5 Trees

Site Feature Buffering and Screening (Per UDC 4-1-D-2-P)

Required: Trash, outdoor storage, service and loading areas, ground-mounted utilities, meters and mechanical equipment to be screened from public view

Provided: As required

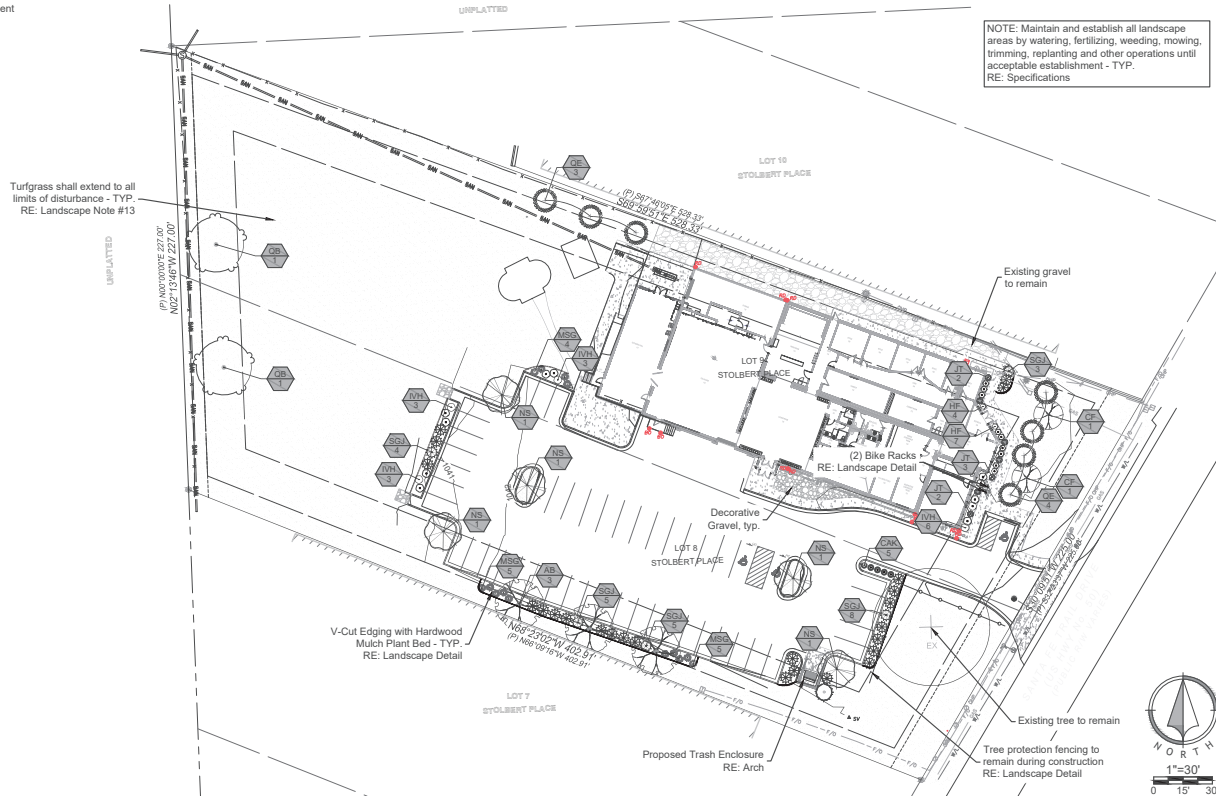
**LANDSCAPE NOTES**

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL MATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MAY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).
- IRRIGATION IS EXISTING.

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
<b>TREES</b>					<b>SHRUBS</b>				
	AB	Acer saccharum 'Baikala' / Fall Fiesta® Sugar Maple	B&B, 2' Cal.	3		HF	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	5 Gal.	11
	EX	Existing Tree to Remain	—	1		RVH	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetgum	3 gal.	15
	NS	Nyssa sylvatica 'Wildfire' / Black Gum	B&B, 2' Cal.	5		SGJ	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal.	29
	QB	Quercus bicolor / Swamp White Oak	B&B, 2' Cal.	2	<b>GRASSES</b>				
	QE	Quercus x 'Crimschmid' / Crimson Spire™ Oak	B&B, 2' Cal.	7		CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal.	5
<b>EVERGREEN TREES</b>						MSG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	3 gal.	14
	JH	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B&B, 5' Ht. Min.	1	<b>SYMBOL CODE BOTANICAL / COMMON NAME SIZE</b>				
	JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	B&B, 5' Ht. Min.	7	<b>GROUND COVERS</b>				
<b>ORNAMENTAL TREES</b>						DG	Decorative Gravel; 1"-3" Missouri Rainbow from Local Source	MULCH	
	CF	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	B&B, 6' Ht. Min.	2		TF	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD	

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.



NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP. RE: Specifications

NO.	DATE	REVISION
1	5/15/2018	Per City Comments
		Original Submittal

DRAWN BY: AEL  
CHECKED BY: AMK

**Renaissance Infrastructure Consulting**  
400 E. 17th Street  
Kansas City, Missouri 64108  
www.RIC-consult.com

Architect/owner  
May 15, 2018, 5:00PM  
www.RenaissanceInfrastructure.com

REVISION	DATE	DESCRIPTION
1		APPROVED FOR PERMIT

**COORDINATION SET**

ISSUE DATE:  
4/23/2026

PRJ # SCALE:  
2606.1 As indicated

DRAWING TITLE

**LIFE SAFETY PLANS**

DRAWING NUMBER

**G150**

**PROJECT CONSTRUCTION PURPOSE:**  
 PROVIDE IMPROVEMENTS FOR NEW BUSINESS TENANT AND PERFORM NECESSARY BUILDING AND SITE UPDATES.

**PROJECT DESCRIPTION:**  
 CONSTRUCT NEW ADDITION CONTAINING REC ROOM AREA AND COVERING OUTDOOR PATIO. SELECTIVELY RENOVATE INTERIORS TO SUPPORT PRIVATE OUTDOOR ENTHUSIAST CLUB.

**LOCAL AUTHORITY:** LENEXA, KS

**CODE INFORMATION:**  
 APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:  
 CODE OF ORDINANCES OF THE CITY OF LENEXA  
 2018 INTERNATIONAL EXISTING BUILDING CODE  
 2018 INTERNATIONAL BUILDING CODE  
 2018 INTERNATIONAL PLUMBING CODE  
 2018 INTERNATIONAL MECHANICAL CODE  
 2017 NATIONAL ELECTRICAL CODE  
 2018 INTERNATIONAL FUEL GAS CODE  
 2012 INTERNATIONAL ENERGY CONSERVATION CODE  
 2018 INTERNATIONAL FIRE CODE  
 ADA TITLE II DESIGN GUIDELINES

(NOTE: OWNER & DESIGN PROFESSIONAL ARE RESPONSIBLE FOR COMPLIANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA))

**USE AND OCCUPANCY (SECTION 502):**  
 UNDESIGNATED - BUSINESS PARK  
 MIXED USE - BUSINESS ASSEMBLY  
 OCCUPANCY = B, A-3

**CONSTRUCTION TYPE (SECTION 602 & 603):**  
 TYPE I-B W/ SPRINKLER

**BUILDING ALLOWANCES - TYPE I-B SPRINKLER:**  
 CALCULATED PER SECTION 509.3 FOR MIXED, UNSEPARATED OCCUPANCIES

**ALLOWED HEIGHT (STORIES) (SECTION 509.3.2.1.504.3.1.504.4):**  
 MOST RESTRICTIVE OCCUPANCY, A-3: 75' ABOVE GRADE, 3 STORIES  
 ACTUAL HEIGHT (STORIES): 21' 4" ABOVE GRADE, 1 STORY

**ALLOWED BUILDING AREA (SECTION 509.3.2.1.506.2):**  
 MOST RESTRICTIVE OCCUPANCY, A-2 (S1): 38,000 SF  
 ACTUAL BUILDING AREA: 13,618.3 SF  
 EXISTING BUILDING AREA: 13,618.3 SF  
 ADDITION BUILDING AREA: +1,965.7 SF  
 TOTAL ACTUAL BUILDING AREA: 15,584.0 SF

**FIRE RESISTANCE REQUIREMENTS (SECTION 602 & TABLE 601):**

PRIMARY STRUCT. FRAME: 0 HR  
 BEARING WALLS EXTERIOR: 0 HR  
 NON-BEARING WALLS, EXTERIOR: 0 HR  
 NON-BEARING WALLS, INTERIOR: 0 HR  
 FLOOR CONSTRUCTION: 0 HR  
 ROOF CONSTRUCTION: 0 HR  
 \*ALL ADJACENT STRUCTURES ≥ 10' AWAY (TABLE 602)

**SEPARATION REQUIREMENTS (SECTION 509.3.3.1):**  
 NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES

**OCCUPANT LOAD:**

B, BUSINESS OCCUPANT LOAD = 8688.6 SF / 150 GROSS = 57.9 OCCS  
 B, EXERCISE OCCUPANT LOAD = 936.0 SF / 50 GROSS = 18.8 OCCS  
 A-3, UNCONCENTRATED OCCUPANT LOAD = 3443.0 SF / 15 NET = 229.5 OCCS  
 TOTAL NUMBER OF OCCUPANTS = 626.2, 649 ROUNDED

**EGRESS NOTES:**

**DISTANCE BETWEEN EXITS (SECTION 1007.1.1.1):**  
 MAXIMUM UNOBSTRUCTED DISTANCE OF TRAVEL OVERALL: 206'-2"  
 REQUIRED DISTANCE BETWEEN EXITS (SECTION 1007.1.1.1): 104'-1" MINIMUM  
 ACTUAL DISTANCE BETWEEN EXITS: 194'-4" MAXIMUM

**EXITS REQUIRED (SECTION 1009.1.1.1):**  
 440 OCCS / 501 OCC: 2 EXITS REQUIRED  
 ACTUAL EXITS: 5 EXITS PROVIDED (4 EXISTING, 1 NEW)

**ACCESSIBLE EXITS REQUIRED (SECTION 1009.1.1.1):**  
 2 REQUIRED  
 ACCESSIBLE EXITS PROVIDED: 2 EXISTING

**EGRESS WIDTH REQUIRED:** 440 OCCS / 5 EXITS X 0.2" = 11" MINIMUM  
 EGRESS WIDTH PROVIDED: 34" MINIMUM

**MAXIMUM EXIT TRAVEL DISTANCE (TABLE 1010.2):**

B OCCUPANCY WITH SPRINKLER SYSTEM = 307'-0"  
 A OCCUPANCY WITH SPRINKLER SYSTEM = 252'-0"  
 PROVIDED MAXIMUM TRAVEL DISTANCE: 192'-10"

**MAXIMUM COMMON PATH OF TRAVEL DISTANCE (TABLE 1006.2.1):**  
 A & B OCCUPANCY WITH SPRINKLER SYSTEM = 75'-0" MAXIMUM  
 PROVIDED COMMON PATH OF TRAVEL DISTANCE: 65'-9" MAXIMUM

**CODE SUMMARY**

	PRIMARY BUILDING EXIT
	ASSEMBLY USE, UNCONCENTRATED
	BUSINESS USE
	EXERCISE ROOM
	REQUIRED EXIT WIDTH
	ALLOWABLE NUMBER OF OCCUPANTS EXITING
	ACTUAL EXIT WIDTH
	ACTUAL NUMBER OF OCCUPANTS EXITING
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER & CABINET
	FIRE EXTINGUISHER AND CABINET SEMI-RECESSED

