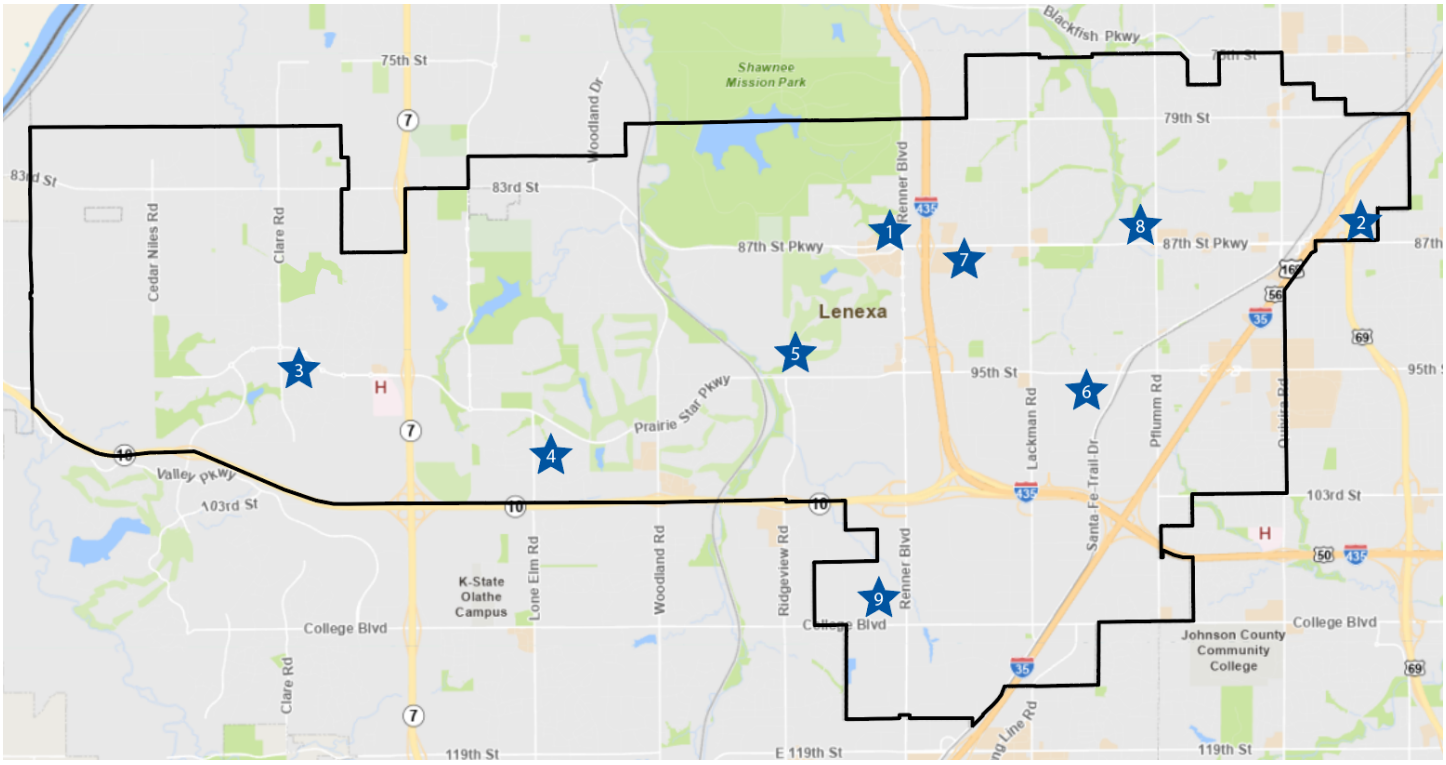
PLANNING COMMISSION AGENDA

NOVEMBER 30, 2026 at 7:00 PM

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

AGENDA MAP



CALL TO ORDER

ROLL CALL

APPROVE MINUTES FROM THE NOVEMBER 2, 2026 MEETING

CONSENT AGENDA

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

1. **AdventHealth Lenexa City Center — Consideration of a revised final plat on property located at the northwest corner of westbound 87th Street Parkway and Renner Boulevard within the CC, Planned City Center District. PT26-10FR**

2. **Mainstreet Credit Union — Consideration of a sign deviation to allow two signs on the south facade of the building on property located at 10910 West 87th Street Parkway within the CP-2, Planned Community Commercial District. DV26-09**

3. **St. James Academy Cultural Arts Center — Consideration of a final plan for an auditorium and classroom addition on property located at 24505 Prairie Star Parkway within the R-1, Single-Family Residential District. PL26-14F**

4. **Midwest Sikh Gurudwara Parking Expansion & Maintenance Building — Consideration of a final plan for a parking lot expansion and an accessory structure on property located at 10050 Marion Street within the R-1, Single-Family Residential District. PL26-15F**

REGULAR AGENDA

5. **Ascent Apartments — Consideration of a rezoning and concept plan for a 206-unit multifamily residential development located at the northeast corner of Prairie Star Parkway & Ridgeview Road.**

   a. **Consideration of rezoning a 0.54-acre portion of the property from the NP-O, Planned Neighborhood Office District to the RP-4, Residential Planned (High-Density) District. RZ26-07 (Public Hearing)**

   b. **Consideration of a concept plan for a 206-unit multifamily residential development within the RP-4, Residential Planned (High-Density) District. PL26-06CP**

6. **Habitat for Humanity Warehouse & Workforce Development Center — Consideration of a preliminary plan for a warehouse and training facility on property located at 9605 Dice Lane within the BP-2, Planned Manufacturing District. PL26-11P**

7. **Club Car Wash Lenexa — Consideration of a preliminary plan for a car wash use on property located at 15745 West 87th Street Parkway within the CP-2, Planned Community Commercial District. PL26-12P**

8. **Christian Brothers Automotive — Consideration of a preliminary plan for an auto service, limited use on property located at 8610 Pflumm Road within the CP-2, Planned Community Commercial District. PL26-14P**

9. **Lenexa Logistics Centre North, Phase 2 – Consideration of a revised preliminary plan/plat to adjust lot and tract boundaries in Phase 2 and develop an industrial building on proposed Lot 14 on property located west of Renner Boulevard near 108th Street in the BP-2, Planned Manufacturing District. PL26-08PR**

10. **Capital Improvement Program — Consideration of the recommended 2027-2031 Capital Improvement Program (CIP) for conformance with the Comprehensive Plan.**

11. **Consideration of amendments to the Planning Commission & Board of Zoning Appeals Bylaws.**

CONTINUED APPLICATIONS *(NO DISCUSSION)*

12. **Life.Church Lenexa — Consideration of a sign deviation to allow a freeway sign in addition to the existing facade sign on the south facade of the building on property located at 21001 West 101st Street within the R-1, Single-Family Residential District. DV26-08 (Continued to the January 4, 2027 Planning Commission Meeting)**

13. **Pillars Health Club — Consideration of a special use permit to allow a Fitness Center use on property located at 14400 College Boulevard within the BP-1, Planned Business Park District. SU26-10 (Continued to the January 4, 2027 Planning Commission Meeting)**

14. **Prairie Star Pointe — Consideration of a rezoning and preliminary plan for a mixed-use commercial development on property located south of Prairie Star Parkway between Gleason Road and Dunraven Street. (Continued to the January 4, 2027 Planning Commission Meeting)**

    a. **Consideration of a rezoning from AG, Agricultural District to CP-1, Planned Neighborhood Commercial and CP-2, Planned Community Commercial Districts. RZ26-08**

    b. **Consideration of a preliminary plan for a mixed-use commercial development with retail, restaurant, and office uses within the CP-1, Planned Neighborhood Commercial and CP-2, Planned Community Commercial Districts. PL26-13P**

STAFF REPORTS

ADJOURN

APPENDIX

15. **November 2, 2026 PC Draft Minutes**

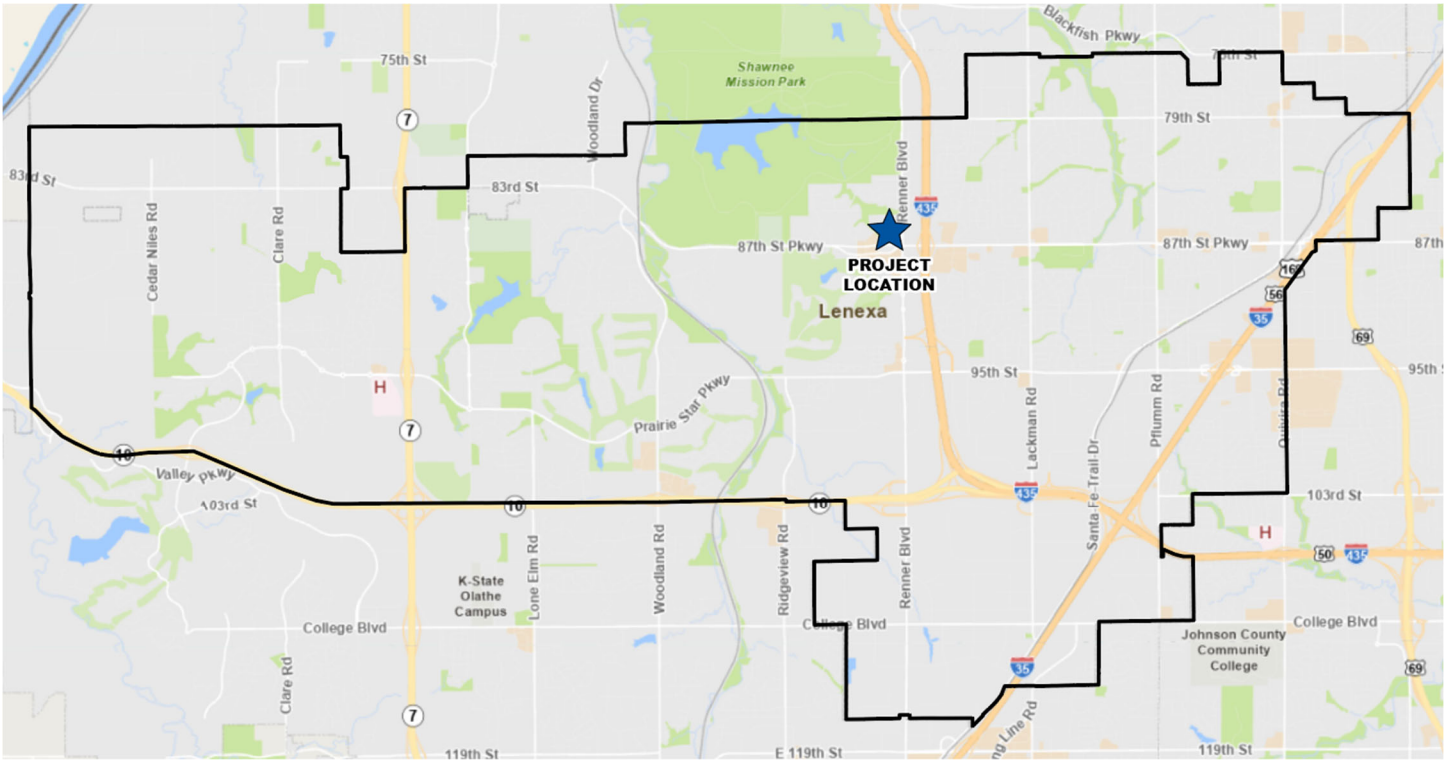
If you have any questions about this agenda, please contact planning@lenexa.com.

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.

ADVENTHEALTH LENEXA CITY CENTER, FOURTH PLAT

Project #:	PT26-10FR	**Location:**	Northwest corner of westbound 87th Street Parkway and Renner Boulevard
Applicant:	Mick Slutter, Renaissance Infrastructure Consultants	**Project Type:**	Revised Final Plat
Staff Planner:	Dave Dalecky	**Proposed Use:**	Mixed-Use



PROJECT SUMMARY

The applicant requests approval of a revised final plat for Advent Life and Health campus, a mixed-use development at the northwest corner of westbound 87th Street Parkway and Renner Boulevard. The site is zoned CC, Planned City Center District, and contains office, restaurant, and retail uses. The revisions to the final plat are specifically to adjust a property line to accommodate a utility structure. This plat contains two lots on 3.39 acres within the southeast quadrant of the development. No new easements are dedicated with this final plat. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The site is part of the Advent Health and Life Campus in City Center. The subject property is a mixed-use development with office, retail, and restaurant uses and a parking structure. The plat contains two lots on 3.39 acres. The applicant requests a revised final plat to adjust the common property line between the lots.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Name	Date Approved
RZ05-11 & PL05-18CP	Rezoning & Concept Plan	City Center North Village	August 16, 2005
PL06-20P	Preliminary Plan	City Center North Village	August 15, 2006
SU08-13 & PL08-17P	Special Use Permit & Preliminary Plan	Lenexa North Village Hospital	August 19, 2008
SU16-03 & PL16-02PR	Special Use Permit	Lenexa City Center North Village, Hospital with Mixed-Use	January 19, 2016
SU19-11 & PL19-06P	Special Use Permit & Preliminary Plan	Advent Health and Life Campus	June 18, 2019
PL21-04PR	Revised Preliminary Plan	Advent Health and Life Campus	November 16, 2021
PL24-03F	Final Plan	Advent Health MOB 2 & Parking Garage	January 9, 2023
PL24-04F	Final Plan	Building 2C	April 16, 2024
PT24-12F	Final Plat	AdventHealth Lenexa City Center, Second Plat	October 15, 2024
PL25-02FR	Revised Final Plan	Building 2C	March 18, 2025
PL25-05FR	Revised Final Plan	Advent Surface Parking	May 5, 2025
PT25-04F	Final Plat	AdventHealth Lenexa City Center, Third Plat	May 5, 2025

LAND AREA (AC)	LOTS	CURRENT ZONING	COMP. PLAN
3.39	2	CC	City Center

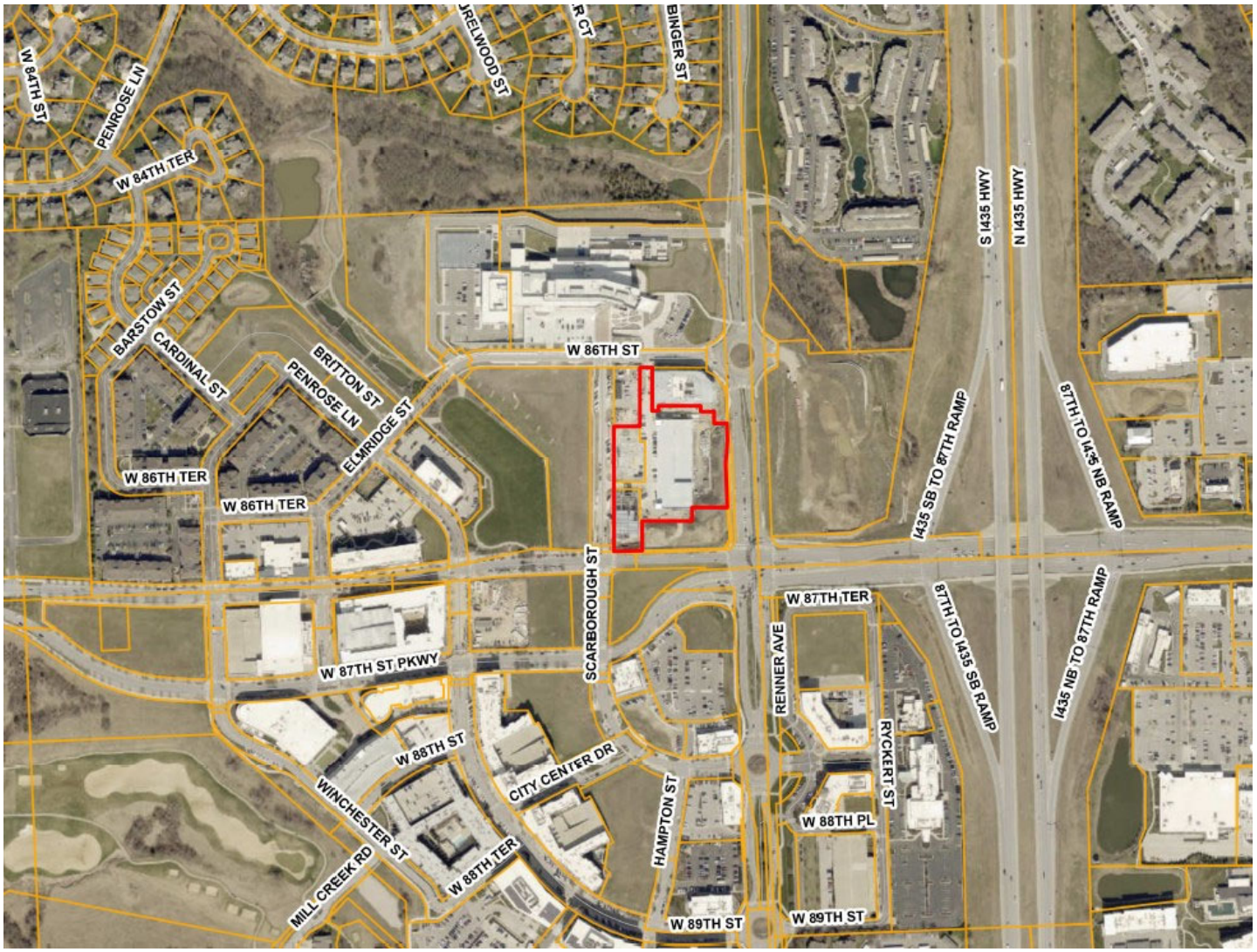


Exhibit 1: Aerial image.

LAND USE REVIEW

Advent Health and Life Campus is a mixed-use development in City Center. The site is at the northwest corner of westbound 87th Street Parkway and Renner Boulevard. The site contains two lots on 3.39 acres. Adjacent lots to the south are also platted and buildings are being constructed. The commercial plat is in compliance with the subdivision regulations in Section 4-2 of the Unified Development Code. The Comprehensive Plan's Future Land Use Map classifies the site as City Center and the proposed use aligns with this classification.

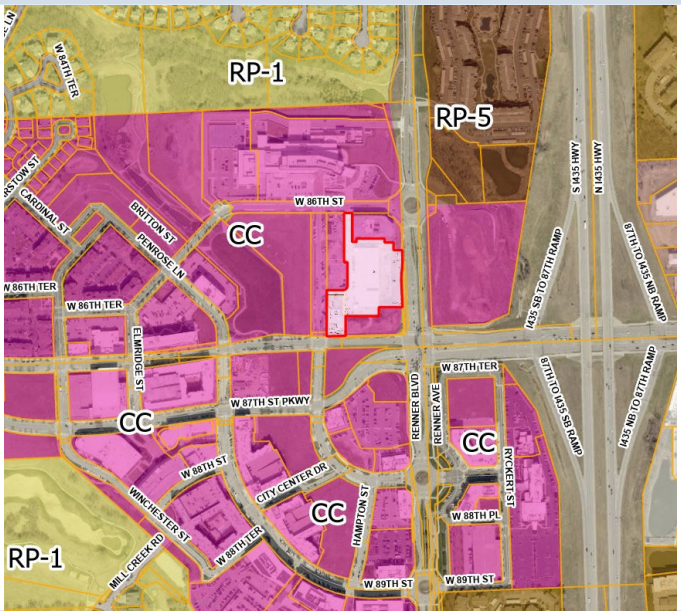
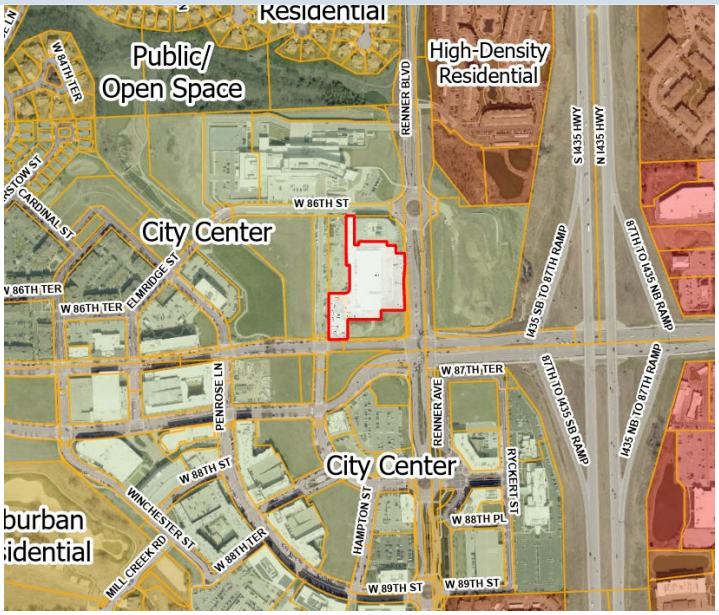
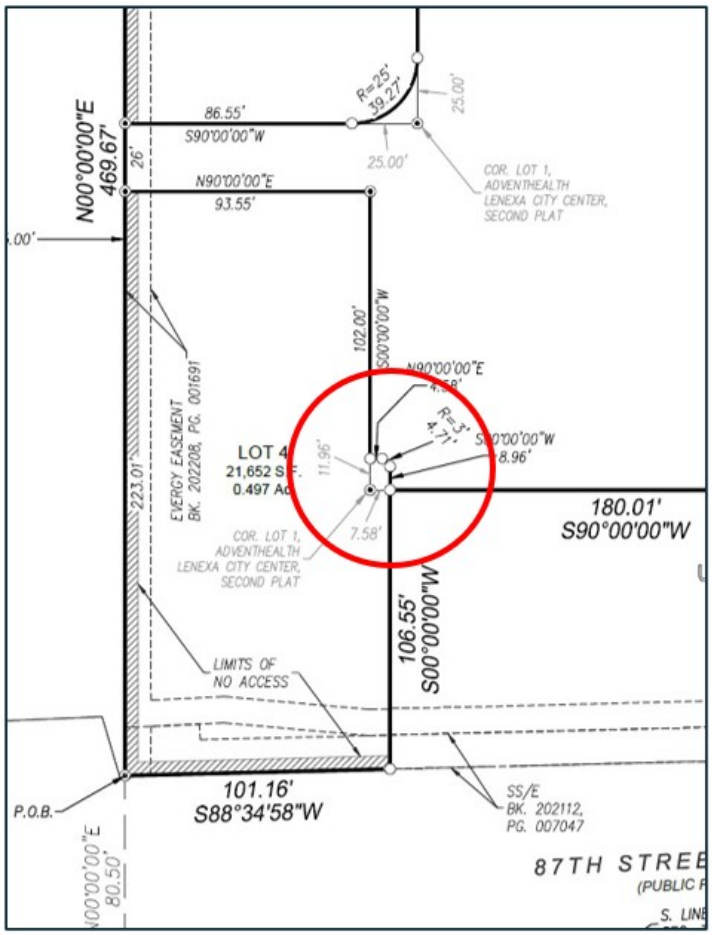
Zoning Map	Future Land Use Map
	

TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

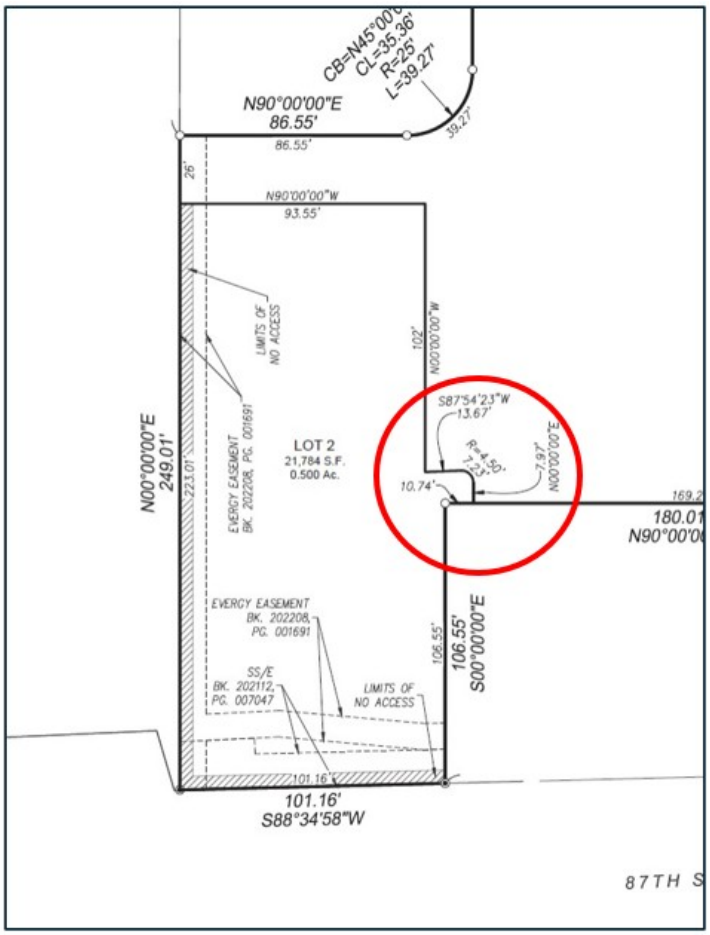
Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	City Center	CC, Planned City Center District	Office, Retail, and Restaurant
North	City Center	CC, Planned City Center District	Hospital, Medical clinic
South	City Center	CC, Planned City Center District	Undeveloped land
East	City Center	CC, Planned City Center District	Undeveloped land
West	City Center	CC, Planned City Center District	Undeveloped land

REVISED FINAL PLAT REVIEW

The revised final plat is for two lots within the Advent Health and Life Campus. This is a replat of part of AdventHealth Lenexa, Third Plat. The revised final plat adjusts the common property line between the lots. The change to the common lot line is shown in Exhibit 2.



AdventHealth Lenexa City Center, Third Plat



AdventHealth Lenexa City Center, Fourth Plat

Exhibit 2: Comparison of change to common lot line.

The change to the internal common lot line is to provide space for a utility structure to be wholly within the Lot 2 property boundary. No other changes to the plat are proposed. All easements dedicated with AdventHealth Lenexa City Center, Third Plat remain as previously dedicated and accepted. Limits of no access remain along Renner Bouelvard, 87th Street Parkway, and Scarborough Street. Lot 1 includes a cross-access easement for garage use for the surrounding lots. No additional dedications or restrictions are proposed.

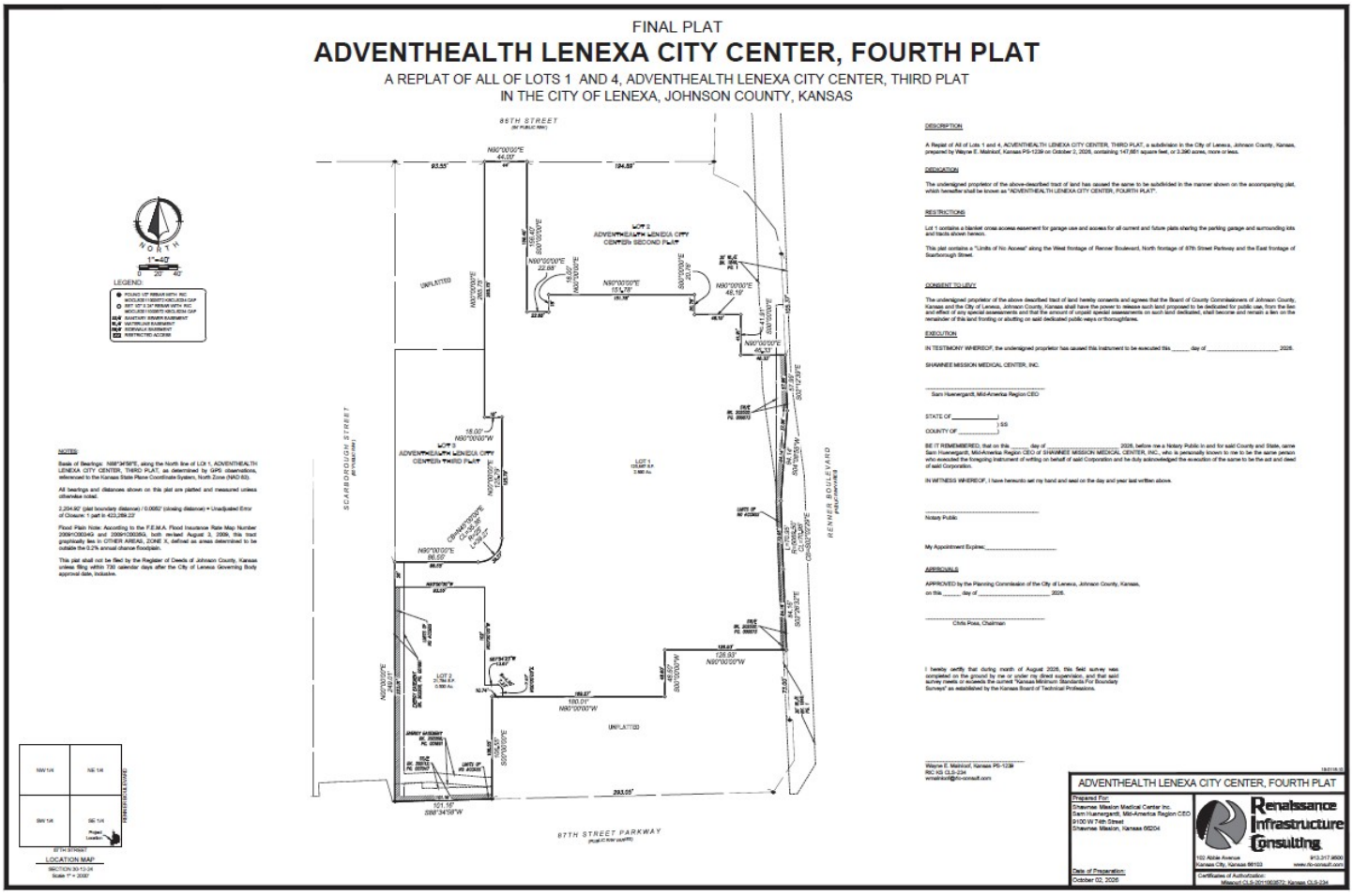


Exhibit 3: AdventHealth Lenexa City Center, Fourth Plat.

DIMENSIONAL STANDARDS

The CC Zoning District intends for the project to be designed with coordination among the lots, buildings, and open spaces. The plat complies with the requirements for a mixed-use subdivision.

PUBLIC IMPROVEMENTS

The peripheral public streets, 86th Street on the north, 87th Street Parkway to the south, Scarborough Street to the west, and Renner Boulevard on the east, are constructed and new turn lanes and drive access locations are all constructed for access to the site. All internal drives and sidewalks are private. The construction and maintenance of the private drives and sidewalks are the responsibility of the developer.

ACCESS, TRAFFIC, AND PARKING

The access and circulation of the project had been established with previous and ongoing development of the different buildings in the Advent Health and Life Campus. Internal drives and parking areas have been constructed for the buildings. The internal drives provide cross-access to each lot. Parking is shared among all retail lots in the development.

STORMWATER

Stormwater management is consistent with the approved plan for the overall project. It consists of both existing infrastructure previously built, along with a new infiltration basin beneath the parking lot.

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 a building permit submittal.

DEVIATIONS

The applicant is not requesting any deviations from the UDC.

REVIEW PROCESS

- This project requires approval from the Planning Commission.
- The final plat must be recorded with Johnson County.
- The applicant should inquire about additional City requirements, such as permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the revised final plat for AdventHealth Lenexa City Center, Fourth Plat.**

- The plat contains two lots on 3.39 acres.
- The revised final plat will accommodate a utility structure to be placed wholly on one lot.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create ***Inviting Places***.

REVISED FINAL PLAT

Staff recommends **APPROVAL** of the revised final plat for PT26-10FR – **AdventHealth Lenexa City Center, Fourth Plat** located at the northwest corner of westbound 87th Street Parkway and Renner Boulevard for a mixed-use subdivision.



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

AdventHealth Lenexa City Center, Fourth Plat

N

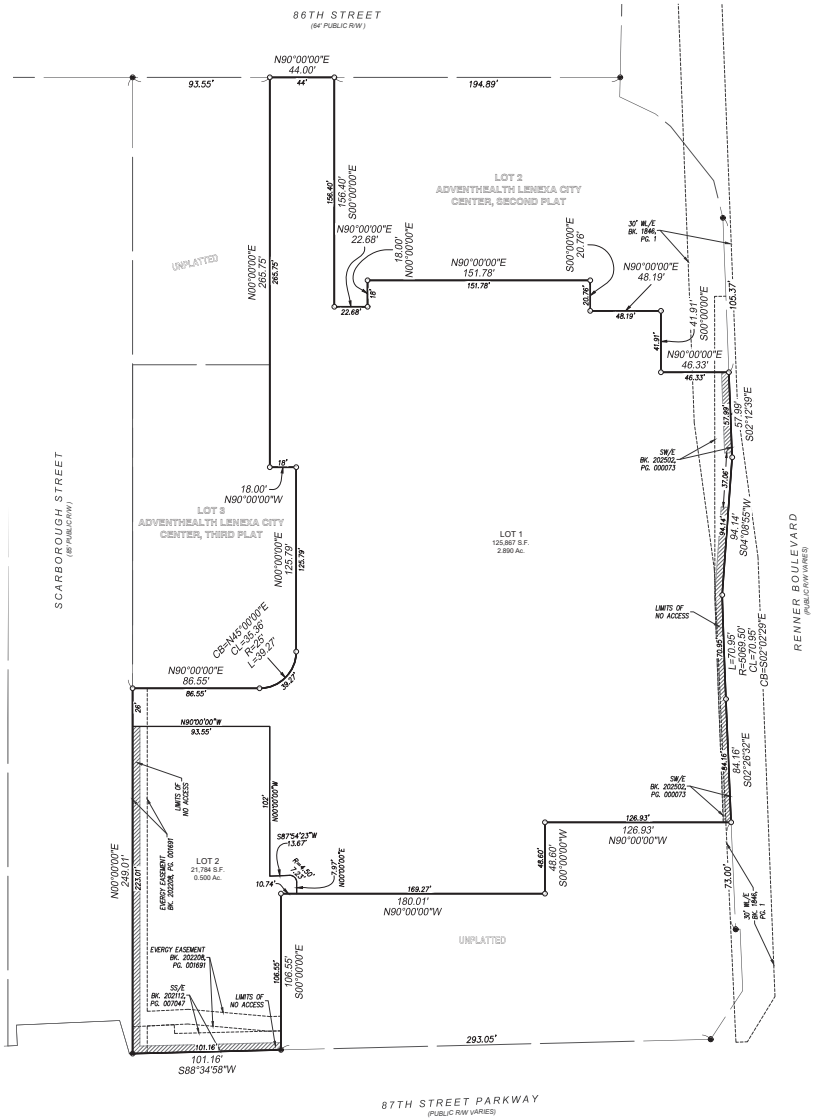
0 150 300 600 Feet

Lenexa KANSAS

FINAL PLAT

ADVENTHEALTH LENEXA CITY CENTER, FOURTH PLAT

A REPLAT OF ALL OF LOTS 1 AND 4, ADVENTHEALTH LENEXA CITY CENTER, THIRD PLAT
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS





LEGEND:

- FOUND 1/2" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- SS/E SANITARY SEWER EASEMENT
- W/E WATERLINE EASEMENT
- SW/E SIDEWALK EASEMENT
- RESTRICTED ACCESS

NOTES:

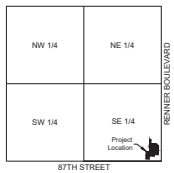
Basis of Bearings: N88°34'58"E, along the North line of LOt 1, ADVENTHEALTH LENEXA CITY CENTER, THIRD PLAT, as determined by GPS observations, referenced to the Kansas State Plane Coordinate System, North Zone (NAD 83).

All bearings and distances shown on this plat are platted and measured unless otherwise noted.

2,204.92' (plat boundary distance) / 0.0052' (closing distance) = Unadjusted Error of Closure: 1 part in 423,269.23'

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0034G and 20091C0035G, both revised August 3, 2009, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

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



LOCATION MAP
SECTION 30-12-24
Scale 1" = 2000'

DESCRIPTION

A Replat of All of Lots 1 and 4, ACVENTHEALTH LENEXA CITY CENTER, THIRD PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas, prepared by Wayne E. Malnicof, Kansas PS-1239 on October 2, 2026, containing 147,651 square feet, or 3.390 acres, more or less.

DEDICATION

The undersigned proprietor of the above-described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which hereafter shall be known as "ADVENTHEALTH LENEXA CITY CENTER, FOURTH PLAT".

RESTRICTIONS

Lot 1 contains a blanket cross access easement for garage use and access for all current and future plats sharing the parking garage and surrounding lots and tracts shown hereon.

This plat contains a "Limits of No Access" along the West frontage of Renner Boulevard, North frontage of 87th Street Parkway and the East frontage of Scarborough Street.

CONSENT TO LEVY

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

EXECUTION

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

SHAWNEE MISSION MEDICAL CENTER, INC.

_____
Sam Huenergardt, Mid-America Region CEO

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____ 2026, before me a Notary Public in and for said County and State, came Sam Huenergardt, Mid-America Region CEO of SHAWNEE MISSION MEDICAL CENTER, INC., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation and he duly acknowledged the execution of the same to be the act and deed of said Corporation.

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

_____
Notary Public

My Appointment Expires:_____

APPROVALS

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

_____
Chris Poss, Chairman

I hereby certify that during month of August 2026, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Surveys" as established by the Kansas Board of Technical Professions.

_____
Wayne E. Malnicof, Kansas PS-1239
RIC KS CLS-234
wmalnicof@ric-consult.com

19-0116-10

ADVENTHEALTH LENEXA CITY CENTER, FOURTH PLAT

Prepared For:
Shawnee Mission Medical Center Inc.
Sam Huenergardt, Mid-America Region CEO
9100 W 74th Street
Shawnee Mission, Kansas 66204

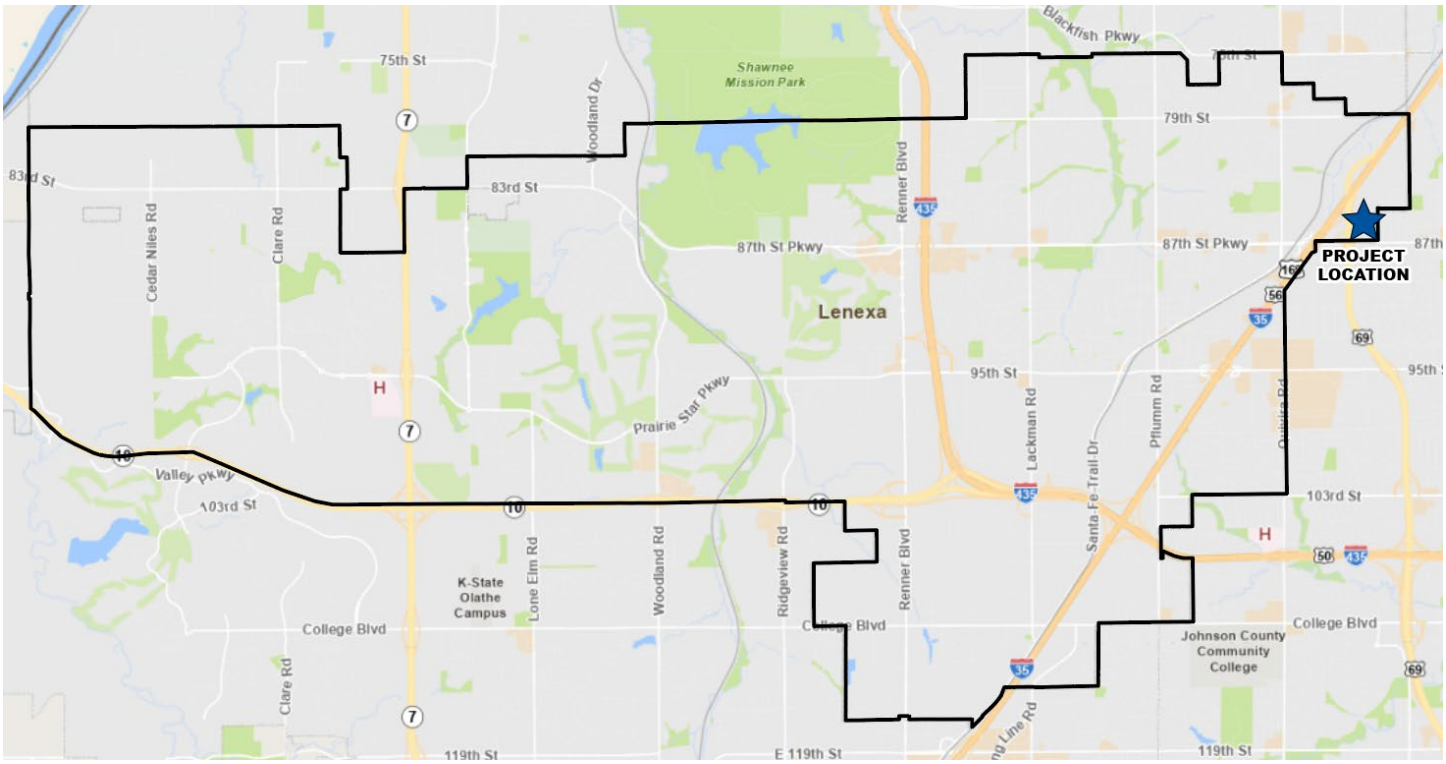
Date of Preparation:
October 02, 2026

Renaissance Infrastructure Consulting
102 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ric-consult.com

Certificates of Authorization:
Missouri CLS-2011003572; Kansas CLS-234

MAINSTREET CREDIT UNION HEADQUARTERS SIGN DEVIATION

Project #:	DV26-09	**Location:**	10910 87th Street Parkway
Applicant:	Adam Springer, Schurle Signs	**Project Type:**	Sign Deviation
Staff Planner:	Dave Dalecky	**Proposed Use:**	Banking Services & Office



PROJECT SUMMARY

The applicant requests a sign deviation to install an additional facade sign at 10910 87th Street Parkway. The deviation request is in relation to the façade sign requirement, as one façade sign is permitted on any single building façade per Section 4-1-E-11-C-1 of Lenexa's Unified Development Code (UDC). The applicant proposes two signs on the south facing façade. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The site, 10910 87th Street Parkway, is an office building originally constructed in 1995. Mainstreet Credit Union purchased the property and occupies the building with a banking center and associated office space. Sign permit applications (S26-0098 & S26-0107) were submitted on August 21st and September 7th for façade signs. A sign permit has been issued for the "primary" sign, which has been installed on the west part of the south façade. A "secondary" sign is proposed on the east part of the same façade.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
7.67	60,714	CP-2	Community Commercial

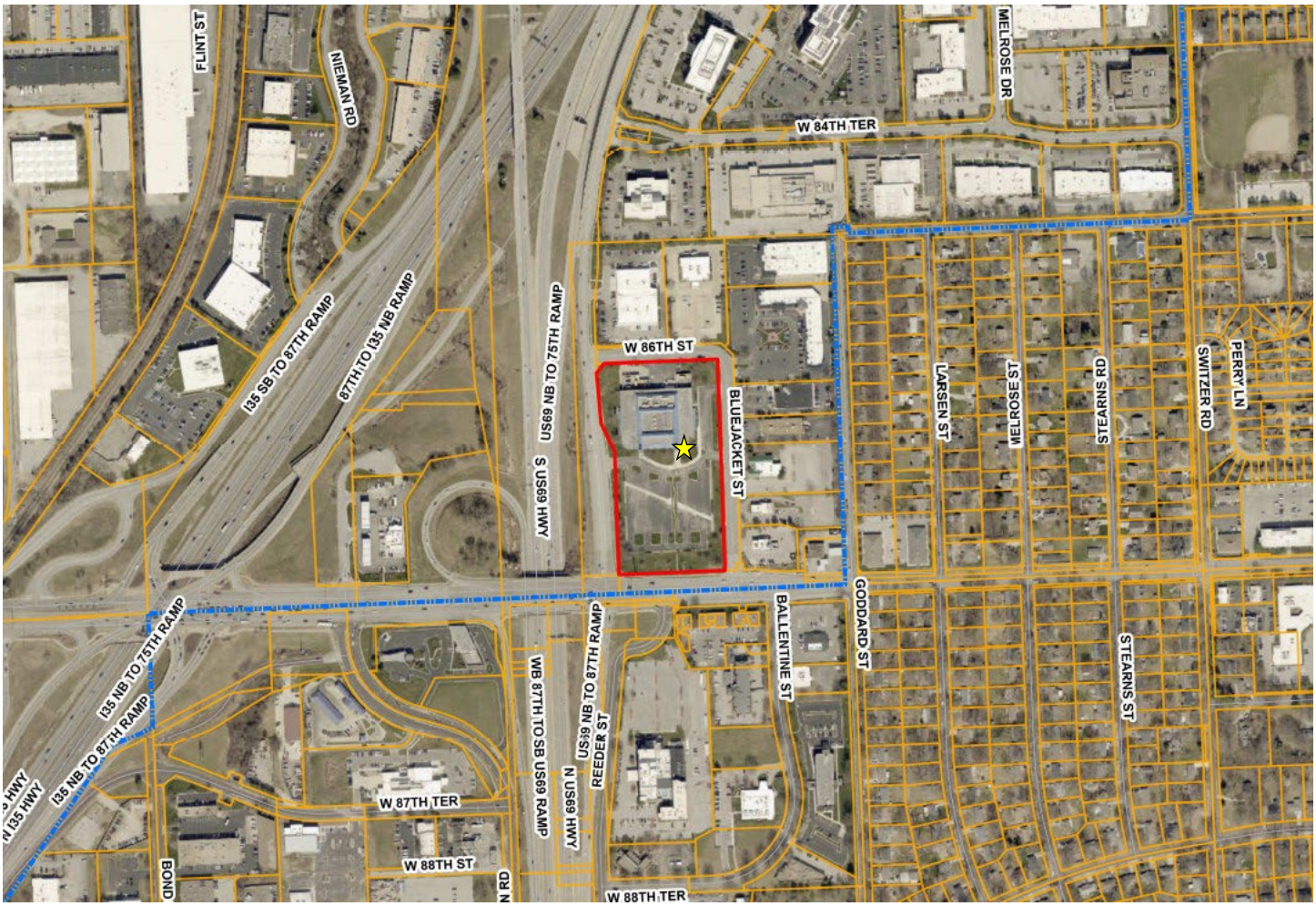


Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The site contains an office building and associated parking lot. The proposed *Banking services* and *Office* uses as defined by the UDC, are permitted uses in the CP-2 Planned Community Commercial District. The adjacent property to the north and east are *Office* and *Retail* uses. US 69-Highway is to the west and the City of Overland Park is the to the south, across 87th Street Parkway.

Zoning Map



Future Land Use Map



TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Community Commercial	CP-2, Planned Community Commercial District	Banking Services & Office
North	Office/Employment Center	BP-1, Planned Business Park District	Lab, analytical/experimental
South	*(Overland Park)*	*C-3 & CP-O (Overland Park)*	Office & Hotel
West	Regional Commercial & Office/Employment Center	CP-3, Planned Regional Commercial District, CP-4, Planned Service Commercial District & CP-O, Planned General Office District	Convenience store, Gasoline sales, & Office
East	Community Commercial	CP-2, Planned Community Commercial District	Office, Retail, Restaurant, general, Restaurant, fast food, & Fitness center

PROPOSED SIGN

The proposed facade sign is a channel type sign and background panel mounted to the building wall. The sign is internally illuminated and contains the logo for Mainstreet Credit Union, which is a stylized letter "M." The sign is 5' – 3" tall and 6' – 2" wide. The sign is well within the allowed 5% area of the building façade. The cumulative area of both façade signs is less than the allowed 5% area of the south facing façade. The logo letter "M" is a yellow channel element on a blue background panel. The graphic elements of the sign use the Mainstreet Credit Union corporate colors.



Exhibit 2: Proposed "secondary" sign.

The proposed sign is a "secondary" sign to the "primary" sign, which is now installed on the west side of the south facing façade. The "primary" sign permit was approved by Staff on September 2nd. The "primary" sign is now installed on the south façade.



Exhibit 3: Primary sign installed on south façade.

TABLE 3: SIGN DIMENSION INFORMATION

Sign	Sign area	Maximum allowed (5%)
"Primary" sign	133.45 SF	**190 SF** (3,800 SF X 0.05)
"Secondary" sign (proposed)	32.445 SF	
TOTAL	**165.895 SF**	

DEVIATION ANALYSIS

The applicant is requesting one deviation:

1. The ability to install a second façade sign on the south façade of the building.

Section 4-1-E-11-C-1 of the UDC states: "Up to 3 identification façade signs may be utilized, 1 per façade, on facades that are architecturally finished to a degree similar to that of the building front. Façade signs shall not be placed on the building sides or rears that are directly adjacent to and face residential areas."

Section 4-1-E-14 of the UDC allows the Planning Commission to grant deviations from the sign requirements.

Additionally, Section 4-1-E-14 of the UDC lists seven criteria that the Planning Commission is to consider when acting on a sign deviation request. The criteria and Staff's responses are provided in this section of this report.

1. **Purpose and Intent of Code: Is granting of the deviation in compliance with the general purpose and intent of the City's signage regulations?**

   The purpose and intent of sign regulations is to minimize visual clutter while promoting appropriately scaled and aesthetically pleasing identification for businesses and other developments. The requested sign deviation will allow for the two separate building entrances to be easily identified by visitors and customers of the credit union. The combined sign area of both signs is less than the maximum allowed sign area based on the size of the building façade. Staff supports the additional sign on the south façade with the condition that the tenant shall not install a sign on the east facing façade and the tenant shall not exceed a total of three façade signs. The proposed "secondary" sign is smaller than the "primary" sign and has a subordinate character to reduce the scale and visual impact of the sign.

2. **Impacts on Adjacent Properties: Will granting of the deviation adversely affect neighboring property owners or residents? Is the image presented by the sign or attention-attracting device consistent or compatible with that in the area as a whole?**

   The installation of the façade sign will not adversely impact any of the adjacent or nearby property owners or business operators. A sign is allowed on three facades of the building. One sign was installed on the south façade by right. Additionally, the proposed sign does not impede visibility to other properties or the nearby traffic signs or create issues with sight lines that inhibit safe vehicular maneuvers.

3. **Safety: Will granting of the deviation adversely affect safety? For free-standing signs, a safe sight distance setback is required, and the sign location must not encroach upon potential future right-of way needs. The use of signs or attention-attracting devices should not significantly distract traffic on adjacent streets.**

   The proposed sign will not adversely impact public safety. The sign does not impede drivers from navigating to and from the site safely. Additionally, the proposed sign does not impede visibility to other properties or the nearby traffic signs or create issues with sight lines that inhibit safe vehicular maneuvers. Additionally, the sign is internally illuminated, consistent with most façade signs, and is not expected to distract traffic that may be traveling on nearby public or private streets.

4. **Visual Clutter: Will granting of the proposed deviation significantly clutter the visual landscape of the area? The proposed deviation, in addition to all existing or potential future signs on nearby tracts, should be reviewed for their impact on cluttering the visual landscape. Reductions in the total number of signs or their size may be needed, or setbacks increased, to compensate for other signs and attention-attracting devices in the area.**

   The proposed sign will not create visual clutter. Staff support of the deviation request is conditional of the applicant agreeing to not install a sign on the east facing façade of the building. The building will be limited to a maximum of three façade signs, which is typical of any single tenant building.



Exhibit 4: Location of proposed "secondary" sign.

5. **Site Constraints: In some situations, topography, landscaping, existing buildings or unusual building design may substantially block visibility of the applicant's existing or proposed signs from multiple directions.**

   The site does not have unusual topography, landscaping, or other design that constrains the visibility for signage. The building is a large building with two entrance locations on the south facing façade. The south façade is 275 feet wide. The building façade has wall articulations, and the proposed sign is located on a part of the building that is setback from the front wall plane of the building façade. The sign will not add to potential visual clutter from excessive signage. The applicant will also not be allowed to add a sign to the east facing façade as a condition of the deviation approval. Staff's opinion is that this critera is met.

6. **Lighting: Sign or attention-attracting device lighting should not disturb residents of nearby residential land uses or adversely affect traffic on adjacent streets.**

   The sign has internal illumination of the channel logo element. The proposed illumination is typical of facade signs within Lenexa. No additional lighting is proposed. The illumination of the sign is not anticipated to disturb any drivers, residents, or adjacent businesses

7. **Promotion of High Quality - Unique Design: The proposed sign(s) should be of high quality and must be compatible and integrate aesthetically with daytime/nighttime color, lighting and signs of the development and adjacent buildings. Façade signs may include unique copy design including painting of walls or integration into canopies/awnings, shapes, materials, lighting, and other design features compatible with the architecture of the development of surrounding area. Attention-attracting devices should be of a unique, high-quality design which accentuates the architecture of the building(s) served, versus functioning solely to draw attention to itself.**

The proposed sign is the same channel style sign as the "primary" sign installed on the west side of the south facing façade. The sign is constructed of aluminum and painted colors to match the corporate branding of Mainstreet Credit Union. The sign is of a consistent quality and durability of a typical façade for a commercial business. Staff's opinion is that this criteria is met.

NEXT STEPS

- The Planning Commission is the final authority for approval of this project.
- The applicant/tenant must obtain a sign permit for the proposed sign prior to installation.
- The applicant/tenant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Sign Deviation for Mainstreet Credit Union.**

- The project includes a 32.445 SF façade sign with a yellow logo element on a blue background panel.
- Staff supports the proposed second façade sign on the south façade of the building provided that a façade sign is not installed on the east façade of the building in the future, unless one of the two façade signs on the south façade is removed.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create a ***Thriving Economy***.

SIGN DEVIATION

Staff recommends **APPROVAL** of a sign deviation for DV26-09 – **Mainstreet Credit Union Sign Deviation** to allow a deviation for a second façade sign installed on the south facing façade of the building, as submitted by the applicant and noted within the Staff Report, with the following condition:

1. That the applicant/tenant shall not be permitted a façade sign on the east façade of the building.



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

Mainstreet Credit Union Headquarters

N

0 190 380 760 Feet

Lenexa KANSAS

Schurle Signs Inc.

1545 N 3rd Street

Lawrence, KS 66044

Property: 10910 W 87th Street, Lenexa, KS 66214 **Applicant:** Schurle Signs Inc., on behalf of Mainstreet Credit Union **Request:** Deviation from the one-wall-sign-per-elevation limit to allow a second wall sign on the south elevation

Summary of Request

Schurle Signs Inc., on behalf of Mainstreet Credit Union respectfully requests a deviation from the City of Lenexa sign regulations 4-1-E-6 to permit one additional wall sign on the south elevation of the building at 10910 W 87th Street. The code allows one wall sign per building elevation. The south elevation of this building exceeds 300 linear feet and contains two separate public entrances located more than 100 feet apart. A single sign cannot adequately identify both entrances, and the result is a façade where one primary point of entry has no identification at all.

The proposed second sign is 5.25 ft x 6.18 ft / 32.445 sq. ft., aluminum construction, with internally illuminated channel letters, and is located adjacent to the east entrance. The combined area of both south elevation signs remains within the total wall sign area that would be permitted for this elevation under the code. In other words, we are asking to divide the allowable signage between two logical locations, not to add sign area beyond what the code contemplates for a wall of this size.

Why the Deviation Is Necessary

The one-sign-per-elevation standard works well for typical commercial buildings, where an elevation is a manageable length and has a single main entrance. This building is not typical. At more than 300 feet, the south elevation is roughly the length of a football field, and its two entrances are separated by more than 100 feet.

With a single sign, visitors approaching the building are directed toward only one entrance. Customers, clients, delivery drivers, and emergency responders seeking the other entrance have no visual cue to confirm they are in the right place. This leads to confusion, people parking in the wrong area, walking the length of the building, or circulating through the parking lot looking for the correct door. A second sign placed at the second entrance

resolves this problem directly and is the minimum relief needed to make the building and entrance easier to identify.

Criteria for Approval

1. Purpose and Intent of the Code Requirement

The intent of limiting wall signs to one per elevation is to prevent visual clutter, avoid excessive or competing signage, and keep signage proportional to the building it serves. The requested deviation is consistent with that intent.

The code assumes an elevation of ordinary length. On this particular façade, a single sign occupies a very small fraction of the wall, and adding a second sign at a separate entrance more than 100 feet away does not create clutter or crowding. The two signs will read as distinct identifiers for distinct entrances, not as a concentration of signage. Because the combined sign area stays within what the code would allow for the elevation, the deviation preserves the proportionality the code is meant to protect. The request supports the code's broader goals of clear identification and orderly wayfinding rather than working against them.

2. Impact on Adjacent Properties

The proposed sign will have no adverse impact on adjacent properties. The sign faces south toward the parking lot and W 87th Street, not toward any residential use. It is mounted on the applicant's own building wall and does not encroach on, overhang, or obstruct views of any neighboring building or sign.

3. Safety

The deviation improves safety. Clear identification of both entrances reduces driver confusion in the parking lot and along the adjacent drive aisles, cutting down on slow circulation, abrupt turns, and drivers looking at the building instead of the road. It also reduces pedestrian travel across the parking area by directing visitors to park near the correct entrance from the start.

In an emergency, the second sign helps police, fire, and EMS personnel quickly locate the correct entrance on a long façade, saving valuable response time. The sign will be designed, engineered, and installed by Schurle Signs Inc. in compliance with all applicable building and electrical codes, will be UL listed, and will be mounted securely to the wall with no projection into any drive aisle or pedestrian path.

4. Unique Site Conditions and Constraints

The need for this deviation arises from the physical characteristics of the building, not from the applicant's preference. Two conditions together make this site unusual:

- **Exceptional elevation length.** The south elevation exceeds 300 linear feet, far longer than the typical commercial elevation the one-sign standard was written for.
- **Two widely separated entrances.** The elevation has two public entrances more than 100 feet apart. From the parking lot, an entrance at one end of the building cannot reasonably be identified by a sign at the other.

These conditions are not self-created and are not shared by most properties in the same zoning district. Strict application of the one-sign limit to this building would leave one entrance unidentified and impose a hardship not experienced by buildings of ordinary size. The deviation simply allows this building to receive the same practical benefit, one identifiable sign at each primary entrance, that a typical building receives under the code.

5. Promotion of High Quality or Unique Design

The proposed sign is designed as a complement to the existing south elevation sign and to the building's architecture. It will use matching letter style, colors, and materials so that the two signs present as a coordinated, intentional sign program rather than an afterthought.

The sign will be adjacent to the entrance and scaled to the architectural features around it, reinforcing the building's design by marking each entrance as a deliberate part of the façade. Distributing signage across a long elevation in this way produces a more balanced, better-proportioned appearance than a single sign.

6. Character of the Neighborhood

The property is located along the W 87th Street corridor in an area of established restaurants, gas stations, commercial office and strip mall developments. Wall signage identifying businesses and building entrances is a normal and expected feature of this corridor. The proposed sign is consistent in scale, materials, and illumination with signage on surrounding properties and will not introduce any element out of character with the area.

By improving the building's appearance and functionality, the request supports a well-maintained, attractive commercial corridor and the continued economic vitality of the area. It also supports a business that serves the community.

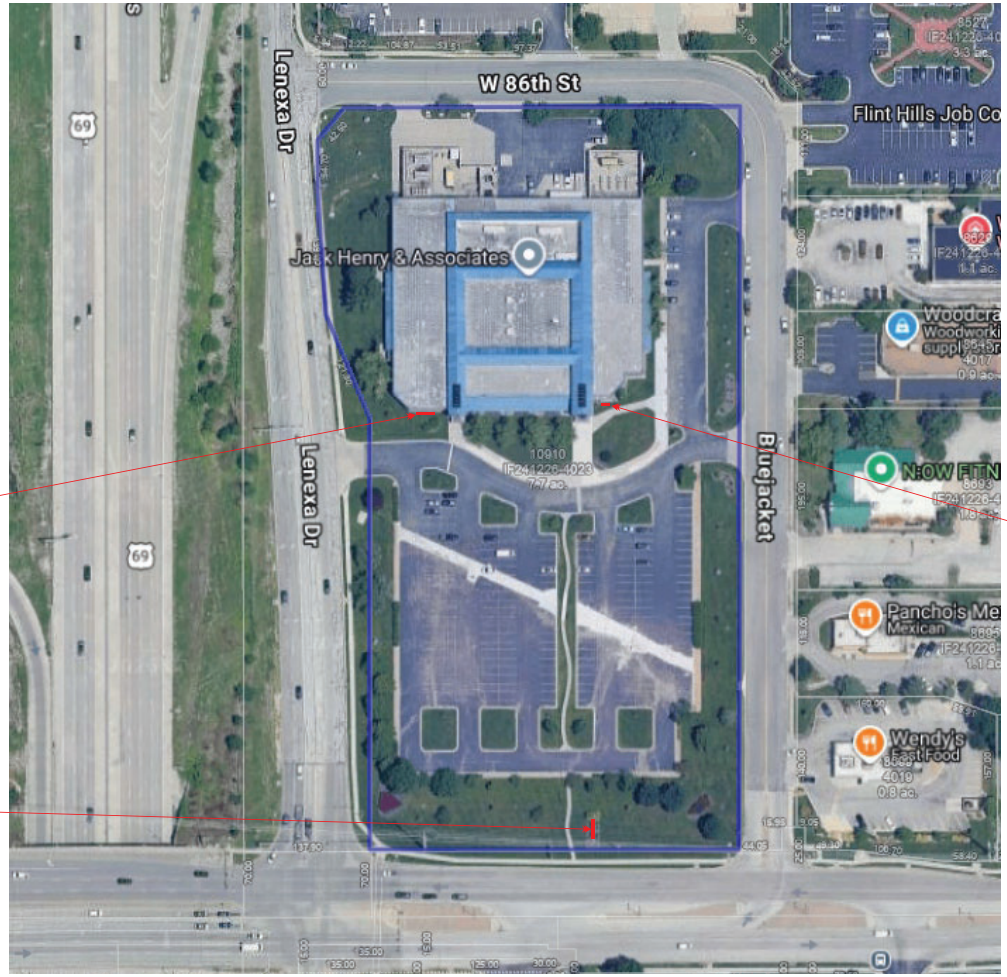
Conclusion

The south elevation of 10910 W 87th Street presents a situation the one-sign-per-elevation standard does not anticipate: a façade over 300 feet long with two public entrances more

than 100 feet apart. The requested deviation is the minimum relief necessary to identify both entrances. It is consistent with the purpose and intent of the code, has no negative effect on adjacent properties, improves safety and wayfinding, responds to genuinely unique site conditions, reflects quality sign design, and fits the established character of the corridor.

For these reasons, Schurle Signs Inc. respectfully requests approval of the deviation to allow a second wall sign on the south elevation.

CLIENT	Mainstreet Credit Union	SALES	Ryan	FILE	Mainstreet - Headquarters	PAGE	1
DATE	06-19-26	DESIGN	Clint	SCALE	1/2" = 1'		



Existing channel letters

Monument Sign

New proposed sign

1545 N.3rd, Lawrence, KS 66044 | schurlesigns.com

THIS DESIGN & ENGINEERING IS SUBMITTED AS OUR PROPOSAL & IS TO REMAIN THE PROPERTY OF SCHURLE SIGNS, INC. EXCLUSIVELY UNTIL ACCEPTED & APPROVED BY PURCHASE

COLOR OF FINAL PRODUCT MAY VARY FROM SKETCH DUE TO MANY CONTRIBUTING FACTORS. IF A SPECIFIC COLOR IS NEEDED, A PANTONE # OR SAMPLE WILL NEED TO BE PROVIDED OR PICKED BY THE CUSTOMER.

REVISIONS

1
2
ADDITIONAL CHARGES AFTER REVISION 2
3
4
5

PLEASE PROOF ALL TEXT, DIMENSIONS & LAYOUT CAREFULLY THE CUSTOMER IS RESPONSIBLE FOR CONTENT ACCURACY.

CUSTOMER APPROVAL

CLIENT	Mainstreet Credit Union	SALES	Ryan	FILE	Mainstreet - Headquarters	PAGE 3
DATE	06-19-26	DESIGN	Clint	SCALE	1/2" = 1'	



EXISTING



PROPOSED

Pantone 295

Pantone 2727

Pantone 1235



side view



SCOPE OF WORK

(1) New aluminum pan sign with internally illuminated flush mount channel letter.

Schurle Signs Inc.
1545 N.3rd, Lawrence, KS 66044 | schurlesigns.com

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REVISIONS

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PLEASE PROOF ALL TEXT, DIMENSIONS & LAYOUT CAREFULLY THE CUSTOMER IS RESPONSIBLE FOR CONTENT ACCURACY.

CUSTOMER APPROVAL

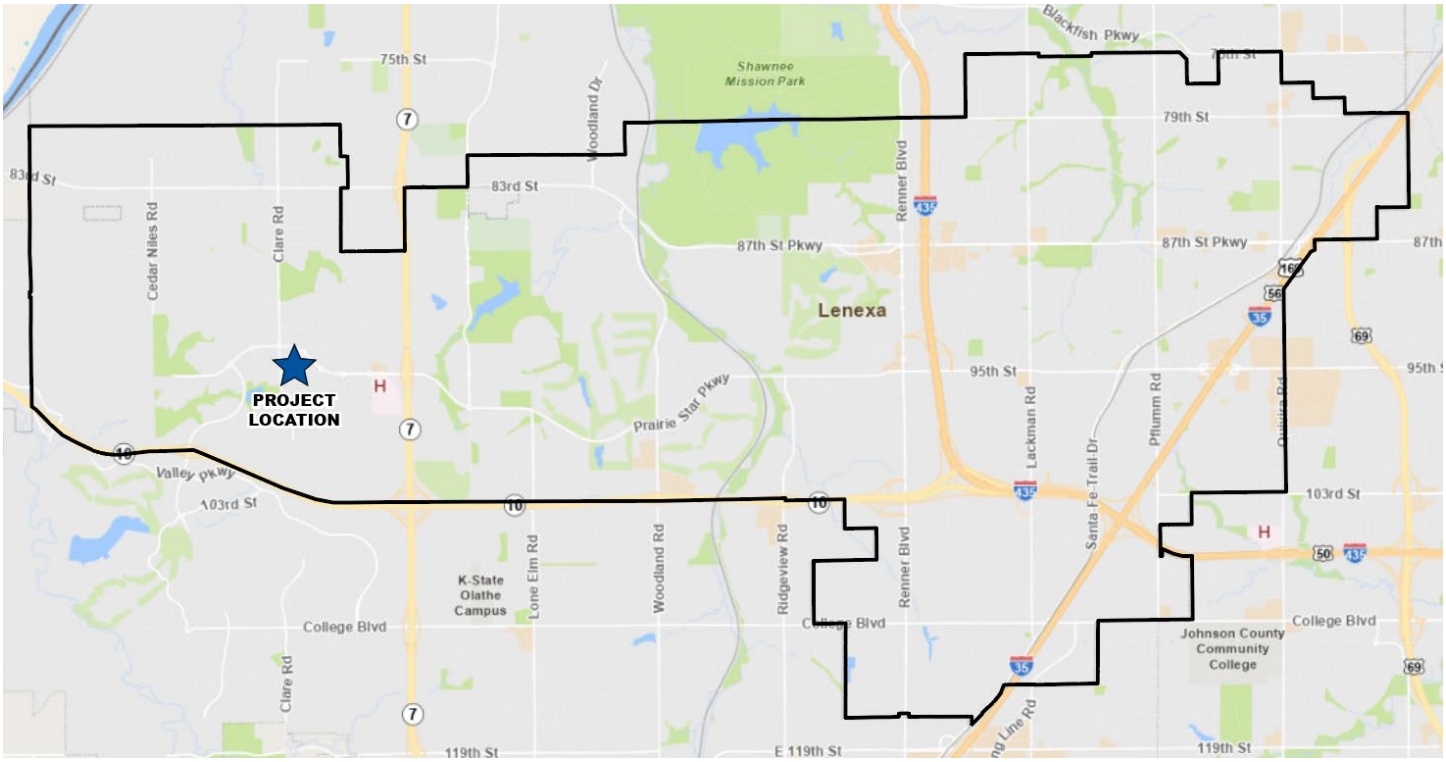
Lenexa KANSAS

PLANNING COMMISSION STAFF REPORT

November 30, 2026

ST. JAMES ACADEMY CULTURAL ARTS CENTER

Project #:	PL26-14F	**Location:**	24505 Prairie Star Parkway
Applicant:	Jeff Skidmore, Schlagel	**Project Type:**	Final Plan
Staff Planner:	James Molloy	**Proposed Use:**	School, Secondary



PROJECT SUMMARY

The applicant requests approval of a final plan to construct a 20,967 SF auditorium and associated classroom addition (known as the Cultural Arts Center) at the St. James Academy high school campus within the R-1 Single-Family Residential District. The campus is located at the southeast quadrant of the intersection of Prairie Star Parkway and Clare Road. The Cultural Arts Center addition is located at the northeast side of the building, which faces Prairie Star Parkway. The Cultural Arts Center is one component of the revised preliminary plan approved in October 2026 (PL26-06PR). This final plan covers the auditorium and classroom addition and associated site improvements. The other building additions and the 25-space parking expansion are planned for future phases. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
43.66	Existing: 142,140 Proposed Addition: +20,967	R-1	Institutional

The St. James Academy high school campus is an approximately 44-acre site located at the southeast corner of Prairie Star Parkway and Clare Road. Construction of the campus began in 2004 with the main high school building. Incremental additions and improvements have been made to the campus since 2009, including construction of athletic facilities and the construction of a multipurpose building. This final plan includes a 20,967 SF auditorium and classroom addition to the primary building.

TABLE 1: PREVIOUS APPLICATIONS

Project Number	Application Type	Project Name	Date Approved
PL03-01P SU03-02	Preliminary Plan, and Special Use Permit	St. James Catholic High School	March 18, 2003
PL03-07F PT03-05F	Final Plan and Final Plat	St. James Academy	April 22, 2003
PL06-36FR	Final Plan	St. James Athletic Facilities	October 30, 2006
PL09-01PR	Revised Preliminary Plan	St. James Athletic Fields	May 19, 2009
PL09-08FR	Revised Final Plan	St. James Athletic Fields	August 3, 2009
PL23-02FR	Revised Final Plan	St. James Multi-Purpose Building	March 6, 2023
PL23-07FR	Revised Final Plan	St. James Stadium Improvements	December 4, 2023
DV25-02	Deviation	SJA Stadium Sound System	May 20, 2025
PL26-06PR	Revised Preliminary Plan	SJA Cultural Arts Center and Future Additions	October 20, 2026

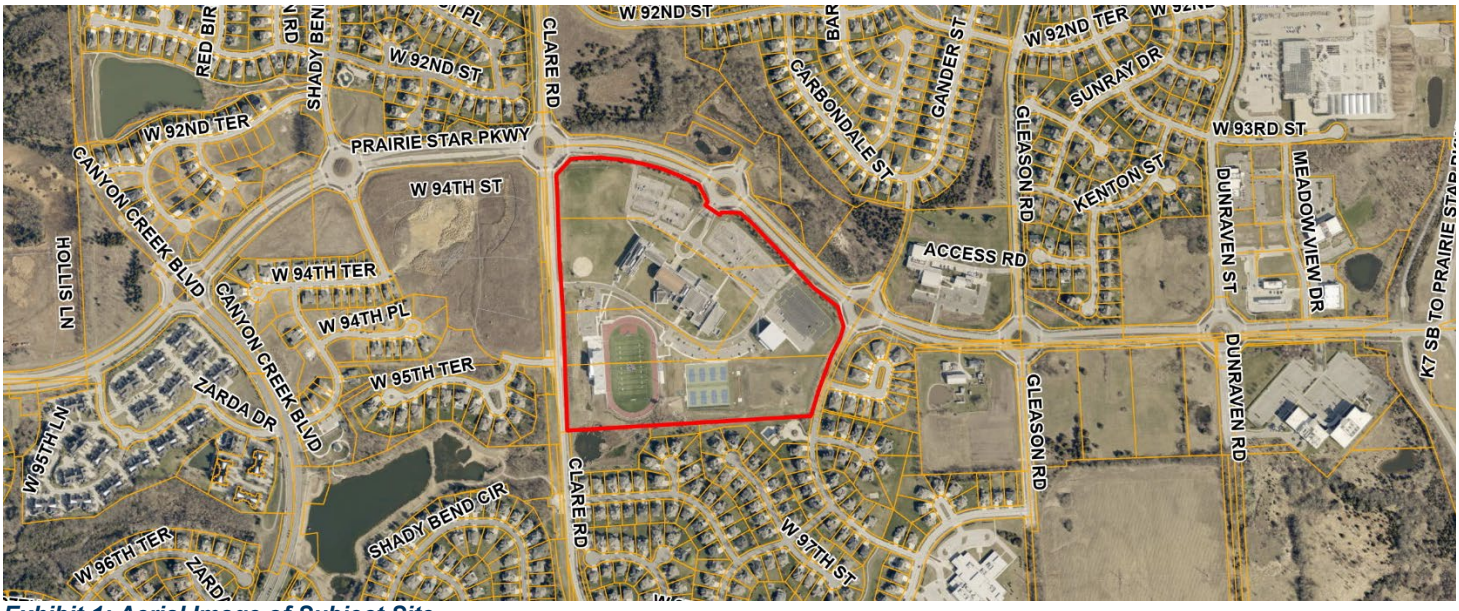
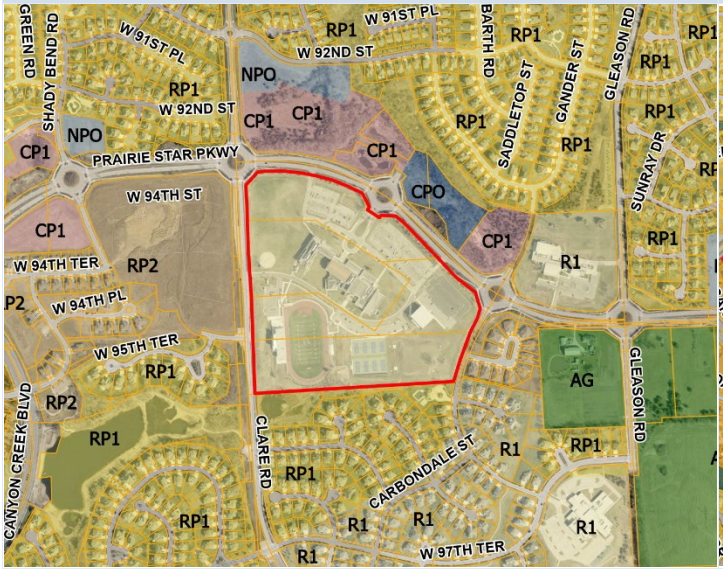


Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The proposed Cultural Arts Center auditorium addition is a building addition to the main St. James Academy high school campus building. A school, secondary use is permitted in the R-1 Zoning District by special use permit (SUP). The initial preliminary plan for the campus was approved in the spring of 2003. A permanent SUP and final plan were approved in the spring of 2003 (SU03-02, PL03-07F). A revised preliminary plan was approved in 2009 (PL09-01PR). Several plans have been approved for the campus since 2009, including plans for the multipurpose building (PL23-02FR), upgrades to the stadium in 2023 (PL23-07FR), and a preliminary plan for multiple additions in 2026 (PL26-06PR).

Zoning Map



Future Land Use Map

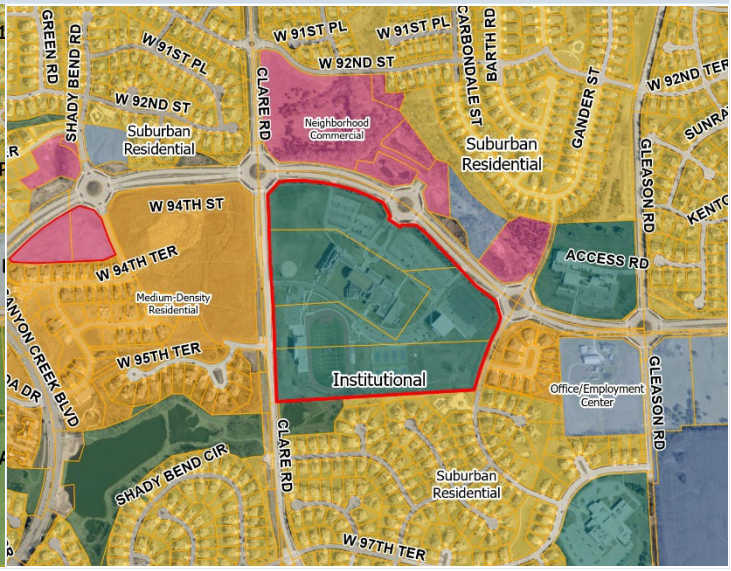


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Zoning	Land Use Classification	Current Use
Subject Property	R-1 Residential Single-Family District	Institutional	School, secondary
North	CP-O, Planned General Office District and CP-1 Planned Neighborhood Commercial District	Neighborhood Commercial	Undeveloped land
South	RP-1 Residential Planned (Low-Density) District	Suburban-Density Residential	Single-Family Residential Subdivision
East	RP-2 Residential Planned (Intermediate-Density) District	Medium-Density Residential	Undeveloped Land
West	RP-2 Residential Planned (Intermediate-Density) District	Medium-Density Residential	Duplex Residential Subdivision

FINAL PLAN REVIEW

The applicant is requesting approval of a final plan for a new 20,967 SF auditorium building addition known as the "Cultural Arts Center" at the St. James Academy high school campus. The campus includes the main high school building, parking areas, an athletic stadium, sports fields, and an accessory multipurpose building.

The auditorium addition will be constructed on the northeast corner of the existing building. Modifications will be made to the drive aisle along the front of the building to add a pedestrian loading zone in front of the building.

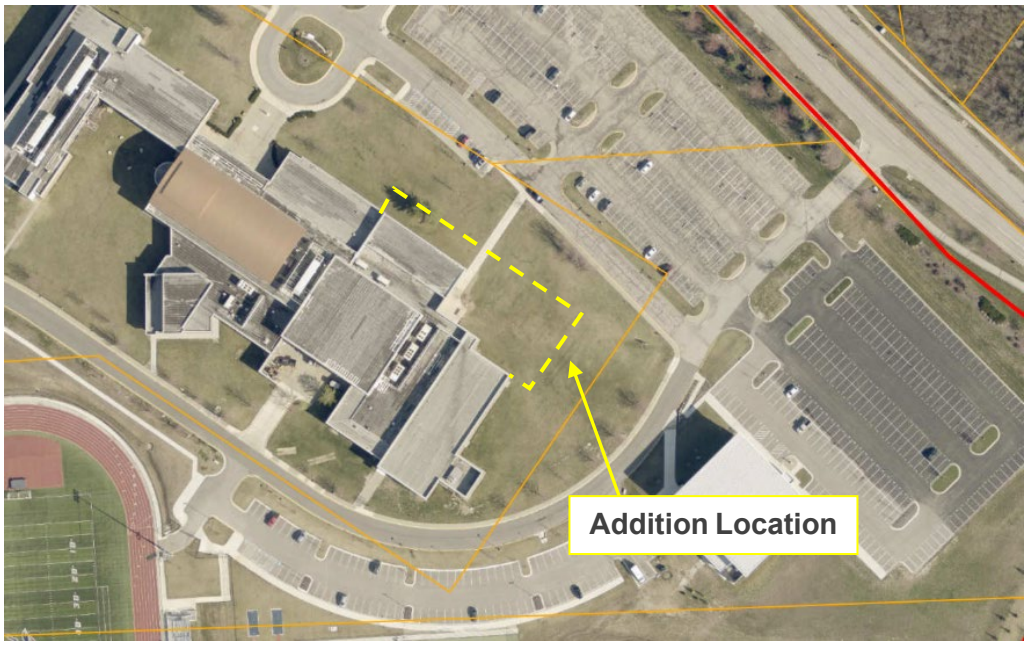


Exhibit 2: Location of Addition

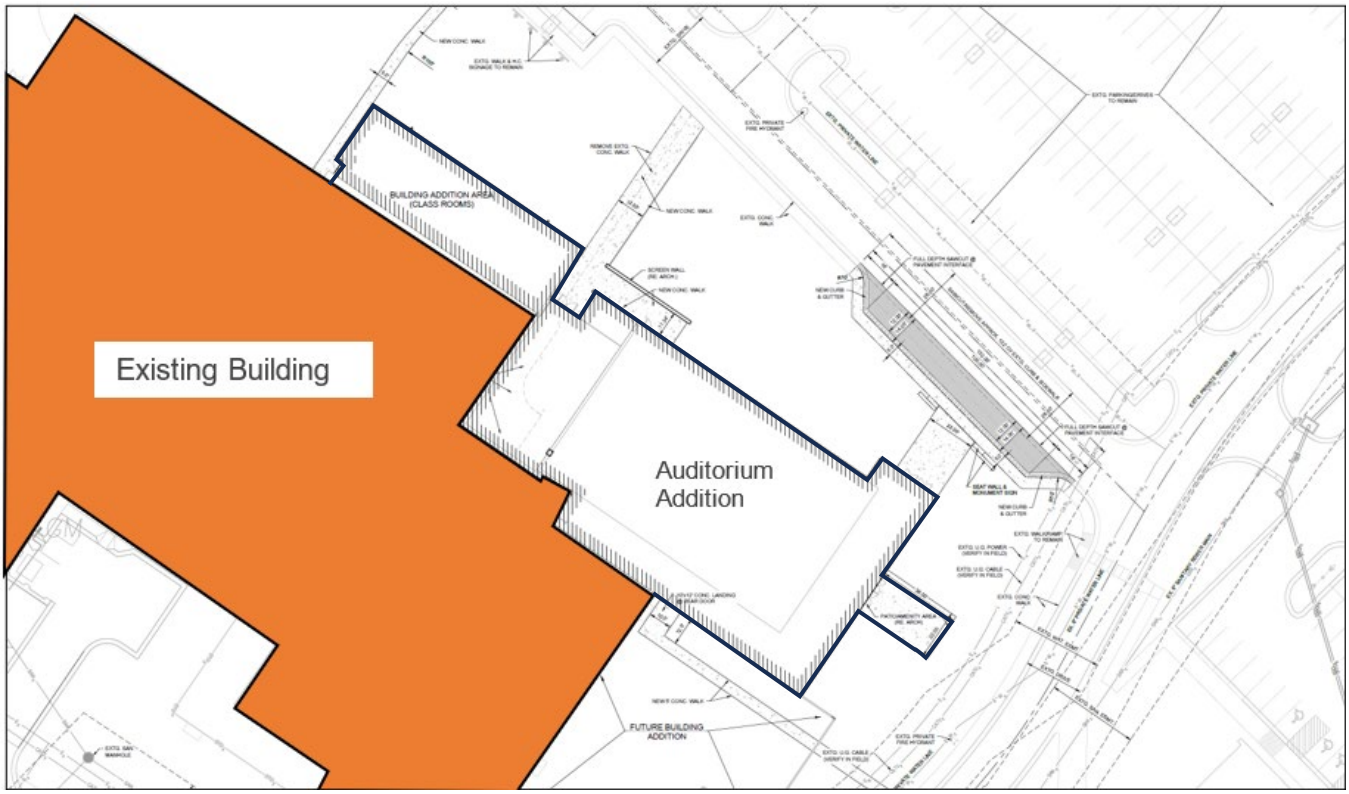


Exhibit 3: Proposed Site Plan for the Auditorium.

DIMENSIONAL STANDARDS

The main school building is located in the center of the overall St. James property. The proposed auditorium expansion will meet the setbacks indicated in Table 3.

TABLE 3: DIMENSIONAL ANALYSIS

Yard	Required Minimum	Proposed	Difference
Front Yard Setback	35’	315’	+ 280’
Side Yard Setback	30’	350’	+ 320’
Side Yard, Corner Setback	30’	350’	+ 320’
Rear Yard Setback	20’	515’	+ 495’
Building Height	No minimum / maximum for non-residential buildings	40’	N/A

PUBLIC IMPROVEMENTS

There are no public improvements expected with this project. This project is for a building addition with a loading zone to accommodate the new auditorium and will not require the construction or relocation of any public roads, trails, or sidewalks.

ACCESS, TRAFFIC, AND PARKING

Access into the site occurs from two entrances on Prairie Star Parkway and one entrance on Clare Road. A private interior road network connects the parking areas, school, and athletic fields. There is a 25-space parking lot expansion planned on the northern portion of the site in a future phase, along the Prairie Star Parkway frontage, which will receive access from existing internal drives. The proposed parking lot expansion will meet required parking setbacks, including landscape buffering, and will not include additional access from Prairie Star Parkway.

Most performances within the proposed auditorium are expected be held outside of typical class hours, so the need for parking is not expected to overlap between student/employee school day parking and performance event parking. The auditorium building addition will result in a new pedestrian loading zone being added along the main interior road to accommodate pick-up/drop-off in close proximity to the new auditorium.

TABLE 4: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
High School	0.50 spaces for every student and 1 space for every employee	576	665	+ 89

STORMWATER

The proposed project is consistent with the previously approved stormwater management plan, which has been previously implemented/constructed.

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

Additional lighting will be added to the exterior of the addition. Site and exterior lighting on private development is subject to Section 4-1-C-4-I of the UDC. The submitted photometric plan is compliant with the UDC.

LANDSCAPING

As the campus has developed, landscaping has been installed in phases along the streets and throughout the site. The undeveloped areas of the campus are not landscaped. These areas are along the southeasterly part of the site. The auditorium expansion will include landscaping along the perimeter of the building and exterior walkways, including evergreen and ornamental trees as shown in Exhibit 4. It is expected that some of this proposed landscaping will be relocated/replaced when a future 8,000 SF expansion is added to the south of the proposed auditorium. Coniferous tree species have been added along the northern perimeter of the building to act as screening for the longer façade. These species will have year-round foliage to preserve the screening. Future site expansion will be reviewed separately for compliance with the UDC. There are no other on-site landscaping alterations planned at this time.

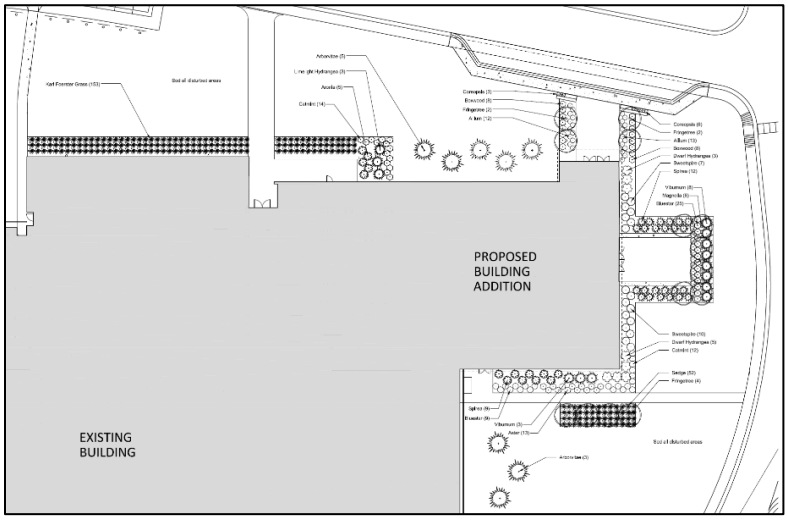


Exhibit 4: Landscape Plan for Phase 1 – Auditorium.

The proposed auditorium landscaping meets the perimeter planting requirements of Section 4-1-D-2-L of the UDC. The proposed landscape plan also meets the standards for street trees and internal parking lot landscaping.

ARCHITECTURE

The proposed auditorium addition will use a similar exterior finish and material palette as the existing building. The addition will feature a variety of modular brick, including burgundy, beige, and “ironspot”, as well as preformed metal panels with brick facing and aluminum accenting around the new entrances. The upper half of the auditorium addition will include a ribbed brick pattern, distinct from the remainder of the building. This articulation, while not seen on the rest of the building, adds an interesting and distinct pattern to the building and helps break up what would otherwise be a long facade. It is not uncommon for the gymnasium or auditorium of a school building to feature a different, more distinct pattern or design than the remainder of the building. Landscaping will be installed near the base of the building along the northern elevation to provide year-round screening of the lower, less articulated portion of the new auditorium addition. Staff supports this architectural feature and believes it will enhance the overall look of the building. The primary entrance into the new auditorium will be from the north from the main parking lot. A secondary entrance will connect from the south from the southern parking lot and walkways. These entrances will lead directly into the auditorium. A third entrance will come from the north and provide direct access into the backstage classroom areas. The addition will also feature an outdoor patio area, which will only be accessible through the interior of the building.



Exhibit 5: Rendering of Phase 1 – Auditorium Addition.

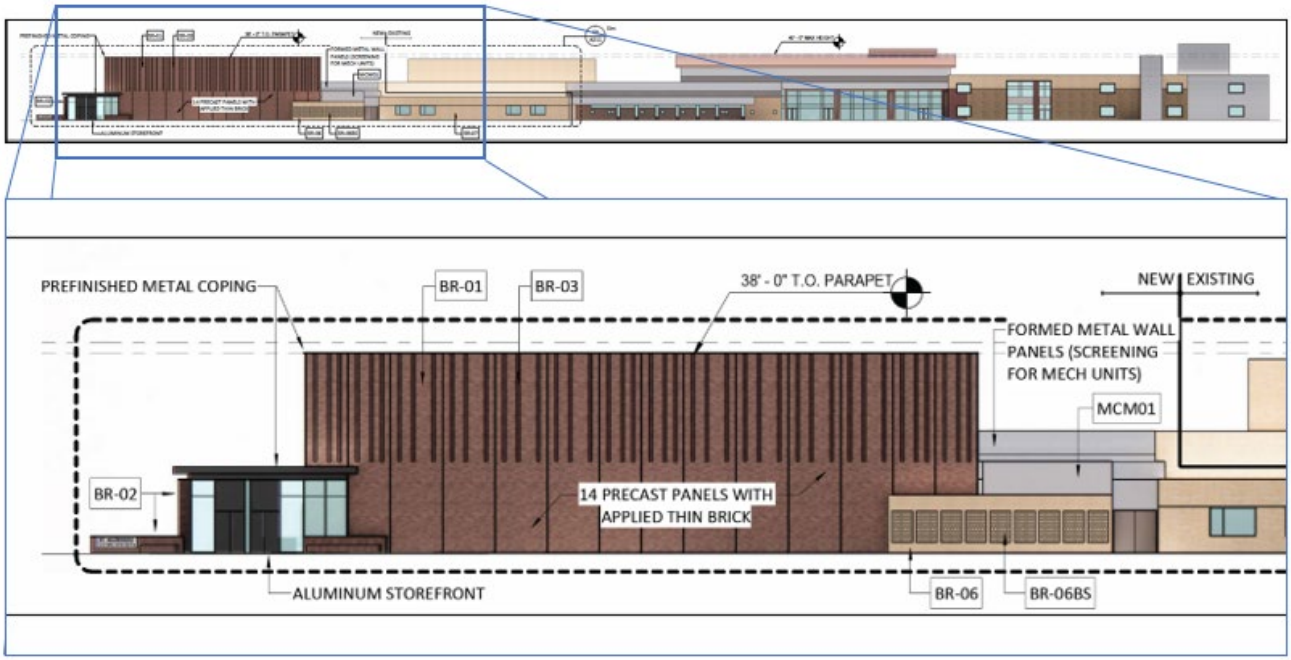


Exhibit 6: Elevation for Phase 1 – Auditorium Addition.

NEXT STEPS

- The Planning Commission is the final authority for this project.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

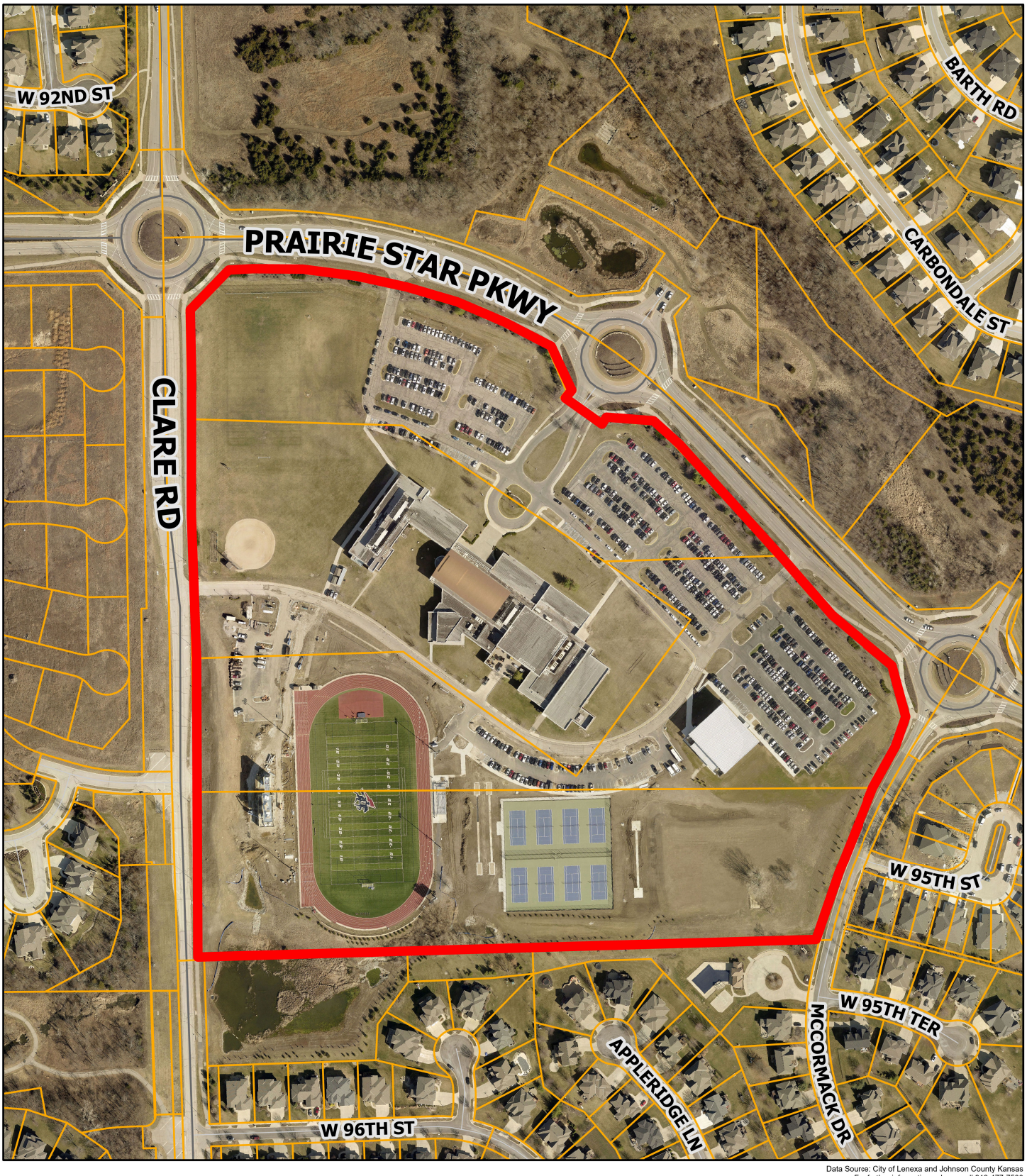
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed final plan for St. James Academy Cultural Arts Center.**

- The project includes a 20,967 SF Cultural Arts Center auditorium and classroom addition.
- The project conforms with 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 ***Inviting Places***.

FINAL PLAN

Staff recommends **APPROVAL** of the final plan for PL26-14F – **St. James Academy Cultural Arts Center** at 24505 Prairie Star Parkway, for a school, secondary use.



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

St. James Academy
Cultural Arts Center Addition

N

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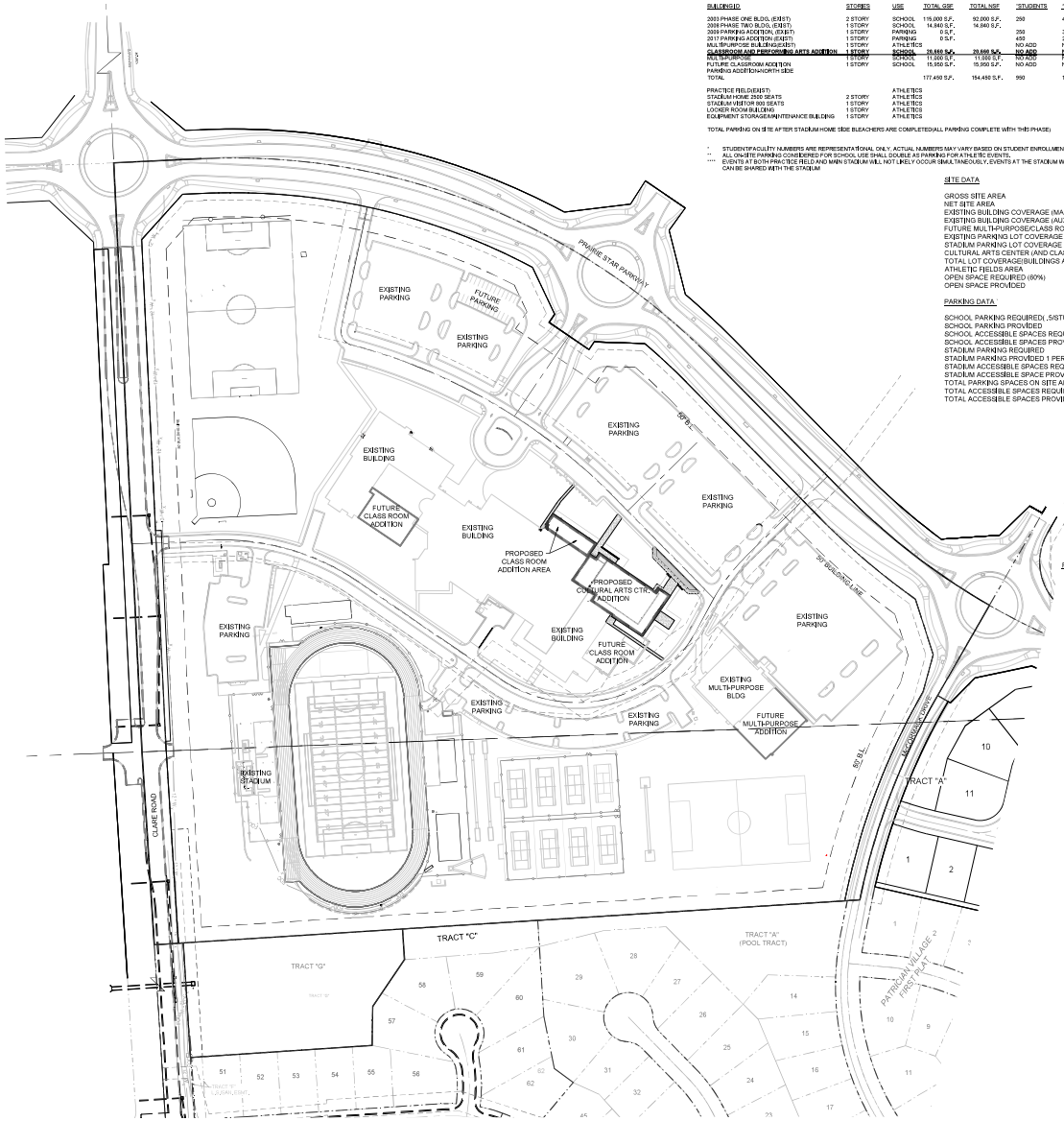
Feet

Lenexa
KANSAS



SCALE: 1" = 100'

PARKING PROVIDED/BUILDING DATA:

BUILDING ID	STORIES	USE	TOTAL GSF	TOTAL NSF	*STUDENTS	*STAFF	PARKING REQUIRED (.5/STUDENT+1/EMPLOYEE)	PARKING PROVIDED	ADA STALLS (REQ'D/PROV.) OVERALL(PROV.)
2003 PHASE ONE BLDG. (EXIST)	2 STORY	SCHOOL	115,000 S.F.	92,000 S.F.	250	40	**189 STALLS	291 STALLS	7/12 (PER TABLE 1E EXIST)
2008 PHASE TWO BLDG. (EXIST)	1 STORY	SCHOOL	14,940 S.F.	14,940 S.F.					
2009 PARKING ADDITION. (EXIST)	1 STORY	PARKING	0 S.F.		250	35	**160 STALLS	160 STALLS(431 TOTAL)	5/9/14 (PER TABLE 1E EXIST)
2017 PARKING ADDITION (EXIST)	1 STORY	PARKING	0 S.F.		450	26	**251 STALLS	180 STALLS(611 TOTAL)	6/13/14 (2% OF TOTAL 14 EXIST)
MULTI-PURPOSE BUILDING(EXIST)	1 STORY	ATHLETICS			NO ADD	NO ADD	**INCL. W.H.S. USE	56 SPACES(667 STALLS)	3/13/18 (2% OF TOTAL)
CLASSROOM AND PERFORMING ARTS ADDITION	1 STORY	SCHOOL	25,666 S.F.	20,666 S.F.	NO ADD	NO ADD	**INCL.W.H.S. USE	NO NEW PKG ADDED	
MULTI-PURPOSE	1 STORY	SCHOOL	11,000 S.F.	11,000 S.F.	NO ADD	NO ADD	**INCL. W.H.S. USE	NO NEW PKG ADDED(667 TOTAL)	
FUTURE CLASSROOM ADDITION	1 STORY	SCHOOL	15,950 S.F.	15,950 S.F.	NO ADD	NO ADD	**INCL. W.H.S. USE	NO NEW PKG ADDED(667 TOTAL)	
PARKING ADDITION-NORTH SIDE								26 STALLS (MAY NOT BE CONSTRUCTED DUE TO COST)	
TOTAL			177,490 S.F.	154,456 S.F.	950	101	576 STALLS	667 STALLS(EXCL NORTH SIDE 26 SPACES ADD)	13/18 (2% OF TOTAL)
PRACTICE FIELD(EXIST)		ATHLETICS					**INCL. W.H.S. USE		
STADIUM HOME 2500 SEATS	2 STORY	ATHLETICS					625 STALLS(.25/SEAT)	166 NEW STALLS(827 TOTAL)	5/17/00 (2% OF TOTAL)
STADIUM VISITOR 800 SEATS	1 STORY	ATHLETICS					200 STALLS(.25/SEAT)	ALL PKG COMPLETED WITH STADIUM HOME	
LOCKER ROOM BUILDING	1 STORY	ATHLETICS					**INCL. W.H.S. USE	NO NEW PKG ADDED SINCE PART OF SCHOOL USE	
EQUIPMENT STORAGE/MAINTENANCE BUILDING	1 STORY	ATHLETICS					**INCL. W.H.S. USE	NO NEW PKG ADDED SINCE PART OF SCHOOL USE	
TOTAL PARKING ON SITE AFTER STADIUM HOME SIDE BLEACHERS ARE COMPLETED(ALL PARKING COMPLETE WITH THIS PHASE)							827 STALLS		

* STUDENT/FACULTY NUMBERS ARE REPRESENTATIONAL ONLY. ACTUAL NUMBERS MAY VARY BASED ON STUDENT ENROLLMENT
** ALL ON-SITE PARKING CONSIDERED FOR SCHOOL USE SHALL DOUBLE AS PARKING FOR ATHLETIC EVENTS.
**** EVENTS AT BOTH PRACTICE FIELD AND MAIN STADIUM WILL NOT LIKELY OCCUR SIMULTANEOUSLY. EVENTS AT THE STADIUM WILL BE RELATED TO SCHOOL ACTIVITIES AND WILL MOST LIKELY TO OCCUR DURING CLASSROOM HOURS THEREFORE PARKING FOR THE SCHOOL CAN BE SHARED WITH THE STADIUM

SITE DATA

GROSS SITE AREA	50 AC 2,178,000 S.F.
NET SITE AREA	50 AC 2,178,000 S.F.
EXISTING BUILDING COVERAGE (MAIN & MULTIPURPOSE BUILDINGS)	161,807 S.F.
EXISTING BUILDING COVERAGE (AUX GYM, AUDITORIUM, CLASSROOM, LOCKERROOM, VISITOR STADIUM, MAINTENANCE)	59,323 S.F.
FUTURE MULTI-PURPOSE/CLASS ROOM ADDITIONS	15,950 S.F.
EXISTING PARKING LOT COVERAGE (MAIN & MULTIPURPOSE BUILDINGS)	323,786 S.F.
STADIUM PARKING LOT COVERAGE	63,833 S.F.
CULTURAL ARTS CENTER (AND CLASSROOMS)	20,660 S.F.
TOTAL LOT COVERAGE(BUILDINGS AND PARKING LOTS)	641,251 S.F. (29.442%)
ATHLETIC FIELDS AREA	449,559 S.F. (20.64%)
OPEN SPACE REQUIRED (60%)	1,306,800 S.F.
OPEN SPACE PROVIDED	1,536,749 S.F. (70.557%)

PARKING DATA

SCHOOL PARKING REQUIRED(.5/STUDENT + 1/EMPLOYEE) (950 STUDENTS+101 EMP.)	576 SPACES
SCHOOL PARKING PROVIDED	665 SPACES
SCHOOL ACCESSIBLE SPACES REQUIRED (2% OF TOTAL)	13 SPACES
SCHOOL ACCESSIBLE SPACES PROVIDED	26 SPACES
STADIUM PARKING REQUIRED	NO UDO REQ.
STADIUM PARKING PROVIDED 1 PER 4.0 SEATS (3300 SEATS/4 STALLS)	825 SPACES (665 SCHOOL SPACES + 160 STADIUM PARKING)
STADIUM ACCESSIBLE SPACES REQUIRED	17 SPACES
STADIUM ACCESSIBLE SPACE PROVIDED	17 SPACES
TOTAL PARKING SPACES ON SITE ALL PHASES	825 SPACES (26 FUTURE SPACES NOT INCL. DUE TO COST)
TOTAL ACCESSIBLE SPACES REQUIRED	17 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED	26 SPACES

LEGAL DESCRIPTION

R-1 (Catholic High School site)

Part of the Southwest One-Quarter of Section 33, Township 12 South, Range 23 East and part of the Northwest One-Quarter of Section 4, Township 13 South, Range 23 East in the City of Lenexa, Johnson County, Kansas, more particularly described as follows:

LOT 1 St. James Academy

ZONING R-1 SINGLE FAMILY
BUILDING USE: EDUCATIONAL

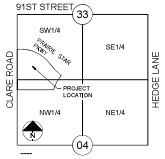
VICINITY ZONING	USE
NORTH: CP-O/CP-1 OFFICE/COMMERCIAL	VACANT
SOUTH: R-1 SINGLE FAMILY	CANYON CREEK
EAST: RP-2 SINGLE FAMILY	WHEATLEY POINT
WEST: RP-2 SINGLE FAMILY	MIZE HILL

FUTURE PHASE DESCRIPTION

A. CULTURAL ARTS CENTER - 2027
B. LOCKER ROOM ADDITION-AS DONATIONS AND FUNDING BECOME AVAILABLE
C. EQUIPMENT AND MAINTENANCE BUILDING-AS DONATIONS AND FUNDING BECOME AVAILABLE
D. AUDITORIUM ADDITION - NE CORNER OF BUILDING- AS DONATIONS AND FUNDING BECOME AVAILABLE
E. CLASSROOM ADDITION - SW CORNER OF BUILDING-AS DONATIONS AND FUNDING BECOME AVAILABLE

GENERAL NOTES

1. ALL PROPOSED SIDEWALKS SHALL COMPLY WITH SECTION 4-1-C-7-B-1
2. ALL PARKING STALLS SHALL BE 90°
3. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF THE CITY OF LENEXA'S MUNICIPAL CODE.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
5. ALL FENCING TO BE USED SHALL BE BLACK COATED VINYL CHAIN LINK. ALL EXISTING CHAIN LINK TO BE APPROVED WITH THIS PLAN SHALL BE SPRAYED WITH BLACK COATING.
6. FUTURE PHASES WILL BE FUNDED AND CONSTRUCTED BY DONATIONS ONLY. THEREFORE PROPOSED PHASING AND ACTUAL CONSTRUCTED AREA WILL BE SUBJECT TO CHANGE AND DETERMINED BY PERMIT SUBMITTALS. REFER TO PHASING DESCRIPTION BELOW FOR FURTHER DETAIL.



SECTION 04-13-23
SECTION 33-12-23

LOCATION MAP
SCALE 1" = 2000'

OWNER/DEVELOPER:

CATHOLIC ARCHDIOCSE OF KANSAS CITY IN KANSAS
KURT HEINEN
12615 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
p 913-647-0322
f 785-294-0126
KHEINEN@ARCHKCK.ORG

multistudio

St James Cultural Arts Center

24505 Prairie Star Pkwy
Lenexa, KS 66227

Project Number: 02243100

owner: St James Academy, 24505 Prairie Star Pkwy, Lenexa, KS
architect: Multistudio, 4200 Pennsylvania, Kansas City, MO 64111, 816.931.6655, multi.studio
civil engineer: Schlagel & Associates, 14920 W. 107th Street, Lenexa, KS 66215, 913.492.5158, www.schlagelassociates.com
structural engineer: Bob. D. Campbell & Co., 4338 Belleview Ave, Kansas City, MO 64111, 816.531.4144, www.bdc-engrs.com
mep engineer: Smith & Boucher Engineers, 25618 W 103rd St, Olathe, KS 66061, 913.345.2127, www.smithboucher.com
theatre consultant: Rose Steele Consulting, 5620 Page Mill Drive, San Jose, CA 95111, 650.468.8858, www.rosesteeleconsulting.com
acoustic consultant: Acoustical Design Collect, 6229 W Hedgehog Place, Phoenix, AZ 85083, 913.205.6992, www.adkllc.com
lighting: Lighting Consultant, 123 Anystreet, Anytown, USA 00000, 000-000-0000, www.website.com

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
SCHLAGEL & ASSOCIATES
14920 W 107 W St
Lenexa, KS 66215
KS Certificate of Authority #E-296 #LA-29 #LS-54
Phone Number - 913-492-5158

Issue Date: 10/22/2026

Revisions

NUMBER	DESCRIPTION	DATE
1	ISP REVIEW	11/21/25

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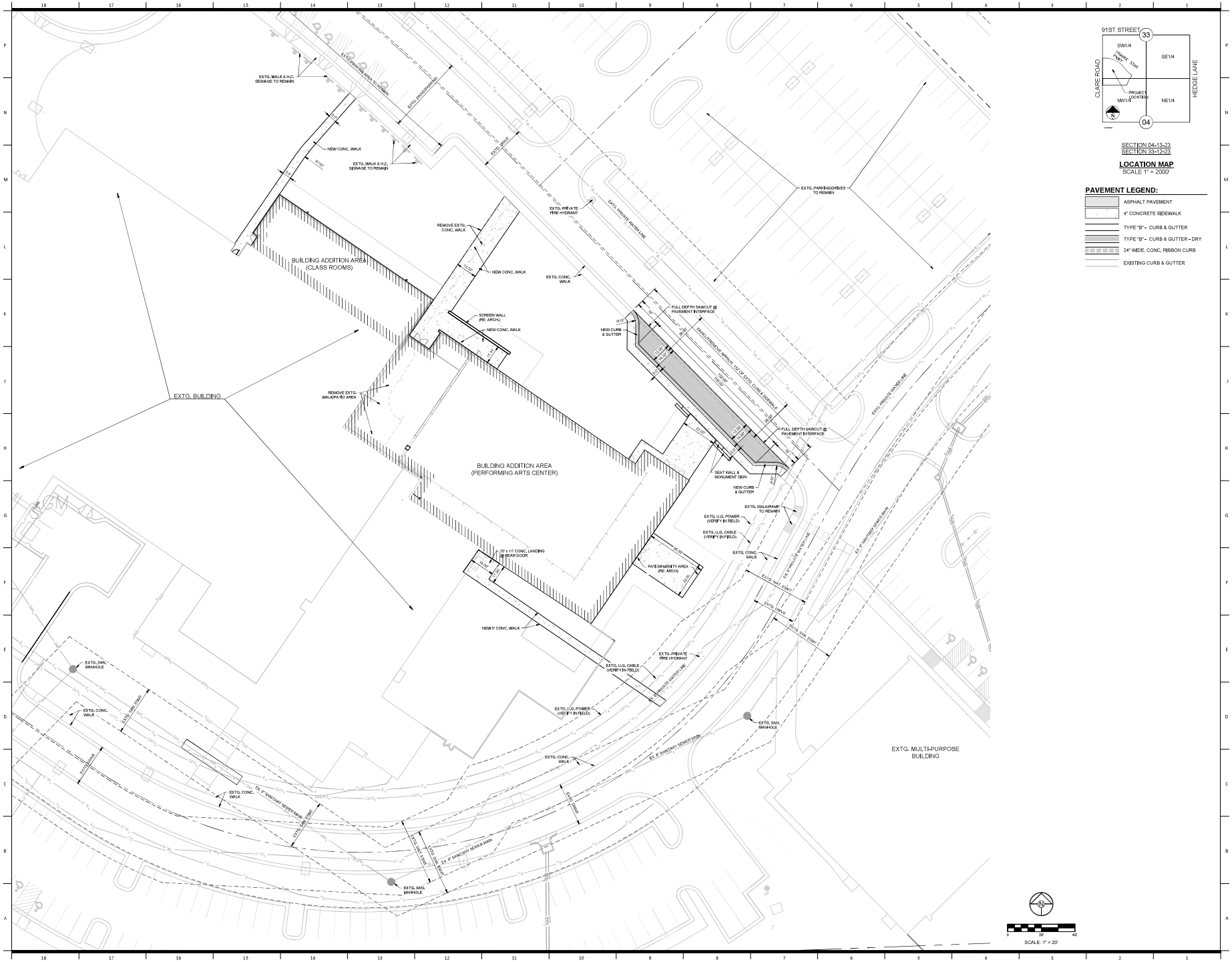
Overall Campus Site Plan

C1.0

Final Development Plan



SECTION 04-13-23
SECTION 33-12-23

LOCATION MAP
SCALE 1" = 2000'

PAVEMENT LEGEND:

- ASPHALT PAVEMENT
- 4" CONCRETE SIDEWALK
- TYPE "B" - CURB & GUTTER
- TYPE "B" - CURB & GUTTER - DRY
- 24" WIDE, CONC. RIBBON CURB
- EXISTING CURB & GUTTER

multistudio

St James Cultural Arts Center

24505 Prairie Star Pkwy
Lenexa, KS 66227

Project Number: 02243100

owner:
St James Academy
24505 Prairie Star Pkwy
Lenexa, KS

architect:
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Kansas City, MO 64111
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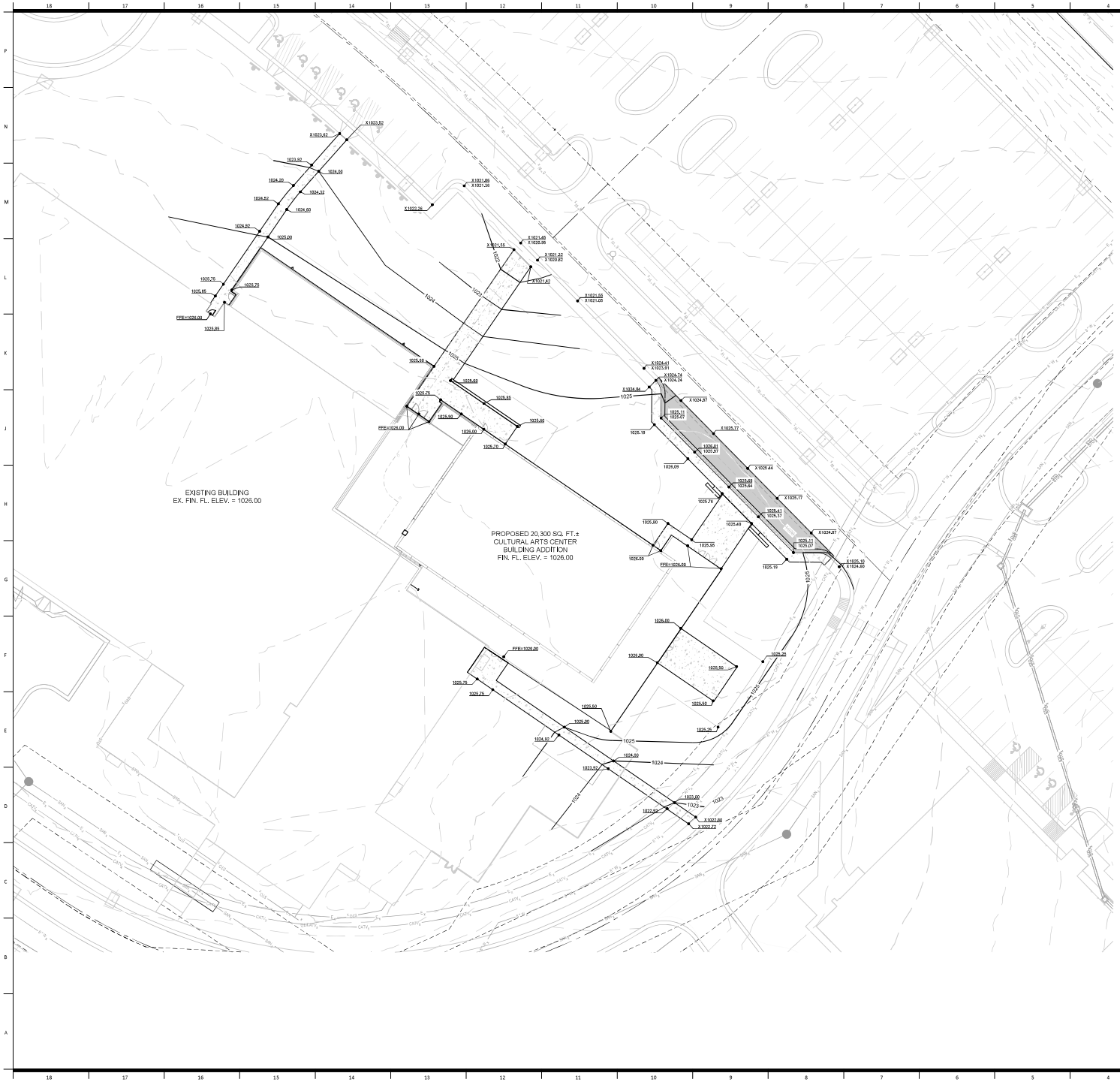
Enlarged Scale Site Plan

C1.1

Final Development Plan



GRADING NOTES:

1. NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS OF THE SITE.
2. RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
3. PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
4. ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LENEXA TECHNICAL SPECIFICATIONS.
6. EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY SCHLAGEL AND ASSOCIATES, P.A. - VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONIES WILL BE PAID FOR HAUL-IN OR HAUL-OFF OF MATERIAL.
7. ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC, TO BE REMOVED AS A PART OF THE PROJECT CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE MANIPULATION OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
8. ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SODDED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF LENEXA TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
9. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF KANSAS, AT THE CONTRACTOR'S EXPENSE.

GRADING LEGEND:

EXXXX	EXTG. SPOT ELEVATION
XX.XX	PROPOSED TOP OF CURB ELEV.
XX.XX	PROPOSED PAVEMENT GRADE ELEV. OR LIP OF CURB ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
1023	EXISTING CONTOUR
1023	PROPOSED CONTOUR

*- ALL SIDEWALKS TO BE INSTALLED WITH A 2.0% MAXIMUM CROSS SLOPE.

PAVEMENT LEGEND:

- ASPHALT PAVEMENT
- 4" CONCRETE SIDEWALK
- TYPE "B" - CURB & GUTTER
- TYPE "B" - CURB & GUTTER - DRY
- 24" WIDE, CONC. RIBBON CURB
- EXISTING CURB & GUTTER

SCALE: 1" = 20'

PROJECT BENCHMARK:

BM-1

CHISELED SQUARE AT CENTERLINE OF CURB INLET ON NORTH SIDE OF 97TH TERRACE AT CLARE ROAD.

ELEV. = 1020.60

multistudio

St James Cultural Arts Center

24505 Prairie Star Pkwy
Lenexa, KS 66227

Project Number: 02243100

owner:
St James Academy
24505 Prairie Star Pkwy
Lenexa, KS

architect:
Multistudio
4200 Pennsylvania
Kansas City, MO 64111
816.931.6655
multi.studio

civil engineer:
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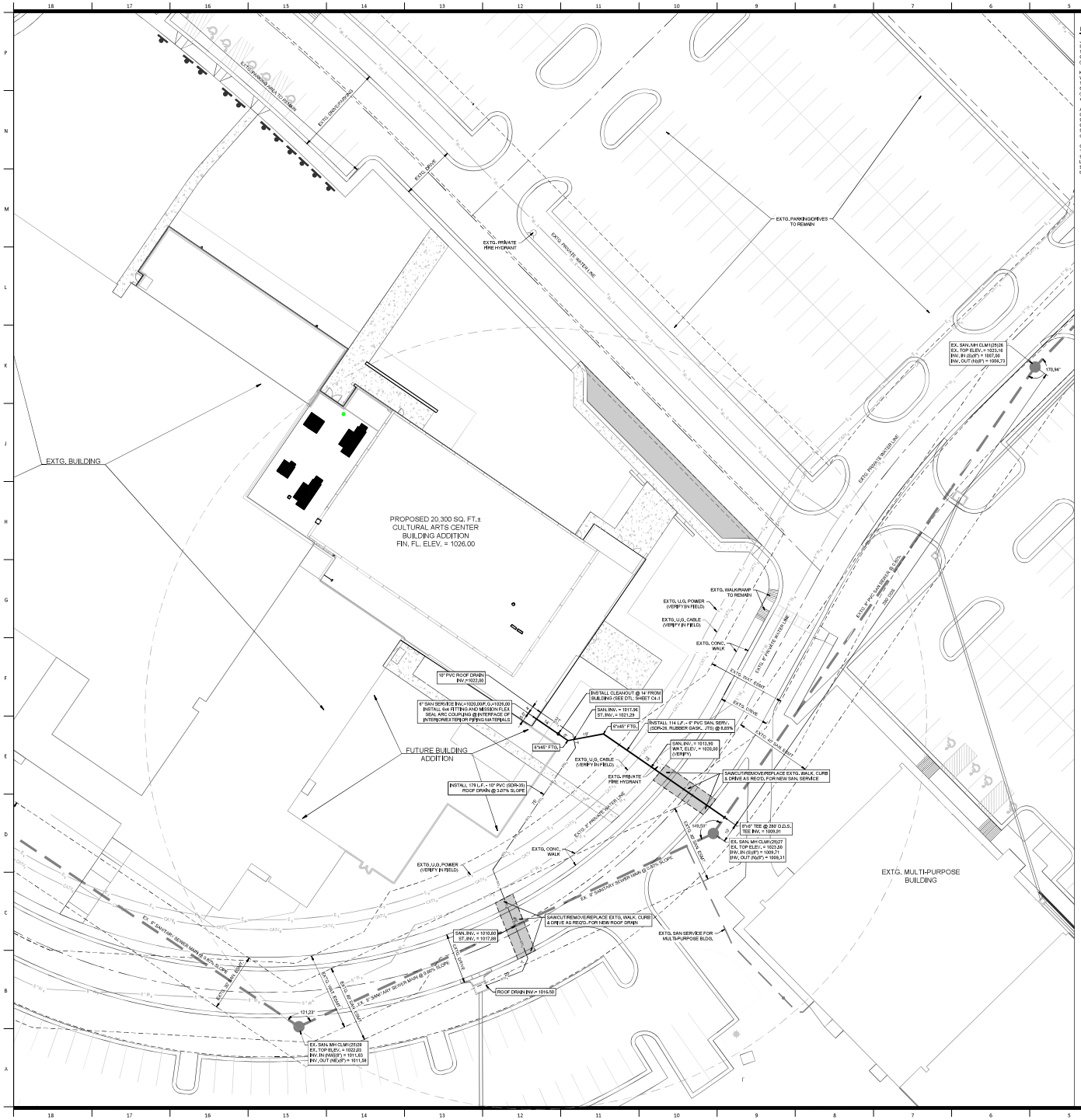
Site Grading Plan

C2.0

Final Development Plan



UTILITY COMPANIES

JOHNSON COUNTY WASTEWATER
SHANNON PARKS, P.E.
11811 S. SUNSET, SUITE 2500
OLATHE, KS 66061
(913) 715-8500

KANSAS GAS SERVICE
WILLIAM ARENS, MANAGER
11401 W. 89TH ST.
OVERLAND PARK, KS 66214
(913) 599-8998
william.arrens@onegas.com

AT&T
CLAYTON ANSPAUGH
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207
913-253-4929
ca4089@att.com

CONSOLIDATED COMMUNICATIONS
TOM REAVES
9660 LACKMAN ROAD
LENEXA, KANSAS 66219
913-322-9631
tom.reaves@surewest.com

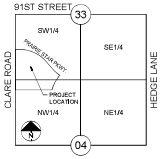
GOOGLE FIBER
LAUREN MARCUCCI
900 BROADWAY BOULEVARD
KANSAS CITY, MISSOURI 64105
913-305-2847
LMARCUCCI@GOOGLE.COM

EVERGY
GWEN CORCHES, DESIGN SUPERVISOR
16215 WEST 108TH STREET
LENEXA, KS 66219
(816) 652-1942
GWEN.CORCHES@EVERGY.COM

SPECTRUM
STEVE BAXTER
8221 WEST 119TH STREET
OVERLAND PARK, KS 66212
(913) 451-5858

WATER DISTRICT NO. 1 OF JO. CO.
MATT CARTER
10747 RENNER BLVD.
LENEXA, KS 66219
(913) 895-5700

1-800 DIG SAFE



SECTION 04-13-23
SECTION 33-12-23

LOCATION MAP
SCALE 1" = 2000'

OWNER/DEVELOPER:

CATHOLIC ARCHDIOCSE OF KANSAS CITY IN KANSAS
KURT HEINEN
12615 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
p 913-647-0322
f 785-294-0126
KHEINEN@ARCHKCK.ORG

LEGAL DESCRIPTION:

Lot 1, Saint James Academy, a Subdivision in the City of Lenexa, Johnson County, Kansas

PROJECT ADDRESS:

24505 Prairie Star Parkway
Lenexa, Kansas 66227

PROJECT ARCHITECT:

Multistudio
Attn: Sally Wurtzler AIA, Leed AP, Well AP
4200 Pennsylvania Ave.
Kansas City, Missouri 64111
Phone: (816) 705-5309
Email: sally.wurtzler@multi.studio

GENERAL NOTES:

1. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LENEXA AND JOHNSON COUNTY WASTEWATER REQUIREMENTS AND SPECIFICATIONS.
2. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LENEXA MUNICIPAL CODE.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
4. CONNECTIONS TO THE PUBLIC STORM SEWER BETWEEN STRUCTURES WILL NOT BE PERMITTED.

UTILITY NOTES:

1. 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.
2. 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.
3. 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.
4. Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary and storm sewer lines. If minimum separations can not be obtained, concrete encasement of the sanitary or storm sewer line shall be required 10 feet in each direction of the conflict.
5. 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.
6. 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.
7. 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 wasted onsite at the direction of the Owner or his appointed representative

SANITARY NOTES:

1. ROOF DRAINS, GUTTER AND DOWNSPOUTS SHALL DISCHARGE TO THE UNDERGROUND STORM SEWER SYSTEM AS INDICATED AND SHALL NOT DISCHARGE TO THE THE SANITARY SEWER.
2. FOUNDATION DRAINS SHALL NOT DISCHARGE TO THE SANITARY SEWER SYSTEM.
3. A MINIMUM OF 30" OF COVER SHALL BE MAINTAINED OVER THE TOP OF THE SERVICE LINE AND A MINIMUM OF 36" OF COVER SHALL BE MAINTAINED OVER THE TOP OF SANITARY SEWER MAINS.
4. WHEN ADJACENT TO OR CROSSING A WATERLINE, TEN FEET OF HORIZONTAL SEPARATION AND TWO FEET OF VERTICAL SEPARATION SHALL BE REQUIRED.
5. DDS = DISTANCE TO DOWNSTREAM MANHOLE.
6. EOS = END OF STUB ELEVATION
7. IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THEREOF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUESTED BY THE CITY.
8. SANITARY SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT JCW SERVICE LINE DESIGN AND CONSTRUCTION STANDARDS.

multistudio

St James Cultural Arts Center

24505 Prairie Star Pkwy
Lenexa, KS 66227

Project Number: 02243100

owner:
St James Academy
24505 Prairie Star Pkwy
Lenexa, KS

architect:
Multistudio
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civil engineer:
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Site Utility Plan

C3.0

Final Development Plan

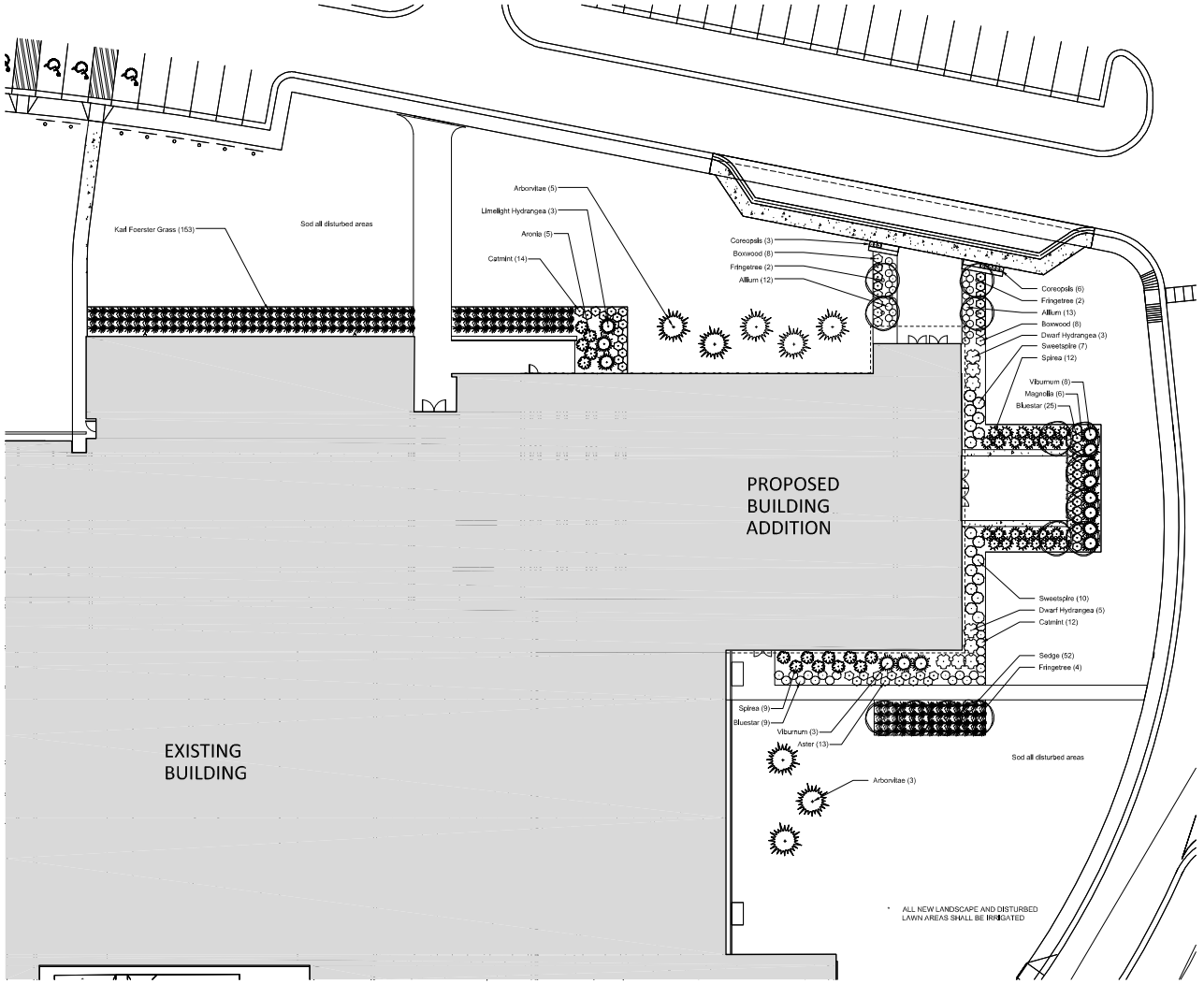
ALL SHRUB/PERENNIAL BEDS ARE TO HAVE 24" DEEP PREMIUM GARDEN SOIL WITH A pH BELOW 7.0 AND ORGANIC MATTER AS SPECIFIED. AN ADDITIONAL 12" OF SUBSOIL BELOW THE ADDED TOPSOIL SHALL BE TILLED AND NOT RE-COMPACTED. THIS SUBSOIL MUST NOT BE CONSTRUCTION DEBRIS OR GRAVEL.

IRRIGATION TO BE INSTALLED AT ALL PLANTING BEDS & DISTURBED LAWN AREAS

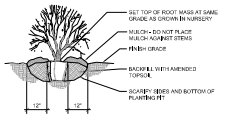
MAIN BUILIDING LANDSCAPE CALCULATION TABLE (FROM PREVIOUS APPROVED PLANS)

DESCRIPTION	ORDINANCE REQUIRMENT	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PERIMETER PLANTINGS ALONG STREETS SECTION 4-1-D-2-L PRAIRIE STAR PARKWAY(PARKWAY) 1,956 LF	2 SHADE TREES 3 ORNAMENTAL TREES 25 SHRUBS 200 S.F. BED SHALL BE PLANTED FOR EVERY 100 LINEAR FEET OF PUBLIC OR PRIVATE STREET FRONTAGE	39 SHADE TREES 59 ORNAMENTAL TREES 489 SHRUBS 3,912 S.F. BED	59 SHADE TREES 59 ORNAMENTAL TREES 48 EVERGREEN TREES INSTEAD OF 144 SHRUBS 978 SHRUBS 5,868 S.F. BED
PERIMETER PLANTINGS ALONG STREETS SECTION 4-1-D-2-L CLARE ROAD (ARTERIAL) 598 LF	2 SHADE TREES 1 ORNAMENTAL TREES 12 SHRUBS 75 S.F. BED SHALL BE PLANTED FOR EVERY 100 LINEAR FEET OF PUBLIC OR PRIVATE STREET FRONTAGE	12 SHADE TREES 6 ORNAMENTAL TREES 72 SHRUBS 449 S.F. BED	33 SHADE TREES 17 ORNAMENTAL TREES 28 EVERGREEN TREES INSTEAD OF 84 SHRUB 267 SHRUBS 1,622 S.F. BED
INTERNAL PARKING LOT 459,228 S.F.	LANDSCAPE AREA = 7.5% OF PARKING AREA 1 TREE PER 300 FEET OF LANDSCAPE AREA WITH AT LEAST 1 TREE PER ISLAND	34,442 S.F. L.S. AREA(7.5%) 114 TREES (BASED ON REQ. L.S. AREA) 229 TREES (PER ISLAND)	65,432 S.F. L.S. AREA 229 TREES 1 TREE PER ISLAND
MONUMENT SIGN LANDSCAPE 4-1-D-2-O	LANDSCAPE AREA 3 TIMES SIGN FACE 1 TREE PER 500 S.F. OF AREA 1 ORNAMENTAL TREE PER 200 S.F. OF AREA 2 SHRUBS PER 20 S.F. OF AREA	SIGN AREA AND BASE 120 S.F. LANDSCAPE AREA 360 S.F. 0 SHADE TREES 1 ORNAMENTAL TREES 9 SHRUBS	0 SHADE TREES 1 ORNAMENTAL 37 SHRUBS

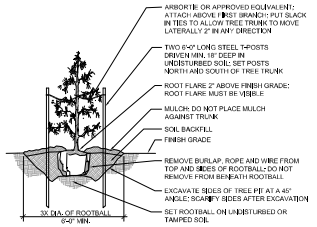
****Prairie Star Buffer (School- LUI 5) - (CP-2 Zoned Use - LUI 8) - (Aterial Road LUI 4) = No LUI
****Clare Road (School- LUI 5) - (Residential LUI ') - (Arterial Road LUI 4) =No LUI



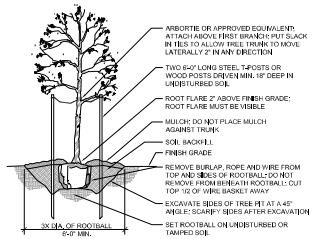
PLANTING PLAN L4
1/16" = 1'-0"



SHRUB PLANTING DETAIL L5
1/16" = 1'-0"



EVERGREEN TREE PLANTING DETAIL L3
1/16" = 1'-0"



DECIDUOUS TREE PLANTING DETAIL L2
1/16" = 1'-0"

LANDSCAPE NOTES:

1. REFER TO SPECIFICATIONS FOR ADDITIONAL LANDSCAPE REQUIREMENTS.

2. PRIOR TO BID SUBMISSION AND PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION WORK, THE LANDSCAPE CONTRACTOR SHALL REVIEW IN DETAIL AND BE VERY FAMILIAR WITH, THE PLANS AND SPECIFICATIONS. DEVIATIONS FROM THE PLANS AND SPECIFICATIONS ARE ABSOLUTELY NOT ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. LANDSCAPE INSTALLATION WORK NOT CONFORMING TO PLANS AND SPECIFICATIONS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR PRIOR TO PAYMENT FOR SUCH WORK.

3. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL. AFTER THE BIDS AWARDED, IT WILL BE REQUIRED THAT ALL SPECIFIED AND/OR APPROVED SUBSTITUTIONS SHALL BE INSTALLED BY CONTRACTOR WITH NO EXCEPTIONS.

4. PRIOR TO BID SUBMISSION AND PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION WORK, THE LANDSCAPE CONTRACTOR SHALL TOUR AND CAREFULLY REVIEW THE PROJECT SITE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS OR CHARACTERISTICS THAT WILL PREVENT LANDSCAPE INSTALLATION PER THE PLANS AND SPECIFICATIONS. NOTIFICATION OF UNSUITABLE CONDITIONS OR CHARACTERISTICS AFTER BIDDING, AFTER COMPLETION OF LANDSCAPE WORK, OR DURING THE WARRANTY PERIOD, SHALL NOT BE RECEIVED OR CONSIDERED BY THE LANDSCAPE ARCHITECT OR OWNER.

5. PRIOR TO COMMENCEMENT OF ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES EXISTING WITHIN THE PROJECT SITE. THE LANDSCAPE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES RESULTING FROM LANDSCAPE INSTALLATION CONSTRUCTION.

6. LANDSCAPE CONTRACTOR TO VERIFY AND COORDINATE ALL GRADES AND ELEVATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY SITE EARTHWORK CONTRACTOR OF MAJOR DISCREPANCIES IN ELEVATIONS. LANDSCAPE CONTRACTOR SHALL VERIFY ALL GRADING AND DRAINAGE AS SHOWN ON CIVIL AND NOTIFY OWNER'S REPRESENTATIVE IF SITE CONDITIONS DIFFER FROM PLANS. ALL AREAS SHALL HAVE POSITIVE DRAINAGE.

7. ALL TREES, SHRUBS, AND GROUND COVER BEDS ARE TO RECEIVE MIN. 3" OF HARDWOOD MULCH, MEASURED AFTER SETTLEMENT HAS OCCURRED.

8. COORDINATE LOCATIONS OF PLANT MATERIAL WITH OTHER SITE FEATURES INCLUDING SIGNAGE AND LIGHTING. IF LOCATIONS OF SITE ELEMENTS VARY FROM PLAN, NOTIFY OWNER'S REPRESENTATIVE AND ADJUST LANDSCAPE PLANTINGS ACCORDINGLY TO ACHIEVE THE INTENDED EFFECT.