LIFE SAFETY PLAN  
1/8" = 1'-0" 1

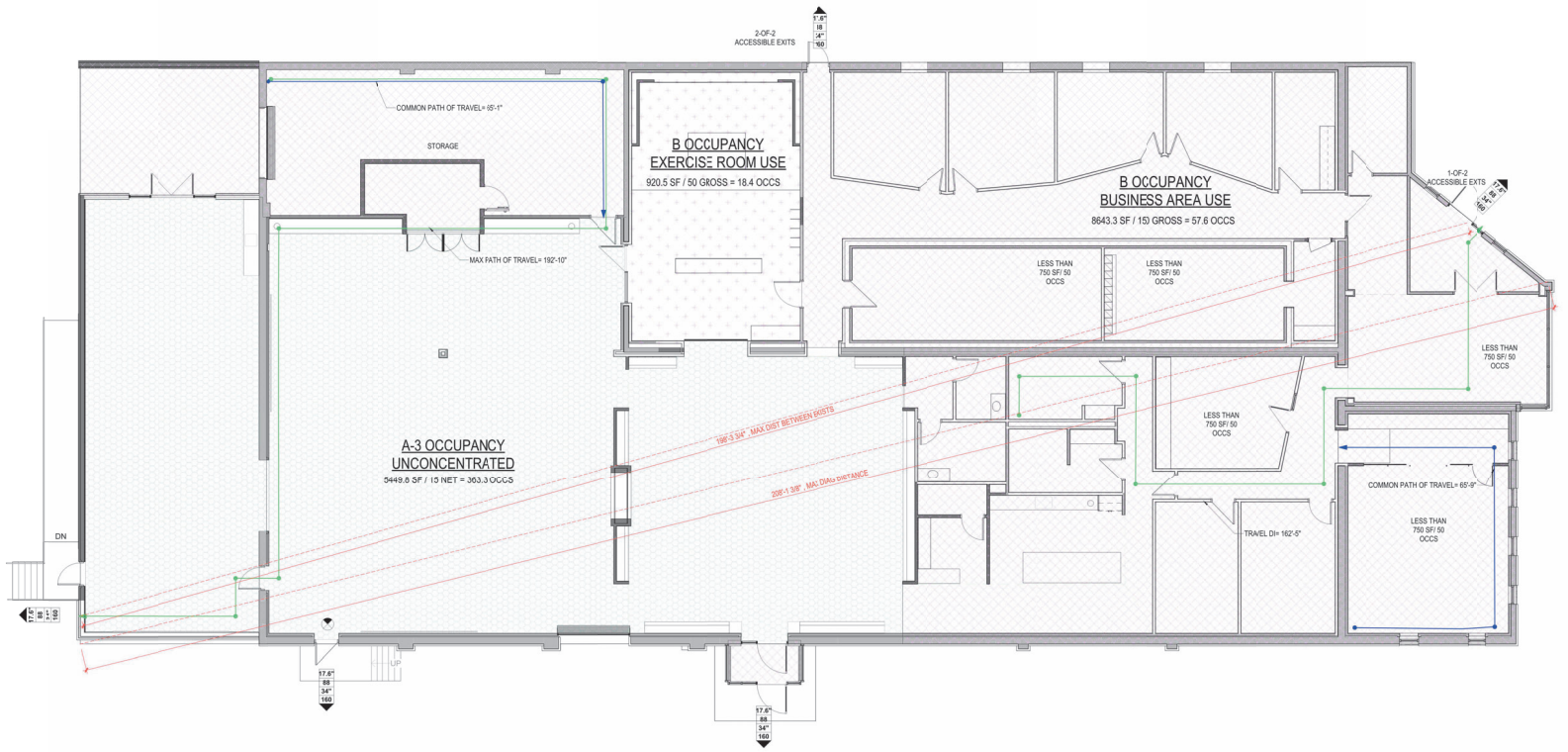
LIFE SAFETY LEGEND

**PLUMBING FIXTURE REQUIREMENTS**

OCCUPANCY	OCCS	TOILETS		SINKS		SPRINKLED FOUNTAINS		SERVICE SINKS	
		RATIO	REQD	RATIO	REQD	RATIO	REQD	RATIO	REQD
B, BUSINESS	77	1 PER 20 FOR THE FEMALE TOILET AND 1 PER 15 FOR THE MALE TOILET (EXCEEDING 50)	2.54	1 PER 10 FOR THE FEMALE SINK AND 1 PER 15 FOR THE MALE SINK (EXCEEDING 50)	1.33	1 PER 100	0.77	1.00K	1.00K
A-3, ASSEMBLY	366	1 PER 125M (1 PER 60F)	3.47	1 PER 200	1.83	1 PER 500	0.73	1.00K	1.00K
LOCAL HEALTH DEPARTMENT TYPICAL	443	EXACT	6	EXACT	3.76	EXACT	1.50	EXACT	1
FIXTURES PROVIDED			6		4		2		1

**PLUMBING FIXTURE NOTES:**  
 CURRENT MEMBERSHIP AT ARRIVED OUTDOORS IS APPROXIMATELY 98% MALE. THE MINIMUM PLUMBING FIXTURE COUNTS INDICATED ABOVE ARE BASED ON AN OCCUPANT LOAD THAT IS 80% MALE AND 20% FEMALE. ASSUMING THE CODE-CALCULATED OCCUPANT LOAD OF 443 FOR PLUMBING FIXTURES PROVIDED ACCOUNT FOR THE NORMAL OPERATION OF THE TENANT SPACE AND ALSO ALLOWS FOR FUTURE VARIANCE IN MEMBERSHIP (IRC 403.1.1). EXCEPTION: THE EBB-1 REQUIRES ADDITIONAL PLUMBING FIXTURES WHEN THE OCCUPANT LOAD INCREASES BY MORE THAN 20% IN A LEVEL 2 OR LEVEL 3 ALTERATION (IBC SECTION 809). THIS PERMIT DOES NOT REPRESENT A CHANGE IN OCCUPANT LOAD AND NO ADDITIONAL PLUMBING FIXTURES ARE PROVIDED.

**PLUMBING FIXTURE REQUIREMENTS**



5/18/2026 10:12:42 AM

**HJM ARCHITECTS**  
 7520 WASHINGTON ST.  
 KANSAS CITY, MO 64114  
 WWW.HJMARCH.COM

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 WHOLE OR PART WITHOUT THE  
 PRIOR WRITTEN PERMISSION OF  
 ARRIVED OUTDOORS.

**OFFICE RENOVATION & ADDITION**  
**ARRIVED OUTDOORS**  
 14144 SANTA FE TRAIL DR, LENEXA, KS 66245

REVISION	DATE	DESCRIPTION
1		APPROVED FOR PERMIT

**COORDINATION SET**

ISSUE DATE:  
4/23/2026

PRJ # SCALE:  
2606.1 As indicated

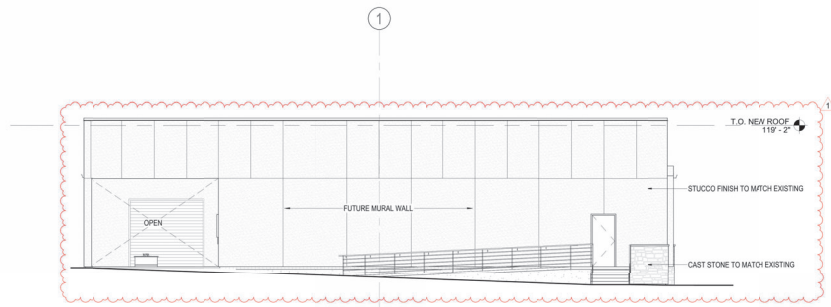
DRAWING TITLE

**LIFE SAFETY PLANS**

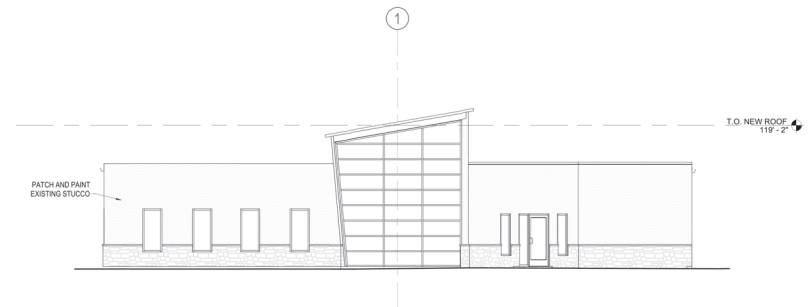
DRAWING NUMBER

**G150**

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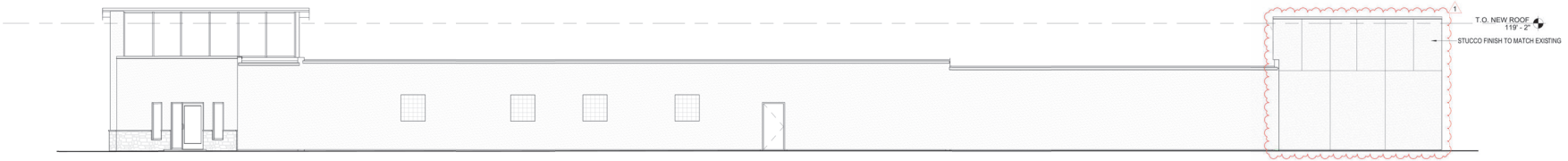
EXT ELEVATION, WEST  
1/8" = 1'-0" 4



EXT ELEVATION, EAST  
1/8" = 1'-0" 3



EXT ELEVATION, SOUTH  
1/8" = 1'-0" 2



EXT ELEVATION, NORTH  
1/8" = 1'-0" 1

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**OFFICE RENOVATION & ADDITION**  
**ARRIVED OUTDOORS**  
14144 SANTA FE TRAIL DR, LENEXA, KS 66215

REVISION	DATE	DESCRIPTION
1		EXTERIOR REVIEW COMMENTS

**COORDINATION SET**

ISSUE DATE: 4/23/2026

PRJ # SCALE: 2606.1 1/8" = 1'-0"

DRAWING TITLE

**OVERALL EXTERIOR ELEVATIONS**

DRAWING NUMBER

**A200**

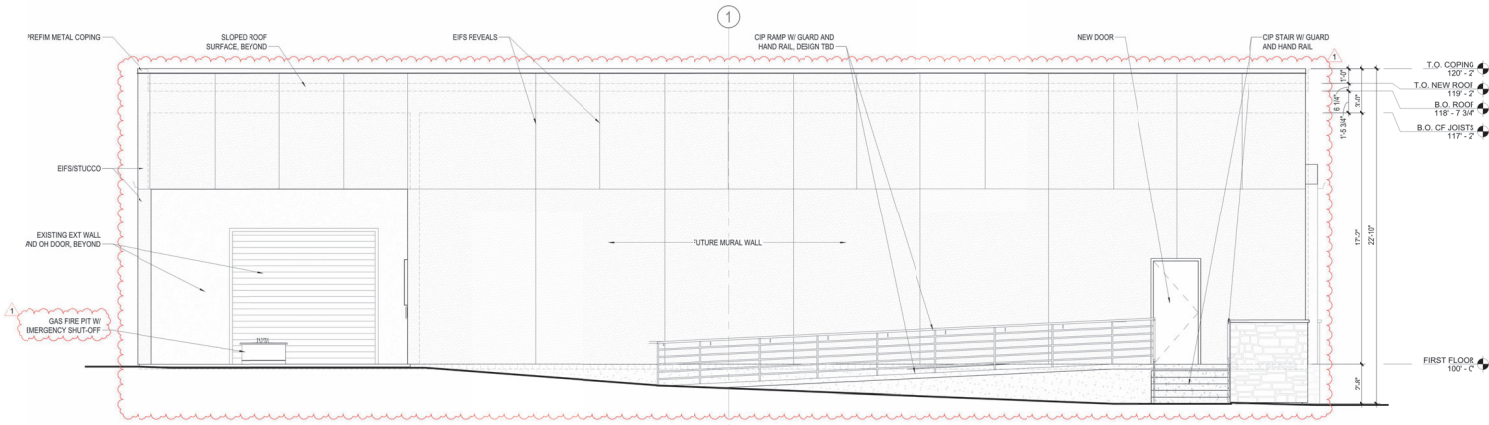
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**NOT FOR CONSTRUCTION**

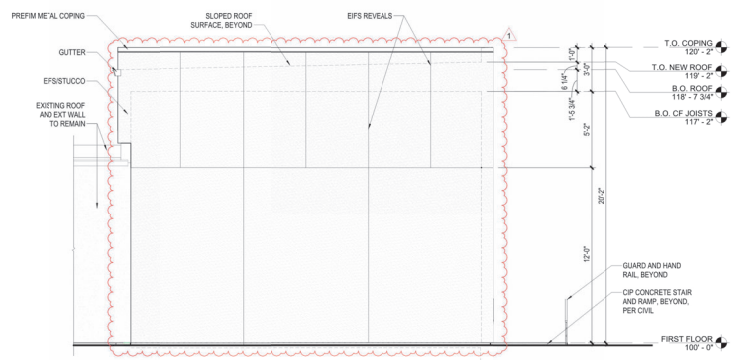
INFORMATION CONTAINED HEREIN IS CONSIDERED CONFIDENTIAL. THIS DOCUMENT IS NOT TO BE USED, REPRODUCED OR DISCLOSED IN WHOLE OR PART WITHOUT THE PRIOR WRITTEN PERMISSION OF APPROVED OUTDOORS.

**OFFICE RENOVATION & ADDITION  
 ARRIVED OUTDOORS**  
 14144 SANTA FE TRAIL DR, LENEXA, KS 66215

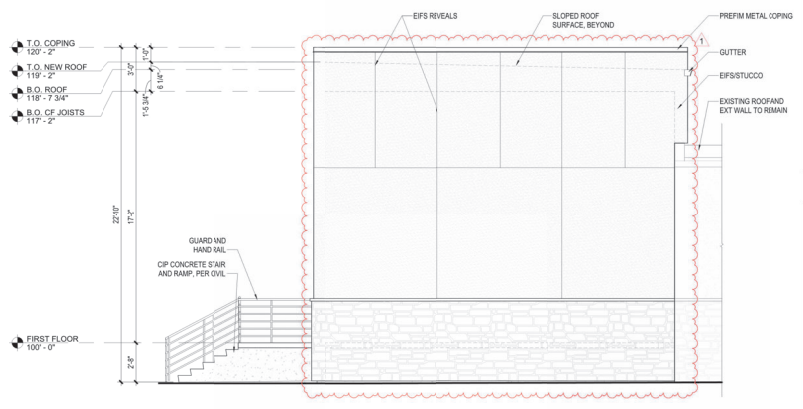


EXT ELEVATION, WEST (PARTIAL) 3  
 1/4" = 1'-0"

1. DIRECTIONAL ELEVATION NAMING CONVENTION ESTABLISHED BASED ON PLAN NORTH
2. WINDOW SYSTEM COLOR TO BE DETERMINED.
3. FLASHING COLOR @ WINDOW SYSTEM TO BE DETERMINED.
4. COPING COLOR TO BE DETERMINED.
5. WOOD SOFFIT PANEL COLOR TO BE DETERMINED.



EXT ELEVATION, NORTH (PARTIAL) 2  
 1/4" = 1'-0"



EXT ELEVATION, SOUTH (PARTIAL) 1  
 1/4" = 1'-0"

**EXTERIOR ELEVATION GENERAL NOTES**

1. MATERIAL - EIFS STUCCO  
 COLOR - ETRMATCH EXISTING  
 FINISH - ETRMATCH EXISTING  
 TYPE - ETRMATCH EXISTING
2. MATERIAL - CAST STONE WANSKOT  
 COLOR - ETRMATCH EXISTING  
 FINISH - ETRMATCH EXISTING  
 TYPE - ETRMATCH EXISTING

REVISION	DATE	DESCRIPTION
1		EXTERIOR REVIEW COMMENTS

**COORDINATION SET**

ISSUE DATE:  
4/23/2026

PRJ # | SCALE:  
2606.1 | As indicated

DRAWING TITLE:  
**ENLARGED EXTERIOR ELEVATIONS**

DRAWING NUMBER:  
**A201**

5/18/2026 10:12:40 AM



Scale: 1 inch= 20 Ft.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Exit PL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.47	5.3	0.0	N.A.	N.A.
South PL	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
West PL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Luminaire Schedule								
Tag	Symbol	Qty	MB:	Label	LLF	Lum. Lumens	Lum. Watts	Description
WP1		5	18	DSXW1 LED P7 30K 70CRI YFIM	0.910	9692	72.52	DSXW1 LED P7 30K 70CRI YFIM

CALCULATION NOTES:  
 CALCS POINTS: 0'  
 REFLECTANCES: 50% WALLS, 20% FLOORS  
 MB: 18'  
 LLF: 0.91



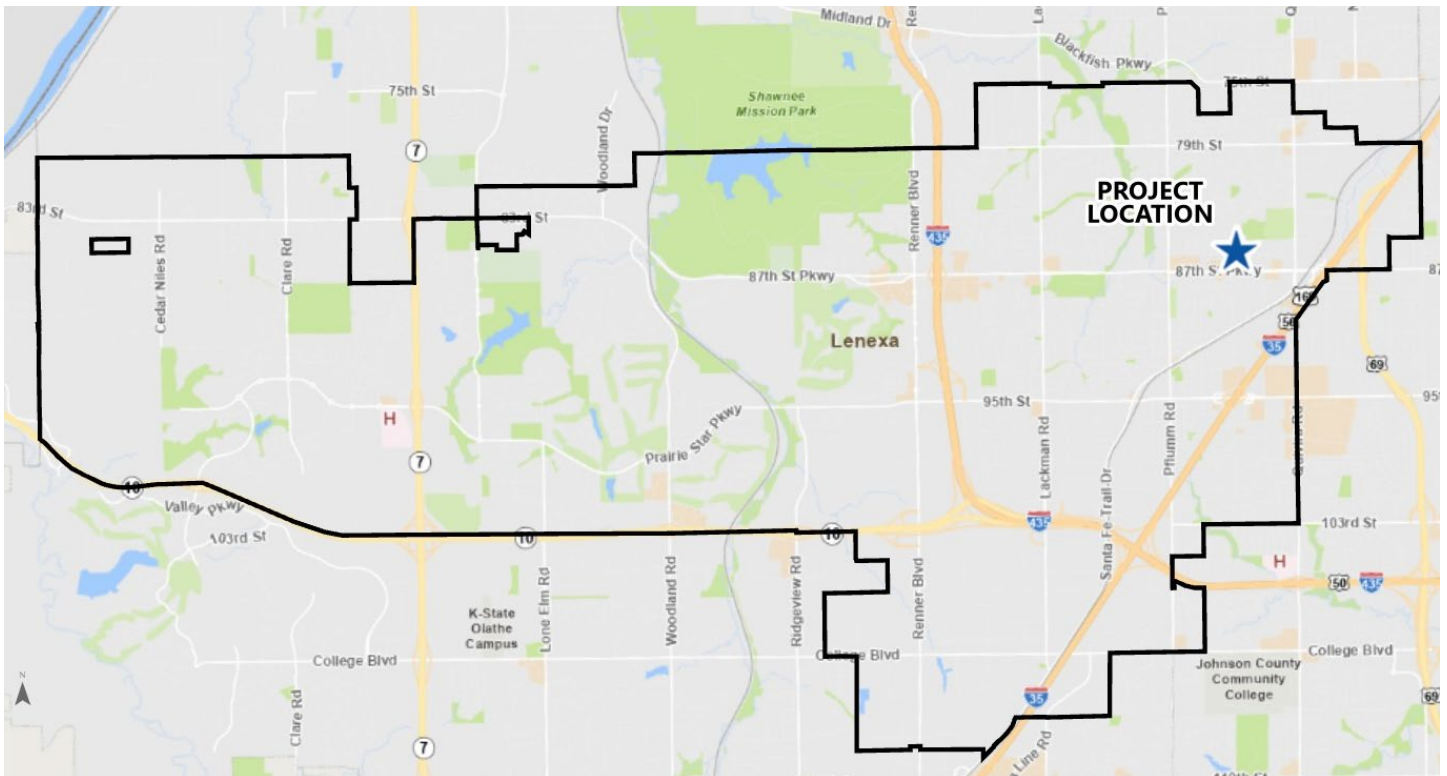
#	Date	Comments

Drawn By: CJ Perrier  
 Checked By: Premier Lighting  
 Date: 5/18/2026

ARRIVED OUTDOOR 2.0 SITE  
 PREMIER LIGHTING & CONTROLS

## LENEXA FIRE STATION 6

<b>Project #:</b>	PL26-05P	<b>Location:</b>	12300 87 <sup>th</sup> Street Parkway
<b>Applicant:</b>	Ellen Foster, Finkle + Williams Architecture	<b>Project Type:</b>	Preliminary Plan
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Public Safety Services and Office



### PROJECT SUMMARY

The applicant requests approval of a preliminary plan for Lenexa Fire Station 6, which is part of a phased three-building civic development at the southwest corner of 87<sup>th</sup> Street Parkway and Monrovia Street. The preliminary plan is for a new development to replace the former Lenexa City Hall and Police Station facility. The three buildings will include a new Fire Station and two future buildings intended for civic uses. The site contains an existing communication tower that will remain as part of the new civic development. This preliminary plan does not require a public hearing.

**STAFF RECOMMENDATION: APPROVAL**

## SITE INFORMATION

The site is a 10.3-acre tract located at the southwest corner of 87<sup>th</sup> Street Parkway and Monrovia Street and is the former location of Lenexa City Hall and Police Station. City Hall was relocated to Lenexa City Center in 2017 and the Police Department relocated to the new Justice Center in 2024. The site currently provides office space for some City staff, including a temporary Fire Station. The site is zoned CP-O, Planned General Office District. This site was the location of Lenexa City Hall and Police Department since the early 1980's.

**TABLE 1: PREVIOUS APPLICATIONS**

Project No.	Type	Name	Date Approved
<b>SU93-06</b>	Communication Tower (Permanent)	Lenexa Communication Tower	January 20, 1994

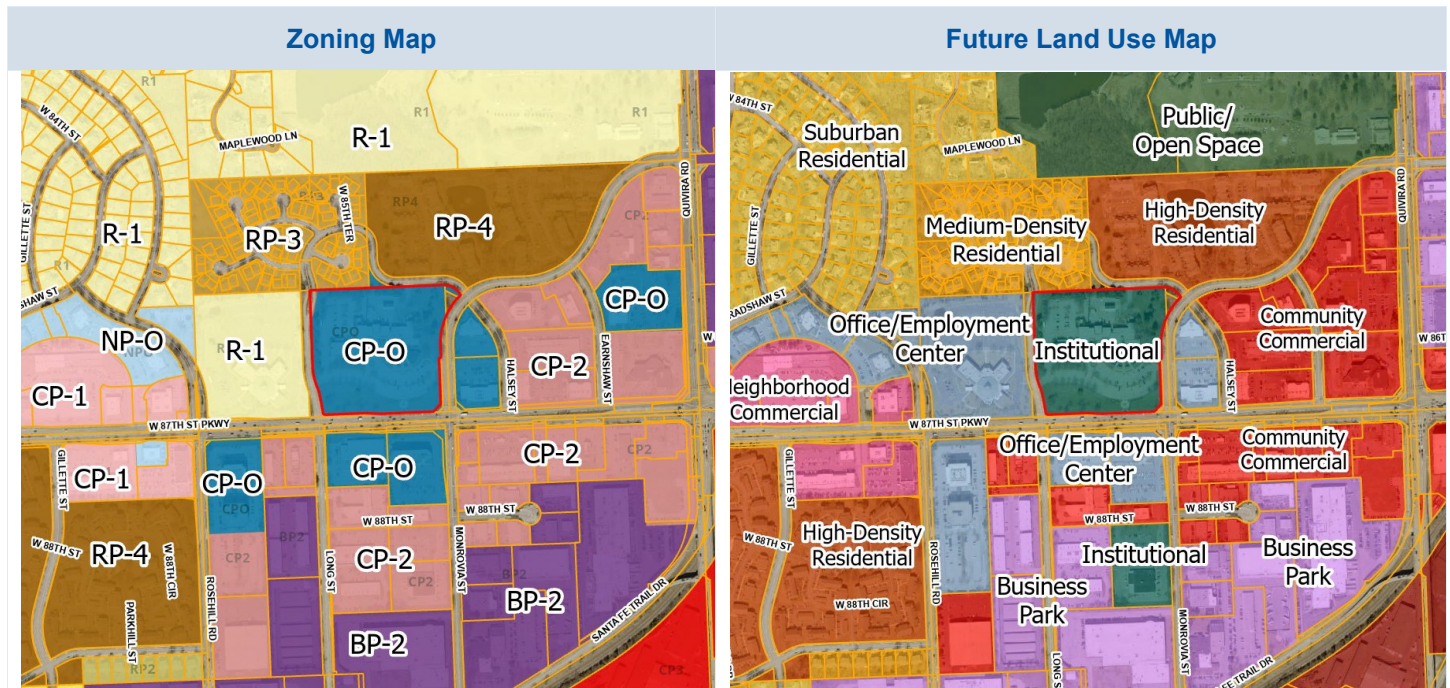
<b>LAND AREA (AC)</b> 10.3	<b>SQUARE FEET</b> 61,517	<b>CURRENT ZONING</b> CP-O	<b>COMP. PLAN</b> Institutional
-------------------------------	------------------------------	-------------------------------	------------------------------------



**Exhibit 1: Aerial image.**

## LAND USE REVIEW

The site is the former location of Lenexa City Hall and Police Station which are Office and Public safety services uses. The City will continue to own the property but will demolish the existing building and redevelop the site with a three-building civic development. The uses on the site will remain Office and Public safety services, both are allowed uses in the CP-O, Planned General Office District.