9. THE LANDSCAPE CONTRACTOR SHALL FOLLOW ALL LOCAL, COUNTY, AND STATE CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT REGARDING ANY DISCREPANCIES BETWEEN THESE CODES AND THE PLANS AND SPECIFICATIONS.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	REMARKS
		Evergreen Trees					
	3	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	8' Ht.	B&B		Full Dense Arborvitae
		Ornamental Trees					
	6	Cercis canadensis	Eastern Redbud	8-10' Ht.	B&B		Multi-stemmed, full canopy
	6	Magnolia x 'Jane Plant'	Jane Magnolia	8-10' Ht.	B&B		Multi-stem, Full canopy
		Shrubs					
	7	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Aronia	24" Ht.	#3 Pot	36" o.c.	Full, Full
	12	Buxus 'Green Velvet'	Green Velvet Boxwood	24" Ht.	#3 Pot	48" o.c.	Full, Full
	7	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	36" Ht.	#3 Pot	48" o.c.	Full, Full
	3	Hydrangea paniculata 'Little Lime'	Little Lime Dwarf Hydrangea	24" Ht.	#3 Pot	36" o.c.	Full, Full
	17	Ilex verticillata 'SMNIIV'	Berry Heavy Winterberry	24" Ht.	#3 Pot	36" o.c.	Full, Full
	5	Spiraea x bumalda 'NCSX1'	Double Play Candy Corn Spirea	24" Ht.	#3 Pot	30" o.c.	Full, Full
	9	Viburnum nudum 'Bill'	Brandywine Viburnum	24" Ht.	#3 Pot	48" o.c.	Full, Full
		Perennials / Groundcovers					
	25	Allium 'Summerdrift'	Summerdrift Allium	12" Ht.	#1	24" o.c.	Full, Full
	9	Amsonia 'Blue Ice'	Blue Ice Amsonia	12" Ht.	#1	24" o.c.	Full, Full
	25	Echinacea 'Summer Sky'	Summer Sky Coneflower	12" Ht.	#1	24" o.c.	Full, Full
	13	Symphyotrichum 'Purple Dome'	Purple Dome Aster	12" Ht.	#1	24" o.c.	Full, Full
		Ornamental Grasses / Sedges / Rush					
	153	Calamagrostis 'Karl Foerster'	Karl Foerster Grass	12" Ht.	#1	24" o.c.	Full, Full
	52	Carex 'Ice Dance'	Ice Dance Sedge	12" Ht.		18" o.c.	Full, Full
		* Subject to availability					

PLANT SCHEDULE & NOTES L1

multistudio

St James Cultural Arts Center

24505 Prairie Star Pkwy
Lenexa, KS 66227

Project Number: 02243100

owner:
St James Academy
24505 Prairie Star Pkwy
Lenexa, KS

architect:
Multistudio
4200 Pennsylvania
Kansas City, MO 64111
816.931.6629
multistudio.com

civil engineer:
Schlagel & Associates
14920 W. 107th Street
Lenexa, KS 66215
913.492.8400
www.schlagelassociates.com

structural engineer:
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816.931.4144
bdc-engrs.com

mep engineer:
Smith & Boucher Engineers
28618 W 103rd St
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913.345.2127
www.smithboucher.com

electrical consultant:
Rose Steele Consulting
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San Jose, CA 95111
650.468.8898
www.rosesteeleconsulting.com

acoustic consultant:
Acoustical Design Collab
6229 W Hedgehog Place
Phoenix, AZ 85083
913.205.6992
www.adcac.com

lighting:
Lighting Consultant
123 Anystreet
Anytown, USA 00000
000.000.0000
www.website.com

Issue Date: 10/26/2020

Revisions

NUMBER	DESCRIPTION	DATE

ROBERT J. WHITMAN
REGISTERED
840
10/26/2020
LANDSCAPE ARCHITECT

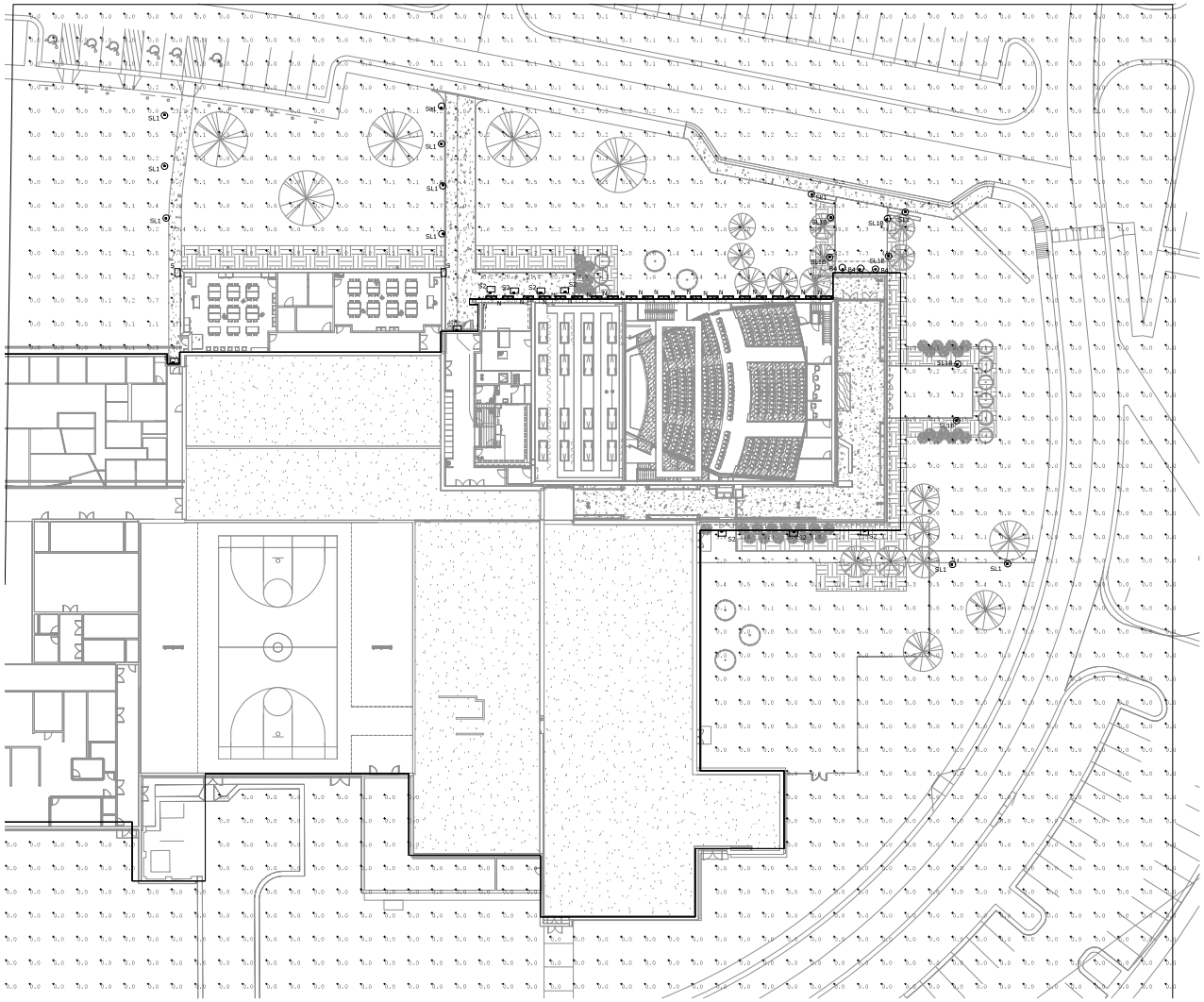
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMITTING OR IMPLEMENTATION

NOT FOR CONSTRUCTION

PLANTING PLAN

L101

Final Development Plan



LIGHT FIXTURE SCHEDULE

TYPE	IMAGE	DESCRIPTION	MOUNTING	LAMP	VOLTS	MANUFACTURER	V-A
B4		4" OPEN APERTURE LED DOWNLIGHT WITH SEMI-SPECULAR LOW IRIDESCENT REFLECTOR, INTEGRAL DRIVER, PAINTED WHITE TRIM FLANGE. PROVIDE WITH 0-10V DIMMING DRIVER UL LISTED FOR WET LOCATIONS, HIGH AMBIENT TEMP.	RECESSED	LED 1,500 LUMENS (DELIVERED) 3500K 90 CRI	UNV	GOTHAM EVO4 OR PRE-BID APPROVED EQUAL	15
N		48" LONG BY 2" X 1.5' EXTERIOR WALL MOUNTED WALL WASH FIXTUR IP67 RATED HOUSING INTERNAL LOUVER. 6" ARM LENGTH. 0-10V DIMMING. UPLIGHT POSTIO4. ADJUSTBABLE AIMING BLACK FINISH, ARCHITECT TO CONFIRM.	SURFACE WALL	LED 3000 LUMENS (DELIVERED) 3000K 80 CRI	UNV	INSIGHT LIGHTING ESX	32
S SB		LED WEDGE WALL SCONCE WITH TYPE II DIS"RIBUTION. INTEGRAL COLD WEATHER DRIVER. UL LISTED FOR WET LOCATIONS. COORDINATE EXACT MOUNTING HEIGHT AND FINISH WITH ARCHITECT AND ARCHITECTURAL ELEVATIONS. SB INDICATES TYPE V DISTRIBUTION.	SURFACE WALL	LED 2,000 LUMENS (DELIVERED) 4000K	UNV	LITHONIA SERIES WST LED MCGRAW EDISON SERIES IST	24
SL1 SL1B		5" SQUARE, 42" TALL EXTERIOR ARCHITECTURAL LED BOLLARD. DIE CAST ALUMINUN WITH MARINE GRADE FINISH. 0-10V DIMMING DRIVER. TYPE 43 DISTRIBUTION. SB INDICATES TYPE V DISTRIBUTION.	CONCRETE BASE PER MANUFACTURER	LED 3000 LUMENS (DELIVERED) 4000K 80CRI	277	LUGAN LINEAR PT BOLLARD	30

OVERALL MECHANICAL & ELECTRICAL SITE PLAN A3

1" = 20'-0"

multistudio

smith & boucher engineers
25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617
project number 2426200

St James Cultural Arts Center

24505 Prairie Star Pkwy
Lenexa, KS 66227

Project Number: 02243100

owner:
St James Academy
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architect:
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mep engineer:
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913.345.2127
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theatre consultant:
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(08) 464.8858
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acoustic consultant:
Acoustical Design Kubicki
6229 W Hedgehog Place
Phoenix, AZ 85083
913.205.6992
www.adkbc.com

lighting:
Lighting Consultant
123 Jumpstreet
Anytown, USA 00000
000.000.0000
www.website.com

Issue Date: 08/28/2026

Revisions

NUMBER	DESCRIPTION	DATE

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CHRISTOPHER E. ALBRIGHT LICENSED 17198 PROFESSIONAL ENGINEER STATE OF KANSAS 8/28/26

SITE PHOTOMETRIC PLAN

ME201P

Final Development Plan

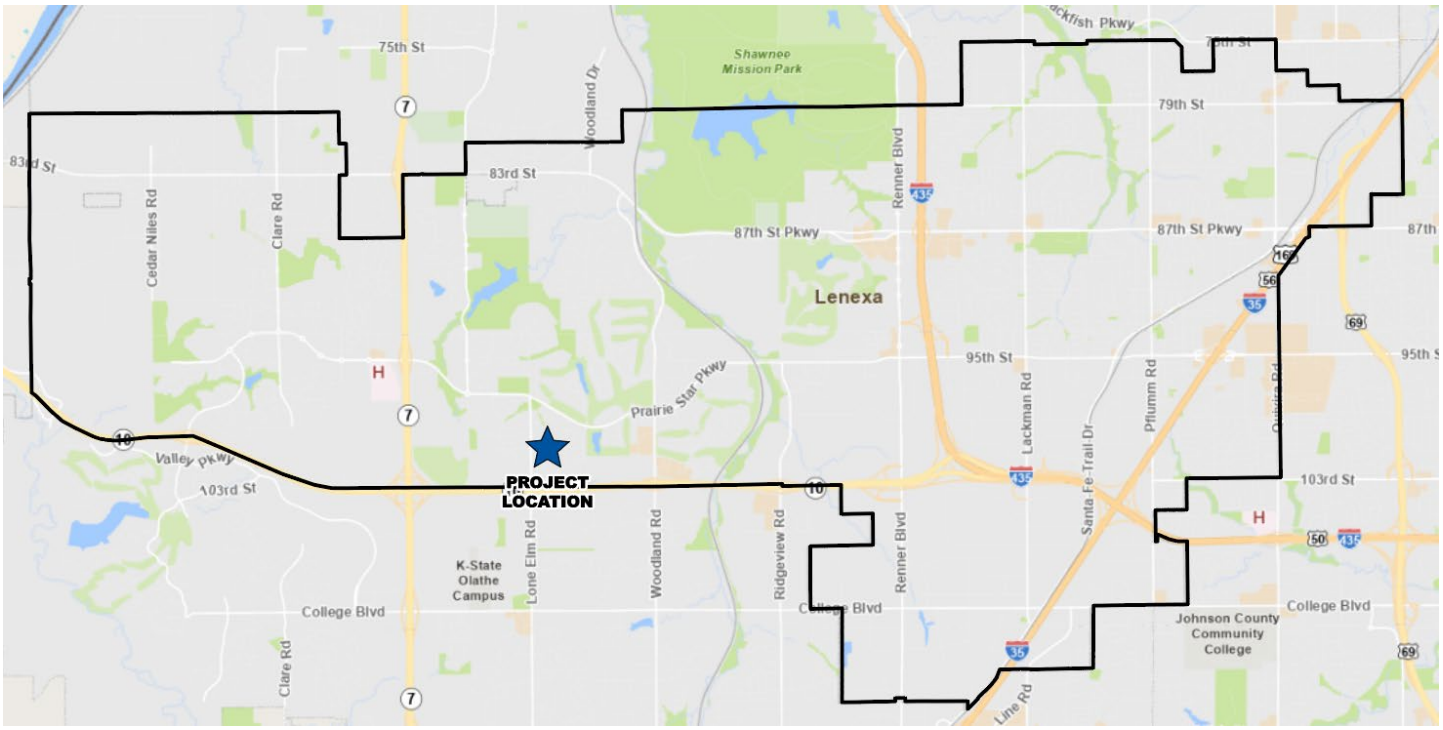
Lenexa KANSAS

PLANNING COMMISSION STAFF REPORT

November 30, 2026

MIDWEST SIKH GURUDWARA PARKING EXPANSION & MAINTENANCE BUILDING

Project #:	PL26-15F	**Location:**	10050 Marion Street
Applicant:	Daniel Finn, Phelps Engineering	**Project Type:**	Final Plan
Staff Planner:	James Molloy	**Proposed Use:**	Church or Place of Worship



PROJECT SUMMARY

The applicant seeks approval of a final plan for the construction of an 800 SF detached accessory structure to be used for site maintenance purposes and the expansion of the parking lot at the Midwest Sikh Gurudwara at 10050 Marion Street in the R-1 Residential Single Family Zoning District. The parking lot is proposed to expand from 121 spaces to 226 spaces, with some spaces in the original parking lot being removed to accommodate the proposed maintenance building. The proposed final plan is consistent with the approved preliminary plan. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
11.91	13,736 (Gurudwara) 800 (Maintenance Bldg.) 14,536 (Total)	R-1	Institutional

The subject property is located at the northeast corner of 101st Street & Lone Elm Road. The gurudwara was approved by the Planning Commission and Governing Body in 2018 and constructed in 2020.

TABLE 1: PREVIOUS APPLICATIONS

Project Number	Application Type	Project Name	Date Approved
PL18-04P	Preliminary Plan	Midwest Sikh Gurudwara	April 17, 2018
PL18-17F	Final Plan	Midwest Sikh Gurudwara	August 27, 2018
PT18-14F	Final Plat	Midwest Sikh Gurudwara	September 18, 2018
PL26-03PR	Revised Preliminary Plan	Midwest Sikh Gurudwara Parking Expansion and Maintenance Building	November 17, 2026

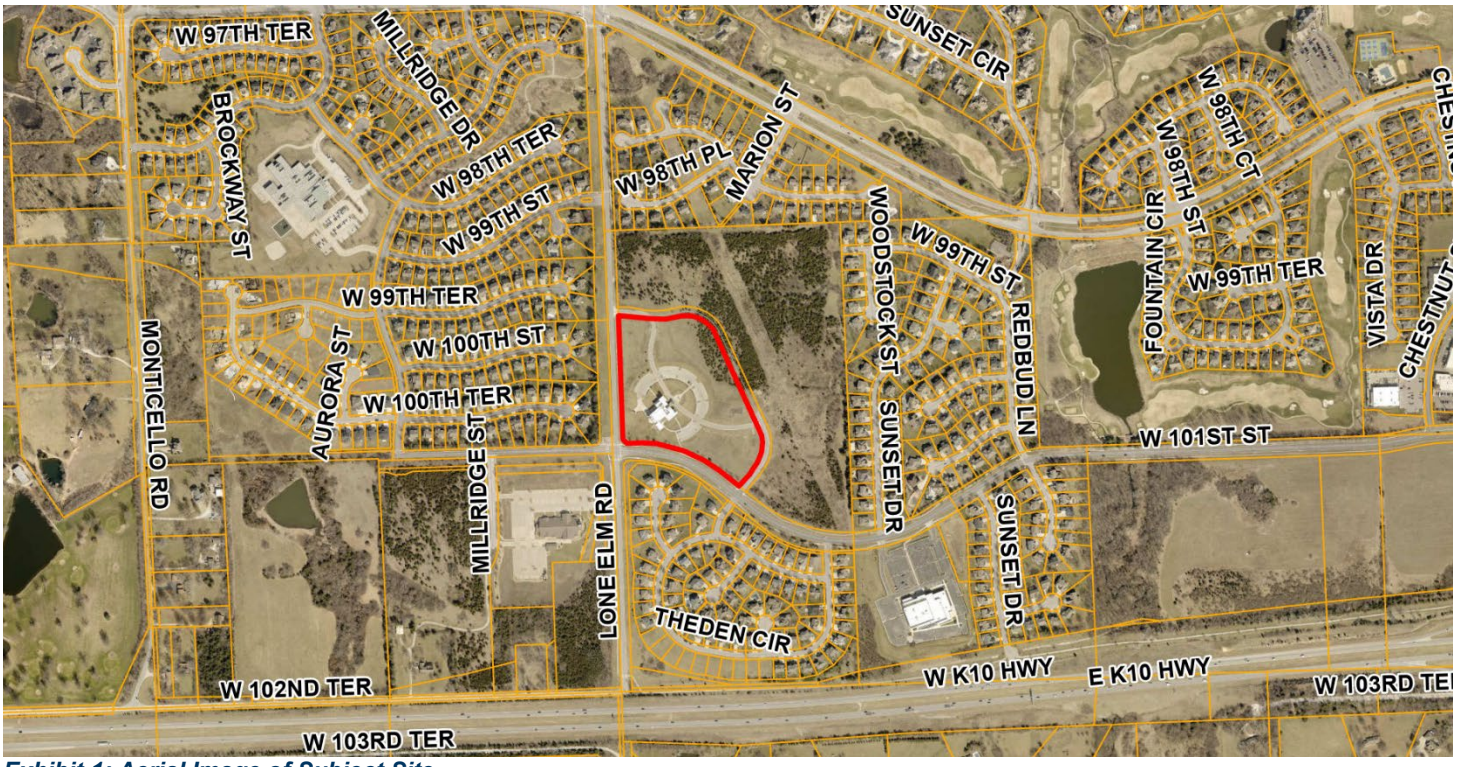


Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The property is currently utilized as a place of worship known as the Midwest Sikh Gurudwara since its construction in 2020. This application does not include any changes to the land use. The property is surrounded on all four sides by single-family residences. The property is zoned R-1, Residential Single-Family District and is designated as "Institutional" on the Comprehensive Plan's Future Land Use Map. Use of the property as a place of worship conforms to the zoning district as well as the Comprehensive Plan designation.

Zoning Map



Future Land Use Map

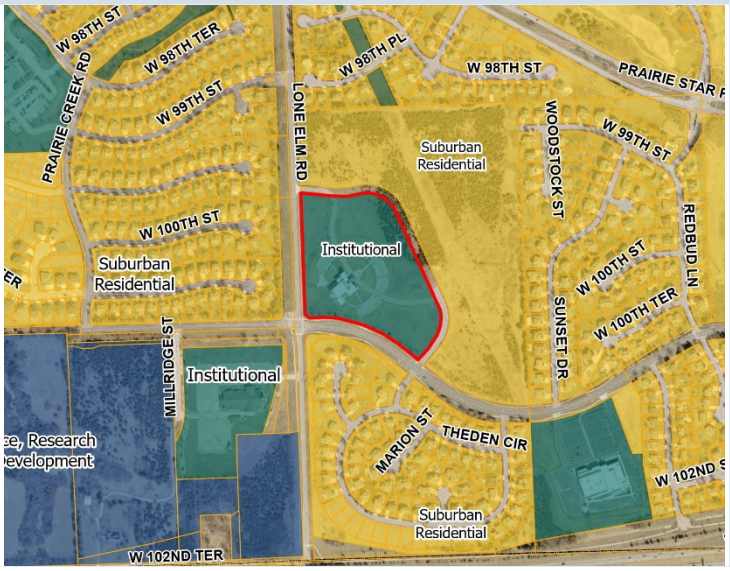


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Institutional	R-1 Residential Single-Family District	Church/Place of Worship
North	Suburban-Density Residential	R-1 Residential Single-Family District	Single-Family Residential
South	Suburban-Density Residential	R-1 Residential Single-Family District	Single-Family Residential
East	Suburban-Density Residential	R-1 Residential Single-Family District	Single-Family Residential
West	Suburban-Density Residential	R-1 Residential Single-Family District	Single-Family Residential

FINAL PLAN REVIEW

The proposed final plan is for the expansion of the parking lot at Midwest Sikh Gurudwara to accommodate additional attendance, as well as the addition of an 800 SF accessory structure, which will remove 4 parking spaces. The proposed parking lot expansion, however, will add 109 parking spaces, bringing the site to a total of 226 parking spaces (a net gain of 105 spaces). The proposed maintenance building will house lawncare equipment and other site maintenance equipment. The maintenance building will architecturally match the material of the primary Gurudwara structure. The proposed final plan is in compliance with the approved preliminary plan (PL26-03PR).

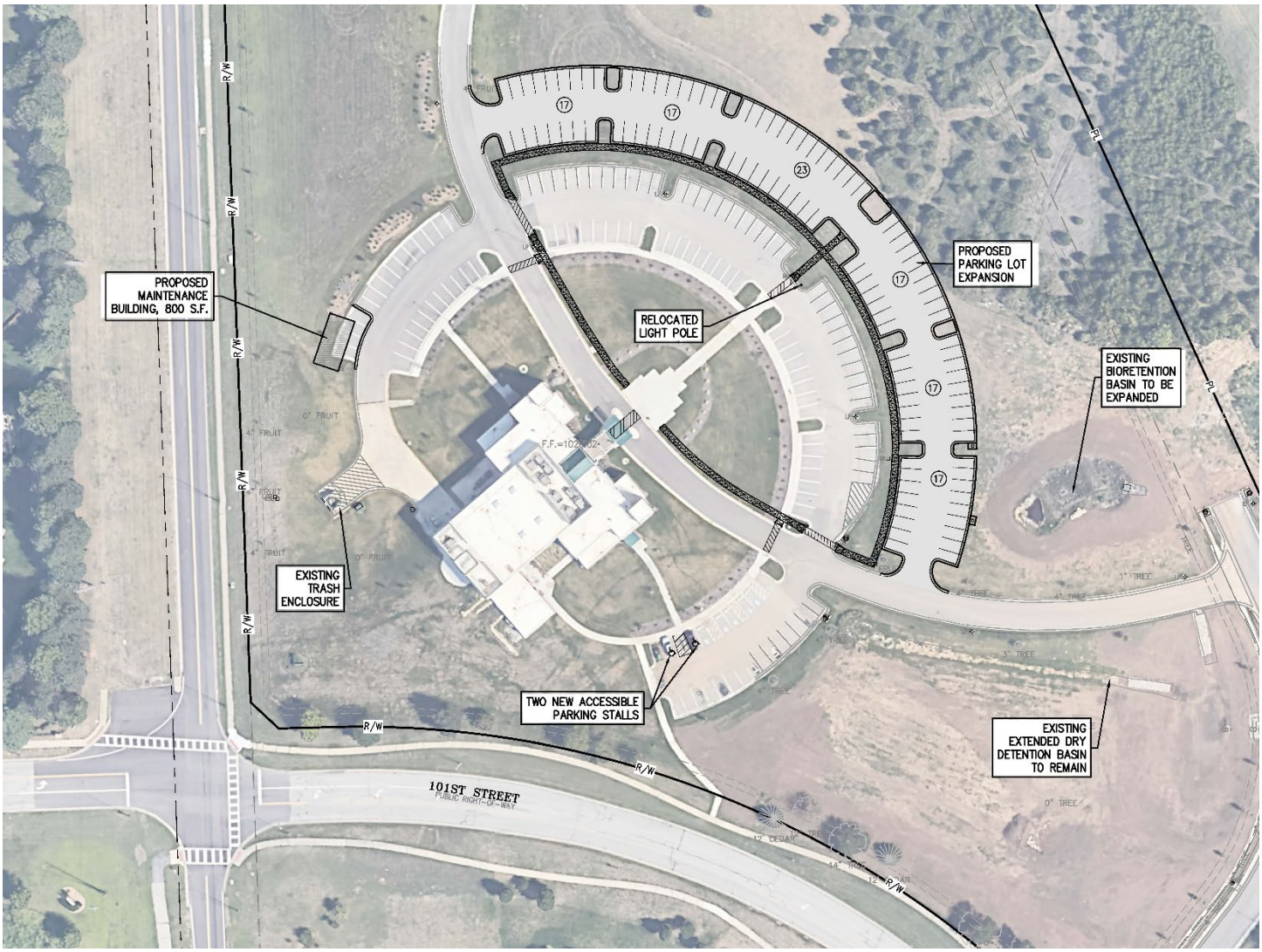


Exhibit 2: Site Plan

DIMENSIONAL STANDARDS

The proposed maintenance building is located on the western side of the property and is set back roughly 57' from the west property line. The existing principal structure is on average 30' tall, with decorative building elements extending up to between 38' and 56' tall. The proposed maintenance building is 15' tall.

TABLE 3: DIMENSIONAL ANALYSIS (MAINTENANCE BUILDING)			
Standard	**Required**	**Proposed**	**Difference**
Front Yard	35’	636’	**+ 601’**
Side Yard	30’	359’	**+ 329’**
Side Yard, Corner	30’	318’	**+ 288’**
Rear Yard	20’	57’	**+ 37’**
Building Height	35’ Maximum	15’	**- 20’**

PUBLIC IMPROVEMENTS

There are no public improvements required or proposed with this project. This project is an expansion of the parking lot and an addition of an accessory maintenance building on the site that will not require the construction or relocation of any public roads, trails, or sidewalks.

ACCESS, TRAFFIC, AND PARKING

Access into the site exists from both Lone Elm Road and 101st Street. There is an interior road which connects the parking lot to each entrance. The proposed parking lot expansion will connect to this interior road. In addition to the parking lot, interior sidewalks will be added between the existing and proposed parking lots and along the access drives to facilitate safe and convenient pedestrian movement throughout the property.

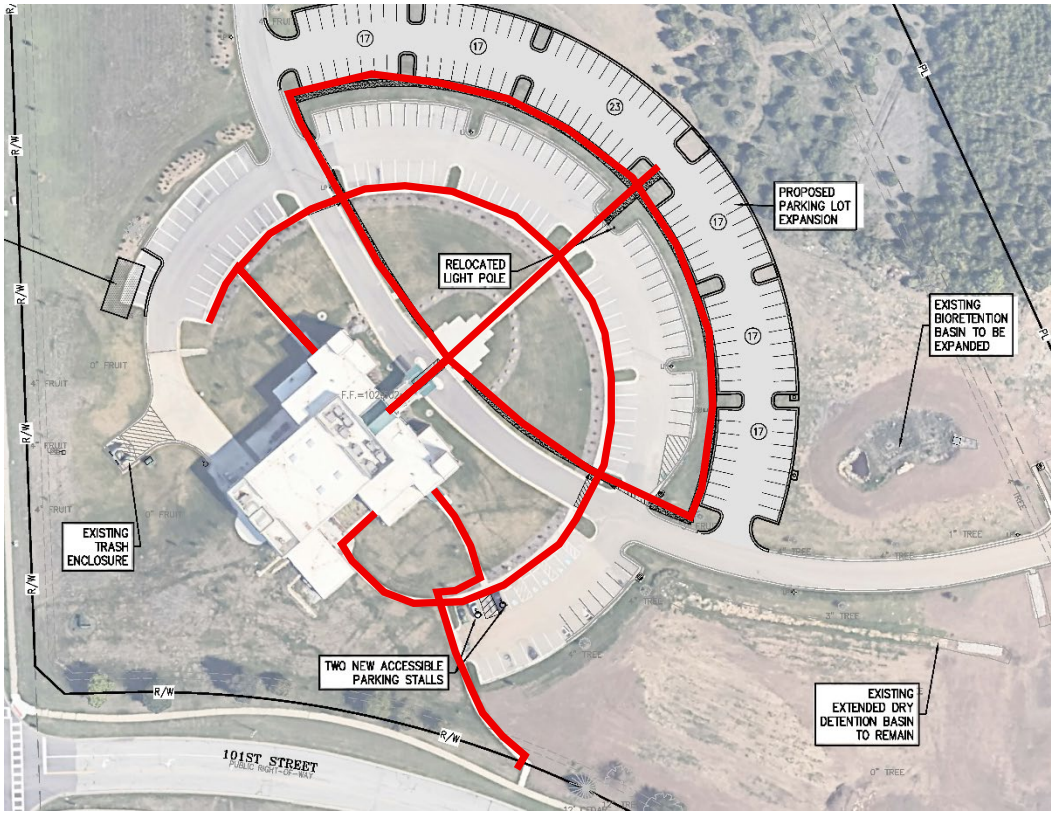


Exhibit 3: Proposed Pedestrian Circulation

Table 4 demonstrates compliance with parking requirements. Four existing parking spaces will be replaced by the proposed accessory structure, however, the proposed parking lot expansion will yield an additional 109 parking spaces.

TABLE 4: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Current Parking	Proposed Parking	Difference
Church or Place of Worship	1 space per 3 seats in main assembly area	109	121	226	+ 117

STORMWATER

The applicant submitted a stormwater management plan for the proposed improvements meeting the City's stormwater standards and requirements. The proposed development will be handled by the existing on-site facilities. Staff does note that the existing bioretention cell will be enlarged to accommodate the additional impervious surface added to the site.

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.

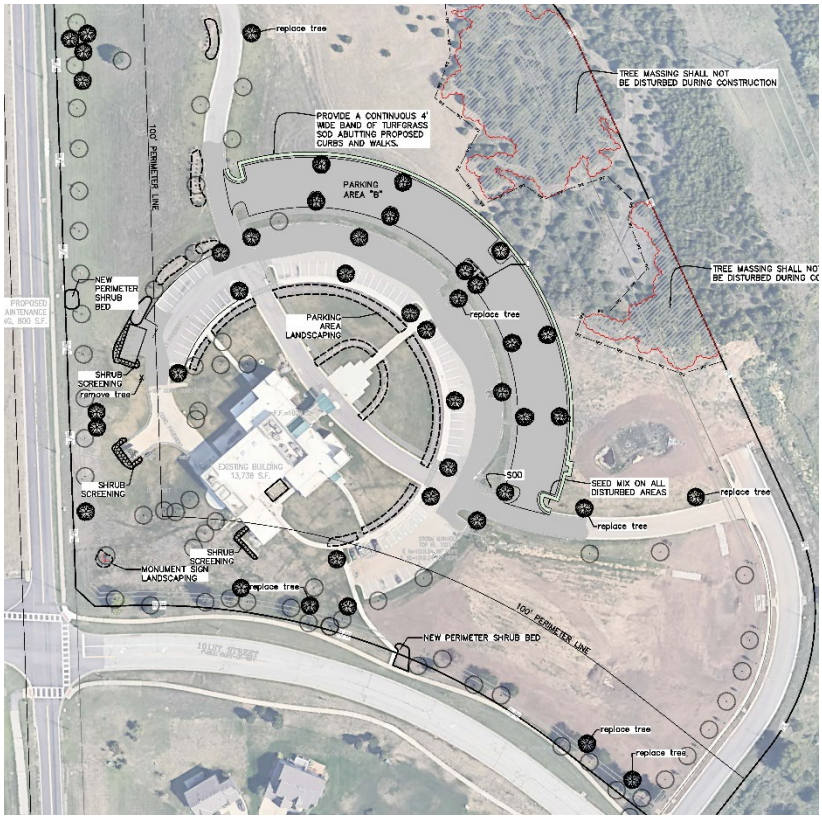
LIGHTING

Additional lighting will be added to the new parking lot. Site and exterior lighting on private development is subject to Section 4-1-C-4-I of the UDC. The submitted plan complies with the UDC.

LANDSCAPING

Additional landscaping will be installed around the site, particularly surrounding the proposed maintenance building, the existing trash enclosure, and adjacent to outdoor mechanical equipment. Landscaping will also be added within the islands in the parking lot as required within Section 4-1-D-2-M. The applicant will also remove and replace existing plant material that is not thriving to ensure the originally approved landscaping is accurately maintained on-site.

At Right Exhibit 4: Landscape Plan



ARCHITECTURE

The proposed maintenance building will match the existing architecture of the Gurudwara, which features a modern design consisting of light beige EIFS, red brick, and brown asphalt roof shingles. Additional trim detailing will be provided around the garage doors and the wainscotting. A score line will wrap the building as well, as it does on the existing Gurudwara. There will be no changes to the principal structure as part of this plan.

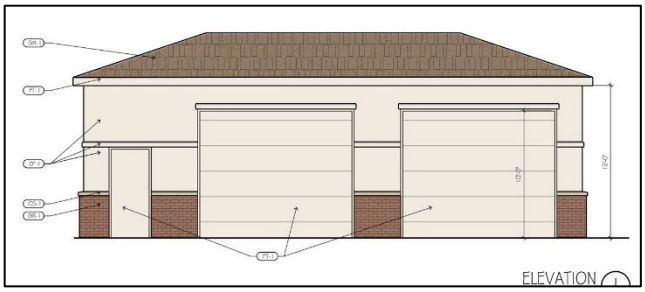


Exhibit 5: Front Elevation of the Maintenance Building

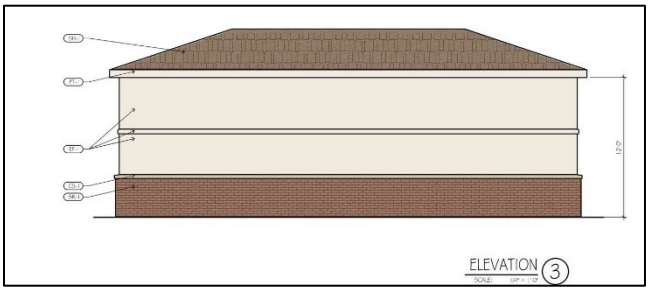


Exhibit 6: Rear Elevation of the Maintenance Building

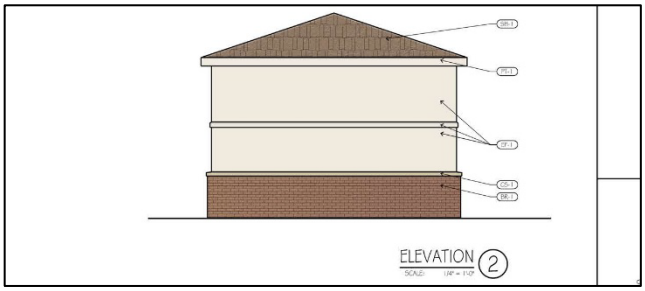


Exhibit 7: Side Elevation of the Maintenance Building

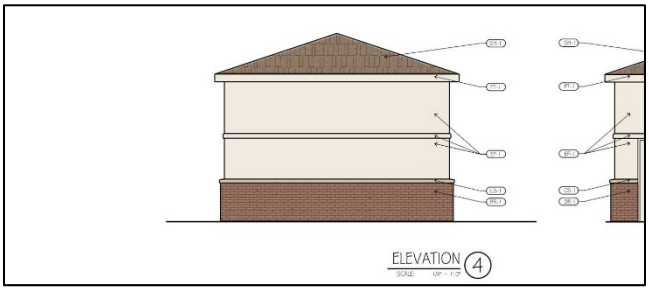


Exhibit 8: Side Elevation of the Maintenance Building

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 should inquire about additional City requirements and development fees.

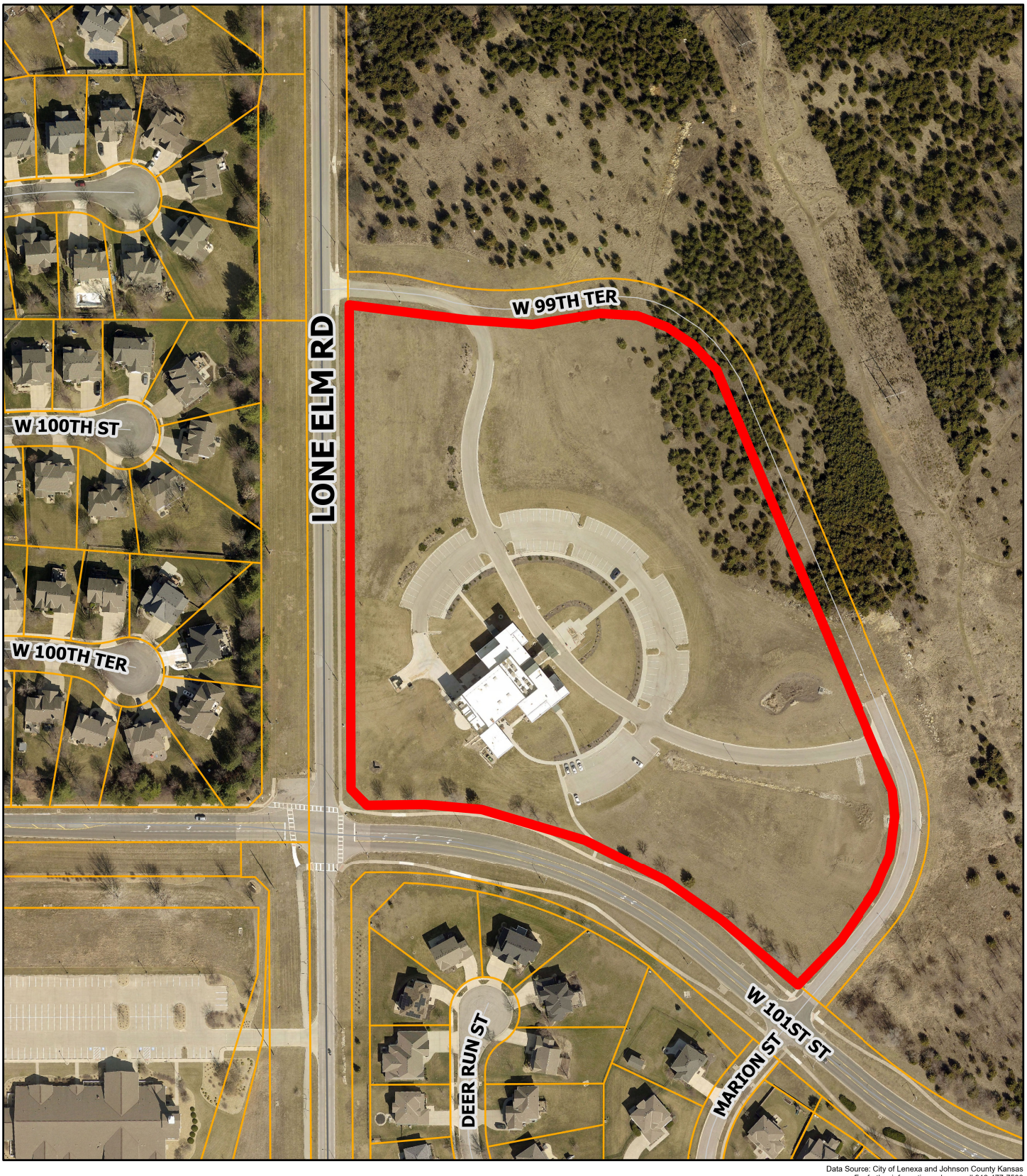
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed final plan for Midwest Sikh Gurudwara Parking Expansion and Maintenance Building.**

- The project will include a parking lot expansion with a net gain of 105 additional parking spaces and a new 800 SF accessory structure to be used as a maintenance building.
- The project conforms with 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 ***Inclusive Community Building*** to create ***Vibrant Neighborhoods***.

FINAL PLAN

Staff recommends **APPROVAL** of the final plan for PL26-15F – **Midwest Sikh Gurudwara Parking Expansion and Maintenance Building** at 10050 Marion Street, for a church/place of worship.



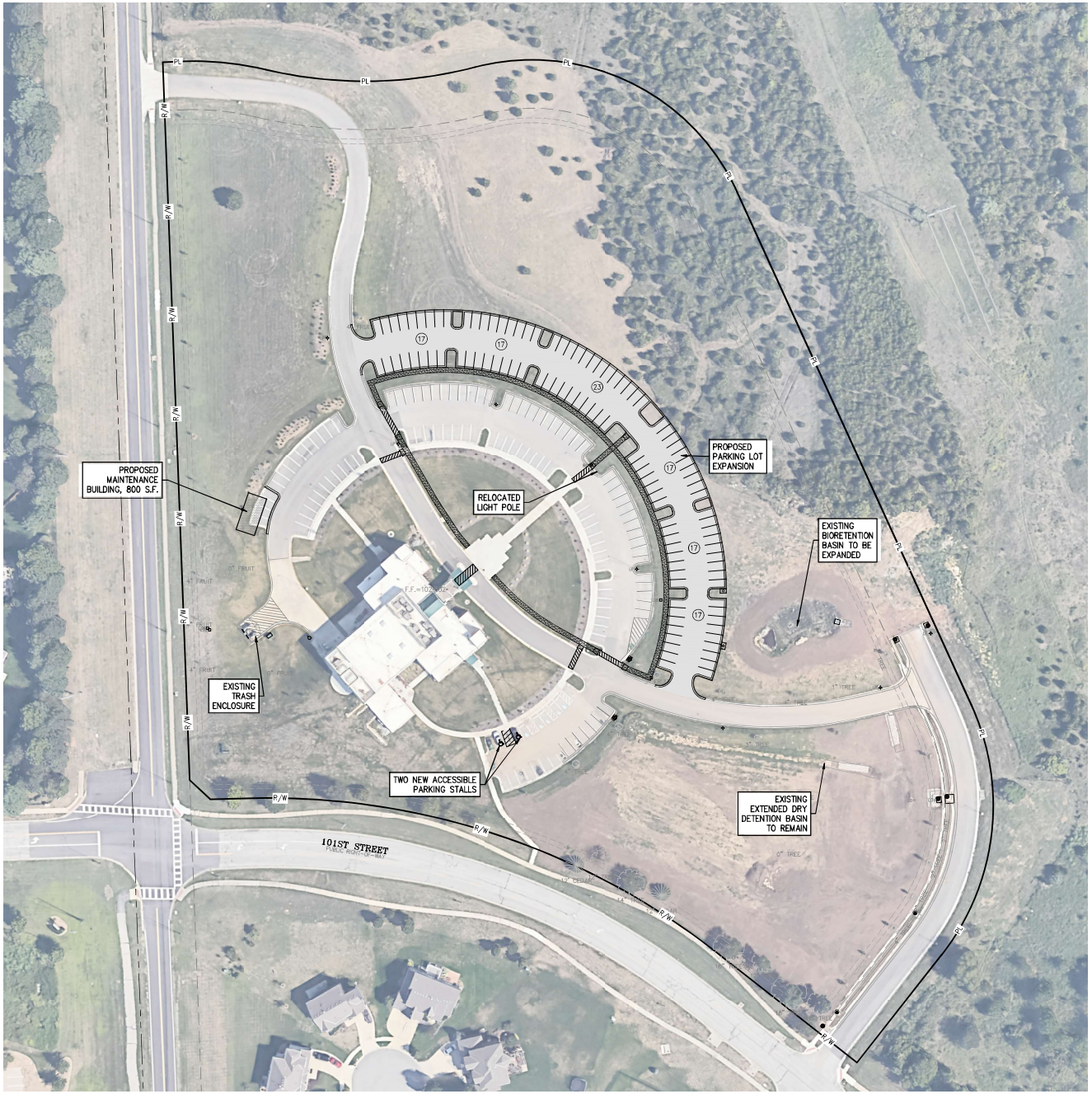
Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Midwest Sikh Gurudwara
Parking and Maintenance Building

N

0 100 200 400 Feet

Lenexa KANSAS



811 Know what's below. Call before you dig.

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

COMMERCIAL SITE & BUILDING SUMMARY TABLE

SITE DATA	SITE AREA	FAR
	11.91 AC.	0.0280
BUILDING DATA	BUILDING AREA	
EX. BUILDING	13,736 S.F.	
PROP. MAINTENANCE BUILDING	800 S.F.	
TOTAL	14,536 S.F.	

PARKING SUMMARY TABLE

PROVIDED	
EXISTING STANDARD SPACES – REMOVED	5
EXISTING STANDARD SPACES – REMAINING	111
EXISTING ACCESSIBLE SPACES	5
PROPOSED STANDARD SPACES	108
PROPOSED ACCESSIBLE SPACES	2
TOTAL	226

LEGAL DESCRIPTION:

LOT 1, MIDWEST SIKH GURUDWARA, A PLATTED SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.

OPEN SPACE SUMMARY TABLE

OPEN SPACE REQUIREMENTS (CODE SECTION 4-1-B-26-A)		
LOT 1	EXISTING	PROPOSED
OPEN SPACE (60% MIN)	9.08 AC. – 76%	8.23 AC. – 69%
IMPERVIOUS	2.83 AC. – 24%	3.68 AC. – 31%

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- PROPOSED BUILDING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

N

SCALE: 1"=50'
0' 50' 100'

PHELPS ENGINEERING, INC.
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Olathe, Kansas 66061
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Fax (913) 393-1525
www.phelpsengineering.com

PLANNING ENGINEERING IMPLEMENTATION

SITE PLAN – OVERALL

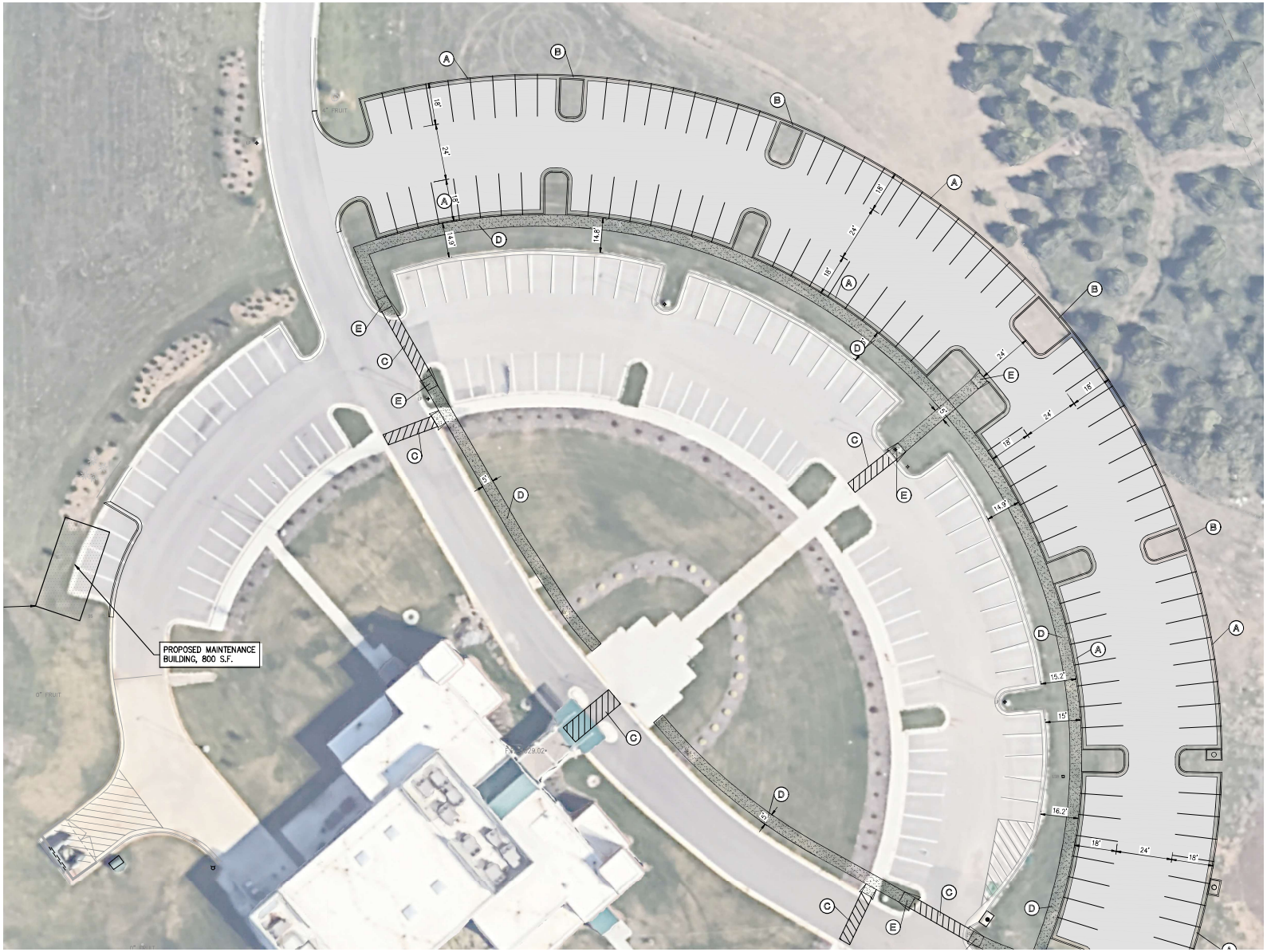
MIDWEST SIKH GURUDAWA – PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

No.	Date	Revisions	By	Appr.
1.	11-16-2026	REVISED PER STAFF COMMENTS	AEB	DAF

PROJECT NO. 2026045
DATE 10-26-2026 DRAWN AEB
CHECKED DAF APPROVED DAF
CERTIFICATE OF AUTHORIZATION KANSAS #E-2182
CERTIFICATE OF AUTHORIZATION MISSOURI #2005018526

SHEET
C100

\\PHELPS-SERVER\Projects\P-2026\05\Dwg\Permit Plans - Parking Lot\SITE - OVERALL.dwg, Layout1 Nov 16, 2026 - 10:46am Daniel Ron



SITE KEYNOTES:

- (A) CONSTRUCT PRIVATE 2 FT HIGH BACK CONCRETE CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT CONCRETE GUTTER FLUME.
- (C) CONSTRUCT PAINTED CROSSWALK.
- (D) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (E) CONSTRUCT PRIVATE ACCESSIBLE SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING). HANDRAILS ARE NOT REQUIRED FOR SIDEWALK CURB RAMPS. SIDEWALK CURB RAMP RUNNING SLOPE SHALL NOT EXCEED 8.3%. SIDEWALK CURB RAMP CROSS SLOPE SHALL NOT EXCEED 2.0% (REFER TO GRADING PLAN FOR DESIGN SLOPES).
- (F) CONSTRUCT ACCESSIBLE PARKING SPACE AND ACCESS AISLE (REFER TO ACCESSIBLE PARKING SPACE DETAIL).
- (G) INSTALL VAN ACCESSIBLE PARKING SIGN OUTSIDE OF PAVEMENT OR SIDEWALK.
- (H) INSTALL ACCESSIBLE PARKING SIGN OUTSIDE OF PAVEMENT OR SIDEWALK.

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2" CURB & GUTTER
- 6" CURB
- PROPOSED BUILDING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

SCALE: 1"=20'

811 Know what's **below.** **Call** before you dig.

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

PHELPS ENGINEERING, INC.
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PLANNING
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SITE PLAN – ENLARGED

MIDWEST SIKH GURUDAWA – PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

No.	Revisions	Date	By	App.
1.	REVISED PER STAFF COMMENTS	11-16-2006	AEB	DAF

PROJECT NO. 2052045
DATE: 10-26-2006 | DRAWN: AEB
CHECKED: DAF | APPROVED: DAF
CERTIFICATE OF AUTHORIZATION NUMBER E-1483
CERTIFICATE OF AUTHORIZATION AND SEAL ONLY VALID FOR PERMIT NUMBER: 20070108

SHEET
C101

\\PHELPS-SERVER\Projects\P-2052045\Dwg\Permit Plans - Parking Lot\SITE - ENLARGED.dwg Layout1 Nov 16, 2006 - 10:46am Daniel Finn



SITE KEYNOTES:

- (A) CONSTRUCT PRIVATE 2 FT HIGH BACK CONCRETE CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT CONCRETE GUTTER FLUME.
- (C) CONSTRUCT PAINTED CROSSWALK.
- (D) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (E) CONSTRUCT PRIVATE ACCESSIBLE SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING). HANDRAILS ARE NOT REQUIRED FOR SIDEWALK CURB RAMPS. SIDEWALK CURB RAMP RUNNING SLOPE SHALL NOT EXCEED 8.3% SIDEWALK CURB RAMP CROSS SLOPE SHALL NOT EXCEED 2.0% (REFER TO GRADING PLAN FOR DESIGN SLOPES).
- (F) CONSTRUCT ACCESSIBLE PARKING SPACE AND ACCESS AISLE (REFER TO ACCESSIBLE PARKING SPACE DETAIL).
- (G) INSTALL VAN ACCESSIBLE PARKING SIGN OUTSIDE OF PAVEMENT OR SIDEWALK.
- (H) INSTALL ACCESSIBLE PARKING SIGN OUTSIDE OF PAVEMENT OR SIDEWALK.

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- PROPOSED BUILDING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

SCALE: 1"=20'
0' 20' 40'

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SITE PLAN – ENLARGED

MIDWEST SIKH GURUDAWA – PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

No.	Date	Revisions	By	Appd
1.	11-16-2006	REVISED PER STAFF COMMENTS	AEB	DAF

PROJECT NO. 2052045
DATE: 10-26-2006 | DRAWN: AEB
CHECKED: DAF | APPROVED: DAF
CERTIFICATE OF AUTHORIZATION NUMBER E-1582
CERTIFICATE OF AUTHORIZATION AND SEAL ONLY: 2007201128
EXPIRATION: 2009

SHEET
C102

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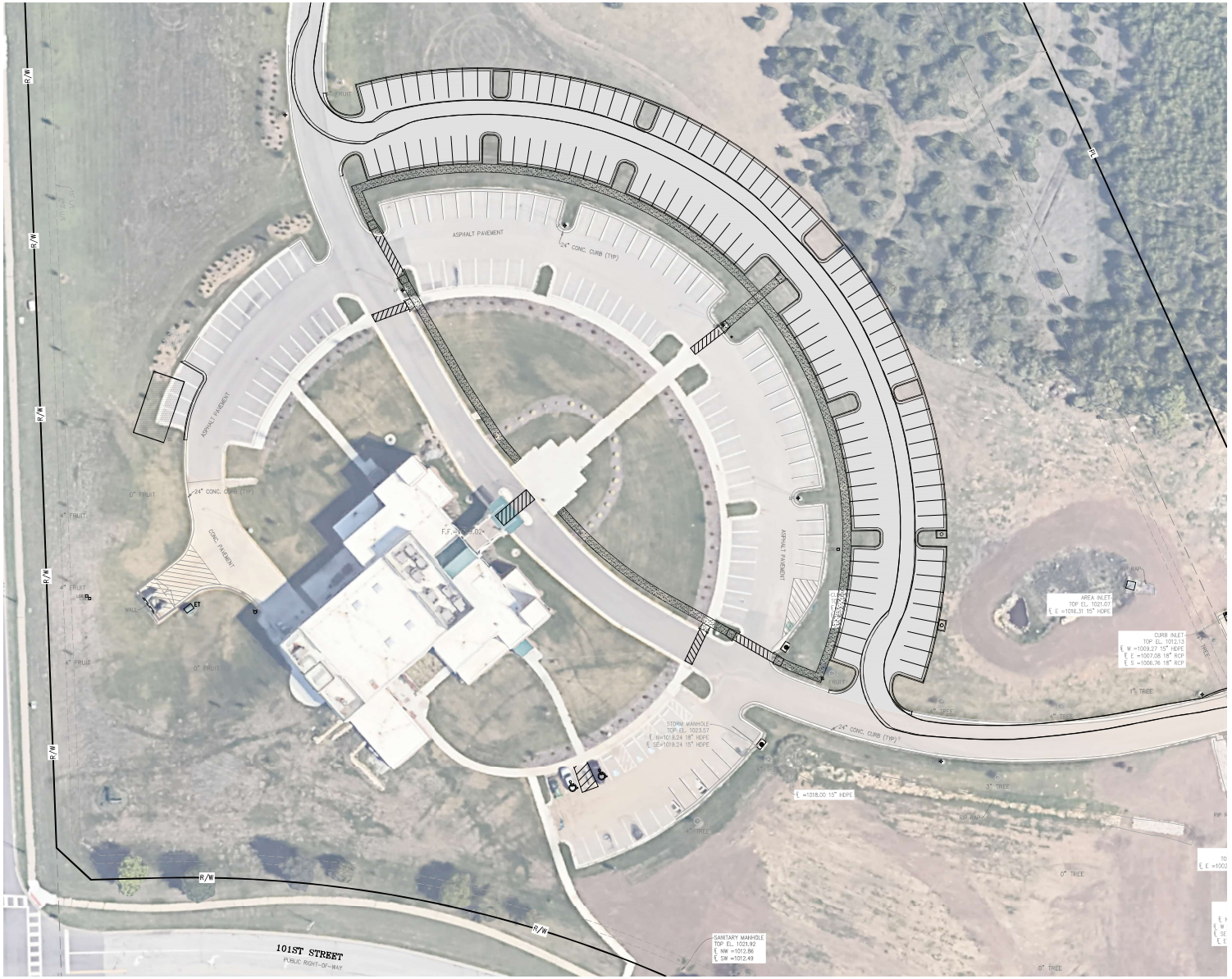

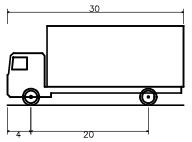

SU-30 – Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

LEGEND

PL — PROPERTY LINE
LL — LOT LINE
R/W — RIGHT-OF-WAY



811
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PHILLIPS ENGINEERING, INC.
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www.phillipsengineering.com

PLANNING
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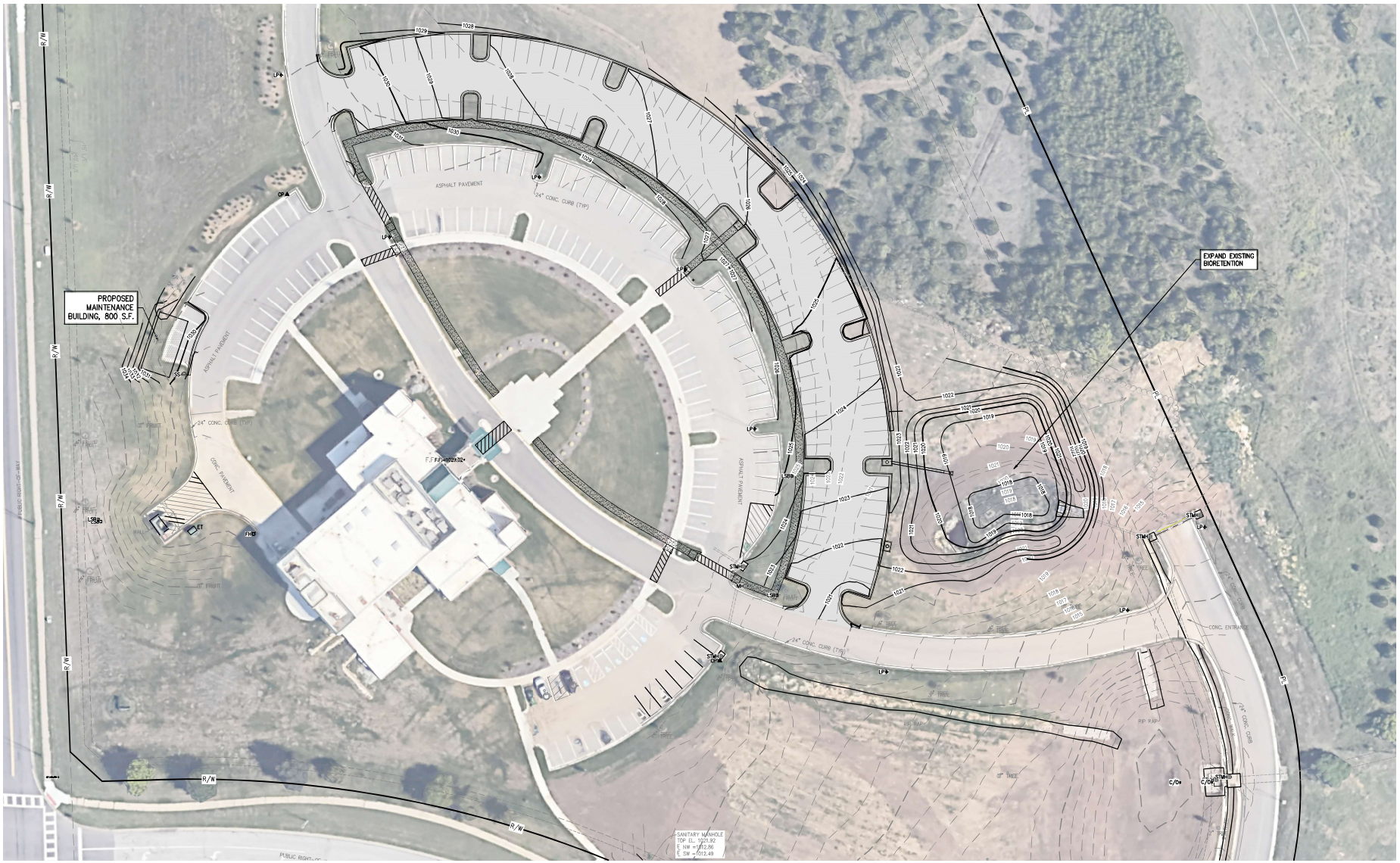
TRUCK TURN PLAN
MIDWEST SIKH GURUDAWA – PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

No.	Date	Revisions	By	App.
1.	11-16-2006	REVISED PER STAFF COMMENTS	AEB	DAF

PROJECT NO. 2062045
DATE: 10-26-2006 | DRAWN: AEB
CHECKED: DAF | APPROVED: DAF
CERTIFICATE OF AUTHORIZATION NUMBER: E-1582
CERTIFICATE OF AUTHORIZATION AND SEAL ONLY VALID FOR PLANS DATED: 07/27/2018

SHEET
C103

\\PHELPS-SERVER\Projects\P\2062045\Dwg\Permit Plans – Parking Lot\SITE – TRUCK.dwg Layout:1 Nov 16, 2006 - 10:46am Daniel Chin



Earthwork Summary
Midwest Sikh Gurudwara
6/26/2026

Raw Excavation	372 Cu. Yds.	
In Place Compaction (+15%)	-1,197 Cu. Yds.	
Pavement Adjustment	1,124 Cu. Yds.	(assume 12" of additional excavation)
Building Adjustment	59 Cu. Yds.	(assume 24" of additional excavation)
On Site Net	358 Cu. Yds.	

* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.

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LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 920 — EXISTING CONTOURS
- 918 — EXISTING CONTOURS
- 920 — PROPOSED CONTOURS
- 918 — PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER
- PROPOSED RETAINING WALL

SCALE: 1"=30'
30' 0 60'

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PLANNING ENGINEERING IMPLEMENTATION

GRADING PLAN – OVERALL

MIDWEST SIKH GURUDAWA – PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

No.	Date	Revisions	By	Appr.
1.	11-14-2026	REVISED PER STAFF COMMENTS	AEB	DAF

PROJECT NO. 2025045
DATE 10-28-2026 DRAWN AEB
CHECKED DAF APPROVED DAF
CERTIFICATE OF AUTHORIZATION NUMBER E-2012
CERTIFICATE OF AUTHORIZATION NUMBER PHELPS_SP-82
CERTIFICATE OF AUTHORIZATION NUMBER CA2013108
EXPIRATION DATE 01/31/2028

SHEET
C200

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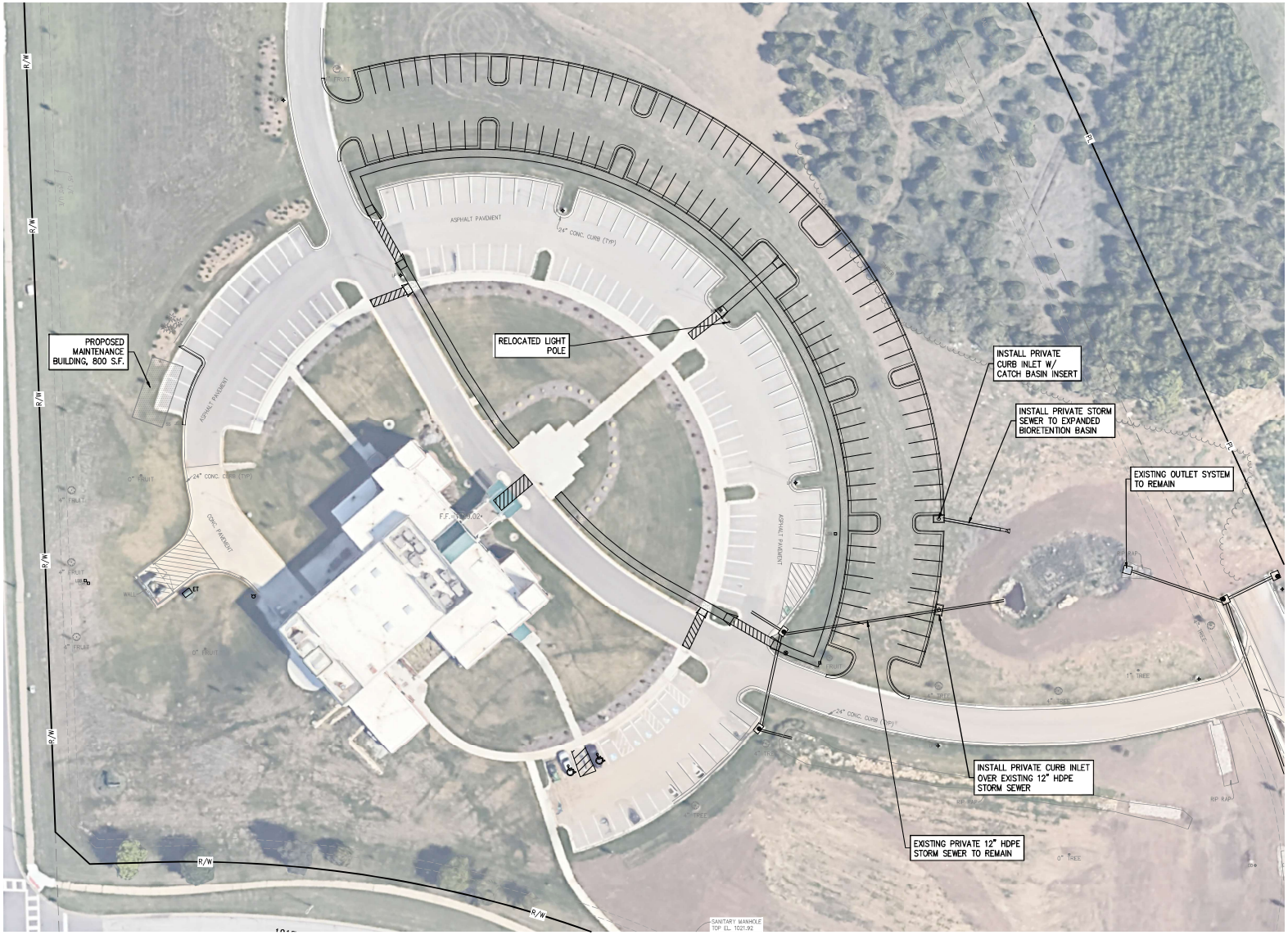

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
COM	EXISTING COMMUNICATIONS LINE
OHC	EXISTING OVERHEAD COMMUNICATIONS LINE
TS	EXISTING TRAFFIC SIGNAL LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
OHP	EXISTING OVERHEAD POWER LINE
SS	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
W	EXISTING WATER LINE
G	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
W	PROPOSED WATER LINE
F	PROPOSED FIRE LINE
STM	PROPOSED SECONDARY STORM
COM	PROPOSED COMMUNICATIONS LINE
TS	PROPOSED TRAFFIC SIGNAL LINE
CV	COMMUNICTIONS VAULT
ELV	ELECTRICAL VAULT

SCALE: 1"=30'
0' 30' 60'

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PLANNING
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LANDSCAPE ARCHITECTURE

UTILITY PLAN

MIDWEST SIKH GURUDAWA – PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

No.	Date	Revisions	By	Appd
1.	11-14-2006	REVISED PER STAFF COMMENTS	AEB	DAF

PROJECT NO. 2620145
DATE 10-26-2006 DRAWN AEB
CHECKED DAF APPROVED DAF

CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING
LAND SURVEYING
CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING
LAND SURVEYING

SHEET
C300

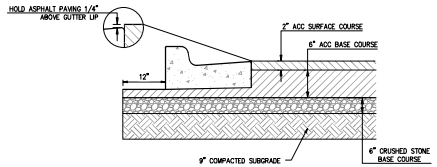
\\PHELPS-SERVER\Projects\P-2620145\Dwg\Permit Plans - Parking Lot\UTILITY.dwg Layout:1 Nov 14, 2006 - 10:47am Daniel Finn

GENERAL PAVING NOTES:

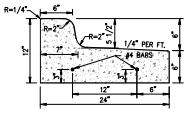
1. PRIOR TO PLACEMENT OF GRANULAR BASE OR ASPHALT, PROOF ROLL AND RE-COMPACT THE EXPOSED SURFACES UP TO A MINIMUM LATERAL DISTANCE OF TWO (2) FEET OUTSIDE THE PAVEMENT. ANY LOCALIZED SOFT, WET, OR LOOSE AREAS IDENTIFIED DURING THE PROOF ROLLING SHOULD BE REPAIRED PRIOR TO PAVING. FILL MATERIAL SHOULD BE PLACED IN LOOSE LIFTS UP TO A MAXIMUM OF EIGHT (8) INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AT MOISTURE CONTENTS WITHIN 0% AND +4% OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF GREATER THAN 40, AND -+/- 3% OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF LESS THAN 40. MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT SHOULD BE DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D 698).
2. PROOFROLL WITH A 25 TON RUBBER TIRE VEHICLE AND REPAIR SUBGRADE DEFICIENCIES. IF ANY SIGNIFICANT EVENT, SUCH AS PRECIPITATION, OCCURS AFTER PROOFROLLING, THE SUBGRADE SHOULD BE REVIEWED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR TO PLACING THE PAVEMENT.
3. CRUSHED STONE BASE COURSE USED BENEATH CONCRETE PAVING SHALL BE COMPACTED AB-3 OR EQUIVALENT.
4. ASPHALTIC SURFACE COURSE SHALL BE APWA TYPE 5-01.
5. ASPHALTIC BASE COURSE SHALL BE APWA TYPE 2-01. SEE APWA SECTION 2200 FOR ALLOWED RAP/RAC CONTENT.
6. FIELD DENSITY TEST FOR IN-PLACE MATERIALS SHALL BE PERFORMED BY EXAMINATION OF FIELD CORES IN ACCORDANCE WITH ONE OF FOLLOWING STANDARDS:
   a. ASTM D 2950
   b. ASTM D 2726
   c. ASTM D 1188

   THE MINIMUM DENSITY SHALL BE 96% OF LABORATORY DENSITY.
7. THE CONTRACTOR SHALL PROVIDE A TACK COAT (PER APWA SECTION 2200) BETWEEN LIFTS OF ASPHALT.
8. ALL SITE CONCRETE (CURBS, PAVEMENTS, SIDEWALKS, ETC.) SHALL MEET KANSAS CITY MATERIALS METRO BOARD (KCMMB) MIX DESIGN SPECIFICATIONS FOR 4,000 P.S.I. AIR ENTRAINED CONCRETE.
9. IN NEW PAVEMENT AREAS, CONTRACTOR SHALL OVER EXCAVATE AS REQUIRED TO ESTABLISH NEW COMPACTED SUBGRADE ELEVATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR ALL PAVEMENT AND SUBGRADE MATERIALS TESTING.
11. FIBER REINFORCEMENT:
    a. FIBER REINFORCEMENT SHALL BE USED IN ALL CONCRETE CURB AND CONCRETE FLATWORK (SIDEWALKS, PAVEMENTS, ETC).
    b. ALL FIBERS SHALL BE ALKALI-RESISTANT, NATURAL CELLULOSE FIBERS AS MANUFACTURED BY SOLOMON ULTRAFIBER 500; OR POLY PROPYLENE FIBRILLATED FIBERS AS MANUFACTURED BY SIKA FIBERMESH-300; OR AN APPROVED EQUAL IN ADVANCE BY THE ENGINEER. DELIVERY STORAGE AND HANDLING SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
    c. COMPLY WITH ASTM C-1116 AND ASTM C-1018, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER, FIBERS SHALL BE USED AT A RATE OF 2-2.5 LBS. PER CUBIC YARD OF CONCRETE.
    d. FIBERS SHALL NOT BE USED AS A SUBSTITUTE FOR PRIMARY STRUCTURAL STEEL.
    e. ADD REINFORCING FIBERS INTO CONCRETE MIXTURE DIRECTLY INTO CONCRETE MIXER AT THE BEGINNING OF BATCH CYCLE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ASTM C94.
    f. ALLOW A MINIMUM OF 5 MINUTES AT MIXING SPEED IN CONCRETE MIXER FOR FULL REINFORCING FIBER DISPERSION.