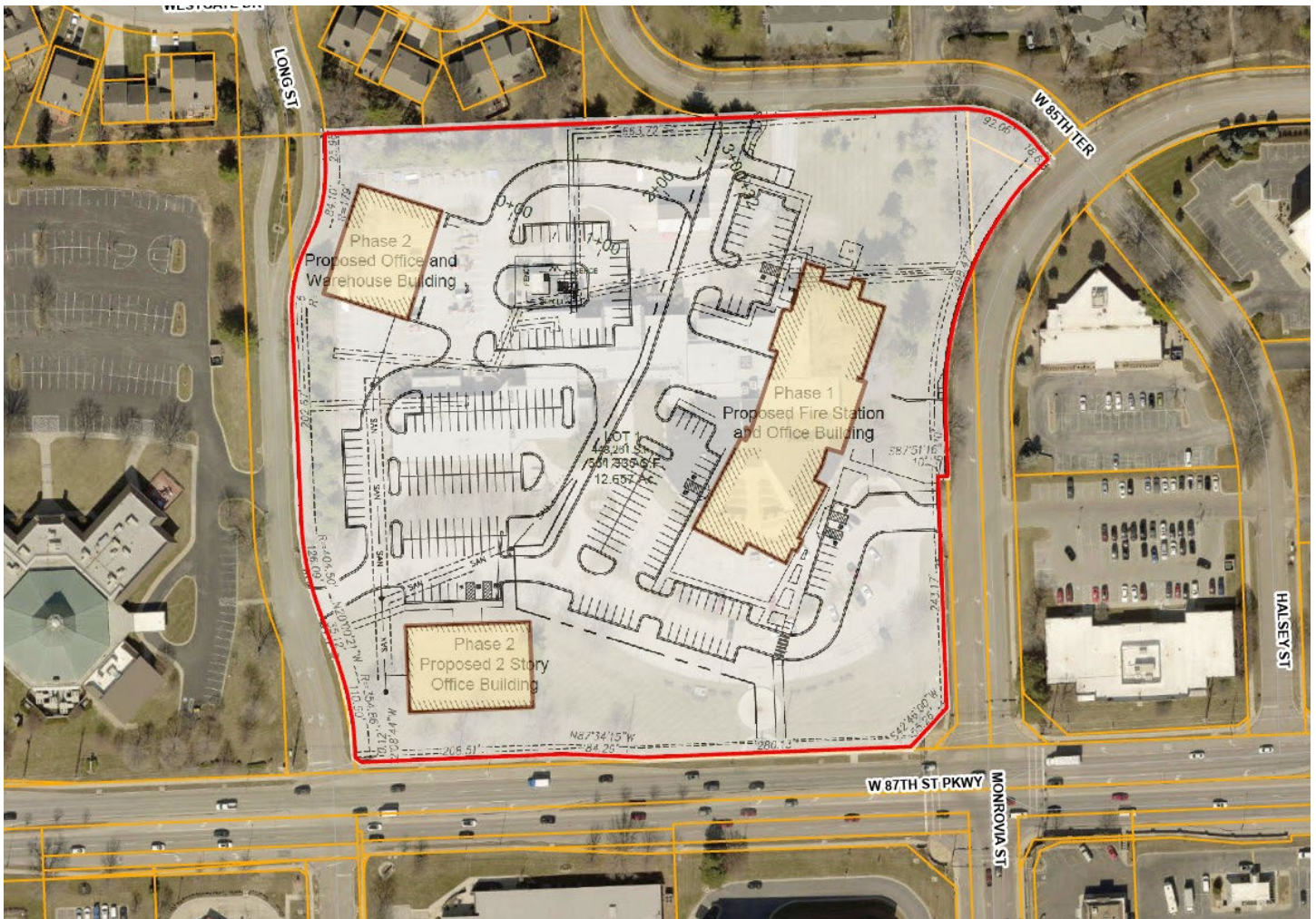


**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Institutional	CP-O, Planned General Office District	Public Safety Services and Office
<b>North</b>	Medium-Density Residential and High-Density Residential	RP-3, Planned Residential (Medium-High) Density District, and RP-4, Planned Residential (High-Density) District	Multifamily
<b>South</b>	Office/Employment Center	CP-O, Planned General Office District	Office
<b>East</b>	Office/Employment Center	CP-O, Planned General Office District	Office
<b>West</b>	Office/Employment Center	R-1, Residential Single-Family (Low-Density) District	Church

## PRELIMINARY PLAN REVIEW

The proposed development is for three buildings to replace the former City Hall and Police Station. The three buildings are 61,517 square feet in cumulative building area. The initial and largest of the three buildings is a new fire station and administration building. The other two buildings are intended for Office use.



**Exhibit 2: Site plan.**

The first new building is one-story building and is 27,467 square feet. The south part of the building will be used for City office and administration uses and the north part will be home to Fire Station 6. The other two new buildings do not have specific uses at this time; however, they are generally planned for office and administrative uses. The building at the northwest corner may have some equipment and material storage. The building at the southwest corner of the site is a two-story building and the building at the northwest corner is one story.

The existing building will be completely razed and the parking areas removed for the new development. The circular fountain along 87<sup>th</sup> Street Parkway will also be removed for the new development. The street access locations remain in the same locations on peripheral public streets and parking is more centrally located internally of the three buildings. Some visitor parking is provided on the east side of Fire Station 6. Parking for employees and Fire Department personnel will be on the south and west side of the building.

The site has a communication tower on the northern part of the site used by both the City public safety personnel and by private cellular communication companies. This tower will remain in use during and following the redevelopment of the site. The communication tower has an approved special use permit. The redevelopment plan for the site shows a parking area to be constructed around the tower equipment court. The equipment court is currently at the backside of the Police Station part of the existing building and is effectively screened by the building and landscaping around the site. Much of the existing landscaping is proposed to be preserved for screening this space.

### **DIMENSIONAL STANDARDS**

The buildings, parking, and other site features comply with the UDC requirements for setbacks and other standards for parking and drive aisle dimensions. The standard building setback for the CP-O Zoning District is 30 feet. Per [Section 4-1-B-26-C-1](#) of the UDC, 87<sup>th</sup> Street Parkway has a special setback of 50 feet for building and parking areas. The CP-O Zoning District does not have a maximum height requirement for buildings. The plan complies with all dimensions, bulk, and area requirements of the UDC.

### **PUBLIC IMPROVEMENTS**

No new public improvements beyond sidewalk will be required with this project, as current access to and around the site currently exists.

### **ACCESS, TRAFFIC, AND PARKING**

The site will be completely redeveloped with three new buildings and new parking areas. The existing access locations from the peripheral street system remain in their current locations, one drive access location is on Monrovia Street on the east, Long Street on the west, and 85<sup>th</sup> Terrace on the south. No access is permitted onto 87<sup>th</sup> Street Parkway. Employees and visitors will access the site from either of these three locations, just as the site has been accessed as the former City Hall and Police Station.

The parking areas are designed so that pods of parking areas are provided for the different users of the facility. Parking will be designated for Fire Department personnel, and office and administration staff will have designated parking areas. Visitor parking is provided in a row of spaces on the east side of the building that is closest to the public entrance to the building. Parking areas are provided for the other two future buildings of the site.

Per [Section 4-1-D-1-C](#) of the UDC, the required parking for a fire station is the same for an office use, one space for every 250 SF of building floor area. The fire station will not require as many parking spaces due to a significant part of the building is used to park vehicles and the balance of the space is for equipment and living quarters for the Fire Department crew. The total number of Fire Department personnel will be during a shift is nine. It is Staff's opinion the site is designed for adequate parking based on the proposed uses for the site.

**TABLE 3: PARKING ANALYSIS**

Use	Requirement	Required	Provided	Difference
Office	1 space per 250 square feet	110	99	<b>-11</b>
Public safety services	1 space per 250 square feet	97	113	<b>+16</b>
Wholesale and warehousing	1 space per 1,500 square feet	6	34	<b>+28</b>
<b>TOTAL</b>		<b>213</b>	<b>246</b>	<b>+33</b>

The fire station is on the east part of the site and will face Monrovia Street with the fire truck exiting the site onto Monrovia Street and either go east to Quivira Road or south to 87<sup>th</sup> Street Parkway and then go either east, west or south. Fire trucks will return to the site and may enter from any of the three access drives then circulate to the back of the Fire Station and park in the bays facing east.

## STORMWATER

A stormwater management study was provided which indicated that stormwater management will generally meet the City's stormwater requirements. More specifically, new underground detention facilities will replace the existing above ground detention facilities that currently exist on the site.

## FIRE PREVENTION

The Fire Department reviewed the documents based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged.

## LIGHTING

The project will have lighting for parking areas and for the internal drives and will have building mounted light fixtures. The details of the lighting design will be provided with the final plan submittal. Site lighting shall comply with [Section 4-1-C-4-I](#) of the UDC.

## ARCHITECTURE

The building elevations and rendering are provided for the new fire station and administration building. The other two buildings are a future phase, and the timing of development is unknown for these buildings. The fire station is in the north part of the building, and the administration part is in the south. The building footprint includes a hinge element that reinforces the two spaces of the building. The hinge-point is also the location of the main entrance into the building. The front entrance is a highly visible element and is the tallest part of the building. The fire station "engine doors" also face out to Monrovia Street. The engine doors use an arch detail element and glass panels to match the front façade of the building.

The building incorporates a contemporary design with classic exterior materials. The building uses brick, stone, and glass with metal and composite wood trim details. The east façade incorporates a clerestory element to provide natural light throughout the building and to provide space for the taller engine room space in the building. The stone material is applied in a geometric pattern of random rectangular score lines. Fields of brick are used between floor to ceiling windows and fields of stone. The classic building materials may be easily incorporated into the design of either of the future phase buildings.



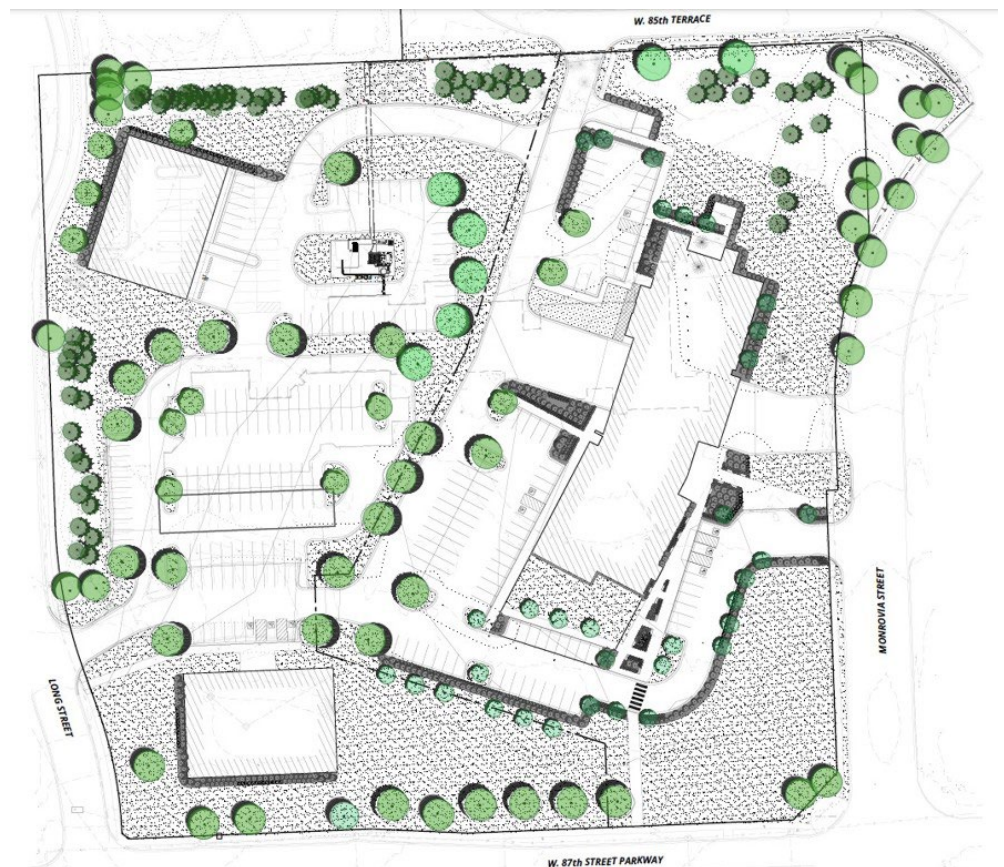
Exhibit 3: Fire Station 6 rendering.



**Exhibit 4: Fire Station 6 rendering.**

## LANDSCAPING

The landscape plan shows the proposed landscaping for the perimeter of the site and throughout the parking areas. The site shows the required number of landscape materials. The northwest property line will require a Land Use Intensity (LUI) buffer to be provided. The landscape plan shows the LUI buffer is provided with the required number of trees, evergreens, and shrubs and by preserving several existing trees. The existing site has several mature trees. The applicant intends to preserve several of the trees along all sides of the site. A tree preservation plan is provided with the plans. The tree preservation plan will need to show the tree protection technique with any building permits for the project. The preliminary landscape plan complies with [Section 4-1-D-2](#) of the UDC.



**Exhibit 5: Landscape plan.**

## SIGNS

The building is proposed to have signs to identify the site as Fire Station 6. The signs will be installed on the east façade facing Monrovia Street. Per [Section 4-1-E-9](#) of the UDC, the project will require a sign scheme to be developed for all new types and placement of signs on the building and for any proposed monument sign. The sign scheme may be submitted with the final plan for the fire station but must be submitted and approved by the City prior to approval of a sign permit for the project. The plans reflect signs that exceed the maximum size allowed by the sign regulations. The applicant indicated they intend to request a deviation for the signs with the submittal of the final plan and sign scheme.

## DEVIATIONS

The applicant is not requesting any deviations from the UDC.

## REVIEW PROCESS

- This project requires a recommendation from the Planning Commission and approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on June 16, 2026.
- A preliminary and final plat must be approved by the Planning Commission.
- Final plan(s) must be approved by the Planning Commission.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements, such as permits and development fees.

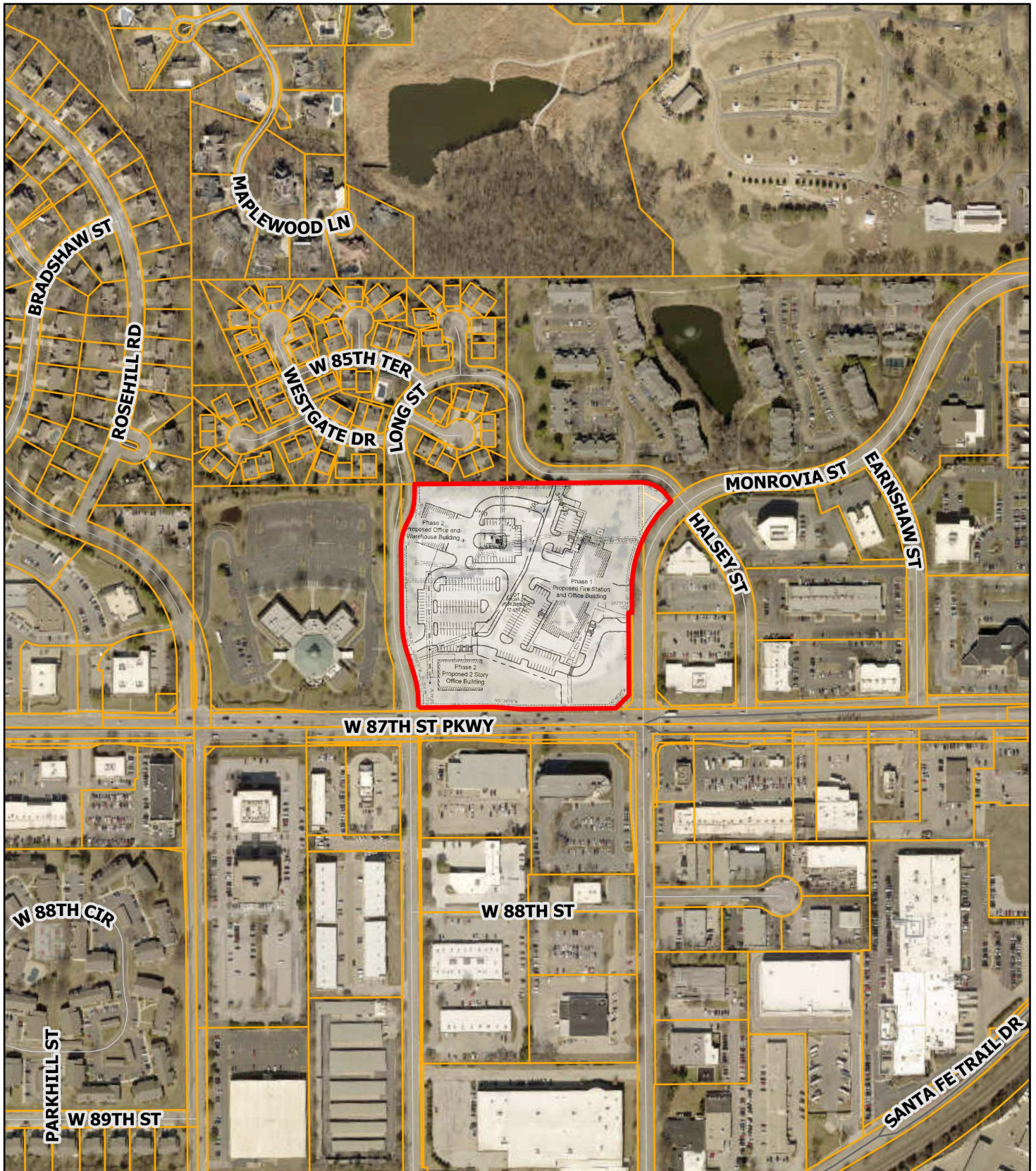
## RECOMMENDATION FROM PROFESSIONAL STAFF

### ★ Staff recommends approval of the proposed Preliminary Plan for Lenexa Fire Station 6.

- The preliminary plan will allow the development of Office and Public safety services uses.
- The
- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Inviting Places and Healthy People*.

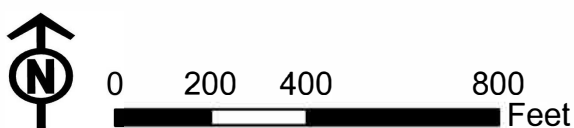
## PRELIMINARY PLAN

Staff recommends **APPROVAL** of the preliminary plan for PL26-05P – **Lenexa Fire Station 6** located at 12300 87<sup>th</sup> Street Prairie Star Parkway, for Office and Public safety services uses.



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

# Lenexa Fire Station 6



RENDERING FOR CONCEPTUAL REFERENCE ONLY. IMAGE MAY NOT REFLECT LATEST DESIGN. REFERENCE IS FOR INFORMATION AND SCHEDULES ONLY. FINISHES



**DRAWING INDEX**

**GENERAL**

G0.00 COVER SHEET

**CIVIL**

C01 TITLE SHEET  
 C02 EXISTING CONDITIONS  
 C03 UTILITY PLAN  
 C04 STANDARD DETAILS  
 C05 STANDARD DETAILS  
 C06 STANDARD DETAILS  
 C07 STANDARD DETAILS  
 C08 STANDARD DETAILS  
 C09 STANDARD DETAILS

**LANDSCAPE**

L1.00 LANDSCAPE PLAN  
 L2.00 LANDSCAPE DETAILS  
 L3.00 TREE PRESERVATION PLAN

**ARCHITECTURAL**

A0.20 ARCHITECTURAL SITE PLAN & DETAILS  
 A1.10 OVERALL FLOOR PLAN PDP  
 A2.00 EXTERIOR ANCHS  
 A2.10 EXTERIOR ELEVATIONS  
 A2.11 RENDERINGS

**PROJECT TEAM**

<b>ARCHITECT</b> FINKLE + WILLIAMS ARCHITECTURE 8782 Aurora Blvd., Suite 100 Lenexa, Kansas 66219 PH: 913.498.1550	<b>CONTRACTOR</b> NEWBORN NOVAC CONSTRUCTION PARTNERS 15345 W 87th St. Pkwy Lenexa, KS 66214 PH: 913.312.9535
<b>FIRE STATION DESIGN CONSULTANT</b> TCA ARCHITECTURE 6211 Roosevelt Way NE Seattle, WA 98115 PH: 206.522.3830	<b>MECHANICAL</b> HENDERSON ENGINEERS 8345 Lenexa Drive, Suite 300 Lenexa, KS 66214 PH: 913.742.5891
<b>CIVIL</b> RENAISSANCE INFRASTRUCTURE CONSULTING 8863 Pennock Lane Lenexa, KS 66210 PH: 913.317.9500	<b>PLUMBING</b> HENDERSON ENGINEERS 8345 Lenexa Drive, Suite 300 Lenexa, KS 66214 PH: 913.742.5891
<b>LANDSCAPE</b> LANDWORKS STUDIO 102 S. Chewy St Olathe, KS 66061 PH: 913.765.0707	<b>ELECTRICAL</b> HENDERSON ENGINEERS 8345 Lenexa Drive, Suite 300 Lenexa, KS 66214 PH: 913.742.5891
<b>STRUCTURAL</b> BEE Structural Engineers 11201 W. 78th St. Lenexa, KS 66214 PH: 913.492.7400	<b>FIRE PROTECTION</b> HENDERSON ENGINEERS 8345 Lenexa Drive, Suite 300 Lenexa, KS 66214 PH: 913.742.5891



**FINKLE + WILLIAMS ARCHITECTURE**

**LENEXA FIRE STATION 6**

PROJECT ADDRESS  
12350 W. 87TH ST. PKWY.  
LENEXA, KS 66215

PROJECT NUMBER  
24047

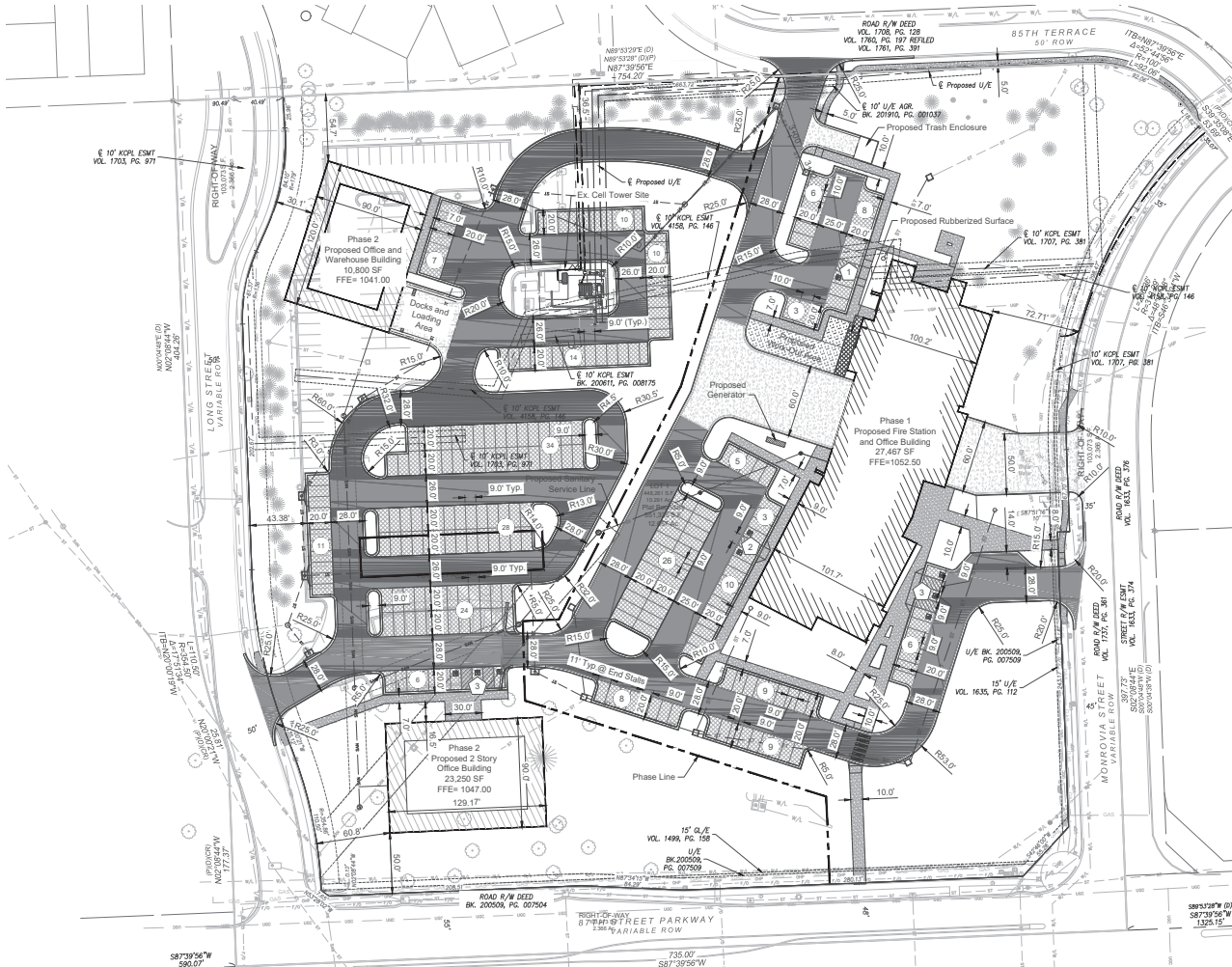
RELEASE DATE  
04.27.26

ISSUED FOR  
PDP SUBMITTAL

CURRENT REVISION  
05.18.2026 PDP RESUBMITTAL







Parking Calculations				
Use	Ratio	Square Footage	Required	Provided
Fire Admin/T Office	1 Per 250	27,467	110	159
Office Bldg. (2-Story)	1 Per 250	23,250	93	106
Office Bldg.	1 Per 250	1,080	4	7
Warehouse	1 Per 1,500	9,720	6	34
<b>Total</b>			<b>113</b>	<b>246</b>