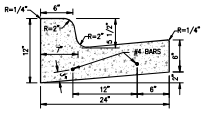
PAVING SPECIFICATIONS
NOT TO SCALE
PEI DETAIL: 001



ASPHALT PAVEMENT SECTIONS
NOT TO SCALE
PEI DETAIL: 002



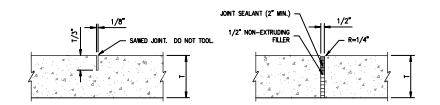
HIGH BACK (DRY)



HIGH BACK (WET)

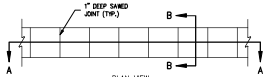
NOTES:
1. EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, CUT TO THE CONFIGURATION OF THE FULL SIZE OF THE CURB AND GUTTER SECTION AND BEING SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS. THE EDGES OF THESE JOINTS SHALL BE ROUNDED WITH AN EDGING TOOL ONE-EIGHTH (1/8) INCH RADIUS.
2. EXPANSION JOINTS SHALL BE PLACED WHERE CURB AND GUTTER ABUTS OTHER STRUCTURES AND AT ALL POINTS OF TANGENTS TO CURBS. EXPANSION JOINTS SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS FOR HAND LAID CURB AND GUTTER AND NOT MORE THAN 200 FEET APART FOR MACHINE LAID CURB AND GUTTER PROVIDED 3/4 INCH THICK JOINT FILLER IS USED. ALL JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE CURB AND GUTTER.
3. CONTRACTION JOINTS SHALL BE CONSTRUCTED BY SAWING THROUGH THE CURB AND GUTTER TO A DEPTH OF NOT LESS THAN ONE AND ONE-FOURTH (1 1/4) INCHES BELOW THE SURFACE AND TO A WIDTH NOT TO EXCEED THREE-EIGHTHS (3/8) INCH OR THEY MAY BE FORMED BY INSERTING A REMOVABLE METAL TEMPLATE IN THE FRESH CONCRETE, OR BY OTHER METHODS APPROVED BY THE ENGINEER. SEALING OF JOINTS IS NOT REQUIRED. CONTRACTION OR CONSTRUCTION JOINTS SHALL BE LOCATED 10 FEET APART.
4. TWO 24", #4 SMOOTH DOWELS SHALL BE USED AT EXPANSION JOINT LOCATIONS. THE DOWELS SHALL EXTEND THROUGH THE JOINT AND OVERLAP THE #4 BARS A MINIMUM OF 6".
5. REBAR IS NOT REQUIRED FOR CURB CONSTRUCTION ON A MINIMUM OF 3" ASPHALT.
6. KCMMB4K CONCRETE SHALL BE USED THROUGHOUT.

CURB & GUTTER (HIGH BACK)
NOT TO SCALE
PEI DETAIL: 011



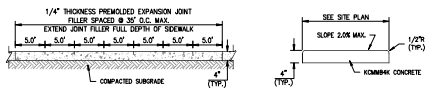
NOTE: TYPE A JOINTS SHALL NOT EXCEED 20 TIMES THE PAVEMENT THICKNESS (T).

CONCRETE SIDEWALK JOINT DETAILS



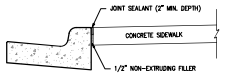
PLAN VIEW

NOTE: PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS



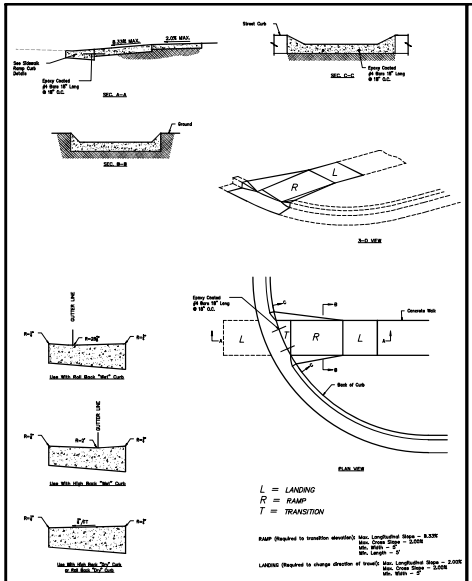
SECTION A-A
SECTION B-B

PRIVATE CONCRETE SIDEWALKS (NON REINFORCED)

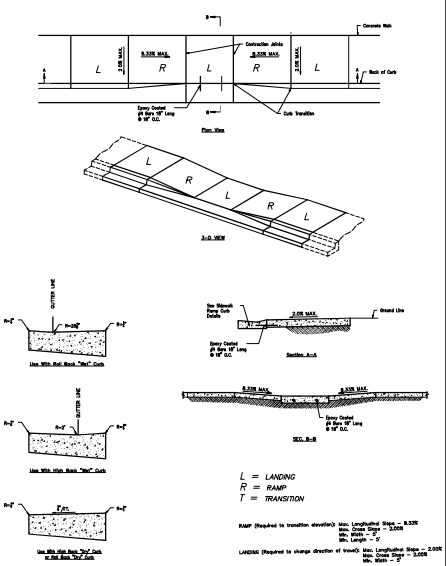


SIDEWALK AT CURB DETAIL

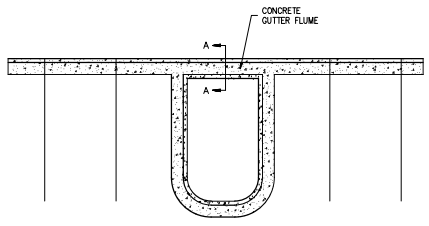
CONCRETE SIDEWALK
NOT TO SCALE
PEI DETAIL: 016



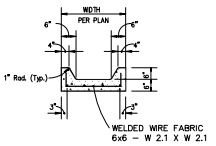
ACCESSIBLE SIDEWALK CURB RAMP TYPE I
NOT TO SCALE
PEI DETAIL: 019



ACCESSIBLE SIDEWALK CURB RAMP TYPE III
NOT TO SCALE
PEI DETAIL: 021



PLAN



SECTION A-A

CONCRETE GUTTER FLUME
NOT TO SCALE
PEI DETAIL: 030

PHELPS ENGINEERING, INC.
1270 N. Winchester
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FAX (913) 393-1156
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PLANNING
ENGINEERING
IMPLEMENTATION

STANDARD DETAILS

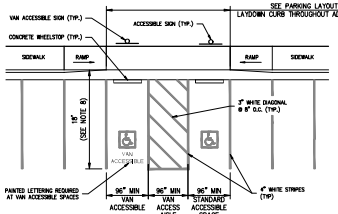
MIDWEST SIKH GURUDAWA - PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

No.	Date	Revisions	By	Appr.
1.	11-16-2026	REVISED PER STAFF COMMENTS	ASB	DAF

PROJECT NO. 250245
DATE: 10-28-2026 DRAWN: ASB
CHECKED: DAF APPROVED: DAF
CERTIFICATE OF AUTHORIZATION NUMBER: E-1582
CERTIFICATE OF AUTHORIZATION NUMBER: LA-82
CERTIFICATE OF AUTHORIZATION NUMBER: C-1582

SHEET
C600

\\PHELPS-SERVER\Projects\P\2025\05\Dwg\Permit Plans - Parking Lot\PRIVATE DETAILS.dwg Layout: 1 Nov 14, 2026 - 10:47am Daniel Fox



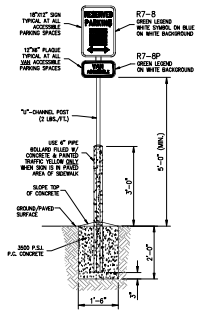


ACCESSIBLE SYMBOL MARKING DETAIL

GENERAL NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE APPLIED BY A QUALIFIED CONTRACTOR HAVING A MINIMUM 3 YEARS EXPERIENCE IN TRAFFIC GRADE PAVEMENT MARKING APPLICATIONS.
2. PAINT SHALL BE A NON-BLEEDING, QUICK-DRYING, ALKYD PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND SHALL MEET FS TTP-85C & MIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.
3. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL & DUST.
4. APPLY TWO (2) COATS OF PAINT AT MANUFACTURER RECOMMENDED RATE WITHOUT THE ADDITION OF THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON. APPLY WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. AT SIDEWALK, CURBS, AND CROSSWALKS USE A STRAIGHTEDGE TO ENSURE A UNIFORM, CLEAN, & STRAIGHT STRIPE.
5. THE FOLLOWING ITEMS SHALL BE PAINTED WITH THE COLORS NOTED BELOW:
   A. HANDICAP SYMBOLS: SEE DETAIL THIS SHEET.
   B. PARKING STALL STRIPING: WHITE.
6. ACCESSIBLE PARKING SPACE DESIGN LAYOUT SHALL BE IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
7. SEE SITE PLANS FOR COMPLETE PARKING LAYOUT.
8. PARKING STALL LENGTH SHALL BE INCREASED, AS NEEDED, PER LOCAL JURISDICTION REQUIREMENTS.

ACCESSIBLE PARKING SPACE
NOT TO SCALE
PEI DETAIL: 038



ACCESSIBLE SIGN IN SIDEWALK OR PAVED AREA

ACCESSIBLE SIGN IN GRASSY AREA

NOTES:
1. LOCATE SIGN AT HEAD OF EACH ACCESSIBLE STALL PER CODE. EQUALLY SPACE POST BETWEEN STALL STRIPING. PLACE POST FLUSH W/ EDGE OF SIDEWALK. DO NOT MOUNT SIGN ON BUILDING.

ACCESSIBLE PARKING SIGN (KANSAS)
NOT TO SCALE
PEI DETAIL: 039

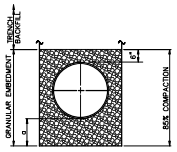


TABLE OF EMBEDMENT DEPTH BELOW PIPE		
D	d MIN. SOIL	d MIN. ROCK
LESS THAN 60"	4"	6"
60" OR LARGER	6"	12"

LEGEND
D NOMINAL PIPE SIZE
d EMBEDMENT BELOW PIPE
GRANULAR EMBEDMENT

TRENCH BEDDING

1. GRANULAR EMBEDMENT SHALL BE KDOT STD. SPEC. SECT. 1100, PB-2 COURSE AGGREGATE FOR CONCRETE, WASHED STONE OR GRAVEL, MEETING THE FOLLOWING CONDITIONS:

SIEVE SIZE	PERCENT RETAINED
1-INCH	0
½-INCH	0-20
⅜-INCH	40-70
No. 8	90-100

GRANULAR EMBEDMENT FROM THE TOP OF PIPE DOWN SHALL BE COMPACTED TO 85% MAXIMUM DENSITY AS DETERMINED BY ASTM D 698.

GRANULAR EMBEDMENT ABOVE TOP OF PIPE SHALL BE AN UN-COMPACTED LAYER FOR ALL INSTALLATIONS.

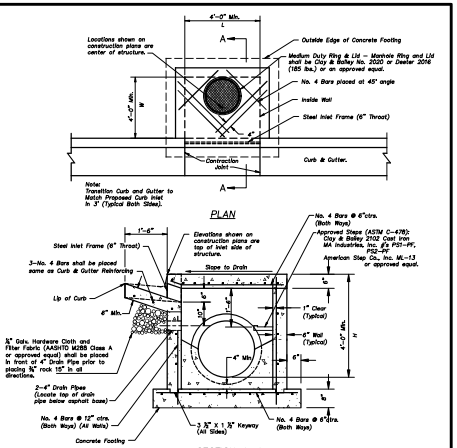
2. TRENCH OUTLINES DO NOT INDICATE ACTUAL TRENCH EXCAVATION SHAPE, SOIL CONDITIONS, OR PRESENCE OF SHEETING LEFT IN PLACE. EMBEDMENT MATERIAL SHALL EXTEND THE FULL WIDTH OF THE ACTUAL TRENCH EXCAVATION.
3. TRENCH WIDTHS SHALL BE LIMITED BELOW AN ELEVATION OF ONE (1) FOOT ABOVE THE TOP OF THE INSTALLED PIPE AS FOLLOWS: NOT LESS THAN FIFTEEN (15) INCHES NOR MORE THAN TWENTY-FOUR (24) INCHES GREATER THAN THE NOMINAL OUTSIDE DIAMETER OF THE PIPE.

BACKFILL

1. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
2. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698, CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
3. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
4. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.

THIS DETAIL SHALL APPLY ONLY TO PRIVATE STORM SEWERS

STORM SEWER EMBEDMENT
NOT TO SCALE
PEI DETAIL: 066



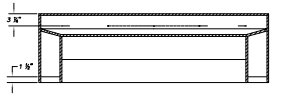
General
1. All storm sewer structures shall be pre-cast or poured in place.
2. Do not scale these drawings for dimensions or materials. Any questions regarding dimensions shall be brought to the attention of the Engineer prior to construction.
3. The Contractor shall verify all dimensions in the field prior to construction. The second dimension in the "A" dimension. For concrete thickness and reinforcement sizes is for boxes with (1'-1½") and (1'-6½") less than or equal to 2ft. For boxes with either of these calculations greater than 2ft, a special design is required.

Concrete
4. Concrete used in this work shall be KDOT Mix MM-4K.
5. Inlet floors shall be shaped with non-reinforced concrete inverts to provide smooth flow.
6. Bevel all exposed edges with ¾" triangular molding.

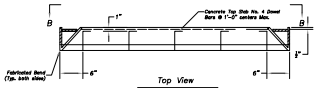
Reinforcing Steel
7. Reinforcing steel shall be new billet, minimum Grade 40 as per ASTM A615, and shall be bent cold.
8. All dimensions relative to reinforcing steel are to centerline of bars. 2" clearance shall be provided throughout unless noted otherwise. Tolerance of +/- ½" shall be permitted.
9. All lap splices not shown shall be a minimum of 40 bar diameters in length.
10. All reinforcing steel shall be supported on fabricated steel bar supports @ 3'-0" maximum spacing.
11. All dowels shall be accurately placed and securely tied in place prior to placement of bottom slab concrete. Sticking of dowels into fresh or partially hardened concrete will not be acceptable.

Construction
12. The bottom slab shall be at least 24 hours old before placing sidewall concrete. All sidewall forms shall remain in place a minimum of 24 hours after sidewalls are complete. Forms may be left after removal shall be immediately treated with membrane curing compound.
13. Pipe connections to pre-cast structures shall have a minimum of 6" of concrete around the entire pipe within 2' of the structure.

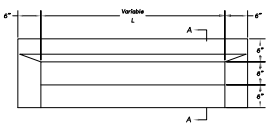
NON-SETBACK CURB INLET
NOT TO SCALE
PEI DETAIL: 069



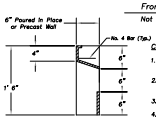
Rear View (Section B–B)
Not to Scale



Top View
Not to Scale



Front View
Not to Scale

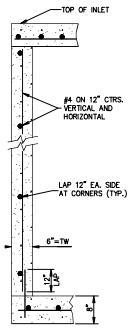


Curb Inlet Frame Notes

1. All welds shall be performed in accordance with appropriate AWS Specifications and Procedures.
2. All welds on exposed surfaces shall be dressed so as to provide a pleasing finished appearance.
3. All flat steel shall be 7 Gage or ¾" thick.
4. The entire frame shall be hot dip zinc coated in accordance with ASTM A-123.

Side View (Section A–A)
Not to Scale

STEEL INLET FRAME (6" THROAT)
NOT TO SCALE
PEI DETAIL: 070



Concrete
1. Concrete used in this work shall be KDOT Mix MM-4K.
2. Inlet floors shall be shaped with non-reinforced concrete inverts to provide smooth flow.
3. Bevel all exposed edges with ¾" triangular molding.

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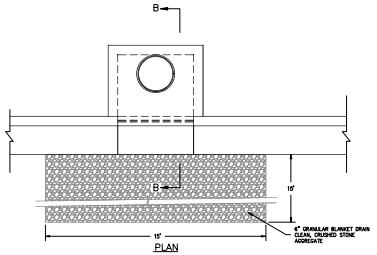
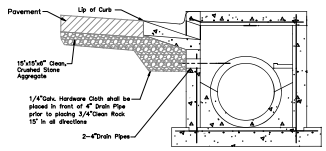
CURB INLET WALL SECTION
NOT TO SCALE
PEI DETAIL: 071

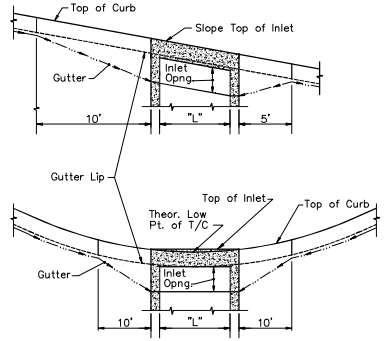


PLAN



SECTION B–B

CURB INLET GRANULAR BLANKET DRAIN
NOT TO SCALE
PEI DETAIL: 072



ALL CURB INLETS SHALL CONFORM TO THE GRADE OF THE ADJACENT ROAD/CURB AND BE SET PER THIS DETAIL SHOWN THUS.

INLET SETTING DIAGRAM
NOT TO SCALE
PEI DETAIL: 073

PHELPS ENGINEERING, INC.
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PLANNING
ENGINEERING
ENVIRONMENTAL

STANDARD DETAILS

MIDWEST SIKH GURUDAWA – PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

No.	Date	Revisions	By	Appd
1.	11-16-2006	REVISED PER STAFF COMMENTS	ASB	DAF

PROJECT NO. 2052045
DATE 10-26-2006 DRAWN ASB
CHECKED DAF APPROVED DAF

CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING
ARCHITECTURE – 168
CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING – 32-82
ARCHITECTURE – 168
CERTIFICATE OF AUTHORIZATION
MISSOURI ENGINEERING – 2007027126
MISSOURI ARCHITECTURE – 2007027126

SHEET
C601

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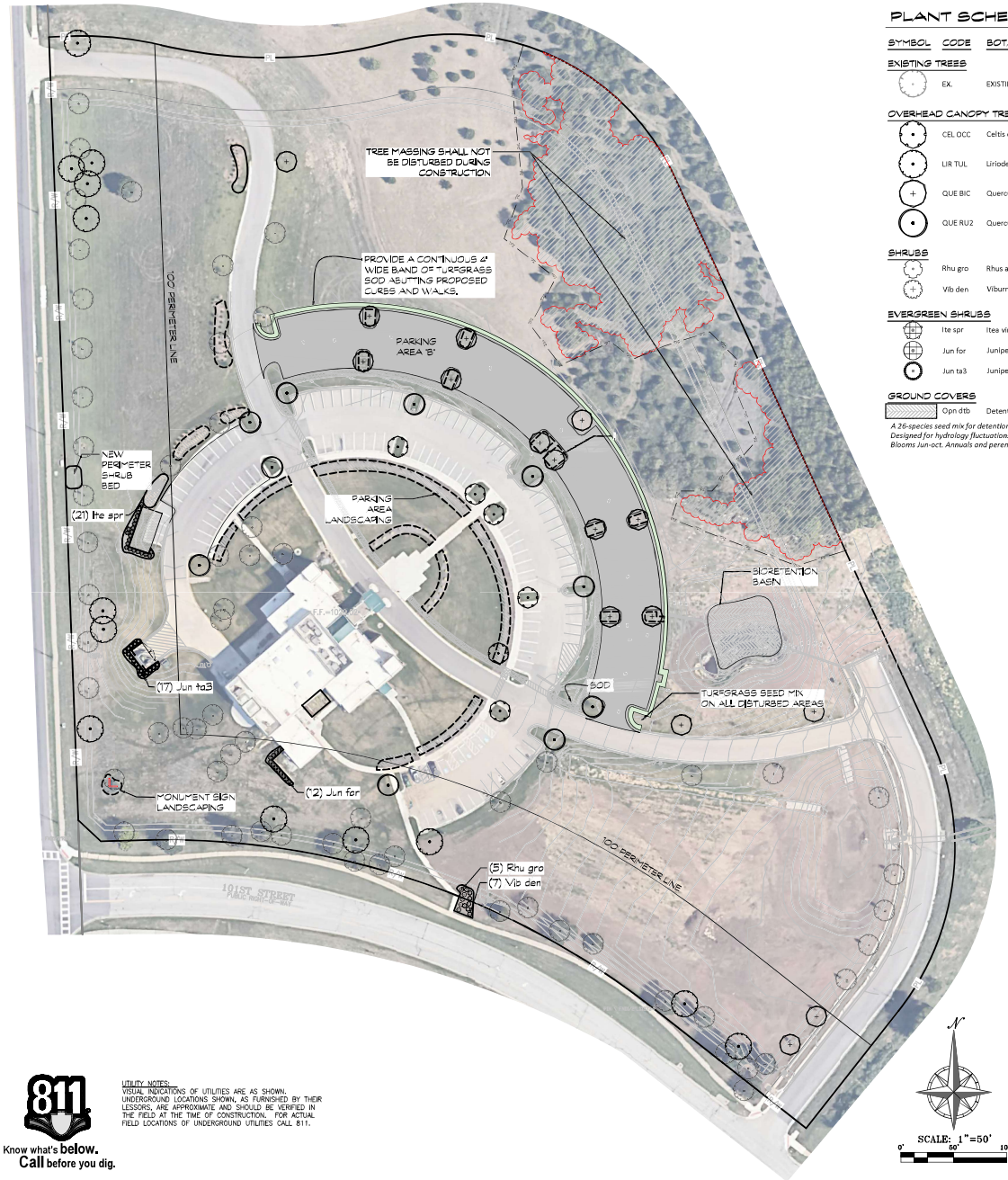


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
EXISTING TREES				
	EX.	EXISTING TREE / var.	---	63
OVERHEAD CANOPY TREES				
	CEL OCC	Celtis occidentalis / Common Hackberry	2" Cal.	6
	LIR TUL	Liriodendron tulipifera / Tulip Poplar	2" Cal.	13
	QUE BIC	Quercus bicolor / Swamp White Oak	2" Cal.	16
	QUE RU2	Quercus rubra / Northern Red Oak	2" Cal.	10
SHRUBS				
	Rhu gro	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	5
	Vib den	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	3 gal.	7
EVERGREEN SHRUBS				
	Ite spr	Itea virginica 'Sprich' / Little Henry® Sweetspire	5 gal.	21
	Jun for	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal.	12
	Jun ta3	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	6' Ht.	17
GROUND COVERS				
	Opn dtb	Detention Basin Native Seed Mix / OPN Seed	---	3,521 sf

A 26-species seed mix for detention basins and bioswales, including native grasses and wildflowers. Designed for hydrology fluctuations, stability, and color. [1-2 m] 3-6 ft]. ht. 4-6 hrs sun/day. Mesic-wet soils. Blooms Jun-oct. Annuals and perennials. 10.00 PLS lb per 1.00 acre

4-1-D-2-I(2). Tree Credits		
Tree Size	Number	Tree Credit
2"–10" caliper trees	42	42
>10" caliper trees	17	34
Total	59	76

4-1-D-2-M Internal Parking Lot, Landscaped Areas (>10 spaces & 3500 SF)				
Distinct Lot Area	Total Parking Lot Area (SF)	Predominant Use	Internal Landscape Area	
Parking Area A	67802	INSTITUTIONAL	Required	3390
			Existing	7381
			Provided	600
			Total	7981

SYMBOL	LEGEND DESCRIPTION
	Existing Tree Area Preserved
TPZ	Tree Protection Zone Fencing
	Interior Landscape Area
	Turfgrass Sod Areas

4-1-D-2-L(1) Perimeter Plantings for Multifamily or Non-Residential Development Street Frontages									
Per 100 LF Adjacent to	Total LF	Type	R/W	Plantings	Shade Trees	Evergreen Trees	Ornamental Trees	Shrubs	Bed (sf)
Building or Open Area	474	ARTERIAL	(min. 25' depth)	Required	9	0	5	57	356
Along Lone Elm				Existing	9	0	0	4	126
				Provided	0	0	6	53	230
				Total	9	0	6	57	356
Parking Lot and Parallel Drive Areas	130	ARTERIAL	(min. 25' depth)	Required	3	0	1	32	98
Along Lone Elm				Existing	3	0	1	0	0
				Provided	0	0	0	32	98
				Total	3	0	1	32	98
Service Areas	50	ARTERIAL	(min. 25' depth)	Required	1	0	1	19	38
Along Lone Elm				Existing	1	0	0	0	375
				Provided	0	0	1	22	0
				Total	1	0	1	22	375
Building or Open Area	602	COLLECTOR	(min. 25' depth)	Required	12	0	6	72	452
Along 101st St				Existing	12	0	4	0	125
				Provided	0	0	2	72	327
				Total	12	0	6	72	452
Parking Lot and Parallel Drive Areas	94	COLLECTOR	(min. 25' depth)	Required	2	0	1	12	71
Along 101st St				Existing	2	0	1	0	0
				Provided	0	0	0	12	71
				Total	2	0	1	12	71
Service Areas	33	COLLECTOR	(min. 25' depth)	Required	1	0	1	12	25
Along 101st St				Existing	2	0	1	0	252
				Provided	0	0	0	13	0
				Total	2	0	1	13	252
Note: The minimum number of shade trees along street frontages should be located within 15' of the R/W or as close to R/W as site allows									

4-1-D-2-N Land Use Buffers													
Land Use Intensity Factor and Credits								Buffer Type		Planted Per 100 LF of Buffer			
Proposed Land Use	Label	LF of Buffer	LUI Factor	Intervening ROW	Reduction of LUI Difference	Utility or Drainage Esmt'	Reduction of LUI Difference	LUI Difference*	Buffer Width (LF)	Quantity Type	Shade Trees	Evergreen	Shrubs
Residential: Less than 4 units per acre	NE Lot	1650	1	–	0	–	0	1	10	Required	17	33	165
										Existing	99	99	199
										Provided	0	0	0
										Total	99	99	199

*The LUI Difference shall not be reduced to a factor of less than two (2) and, if the required landscape may not be located within the easement area, the resulting buffer width must be added to the width of the adjacent easement.
**Tree and shrub quantities are schematic. A formal tree survey has not been implemented.

4-1-D-2-J. Street Trees Adjacent to Single-Family/Duplex Residential Rights-of-Way						
Street Name (Public ROW)	LF of Street Frontage	Tree Spacing	Required Trees	Tree Credits	Provided Trees	Total
Lone Elm Road	757	40	19	13	6	19
101st Street	758	40	19	34	0	34

811 Know what's below. Call before you dig.

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

MICHAEL MCGREW — LANDSCAPE ARCHITECT

MCGREW ENGINEERING, INC.
Civil Engineering
Land Planning
Landscape Architecture
www.mcgrewengineering.com

LANDSCAPE PLAN

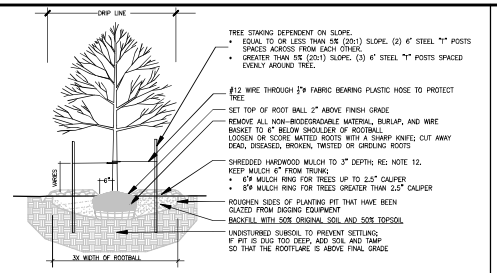
MIDWEST SIKH GURUDAWA – PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.

PROJECT NO. 250245
DATE: 10-28-2025 DRAWN: MCW
CHECKED BY: MJM/WDS DWG
PROJECTION: NAD83 KANSAS STATE PLANE, KS SOUTH ZONE, US FEET
ELEVATIONS: NAVD88
BENCH MARK: TOP OF HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 101ST STREET AND MARION STREET
ELEVATION: 1,000.00

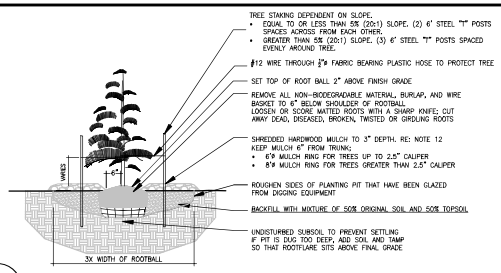
SHEET
L100

\\PHILIPS-SERVER\Projects\P\250245\dwg\Permit Plans – Parking Lot\LANDSCAPE Layout-L100 – LANDSCAPE Oct 28, 2025 – 10:26am Mike McGrew



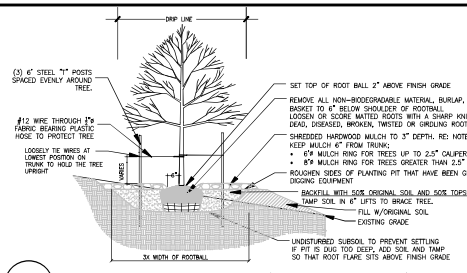
1 DECIDUOUS TREE PLANTING DETAIL

NTS



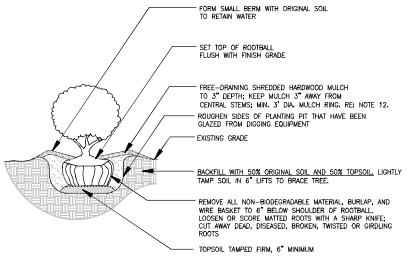
2 CONIFER/EVERGREEN PLANTING DETAIL

NTS



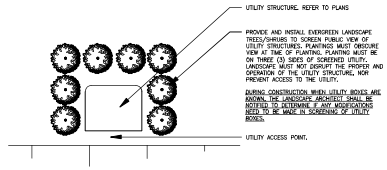
3 TREE PLANTING ON MODERATE SLOPES (FROM 20:1 TO 2:1 SLOPE)

NTS



4 SHRUB PLANTING

NTS



5 UTILITY SCREENING

NTS

LANDSCAPE NOTES

1. DEFINITIONS – "CONTRACTOR" SHALL REFER TO THE GENERAL CONTRACTOR AWARDED THIS SCOPE OF WORK TO COMPLETION, AND ANY SUBCONTRACTOR AWARDED THIS SCOPE OF WORK BY THE AWARDED CONTRACTOR. "LANDSCAPE ARCHITECT" SHALL REFER TO THE LICENSED LANDSCAPE ARCHITECT WHO HAS SEALED THESE CONSTRUCTION DOCUMENTS. "OWNER" SHALL REFER TO THE FINAL OWNER OF THIS PROPERTY AT ANY TIME DURING THE BIDDING, AWARD, CONSTRUCTION, AND MAINTENANCE PERIOD, OR THEIR ASSIGNED REPRESENTATIVE. IF THERE IS A DISCREPANCY IN THE DEFINITION OR TERMINOLOGY OF SAID TERMS PROVIDED IN THE GENERAL CONDITIONS OF THE AWARDED CONTRACT, THE DEFINITION OR TERMINOLOGY STATED IN THE GENERAL CONDITIONS SHALL TAKE PRECEDENCE OVER THE DEFINED TERMINOLOGY IN THIS NOTE.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
3. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
4. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
5. ALL PLANT MATERIAL DELIVERED ON SITE SHALL COMPLY WITH THE GENERAL STANDARDS FOR NURSERY STOCK AS DEFINED BY THE MOST RECENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT, INCLUDING (BUT NOT EXCLUSIVELY INCLUDING) FORM, HABIT, VIGOR, HEALTH, AND MEASURE.
6. ALL SIZES INDICATED ON THE PLANT SCHEDULE ARE THE MINIMUM ACCEPTABLE SIZE. REFER TO SHEET L110 FOR PLANT SCHEDULE. ALL MATERIAL SHALL MEET THE MINIMUM DIAMETERS, DEPTHS, AND CUBIC VOLUMES PER THE "AMERICAN STANDARD FOR NURSERY STOCK". MATERIAL SMALLER THAN THE MINIMUM ACCEPTED SIZE SHALL NOT BE ACCEPTED. ANY MATERIAL INSTALLED THAT DOES NOT MEET THESE MINIMUM SIZE REQUIREMENTS SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER
7. NO PLANT MATERIAL SUBSTITUTIONS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
8. ALL LANDSCAPE MATERIAL QUANTITIES SHOWN SHALL BE VERIFIED BY CONTRACTOR. CONTRACTOR SHALL VERIFY QUANTITIES: CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN WRITTEN/DRAWN CALCULATIONS PRIOR TO INSTALLATION.
9. THE LANDSCAPE CONTRACTOR WILL BE HELD FINANCIALLY LIABLE FOR ANY DAMAGE CAUSED TO NEW PAVEMENT, CURBING, OR OTHER COMPLETED CONSTRUCTION ITEMS INCURRED DURING THE LANDSCAPE INSTALLATION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER.
11. THE LANDSCAPE CONTRACTOR IS TO PERFORM A THOROUGH CLEANUP AND QUALITY CONTROL INSPECTION.

ADDITIONAL NOTES

12. BEFORE INSTALLATION OF MULCH, A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND TREE MULCH RINGS.
13. PROVIDE AND INSTALL IRRIGATION SYSTEM. DESIGN AND INSTALLATION OF ANY ADDITIONAL IRRIGATION ZONES SHALL BE APPROVED BY THE OWNER ONLY AFTER AWARD OF CONTRACT.

ADDITIONAL CITY CODES AND REFERENCES

14. ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES, ORDINANCES, AND PLAN REPORT REQUIREMENTS OF THE CITY OF LENEXA. ALL REQUIRED LANDSCAPING MATERIALS, BOTH LIVING AND NONLIVING, MUST BE IN PLACE PRIOR TO THE TIME OF ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
15. CONTRACTOR SHALL INCLUDE A ONE YEAR GUARANTEE PERIOD FOR ALL PLANT MATERIAL AND LANDSCAPE WORK IN COMPLIANCE. THIS PERIOD SHALL BEGIN FROM THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER AND CONTINUE FOR 365 DAYS FROM THIS DATE. PLANT MATERIAL WHICH IS NOT IN GOOD LIVING CONDITION (E.G. DEAD, SIGNIFICANT EVIDENCE OF DECLINE OR DIEBACK, SUBSTANTIAL DAMAGE FROM INSECTS OR DISEASES) DURING THE ONE YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR AND OWNER SHALL AGREE ON THE INSTALLATION TIMEFRAME FOR REPLACEMENT MATERIAL SO AS TO OCCUR DURING NORMAL PLANTING SEASONS.

MICHAEL MCKEOWN, PLA
Kansas License #1234
Missouri License #1234
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Oklahoma License #1234
913.814.9444
www.phelps-engineering.com

LANDSCAPE DETAILS

MIDWEST SIKH GURUDAWA – PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

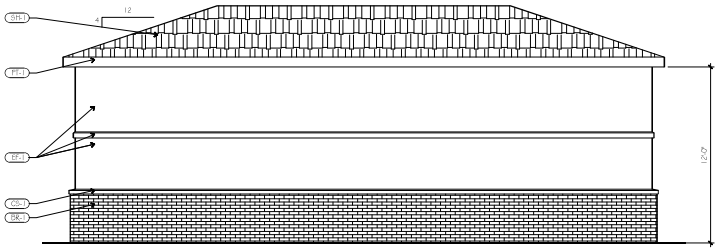
No.	Date	Revisions:	By	App.
PROJECT NO. 202245				
DATE: 10-28-2025				
DRAWN BY: MCM				
CHECKED BY: MMCKEOWN				

SHEET
L200

\\PHELPS-SERVER\Projects\P\202245\dwg\Permit Plans - Parking Lot\LANDSCAPE\Layout\L200 - LANDSCAPE DTL Oct 28, 2025 - 10:14am Mike McGhee

EXTERIOR FINISH LEGEND

MARK	MATERIAL	COLOR	NOTES
PT-1	PAINT	MATCH EF-1	
BR-1	BRICK	MATCH EXISTING BUILDING	
EF-1	EIFS	MATCH EXISTING BUILDING	
CS-1	CAST STONE	BUFF	
SH-1	ROOF SHINGLES	BROWN	



ELEVATION 3
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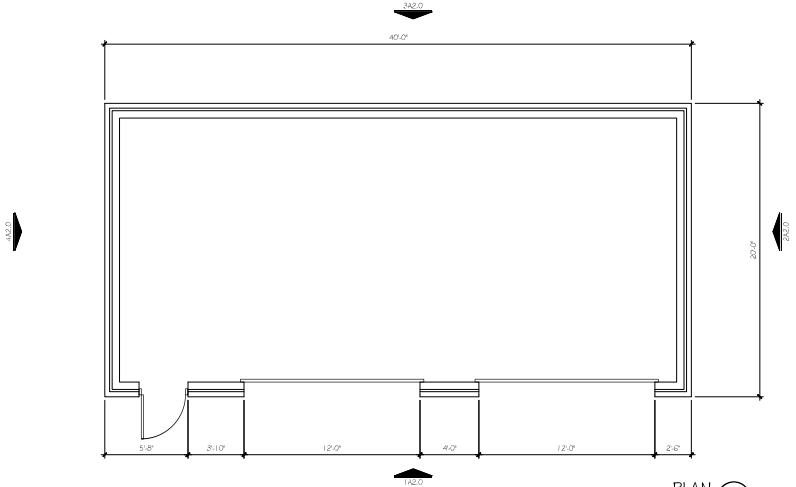

PLAN 5
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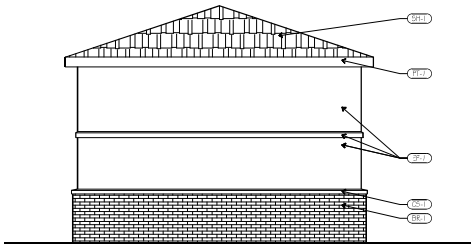

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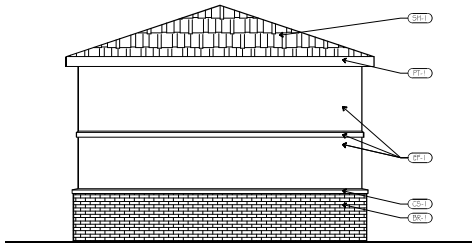

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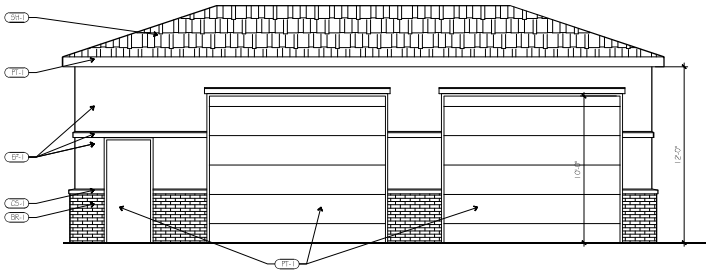

ELEVATION 1
SCALE: 1/4" = 1'-0"

David Eskov
21466 w 120th st
Olathe, KS 66061
eskovarch@outlook.com
913-284-3660

THIS DRAWING HAS BEEN PREPARED UNDER MY SUPERVISION, AND DISCLAIM RESPONSIBILITY FOR EXISTING BUILDING, CONSTRUCTION OR SITE CONDITIONS / IMPROVEMENTS, OR ANY DOCUMENTS WHICH DO NOT BEAR MY SIGNATURE AND SEAL.

ADA Compliance Certification

To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

PRELIM
JULY 27, 2025

Revisions

ACCESSORY BUILDING
MIDWEST SIKH GURUDAWA
10050 MARION ST
LENEXA, KS

sheet
A2.0
EXTERIOR ELEVATIONS & FLOOR PLAN

EXTERIOR FINISH LEGEND

MARK	MATERIAL	COLOR	NOTES
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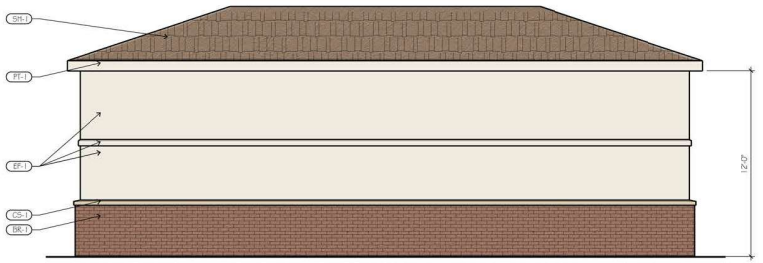

ELEVATION 3
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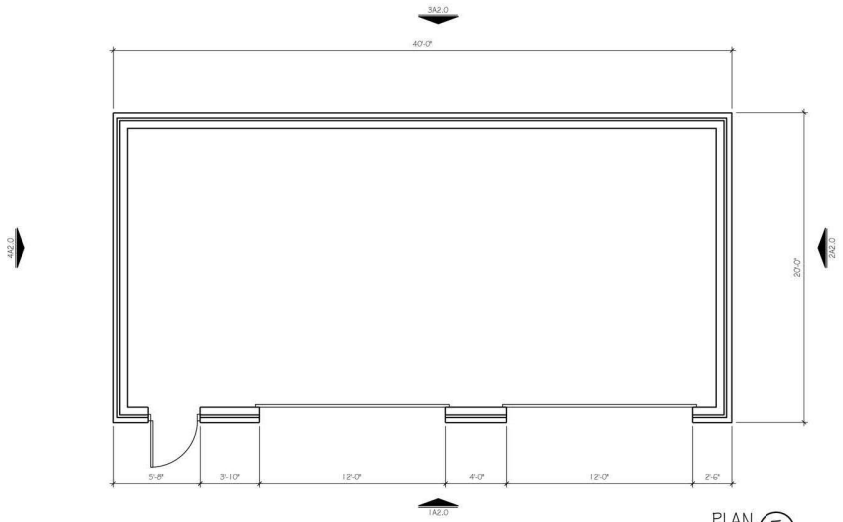

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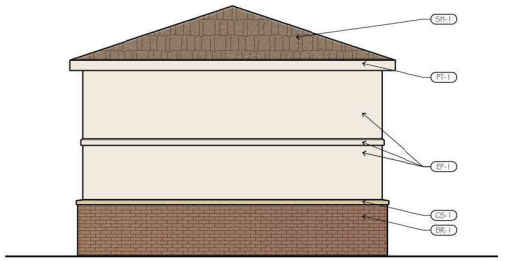
SCALE: 1/4" = 1'-0"



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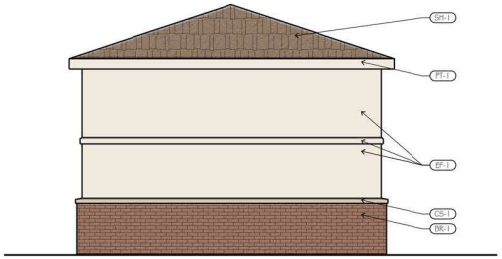

ELEVATION 4
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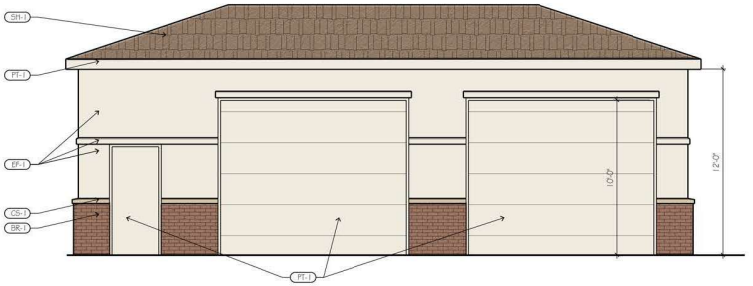

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ADA Compliance Certification

To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

PRELIM
JULY 27, 2026

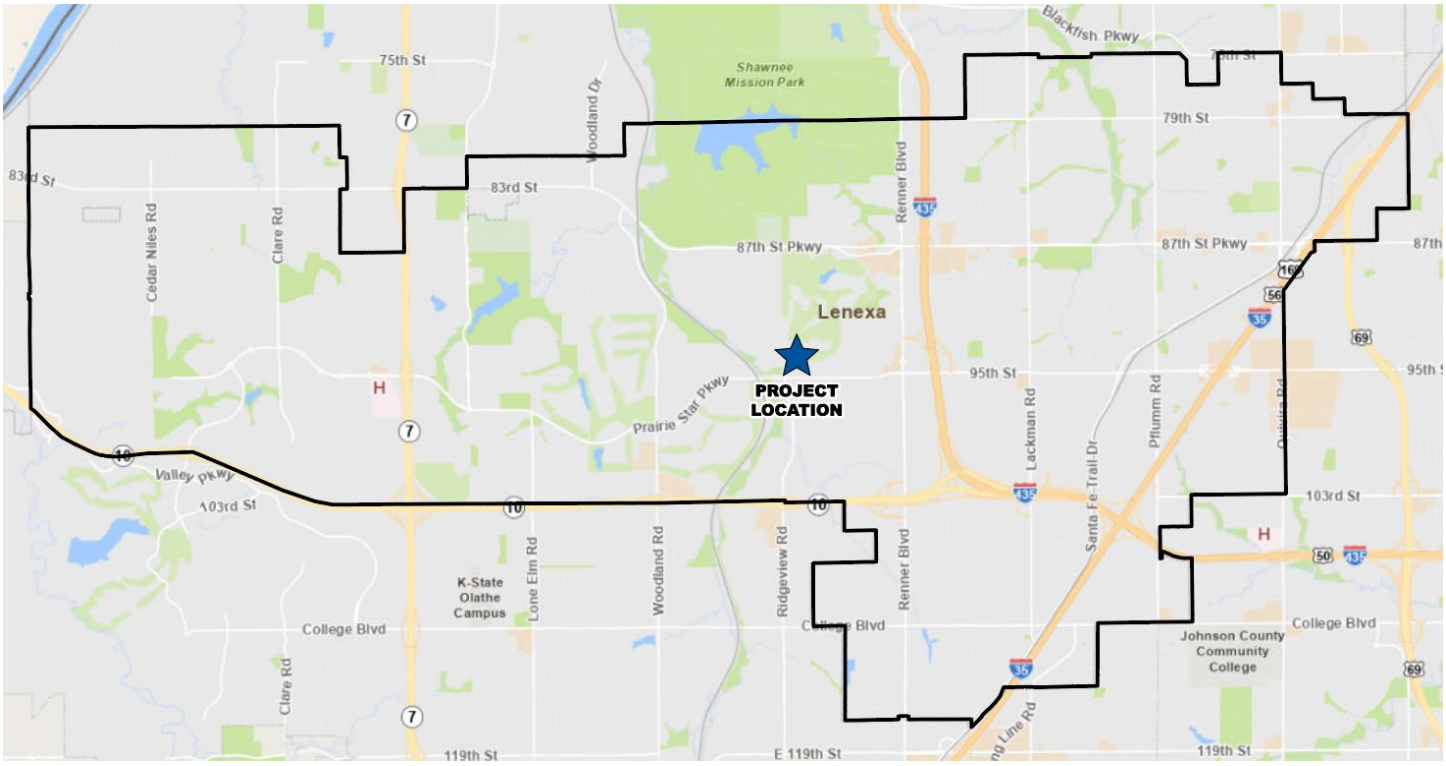
Revisions

ACCESSORY BUILDING
MIDWEST SIKH GURUDAWA
10050 MARION ST
LENEXA, KS

sheet
A2.0
EXTERIOR ELEVATIONS & FLOOR PLAN

ASCENT APARTMENTS

Project #:	RZ26-07 and PL26-06CP	**Location:**	Northeast corner of Prairie Star Parkway & Ridgeview Road
Applicant:	Doug Ubben, Phelps Engineering	**Project Type:**	Rezoning and Concept Plan
Staff Planner:	James Molloy	**Proposed Use:**	Multifamily residential



PROJECT SUMMARY

The applicant is requesting to rezone a 0.54-acre portion of the subject site from the NP-O, Planned Neighborhood Office District to the RP-4, Residential Planned (High-Density) District. The site is located at the northeast corner of Prairie Star Parkway and Ridgeview Road. The rezoning is proposed in conjunction with a concept plan to construct a 206-unit multifamily residential development on approximately 12.89 acres at a density of 15.98 units per acre. The balance of the site is already zoned RP-4. A public hearing is required for the rezoning request.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
12.89	TBD	RP-4, and NP-O	Suburban-Density Residential and High-Density Residential

The subject site consists of several undeveloped parcels, which combined are 12.89 acres at the northeast corner of Prairie Star Parkway and Ridgeview Road. The property is currently unplatted.

There have been multiple previous proposals for multifamily uses on this property. The first, originally called the Boutique Retirement Club, later changed to The Ridge at Cottonwood Canyon, was intended to be a retirement community within a single 4-story building with 139 units. Most of the subject property was rezoned to RP-4 as part of this application in November 2019, with a final plan and plat being approved in May 2021. The plan and plat did not move forward with permits or recording and expired in 2023. The second proposal was the original version of the Ascent Apartments project, which was intended to be a three-story multifamily residential development with a single building including 198 units with an associated parking garage. This application was withdrawn in June 2025. The first iteration of this application was submitted for consideration, but ultimately withdrawn in September 2026 prior to being considered by the Planning Commission or City Council.

TABLE 1: PREVIOUS APPLICATIONS

Project Number	Application Type	Project Name	Date Approved
RZ19-14 and PL19-15P	Rezoning and Preliminary Plan	Boutique Retirement Club at Canyon Farms	November 19, 2019
PL21-11F and PT21-11F	Final Plan and Final Plat	The Ridge at Cottonwood Canyon	May 3, 2021
PL25-08P	Preliminary Plan	Ascent Apartments	Withdrawn June 10, 2025
RZ26-06 & PL26-05CP	Rezoning and Concept Plan	Ascent Apartments	Withdrawn September 11, 2026

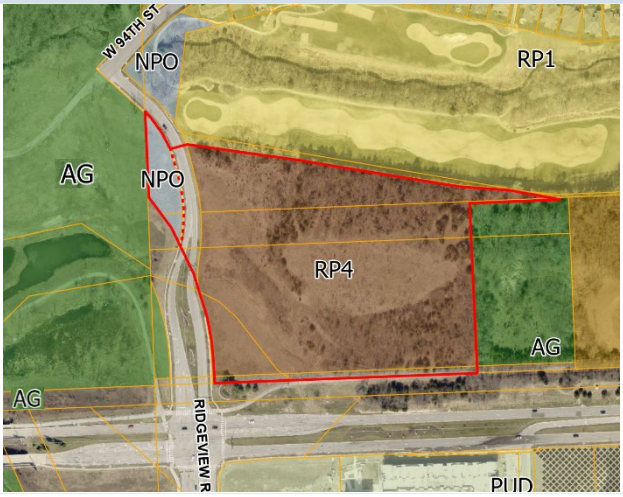


Exhibit 1: Aerial Image of Subject Site

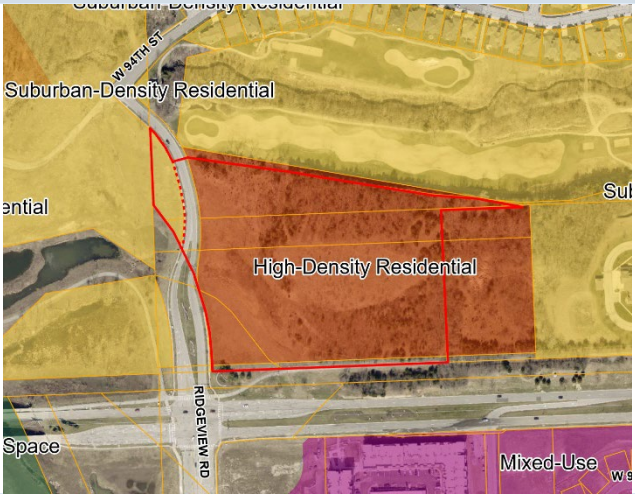
LAND USE REVIEW

The proposed project is an 11-building, 206-unit multifamily residential development with associated amenities areas, one on site, and one on the northwest corner of the site, west of existing Ridgeview Road and east of the proposed future Ridgeview Road alignment. The proposed rezoning request seeks to rezone the northwest portion of the site, which is currently zoned NP-O to RP-4. If approved, the rezoning would extend RP-4 zoning across the entirety of the subject project site. The proposed use is allowed in the RP-4 District and conforms to the Comprehensive Plan.

Zoning Map



Future Land Use Map



The majority of the subject site is designated for High-Density Residential per the Future Land Use Map within the Comprehensive Plan. Additionally, the Appendix of the Comprehensive Plan outlines design criteria for the site, including an expectation that any project serves to "compliment suburban-density residential existing and planned in the area north of the property" as well as significant landscaping along the north and southwest sides of the site. The northwest corner of the subject site, however, is classified for Suburban-Density Residential. If the proposed rezoning and concept plan are approved, Staff recommends that this area be amended to High-Density Residential as part of the annual Comprehensive Plan Review as it is logical for this now bisected parcel to be included with this project after Ridgeview Road is realigned to the west.

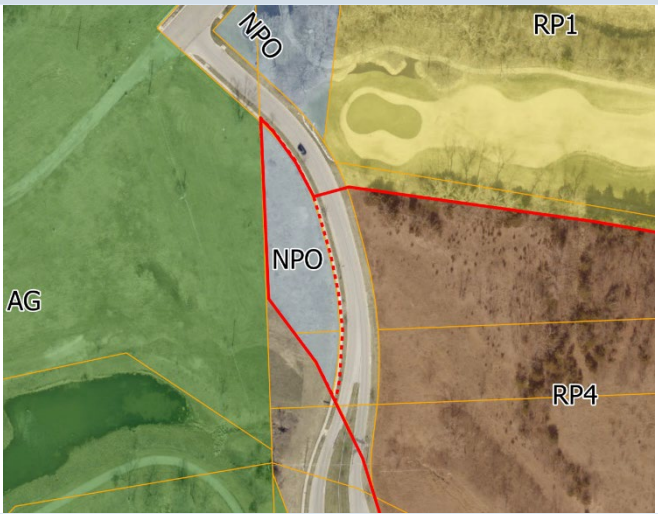
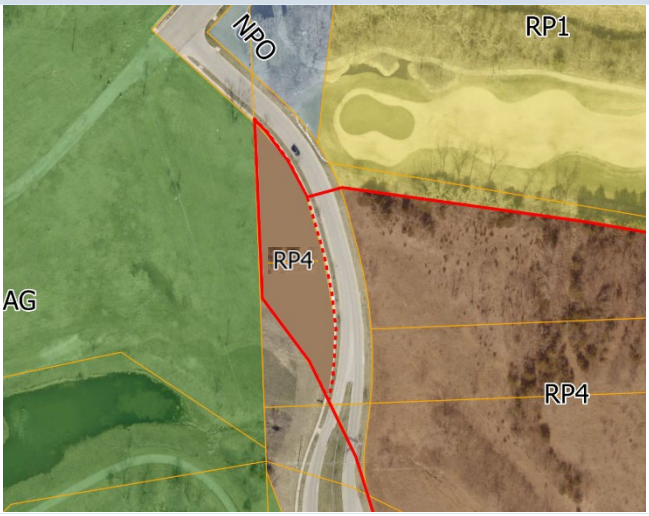
TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Zoning	Land Use Classification	Current Use
Subject Property	RP-4 Residential Planned (High-Density), and NP-O, Planned Neighborhood Office District	High-Density Residential Suburban-Density Residential	Undeveloped Land
North	RP-1 Residential Planned (Low-Density) District	Suburban-Density Residential	Golf Course, Single-Family Residential
South	PUD Planned Unit Development District	Mixed-Use	Commercial and Multifamily Residential
East	AG Agricultural District	High-Density Residential	Undeveloped Land
West	AG Agricultural District	Suburban-Density Residential	Undeveloped Land

REZONING REVIEW

The applicant is requesting that approximately 0.54 acres of the total 12.89-acre subject site area be rezoned from the NP-O, Planned Neighborhood Office District to the RP-4, Residential Planned (High-Density) District. The subject rezoning site is located approximately 160' south of 94th Street on the west side of Ridgeview Road. The balance of the site was rezoned to RP-4 as part of a previous project (RZ19-14) in 2019. The proposed rezoning will unify RP-4 zoning across the subject site and allow the northwest corner of the site to be included and developed as part of the overall Ascent multifamily residential development.

TABLE 3: REZONING ANALYSIS

Current Zoning	Proposed Rezoning
	

Staff provides the following analysis for the review criteria within Section 4-1-G-5 of the UDC.

1. The character of the neighborhood.

The neighborhood consists of a mix of uses, with single-family residences and a golf course to the north and the Vista Village multifamily and commercial development to the south. Additional multifamily developments are located east of the subject site along Prairie Star Parkway. The site is also surrounded by several undeveloped properties, many of which are designated for future suburban-density residential uses. This proposed rezoning is compatible with the neighborhood, as it will match the existing zoning of the primary parcel and act as a buffer between higher intensity uses south of Prairie Star Parkway and lower intensity residential north of the subject site, as amenities for the overall development will be placed on this portion of the property, rather than multifamily residential units, which will be located interior to the site away from Ridgeview.

2. The zoning and use of properties nearby.

The neighborhood consists of a mix of zoning districts, with single-family residences and a golf course to the north, zoned R-1/RP-1, and the Vista Village mixed-use development to the south, zoned PUD. The site is also surrounded by several undeveloped properties, many of which are classified for future suburban-density residential and consist of a mix of AG and R-1/RP-1 zoning. The surrounding land use and zoning designations are listed in Table 2.

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

The 0.54-acre northwestern portion of the property, which is subject of the rezoning application, would not be suitable for development by itself, as the proposed future Ridgeview Road alignment will significantly reduce the potential available development footprint and may effectively limit the property based on the current NP-O zoning and the Suburban Density Residential classification within the Future Land Use Map. Based on the current application, this portion of the property is proposed to be included with the larger property owned by the same entity and presently zoned RP-4, and will function as an amenity area for the proposed development.

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

The proposed use of this corner of the site is anticipated to be amenities as part of the overall Ascent multifamily development. The overall project will result in additional traffic, activity, and lighting for the area, as any development of an undeveloped parcel would. Design considerations such as landscape preservation and buffering, requirements to design a more traditional residential looking product, and required traffic calming along 94th Street should mitigate these potential impacts. Rezoning this portion of the overall project site to RP-4 will allow for this site to be developed as an amenity area for the overall Ascent development, rather than being left undeveloped, or developed for a use that is not compatible for the area.

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

The subject property is undeveloped and unplatted. This 0.54-acre portion of property has not been included in prior entitlement applications.

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

Denial of this rezoning would have no gain to public health, safety, or welfare since the proposed development's density and uses are compatible with surrounding development and appropriate infrastructure is available to serve the site. Denial of the application would restrict the property to the existing zoning of NP-O which may not be as appropriate in this location if not planned for at the same time as the multifamily development is planned to ensure coordinated circulation, buffers, etc.

7. Recommendation of City's permanent professional staff.

See Staff's recommendation at the end of this report.

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

The Future Land Use (FLU) Map within the Comprehensive Plan classifies the proposed rezoning area as Suburban-Density Residential without consideration for the realignment of Ridgeview Road in the future. However, the Comprehensive Plan was revised in 2025 and this property was identified in the Comprehensive Plan Appendix and was discussed as part of a High-Density Residential designation. The Appendix includes a set of design criteria which includes architectural considerations, site layout and access, and landscape buffering requirements from streets and the nearby single-family neighborhood. The RP-4 Zoning District is intended to accommodate the higher-density development planned for the

subject site. Staff supports including this area in the development because it will lie between the existing and future Ridgeview Road alignments and will become a part of the RP-4 zoned site once Ridgeview Road is realigned to the west. If the rezoning and concept plan are approved, Staff recommends updating the Future Land Use Map through the annual Comprehensive Plan review to reflect High-Density Residential classification within this 0.54-acre area.

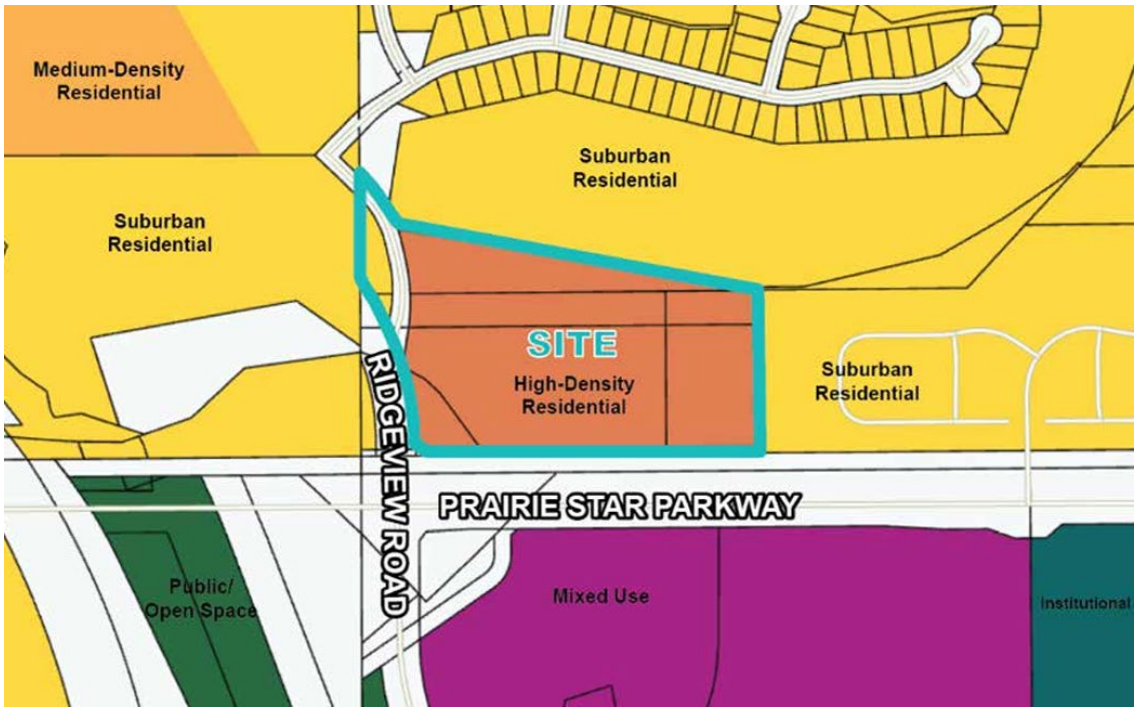


Exhibit 2: Site as Identified in the Comprehensive Plan Appendix.

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

Adequate utilities and services are or will be available to the subject property. The site is subject to the City's stormwater management requirements, which are applicable to all development in the City.

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

The overall development of 206 new dwelling units will increase in traffic in the area, however, most of that traffic will serve the larger primary parcel, rather than the 0.54-acre subject site which is proposed to be rezoned. It is Staff's opinion the proposed rezoning of the 0.54-acre parcel will not adversely impact the capacity or the safety of the street network or create a parking problem in the vicinity of the site.

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

The proposed rezoning is not anticipated to generate any environmental impacts in conflict with the requirements of the UDC.

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

The site is subject to the UDC requirements for stormwater management and is required to meet the same standards as any new development.

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

The concept plan for this portion of the site, which includes the amenities for the overall development, appears to generally be in compliance with the UDC requirements for the RP-4 Zoning District. Further detail will be required as part of the preliminary plan and final plan.

CONCEPT PLAN REVIEW

The proposed concept plan is for a multifamily residential development consisting of 206 dwelling units across 11 buildings, as well as two associated amenity areas located on the northwestern side of the subject site.

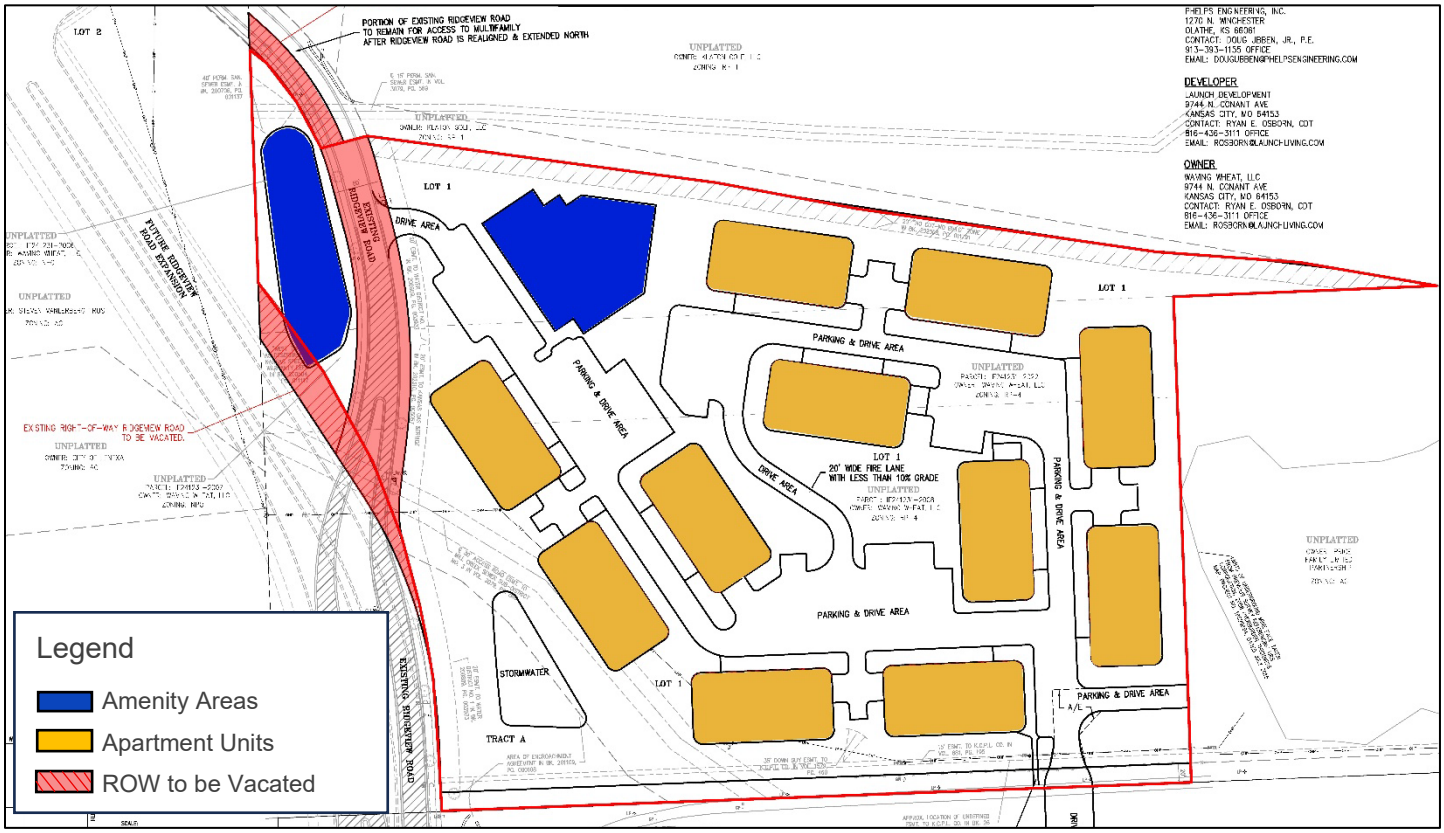


Exhibit 3: Concept Plan reflecting right-of-way to be vacated upon realignment of Ridgeview Road

DIMENSIONAL STANDARDS

The applicant submitted a concept plan that does not include setbacks or other dimensional information. Additional detailed information will be required as part of the future preliminary plan and subsequent final plan. Development of these parcels will be subject primarily to Section 4-1-B-9 of the UDC, which outlines requirements of the RP-4, Residential Planned (High-Density) District and Section 4-2-C for subdivision design standards will apply to this development, among other standards outlined within the UDC.