Total Site Area: 448202.1 SqFt / 10.289 Acres

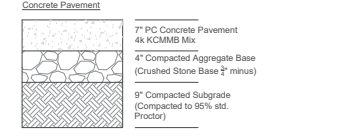
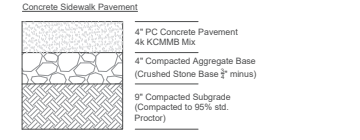
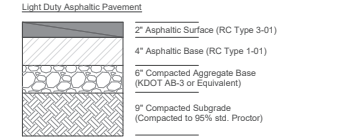
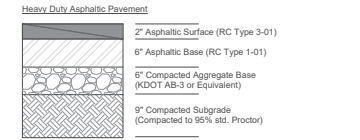
Existing					
Surface Type	Area (SqFt)	%Area	Total (SqFt)	%Total	
Pavement	12003.0	26.7%			
Sidewalk	24101.8	54.4%			
Impervious Building/Structure	57968.6	12.9%	224775.9	50.0%	
Other	6762.3	1.4%			
Grass & Gutter	10223.6	2.3%			
PerVIOUS Grass	224026.1	50.0%	224026.1	50.0%	

Proposed					
Surface Type	Area (SqFt)	%Area	Total (SqFt)	%Total	
Pavement	115378.0	26.7%			
Sidewalk	16592.2	3.2%			
Impervious Building/Structure	28533.7	6.4%	174931.1	39.0%	
Other	6966.8	1.6%			
Grass & Gutter	9517.3	2.1%			
PerVIOUS Grass	272271.0	61.0%	272271.0	61.0%	
Clear Space	403155.2		9,255 Acres	90%	

Future					
Surface Type	Area (SqFt)	%Area	Total (SqFt)	%Total	
Pavement	136742.0	31.0%			
Sidewalk	15068.6	3.5%			
Impervious Building/Structure	59548.8	12.4%	229198.4	51.1%	
Other	6740.8	1.5%			
Grass & Gutter	12262.2	2.7%			
PerVIOUS Grass	219043.7	48.9%	219043.7	48.9%	
Clear Space	372643.3		8.573 Acres	83%	

- Development Notes:
1. Sidewalks shall be concrete.
  2. Pavement markings shall be painted in accordance with the ADA parking space detail.

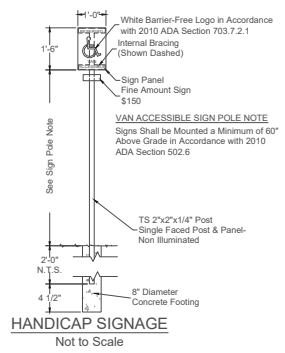
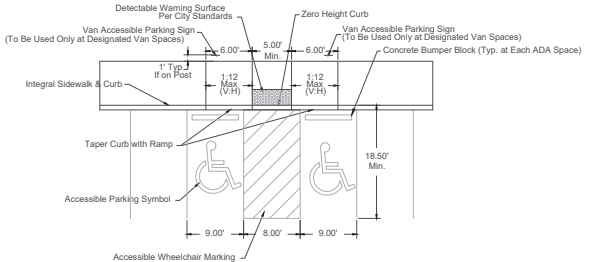
Site Dimension Notes:  
All dimensions shown for the parking lot and curbs are measured from back of curb to back of curb.



Note: Asphaltic pavement to be installed in accordance with APWA section 2205.

**LEGEND**

	Heavy Duty Asphalt Pavement
	Light Duty Asphalt Pavement
	Concrete Sidewalk
	Concrete Pavement
	Standard 2" Curb and Gutter
	Concrete Curb and Gutter
	ADA Parking Stall
	Standard Parking Stall



REVISIONS

No.	Date	Description
1	08/26/08	PER CITY COMMENTS
2	05/27/08	PER CITY COMMENTS

PROJECT TEAM

ARCHITECT	FINKLE-WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	LANDWORKS STUDIO
STRUCTURAL	BSI STRUCTURAL ENGINEERS
PLUMBING	HENDERSON ENGINEERS
MECHANICAL	HENDERSON ENGINEERS
ELECTRICAL	HENDERSON ENGINEERS
FIRE PROTECTION	HENDERSON ENGINEERS
CONTRACTOR	NEHRINK/NOAK CONSTRUCTION PARTNERS



















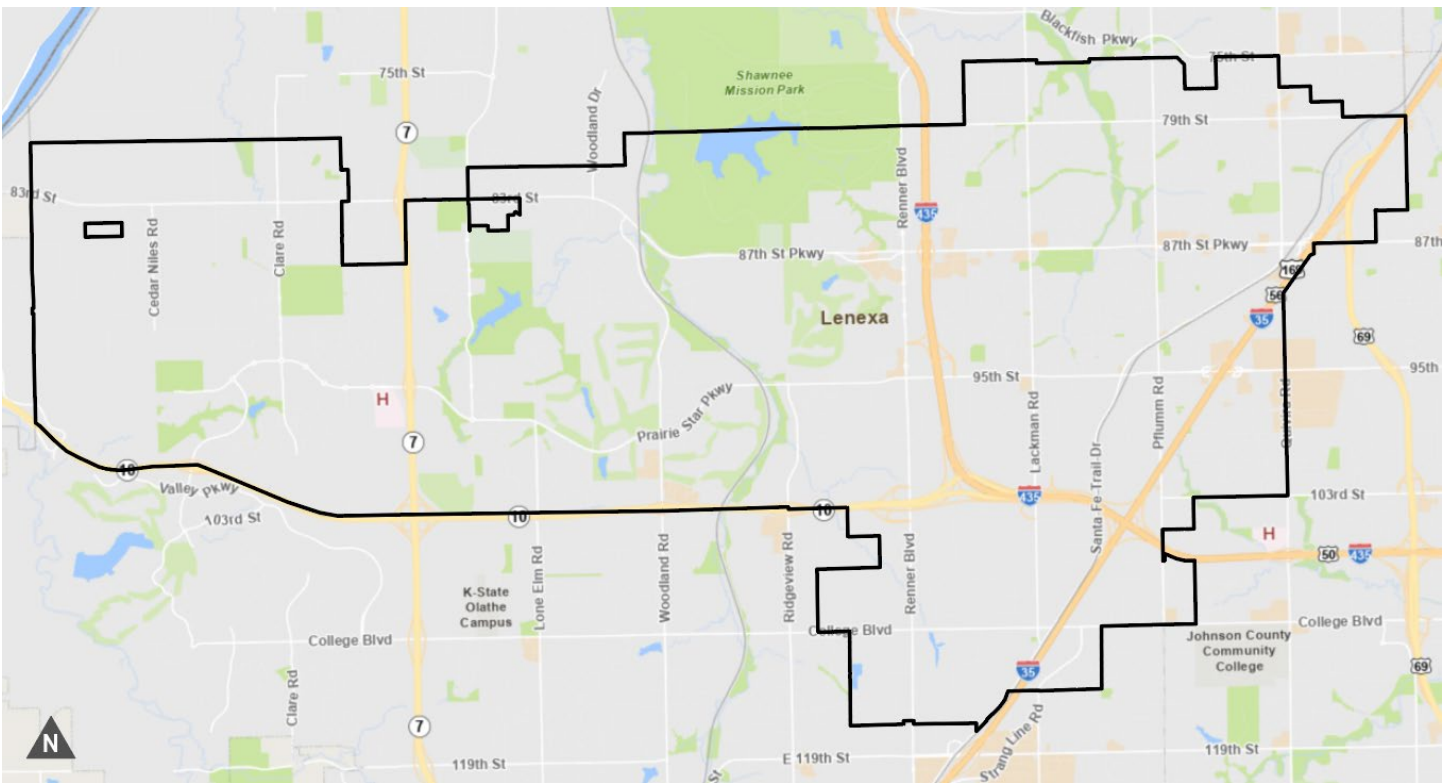






# UNIFIED DEVELOPMENT CODE AMENDMENT: MEDICAL OR DENTAL CLINIC & PERSONAL SERVICES

<b>Project #:</b>	UDC26-02	<b>Location:</b>	City-wide
<b>Applicant:</b>	City of Lenexa, Kansas	<b>Project Type:</b>	Text Amendment
<b>Staff Planner:</b>	Noah Vaughan	<b>Code Sections:</b>	4-1-B-22, 4-1-B-11



## PROJECT SUMMARY

Staff proposes an amendment to the Unified Development Code (UDC) to modify the regulations for Medical or dental clinic and Personal services uses within the Planned Neighborhood Office (NP-O) and Planned General Office (CP-O) Zoning Districts. Medical or dental clinic and Personal services are currently allowed as special uses in the NP-O Zoning District, subject to approval of a special use permit (SUP). Medical or dental clinics are permitted by right in the CP-O Zoning District, while the Personal services use is a special use in the CP-O Zoning District. The proposed amendment would allow Medical or dental clinics and Personal services as permitted uses in the NP-O and CP-O districts, eliminating the SUP requirement and aligning the use with the intended low-intensity character and activity levels of these zoning districts. This code amendment requires a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL**

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## **BACKGROUND**

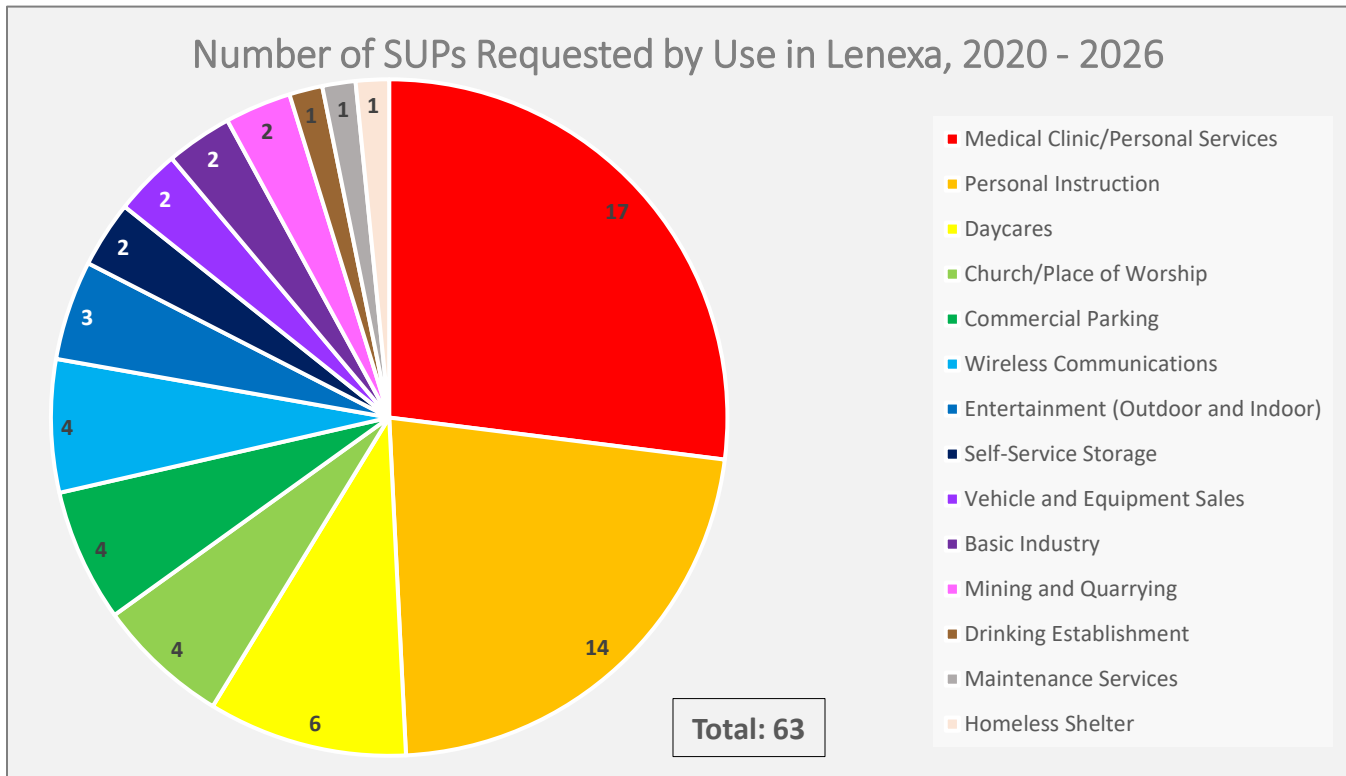
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The Planned Neighborhood Office (NP-O) and Planned General Office (CP-O) Zoning Districts are intended to support primarily low-intensity office uses that support the surrounding community, neighborhood, and business areas. These districts function as transition areas in the community that are designed to buffer residential and non-residential areas intended for the use of small-scale office and commercial businesses that would be consistent with the City's Comprehensive Plan goals related to placemaking, economic vitality, and mixed-use development.

Under the current Unified Development Code, Medical or dental clinics require a special use permit to operate in the NP-O Zoning District, while Personal services require a special use permit to operate in the NP-O and CP-O Zoning Districts. The Medical clinic use is intended for 1-on-1 health practices in which the patient or client is not lodged overnight for treatment and includes services such as chiropractic work, dentists, optometrists, as well as physical therapy and mental health professionals. The Personal services use refers to commercial uses that provide a specific service to clients or customers such as barbershops, nail salons, tailoring, and dry cleaners. It is important to note that some overlap exists between the two uses, as massage therapy can be classified as either a Medical clinic or Personal services use, depending on the operations of the business.

Due to the low-impact nature of Medical or dental clinic and Personal services uses, many businesses are currently located at properties within the NP-O and CP-O Zoning Districts, which required special use permits. The pie chart below provides a visual representation of the 63 special use permits requested between 2020 and 2026. As shown, 27% of SUP applications, or just over a quarter of total SUP requests over that 6-year period, were for Medical clinic or Personal services uses, notably all of which were in the NP-O Zoning District. Within this time period, no SUP request for Medical clinic or Personal services uses have been denied. Additionally, no relevant issues or complaints regarding any of the approved SUPs have been reported within the last six years. Staff identified that the SUP requirement for Medical or dental clinics and Personal services uses in the NP-O and CP-O Zoning Districts creates an additional regulatory step that may not be necessary to achieve the intent that these districts provide to Lenexa.

The pie chart also shows a high number of SUP requests for Personal instruction within the last six years. However, several factors differentiate these SUP requests from those for Medical or dental clinics and Personal services uses. All 17 SUP requests for Medical or dental clinics and personal services were within the NP-O or CP-O Zoning Districts, whereas the 14 SUP requests for Personal instruction were within a wider variety of zoning districts. The wider distribution of requests demonstrates the need for case-by-case review to evaluate whether the use is appropriate for the location. Personal instruction is further divided into two separate classifications: Personal instruction, limited, and Personal instruction, general. These two classifications each have different restrictions, supplementary use requirements, and differences in where they are permitted by right versus where they require a special use permit within a particular zoning district. As a result, SUP requests for Personal instruction vary significantly based on the classification of the general or limited use and nature of the proposed business. Because the potential impacts of Personal instruction uses can differ greatly from one business to another, Staff must review additional factors such as business structure, amount of impact generated, and the zoning district in which the use is proposed to ensure compatibility. As such, Staff does not feel that the high amount of SUPs requested for Personal instruction uses justifies an amendment to the code at this time.



The proposed amendment would allow Medical or dental clinic and Personal services as permitted uses in the NP-O and CP-O Zoning Districts, recognizing that these businesses generate low traffic volumes, have a high demand for small office spaces, and are compatible with the existing uses permitted by right within these districts. This amendment is further supported by the absence of any observed or reported negative impacts associated with existing SUPs for these uses. This approach supports Comprehensive Plan goals that promote vibrant, attractive, and unique commercial areas with high economic vitality as well as fostering a strong local economy that offers a wide range of employment opportunities. All other applicable development, operational, and licensing standards would continue to apply, including the need to pursue deviations if parking or other standards cannot be met.

**EXCERPTS FROM CURRENT CODE**

The following are the relevant excerpts from the UDC.

**UDC Section 4-3-C-3: Definitions of Commercial Uses**

**MEDICAL OR DENTAL CLINIC:** 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, chiropodists, 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.

**PERSONAL SERVICES:** 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, shoe shines, portrait studios, custom tailoring and seamstress, and establishments which provide massage therapy subject to the licensing provisions in this City Code.

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

P = Permitted  
S = Special Use

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

USE	AG	RE	RPE	R-1	RP-1	RP-2	RP-3	RP-4	RP-5	NP-O	CP-O	CP-1	CP-2	CP-3	CP-4	HBD	BP-1	BP-2	BP-S	CC	PMU	SUPP REGS
Medical or Dental Clinic										S	P	P	P	P	P	P	P		S	P	P	
Personal Services										S	S	P	P	P	P	P				P	P	

**UDC Section 4-1-B-11: NP-O, Planned Neighborhood Office District**

- D. Special Uses:
  - 2. Commercial Uses:
    - Medical or Dental Clinic
    - Personal Services

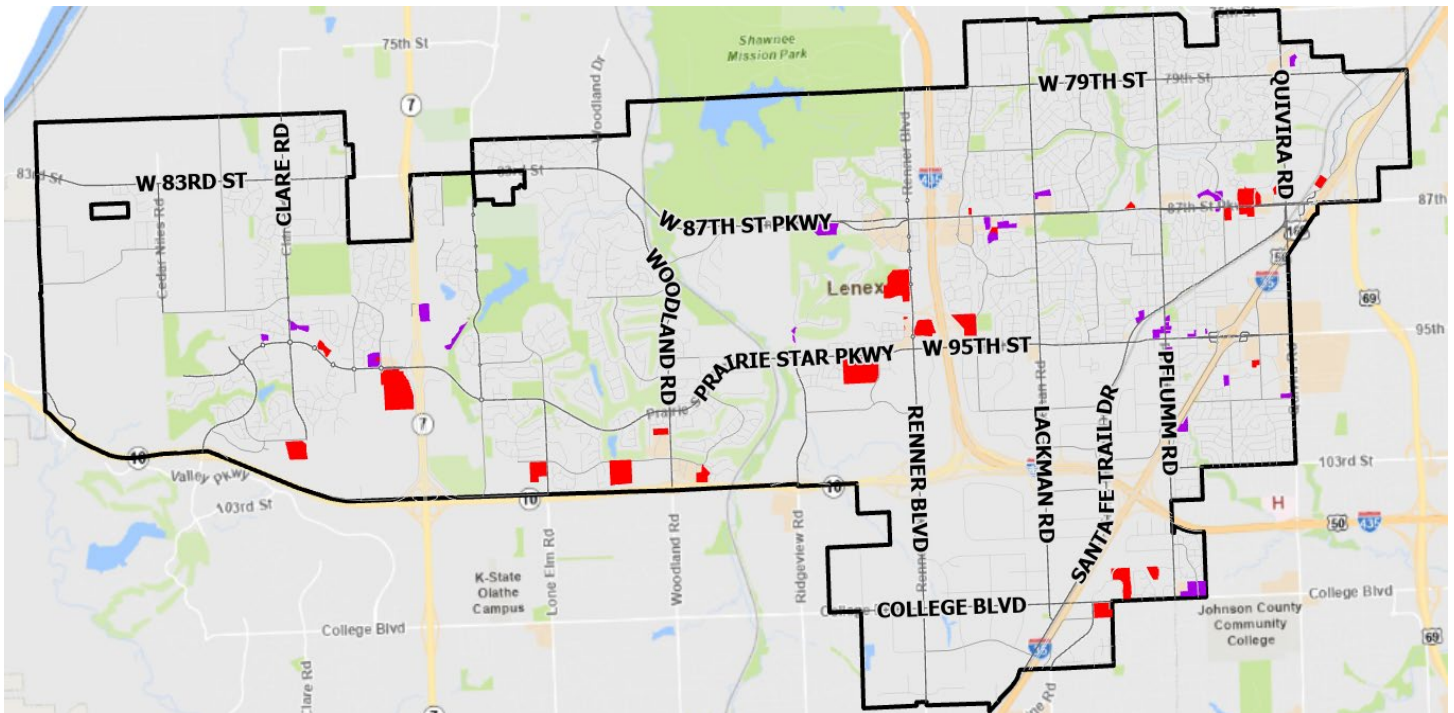
**UDC Section 4-1-B-12: CP-O, Planned General Office District**

- D. Special Uses:
  - 2. Commercial Uses:
    - Personal Services

## CONSIDERATIONS

### AREA IMPACTED

The proposed amendment applies only to properties zoned Planned Neighborhood Office (NP-O) and Planned General Office (CP-O), as illustrated in Exhibit 1. These districts are spread throughout the city but are intentionally planned to accommodate low-intensity office uses that service the surrounding community and nearby office park sites. The amendment would not affect other zoning districts or expand where Medical or dental clinics or Personal services uses may be located within the community.



*Exhibit 1: City-wide view of all properties zoned NP-O (shown in purple) and CP-O (shown in red).*

### CONSISTENCY WITH EXISTING DEVELOPMENT

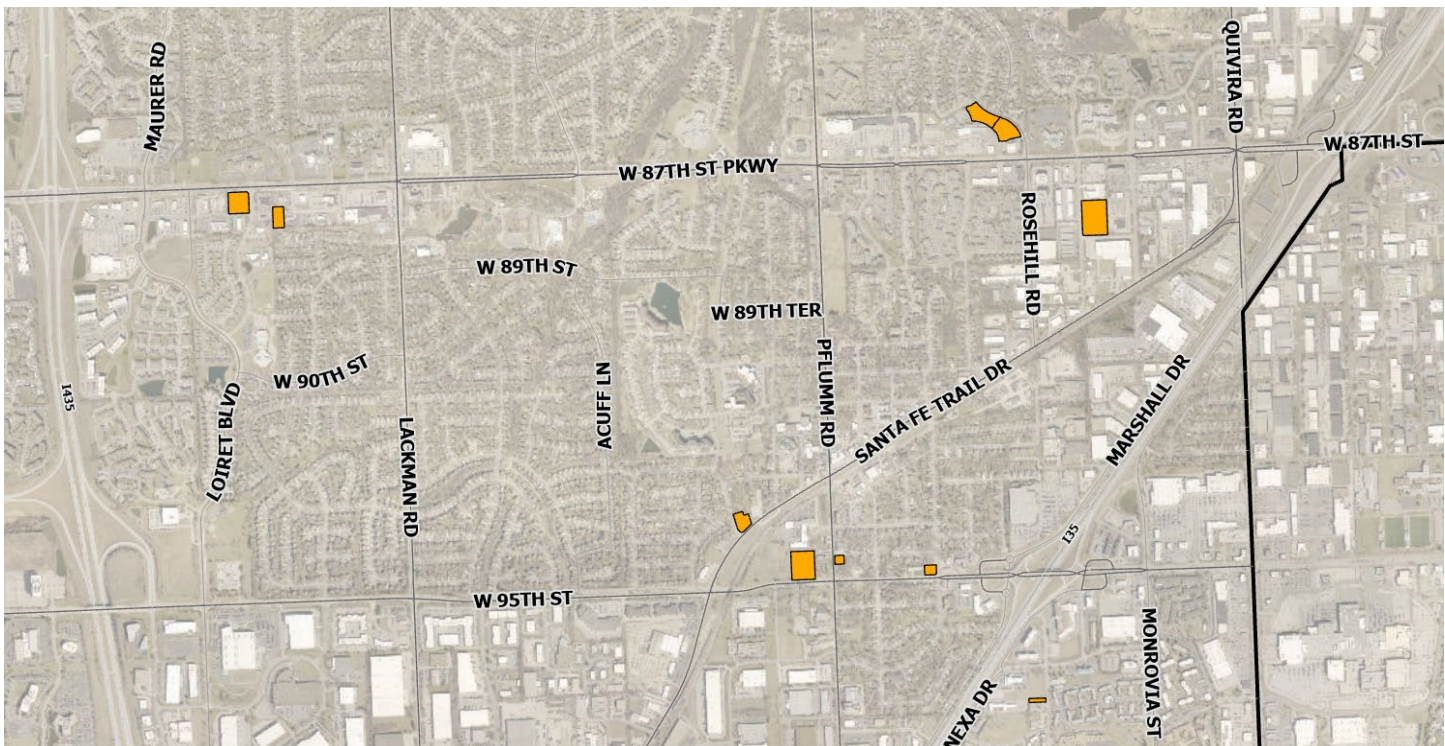
Staff reviewed the existing development patterns within the NP-O and CP-O Districts and does not anticipate adverse impacts associated with allowing Medical or dental clinics and/or Personal services as permitted uses. All existing development standards will remain such as parking, setbacks, signs, etc. The character of these districts already supports low-intensity office uses, and the proposed amendment aligns with the established and planned function of these areas.