PUBLIC IMPROVEMENTS

A new pedestrian connection will be added to the trail along Prairie Star Parkway, as well as pedestrian connections to existing and future Ridgeview Road, as required by the Appendix of the Comprehensive Plan. In addition, a new right-turn lane constructed by the applicant will be added along Prairie Star Parkway, which will serve both the Ascent development as well as the parcel to its east, via a required cross-access agreement. Additionally, traffic calming measures will be required along 94th Street leading into Cottonwood Canyon. These improvements must be constructed concurrently with the project and must be completed prior to any certificates of occupancy being issued. There will be a new pedestrian connection to the trail along Prairie Star Parkway, as well as pedestrian connections to existing and future Ridgeview Road, as required by the Appendix of the Comprehensive Plan. Two separate right-of-way vacations will be required; One for a portion of right-of-way along the western parcel, prior to building permits being issued, and one for existing Ridgeview Road, once future Ridgeview is constructed.

ACCESS, TRAFFIC, AND PARKING

The subject property will have two main access points: one from Prairie Star Parkway and one from the current Ridgeview Road alignment. Dedication and construction of future Ridgeview Road and W. 94th Street will be done at a future date. The applicant will not be required to construct these new alignments as the site has access from existing public streets.

The addition of 206 dwelling units will result in an increase in traffic. Prairie Star Parkway, as well as both current and future Ridgeview Road are expected to be capable of accommodating this increase. 94th Street leading into Cottonwood Canyon is also expected to be able to accommodate this increase, however, the applicant will be required to install a traffic calming device within existing 94th Street to slow traffic entering into Cottonwood Canyon.

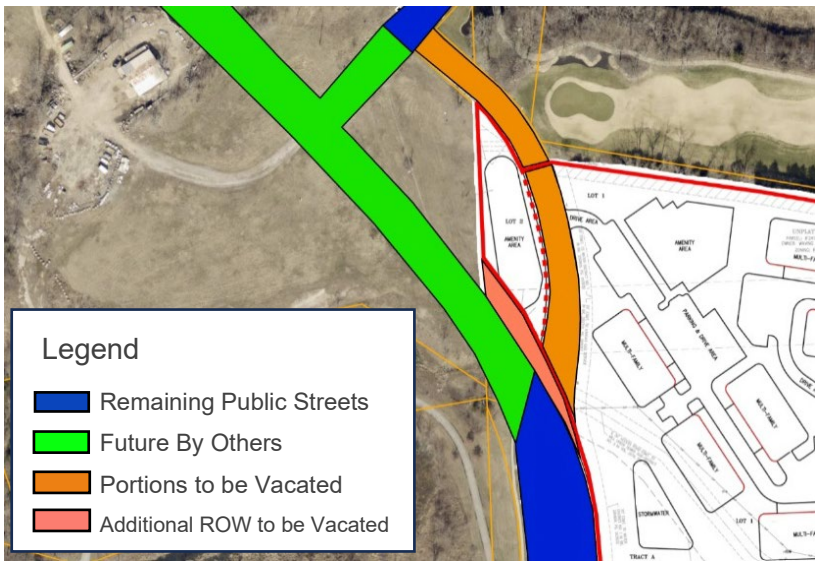


Exhibit 4: Future Conditions after Ridgeview Road Realignment

Exhibit 4 shows the future conditions for the street and private drive network after construction of the new Ridgeview Road and extension of W. 94th Street (shown in green). A portion of the current Ridgeview Road will become a private drive (shown in orange) connecting the project to W. 94th Street rather than Ridgeview Road. The applicant will need to work with other property owners to vacate that portion of Ridgeview Road north of their site not within/adjacent to the Ascent development.

A dwelling unit breakdown has not been provided with the concept plan; thus, a parking requirement cannot be determined. On-site parking will be required to meet Section 4-1-D-1-C of the UDC. The development is expected

to have several attached garages and covered parking areas throughout the development, as well as surface parking.

STORMWATER

The site is subject to the UDC requirements for stormwater management and is required to meet the same standards as any new development. A detailed stormwater study will be required at the time of submittal of a preliminary plan.

FIRE PREVENTION

The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. The concept plan is sufficient for Fire Department review; however, the following items will need to be addressed at the preliminary plan stage:

1. The grade of the proposed drive lane on the west side needs to be provided.
2. For all buildings/structures over 30 feet, show proximity sides per Appendix D of the adopted IFC. Also show access roads meet the 26' width for roads measured from curb front to curb front.
3. Show SU-30 truck maneuverability through the entire site.
4. Show the fire hose reach requirements of 150' from the location that the fire truck would park to all parts of the building.
5. All fire access routes, as well as all pavement within 50' of a building, will need to be heavy duty asphalt design capable of supporting 75,000 lbs.

LIGHTING

A photometric plan is not required with a concept plan. A photometric plan is required at final plan stage. Each component of the development shall provide a photometric plan and lighting details with the final plan. The lighting type and levels will be reviewed per Section 4-1-C-4-I of the UDC.

LANDSCAPING

A landscape plan is not required with a concept plan but is required with the preliminary plan. This site is identified by the Appendix of the Comprehensive Plan and includes design criteria regarding landscaping. This criterion includes maintaining a 20' landscape buffer along the northern property line, including layered landscaping the perimeter to buffer arterial street noise, and using landscaping to soften and screen parking lots. In addition to landscape requirements in the Appendix, the project will also have to provide an LUI buffer compliant with Section 4-1-D-2-N. Based on the designations of land surrounding the property to the north and west, an LUI buffer of 4 will need to be provided.

ARCHITECTURE

An architectural plan is not required with a concept plan but is required with a preliminary plan. This site is identified by the Appendix of the Comprehensive Plan and includes architectural design criteria. The Appendix notes that any development should "complement Suburban-Density Residential developments existing and planned in the area north of Prairie Star Parkway". This includes using building forms such as cottage home courts, townhomes, duplex, quadplex, etc., rather than a larger-scale multifamily form. Additional design considerations include using building heights and massing that align with adjacent single-family areas and utilizing more traditional form, such as pitched and varied roofs and rooflines, articulated facades, and material changes.

COMPREHENSIVE PLAN APPENDIX

As part of the 2025 Comprehensive Plan update, Planning Staff analyzed four different sites within Lenexa for additional design considerations. This appendix was created to ensure high-quality developments that account for the uses and character of the surrounding area and to bring the map into closer alignment with the City Council's direction on appropriate land development and the highest and best use of the properties as determined by Staff analysis.

Originally, Staff determined that the Medium-Density Residential designation would be the most appropriate for the site, as it would have provided for a variety of housing options within the neighborhood as well as a transition between higher-intensity uses south of Prairie Star Parkway. However, during the public hearing and review by the Planning Commission and City Council it was determined that the High-Density Residential classification would be the most appropriate classification for this particular site. The site ultimately retained the classification of High-Density Residential.

As part of the Appendix, several design considerations are noted for this site, including considerations for building form, infrastructure, landscaping, and mobility, all of which were to ensure that a development on this site conforms to and complements the single-family neighborhood to the north. These considerations have been discussed in the previous sections of this report.

The proposed concept plan appears to meet the intent of the Appendix. The Ascent development features a more traditional, garden-style multifamily residential development layout with smaller buildings spread throughout the site, as opposed to one or two larger buildings with a parking structure. Buildings on-site are intended to be smaller in bulk, scale, and height, with buildings of no more than three stories, with traditional form such as pitched and varied roofs and rooflines, articulated facades, and material changes. The site also appears to meet the landscaping criterion, including preservation of the northern 20' of the site and layered landscaping surrounding the site to the west and south.

DEVIATIONS

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

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on December 15, 2026.
- The applicant must submit a preliminary plan/plat, final plan, final plat, and vacation application(s) prior to applying for permit(s).
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed rezoning and concept plan for Ascent Apartments.**

- The project is a rezoning and concept plan for a 206-unit, 11-building multifamily development on 12.89 acres in the RP-4 Zoning District.
- The rezoning request entails 0.54 acres of NP-O property proposed to be rezoned to RP-4.
- The project shows conceptual level compliance with zoning and subdivision regulations.
- If approved, Staff recommends updating the Comprehensive Plan from Suburban-Density Residential to High-Density Residential for the 0.54-acre rezoning area to align with the proposed use of multifamily and RP-4 zoning.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create ***Vibrant Neighborhoods***.

REZONING

Staff recommends **APPROVAL** of rezoning 0.54 acres of property south of 94th Street and west of Ridgeview Road from the NP-O District to the RP-4 District for RZ26-07 – **Ascent Apartments**, for a multifamily residential development.

CONCEPT PLAN

Staff recommends **APPROVAL** of the concept plan for PL26-06CP – **Ascent Apartments** at the northeast corner of Prairie Star Parkway & Ridgeview Road, for a multifamily residential development.

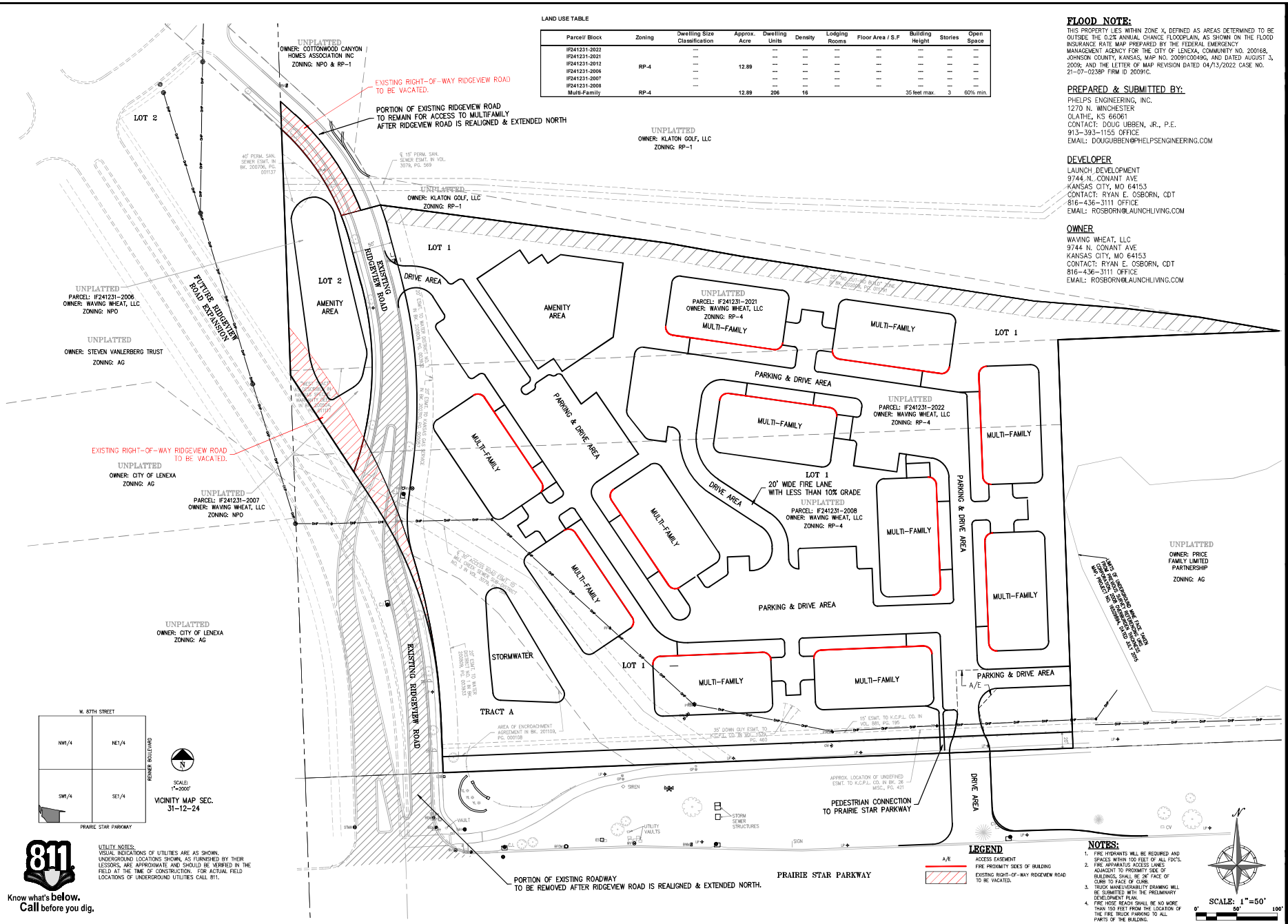


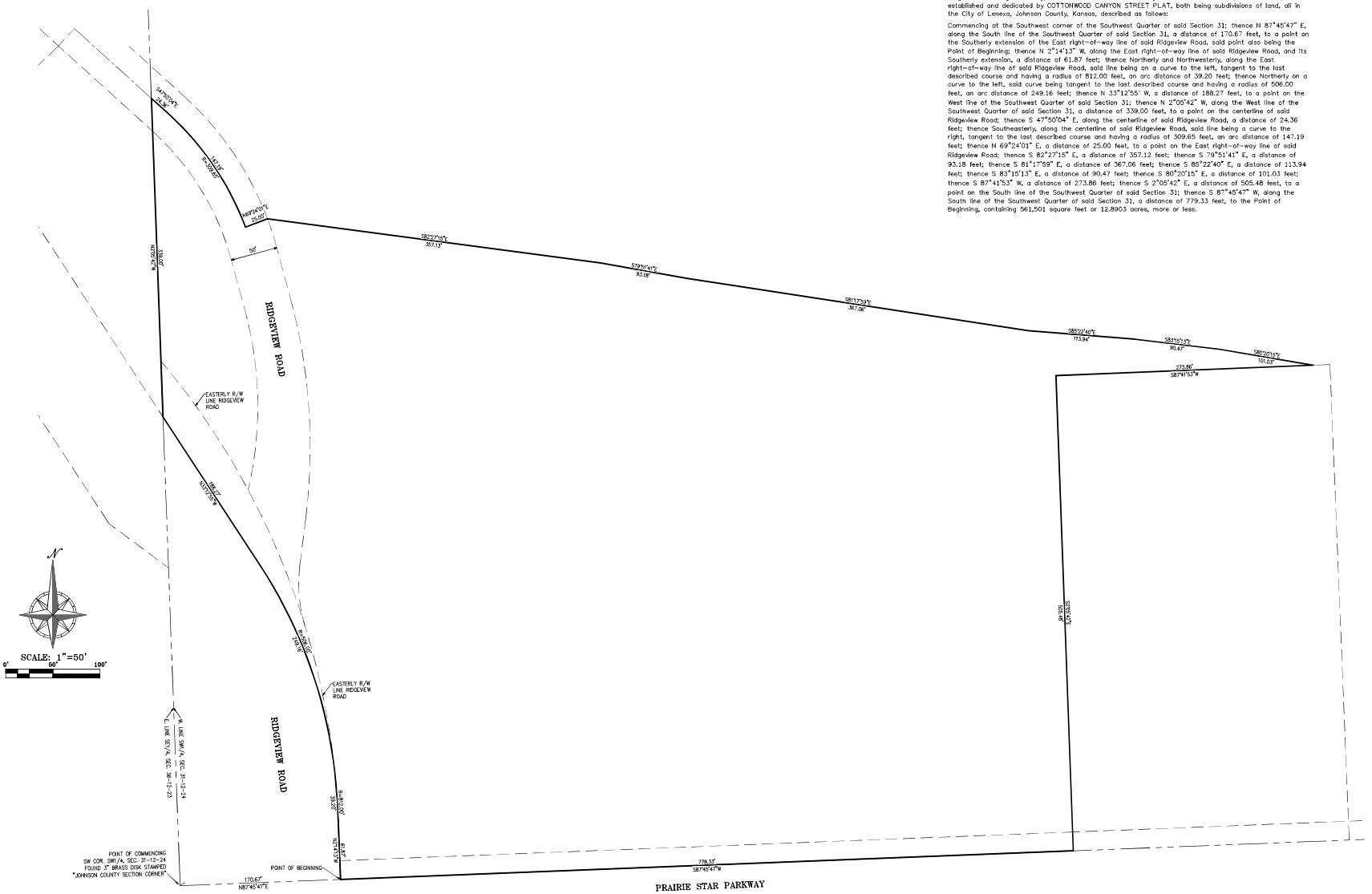
Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Ascent Apartments

0 155 310 620 Feet

Lenexa KANSAS


LAND USE TABLE
Parcel/ Block | Zoning | Dwelling Size Classification | Approx. Acre | Dwelling Units | Density | Lodging Rooms | Floor Area / S.F | Building Height | Stories | Open Space
IF241231-2022 | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---
IF241231-2021 | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---
IF241231-2012 | RP-4 | --- | 12.89 | --- | --- | --- | --- | --- | --- | ---
IF241231-2006 | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---
IF241231-2007 | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---
IF241231-2008 | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---
Multi-Family | RP-4 | | 12.89 | 206 | 16 | | | 35 feet max. | 3 | 60% min.
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. 200168, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0049G, AND DATED AUGUST 3, 2009; AND THE LETTER OF MAP REVISION DATED 04/13/2022 CASE NO. 21-07-0238P FIRM ID 20091C.
PREPARED & SUBMITTED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
CONTACT: DOUG UBBEN, JR., P.E.
913-393-1155 OFFICE
EMAIL: DOUGUBBEN@PHELPSENGINEERING.COM
DEVELOPER
LAUNCH DEVELOPMENT
9744 N. CONANT AVE
KANSAS CITY, MO 64153
CONTACT: RYAN E. OSBORN, CDT
816-436-3111 OFFICE
EMAIL: ROSBORN@LAUNCHLIVING.COM
OWNER
WAVING WHEAT, LLC
9744 N. CONANT AVE
KANSAS CITY, MO 64153
CONTACT: RYAN E. OSBORN, CDT
816-436-3111 OFFICE
EMAIL: ROSBORN@LAUNCHLIVING.COM
UNPLATTED
OWNER: COTTONWOOD CANYON HOMES ASSOCIATION INC
ZONING: NPO & RP-1
EXISTING RIGHT-OF-WAY RIDGEVIEW ROAD TO BE VACATED.
PORTION OF EXISTING RIDGEVIEW ROAD TO REMAIN FOR ACCESS TO MULTIFAMILY AFTER RIDGEVIEW ROAD IS REALIGNED & EXTENDED NORTH
UNPLATTED
OWNER: KLATON GOLF, LLC
ZONING: RP-1
LOT 2
LOT 1
AMENITY AREA
DRIVE AREA
FUTURE RIDGEVIEW ROAD EXPANSION
EXISTING RIDGEVIEW ROAD
UNPLATTED
PARCEL: IF241231-2006
OWNER: WAVING WHEAT, LLC
ZONING: NPO
UNPLATTED
OWNER: STEVEN VANLERBERG TRUST
ZONING: AG
UNPLATTED
PARCEL: IF241231-2021
OWNER: WAVING WHEAT, LLC
ZONING: RP-4
MULTI-FAMILY
PARKING & DRIVE AREA
UNPLATTED
PARCEL: IF241231-2022
OWNER: WAVING WHEAT, LLC
ZONING: RP-4
LOT 1
20' WIDE FIRE LANE WITH LESS THAN 10% GRADE
UNPLATTED
PARCEL: IF241231-2008
OWNER: WAVING WHEAT, LLC
ZONING: RP-4
UNPLATTED
OWNER: PRICE FAMILY LIMITED PARTNERSHIP
ZONING: AG
UNPLATTED
OWNER: CITY OF LENEXA
ZONING: AG
UNPLATTED
PARCEL: IF241231-2007
OWNER: WAVING WHEAT, LLC
ZONING: NPO
STORMWATER
TRACT A
EXISTING RIDGEVIEW ROAD
PEDESTRIAN CONNECTION TO PRAIRIE STAR PARKWAY
PORTION OF EXISTING ROADWAY TO BE REMOVED AFTER RIDGEVIEW ROAD IS REALIGNED & EXTENDED NORTH.
PRAIRIE STAR PARKWAY
W. 87TH STREET
RENNER BOULEVARD
PRAIRIE STAR PARKWAY
NW1/4
NE1/4
SW1/4
SE1/4
SCALE: 1"=2000'
VICINITY MAP SEC. 31-12-24
811
Know what's below. Call before you dig.
UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.
LEGEND
ACCESS EASEMENT
FIRE PROXIMITY SIDES OF BUILDING
EXISTING RIGHT-OF-WAY RIDGEVIEW ROAD TO BE VACATED.
NOTES:
1. FIRE HYDRANTS WILL BE REQUIRED AND SPACES WITHIN 100 FEET OF ALL FDC'S.
2. FIRE APPARATUS ACCESS LANES ADJACENT TO PROXIMITY SIDE OF BUILDINGS, SHALL BE 26' FACE OF CURB TO FACE OF CURB.
3. TRUCK MANEUVERABILITY DRAWING WILL BE SUBMITTED WITH THE PRELIMINARY DEVELOPMENT PLAN.
4. FIRE HOSE REACH SHALL BE NO MORE THAN 150 FEET FROM THE LOCATION OF THE FIRE TRUCK PARKING TO ALL PARTS OF THE BUILDING.
SCALE: 1"=50'
0' 50' 100'
PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1525
www.phelpsengineering.com
PLANNING ENGINEERING SURVEYING
CONCEPT PLAN - MULTIFAMILY RESIDENTIAL
THE QUARRY
LENEXA, JOHNSON COUNTY, KANSAS
18200 PRAIRIE STAR PARKWAY
Revisions:
No. | Date | By | App.
1. | 09/29/26 | CITY COMMENTS | BJG | DDJ
2. | 10/19/26 | CITY COMMENTS | BJG | DDJ
3. | 11/13/26 | CITY COMMENTS | BJG | DDJ
PROJECT NO. 250104
DATE: 08-31-2026 | DRAWN BY: BJG
CHECKED BY: | APPROVED BY: DDJ
CERTIFICATE OF AUTHORIZATION NUMBER: E-2148
CERTIFICATE OF AUTHORIZATION NUMBER: LA-2007000108
SHEET 1 OF 1
\\PHELPS-SERVER\Projects\P\250104\dwg\PLANS - CONCEPT\CONCEPT PLAN.dwg Layout: 1 Nov 14, 2026 - 11:15am Bradley Gast



ZONING EXHIBIT

PART OF SW1/4, SEC. 31, TWP. 12, RNG. 24
CITY OF LENEXA, JOHNSON COUNTY, KANSAS
ADDRESS: 18200 PRAIRIE STAR PARKWAY

PROJECT NO. 250104
DATE: 11-16-2026
DRAWN: BJD
CERTIFICATE OF AUTHORIZATION KANSAS ENGINEERING: E-82
KANSAS SURVEYING: LS-82
CERTIFICATE OF AUTHORIZATION MISSOURI ENGINEERING: 2007001128
MISSOURI SURVEYING: 2007001128

No.	Date	Revisions	By	Appr.

SHEET

P:\P\250104\dwg\EXHIBITS\ZONING\ZONING EXHIBIT REVT.dwg Layout:1 Nov 16, 2026 - 10:16am Scott Confer

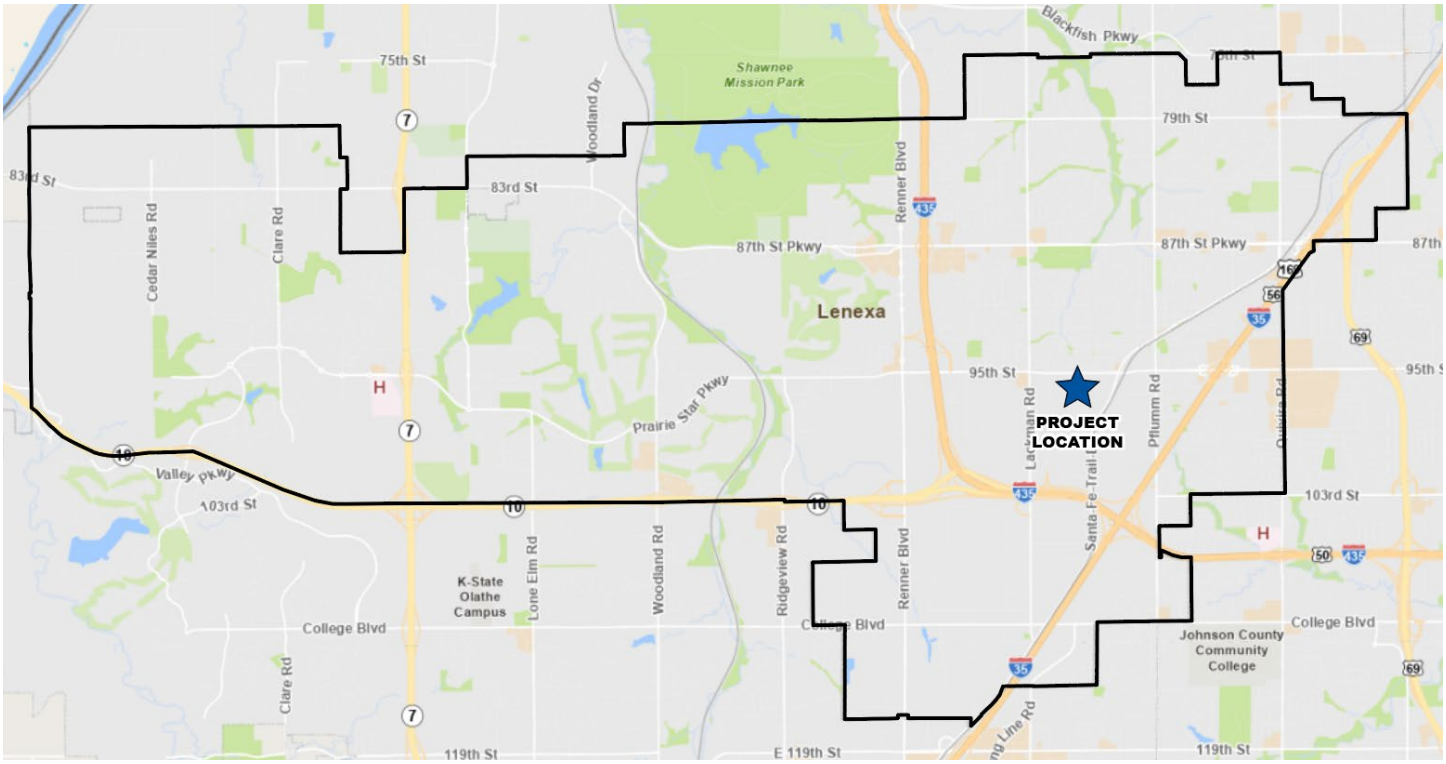
Lenexa KANSAS

PLANNING COMMISSION STAFF REPORT

November 30, 2026

HABITAT FOR HUMANITY WAREHOUSE & WORKFORCE DEVELOPMENT CENTER

Project #:	PL26-11P	**Location:**	9605 Dice Lane
Applicant:	Jason Barker, Wellner	**Project Type:**	Preliminary Plan
Staff Planner:	Jessica Lemanski	**Proposed Use:**	Manufacturing, Wholesale/Warehousing, Office



PROJECT SUMMARY

The applicant requests approval of a preliminary plan for a new Warehouse & Workforce Development Center for Habitat for Humanity's existing property at 9605 Dice Lane in the BP-2, Planned Manufacturing District. The site is currently occupied by the 58,125 SF Habitat for Humanity ReStore building and associated parking, which is operating and will remain. The applicant proposes to construct an additional building on the north end of the site of approximately 17,000 SF to provide dedicated warehouse and builder space to develop a workforce center and engage volunteers in hands-on learning and building. The new building will include approximately 3,475 SF of office space and 13,600 SF of manufacturing space. Additional landscaping will be added to the north end of the site. The applicant proposes 23 additional parking spaces and requests a five-space reduction from the 28 spaces required for the new building. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
3.74	Existing: 58,125 Demolishing: 1,255 Proposed: +17,078 New Total: 73,948	BP-2	Business Park

The subject property is located south of 95th Street along Dice Lane and 96th Terrace. The site is currently occupied by the Habitat for Humanity ReStore, a warehouse-style retail business that specializes in reuse of furniture and home improvement supplies. The north side of the site is currently utilized as outdoor storage.

The property is currently platted as parts of Tracts B & C within the Randall Industrial Park plat, which was approved and recorded in 1981. The current Habitat for Humanity ReStore building was built in 1984, and there is no available record of a rezoning, preliminary plan/plat, or final plan on file for the property.

TABLE 1: PREVIOUS APPLICATIONS

Project Number	Application Type	Project Name	Date Approved
Unknown	Final Plat	Randall Industrial Park	February 19, 1981



Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The property is currently zoned BP-2, Planned Manufacturing District, and is classified Business Park on the Future Land Use Map. The existing Habitat for Humanity ReStore is classified as Warehousing and Construction Sales and Service, which is an establishment engaged in retail or wholesale of materials used in the construction of buildings or other structures. The proposed Warehouse & Workforce Development Center building is intended to provide a dedicated warehouse and manufacturing space to support Habitat for Humanity's construction department's storage of materials, assembly of prefabricated walls, and manufacturing of houses in order to provide a robust environment where volunteers can engage in hands-on learning and construction. The proposed new facility's use is classified as Manufacturing and Wholesale/Warehousing which are allowed in the BP-2 Zoning District. The surrounding uses and zoning are consistent with the proposed use of the property, as shown in Table 2.

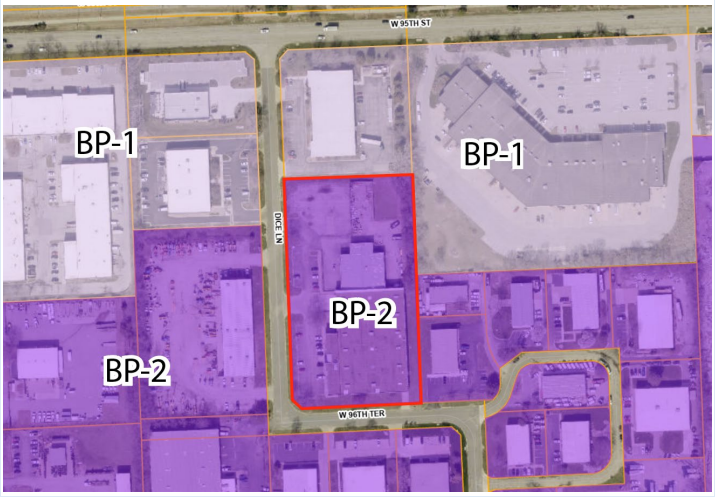
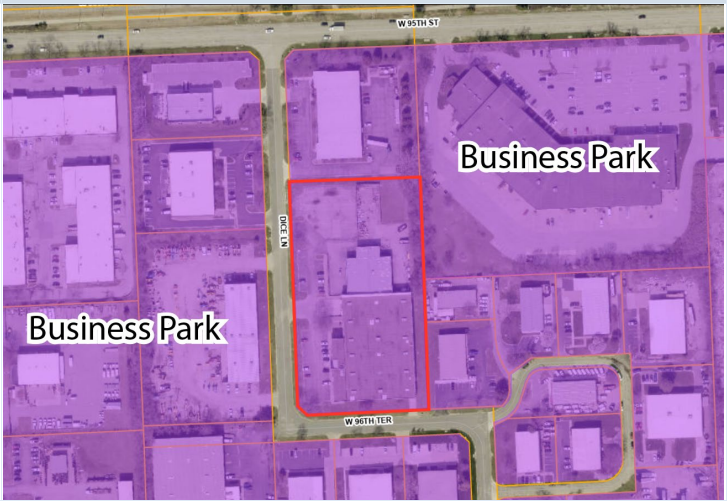
Zoning Map	Future Land Use Map
	

TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Business Park	BP-2 Planned Manufacturing District	Construction Sales & Service, Warehousing/Wholesale
North	Business Park	BP-1 Planned Business Park District	Warehousing, Office
South	Business Park	BP-2 Planned Manufacturing District	Warehousing, Office
East	Business Park	BP-1 Planned Business Park District & BP-2 Planned Manufacturing District	Warehousing, Office
West	Business Park	BP-1 Planned Business Park District & BP-2 Planned Manufacturing District	Warehousing, Office

PRELIMINARY PLAN REVIEW

The proposed preliminary plan is for the construction of a new 17,078 SF Warehouse & Workforce Development Center to be used by Habitat for Humanity to provide a warehouse and building space for their construction department to develop and train volunteer homebuilders. The site is located at the northeast corner of Dice Lane and 96th Terrace and takes access off Dice Lane via two driveways. An existing 58,125 SF building currently occupies the site and operates as the Habitat for Humanity ReStore, which is proposed to remain at the site but would be reduced by approximately 1,255 SF to allow for more parking spaces.

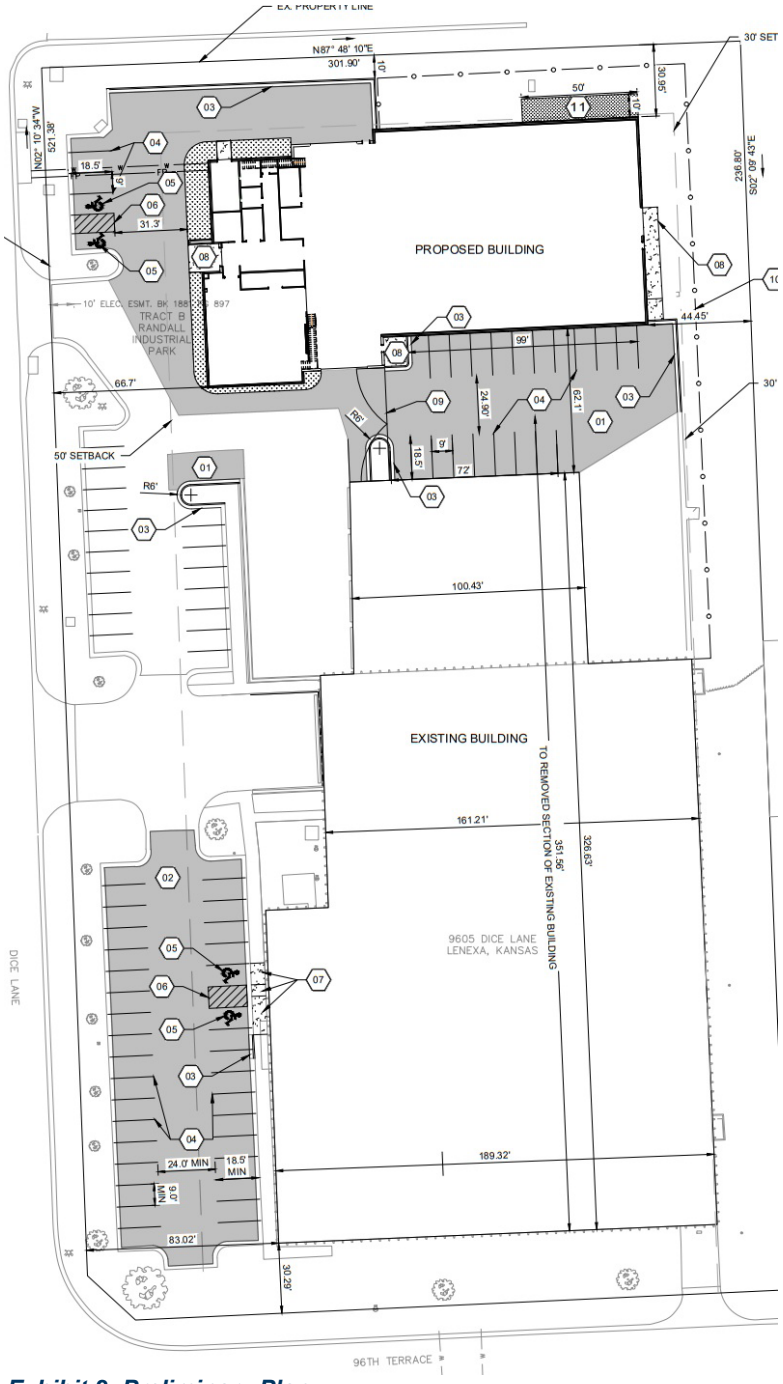
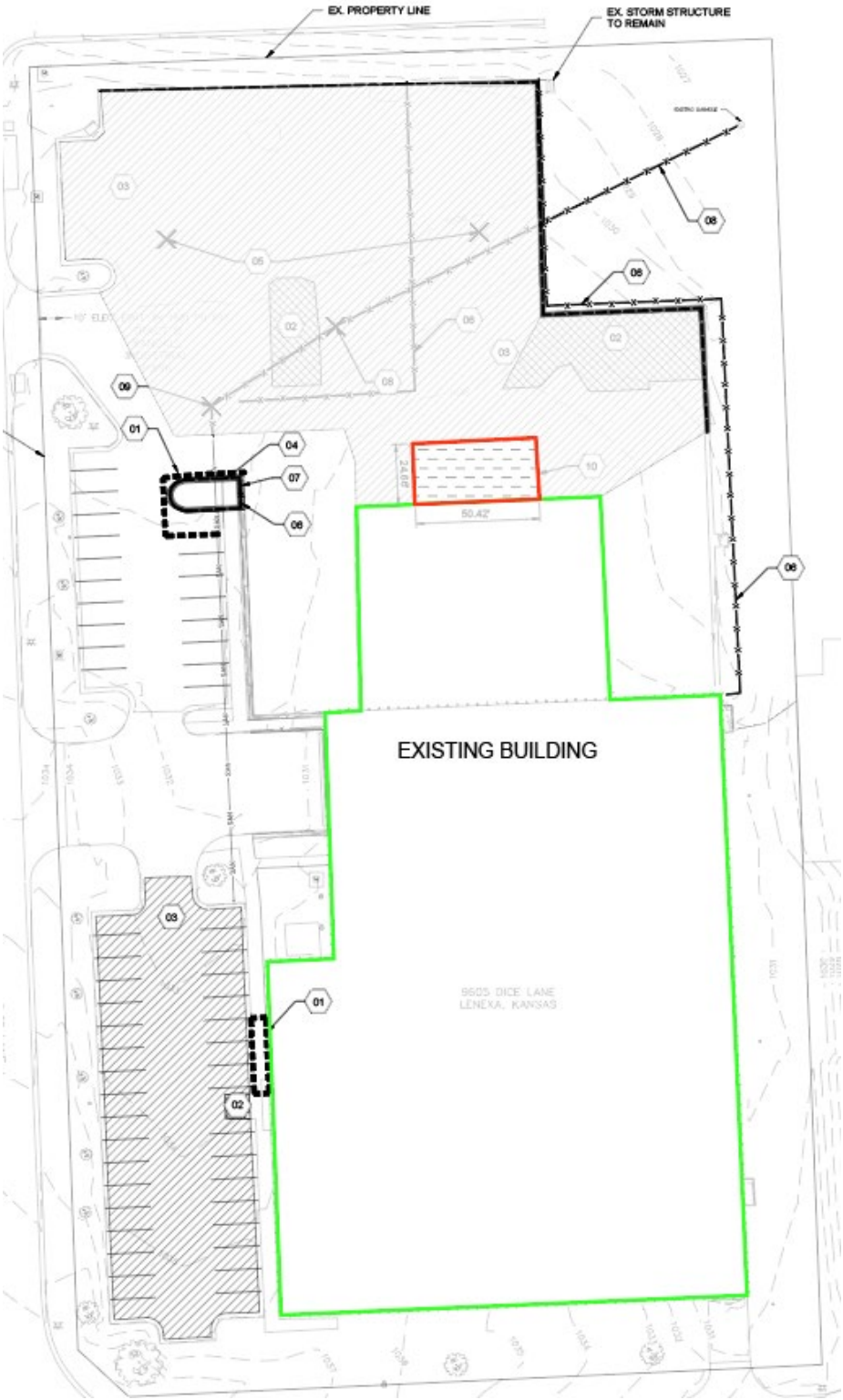


Exhibit 2: Preliminary Plan

The proposed Warehouse & Workforce Development Center building is proposed to be located at the north end of the site in an area currently utilized for outdoor storage. The ReStore customer area and entrance is located at the southwest side of the existing building. An existing parking area is located at the west side of the building. Nine east-facing dock doors and a donation drop-off area are located at the north half of the existing building and are separated from the parking area by a stone retaining wall.



An approximately 50’ x 25’ (1,255 SF) section of the north side of the existing ReStore building, which constitutes two of the nine existing dock doors, is proposed to be demolished to allow for additional parking to be located on the site. Exhibit 3 shows the area to be demolished outlined in red and the existing building to remain outlined in green. The northern wall of the existing building will need to be finished to match the existing building’s architecture once the proposed section is demolished.

At left: Exhibit 3: Demolition Plan. The building area outlined in red is proposed to be demolished.

An additional 23 spaces are proposed to be added between the ReStore building and the proposed Warehouse & Workforce Development Center and are reserved for volunteer workers and trainees. The new spaces between the existing ReStore building and the new building will be restricted via a new security gate with a Knox Box to allow for Fire Department access if necessary. The parking plan for the site is shown in Exhibit 4, with new spaces numbered in purple and existing spaces numbered in yellow.



Exhibit 4: Parking Plan. New parking spaces are numbered in purple and existing spaces are numbered in yellow.

The property is currently platted as parts of Tracts B & C in the Randall Industrial Park plat, shown in Exhibit 5. Currently, a lot line bisects the existing ReStore building. In accordance with Lenexa's subdivision regulations in UDC Chapter 4-2, the property must be replatted via a Revised Final Plat to eliminate this lot line and account for other lot line adjustments prior to the approval of a Final Plan for this project. The Planning Commission will have approval authority for the Final Plat. Because this property is within the BP-2 Zoning District, the Final Plan will be reviewed and approved administratively in accordance with UDC Section 4-1-H-3-H.

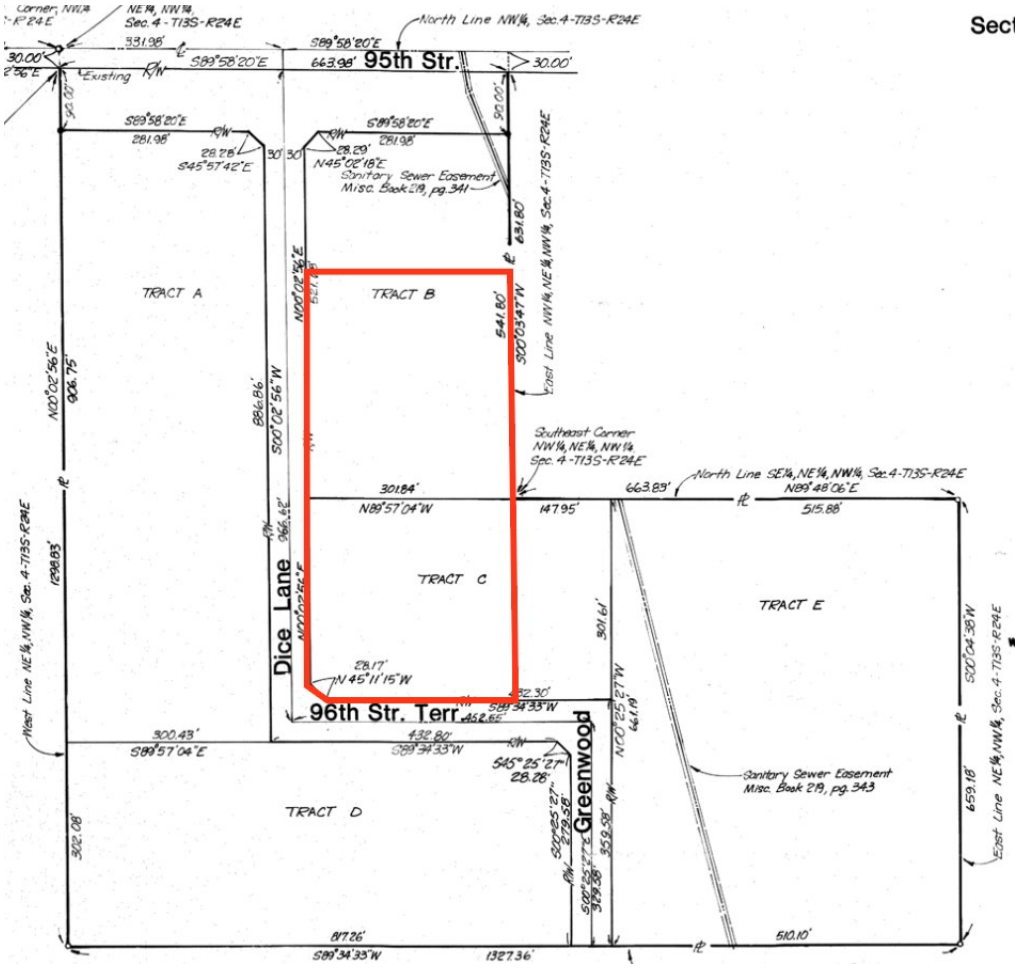


Exhibit 5: Randall Industrial Park Plat. The subject property is outlined in red.

DIMENSIONAL STANDARDS

The proposed development is compliant with the dimensional standards and property development regulations of the BP-2 Zoning District as outlined in Table 3.

TABLE 3: SETBACK ANALYSIS

Yard	Required Minimum Setback	Proposed Setback	Difference
Front Yard	50'	83' – 67'	+ 17' – 33'
Side Yard	30'	30'	0
Rear Yard	30'	30 - 44.5'	+ 0 - 14.5'

PUBLIC IMPROVEMENTS

No public improvements are proposed with this preliminary plan.

ACCESS, TRAFFIC, AND PARKING

The site is located on the northeast corner of 96th Terrace and Dice Lane. Vehicular access is taken off Dice Lane to the west via two driveways. Fifty-nine existing parking spaces are located between the ReStore building and Dice Lane. Three dock doors are located directly across from the southernmost driveway onto Dice Lane. The northwest corner of the ReStore building provides an alcove area with four dock doors, separated by a stone wall and behind the front parking area, to allow users to drive up and drop off donations. Two additional dock doors are located slightly west of the other seven doors but are planned to be removed from the building to allow more room for additional parking spaces. The alcove area will need to be striped off to discourage customers from parking in this area or otherwise blocking donation drop-off dock doors. The donation alcove area will not be restricted behind the proposed security fence.

The applicant is requesting relief from strict compliance with the parking requirements for the development. This is not a deviation request. UDC Section 4-1-D-1-B-3 notes that “additional parking and loading spaces shall be required only in proportionate amount to the extent of the addition, enlargement or change, not for the entire building or use”. As such, the code requires the applicant to add 28 additional parking spaces to the site to account for the Warehouse & Workforce Development Center’s proposed uses of Office and Manufacturing. The applicant is proposing to add 23 additional parking spaces to the site, which is 5 spaces less than what is required by the UDC.

In support of a reduced parking count for the site, the applicant notes that the existing ReStore does not truly demand the 183 parking spaces (174 spaces for the Construction Sales and Service use and 9 spaces for the Warehousing use) that the UDC requires. Based on historical ReStore data provided by the applicant, nine volunteers rotate working at the store, and 115 customers visit the store per day during their peak seasons. Distributed across their operating hours, this results in 22 stalls needed per hour for the ReStore use (average customers per hour + 1 employee).

Considering this proposed adjusted parking need for the ReStore, the expected demand for parking at the site would be 50 spaces (22 spaces for ReStore based on historical data + 28 spaces for the Warehouse & Workforce Development Center based on current code requirements). By retaining the 59 existing spaces on site and adding 23 new spaces for the Warehouse & Workforce Development Center, the site would exceed *anticipated* parking demand by 32 spaces.

Staff is supportive of reducing the required parking count for the ReStore and believes that the 5-space reduction in required parking for the Warehouse & Workforce Development Center will be supplemented by existing parking that is unused by ReStore operations. So, although the calculations in Table 4 appear as though the site is under-parked by 129 spaces, the true operations and historical parking needed for the ReStore support a reduced parking requirement for the overall site than what the code prescribes in its parking ratios.

TABLE 4: PARKING ANALYSIS					
Land Use	**Parking Formula**	**Square Footage**	**Required Parking**	**Proposed Parking**	**Difference**
Construction Sales & Service (existing ReStore)	1 space per 250 SF	43,445	174	59 (existing)	- 124
Warehousing/Wholesale (existing ReStore)	1 space per 1,500 SF	13,425	9		
Manufacturing & Wholesale/Warehousing (new)	1 space per 1,000 SF	13,603	14	9	-5
Office (new)	1 space per 250 SF	3,475	14	14	0
Total		73,948 (56,870 existing)	211	82	- 129

STORMWATER

Given the existing nature of the site, stormwater generation is not significantly changing with the proposed improvements (less than one half of a cubic foot per second release rate change) and therefore the existing on-site stormwater management is appropriate for the proposed project.

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.

LANDSCAPING

The preliminary landscape plan is generally in conformance with UDC requirements. The site has satisfactory landscaping between the existing parking area and building and the adjacent streets. A dense tree line exists to the east of the property and will remain as buffer. Additional landscaping is proposed on the north and west sides of the site to satisfy perimeter planting requirements.

LIGHTING

A preliminary lighting plan was provided by the applicant. The site is not excessively bright, nor too dark. Lighting will be reviewed for full compliance at the time of final plan submittal.

ARCHITECTURE

The proposed structure is a 17,078 SF one-story building with a mezzanine level. The building materials include concrete and textured metal walls to match the materials of the existing ReStore building. The west façade, which faces Dice Lane, utilizes the same materials and adds blue-colored concrete walls to incorporate interest and match the ReStore customer entrance sign.



Exhibit 6: West Elevation (facing Dice Lane)

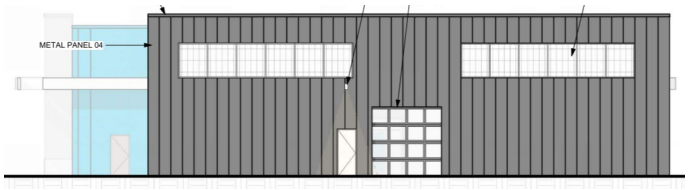


Exhibit 7: East Elevation

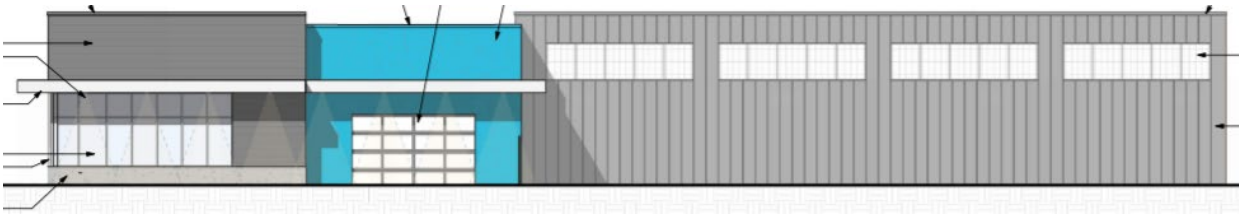


Exhibit 8: South Elevation (facing ReStore)



Above: Exhibit 9: North elevation

At right: Exhibit 10: Southwest elevation (facing Dice Lane & ReStore)



Staff notes that the provided elevations utilize metal walls on the majority of the north, south, and east facades. UDC Section 4-1-C-5-D-9 notes, “use of substantial amounts of masonry materials (face brick, stucco, stone) is encouraged. The use of aluminum siding, metal ribbed panels and extensive mirrored glass surfaces is discouraged. Evaluation of building materials shall be based on the quality of its design and relationship and compatibility to building materials in the immediate neighborhood”. Staff discussed a compromise with the applicant in which the metal paneling provided on these facades will be of a stucco-like texture to resemble concrete walls and maintain an appearance that matches the existing ReStore materials.

Staff will continue to work with the applicant on improving the proposed elevations of the new building at final plan stage. The only alteration to the ReStore building is the removal of the north 1,255 SF section. The reconstructed outside wall must match that of the existing ReStore building.

DEVIATIONS

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

NEXT STEPS

- This project requires a recommendation from the Planning Commission and approval by the City Council. Pending a recommendation from the Planning Commission, this item is tentatively scheduled for consideration by the City Council on December 15, 2026.
- Following this preliminary approval, the applicant must submit a final plan and final plat application prior to applying for permit(s).
- The final plat must be approved by the Planning Commission, and any new easements or dedications must be accepted by the Governing Body.
- 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.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Preliminary Plan for the Habitat for Humanity Warehouse & Workforce Development Center.**

- The project proposes to add a 17,078 SF building and associated parking to the site to assist in storage of materials, construction of Habitat for Humanity houses in the region, and development of a volunteer workforce. A 1,255 SF portion of the existing ReStore building will be demolished as part of this plan.
- The applicant is requesting a 5-space reduction in the required parking to be added for the new Manufacturing & Wholesale/Warehousing uses.
- The project conforms with the Comprehensive Plan, complies with zoning regulations, and provides appropriate utility, stormwater, and site design.
- The project is consistent with Lenexa's goals through ***Strategic Community Investment*** and ***Responsible Economic Development*** to create ***a Thriving Economy***.

PRELIMINARY PLAN

Staff recommends **APPROVAL** of the preliminary plan for PL26-11P – **Habitat for Humanity Warehouse & Workforce Development Center** at 9605 Dice Lane, for an Office, Manufacturing and Wholesale/Warehousing development.



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

Habitat for Humanity
Warehouse & Workforce Development Center

0 62.5 125 250 Feet

Lenexa KANSAS

HABITAT FOR HUMANITY WAREHOUSE ADDITION

SITE DEVELOPMENT PLANS

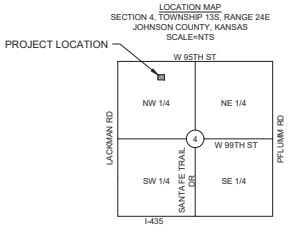
LENEXA, JOHNSON COUNTY, KANSAS

SECTION 4, T13S, R24E

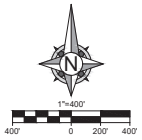
DATE: 02/17/2026



LOCATION MAP
SECTION 4, TOWNSHIP 13S, RANGE 24E
JOHNSON COUNTY, KANSAS
SCALE=NTS



811 Know what's **below.** **Call** before you dig.



WATERSHED: MILL CREEK

DISTURBED AREA: 3.74 AC

SHEET INDEX:

Sheet List Table	
Sheet Number	Sheet Title
CVR	COVER SHEET
C050	EXISTING CONDITIONS & DEMOLITION PLAN
C100	OVERALL SITE PLAN
C101	SITE PLAN
C102	FIRE ACCESS PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
C500	GENERAL DETAILS
C501	GENERAL DETAILS
C502	GENERAL DETAILS
A-001	SITE PLAN
A-002	FIRST FLOOR PLAN
A-003	MEZZANINE FLOOR PLAN
A-004	3D VIEWS
A-005	EXTERIOR ELEVATIONS
A-006	SITE LINE DIAGRAMS
E-001	SITE LIGHTING PHOTOMETRIC
L-100	OVERALL LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS

1. CONFORMANCE SIGNATURE
"I CERTIFY TO THE BEST OF MY KNOWLEDGE AND ABILITY THAT ALL LAND DISTURBANCE ACTIVITY, CONSTRUCTION, AND DEVELOPMENT ASSOCIATED WITH THIS PROJECT WILL BE PERFORMED PURSUANT TO THIS PLAN."

OWNER/DEVELOPER/OPERATOR/CONTRACTOR _____ DATE _____

2. SIGNATURE BLOCK
RELEASED FOR CONSTRUCTION:

ENGINEERING AND CONSTRUCTION SERVICES ADMINISTRATOR _____ DATE _____

UTILITY CONTACTS:

SANITARY SEWER:
JOHNSON COUNTY WASTEWATER
11811 S SUNSET DR, SUITE 2500
OLATHE, KS 66061
PHONE: (913) 715-8520

DOMESTIC WATER:
WATERONE
10474 RENNER BLVD
LENEXA, KS 66219
PHONE: (913) 895-1800

POWER:
EVERGY
JAMES LUND
PHONE: 816-652-1836

STORMWATER & STREETS:
CITY OF LENEXA, KS
ENGINEERING SERVICES
TIM COLLINS
PHONE: (913) 477-7731

TELECOMMUNICATIONS:
SPECTRUM
GOOGLE FIBER
CCI
AT&T : (866) 294-3464

NATURAL GAS:
KANSAS GAS SERVICE
RYAN BROWNING
7421 W. 129TH STREET
OVERLAND PARK, KS 66213
PHONE: (816) 501-8117

FEMA FLOOD INFORMATION:

THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 1% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 20091C0050G, AUGUST 3, 2009.

GENERAL NOTES:

1. ALL SITE DIMENSIONS TO THE EDGE OF PAVEMENT, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
3. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS AND FOUNDATION STEMWALLS.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
6. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
7. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

1. MOST CURRENT VERSION OF THE DESIGN AND CONSTRUCTION MANUAL OF THE CITY OF LENEXA, KANSAS.

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATIONS AND ARE HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEER PREPARING THESE PLANS SHALL GOVERN.

CIVIL ENGINEER:

OWN, INC.
8455 COLLEGE BLVD
OVERLAND PARK, KS 66210
EMAIL: PMOSS@WEAREOWN.COM
PHONE: (816) 777-0400

PREPARED AND SUBMITTED BY:

OWN, INC.
OVERLAND PARK, KS

PAUL J MOSS, P.E. _____ DATE 1/17/26

PROJECT TEAM

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PAUL J. MOSS 20638 1/17/26 KANSAS PROFESSIONAL ENGINEER

No.	Date	Description
Issue:		

Date: NOVEMBER 18, 2026
Drawn By BD Checked By PJM

SHEET NAME
COVER SHEET

SHEET NUMBER
CVR
1 OF 12

PROJECT NUMBER 26-10-0086

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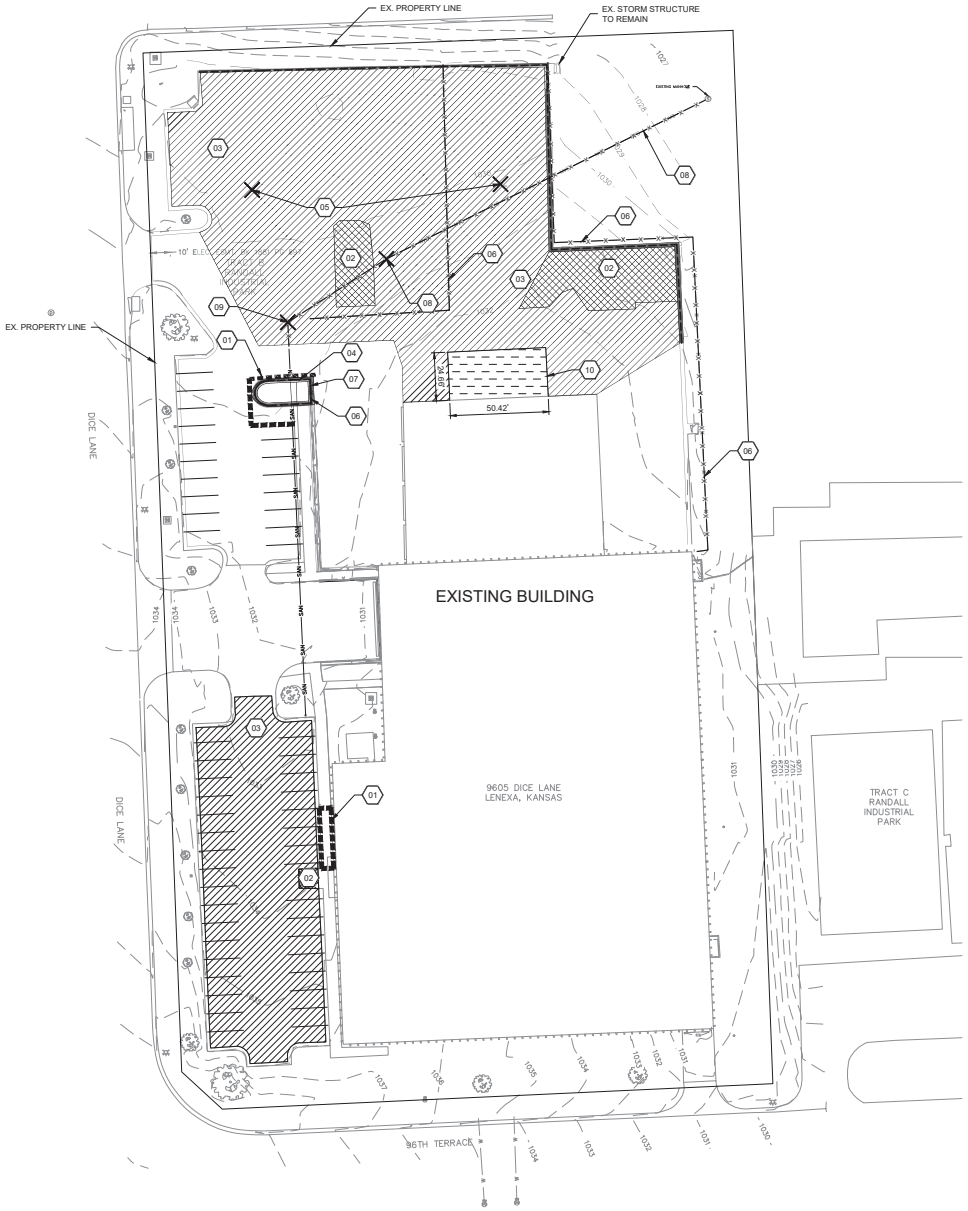

KEY NOTES:

01 **SAW CUT EXISTING PAVEMENT, SIDEWALK, & CURB**
SAW CUT EXISTING PAVEMENT, SIDEWALK, & CURB AS SHOWN ON PLANS.

02 **REMOVE EXISTING CONCRETE PAVEMENT**
REMOVE AND DISPOSE OF 2,955 SF OF FULL DEPTH CONCRETE PAVEMENT AS SHOWN ON PLANS.

03 **REMOVE EXISTING ASPHALT PAVEMENT**
REMOVE AND DISPOSE OF 37,211 SF FULL DEPTH ASPHALT PAVEMENT.

04 **REMOVE EXISTING CONCRETE CURB AND GUTTER**
REMOVE AND DISPOSE OF 407 LF OF CONCRETE CURB AND GUTTER AS SHOWN ON PLANS.

05 **REMOVE EXISTING LIGHT POLES**
REMOVE EXISTING LIGHT POLES.

06 **REMOVE EXISTING FENCE**
REMOVE EXISTING FENCE.

07 **REMOVE EXISTING WALL AND GATE**
REMOVE EXISTING WALL AND GATE.

08 **REMOVE EXISTING SANITARY MANHOLE AND SANITARY LINE**
REMOVE EXISTING SANITARY MANHOLES AND SANITARY LINES.

09 **REMOVE AND RELOCATE EXISTING SANITARY MANHOLE**
REMOVE AND RELOCATE EXISTING SANITARY MANHOLES.

10 **REMOVE SECTION OF EXISTING BUILDING**
REMOVE 1244 SF SECTION OF EXISTING BUILDING.

LEGEND

- EXISTING BUILDING REMOVAL
- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT REMOVAL
- GRAVEL REMOVAL
- CLEARING & GRUBBING
- LINEAR REMOVAL
- OBJECT REMOVAL
- SAW CUT LINE
- EXISTING CURB (TO BE REMOVED)

N

1"=30'
30' 0 15' 30'

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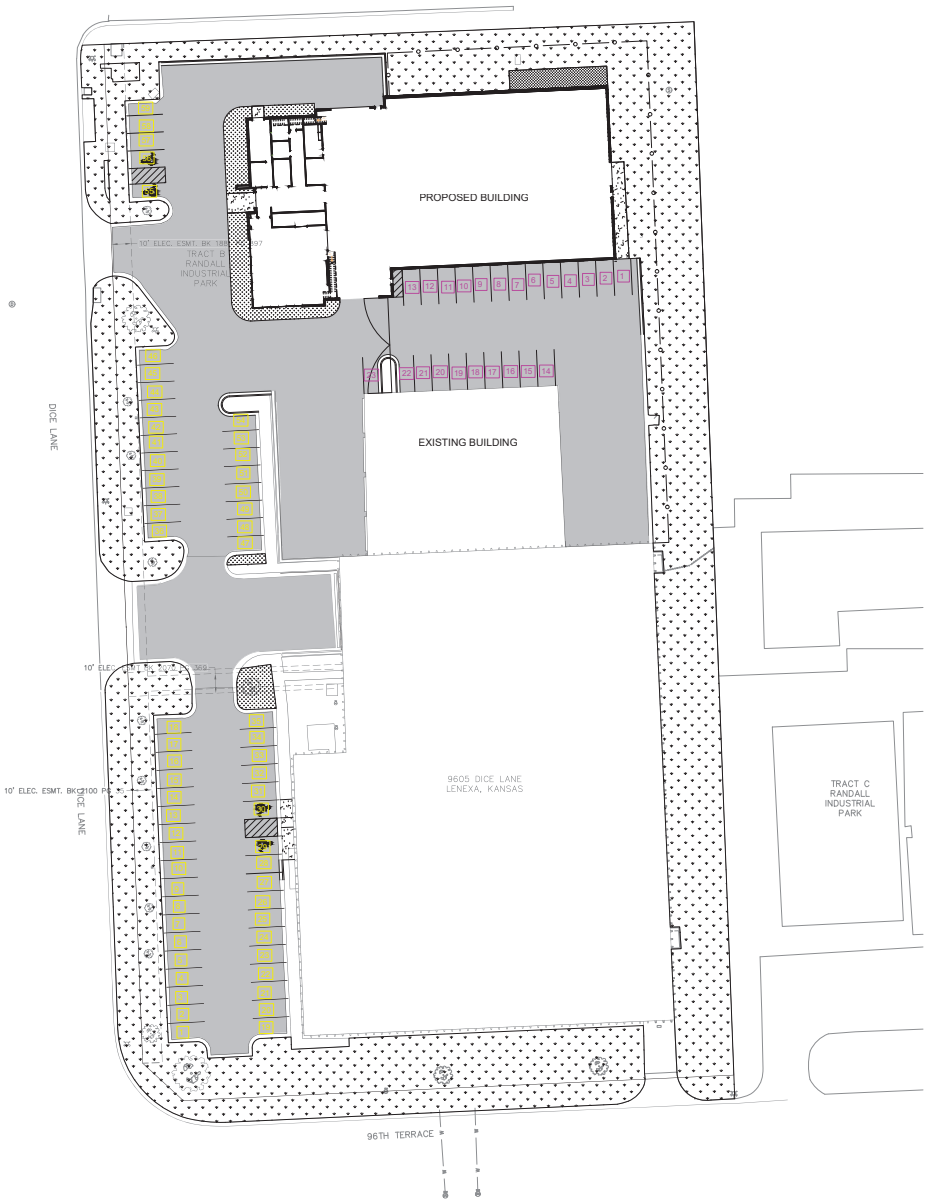
20638
KANSAS
PROFESSIONAL ENGINEER

No.	Date	Description
Issue:		
Date:	NOVEMBER 18, 2026	
Drawn By	BD	Checked By PJM

SHEET NAME
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER
C050
2 OF 12

PROJECT NUMBER 26-10-0086



LEGEND

- PROPERTY LINE
- R/W — EX./PROP. RIGHT-OF-WAY
- CURB AND GUTTER (LENEXA TYPE B)
- PROP. 8' TALL BLACK CHAIN LINK FENCE
- PROP. LANDSCAPE AREA
- PROP. CONCRETE PAVEMENT
- PROP. HEAVY DUTY ASPHALT PAVEMENT
- PROP. MANUAL ROLLING GATE
- PROP. VEGETATED FILTER STRIP
- 1. NEW PARKING STALLS
- 1 EXISTING PARKING STALLS

GENERAL NOTES:

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SITE DATA:

SITE:

TOTAL PROPERTY AREA:	162,867 SF
EX. IMPERVIOUS AREA:	123,617 SF (75.9%)
PROP. IMPERVIOUS AREA:	126,819 SF (77.9%)
NET INCREASE:	3,202 SF

OPEN SPACE:

TOTAL SITE PLUS ROW:	172,811 SF
REQUIRED MIN. OPEN SPACE AREA:	43,203 SF (25.0%)
PROPOSED OPEN SPACE AREA:	45,723 SF (26.5%)

LAND USE/ZONING:

EXISTING USE:	INDUSTRIAL
PROPOSED USE:	INDUSTRIAL
EXISTING ZONING:	B2
PROPOSED ZONING:	B2

SETBACK:

FRONT (FROM STREETS):	50'
REAR:	MINIMUM OF 30'
SIDE:	MINIMUM OF 30'

Parking Analysis Table

Land Use	Parking Formula	Existing Square Footage	Proposed Square Footage	Required Parking	Existing Parking Provided	Existing Difference	New Required Parking	Proposed Parking	New Difference
Construction Sales & Service (existing ReStore)	1 space per 250 SF	43,445 (existing)	43,445 (existing)	174	59	-124	22 (Based on ReStore purchase data)	59	37
Warehousing/Wholesale (existing ReStore)	1 space per 1,500 SF	14,680 (existing)	13,425 (revised)	9					
Manufacturing	1 space per 1,000 SF	–	13,603 (new)	14	–	–	28	23	-5
Office	1 space per 250 SF	–	3,475 (new)	14	–	–			
Totals		58,125	73,948 (56,870 existing)	211	59	-124	50	82	32

PARKING DEVIATION DATA: THE EXISTING SALES/WAREHOUSE/OFFICE OPERATIONS (RESTORE BUILDING) IS BASED ON ACTUAL EMPLOYEE AND CUSTOMER COUNTS FROM PAST USEAGE DATA AS SHOWN BELOW:

AVERAGE EMPLOYEE/VOLUNTEER PER DAY: 9
AVERAGE CUSTOMERS PER DAY: 115 (PEAK SEASON)
OPERATING HOURS (9AM-6PM): 9 HOURS PER DAY
EXISTING NEED: 22 STALLS (AVERAGE HOUR + 1 PER EMPLOYEE)

REQUIRED WITH DEVIATION PARKING
EXISTING 22 STALLS + 28 NEW STALLS = 50

PROVIDED PARKING
EXISTING 59 STALLS + 23 NEW STALLS = 82

REQUIRED ADA STALLS: 4
ADA STALLS PROVIDED: 4

TOTAL PROVIDED ON SITE: 82 STALLS INCLUDING 4 ADA

LENEXA CITY CODE AND POLICIES: 4-1-D-1-B-3 3.

ADDITIONS AND ENLARGEMENTS TO EXISTING DEVELOPMENT: OFF-STREET VEHICLE AND BICYCLE PARKING AND LOADING FACILITIES SHALL BE PROVIDED FOR ANY ADDITION TO OR ENLARGEMENT OF AN EXISTING BUILDING OR USE OR ANY CHANGE OF OCCUPANCY OR MANNER OF OPERATION THAT WOULD RESULT IN ADDITIONAL PARKING AND LOADING SPACES BEING REQUIRED. THE ADDITIONAL PARKING AND LOADING SPACES SHALL BE REQUIRED ONLY IN PROPORTIONATE AMOUNT TO THE EXTENT OF THE ADDITION, ENLARGEMENT OR CHANGE, NOT FOR THE ENTIRE BUILDING OR USE. WHEN A DRIVE-THRU IS PROPOSED WHERE ONE PREVIOUSLY DID NOT EXIST, EVERY EFFORT SHALL BE MADE FOR THE DRIVE-THRU FACILITY TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION RELATIVE TO QUEUING.

PROPOSED SOLUTION

THE STANDARD SALES PARKING CALCULATION REQUIRES 183 STALLS FOR THE RESTORE, SECTION 4-1-D-1(B)(3) OF THE LENEXA CODE PROVIDES FOR ADDITIONAL PARKING REQUIREMENTS TO BE APPLIED PROPORTIONATELY TO ADDITIONS OR CHANGES TO EXISTING DEVELOPMENT. THE EXISTING RESTORE IS NOT BEING EXPANDED, AND HISTORICAL DATA AVERAGED FROM THE PAST 3 YEARS DEMONSTRATES A DEMAND OF 22 STALLS, WELL BELOW THE EXISTING 59 STALLS. ADDITIONALLY, THE PROPOSED FACILITY REQUIRES 28 PARKING STALLS, STILL FALLING WELL SHORT OF WHAT IS PROVIDED IN ALL. BASED ON THE APPLICABLE CODE PROVISIONS, DOCUMENTED PARKING DEMAND, AND ADEQUATE PARKING PROVIDED FOR BOTH FACILITIES.

N

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30' 0 15' 30'

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PAUL J. MOSS — 20638 — KANSAS — PROFESSIONAL ENGINEER

No.	Date	Description
Issue:		

Date: **NOVEMBER 18, 2026**
Drawn By **BD** Checked By **PJM**

SHEET NAME

OVERALL SITE PLAN

SHEET NUMBER

C100

3 OF 12

PROJECT NUMBER 26-10-0086

GENERAL NOTES:

1. ALL SITE DIMENSIONS TO THE EDGE OF PAVEMENT, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
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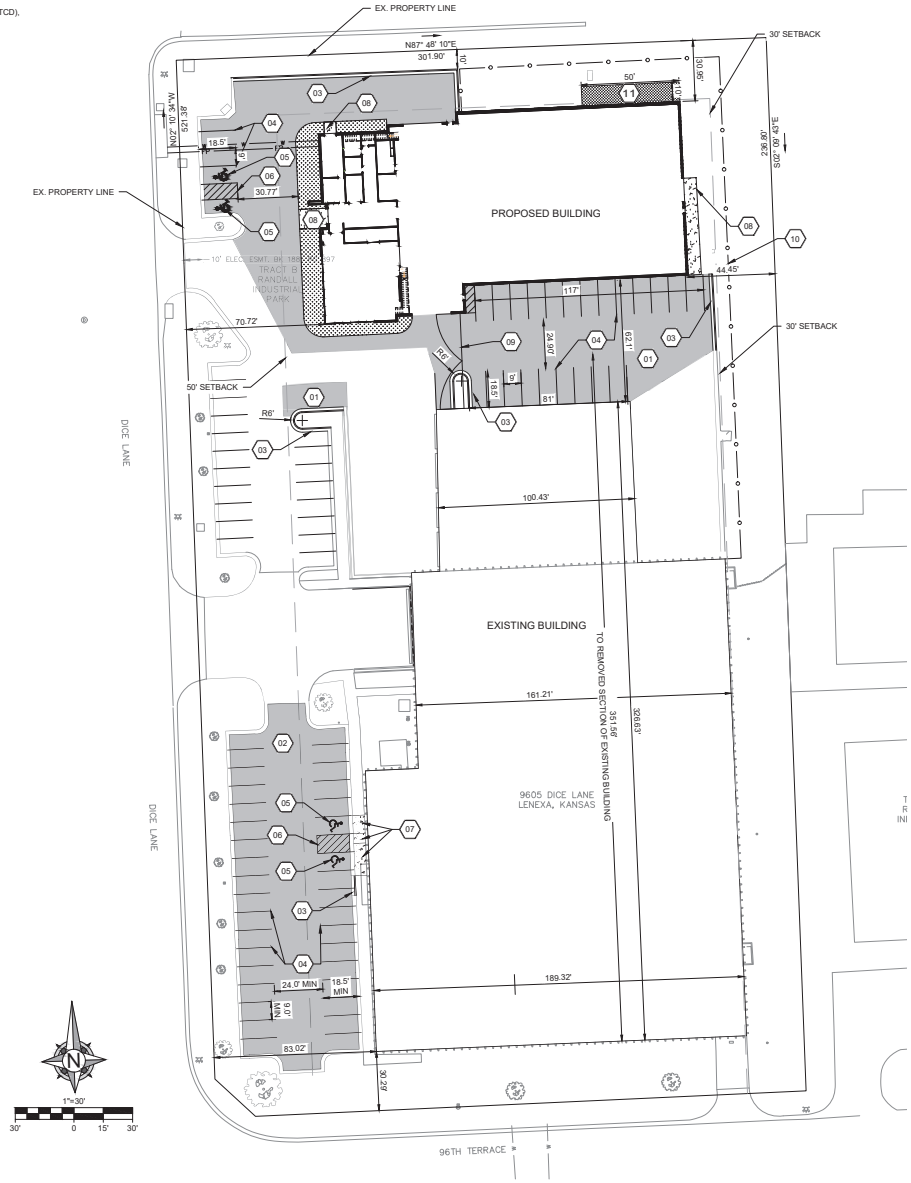
- R/W — EX./PROP. RIGHT-OF-WAY
- CURB AND GUTTER (LENEXA TYPE B)
- PROP. 8' TALL BLACK CHAIN LINK FENCE
- PROP. LANDSCAPE AREA
- PROP. CONCRETE PAVEMENT
- PROP. HEAVY DUTY ASPHALT PAVEMENT
- PROP. MANUAL ROLLING GATE
- PROP. VEGETATED FILTER STRIP



KEY NOTES:

01 **PROPOSED NEW ASPHALT PAVEMENT**
INSTALL 15,552 SF OF NEW ASPHALT PAVEMENT AS SHOWN ON PLANS. REFER TO SHEET C500 FOR MORE DETAIL.

02 **PROPOSED MILL AND OVERLAY ASPHALT PAVEMENT**
INSTALL 10,159 SF OF ASPHALT PAVEMENT AS SHOWN ON PLANS. REFER TO SHEET C500 FOR MORE DETAIL.

03 **PROPOSED CURB AND GUTTER**
INSTALL 332 LF OF CONCRETE CURB AND GUTTER AS SHOWN ON PLANS. REFER TO DETAILS ON SHEET C500 FOR MORE DETAILS.

04 **PROPOSED PARKING STRIPING**
PROPOSED PARKING STRIPING. 4" SOLID WHITE STRIPE.

05 **ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING**
REFER TO DETAILS C504

06 **ACCESSIBLE PARKING SPACE WITH ACCESS AISLE**
TO BE ADA COMPLIANT W/ 2% MAX SLOPE IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS

07 **INSTALL RAMP**
INSTALL ADA ACCESSIBLE RAMPS - REFER TO DETAIL C504 AND GRADING PLAN C200

08 **PROPOSED CONCRETE SIDEWALK**
INSTALL 510 SF OF CONCRETE SIDEWALK AS SHOWN ON PLANS.

09 **PROPOSED MANUAL ROLLING GATE**
INSTALL MANUAL ROLLING GATE AS SHOWN ON PLANS.

10 **PROPOSED BLACK CHAIN LINK FENCE**
INSTALL 8'-0" TALL BLACK CHAIN LINK FENCE AS SHOWN ON PLANS.

11 **PROPOSED VEGETATED FILTER STRIP**
INSTALL VEGETATED FILTER STRIP AS SHOWN ON PLANS.

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PAUL J. MOSS
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PROFESSIONAL ENGINEER

No.	Date	Description
Issue:		
Date:	NOVEMBER 18, 2026	
Drawn By	BD	Checked By PJM

SHEET NAME

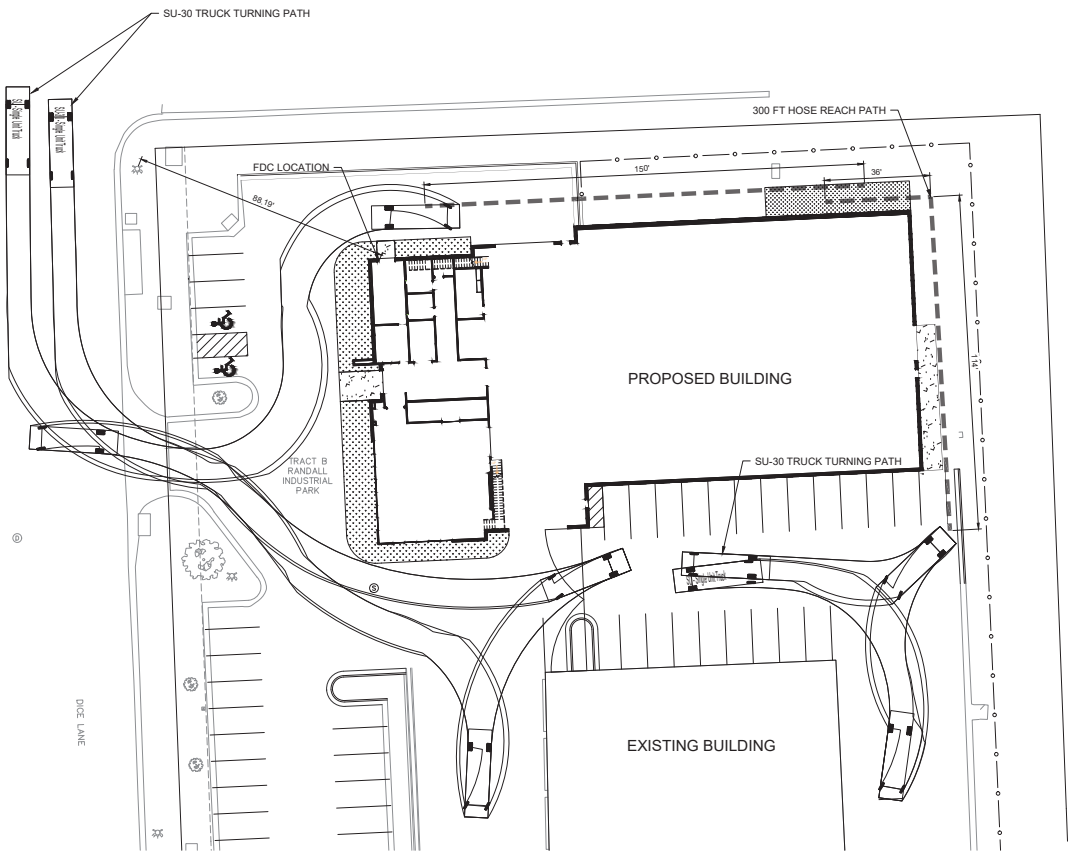
SITE PLAN

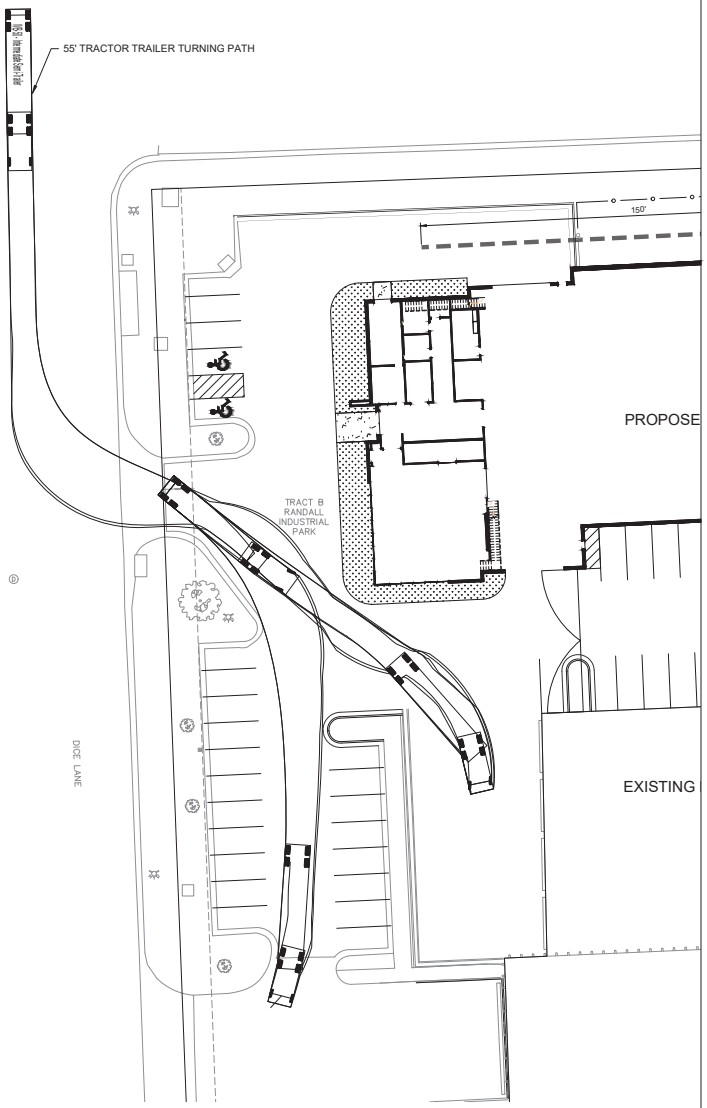
SHEET NUMBER

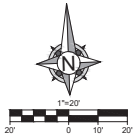
C101

4 OF 12

PROJECT NUMBER 26-10-0086







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No.	Date	Description
Issue:		
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SHEET NAME

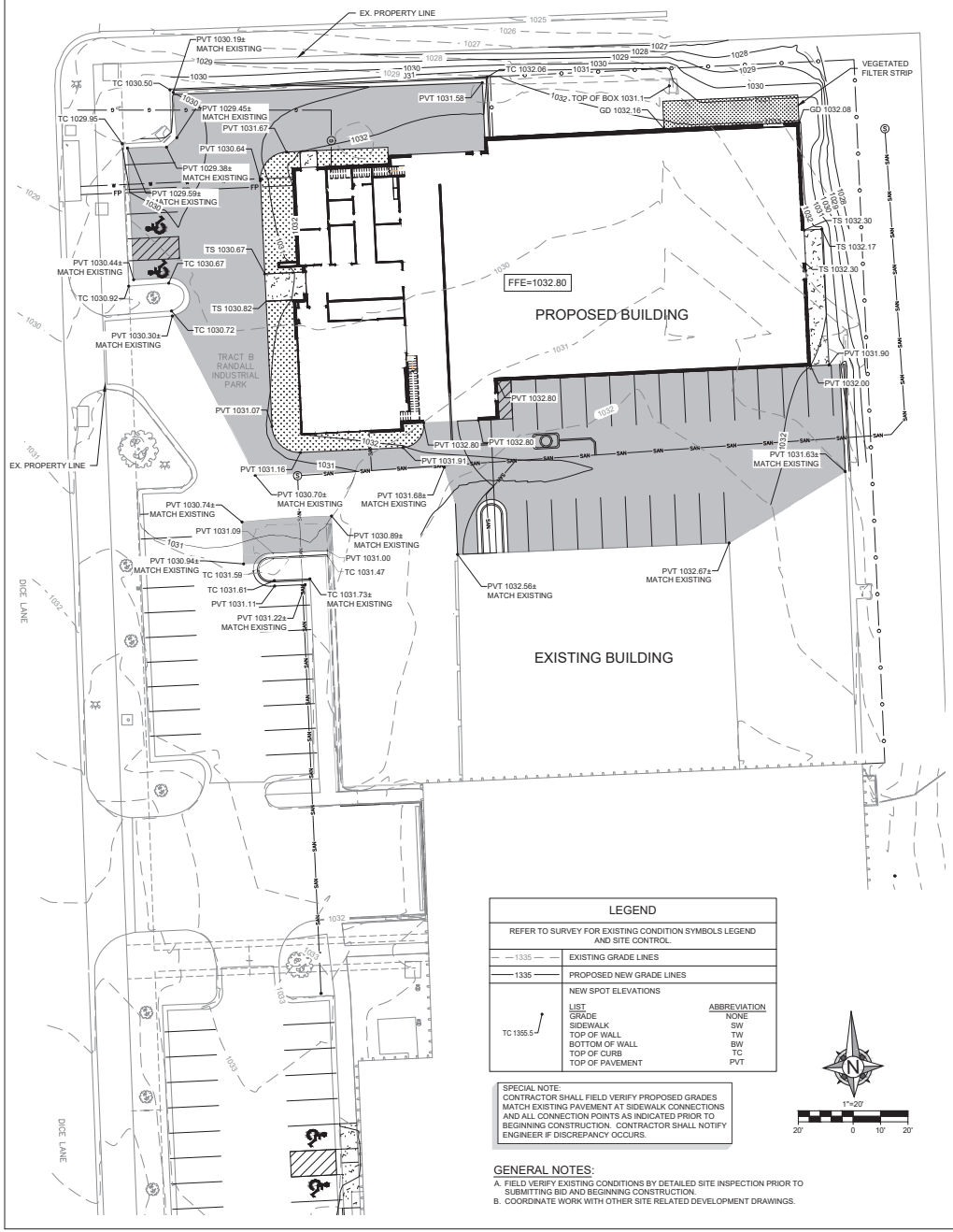
FIRE ACCESS PLAN

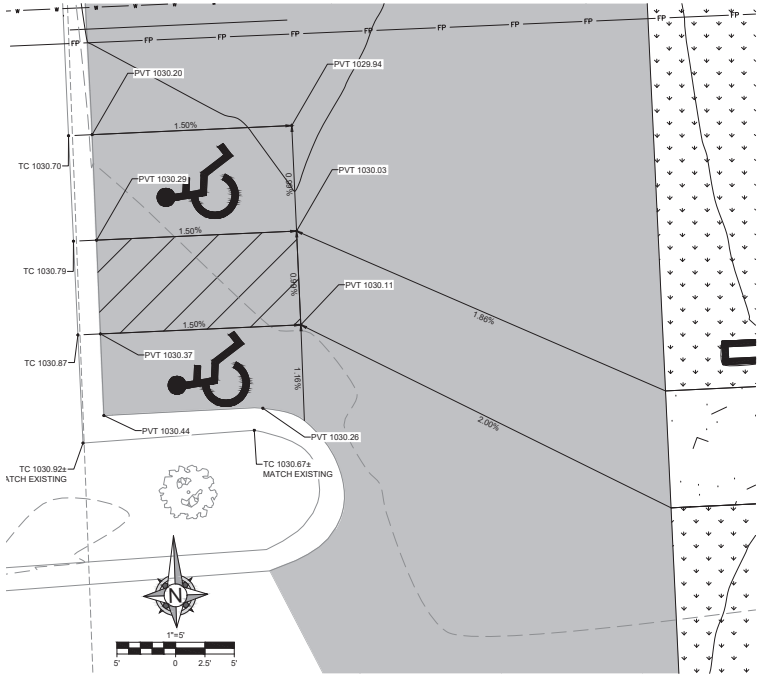
SHEET NUMBER

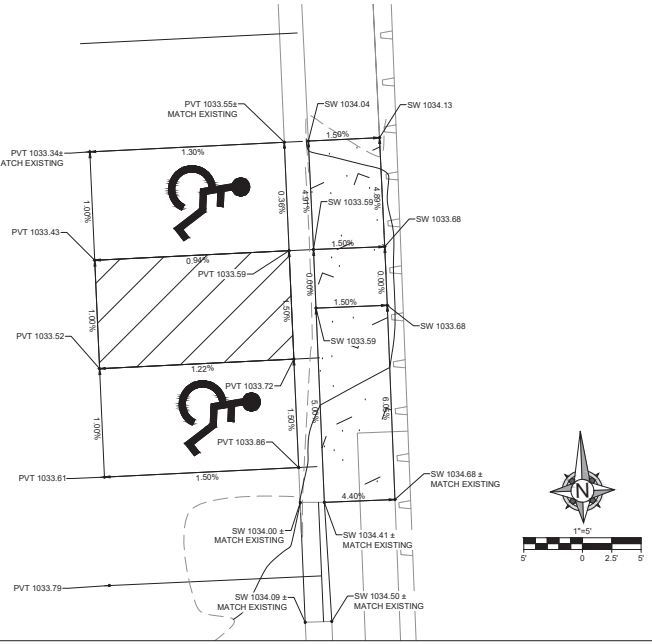
C102

5 OF 12

PROJECT NUMBER 26-10-0086







LEGEND	
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.	
— 1335 —	EXISTING GRADE LINES
1335	PROPOSED NEW GRADE LINES
TC 1355.5	NEW SPOT ELEVATIONS

LIST GRADE	ABBREVIATION NONE
SIDEWALK	SW
TOP OF WALL	TW
BOTTOM OF WALL	BW
TOP OF CURB	TC
TOP OF PAVEMENT	PVT

SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT SIDEWALK CONNECTIONS AND ALL CONNECTION POINTS AS INDICATED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

1"=20'
20' 0 10' 20'

GENERAL NOTES:
A. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
B. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

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PAUL J. MOSS
LICENSED
20638
KANSAS
PROFESSIONAL ENGINEER

No.	Date	Description
Issue:		
Date:	NOVEMBER 18, 2026	
Drawn By	BD	Checked By PJM

SHEET NAME

GRADING PLAN

SHEET NUMBER

C200

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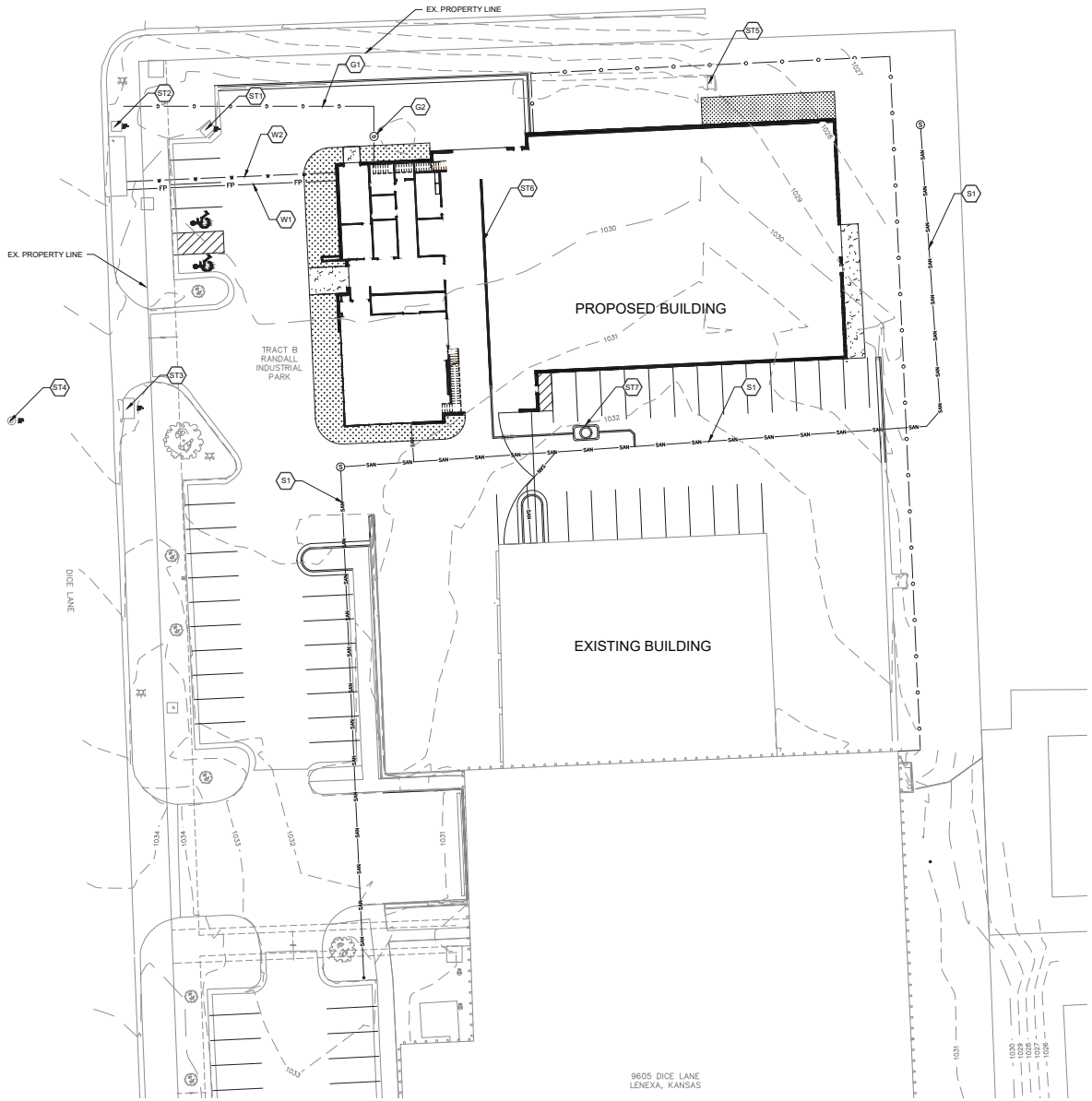
PROJECT NUMBER 26-10-0086



KEY NOTES:

S1 4" SDR-26 PVC SANITARY SEWER SERVICE LINE
INSTALL PROPOSED SSWR SERVICE LINE.
REFER TO SHEET C301 - JCW SITE PLAN AND SHEET C302 - JCW DETAILS.

W1 PROPOSED FIRE SERVICE (6" C900 PVC)
INSTALL 76 LF OF 6" C900 PVC FROM EXISTING 6" WATERMAN TO PROPOSED BUILDING.
RE: MEP PLANS FOR BUILDING CONTINUATION

W2 PROPOSED DOMESTIC WATER SERVICE (2" HDPE)
INSTALL 76 LF OF 2" HDPE PIPE FROM EXISTING 8" WATERMAIN TO PROPOSED BUILDING.
RE: MEP PLANS FOR BUILDING CONTINUATION

ST1 EXISITING STORM STRUCTURE
RIM ELEVATION: 1030.0
INVERT ELEVATION: 1027.0

ST2 EXISITING STORM STRUCTURE
RIM ELEVATION: 1029.35
INVERT ELEVATION: 1025.05

ST3 EXISITING STORM STRUCTURE
RIM ELEVATION: 1030.82
INVERT ELEVATION: 1025.72

ST4 EXISITING STORM STRUCTURE
RIM ELEVATION: 925.03
INVERT ELEVATION: 920.83

ST5 EXISTING AREA INLET
EX RIM ELEVATION: 1029.5
NEW RIM ELEVATION: 1031.1
INVERT ELEVATION: 1027.5
CONTRACTOR TO INSTALL APPROXIMATE 1.5' RISER TO BRING RIM ELEVATION TO NEW PROPOSED GRADE, TOPPED WITH CONCRETE LID.

ST6 TRENCH DRAIN (KLASSIKDRAIN - K200 8" INTERNAL WIDTH)
CONTRACTOR MAY SUBMIT EQUIVALENT TRENCH DRAIN TO ENGINEER FOR APPROVAL.

ST7 OS-75-113-JCW SAND OIL SEPARATOR
SAND OIL SEPARATOR. FOR FURTHER DETAIL SEE SHEET C502.

G1 PROPOSED GAS SERVICE CONNECTION
COORDINATE WITH OWNER AND MEP ON PROPOSED GAS SERVICE LINE.

G2 PROPOSED GAS METER TRAIN
COORDINATE WITH OWNER AND MEP ON PROPOSED GAS METER TRAIN.

N

1"=20'
20' 0 10' 20'

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KANSAS
PROFESSIONAL ENGINEER

No.	Date	Description
Issue:		
Date:	NOVEMBER 18, 2026	
Drawn By	BD	Checked By PJM

SHEET NAME

UTILITY PLAN

SHEET NUMBER

C300

7 OF 12

PROJECT NUMBER 26-10-0086

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS IN THE LATEST EDITION OF THE CITY OF LENEXA'S TECHNICAL SPECIFICATIONS, EXCEPT WHERE NOTED OTHERWISE.

2. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF LENEXA) AND ONE (1) COPY OF THE PROJECT CONTRACT BOOK AT THE JOB SITE AT ALL TIMES.

3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.

4. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE CITY OF LENEXA.

5. EXCEPT WHERE NECESSARY TO INSTALL EROSION AND SEDIMENT CONTROL DEVICES, CLEARING, GRUBBING AND TREE REMOVAL SHALL NOT BEGIN UNTIL ALL EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN INSTALLED AND THE SOIL HAS BEEN STABILIZED. CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION NOT SHOWN ON THE PLANS TO BE REMOVED. IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.

6. THE CONTRACTOR SHALL ERECT AND MAINTAIN THROUGHOUT CONSTRUCTION, ORANGE COLORED TEMPORARY CONSTRUCTION FENCE AROUND ALL AREAS INDICATED ON THE PLANS TO BE LEFT UNDISTURBED OR AS DIRECTED BY THE ENGINEER. PRIOR TO ACTUAL FENCE INSTALLATION, THE CONTRACTOR SHALL STAKE FENCE LOCATIONS IN THE FIELD FOR REVIEW BY THE OWNER. THE FENCE MATERIAL SHALL BE 1.25 INCHES. NO CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, OR PERSONAL VEHICLES MAY BE PARKED OR STORED INSIDE THE FENCING. ALSO, THE CONTRACTOR SHALL INSTALL SILT FENCE AND TEMPORARY DIVERSION DIKES TO PREVENT SEDIMENT FROM ACCUMULATING INSIDE THE PLASTIC CONSTRUCTION FENCING.

7. PRIOR TO INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY EROSION CONTROL SHALL BE COMPLETED ON ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1). PERMANENT OR TEMPORARY EROSION CONTROL SHALL BE COMPLETED WITHIN 14 DAYS OF INITIAL DISTURBANCE OR REDISTURBANCE ON ALL OTHER DISTURBED OR GRADED AREAS. THIS REQUIREMENT DOES NOT APPLY TO THOSE AREAS THAT ARE SHOWN ON THE PLANS THAT ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS, WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED.

8. THE CONTRACTOR SHALL PREPARE AND FOLLOW A PHASED METHOD OF CONSTRUCTION GRADING TO MINIMIZE THE AMOUNT OF EXPOSED, UNSTABILIZED SOIL AT ANY GIVEN TIME. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING AND MULCHING WITH TEMPORARY SEEDING AND RECEIVE APPROVAL FROM THE CITY BEFORE CONTINUING TO DISTURB ADDITIONAL AREAS.

9. CONTRACTOR MUST INSTALL AND MAINTAIN THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS. IF THE ENGINEER DETERMINES THAT THE INSTALLATION OR THE MAINTENANCE IS INADEQUATE, THE CONTRACTOR MUST IMMEDIATELY CORRECT AT HIS EXPENSE. IF IT IS DETERMINED THAT ADDITIONAL EROSION CONTROL MEASURES ARE NEEDED, THE CONTRACTOR WILL BE DIRECTED TO INSTALL AND MAINTAIN THOSE MEASURES.

10. FOLLOWING THE FINAL REMOVAL OF ALL EROSION CONTROL MEASURES, THE CONTRACTOR SHALL RE-GRADE AND RE-SEED ALL AREAS THAT WERE DISTURBED BY THE REMOVAL.

11. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF KANSAS STATE LAW, WHICH REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY (DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. THE NAMES AND TELEPHONE NUMBERS OF UTILITY COMPANIES, EVEN IF ONLY REMOTELY INVOLVED WITH THIS PROJECT ARE AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL CONTACT THE KANSAS ONE CALL SYSTEM, INC. AT 811 OR 1-800-DIG-SAFE AT LEAST 48 HOURS PRIOR TO THE KANSAS ONE CALL EXCAVATORS MANUAL (https://kansas1call.com/wp-content/uploads/2020/05/one_excavator_manual_2209.pdf), THE KANSAS UNDERGROUND UTILITY DAMAGE PREVENTION ACT (KUDPA), THE KANSAS STATE STATUTES, OR ANY REGULATIONS DEVELOPED BY THE KANSAS CORPORATION COMMISSION (KCC).

12. THE CONTRACTOR SHOULD FOLLOW CHAPTER 5 "EXCAVATION" OF THE COMMON GROUND ALLIANCE (CGA) BEST PRACTICES MANUAL, CURRENT VERSION.

13. THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE SHOWN IN AN APPROXIMATE WAY FROM UTILITY COMPANY RECORDS AND FIELD SURVEYS. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR'S RESPONSIBILITIES ARE MEANT TO BE ALL INCLUSIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION TO PROVIDE NON-INTERRUPTION OF SERVICE, TO ENSURE PROPER CLEARANCES, AND TO AVOID DAMAGE THERETO. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE KANSAS ONE CALL SYSTEM, INC. RESPONSIBILITIES OF THE EXCAVATOR OF THE KANSAS ONE CALL EXCAVATORS MANUAL, THE KANSAS UNDERGROUND UTILITY DAMAGE PREVENTION ACT (KUDPA), THE KANSAS STATE STATUTES, OR ANY REGULATIONS DEVELOPED BY THE KANSAS CORPORATION COMMISSION (KCC).

14. COMPACTMENT OF WORK SHALL NOT TAKE PLACE UNDER THE CONDITIONS WHICH THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE SHALL DETERMINE TO BE UNSUITABLE FOR SUCH WORK. THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION WORK HAVE BEEN NOTIFIED.

15. CONTRACTOR SHALL PROTECT AND NOT DISTURB EXISTING BENCHMARKS DURING GRADING AND/OR CONSTRUCTION, UNLESS OTHERWISE APPROVED BY THE ENGINEER.

16. ALL MANHOLES, CATCH BASINS, UTILITY VALVES, COMMUNICATIONS HAND HOLES, AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.

17. THE CONTRACTOR SHALL PROVIDE FOR CONTROL OF SURFACE EROSION AND SEDIMENT DEPOSITION DURING ALL PHASES OF CONSTRUCTION AND UNTIL THE DRAINAGE ACCEPTS THE WORK AS COMPLETE. THE CONTRACTOR SHALL CHOOSE TEMPORARY SEEDING, BERMS, SILT FENCE, SEDIMENT TRAPS, STRAW BALES OR OTHER MEANS TO PREVENT SEDIMENT FROM REACHING THE PUBLIC RIGHT-OF-WAY, STREAMS OR ADJACENT PROPERTIES. THE EXACT LOCATION OF THESE MEASURES SHALL BE AS DIRECTED. THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SEDIMENT AND RESTORE THE RIGHT-OF-WAY AND ADJACENT PROPERTY TO ITS ORIGINAL OR BETTER CONDITION.

18. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE CONTRACT OR PLANS. WASTE MATERIAL DISPOSED OF IN-SITE SHALL BE APPROVED BY THE ENGINEER AS TO SUITABILITY, APPEARANCE AND SITE LOCATION. LOCATIONS THAT, IN THE OPINION OF THE ENGINEER, WILL LEAVE AN UNSIGHTLY APPEARANCE SELL NOT BE APPROVED. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOODPLAIN WILL REQUIRE A KANSAS DEPARTMENT OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN THE WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS.

19. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD - LATEST EDITION).

20. PRIOR TO INSTALLATION OF ANY PAVEMENT, THE CONTRACTOR SHALL INSTALL TEMPORARY STREET NAME SIGNS AT EACH INTERSECTION. STREET NAME SIGNS SHALL BE DOUBLE-SIDED WITH 6" WHITE LETTERING ON GREEN BACKGROUND. THE MINIMUM SIGN SIZE SHALL BE 6" X 24" FOR LOCAL STREETS AND 6" X 30" FOR COLLECTOR STREETS. THE BOTTOM OF THE STREET NAME SIGNS SHALL BE MOUNTED ON AVOID OR METAL POSTS AT 7 FEET ABOVE THE GROUND. THE STREET NAMES SHALL MATCH THE NAMES ON THE APPROVED PLAT. THE CONTRACTOR SHALL MAINTAIN THESE SIGNS THROUGH THE DURATION OF THE PROJECT.

30. CONDITIONS OF THE SITE AT THE TIME OF CONSTRUCTION MAY VARY FROM THE SURVEYED CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. IF FIELD CONDITION DIFFERS FROM THE PLANS, CONTACT THE ENGINEER FOR DIRECTION PRIOR TO PROCEEDING WITH WORK.

21. THE CONTRACTOR SHALL FIELD VERIFY EXISTING SURFACE AND SUBSURFACE GROUND CONDITIONS PRIOR TO THE START OF CONSTRUCTION.

22. ALL EXCAVATION SHALL BE UNCLASSIFIED. NO SEPARATE PAVEMENT VALUE MADE FOR ROCK EXCAVATION.

23. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC ROADWAYS ADJACENT TO THE CONSTRUCTION SITE FREE OF DIRT AND DEBRIS RESULTING FROM ACTIVITIES RELATED TO THE CONSTRUCTION OF THIS PROJECT.

24. CONTRACTOR SHALL KEEP THE ENTIRE PROJECT SITE FREE OF DEBRIS, WEEDS AND TRASH AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXCESSIVE GROWTH (8 INCHES IN HEIGHT) OF WEEDS AND GRASSES FOR ALL AREAS WITHIN THE CONSTRUCTION LIMITS, REGARDLESS OF WHETHER OR NOT THE AREA IS DISTURBED BY CONSTRUCTION ACTIVITIES. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE METHODS, MEANS AND FACILITIES TO PREVENT CONTAMINATION OF SOIL OR WATER FROM DISCHARGE OF REGULATED MATERIALS (I.E., DIESEL FUEL) USED DURING CONSTRUCTION.

25. THE SLOPES OF ALL STOCKPILE AREAS SHALL BE GRADED SUCH THAT THEY DO NOT EXCEED 3:1. SILT FENCE SHALL BE INSTALLED COMPLETELY AROUND THE PERIMETER OF THE AREAS AND THE AREAS SHALL BE SEEDED WITHIN 14 DAYS ONCE CONSTRUCTION ACTIVITIES ON THEM CEASE.

26. THE CONTRACTOR SHALL REQUEST THEORY TO INSPECT AND APPROVE THE WORK UPON THE COMPLETION OF VARIOUS STAGES OF WORK. THE CONTRACTOR SHALL GIVE THE CITY AT LEAST 48 HOURS NOTICE (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) OF THE TIME THE INSPECTION IS DESIRED. THE CONTRACTOR SHALL OBTAIN WRITTEN DOCUMENTATION OF THE CITY'S APPROVAL AT END OF THE FOLLOWING STAGES OF THE CONSTRUCTION:

A. UPON COMPLETION OF THE INSTALLATION OF THE PERIMETER EROSION AND SEDIMENT CONTROLS NOTED IN PHASE I OF THE WORK. THE CITY'S INSPECTION SHALL TAKE PLACE BEFORE PROCEEDING WITH ANY OTHER LAND DISTURBANCE ACTIVITY.
B. DURING CONSTRUCTION OF THE SEDIMENT BASINS OR STORMWATER MANAGEMENT STRUCTURES.
C. PRIOR TO REMOVAL OR SUBSTANTIAL MODIFICATION OF ANY EROSION AND SEDIMENT CONTROL MEASURE.
D. UPON COMPLETION OF FINAL GRADING OPERATIONS.
F. UPON ESTABLISHMENT OF GROUND COVERS.

27. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

28. ALL PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

29. SIDEWALK LOCATIONS AND DETAILS ARE INDICATED ON BOTH ROADWAY AND LANDSCAPING PLANS.

30. ALL CONDUITS WITH DEPTHS OF 36IN/Y LESS THAN 5 FEET IN AREAS WHERE NEW GAS AND WATER LINES ARE TO BE CONSTRUCTED (BY OTHERS) SHALL NOT BE INSTALLED UNTIL AFTER THE NEW GAS AND WATER LINES HAVE BEEN CONSTRUCTED, TESTED, AND APPROVED.

31. ALL REPAIRS, ADJUSTMENTS OR MODIFICATIONS TO THE SANITARY SEWER FACILITIES SHALL BE PERFORMED BY A CONTRACTOR WHO IS LISTED WITH JOHNSON COUNTY WASTEWATER. THE CORRECT CONTRACTOR LIST IS AVAILABLE ON THE JCW WEBSITE, PWAV.JCW.ORG. ANY CONTRACTOR WHO IS NOT LISTED WITH JOHNSON COUNTY WASTEWATER AND WHO WISHES TO BE LISTED AS A CONTRACTOR DESIRING TO BE LISTED WILL BE REQUIRED TO COMPLETE A QUESTIONNAIRE AVAILABLE ON THE JCW WEBSITE UNDER "CONTRACTOR FORMS" AND SUBMIT AN AUDITED FINANCIAL STATEMENT. THE CONTRACTOR MUST DEMONSTRATE TO THE SATISFACTION OF JOHNSON COUNTY WASTEWATER SUFFICIENT EQUIPMENT AND EXPERIENCE TO COMPLETE THE WORK INVOLVED.

32. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF SEWER RELOCATIONS OR A LETTER OF PROJECT COMPLETION FOR OTHER SANITARY SEWER ADJUSTMENTS (MANHOLE ADJUSTMENTS, REINFORCED CONCRETE ENCASEMENTS, AND/OR DIP REPLACEMENTS) TO:

JOHNSON COUNTY WASTEWATER
ATTENTION: MIKE PILLER
11811 S. SUNSET DR.
MISSION, KS 66203

33. THE CONTRACTOR IS HEREBY ADVISED THAT NO FEDERALLY-OWNED MAILBOX MAY BE DISTURBED. THE CONTRACTOR SHALL GIVE AT LEAST 24 HOURS ADVANCE NOTICE TO THE MANAGER OF DELIVERY AND COLLECTIONS. TAMPERING WITH FEDERAL MAILBOXES MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.

34. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL BE RESPONSIBLE FOR MAINTAINING AND, IF DAMAGED, RESTORING MAILBOXES, DRIVEWAY MARKERS, YARD LIGHTS SPRINKLER SYSTEMS AND SEPTIC SYSTEMS TO A CONDITION EQUAL TO THAT BEFORE DAMAGE OCCURRED. SEPTIC SYSTEMS SPRINKLER SYSTEMS SHALL BE TEMPORARILY CONNECTED FOR USE BY PROPERTY OWNER DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE.

35. DRIVEWAYS, SIDEWALKS, AND OTHER AREAS DAMAGED BY THE CONTRACTOR SHALL BE RESTORED AT HIS EXPENSE TO A CONDITION EQUAL TO OR BETTER THAN EXISTING BEFORE DAMAGE OCCURRED.

36. SAWCUTS SHALL BE MADE TO A DEPTH AS SHOWN ON THE PLANS. IF DEPTH IS NOT SHOWN IS SHALL BE FULL DEPTH. SLIP SHALL BE SUBSEQUENT TO PAVING ITEMS.

37. ALL EXISTING PROPERTY SIGNS SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE.

38. THE CONTRACTOR SHALL INSTALL LIGHTING CONDUIT AND SIGNAL CONDUIT PRIOR TO CONSTRUCTING PAVEMENT.

39. ALL ROP SHALL BE CLASS 19 UNLESS OTHERWISE NOTED IN THE PLANS.

40. THE CONTRACTOR SHALL FURNISH BORROW NEEDED TO COMPLETE THE EARTHWORK OF THE QUANTITIES INDICATED IN THE PLANS FROM BORROW SITES PROVIDED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. CONTRACTOR - FURNISHED BORROW SITES SHALL BE LOCATED OUTSIDE OF THE LIMITS OF THE PROJECT AS SHOWN ON THE PLANS AND IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A COPY OF THE AGREEMENT WITH THE LANDOWNER FOR BORROW SITES.

41. UNDERGROUND SHALL BE INSTALLED WITH THE PAVEMENT AT LOCATIONS AS DETERMINED BY THE ENGINEER IN THE FIELD.

42. POLICE, FIRE, MED-ACT AND SCHOOL BUS COMPANIES SHALL BE NOTIFIED PRIOR TO THE CLOSING OF ANY STREET WITH APPROVAL OF THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THESE COMPANIES AT LEAST 48 HOURS, A MINIMUM PERIOD OF SEVEN (7) DAYS PRIOR TO ANY CLOSING OR TRAFFIC DISRUPTION FOR APPROACHES THAT ARE IMPACTED WHEN A ROAD IS BEING CLOSED OR WHEN TRAFFIC IS SIGNIFICANTLY IMPACTED BY CONSTRUCTION AS DIRECTED BY THE ENGINEER.

43. THE CONTRACTOR SHALL USE A LICENSED SURVEYOR TO PERFORM THE CONSTRUCTION STAKING ON THE PROJECT.

44. CONNECTION OF THE STORM SEWER PIPES TO NEW OR EXISTING INLETS, MANHOLES, CULVERTS, AND EXISTING PIPES SHALL BE CONSIDERED SUBSIDIARY TO OTHER BID ITEMS.

45. SIDEWALK, SIDEWALK RAMPS, AND DRIVEWAYS MUST BE ADA COMPLIANT.

46. IF THE CONTRACTOR CHOOSES TO USE HDPE STORM SEWER PIPE FOR STORM SEWER BID ITEMS THAT DO NOT SPECIFY A PIPE MATERIAL, THE CONTRACTOR SHALL USE GRANULAR BACKFILL MATERIAL PER D-302.

47. THE ASPHALT UNDER THE CURB SHALL BE SUBSIDIARY TO THE CURB AND GUTTER BID ITEM.

48. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ANY ABANDONED UTILITY CABLE, FIBER OR CONDUIT THAT IS EXPOSED DURING CONSTRUCTION.

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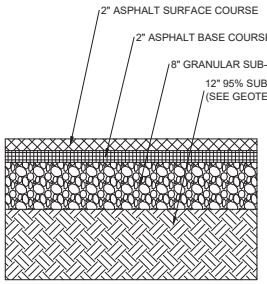
REVISED DATE	01/25
DETAILED	BKC
APPROVED	--

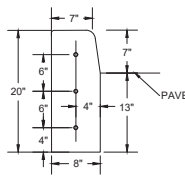
Lenexa KANSAS

GENERAL NOTES

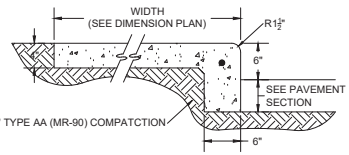
SHEET D-100



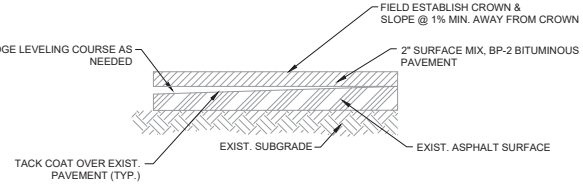
001 HEAVY-DUTY ASPHALT SECTION
NOT TO SCALE



002 STRAIGHT CURB
NOT TO SCALE



003 INTEGRAL SIDEWALK AND CURB
NOT TO SCALE



004 ASPHALT OVERLAY
NOT TO SCALE

EXCAVATION

1. Install unit(s) as close as possible to fixtures being serviced.
2. Width and length of excavation shall be minimum 12" greater than the tank on all sides.
3. Depth of excavation shall be 6" deeper than tank bottom.
4. Set the tank in well-packed crushed aggregate material approximately 3/4" size rock, or sand, with no fines.

UNIT INSTALLATION

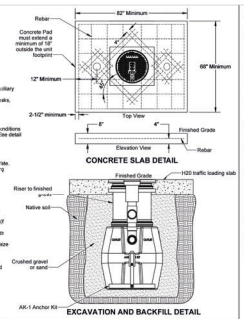
1. Lower and center the unit into hole.
2. Ensure the top of riser is level with finished grade.
3. Connect waste piping to the unit.
4. Connect vent piping to vent connection on sidewall of tank. If auxiliary vent is used, connect to vent on riser or to solid cover.
5. Fill unit with water before backfilling to stabilize unit, check for leaks, and prevent float out during backfilling.

AK-1 ANCHOR KIT INSTALLATION STEPS

1. AK-1 Anchor kit is required for installations in high water table conditions to prevent float out. To be determined by specifying engineer. See detail on this sheet.
2. Slide "Anchor Strap" over tie down point on end wall
3. Slide "Anchor Plate" over "Anchor Strap"
4. Bolt "Anchor Strap" to "Anchor Plate" using provided hardware
5. Hold down force achieved by backfill weight acting on Anchor Plate.
6. Anchor Plate may be bolted to concrete slab, if required, by using holes provided in Anchor Plate.

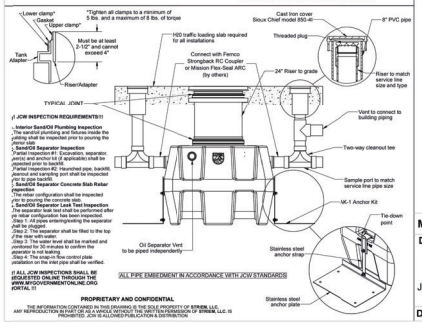
BACKFILLING & FINISHED CONCRETE SLAB

1. Preparation of sub grade per geotech recommendations.
2. Stabilize and compact sub grade to 95% proctor.
3. Fill tank with water before backfilling to prevent float out during piping installation.
4. Form, reinforce and pouring of slab secure cover and riser(s) if necessary to the unit
5. Backfill using crushed aggregate material approximately 3/4" size rock, or sand, with no fines.
6. Place 6" aggregate base under slab. Aggregate should be 3/4" size rock, or sand, with no fines.
7. Concrete to be 28 day compressive strength to 4000 PSI with 6%±1% air entrainment.
8. NO. 4 rebar (.5" 1/2") grade 60 steel per ASTM A615. connected with tie wire.
9. Rebar to be 2 1/2" from edge of concrete.
10. Rebar spacing 12" grid. 4" spacing around access openings.



CONCRETE SLAB DETAIL

EXCAVATION AND BACKFILL DETAIL



// JCW INSPECTION REQUIREMENTS!!!

_ Interior Sand/Oil Plumbing Inspection
The sand/oil plumbing and fixtures inside the building shall be inspected prior to pouring the slab.
_ Sand/Oil Separator Inspection
Partial inspection #1: Excavation, separator, and base material (if applicable) shall be inspected prior to backfill.
Partial inspection #2: Haunched pipe, backfill, pavement and sampling port shall be inspected prior to pipe backfill.
_ Sand/Oil Separator Concrete Slab Rebar Inspection
The rebar configuration shall be inspected prior to pouring the concrete.
_ Sand/Oil Separator Leak Test Inspection
The separator leak test shall be performed after all other construction has been inspected. Only 1" of water entering/leaving the separator shall be plugged.
Step 2: The separator shall be filled to the top of the riser with water.
Step 3: The water level shall be marked and monitored for 30 minutes to confirm the separator is not leaking.
Step 4: The vacuum gage control plate installed on the inlet pipe shall be verified.

// ALL JCW INSPECTIONS SHALL BE REQUESTED ONLINE THROUGH THE JOHNSONCOUNTYWWONLINE.ORG PORTAL //

ALL PIPE EMBEDMENT IN ACCORDANCE WITH JCW STANDARDS

PROPRIETARY AND CONFIDENTIAL
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SPECIFICATIONS

1. Max flow rate: 75 GPM
2. Capacities: Liquid: 110 gal. (4.7 cu. ft.); Oil: 93 gal.; Sand: 11 gal.
3. Inlet/Outlet: 4" PVC
4. Maximum operating temperature 140°F continuous.
5. H20 rated pickable cast iron cover: 16,000 lb. capacity.

NOTES

1. Snap-in Flow control (ships with unit).
2. For gravity drainage applications only.
   Do not use for pressure applications
3. Seamless medium density polyethylene tank.
4. Riser/Adapter: Length: 24" to 40" or 40" to 60" adjustability. Additional riser(s) available for deeper burial depth.
5. Cover placement allows full access to tank for proper maintenance.
6. Inlet and outlet diffusers are removable to inspect/clean piping.

DIFFUSION FLOW TECHNOLOGY

The inlet diffuser splits influent into three paths, creating laminar flow and distributing the entire liquid volume of the tank for efficient oil separation. The calibrated openings greatly reduce influent turbulence. The influent enters the main chamber without disturbing the existing oil or sand layers. The bottom of the outlet diffuser allows only effluent that is free of oil to exit the tank.

ENGINEER SPECIFICATION QUICE

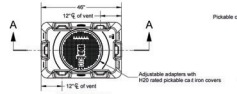
Striem Oil Reserve™ oil/sand separator model OS-75-113-JCW shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene. Separator shall be furnished for below grade installation, with field adjustable inlet and outlet diffusers and a 24" diameter riser. Maximum design flow rate shall be 75 GPM. Separator oil capacity shall be 93 gallons. Sand capacity shall be 11 gallons. Covers shall provide watertgas-tight seal and have a maximum 16,000 lbs load capacity.

THIRD PARTY STRUCTURAL ANLYSIS

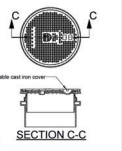
The OS-75-113-JCW has been structurally analyzed in accordance with the requirements of IBC 2012/2015 andASCE/SEI 7 for direct burial. The maximum burial depth and backfill material are specified in our installation instructions. The structural design has been reviewed and sealed by a professional engineer registered in the state of California. \ sealed structural analysis report is available upon request.



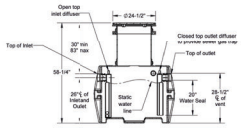
Additional Options
☐ **SS** - Stick Stick™ Oil Level Monitoring System*
☐ **AK-1** - High Water Anchor Kit
*Monitoring system will raise covers by 2-1/2".



TOP VIEW



SECTION C-C



SECTION A-A



OUTLET END VIEW

MODEL NUMBER:	OS-75-113-JCW	**SPECIFICATION SHEET**	
DESCRIPTION:	POLYETHYLENE OIL SEPARATOR 75 GPM 110 GALLON CAPACITY JOHNSON COUNTY WASTEWATER DETAIL	**Striem** **3100 Erinkerhoff** **Kansas City, KS 66115** **Tel: 913-222-1500** **Fax: 913-291-0457** **www.striemco.com** **Made in the U.S.A**	STRIEM
DWG BY: MJ	**DAT:** 07/16/2020	**REV:** 0	

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PAUL J. WOSS 20638 NW 7/24/26 KANSAS PROFESSIONAL ENGINEER

No.	Date	Description
Issue:		
Date:	NOVEMBER 18, 2026	
Drawn By	BD	Checked By PJM

SHEET NAME

GENERAL DETAILS

SHEET NUMBER

C500

10 OF 12

PROJECT NUMBER 26-10-0086

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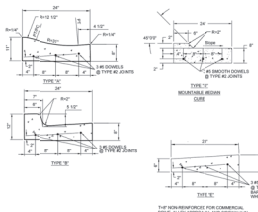
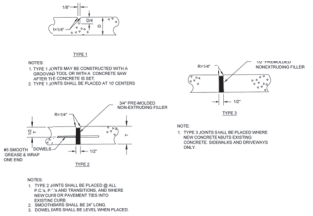


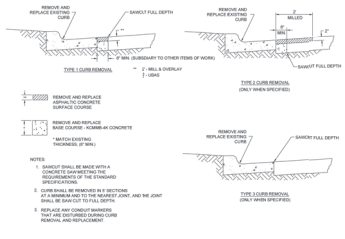
CONCRETE CURB & GUTTER DETAILS



JOINT DETAILS



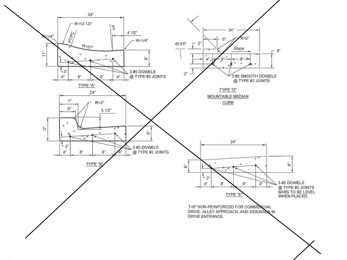
DRY CURB & GUTTER



CURB REMOVAL DETAILS

REVISED DATE	01/25	Lenexa KANSAS
DETAILED	BKC	
APPROVED	—	CURB & GUTTER AND JOINT DETAILS

www.lenexa.com — SHEET D-104



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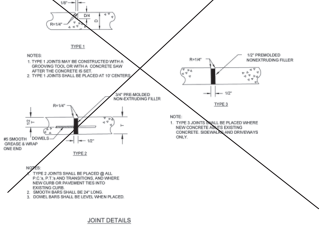
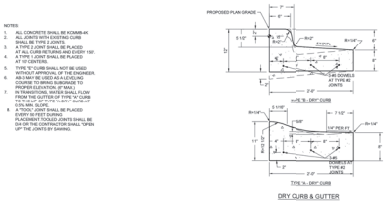


JOINT DETAILS



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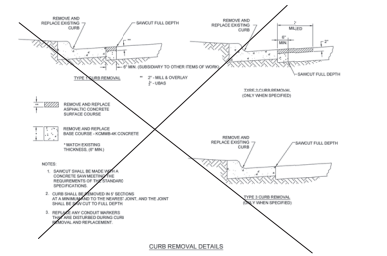

CURB REMOVAL DETAILS

REVISED DATE	01/25	Lenexa KANSAS
DETAILED	BKC	
APPROVED	—	CURB & GUTTER AND JOINT DETAILS

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PAUL J. MOSS — 20638 — KANSAS — PROFESSIONAL ENGINEER

No.	Date	Description
Issue:		
Date:	NOVEMBER 18, 2026	
Drawn By	BD	Checked By PJM

SHEET NAME

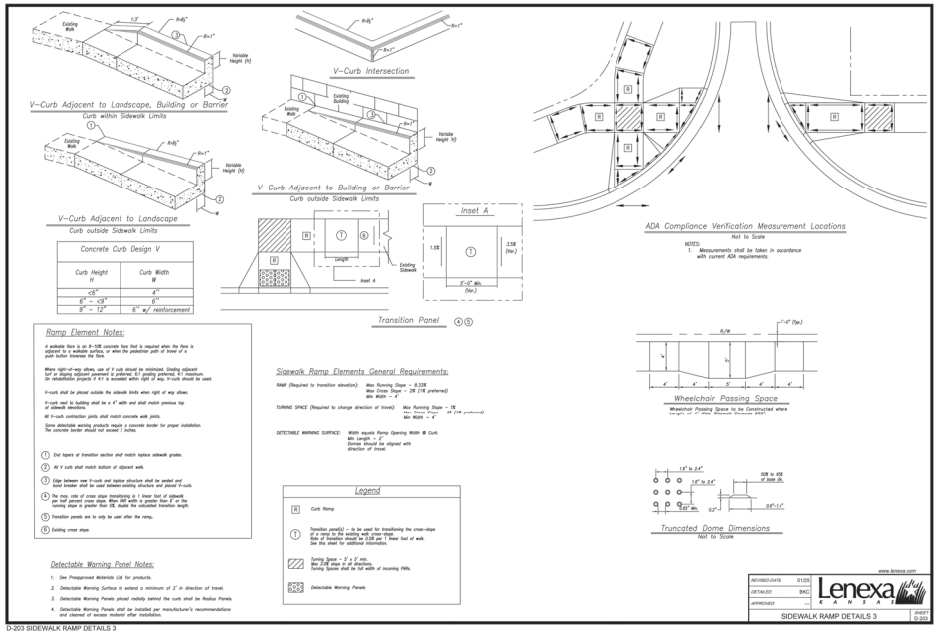
GENERAL DETAILS

SHEET NUMBER

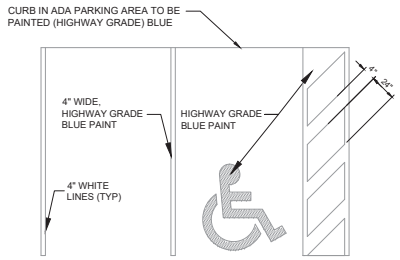
C501

11 OF 12

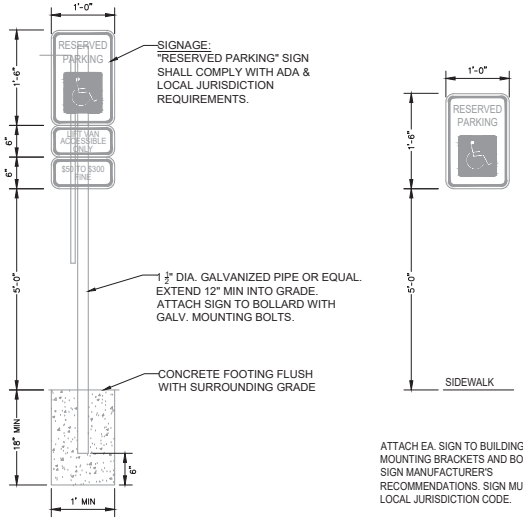
PROJECT NUMBER 26-10-0086



D-203 SIDEWALK RAMP DETAILS 3



1 PARKING LOT STRIPING
C504 SCALE: N.T.S.



GENERAL SIGNAGE NOTE:
"RESERVED PARKING" EQUAL TO "BEST" No. SS53.
AT RIGHT HAND DISCHARGE LOCATION PROVIDE "LIFT VAN ACCESSIBLE ONLY" SIGNAGE EQUAL TO "BEST" No. SS57.
BOTTOM EDGE OF LOWEST REQUIRED SIGN TO BE 60" ABOVE GRADE.

2 ADA PARKING SIGNAGE
C504 SCALE: N.T.S.

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PAUL J. MOSS
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KANSAS
PROFESSIONAL ENGINEER

No.	Date	Description
Issue:		
Date:	NOVEMBER 18, 2026	
Drawn By	BD	Checked By PJM

SHEET NAME

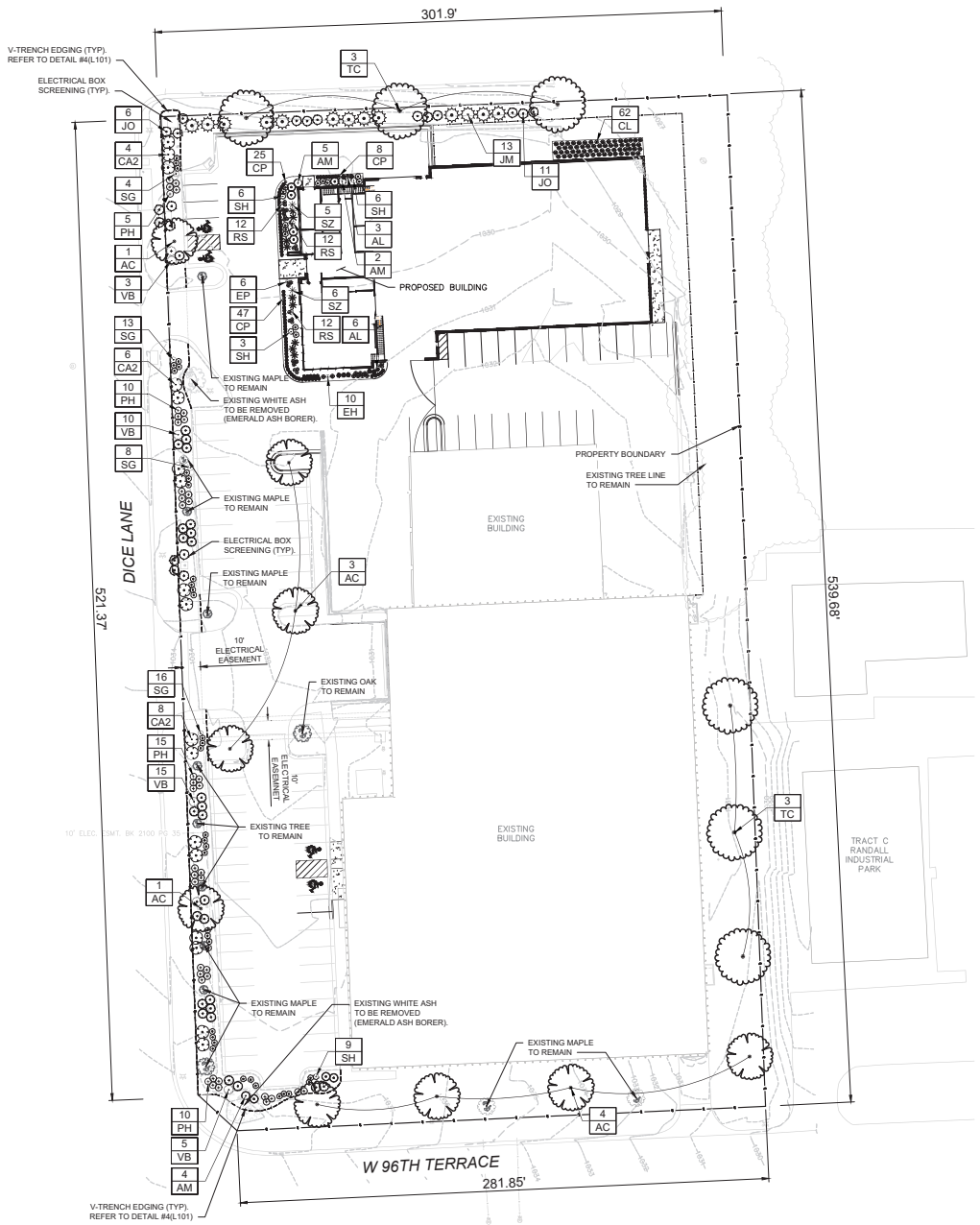
GENERAL DETAILS

SHEET NUMBER

C502

12 OF 12

PROJECT NUMBER 26-10-0086



2026-11-13 16:42

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	HEIGHT
DECIDUOUS TREES						
	AC	9	ACER BARBATUM 'CADDO' CADDO SOUTHERN SUGAR MAPLE	2" CAL.	B&B	
	TC	6	TILIA CORDATA LITTLELEAF LINDEN	2" CAL.	B&B	
DECIDUOUS SHRUBS						
	AM	11	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	3 GAL		
	CA2	17	CORNUS AMOMUM SILKY DOGWOOD	3 GAL		
	VB	32	VIBURNUM X 'BURKWOODII' BURKWOOD VIBURNUM	3 GAL		
EVERGREEN SHRUBS						
	JM	13	JUNIPERUS CHINENSIS 'MINT JULEP' MINT JULEP JUNIPER	3 GAL		
	JO	20	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR	3 GAL		
GRASSES						
	CL	62	CHASMANTHIUM LATIFOLIUM NORTHERN SEA OATS	1 GAL		ESTABLISHED
	EH	10	ELYMUS HYSTRIX BOTTLEBRUSH GRASS	1 GAL		ESTABLISHED
	PH	40	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	1 GAL		ESTABLISHED
	SG	33	SORGHASTRUM NUTANS 'CHEYENNE' CHEYENNE INDIAN GRASS	1 GAL		ESTABLISHED
	SH	24	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	1 GAL		ESTABLISHED
PERENNIALS						
	AL	9	AMORPHA CANESCENS LEADPLANT	1 GAL		ESTABLISHED
	CP	80	CAREX PENSYLVANICA PENNSYLVANIA SEDGE	1 GAL		ESTABLISHED
	EP	9	ECHINACEA PALLIDA PALE PURPLE CONEFLOWER	1 GAL		ESTABLISHED
	RS	24	RUDBECKIA SUBTOMENTOSA SWEET BLACK-EYED SUSAN	1 GAL		ESTABLISHED
	SZ	11	SALVIA AZUREA AZURE SAGE	1 GAL		ESTABLISHED

PERIMETER PLANTING (4-1-D-2-L)

	LOCATION	FRONTAGE LENGTH		PLANT REQUIREMENTS (PER 100 LF) SHADE TREES (2)	ORNAMENTAL TREES (1)	EVERGREEN TREES (0)	SHRUBS (12)
LOCAL							
WEST*	DICE LANE	521 FEET	REQUIRED	10	-	-	63
			PROVIDED	2*	-	-	63
SOUTH**	W 96TH TERRACE	282 FEET	REQUIRED	6	-	-	34
			PROVIDED	4**	-	-	0**
LOTLINE				SHADE TREES (1)	ORNAMENTAL TREES (0)	EVERGREEN TREES (0)	SHRUBS (9)
NORTH	PARKING LOT/ BUILDING	302 FEET	REQUIRED	3	-	-	27
			PROVIDED	3	-	-	27
EAST***	PARKING LOT/ BUILDING	539 FEET	REQUIRED	5	-	-	49
			PROVIDED	3**	-	-	0***

* WEST PERIMETER HAS 8 EXISTING TREES ALONG DICE LANE THAT SATISFY THE REQUIRED TREE PLANTING REQUIREMENTS.

** 1. SOUTH PERIMETER HAS 2 EXISTING TREES ALONG W. 96TH TERRACE THAT SATISFY THE ADDITIONAL REQUIRED TREE PLANTINGS.
2. SHRUBS ON SOUTH PERIMETER HAVE BEEN MOVED TO NATIVE FOUNDATION PLANTING IN FRONT OF PROPOSED BUILDING.

*** 1. EAST PERIMETER TREE PLANTINGS HAVE BEEN REDUCED DUE TO AN EXISTING TREE LINE ALONG THE EAST PROPERTY LINE.
2. SHRUBS ON EAST PERIMETER HAVE BEEN MOVED TO NATIVE FOUNDATION PLANTING IN FRONT OF PROPOSED BUILDING.