### NONCONFORMITIES

The proposed amendment would not create any nonconforming uses, structures, or sites. Existing development within the NP-O and CP-O Zoning Districts would remain compliant with the UDC following adoption of the amendment. There are currently 14 active SUPs for Medical clinics or Personal services within these zoning districts that would be affected by the proposed change.

**TABLE 2: ACTIVE SUPS  
FOR MEDICAL CLINIC OR PERSONAL SERVICES IN NP-O OR CP-O**

SUP #	BUSINESS/SITE	USE	ADDRESS	EXPIRATION
SU17-03	Alterations by Heidi	Personal Services	9431 Pflumm Rd	04/18/2032
SU17-15	Angel's Competition Bikinis	Personal Services	15555 W 87 <sup>th</sup> St Pkwy	12/19/2032
SU22-02	Jenkin's Dentistry	Dental Clinic	8700 Bourgade Ave	04/19/2027
SU23-07	Headache Relief Center	Medical Clinic	8807 Long St	09/19/2028
SU23-08	NeuroEdge Chiropractic LLC	Medical Clinic	13100 W 95 <sup>th</sup> St	09/19/2028
SU23-10	Fine Line Solutions	Personal Services	13100 W 95 <sup>th</sup> St	11/21/2026
SU24-01	Tarry Chiropractic LLC	Medical Clinic	13000 W 87 <sup>th</sup> St Pkwy	03/19/2029
SU24-02	Evolution You	Medical Clinic and Personal Services	13626 W 95 <sup>th</sup> St	03/19/2029
SU24-08	Hikari Massage Therapy	Personal Services	13000 W 87 <sup>th</sup> St Pkwy	09/17/2029
SU25-07	Stay Smiling Orthodontics	Dental Clinic	8706 Bourgade Ave	06/17/2030
SU25-09	SOZO Therapy	Medical Clinic	13000 W 87 <sup>th</sup> St Pkwy	09/16/2030
SU25-10	Raw Health Company	Medical Clinic	12760 W 87 <sup>th</sup> St Pkwy	10/21/2030
SU26-02	Mind, Body, & Soul	Personal Services	9716 Rosehill Rd	03/17/2029
SU26-03	Green Prairie	Medical Clinic	13830 Santa Fe Trail Dr	04/17/2036



**Exhibit 2: City-wide view of all properties currently with an active, renewable Special Use Permit for a Medical clinic or personal services use in either the NP-O or CP-O Zoning District, shown in orange.**

### ADMINISTRATIVE EFFICIENCIES

Under the proposed amendment, existing applicants and property owners with active SUPs for Medical clinics or Personal services would no longer be required to complete the SUP renewal process for these uses. The amendment would also likely reduce the number of future SUP applications for these uses.

Because these requests are typically routine and non-contentious in nature, the proposed amendment would streamline the development review process by reducing associated public hearings before the Planning Commission and future items requiring City Council consideration. This would allow Staff to dedicate additional time and resources toward other development review activities and planning initiatives.

### REGULATORY OVERSIGHT

While the amendment would remove the SUP requirement for Medical or dental clinics and Personal services in the NP-O and CP-O Districts, all other applicable development standards, operational requirements, and licensing regulations would continue to apply. This includes compliance with building, fire, occupancy, and business licensing requirements, which collectively provide ongoing oversight of these uses.

## PROPOSED AMENDMENT

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

P = Permitted  
S = Special Use

TABLE 3: AMENDMENT TO THE USE TABLE																						
USE	AG	RE	RPE	R-1	RP-1	RP-2	RP-3	RP-4	RP-5	NP-O	CP-O	CP-1	CP-2	CP-3	CP-4	HBD	BP-1	BP-2	BP-S	CC	PMU	SUPP REGS
Medical or Dental Clinic										P	P	P	P	P	P	P	P		S	P	P	
Personal Services										P	P	P	P	P	P	P				P	P	

#### UDC Section 4-1-B-11: NP-O, Planned Neighborhood Office District

**B. Permitted Uses:** The following uses shall be permitted in the NP-O District:

**1. Public or Civic Uses:**

- Church or place of worship, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article
- Daycare, limited, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article
- Public park, subject to the supplementary use regulations of Section 4-1-B-23-X of this Article

- 2. Commercial Uses:**  
~~Medical or dental clinic~~  
Office  
Personal instruction, limited, subject to the supplementary use regulations of Section 4-1-B-23-AH of this Article  
~~Personal services~~
- C. Conditional Uses:** (Rep. Ord. 3914, 5/18/1995)
- D. Special Uses:** The following uses shall be permitted in the NP-O District if reviewed and approved by the Governing Body in accordance with the procedures and standards of Article 4-1-G of this Chapter:
- 1. Public or Civic Uses:**  
Cemetery, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article  
Club or lodge  
Cultural services  
Daycare, commercial, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article  
Daycare, general, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article  
Large WECS, subject to the supplementary use regulations of Section 4-1-B-23-AI of this Article  
Nursing home  
Public safety services  
Utility  
Wireless Communications Tower, subject to the supplementary use regulations of Section 4-1-B-23-AE of this Article
- 2. Commercial Uses:**  
Laundry or dry cleaning, limited  
~~Medical or dental clinic~~  
Medical or dental lab  
Personal instruction, general, subject to the supplementary use regulations of Section 4-1-B-23-AC of this Article.  
~~Personal services~~  
Self-service storage, subject to the supplementary use regulations of Section 4-1-B-23-Z of this Article.  
Veterinary hospital, subject to the supplementary use regulations of Section 4-1-B-23-O of this Article.

**UDC Section 4-1-B-12: CP-O, Planned General Office District**

- B. Permitted Uses:** The following uses shall be permitted in the CP-O District:
- 1. Public or Civic Uses:**  
Church or place of worship, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article  
Club or lodge  
Cultural services  
Daycare, limited, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article  
Daycare, general, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article  
Public park, subject to the supplementary use regulations of Section 4-1-B-23-X of this Article

Public safety services

School, elementary and secondary, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article

**2. Commercial Uses:**

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

Medical or dental clinic

Medical or dental lab

Office

Personal instruction, limited, subject to the supplementary use regulations of Section 4-1-B-23-AH of this Article

Personal services

**C. Conditional Uses:** (Rep. Ord. 3914, 5/18/1995)

**D. Special Uses:** The following uses shall be permitted in the CP-O District if reviewed and approved by the Governing Body in accordance with the procedures and standards of Article 4-1-G of this Chapter:

**1. Public or Civic Uses:**

Cemetery, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article

College or university

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

Group home, general

Hospital

Large WECS, subject to the supplementary use regulations of Section 4-1-B-23-AI of this Article

Nursing home

Utility

Wireless Communications Facility, subject to the supplementary use regulations of Section 4-1-B-23-AE of this Article

**2. Commercial Uses:**

Banking Facility - Temporary, subject to the supplementary use regulations of Section 4-1-B-23-AA of this Article

Fitness center

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

Laundry or dry cleaning, limited

Personal instruction, general, subject to the supplementary use regulations of Section 4-1-B-23-AC of this Article

Personal services

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

Veterinary hospital, subject to the supplementary use regulations of Section 4-1-B-23-O of this Article

Vocational school

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## NEXT STEPS

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- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on June 16, 2026.

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## RECOMMENDATION FROM PROFESSIONAL STAFF

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- ★ **Conduct a Public Hearing.**
- ★ **Staff recommends approval of the proposed Text Amendment to Sections 4-1-B-11, 4-1-B-12, and 4-1-B-22 of the UDC.**
  - The project is consistent with Lenexa's goals by providing *Inclusive Community Building* and *Responsible Economic Development* to create *Inviting Places, Healthy People, and a Thriving Economy*.

## TEXT AMENDMENT

Staff recommends **APPROVAL** of the **Text Amendment to Sections 4-1-B-11, 4-1-B-12, and 4-1-B-22 of the Unified Development Code** relating to regulations for **Medical or dental clinics** and **Personal services** as drafted within this Staff Report.

## **CALL TO ORDER**

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Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, May 4, 2026. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

## **ROLL CALL**

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### **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  
Andrew Diekemper, Assistant Fire Chief  
Steven Shrout, Assistant City Attorney  
Dave Dalecky, Planner II  
Jessica Lemanski, Planner II  
James Molloy, Planner II  
Noah Vaughan, Planning Specialist I  
Gloria Lambert, Senior Administrative Assistant

## **APPROVAL OF MINUTES**

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The minutes of the April 6, 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 Harber, seconded by Commissioner Horine, and **APPROVED** by a majority voice vote.

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## CONSENT AGENDA

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1. **Arise Sales Center** — Consideration of a revised final plan for an office use with deferred parking on property located at 8622 Maurer Road within the CP-2, Planned Community Commercial District. PL26-01FR
2. **Hedge Lane Residential** — Consideration of a final plat for a mixed-residential development on property located at 9140 Hedge Lane Terrace within the RP-1, Planned Residential (Low Density) and RP-2, Planned Residential (Intermediate Density) Districts. PT26-14F
3. **8412 Bridle Dale Addition** — Consideration of a deviation from the side yard setback requirement to allow an addition on property located at 8412 Bridle Dale Street within the RP-E, Planned Residential Estate District. DV26-02

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

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## REGULAR AGENDA

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None.

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## CONTINUED APPLICATIONS (NO DISCUSSION)

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4. **Highlands at Clear Creek** — Consideration of a final plat for a single-family residential subdivision on property located near the southeast corner of 86th Terrace and Clare Road within the RP-1, Planned Residential (Low Density) District. PT26-11F *(Continued to the June 1, 2026 Planning Commission Meeting)*
5. **Canyon Ridge** — Consideration of a final plan for the multifamily residential component of a mixed-use development located at the northwest corner of K-10 Highway & Canyon Creek Boulevard with the PUD (Planned Unit Development) District. PL26-03F *(Continued to the June 1, 2026 Planning Commission Meeting)*

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## STAFF REPORT

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6. **National Planning Conference Presentation** — Staff will present highlights from the American Planning Association's National Planning Conference in Detroit, Michigan

Jessica Lemanski, Planner II, and Noah Vaughan, Planning Specialist I, along with Commissioner Jamison, each delivered a presentation summarizing their experiences at the National Planning Conference held in Detroit, Michigan, from April 24 through April 27.

Jessica Lemanski began by discussing *Village of Euclid v. Ambler Realty*, a landmark ruling that upheld zoning as a valid exercise of government power to protect public welfare. She noted that while the decision established the foundation for modern zoning, it also contributed to unintended consequences such as housing shortages and segregation, which have since driven reforms promoting more flexible

and inclusive development practices. Ms. Lemanski also shared insights about the Small Developers of KC organization, which trains local residents to navigate the development process and pursue community-based projects, transforming traditional barriers into a more positive, locally driven cycle of investment and growth. She concluded by emphasizing that effective planning requires curiosity, conflict management, and meaningful face-to-face engagement, and that strong public reactions often reflect deeper concerns such as feeling unheard, uncertainty about impacts, or resistance to change.

Noah Vaughan described his first day at the conference, where he attended workshops focused on community-driven reuse of vacant parkland, intergovernmental collaboration between towns and counties, the rapid expansion of data centers and artificial intelligence, and practical planning tools such as GIS and cost-benefit analysis to support trail funding and development. On his second day, he participated in sessions addressing zoning strategies to support small businesses, the role of mobility hubs in improving access, disaster resource planning, and placemaking strategies in music-driven cities like Detroit. On Mr. Vaughan's third day, he attended sessions on policy and politics, focusing on how planning professionals can respond when political dynamics influence our complicated policy implementation. He also learned about Native housing initiatives across the United States, approaches for interacting with the public through storytelling in planning practice, and strategies for preserving historic places through conservation easements.

Commissioner Jamison attended several sessions and chose to highlight a few. He expounded on leadership and values in public service, community-focused development partnerships, and reframing approaches to affordable housing. He concluded by reflecting on Lenexa's strong leadership and community, stating that he feels fortunate to live in the City of Lenexa. Commissioner Jamison noted that Lenexa's leadership consistently upholds shared values and ensures decisions align with the City's codes and policies, while prioritizing the best interests of the community.

## ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 7:29 p.m. on Monday, May 4, 2026.