PARKING LOT LANDSCAPING (4-1-D-2-M)

TOTAL AREA		5%	TREES (1/300 S.F.)
38,259 SF	REQUIRED	1,913 SF	6
	PROVIDED	3,204 SF	6

TREE REMOVAL NOTE:
ASH TREES IDENTIFIED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE CITY OF LENEXA REQUIREMENTS AND EMERALD ASH BORER MANAGEMENT GUIDELINES.

0' 15' 30' 60'
SCALE IN FEET

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LANDSCAPE
Olsson Associates
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
816.361.1888

STATE OF MINNESOTA
JACOB HODSON
NUMBER
PLA-[illegible]
REGISTERED LANDSCAPE ARCHITECT

HABITAT FOR HUMANITY KC
WAREHOUSE & WORKFORCE DEVELOPMENT CENTER
9605 DICE LN
LENEXA, KANSAS 66215

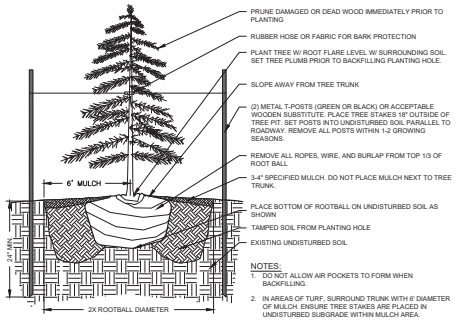
No.	Date	Description
Issue:	FINAL PLAN APPLICATION	
Date:	NOVEMBER 18, 2026	
Drawn By	Author	Checked By Checker

SHEET NAME
OVERALL LANDSCAPE PLAN

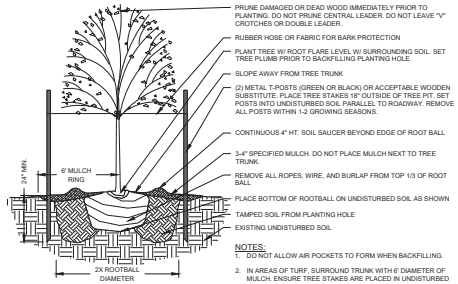
SHEET NUMBER
L-100

PROJECT NUMBER
2529

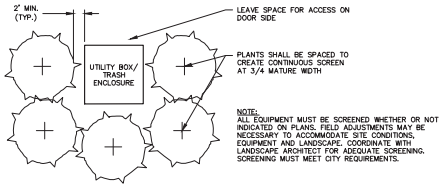
9/18/2026 4:43:07 PM



1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



3 UTILITY/TRASH ENCLOSURE SCREENING DETAIL
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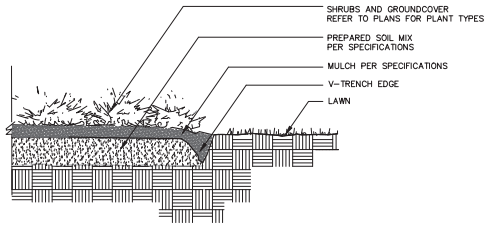
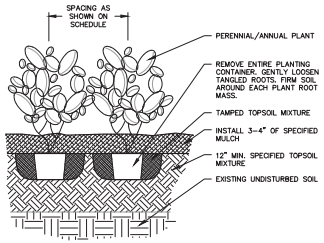
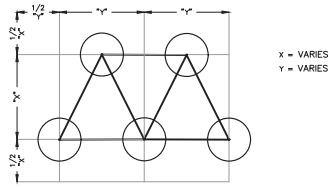


4 V-Trench Edging Detail
not to scale



5 PERENNIAL/ANNUAL PLANTING DETAIL
NOT TO SCALE



NOTE:
1. SPACING PATTERN APPLIES TO ALL PERENNIALS, ANNUALS, GROUNDCOVERS, AND BULBS UNLESS OTHERWISE SPECIFIED.

6 PERENNIAL/ANNUAL SPACING DETAIL
NOT TO SCALE

LANDSCAPE NOTES

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
2. LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
3. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
4. PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF LENEXA, KANSAS AND THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL TREES SHALL BE CALIPERED AND ANY UNDERSIZED TREES SHALL BE REJECTED. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 12" ABOVE THE GRADE.
7. IF PLANT LIST STATES HEIGHT, THEN PLANT MUST BE THAT HEIGHT AT PLANTING REGARDLESS OF SIZE LISTED IN PLANT LIST.
8. PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 15-OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
9. CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE THE LANDSCAPE ARCHITECT APPROVE ALL STAKING PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROP INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
10. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
11. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
12. BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
13. ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A MINIMUM 3-4" DEPTH OF DOUBLE HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLANS.
14. TRENCH LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS.
15. ANY AREA NOT NOTED AS A LANDSCAPE BED THAT IS DISTURBED SHALL BE SODDED.
16. ALL UTILITY BOXES SHALL BE SCREENED FROM VIEW WITH LANDSCAPING TO MEET CITY REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PLANTS TO MEET THIS REQUIREMENT.
17. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A HIGH-EFFICIENCY, AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS. CONTRACTOR MUST VERIFY WHO IS RESPONSIBLE FOR TAP, WATER METER, BACKFLOW PREVENTER, AND CONTROLLER. CONTRACTOR MUST PROVIDE AS-BUILT OF SYSTEM.
18. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
19. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH INSPECTOR OF RECORD TO MEET CITY CHECKLIST.
20. THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

PROJECT TEAM

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STATE OF MISSOURI
JACOB HODSON
NUMBER PLA-2023000549
REGISTERED LANDSCAPE ARCHITECT
12/15/25

HABITAT FOR HUMANITY KC
WAREHOUSE & WORKFORCE DEVELOPMENT CENTER
9605 DICE LN
LENEXA, KANSAS 66215

No.	Date	Description
Issue:	FINAL PLAN APPLICATION	
Date:	NOVEMBER 18, 2026	
Drawn By	Author	Checked By Checker

SHEET NAME
LANDSCAPE DETAILS

SHEET NUMBER
L-101

PROJECT NUMBER
2529

9/18/2026 4:43:07 PM

PROJECT NARRATIVE:

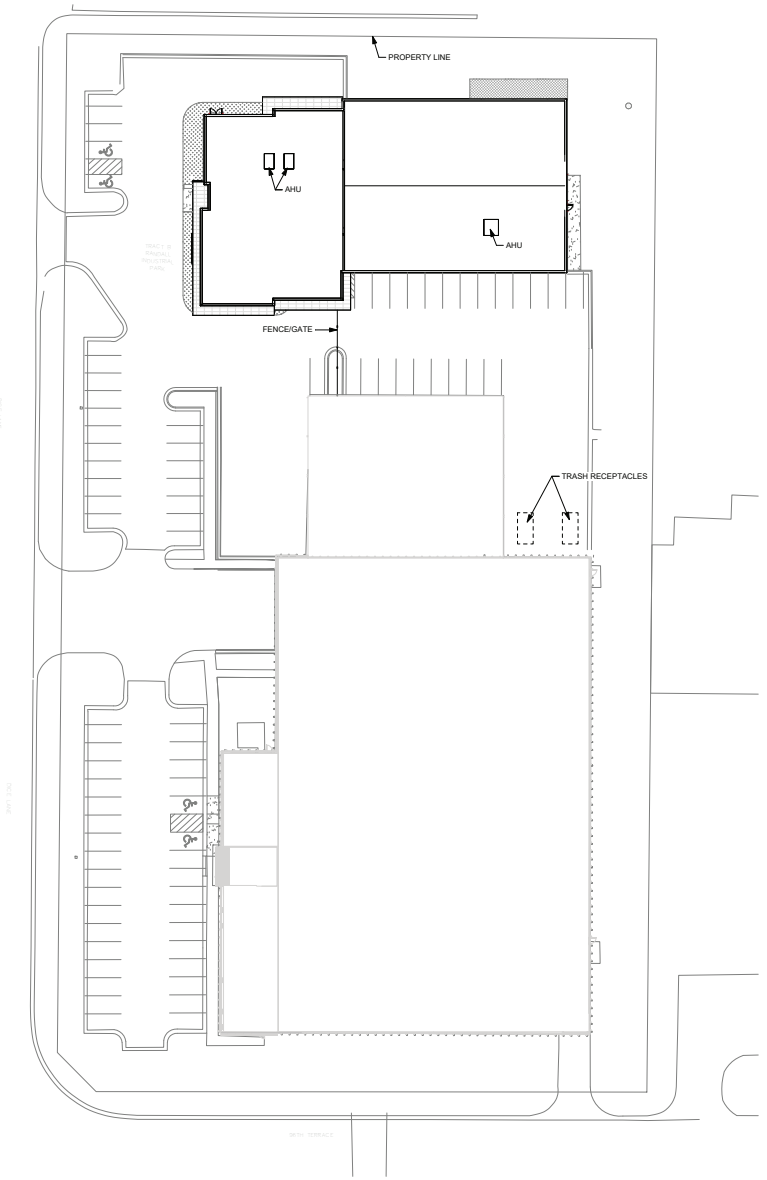
Habitat for Humanity of Kansas City proposes the development of a new Warehouse and Workforce Development Facility located in Lenexa, Kansas, on the same site as an existing Habitat KC ReStore. The facility is designed to serve a dual purpose during normal operating hours: providing dedicated warehouse and builder space to support the construction department's storage of materials and prefabricated wall assembly and offering a robust workforce development center where volunteers can engage in hands-on learning. The warehouse component will be purpose-built to accommodate modern construction logistics, circulation routes, storage and climate control measures to protect materials and ensure safe working conditions. The workforce development center will feature a flexible, multi-purpose training room, connected directly to the warehouse and builder area to facilitate hands-on learning, along with restrooms and storage space for volunteers and staff. Site design will prioritize parking for staff, volunteers, and delivery/pick-up vehicles, along with ADA-compliant access, landscaping, and stormwater management solutions that meet the City of Lenexa's requirements. Together, these elements will position Habitat for Humanity of Kansas City to expand its construction capacity, deepen its community workforce development mission, and serve the greater Kansas City region for decades to come.

HABITAT FOR HUMANITY RESTORE (EXISTING):

The Habitat for Humanity ReStore facility on Dice Lane is used for the collection, storage, and resale of donated new and gently used building materials and furniture. The building functions primarily as a retail and warehouse facility, with areas for receiving and processing donations, storing inventory, displaying items for sale to the public, and supporting Habitat for Humanity's local housing programs.



AREA MAP



SITE PLAN - PRELIM DEVELOPMENT PLAN 1
REFERENCED FROM 1 / A-005 1" = 30'-0"

PROJECT TEAM

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JASON SCOTT BARKER LICENSED 8049 KANSAS ARCHITECT

11/16/2026
Jason Scott Barker - KS #8049
Certificate of Authority - KS #2073757

HABITAT FOR HUMANITY KC
WAREHOUSE & WORKFORCE DEVELOPMENT CENTER
9605 DICE LN
LENEXA, KANSAS 66215

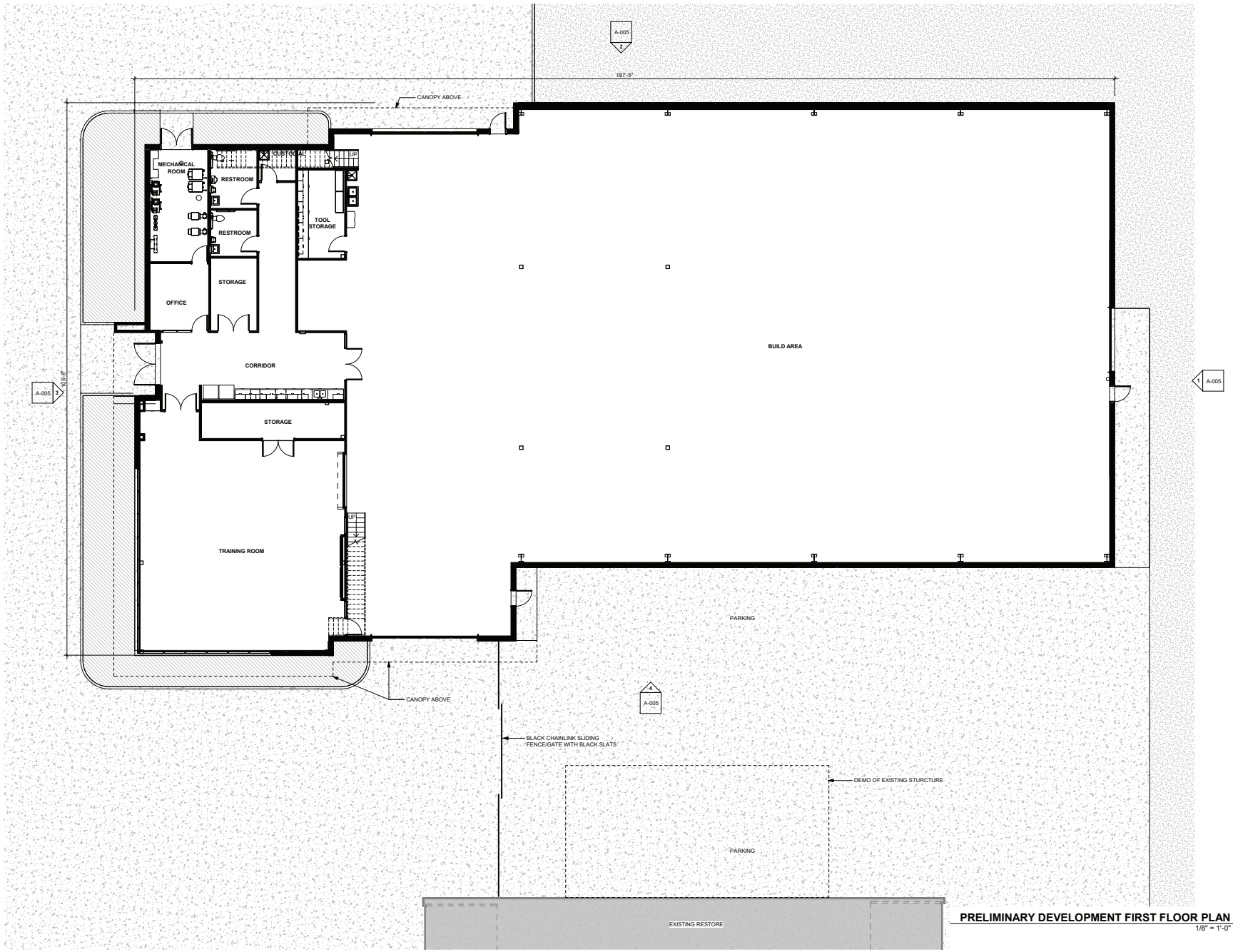
No.	Date	Description
Issue:	PRELIMINARY PLAN APPLICATION	
Date:	NOVEMBER 18, 2026	
Drawn By	PF	Checked By JB

SHEET NAME
SITE PLAN

SHEET NUMBER
A-001

PROJECT NUMBER
2529

11/18/2026 11:31:53 AM



PRELIMINARY DEVELOPMENT FIRST FLOOR PLAN (1)
1/8" = 1'-0"

11/18/2026 11:31:54 AM

PROJECT TEAM

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HABITAT FOR HUMANITY KC
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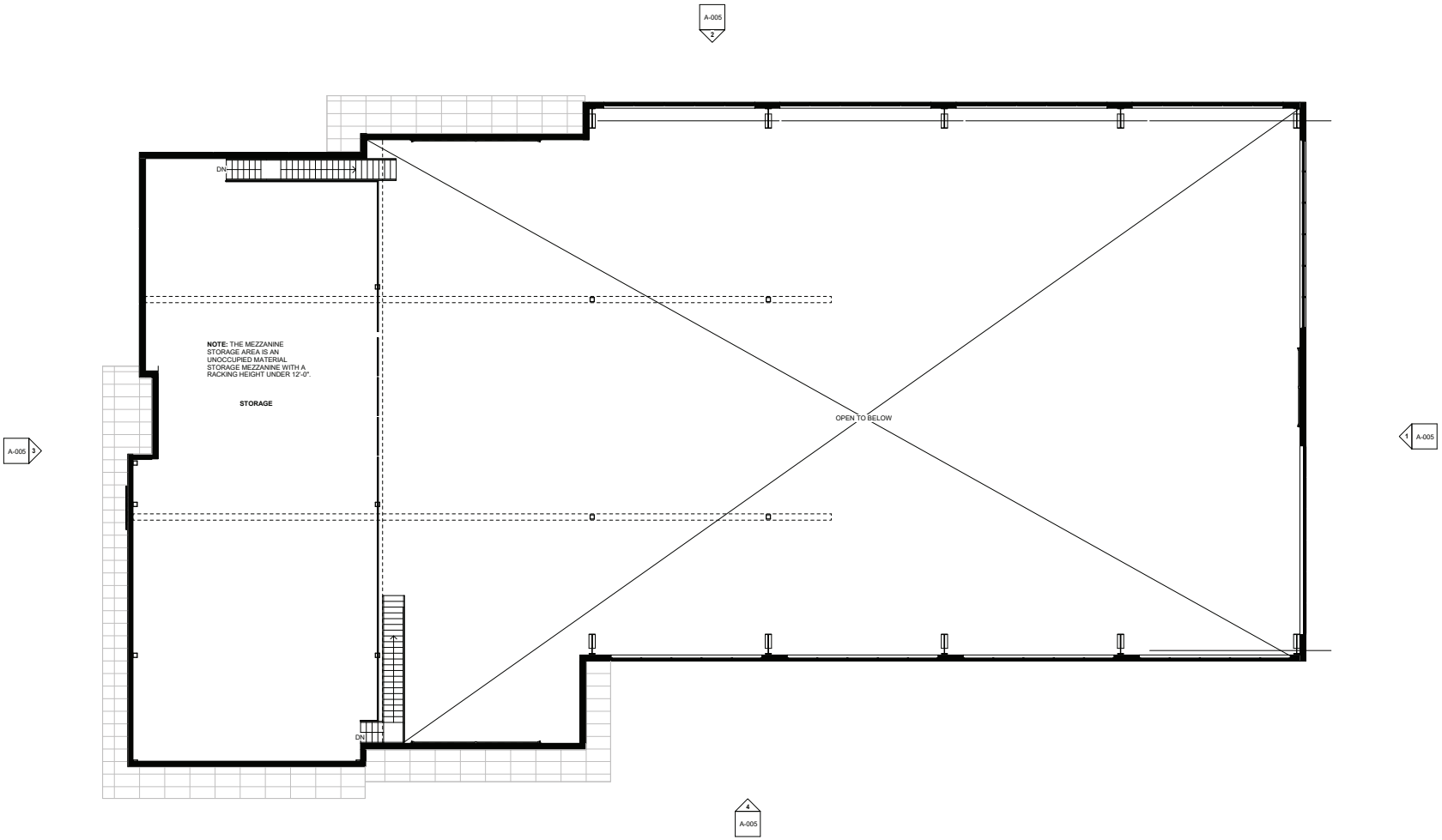
9605 DICE LN
LENEXA, KANSAS 66215

No.	Date	Description
Issue:		PRELIMINARY PLAN APPLICATION
Date:		NOVEMBER 18, 2026
Drawn By	PF	Checked By JB

SHEET NAME
FIRST FLOOR PLAN

SHEET NUMBER
A-002

PROJECT NUMBER
2529



PRELIMINARY DEVELOPMENT MEZZANINE PLAN 1

1/8" = 1'-0"

11/18/2026 11:31:55 AM

PROJECT TEAM

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HABITAT FOR HUMANITY KC
WAREHOUSE & WORKFORCE DEVELOPMENT CENTER
9605 DICE LN
LENEXA, KANSAS 66215

No.	Date	Description

Issue: **PRELIMINARY PLAN APPLICATION**
Date: **NOVEMBER 18, 2026**
Drawn By **PF** Checked By **JB**

SHEET NAME
MEZZANINE FLOOR PLAN

SHEET NUMBER
A-003

PROJECT NUMBER
2529



WEST ELEVATION



SOUTHWEST ELEVATION

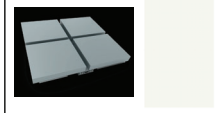
EXTERIOR MATERIALS

CHAIN LINK FENCE
- BLACK WITH BLACK SLATS
- ROLLING GATE
- 8' TALL

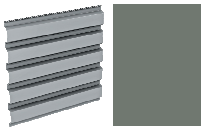


EXTERIOR MATERIALS

METAL PANEL 01
- PAC CLAD - PAC-3000 RS
- WHITE, 24"x48", DRY SEAL, RAIN SCREEN SYSTEM



METAL PANEL 02
- CENTRIA - BR5-36
- DEEP GROOVE METAL PANEL, SLATE GRAY



TILT-UP CONCRETE PANEL
- INSULATED TILT-UP CONCRETE PANELS
- UNCOLORED FINISHED CONCRETE COLOR AND PAINTED TO MATCH HABITAT FOR HUMANITY COLOR BLUE STANDARD - PANTONE 638



STUCCO TEXTURED PANEL
- VARCO PRUDEN - TEXTURECLAD WALL PANEL
- LIGHT GRAY



STORE FRONT GLASS 01
- VIRACON
- CRYSTAL GRAY



STOREFRONT FRAME 01
- KAWNEER
- CLEAR ANODIZED

KALWALL 01
- KALWALL
- TRANSLUCENT MATERIAL IN THE BUILD AREA



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LENEXA, KANSAS 66215

No.	Date	Description

Issue: **PRELIMINARY PLAN APPLICATION**
Date: **NOVEMBER 18, 2026**
Drawn By **PF** Checked By **JB**

SHEET NAME
3D VIEWS

SHEET NUMBER
A-004

PROJECT NUMBER
2529

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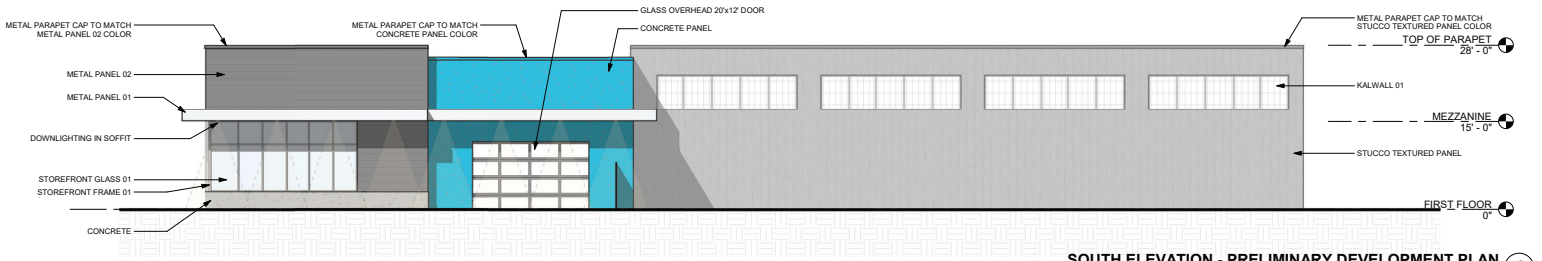
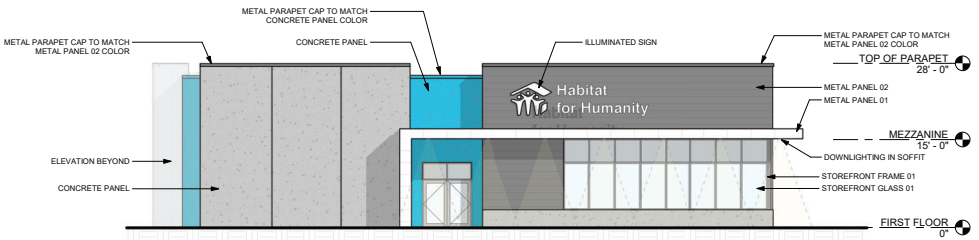


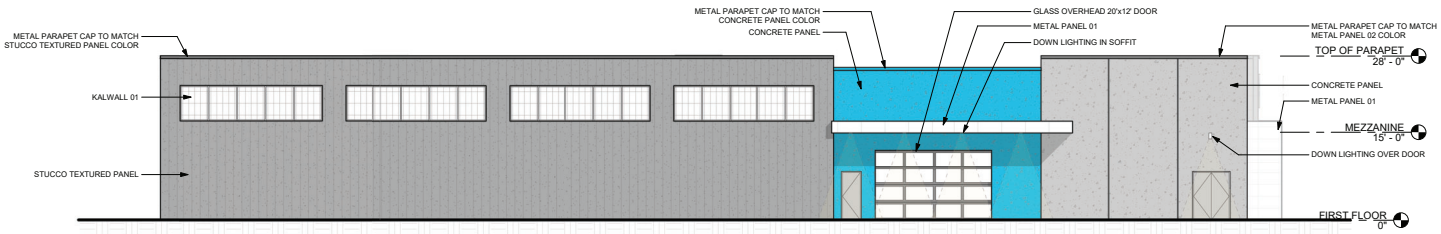
SOUTH ELEVATION - PRELIMINARY DEVELOPMENT PLAN 4

REFERENCED FROM 1 / A-002 1" = 10'-0"



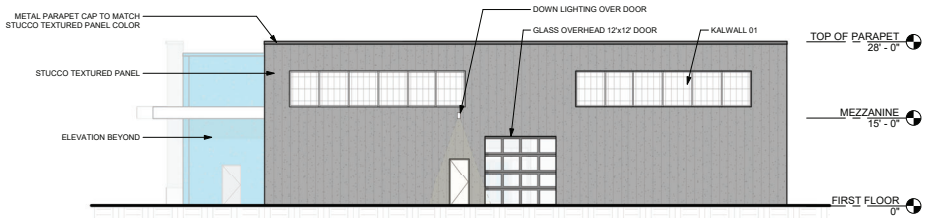
WEST ELEVATION - PRELIMINARY DEVELOPMENT PLAN 3

REFERENCED FROM 1 / A-002 1" = 10'-0"



NORTH ELEVATION - PRELIMINARY DEVELOPMENT PLAN 2

REFERENCED FROM 1 / A-002 1" = 10'-0"

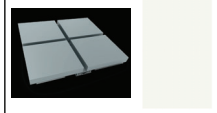


EAST ELEVATION - PRELIMINARY DEVELOPMENT PLAN 1

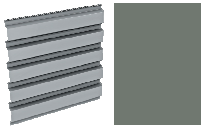
REFERENCED FROM 1 / A-002 1" = 10'-0"

EXTERIOR MATERIALS

METAL PANEL 01
- PAC CLAD - PAC-3000 RS
- WHITE, 24"x48", DRY SEAL, RAIN SCREEN SYSTEM



METAL PANEL 02
- CENTRIA - BRS-36
- DEEP GROOVE METAL PANEL, SLATE GRAY



TILT-UP CONCRETE PANEL
- INSULATED TILT-UP CONCRETE PANELS
- UNCOLORED FINISHED CONCRETE COLOR AND PAINTED TO MATCH HABITAT FOR HUMANITY COLOR BLUE STANDARD - PANTONE 638



STUCCO TEXTURED PANEL
- VARCO PRUDEN - TEXTURECLAD WALL PANEL
- LIGHT GRAY



STOREFRONT GLASS 01
- VIRACON
- CRYSTAL GRAY



STOREFRONT FRAME 01
- KAWNEER
- CLEAR ANODIZED

KALWALL 01
- KALWALL
- TRANSLUCENT MATERIAL IN THE BUILD AREA



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JASON SCOTT BARKER LICENSED 8049 KANSAS ARCHITECT

11/16/2026
Jason Scott Barker - KS #8049
Certificate of Authority - KS #2073757

HABITAT FOR HUMANITY KC
WAREHOUSE & WORKFORCE DEVELOPMENT CENTER
9605 DICE LN
LENEXA, KANSAS 66215

No.	Date	Description

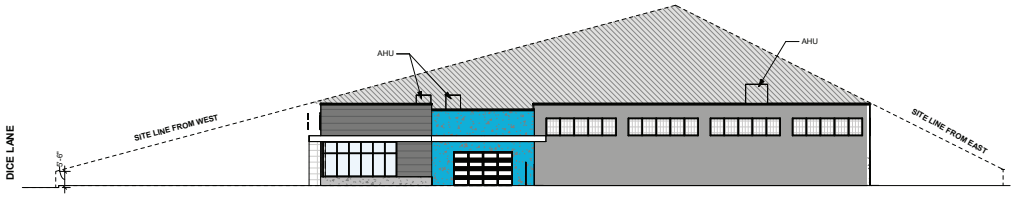
Issue: **PRELIMINARY PLAN APPLICATION**
Date: **NOVEMBER 18, 2026**
Drawn By **PF** Checked By **JB**

SHEET NAME
EXTERIOR ELEVATIONS

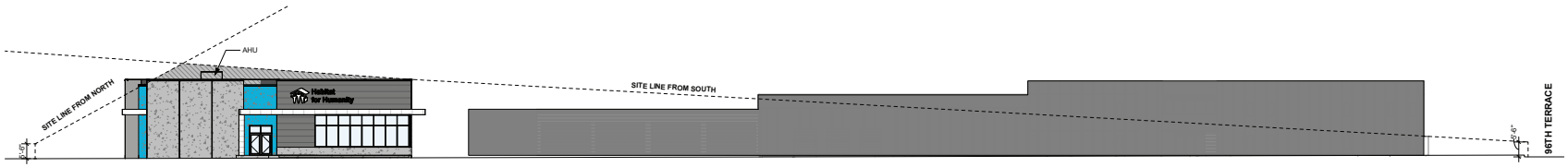
SHEET NUMBER
A-005

PROJECT NUMBER
2529

11/18/2026 11:32:04 AM



SOUTHWEST ELEVATION - LINE OF SIGHT DIAGRAM (2)
1" = 20'-0"



WEST ELEVATION - LINE OF SIGHT DIAGRAM (1)
1" = 20'-0"

11/18/2026 11:32:06 AM

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HABITAT FOR HUMANITY KC
WAREHOUSE & WORKFORCE DEVELOPMENT CENTER
9605 DICE LN
LENEXA, KANSAS 66215

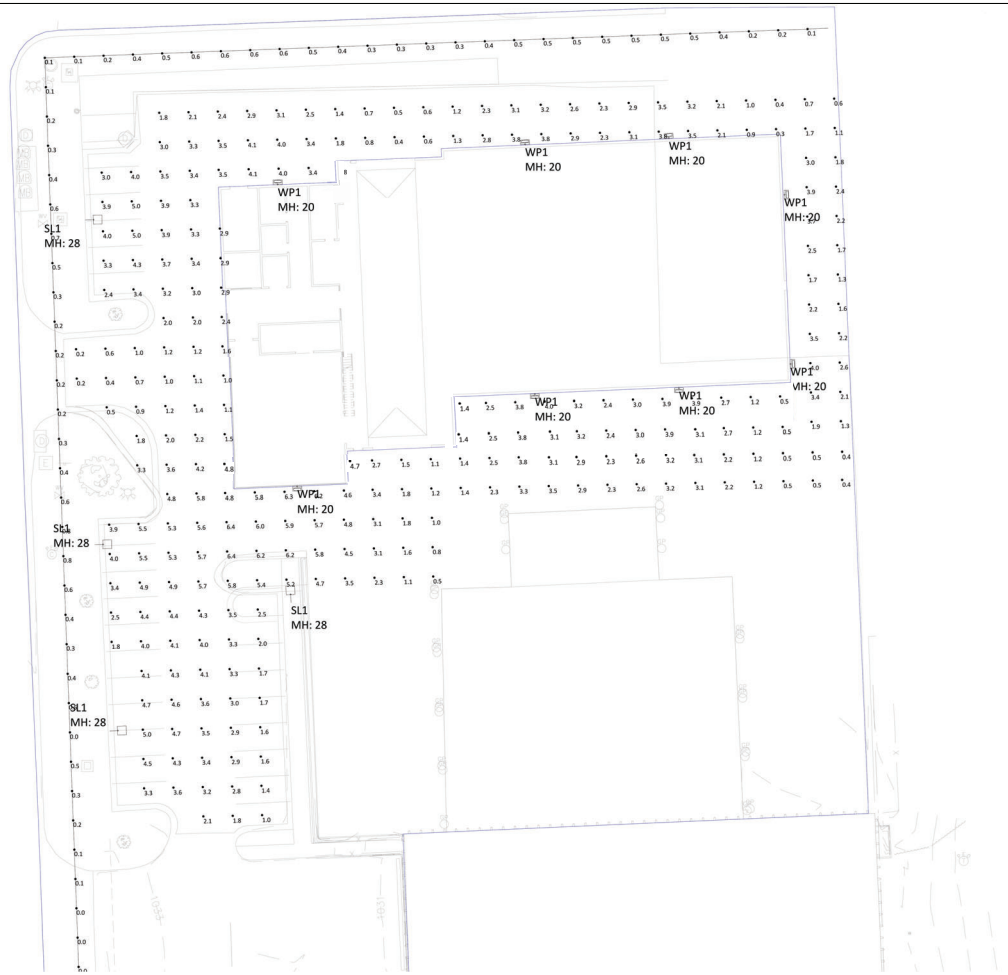
No.	Date	Description

Issue: **PRELIMINARY PLAN APPLICATION**
Date: **NOVEMBER 18, 2026**
Drawn By **PF** | Checked By **JB**

SHEET NAME
SIGHT LINE DIAGRAMS

SHEET NUMBER
A-006

PROJECT NUMBER
2529



Scale: 1 inch= 20 Ft.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
North PL	Illuminance	Fc	0.39	0.6	0.1	3.90	6.00
Site	Illuminance	Fc	2.95	7.0	0.2	14.75	35.00
West PL	Illuminance	Fc	0.32	0.8	0.0	N.A.	N.A.

Luminaire Schedule								
Tag	Symbol	Qty	MH:	Label	LLF	Lum. Lumens	Lum. Watts	Description
SL1		4	28	RSX2 LED P4 40K R4S HS	0.910	17136	189.54	RSX2 LED P4 40K R4S HS 25' POLE ON 3' BASE
WP1		8	20	WPX2 LED 40K Mvolt	0.910	5896	47.77	WPX2 LED 40K Mvolt

CALCULATION NOTES:
CALCS POINTS: 0'
REFLECTANCES: 50% WALLS, 20% FLOORS
MH: VERIFY ON DRAWING
LLF: 0.91

11/18/2026 10:44:59 AM

PROJECT TEAM

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No.	Date	Description

Issue: **PRELIMINARY PLAN APPLICATION**
Date: **NOVEMBER 18, 2026**
Drawn By **Author** Checked By **Checker**

SHEET NAME
SITE LIGHTING PHOTOMETRIC

SHEET NUMBER
E-001

PROJECT NUMBER
2529

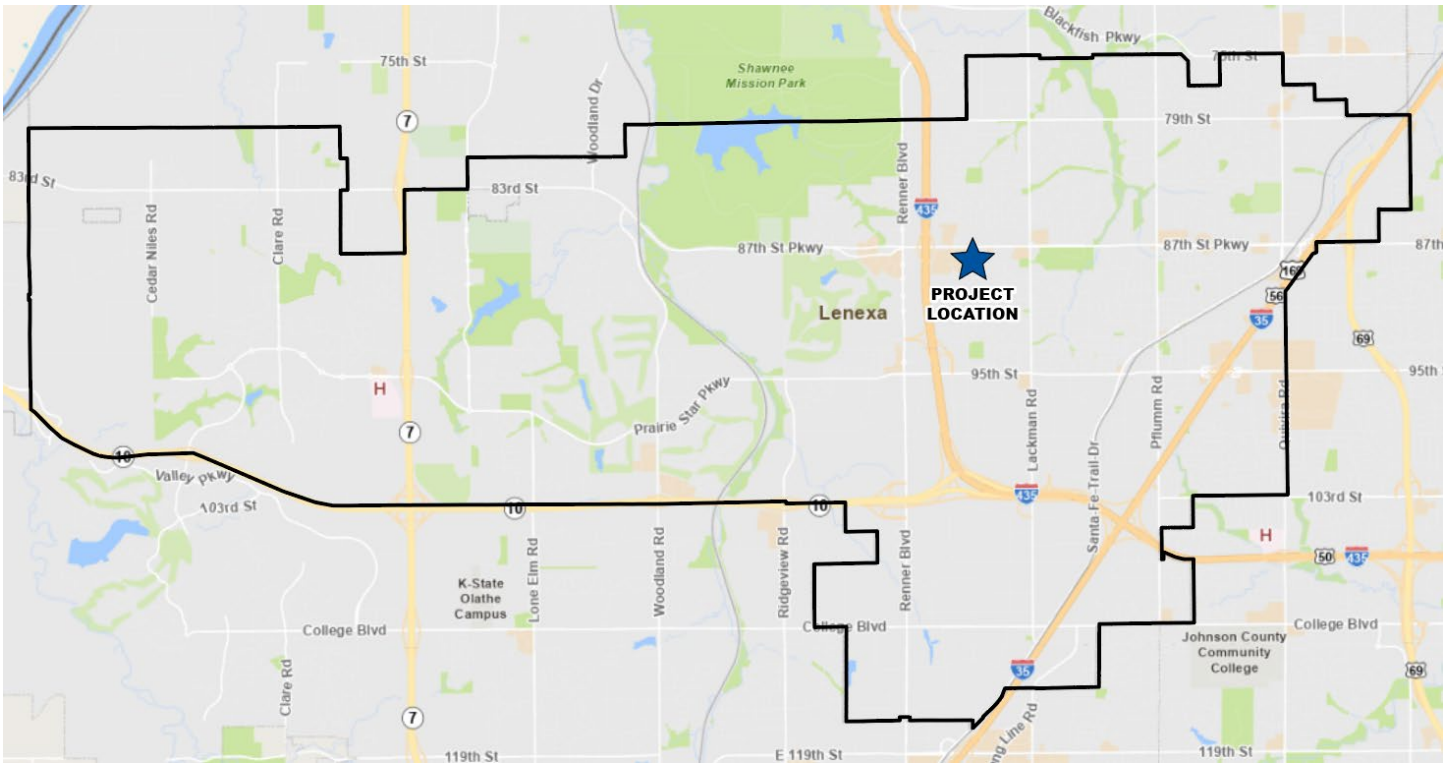
Lenexa KANSAS

PLANNING COMMISSION STAFF REPORT

November 30, 2026

CLUB CAR WASH

Project #:	PL26-12P	**Location:**	15745 W. 87th Street Parkway
Applicant:	Cody Murrow, Cochran Engineering	**Project Type:**	Preliminary Plan
Staff Planner:	James Molloy	**Proposed Use:**	Car Wash



PROJECT SUMMARY

The applicant requests approval of a preliminary plan to redevelop a commercial site and construct a 4,771 SF building for a car wash at 15745 87th Street Parkway in the CP-2 Planned Community Commercial District. The site was formerly a Sonic Drive-In. The proposed site includes the 4,771 SF building, which serves as an enclosed washing and drying tunnel, as well as 15 self-serve vacuum bays. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
1.43	4,771	CP-2	Community Commercial

The subject property was formerly the site of a Sonic Drive-In Restaurant, which closed earlier in 2026. The site was originally zoned NP-O and intended for office development. The site was rezoned to CP-2 in 1999 (RZ99-04) as part of the Sonic development (as well as the adjacent Phillips 66 and Aldi), with a final plan approved in 2000 (PL00-02F) and construction in 2001. A revised final plan application for upgrades to the Sonic facility was approved in April 2022 (PL22-02FR).

TABLE 1: PREVIOUS APPLICATIONS

Project Number	Application Type	Project Name	Date Approved
RZ99-04 PL99-06PR	Rezoning and Revised Preliminary Plan	Sonic	December 21, 1999
PL00-02F	Final Plan	Sonic Drive-In Restaurant	March 6, 2000
PL22-02FR	Revised Final Plan	Sonic Drive-In Store #4223	April 4, 2022

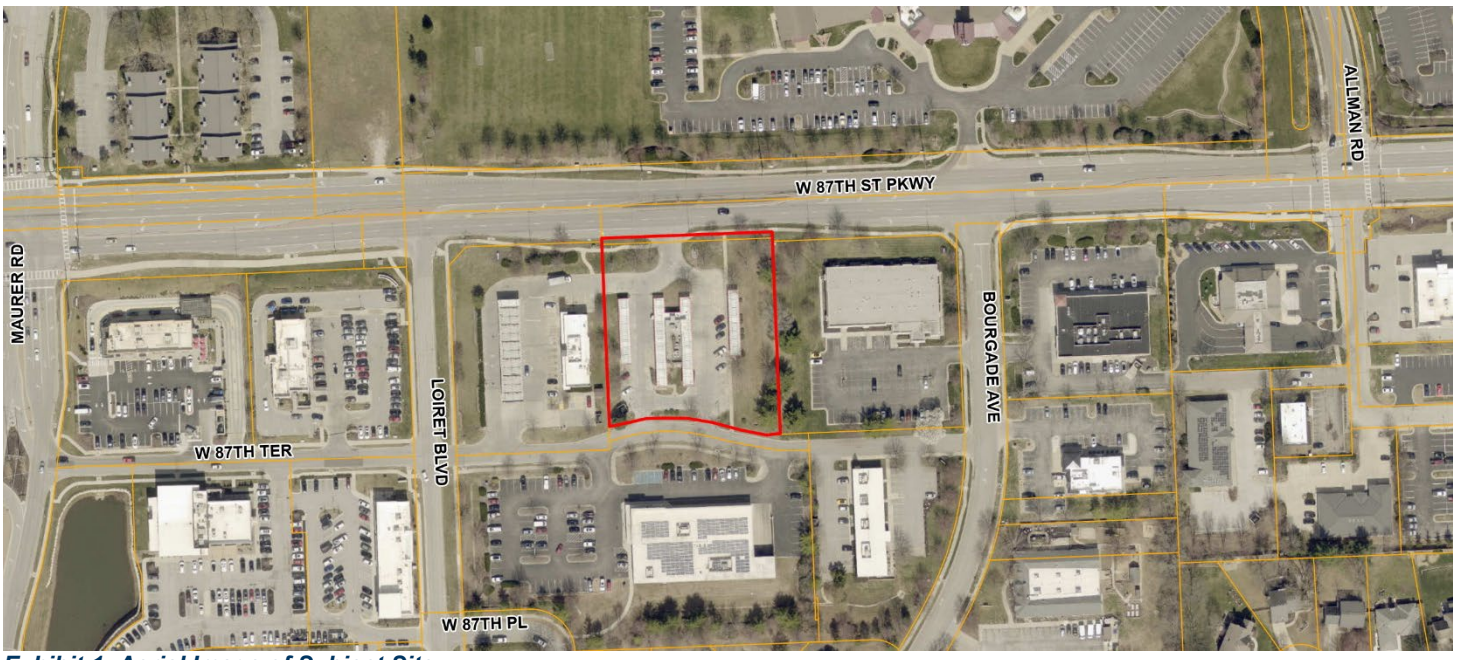


Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The site is currently vacant but was developed as a drive-in restaurant, which is classified as a Restaurant, Fast-Food use, with two canopies and a drive-thru window surrounding the 2,500 SF principal building. The proposed plan shows the site will be razed and replaced with a Car Wash use, including an indoor car washing and drying track, as well as 15 self-serve vacuum bays. A Car Wash is an allowed use in the CP-2 Zoning District and is subject to supplemental use regulations outlined in Section 4-1-B-23-S, which prohibit outdoor storage and encourage bays to face away from streets. The property is classified by the Future Land Use Map as Community Commercial, which anticipates uses such as a Car Wash.

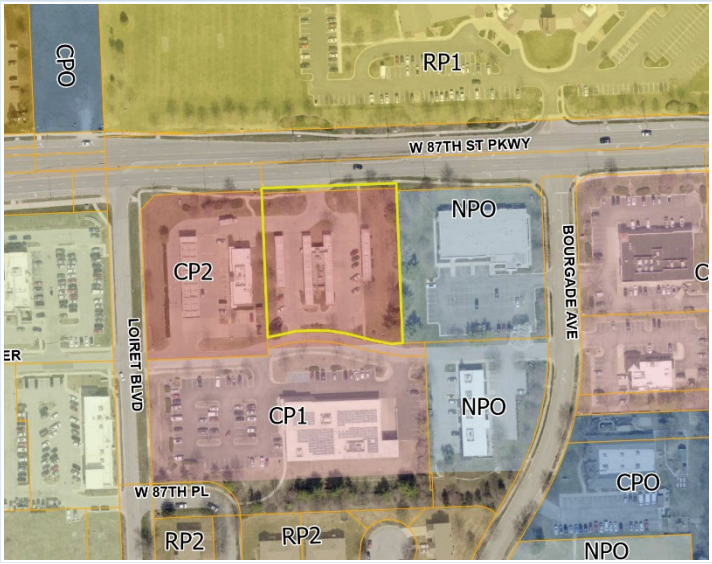
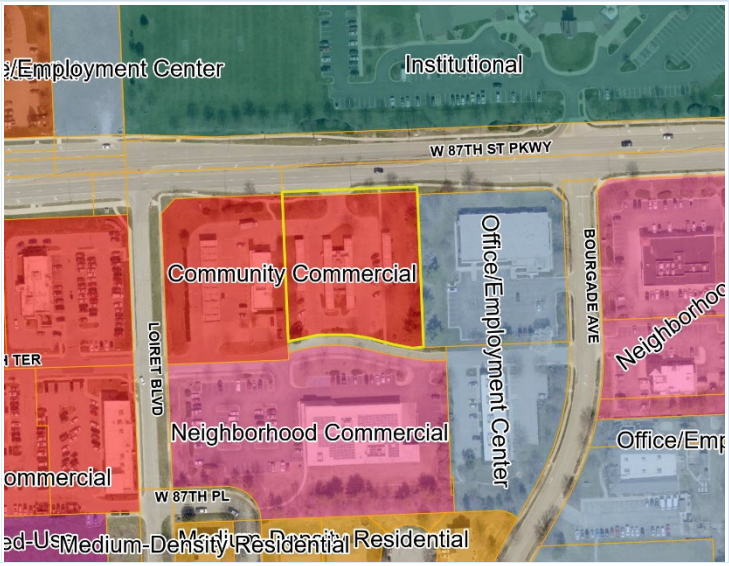
Zoning Map	Future Land Use Map
	

TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Zoning	Land Use Classification	Current Use
Subject Property	CP-2 Planned Community Commercial District	Community Commercial	Restaurant, Fast-Food (vacant)
North	RP-1 Residential Planned (Low-Density) District	Institutional	Church, Place of Worship
South	CP-1 Planned Neighborhood Office District	Neighborhood Commercial	Retail
East	NP-O Planned Neighborhood Office District	Office/Employment Center	Office
West	CP-2 Planned Community Commercial District	Community Commercial	Gasoline Sales, General

PRELIMINARY PLAN REVIEW

The applicant proposes a preliminary plan for the redevelopment of a 1.43-acre commercial parcel in the CP-2, Planned Community Commercial District. The site layout includes a 4,771 SF car washing and drying building, as well as 15 self-serve vacuum bays and a wraparound access drive. The existing stormwater facilities which run along the eastern side of the property will be maintained and altered to more appropriately serve the proposed Car Wash facility. The plans include maintaining vehicular access from both 87th Street Parkway and 87th Terrace.

The tunnel entry and exit are oriented to face 87th Street and 87th Terrace, which is discouraged by the UDC; This orientation, however, will prevent noise from the car wash tunnel from being directed towards the adjacent office building. This orientation also allows for the tunnel structure to act as screening and a buffer between the adjacent office and the vacuum bays on-site.

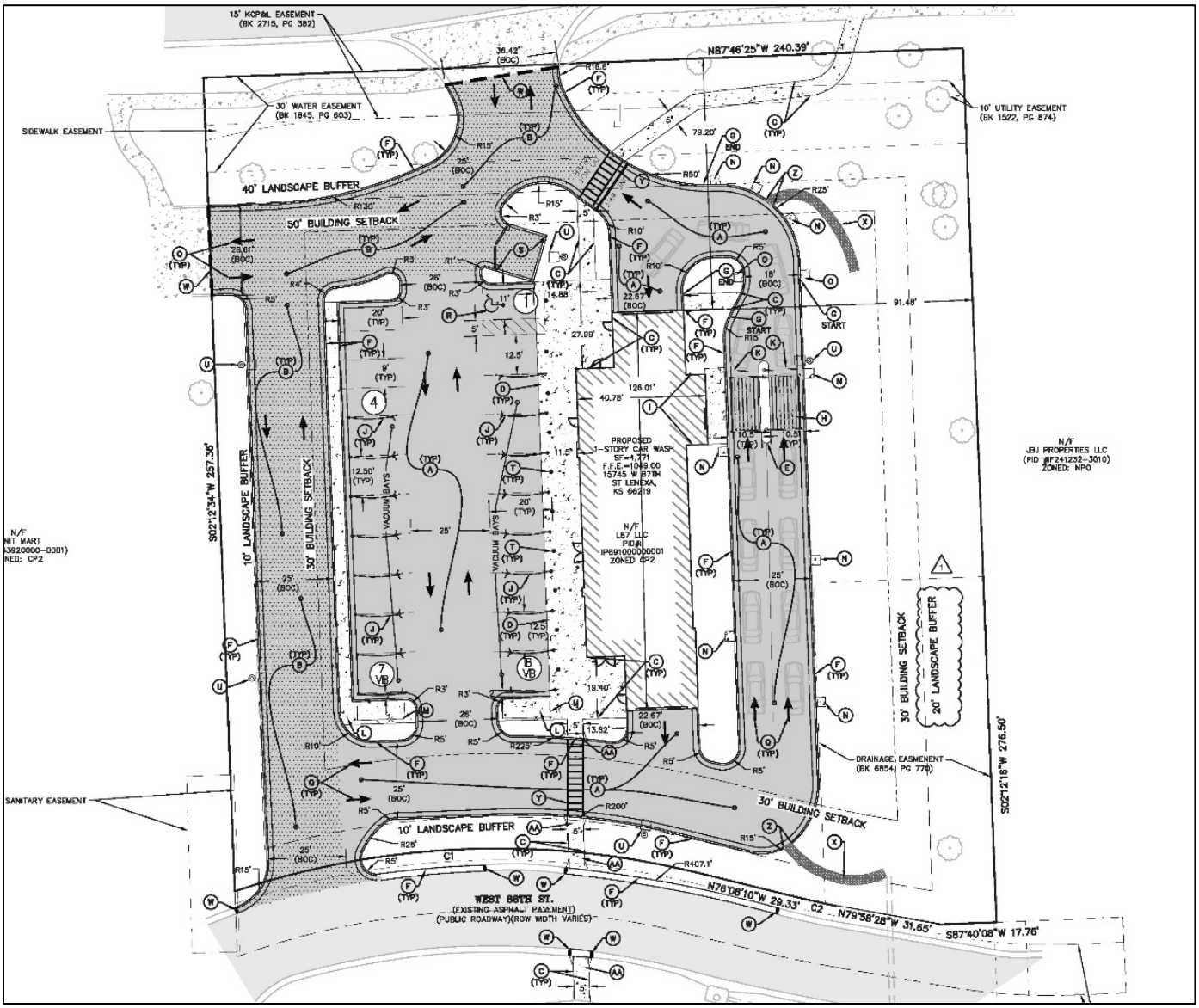


Exhibit 2: Proposed Site Plan

DIMENSIONAL STANDARDS

The CP-2 District has a required setback of 30' from 87th Terrace and side property lines and a 50' setback from 87th Street Parkway. The CP-2 District has a maximum height of 45'. The proposed development meets required setbacks, building height, and open space standards for the CP-2 Zoning District.

TABLE 3: SETBACK ANALYSIS

	Required Dimension	Proposed Dimension	Difference
From 87th St Pkwy	50'	80'	+30'
From 87th Terr	30'	46'	+16'
From Property Lines	30'	86' – 149'	+56' – +119'
Maximum Building Height	45'	29'	-16'
Open Space	25%	39%	+14%

PUBLIC IMPROVEMENTS

The existing sidewalk connections to 87th Street Parkway and 87th Terrace will be shifted to connect into the new development. Additionally, the entry drive from 87th Terrace will move to the west to meet with the internal access drive.

ACCESS, TRAFFIC, AND PARKING

Access to the site occurs from 87th Street Parkway to the north and 87th Terrace to the south, with an access drive wrapping around the site into the car wash service track. The southern entry drive from 87th Terrace will shift to the west to accommodate the new access drive within the new development. The northern entry drive also acts as access to the adjacent gas station to the west. This access will be maintained as part of this site redevelopment.

Two sidewalk connections exist on the site as well, one to the north onto 87th Street Parkway and one to the south connecting to 87th Terrace. These connections will be redesigned to match internal sidewalk connections within the new development.

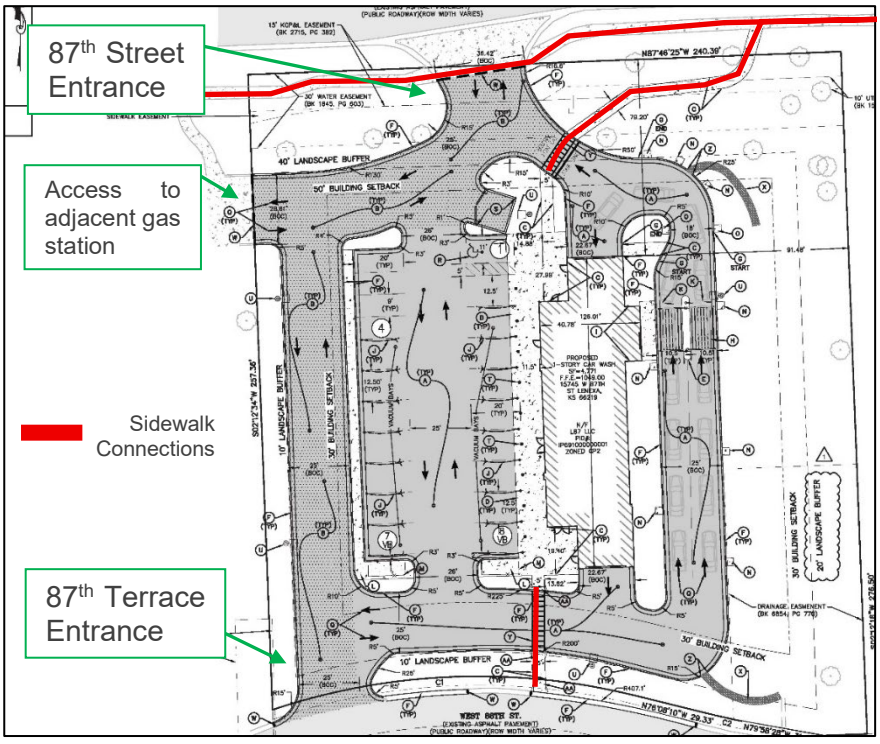


Exhibit 3: Sidewalk and Vehicle Access Points

The code requires 16 parking spaces to be provided; 15 for the vacuum bays and 1 from the car wash and drying tunnel track, which is considered a bay. The applicant proposes 19 parking spaces, which includes the 15 vacuum bay spaces, 1 ADA compliant space, and 3 additional spaces for employee parking. The parking requirement also outlines a requirement for vehicle queuing, which requires space for 5 cars. The proposed parking exceeds the requirement by 3 spaces and queuing exceeds the requirement by 9 spaces, which is compliant with the UDC.

TABLE 4: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
Car Wash	1 space per bay	16	19	+3

STORMWATER

The redevelopment of the site will maintain the existing detention basin, which runs across the eastern side of the property. Minor modifications will be made to the basin and outlet structure to accommodate the redevelopment of the site, such that flows leaving the site are consistent with current conditions.

FIRE PREVENTION

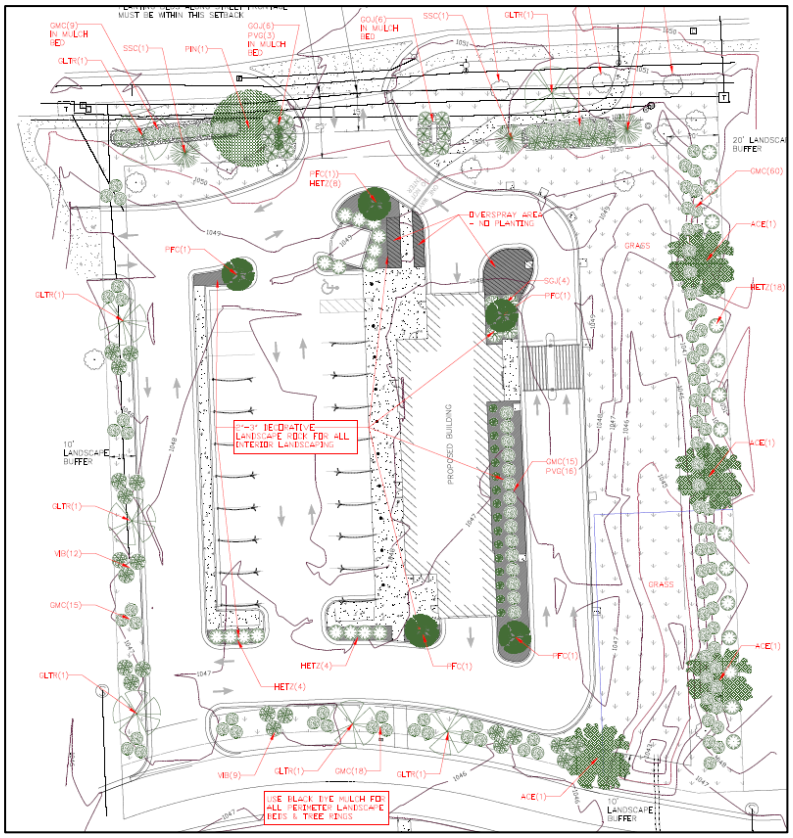
The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward.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

LIGHTING

Site and exterior lighting on private development is subject to Section 4-1-C-4-I of the UDC. A photometric plan was submitted with the preliminary plan submission and complies with the UDC. A more detailed lighting plan will be provided and considered with the final plan submittal.

LANDSCAPING

A LUI buffer, perimeter plantings, and internal parking lot landscaping are required in accordance with Section 4-1-D-2 Landscaping, Buffering and Site Design of the UDC. The landscape plan provides sufficient landscaping to meet code requirements of the LUI buffer, perimeter plantings, and internal parking lot landscaping. A few existing trees along the north property line will remain through the redevelopment. Landscaping will be reviewed in greater detail during the final plan phase.



At Right: Exhibit 4: Landscape Plan



ARCHITECTURE

The proposed building is a one-story drive-through car wash with high ceilings to accommodate various types of automobiles as well as washing and drying equipment. Exterior materials include a mixture of brick and block styled CMU, with aluminum storefront glazing and accenting metal awnings and soffits, and faux windows throughout to break up the facades. Rooftop equipment is adequately screened with a parapet consisting of the same materials as the primary facades.

At Left: Exhibit 4: Rendering

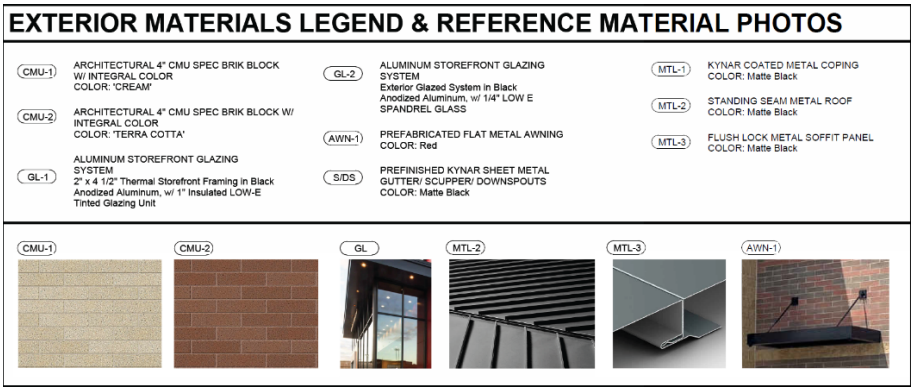


Exhibit 5: Exterior Materials



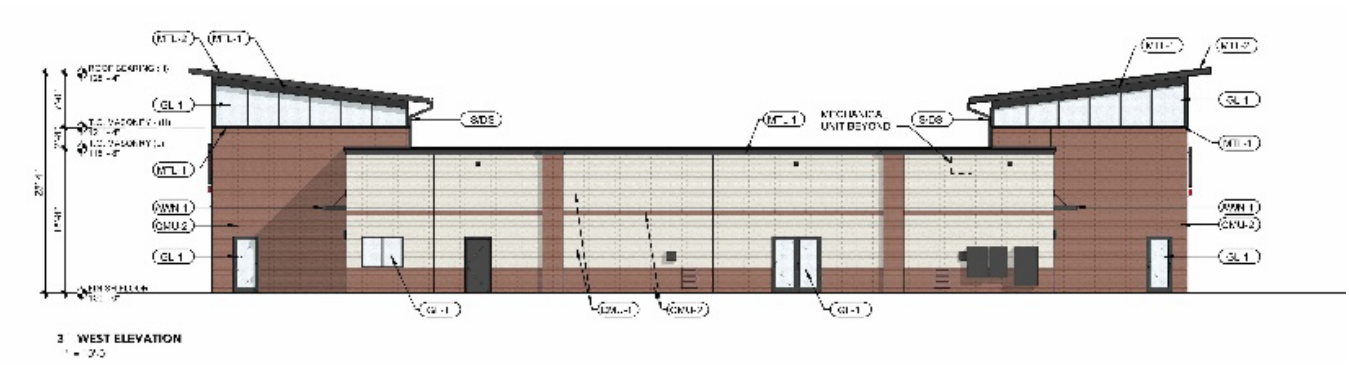


Exhibit 6: Elevations

DEVIATIONS

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

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on December 15, 2026.
- The applicant must submit a final plan application prior to applying for permit(s).
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

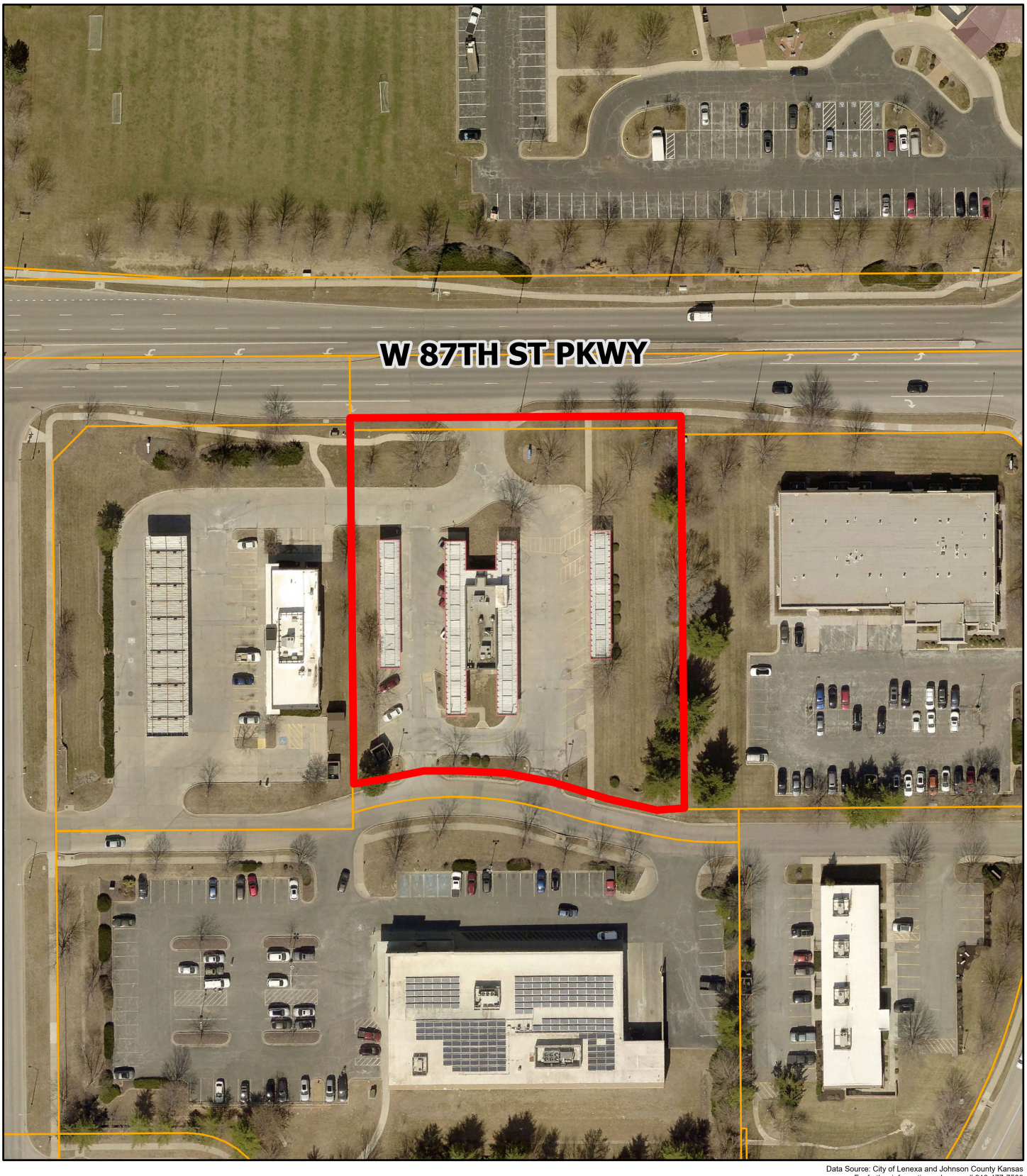
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed preliminary plan for Club Car Wash.**

- The project is a redevelopment of a vacant drive-in/drive-thru restaurant site for a car wash with 15 self-serve vacuum bays.
- The project conforms with 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 ***Responsible Economic Development*** to create a ***Thriving Economy***.

PRELIMINARY PLAN

Staff recommends **APPROVAL** of the preliminary plan for PL26-12P – **Club Car Wash** at 15745 W. 87th Street Parkway for a Car Wash use.



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

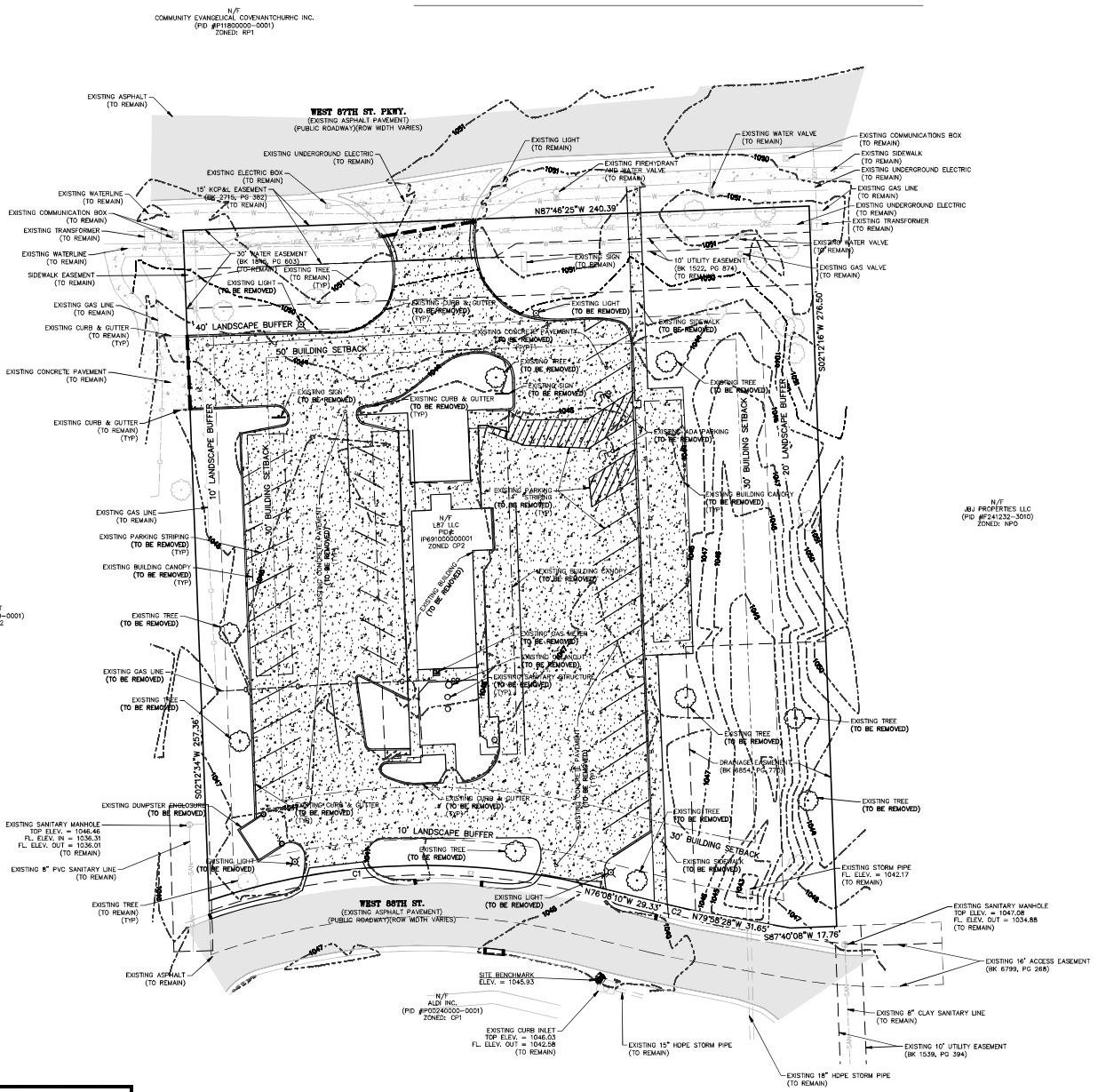
Club Car Wash

N

0 50 100 200 Feet

Lenexa KANSAS

EXISTING CONDITIONS



SCALE: 1"=20'
OCTOBER 2026

OWNER:
L87 LLC
5925 BEVERLY AVE
MISSION, KS 66202

DEVELOPER:
CLUB CAR WASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

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Kansas State Certificate of Authority Numbers: E-2927

Two working days prior to the start of any excavation call 1-800-DIG-SAFE for utility location information.

All OSHA rules & regulations shall be followed during construction required by these plans, and no provision shall be made herein to direct, control or supervise safety.

PRELIMINARY PRINT NOT FOR CONSTRUCTION FOR REVIEW ONLY

TOBY L. WILLIAMS
PE-26725

PRELIMINARY PLANS
CLUB CAR WASH
LENEXA, KANSAS

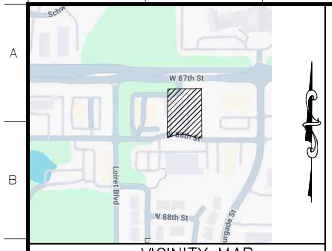
NO.	DATE	REVISIONS	APPD. BY

DRN. BY: CRM | APPD. BY: TLW
DATE: OCT, 2026
SCALE: 1"=20'
PROJ. NO: M26-9490A
SHT. NO: 1 OF 9

EXISTING CONDITIONS

Kansas 811

SITE PLAN



VICINITY MAP
NO SCALE

DRAWING LEGEND

RIGHT-OF-WAY	R/W
PROPERTY LINE	
EXISTING MAJOR CONTOUR	XXX
EXISTING MINOR CONTOUR	
EXISTING EASEMENT	
EXISTING OVERHEAD UTILITIES	OHU
EXISTING WATER LINE	W
EXISTING STORM SEWER	SS
EXISTING GAS LINE	G
EXISTING SANITARY LINE	SAN
EXISTING FIBEROPTIC CABLE	FO
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING GAS VALVE	
EXISTING SANITARY MANHOLE	
EXISTING WATER VALVE	
EXISTING ELECTRIC BOX	
EXISTING CABLE PEDESTAL	
EXISTING CURB INLET	
EXISTING UTILITY POLE	
EXISTING LIGHT	
BENCHMARK	
EXISTING PARKING SYMBOL	
EXISTING BUILDING	
EXISTING ASPHALT PAVEMENT	
EXISTING CONCRETE PAVEMENT	
NEW MAJOR CONTOUR	XXX
NEW MINOR CONTOUR	
NEW FENCE	
NEW STORM SEWER PIPE	SS
NEW WATER LINE	W
NEW SANITARY LATERAL	LAT
NEW GAS LINE	G
SANITARY CLEAN OUT	CO
TRANSFORMER	
WATER METER	
LIGHT	
SPOT ELEVATION	XXX.XX
ACCESSIBLE PARKING SYMBOL	
NEW BUILDING	
NEW HEAVY DUTY CONCRETE	
NEW STANDARD DUTY CONCRETE	
NEW CONCRETE PAVEMENT/SIDEWALK	

C1
RADIUS=263.00'
ARC LENGTH=149.00'
CHORD BEARING= S87°46'19"W
CHORD LENGTH=147.02'

C2
RADIUS=367.00'
ARC LENGTH=17.03'
CHORD BEARING= N77°28'48"W
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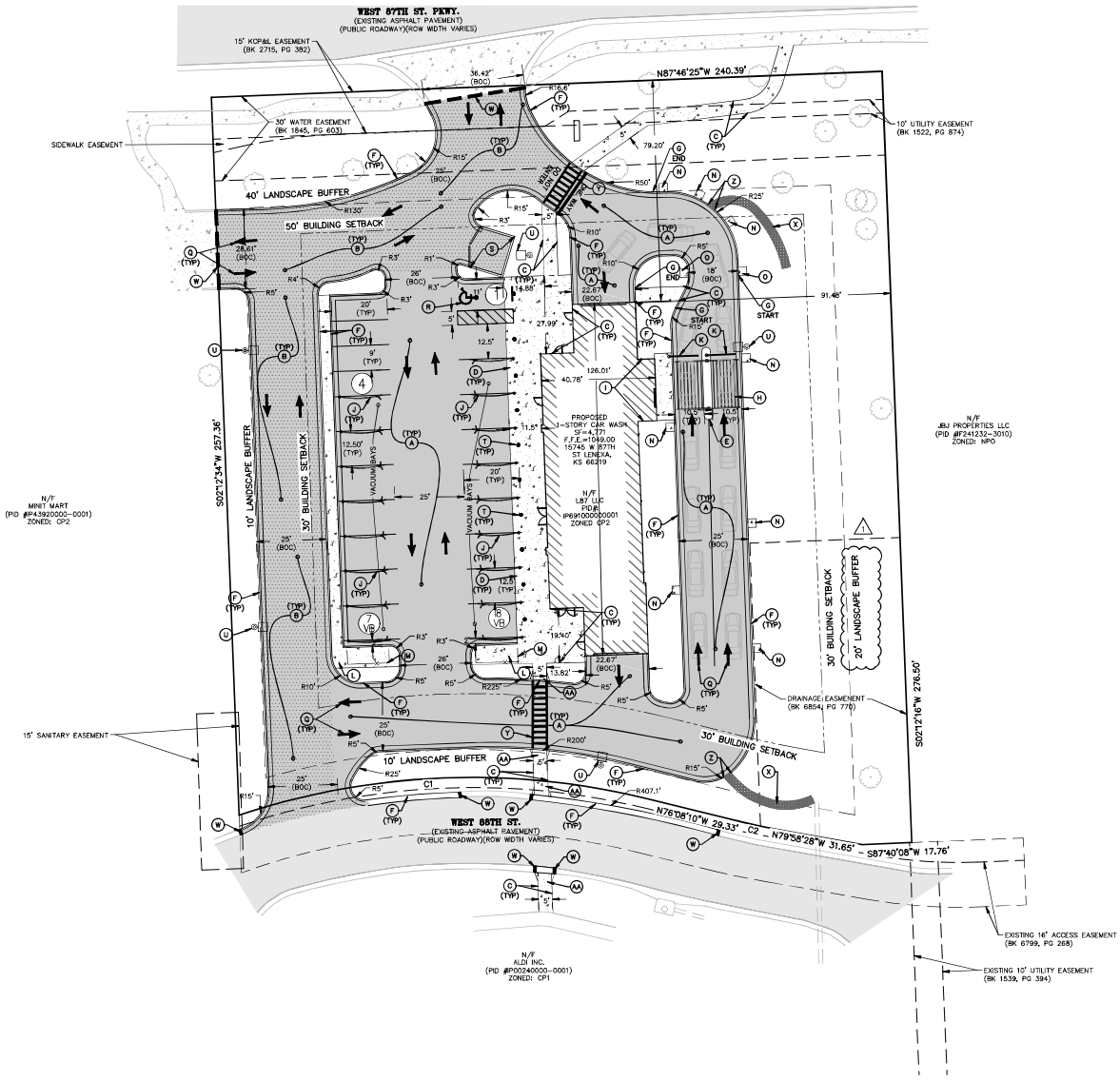
N/F
COMMUNITY EVANGELICAL COVENANTCHURHC INC.
(PID #P1180000-0001)
ZONED: RP1



SCALE: 1"=20'
OCTOBER 2026

SITE LEGEND

- (A) NEW STANDARD DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET 8 OF 8.
- (B) NEW HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET 8 OF 8.
- (C) NEW 4" THICK CONCRETE SIDEWALK. SEE DETAIL, SHEET 8 OF 8.
- (D) NEW 6" THICK CONCRETE SIDEWALK. SEE DETAIL, SHEET 8 OF 8.
- (E) NEW 3' WIDE CONCRETE ISLAND. SEE DETAIL, SHEET 8 OF 8.
- (F) NEW 6" VERTICAL CURB AND GUTTER. SEE DETAIL, SHEET 8 OF 8.
- (G) NEW MOUNTABLE CURB. SEE DETAIL, SHEET 8 OF 8.
- (H) NEW PRE-FABRICATED STRUCTURE. BY OWNER.
- (I) NEW ATTACHED CASHIER BOOTH.
- (J) NEW VACUUM ARMS. BY OWNER.
- (K) NEW STOP ARM. BY OWNER.
- (L) NEW 7'x17' CONCRETE PAD FOR VACUUM TURBINE.
- (M) NEW METAL TURBINE SCREENING. SEE DETAIL, SHEET 8 OF 8.
- (N) NEW 3'x3'x4" CONCRETE PADS FOR SIGNS AND TRASH CANS.
- (O) NEW 3'x3'x6" CONCRETE PADS FOR CAMERA ARCH.
- (P) NEW TRELLIS STRUCTURE FOR VACUUM BAYS. BY OWNER.
- (Q) NEW TRAFFIC FLOW ARROWS. SEE DETAIL, SHEET 8 OF 8.
- (R) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING. SEE DETAIL, SHEET 8 OF 8.
- (S) NEW TRASH ENCLOSURE. SEE DETAIL, SHEET 8 OF 8.
- (T) NEW BOLLARD. SEE DETAIL, SHEET 8 OF 8.
- (U) NEW LIGHT STANDARD. SEE DETAIL, SHEET 5 OF 8.
- (V) NEW 12" BLACK STRIPING WITH 4" RED CENTER STRIPE.
- (W) CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.
- (X) NEW RIP RAP.
- (Y) NEW CROSSWALK MARKINGS.
- (Z) NEW 3' WIDE CURB OPENING.
- (AA) NEW ADA RAMP.

NOTES:
1. TOTAL SITE ACREAGE: ± 61,945 SQ. FT. OR ±1.42 ACRES
   EXISTING ZONING:CP2
   PROPOSED ZONING:CP2
2. BUILDING SETBACKS
   FRONT – 50'
   REAR – 30'
   SIDE – 30'
3. THE SITE LAND USE SHALL BE AUTOMATED CARWASH WITH VACUUMS.
4. THIS SITE IS SERVED BY:
   WATER – WATER ONE
   SEWER – JOHNSON COUNTY WASTE WATER
   TELEPHONE – AT&T
   ELECTRIC – EVERGY
   GAS – KANSAS GAS SERVICE
   FIBEROPTIC – AT&T
   FIRE – CITY OF LENEXA
5. THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN, PER FIRM, FLOOD INSURANCE RATE MAP, FOR CITY OF LENEXA, KANSAS, MAP NUMBER 20091C0035G, EFFECTIVE DATE OF AUGUST 3, 2009. FLOOD ZONES ARE DETERMINED BY SCALING.
6. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
7. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
8. THE SITE SHALL CONFORM TO THE CITY OF LENEXA STANDARDS.
9. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
10. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
11. ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED WHITE LINES AND THE ADA STRIPING SHALL BE BLUE.
12. LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
13. ALL MECHANICAL HVAC AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY REQUIREMENTS.
14. STORMWATER SHALL BE DIRECTED TO EXISTING STORM SEWER SYSTEM.
15. ALL DISTURBED AREAS INTENDED FOR GRASS SHALL BE SODDED.
16. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
17. ALL SIGNAGE SHALL BE PERMITTED VIA A SEPARATE PERMIT APPLICATION.
18. A LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. ALL EXTERIOR LIGHTING, BUILDING AND PARKING LOT LIGHTS & LANDSCAPING LIGHTS, SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS & PROPERTIES SO THAT NO LIGHT IS CAST ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. MAX LIGHT HEIGHT IS 22'-6". THE POLES, POLES BASE & FIXTURES SHALL BE BLACK. ALL LIGHTING SHALL BE LED & SERVE WITH UNDERGROUND ELECTRIC.
19. THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
20. ALL OPEN SPACE AND LANDSCAPE BEDS SHALL BE IRRIGATED. ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW THE APPROVED LANDSCAPING PLAN, INCLUDING TYPES OF PLANTS AND SPACING.

MINIMUM PARKING DIMENSIONS:
REGULAR PARKING – 9'x18.5'
ADA PARKING – 11'x18.5'
ADA VAN PARKING – 11'x18.5'
ADA ACCESSIBLE STRIPING – 5'x18.5'
PARKING DRIVE AISLES (TWO-WAY) – 24'W MIN.
PARKING DRIVE AISLES (ONE-WAY) – 24'W MIN.

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADIUS CALLOUTS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

VACUUM STATIONS:
PROVIDED = 15 VACUUM STATIONS

NOTE:
SEE SHEET 5 OF 8 FOR SITE LIGHTING PHOTOMETRICS.

PARKING REQUIREMENTS:
1 PARKING SPACE PER BAY
5 STACKING SPACES FROM ENTRANCE

TOTAL SPACES REQUIRED:	= 1 SPACES
TOTAL SPACES PROVIDED:	= 19 SPACES
TOTAL STACKING SPACES REQUIRED:	= 5 SPACES
TOTAL STACKING SPACES PROVIDED:	= 15 SPACES
ADA TOTAL SPACES REQUIRED:	= 1 SPACES
ADA TOTAL SPACES PROVIDED:	= 1 SPACES

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MISSION, KS 66202

DEVELOPER:
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COCHRAN
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• Land Surveying
• Architecture
• Site Development
• Landscape Architecture
• Master Planning
Kansas State Certificate of Authority Numbers: E-2927

Two working days prior to the start of any excavation call **811 or 1-800-DIGSAFE** or go to **www.kansas811.com**

All OSHA rules & regulations shall be adhered to during construction required by these plans, and no provision shall be made to direct, encourage

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FOR REVIEW ONLY

TOBY L. WILLIAMS
PE-26725

PRELIMINARY PLANS
CLUB CAR WASH
LENEXA, KANSAS

DATE	DESCRIPTION	APPD BY
11/19/26	1 CITY COMMENTS	

DRN BY: CRM | APPD BY: TLW
DATE: OCT, 2026
SCALE: 1"=20'
PROJ NO: M26-9490A
SHT NO:

SITE PLAN
2 OF 9

UTILITY PLAN

C1
RADIUS=263.00'
ARC LENGTH=149.05'
CHORD BEARING= S87°46'19"W
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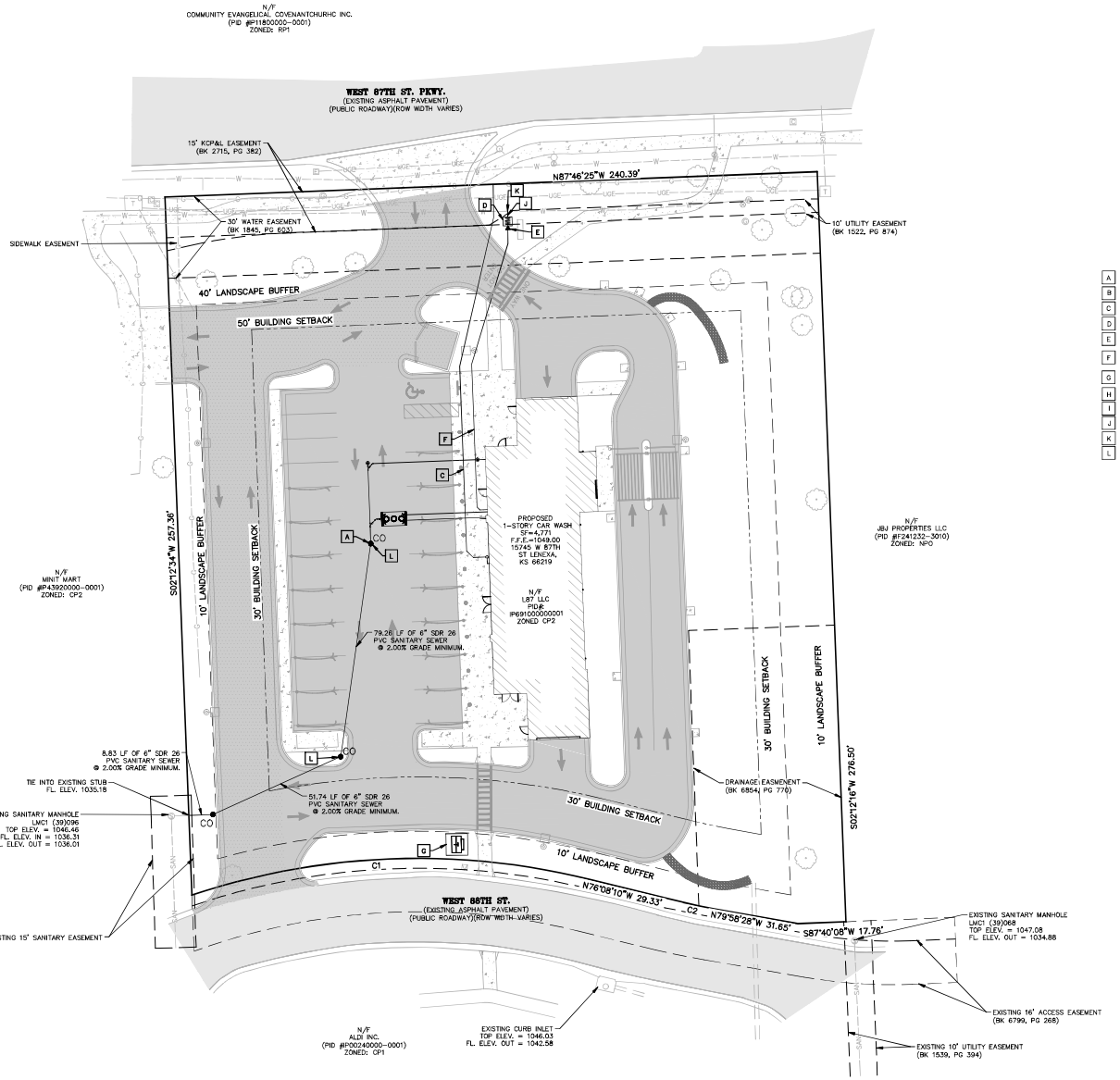

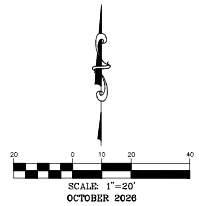

OCTOBER 2026

UTILITY LEGEND

- A — REFER TO ARCHITECTURAL AND MEP PLANS FOR CONTINUATION OF SANITARY SEWER CONNECTION TO THE BUILDING. FL. ELEV. = 1069.50
- B — NEW SANITARY SEWER LATERAL AND GREASE INTERCEPTORS.
- C — NEW 4"ø AWWA C900 PVC WATER SERVICE LINE.
- D — NEW 2" WATER METER
- E — NEW 2"X4" INCREASER.
- F — NEW GAS LINE. CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
- G — NEW TRANSFORMER PAD, CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
- H — IRRIGATION LINE TO IRRIGATION SYSTEM.
- I — NEW SANITARY CLEANOUT
- J — NEW 2" SOFT TYPE "K" COPPER WATER LINE
- K — NEW CORPORATION STOP
- L — NEW SANITARY CELANOUT.

OWNER:	DEVELOPER:
L87 LLC 5925 BEVERLY AVE MISSION, KS 66202	CLUB CAR WASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

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Merriam, Missouri 64156
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COCHRAN
Kansas State Certificate of Authority Numbers: E-2927

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All OSHA rules & regulations shall be followed at all times during construction required by these plans, and in no way shall these plans be responsible therefor.

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PE-26725

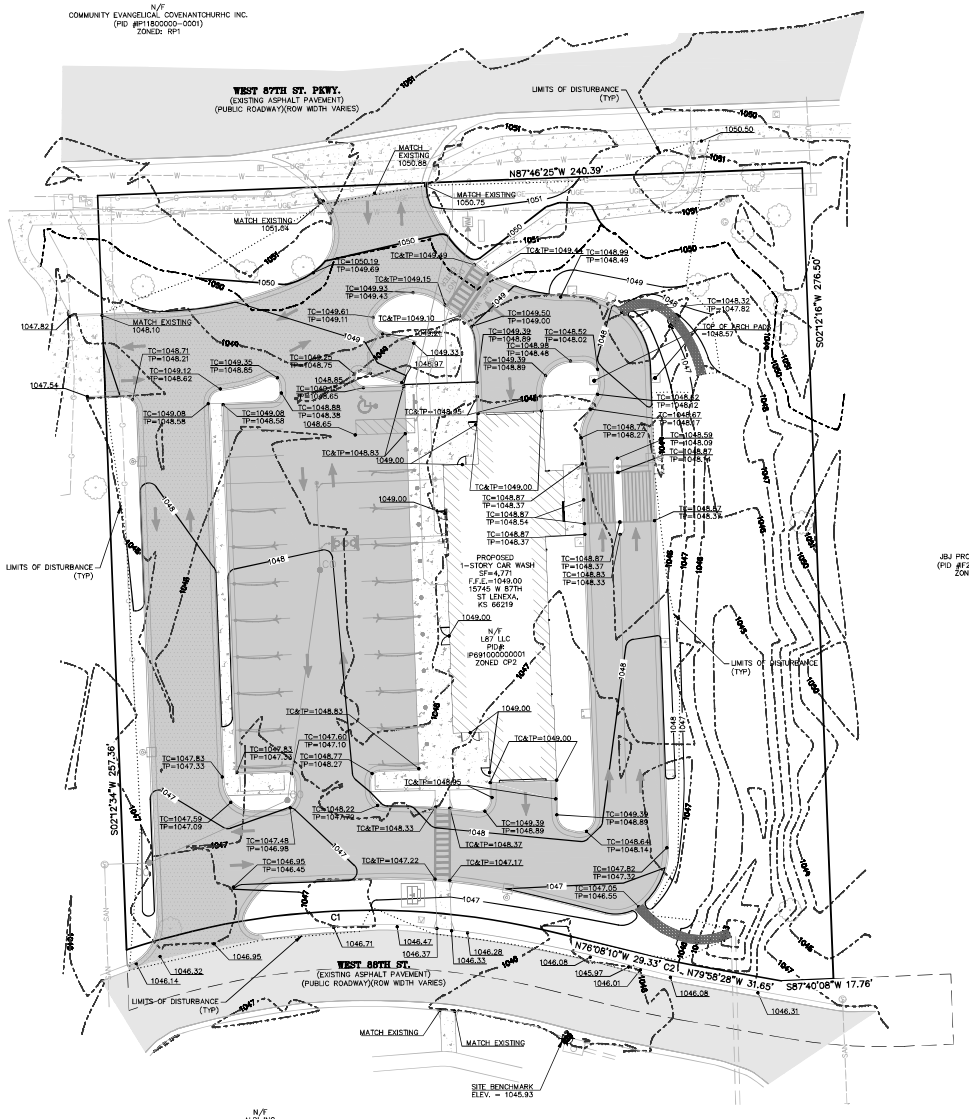
PRELIMINARY PLANS
CLUB CAR WASH
LENEXA, KANSAS

DRN BY:	CRM
APPD BY:	TLW
DATE:	OCT, 2026
SCALE:	1"=20'
PROJ NO:	M26-9490A
SHT NO:	3 OF 9

UTILITY PLAN

Kansas 811

GRADING PLAN



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RADIUS=367.00'
ARC LENGTH=17.03'
CHORD BEARING= N77°28'48"W
CHORD LENGTH=17.03'

SCALE: 1"=20'
OCTOBER 2026

NOTE:
PROVIDE CITY WITH A COPY OF GRADING COMPACTION TEST RESULTS.

NOTE:
ALL SPOT ELEVATIONS SHOWN ON THIS PLAN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

SITE DISTURBANCE
TOTAL SITE AREA =1.42AC.
DISTURBED AREA = 1.09AC.

GRADING QUANTITY:

CUT - 535 CY.
FILL - 176 CY.

NOTE:
THESE QUANTITIES ARE RAW NUMBERS. THE CONTRACTOR SHALL NOT USE THESE NUMBERS AS THEIR BID QUANTITIES. THE CONTRACTOR SHALL DETERMINE THEIR OWN QUANTITIES.

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PRELIMINARY PLANS
CLUB CAR WASH
LENEXA, KANSAS

		APPD BY
DRWN BY	CRM	TLW
DATE	OCT, 2026	
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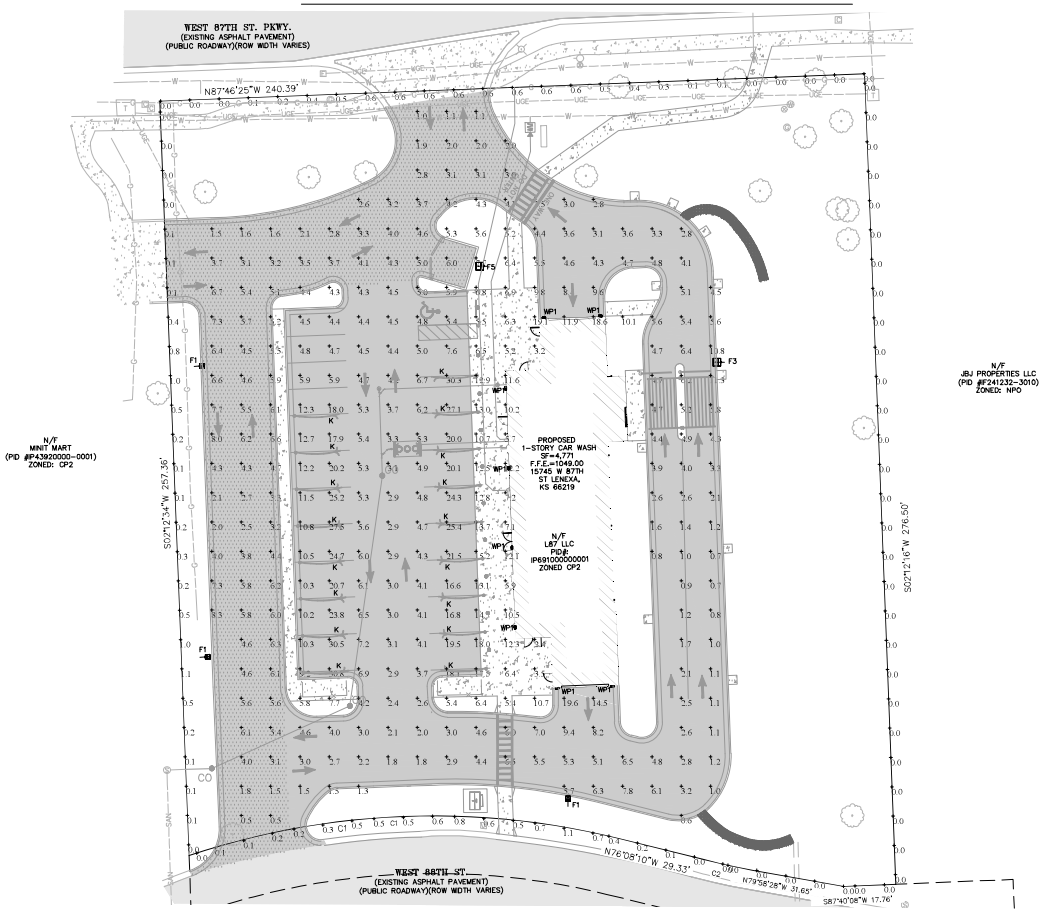
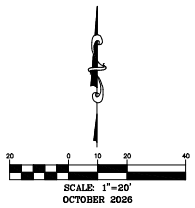
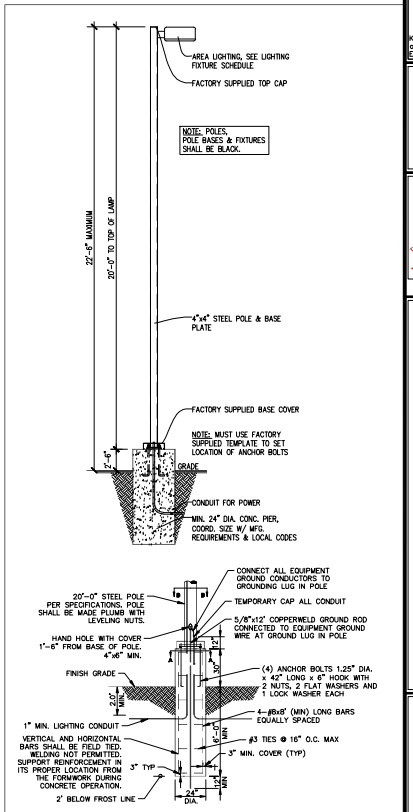
GRADING PLAN

PHOTOMETRICS PLAN







NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS."
7. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
8. DETAIL FOR 20'-0" POLE AND 22'-6" MOUNTING HEIGHT WITH MAX. FIXTURE EPA 4.6 SQ.FT.

STANDARD LIGHT DETAIL
NO SCALE

POLE FIXTURES MOUNTED ON 20' POLE & 2.5' BASE
LIGHT LEVEL CALCULATED 2.5' AFF

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.22	1.1	0.0	N.A.	N.A.
SITE	Illuminance	Fc	6.49	30.8	0.5	13.0	61.6

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Lum. Watts	Total Watts	Description
	3	F1	Single	0.912	30020	321	963	GALN-SA6C-740-U-T4FT-HSS
	1	F3	Single	0.912	23006	213	213	GALN-SA4C-740-U-SL3-HSS
	1	F5	Single	0.912	36926	269	269	GALN-SA5C-740-U-5MQ
	17	K	Single	0.900	4800	36	612	GPX8-SO
	8	WP1	Single	0.900	4205	37.7	301.6	XTOR4B-W

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL

OWNER:
LB7 LLC
5925 BEVERLY AVE
MISSION, KS 66202

DEVELOPER:
CLUB CAR WASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

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• Architecture
• Site Development
• Water Resource Engineering
• Master Planning
COCHRAN
Kansas State Certificate of Authority Numbers: E-2927

Two working days prior to the start of any excavation in the area, contact Kansas One-Call 1-800-DIG-SAFE for utility location information.

All OSHA rules & regulations shall be followed for construction required by these plans, and no blasting shall be allowed.

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TOBY L. WILLIAMS
PE-26725

PRELIMINARY PLANS
CLUB CAR WASH
LENEXA, KANSAS

	DRN BY	APPD BY
	CRM	TLW

DATE: OCT, 2026
SCALE: 1"=20'
PROJ NO: M26-9490A
SHT NO: 5 OF 9

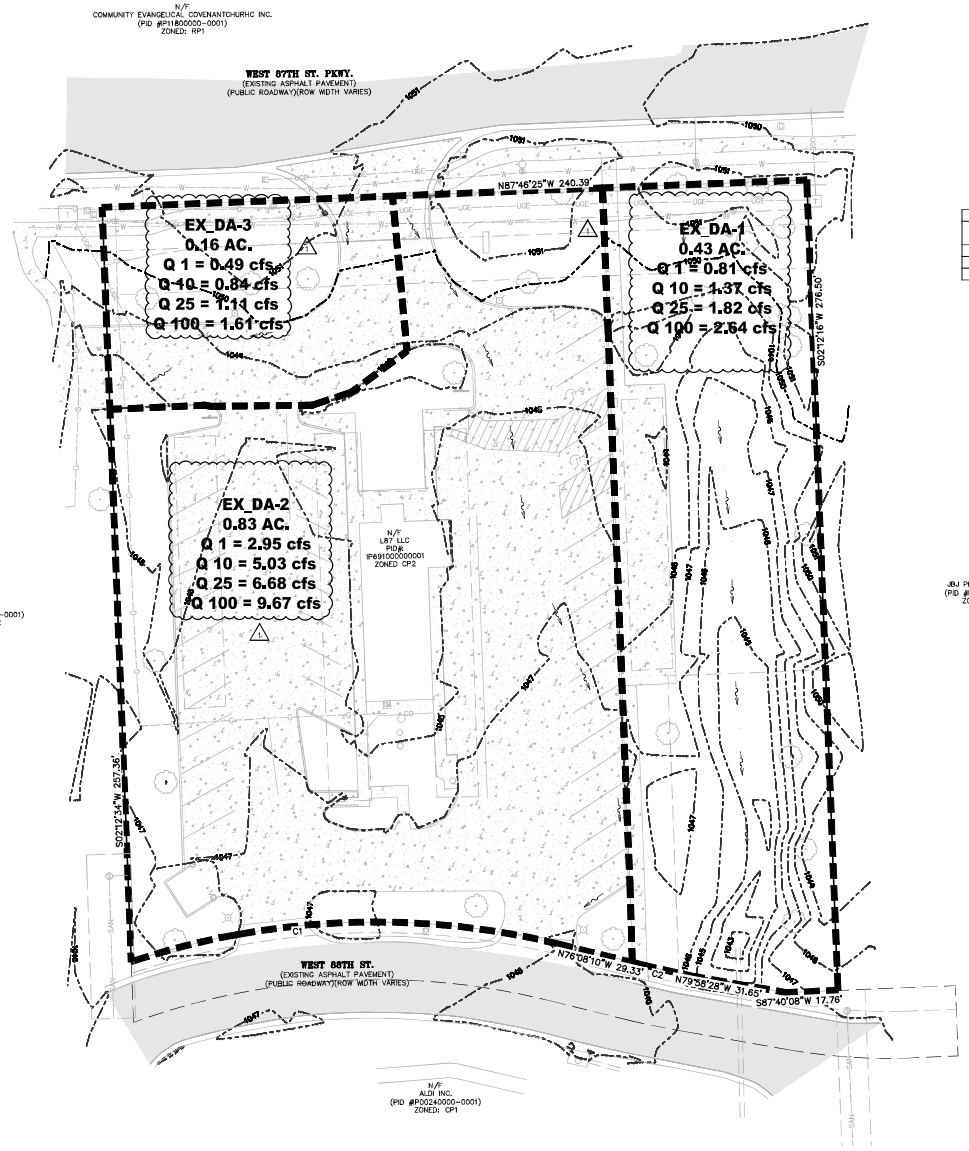
PHOTOMETRICS PLAN

Kansas 811

EXISTING DRAINAGE AREA MAP

C1
RADIUS=263.00'
ARC LENGTH=149.00'
CHORD BEARING= S87°46'19"W
CHORD LENGTH=147.02'

C2
RADIUS=367.00'
ARC LENGTH=17.03'
CHORD BEARING= N77°28'48"W
CHORD LENGTH=17.03'



EXSITING RATIONAL METHOD CALCULATIONS								
	PERVIOUS	GRAVEL	IMPERVIOUS	TOTAL AREA	COMPOSITE C	Tc	INTENSITY	10 YR. FLOW
1	0.37	0.00	0.06	0.43	0.39	5.00	8.20	1.37
2	0.23	0.00	0.61	0.84	0.74	5.00	8.20	5.03
3	0.06	0.00	0.10	0.16	0.66	5.00	8.20	0.84

ONSITE RATIONAL METHOD FLOW DIFFERENTIAL	
EXISTING 10 YR.	7.24
PROPOSED 10 YR.	8.22
DIFFERENCE	-0.66

RUNOFF COEFFICIENT	
EXISTING	0.62
PROPOSED	0.65

SCALE: 1"=20'
OCTOBER 2026

OWNER:
L87 LLC
5925 BEVERLY AVE
MISSION, KS 66202

DEVELOPER:
CLUB CAR WASH OPERATING, LLC
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Kansas State Certificate of Authority Numbers: E-2927

Two working days prior to the start of any excavation call 1-800-DIG-SAFE for utility location information.

All OSHA rules & regulations shall be followed during construction required by these plans, and no plan(s) shall relieve the contractor of his responsibility.

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TOBY L. WILLIAMS
PE-26725

PRELIMINARY PLANS
CLUB CAR WASH
LENEXA, KANSAS

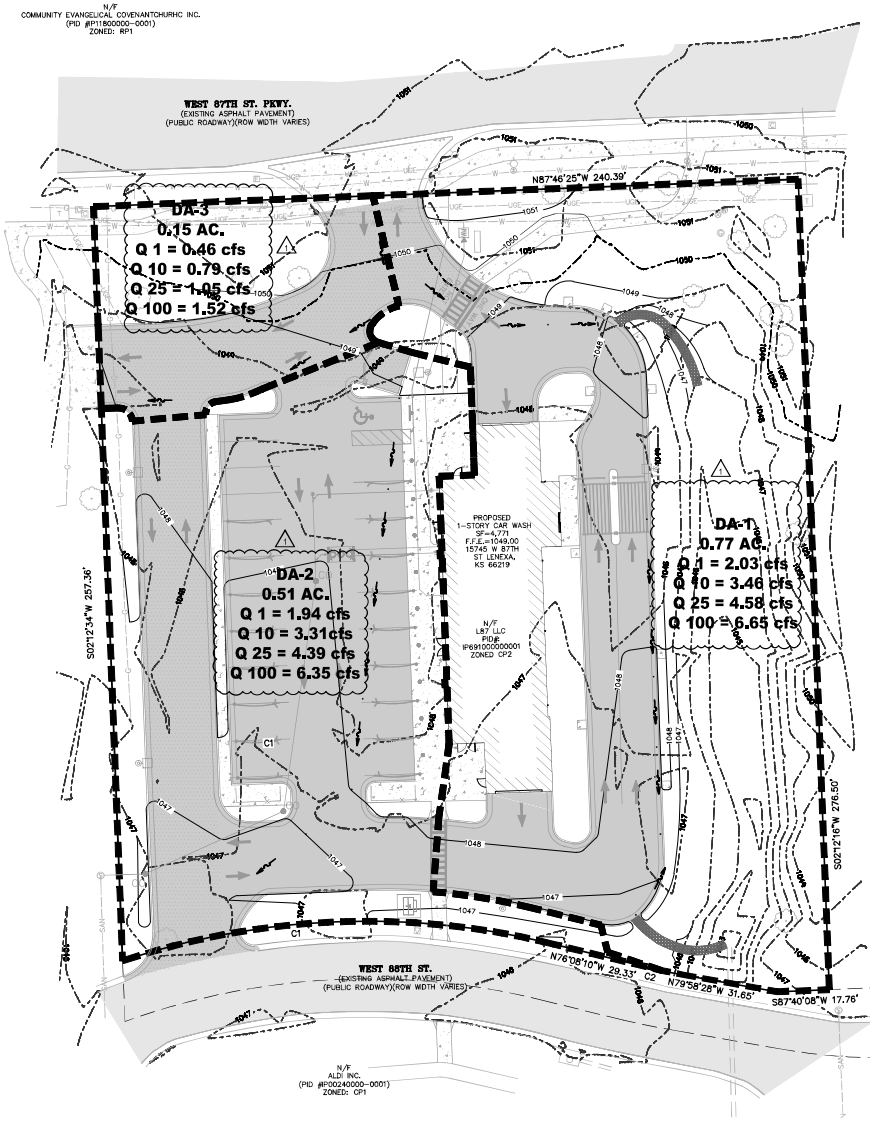
DATE	BY/NAME	CITY COMMENTS
11/25/25		

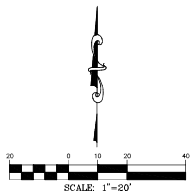
DRN. BY: CRM
APPD. BY: TLW
DATE: OCT, 2026
SCALE: 1"=20'
PROJ. NO: M26-9490A
ADD. DR:

EXISTING DRAINAGE AREA MAP

6 OF 9

PROPOSED DRAINAGE AREA MAP





PROPOSED RATIONAL METHOD CALCULATIONS								
	PERVIOUS	GRAVEL	IMPERVIOUS	TOTAL AREA	COMPOSITE C	Tc	INTENSITY	10 YR. FLOW
1	0.45	0.00	0.32	0.77	0.55	5.00	8.20	3.46
2	0.09	0.00	0.42	0.51	0.79	5.00	8.20	3.31
3	0.06	0.00	0.09	0.15	0.66	5.00	8.20	0.79

ONSITE RATIONAL METHOD FLOW DIFFERENTIAL	
EXISTING 10 YR.	7.24
PROPOSED 10 YR.	7.56
DIFFERENCE	+0.32

RUNOFF COEFFICIENT	
EXISTING	0.62
PROPOSED	0.65

OWNER:	DEVELOPER:
L87 LLC 5925 BEVERLY AVE MISSION, KS 66202	CLUB CAR WASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

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Kansas State Certificate of Authority Numbers: E-2927

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All OSHA rules & regulations must be adhered to during construction required by these plans, and in no way shall these plans relieve the contractor of these responsibilities.

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PE-26725

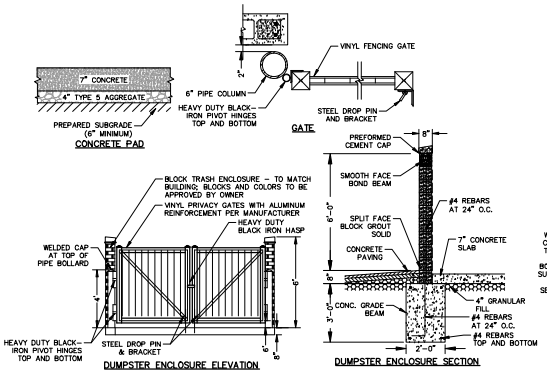
PRELIMINARY PLANS
CLUB CAR WASH
LENEXA, KANSAS

DATE	DESCRIPTION	BY
11/19/26	CITY COMMENTS	CRM

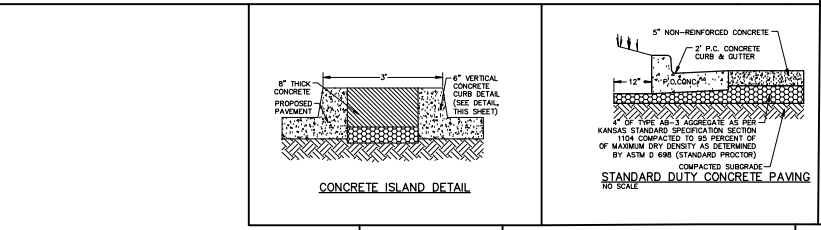
DRAWN BY: CRM
APPVD BY: TLW
DATE: OCT, 2026
SCALE: 1"=20'
PROJ. NO: M26-9490A
FILE NO:

PROPOSED DRAINAGE AREA MAP

7 OF 9



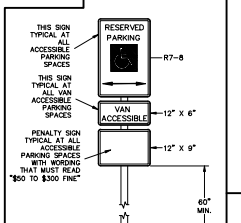
DUMPSTER ENCLOSURE DETAIL
NO SCALE



TYPICAL METAL TURBINE SCREENING DETAIL
NO SCALE

CONCRETE ISLAND DETAIL

STANDARD DUTY CONCRETE PAVING
NO SCALE



ACCESSIBLE PARKING SIGN DETAIL
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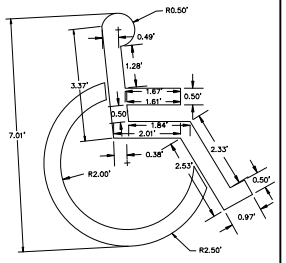
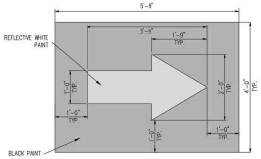
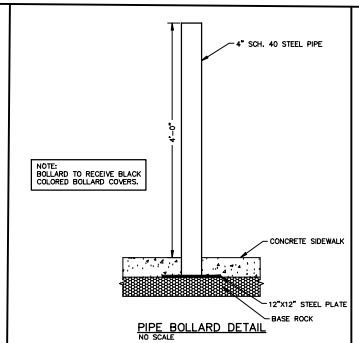


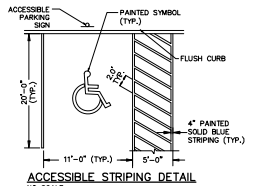
ACCESSIBLE PARKING SPACE SYMBOL DETAIL
NO SCALE



TRAFFIC FLOW ARROW DETAIL
NO SCALE



PIPE BOLLARD DETAIL
NO SCALE



ACCESSIBLE STRIPING DETAIL
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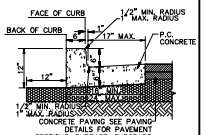
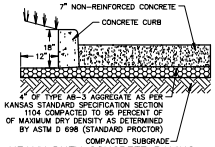
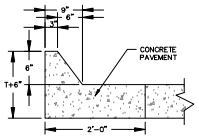


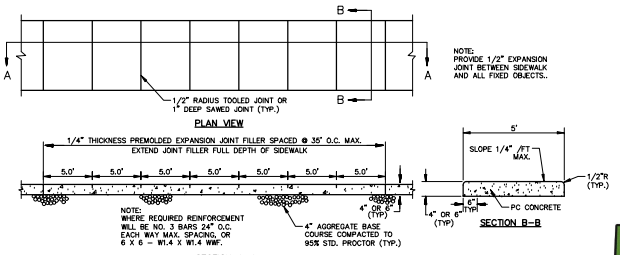
TYPE "A" CONCRETE CURB AND GUTTER
NO SCALE



HEAVY DUTY CONCRETE PAVING
NO SCALE



MOUNTABLE CURB DETAIL
NO SCALE



CONCRETE SIDEWALK DETAIL
NO SCALE

OWNER:
L87 LLC
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MISSION, KS 66202

DEVELOPER:
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wehrenb@ochsnereng.com
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Site Development
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Master Planning
OCHSNER
Kansas State Certificate of Authority Numberec E-2927

Two working days prior to the start of any excavation the contractor shall call 1-800-DIG-SAFE for utility location information.

All OSHA rules & regulations established for the job site must be followed. These plans shall be strictly followed by trenching, shoring, etc.

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PE-26725

PRELIMINARY PLANS
CLUB CAR WASH
LENEXA, KANSAS

DRWN. BY	CRM
APPD. BY	TLW
DATE	OCT, 2026
SCALE	NO SCALE
PROJ. NO	M26-9490A
DRWG. NO	8 OF 9

DETAILS

Kansas 811

OVERALL SITE PLAN

C1
RADIUS=263.00'
ARC LENGTH=149.00'
CHORD BEARING= S87°46'19"W
CHORD LENGTH=147.02'

C2
RADIUS=367.00'
ARC LENGTH=17.03'
CHORD BEARING= N77°28'48"W
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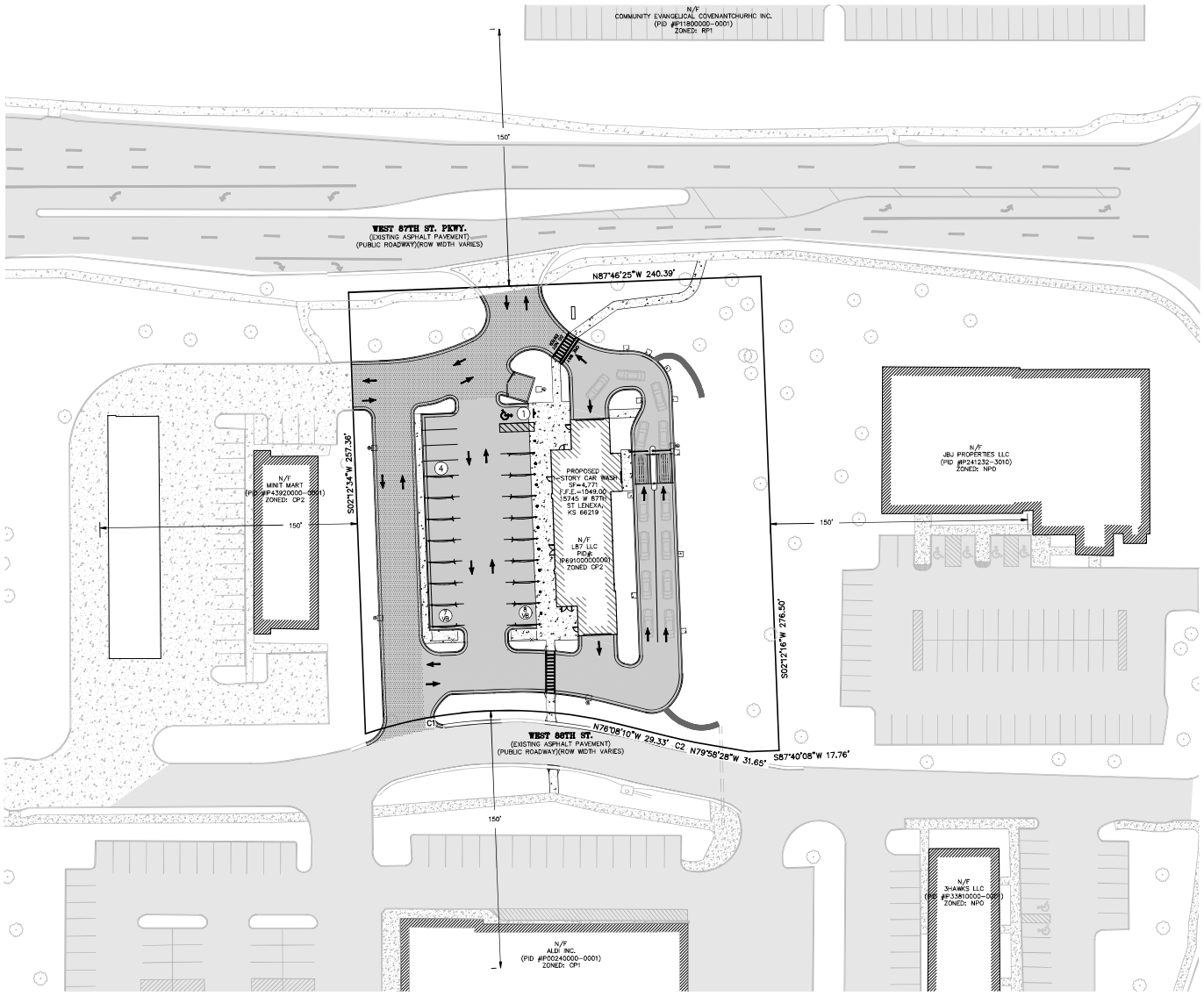

SCALE: 1"=20'
OCTOBER 2026

OCHRAN
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8 East Main Street
Merriam, Missouri 64156
636-332-4574 (fax)
636-327-0760 (fax)
www.ochranengineering.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• Water Resources
• Master Planning
Kansas State Certificate of Authority Numbers: E-2927

Two working days prior to the start of any excavation call 1-800-DIG-SAFE or 811 Kansas One-Call System, Inc.

All OSHA rules & regulations shall be observed at all times during construction required by these plans, and by any governing authority.

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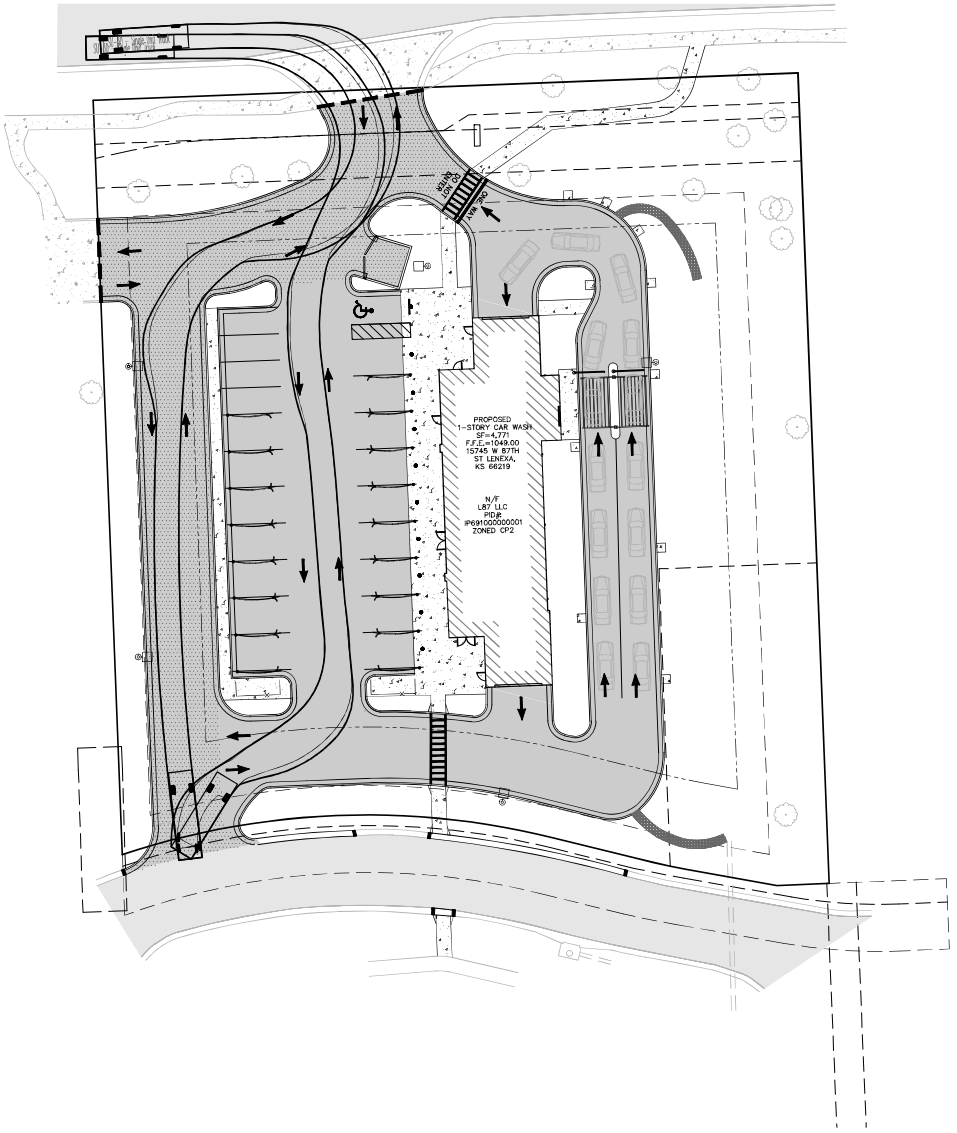
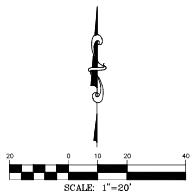
PRELIMINARY PLANS
CLUB CAR WASH
LENEXA, KANSAS

SU-30 MANUEVER PLAN





SCALE: 1"=20'
OCTOBER 2026

OWNER:	DEVELOPER:
LB7 LLC 5925 BEVERLY AVE MISSION, KS 66202	CLUB CAR WASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

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• Architecture
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Two working days prior to the start of any excavation in the area, contact Kansas One-Call System, Inc. at 811 or 1-800-DIG-SAFE (1-800-344-7233) for the location of underground utilities.

All OSHA rules & regulations shall be followed by the contractor regarding his personnel during construction required by these plans, and in no way shall the engineer be responsible for the same.

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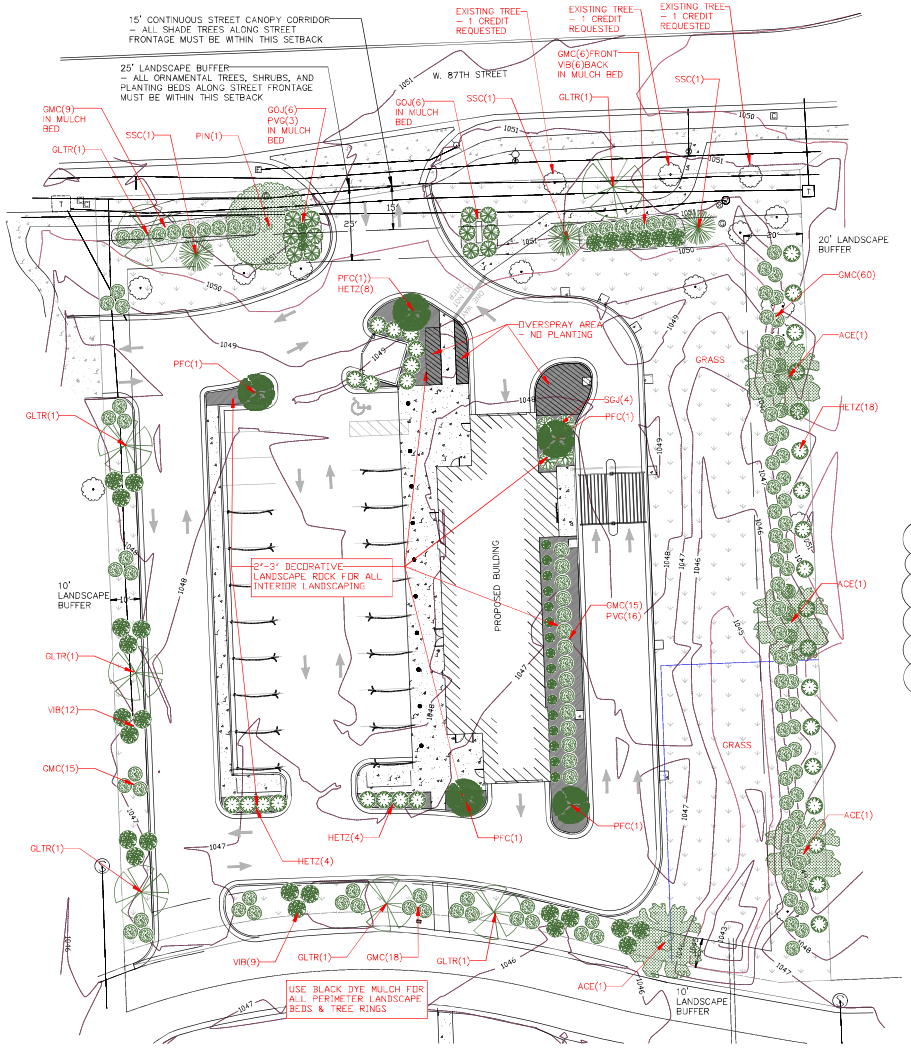
PRELIMINARY PLANS
CLUB CAR WASH
LENEXA, KANSAS

SU-30 MANUEVER PLAN	
DRN BY: CRM	APPD BY: TLW
DATE: OCT, 2026	
SCALE: 1"=20'	
PROJ NO: M26-9490A	
SHT NO: MP	

Kansas 811



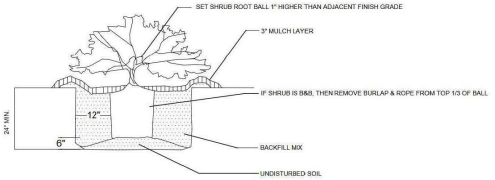
LEGEND

EXISTING TREE TO REMAIN

LANDSCAPE ROCK

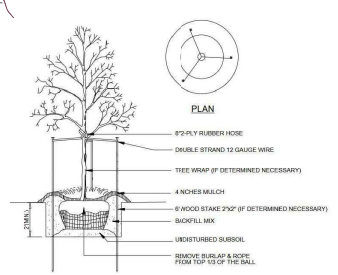
N

SCALE: 1"=20'



PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN/CRUMBLING ROOT BALLS WILL BE REJECTED.

SHRUB PLANTING
N.T.S.



NOTE: USE MULCH PER PLANSPEC#3

TREE PLANTING
N.T.S.

LENEXA, KS LANDSCAPE DESIGN STANDARDS
WEST 87TH STREET ARTERIAL ROADWAY BUFFER:

1. BUFFER APPLICABILITY & DIMENSIONS: All landscape treatments along the West 87th Street frontage must strictly comply with Lenexa Unified Development Code (UDC) Section 4-1-D-2 for Major Arterial Roadways. A continuous, minimum 25-foot deep landscape yard shall be maintained parallel to the property line. All required plantings and beds must sit entirely within private property lines; no public right-of-way area shall be counted toward buffer depth or plant totals.
2. MINIMUM PLANT MATERIAL RATIOS: Landscape infrastructure along the frontage buffer shall be provided at the following minimum density per every 100 linear feet of frontage (fractions rounded up to the nearest whole plant):
   - Shade Trees: 2 per 100 LF (Minimum 2.0"to 2.5"caliper at installation; mature height must reach a minimum of 30 feet).
   - Ornamental Trees: 1 per 100 LF (Minimum 2.0" caliper or multi-stem equivalent at installation).
   - Shrubs: 12 per 100 LF (Deciduous or evergreen; minimum 18" to 24"height at installation).
   - Planting Beds: Minimum 75 square feet of designated, clustered shrub/groundcover beds per 100 LF.
3. STREET TREE POSITIONING: To maintain the city's continuous street canopy corridor, all required frontage shade trees shall be physically planted within 15 feet of the public right-of-way line, except where restricted by utility conflicts, easements, or sight-distance triangles.
4. NON-STREET PERIMETER LANDSCAPE BUFFER: A 10-foot landscape buffer must be maintained along the perimeter lot lines.
5. SIGHT-DISTANCE TRIANGLE RESTRICTIONS: At all property driveways and street intersections intersecting West 87th Street, a standard sight-distance triangle shall be maintained. Within this designated triangle zone, no trees are permitted, and all shrubs, ground cover, or ornamental grasses must be permanently maintained at a maximum mature height of 3.0 feet above the ground elevation.
6. MULCH & BEDS: All landscape planting beds shall be finished and permanently maintained with a uniform, minimum 3-inch deep layer of shredded hardwood mulch.
7. The site shall comply with Section 4-1-D-2-L and M of the UDC for site landscaping
8. Per Section 4-1-D-2-M-2, 1 tree shall be planted in each island.

EAST PROPERTY LINE LANDSCAPE CALCULATIONS
PER SECTION 4-1-D-2-LAND M OF THE UDC
1. Impervious surface ratio (isr) of 7 (general commercial) less than .65 isr), calculated per table 3 as follows:impervious surfaces 35,427 sq. ft. ÷ site area 61,968 sq. ft. = 0.5717 (or 57.17%) < .65 ISR
2. A LUI difference of 3 granted for East property line.

PLANTING:
1. When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.
2. All plant tags should be removed from material by Landscape Contractor.
3. All planting beds and trees should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.
4. All backfill around plant material should be removed during planting.
5. All wire baskets and stakes should be removed during planting.
6. Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.
7. All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.
8. Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

LANDSCAPE INSTALLATION NOTES:
GENERAL:
1. Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.
2. Landscape Contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.
3. All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.
4. Quantities of material shown on plan take precedence over the specification list or legend.
5. If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.
6. Irrigation system required and to be designed by qualified Irrigation Contractor – system must be programmable and capable of odd/even day use.
7. This proposed landscape plan will mitigate/enhance site conditions in accordance to city requirements.
8. Use decorative rock in all islands and along the building.
9. Use Black Dye Mulch exclusively for all perimeter landscape beds.
10. All planting beds adjacent to turf grass shall be edged with steel landscaping edging. This includes both mulched beds and rock beds.
11. Individual trees planting within turf grass shall have a 4' minimum diameter mulched tree ring.
12. No plants or sod to be placed at the car wash entrance tunnel. This is designated as the overspray area on the plan.

Per 4-1-D-2-N, Land Use Buffer

PROPERTY LINE	LUI DIFF	BUFFER REQ.	Req. per 100 L.F. of buffer	L.F. of Buffer	Provided Landscaping
East	3	20'	1 shade, 6 evergreen, 20 shrubs	240	3 shade, 18 evergreen, 60 shrubs

Per 4-1-D-2-L Table 1: Perimeter Plantings Along Street Frontages

Property Line	Req. per 100 L.F. of buffer along Arterial	L.F. of Buffer	Total req.	Credits (subtract)	Provided Landscaping
North	2 shade, 1 ornamental, 12 shrubs, 75 sq.ft. of planting beds (each bed min 75 sq.ft.)	210	6 shade, 3 ornamental, 36 shrubs, 225 sq.ft. of planting beds (each bed min 75 sq.ft.)	3 existing tree credits requested	3 shade, 3 ornamental, 36 shrubs, 993 sq.ft. of planting beds (each bed min 75 sq.ft.)

Per 4-1-D-2-L Table 2: Perimeter Plantings Along Lot Lines

Property Line	Req. per 100 L.F. adjacent to parking lot	L.F. of Buffer	Total req.	Provided Landscaping
West	1 shade, 9 shrubs	220	3 shade 27 shrubs	3 shade 27 shrubs
South	1 shade, 9 shrubs	213	3 shade, 27 shrubs	3 shade, 27 shrubs

PLANTING SCHEDULE

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SCHEDULED SIZE	PLANT ID	MATURE SIZE(FT)
SMALL EVERGREENS						
	34	HETZ JUNIPER or KETLEREYES JUNIPER or PERFECTA JUNIPER	Juniperus chinensis 'Hetzii Columnaris'	6'BB	HETZ	Width: 4-6 Height: 12-15
SHRUBS						
	123	GOLDEN MOP CYPRESS	Chamaecyparis pisifera 'Golden Mop'	3 gal.	GMC	Width: 3-5 Height: 3-5
	12	GREY OWL JUNIPERS	Juniperus virginiana 'Grey Owl'	3 gal.	GOJ	Width: 4-6 Height: 2-3
	4	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	3 gal.	SGJ	Width: 4-6 Height: 2-3
	27	BRANDYWINE VIBURNUM	Viburnum nudum 'Brandywine'	3 gal.	VIB	Width: 5-6 Height: 5-6
	19	SWITCHGRASS	Panicum virgatum	2or3 gal.	PVG	Width: 3 Height: 3-6
ORNAMENTAL TREES						
	5	PRAIRIE FIRE CRABAPPLE	Malus 'Prairie Fire'	1.5-2"Cal.	PFC	Canopy: 15-20 Height: 15-20
	3	SPRING SNOW CRABAPPLE	Malus 'Spring Snow'	1.5-2"Cal.	SSC	Canopy: 15-20 Height: 20-25
SHADE TREES						
	7	SKYLINE HONEYLOCUST	Gleditsia triacanthos	2.5"Cal.	GLTR	Canopy: 30-35 Height: 40-50
	1	PIN OAK	Quercus palustris	2.5"Cal.	PIN	Canopy: 40-50 Height: 50-70
	4	RED SUNSET, OCTOBER GLORY, AUTUMN BLAZE	Acer rubrum	2.5"Cal.	ACE	Canopy: 30-50 Height: 40-70

REVISIONS	BY
REV 1 11/13/2026	NMP

LANDSCAPE PLAN FOR
CLUB CAR WASH
15745 W. 87TH ST.
LENEXA, KS

NICOLE POLLOCK
DRAFTING & DESIGN

DATE: 10/22/2026
SCALE: 1"=20'
DRAWN: NMP
JOB: LENEXA
SHEET: L1
OF: 1



EXTERIOR COLOR PALETTE

- ARCHITECTURAL 4" CMU SPEC BRIK BLOCK W/ INTEGRAL COLOR
  COLOR: 'CREAM'
- ARCHITECTURAL 4" CMU SPEC BRIK BLOCK W/ INTEGRAL COLOR
  COLOR: 'TERRA COTTA'
- STOREFRONT
  COLOR: Black Anodized Frames
- SCUPPERS, DOWNSPOUTS, AND METAL COPINGS
  COLOR: Kynar Finish Matte Black
- METAL AWNING
  COLOR: Matte Black

PROJECT NAME	CCW - LENEXA, KS
PROJECT NO.	20015.228
DATE	10.23.2026
PROJECT ADDRESS	15745 W. 87TH ST. LENEXA, KS 66211

PRELIMINARY COVER SHEET

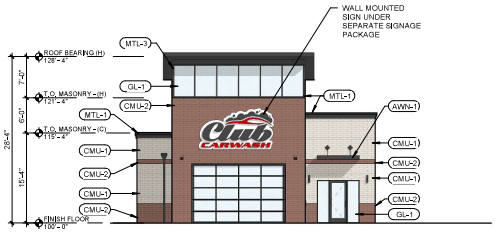
FINKLE + WILLIAMS
ARCHITECTURE

FINKLE + WILLIAMS © 2026

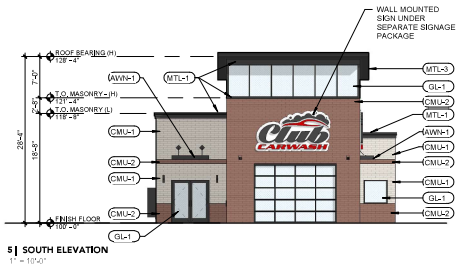
EXTERIOR MATERIALS LEGEND & REFERENCE MATERIAL PHOTOS

CMU-1	ARCHITECTURAL 4" CMU SPEC BRIK BLOCK W/ INTEGRAL COLOR COLOR: 'CREAM'	GL-2	ALUMINUM STOREFRONT GLAZING SYSTEM Exterior Glazed System in Black Anodized Aluminum, w/ 1/4" LOW E SPANDREL GLASS	MTL-1	KYNAR COATED METAL COPING COLOR: Matte Black
CMU-2	ARCHITECTURAL 4" CMU SPEC BRIK BLOCK W/ INTEGRAL COLOR COLOR: 'TERRA COTTA'	AWN-1	PREFABRICATED FLAT METAL AWNING COLOR: Red	MTL-2	STANDING SEAM METAL ROOF COLOR: Matte Black
GL-1	ALUMINUM STOREFRONT GLAZING SYSTEM 2" x 4 1/2" Thermal Storefront Framing in Black Anodized Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit	S/DS	PREFINISHED KYNAR SHEET METAL GUTTER/ SCUPPER/ DOWNSPOUTS COLOR: Matte Black	MTL-3	FLUSH LOCK METAL SOFFIT PANEL COLOR: Matte Black

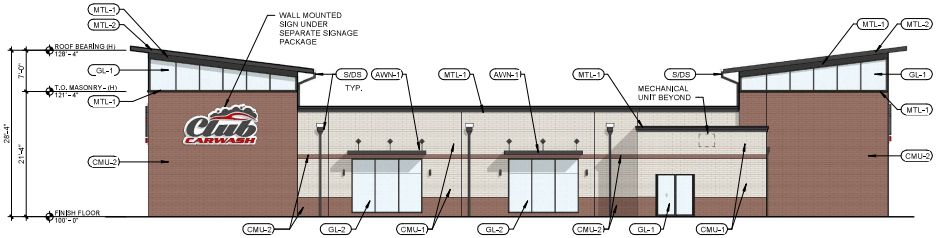




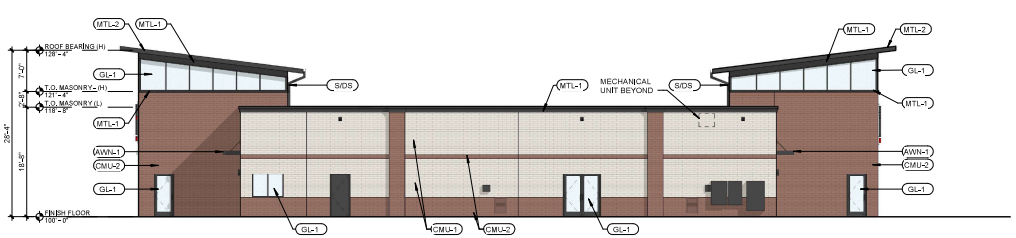
6 | NORTH ELEVATION
1" = 10'-0"



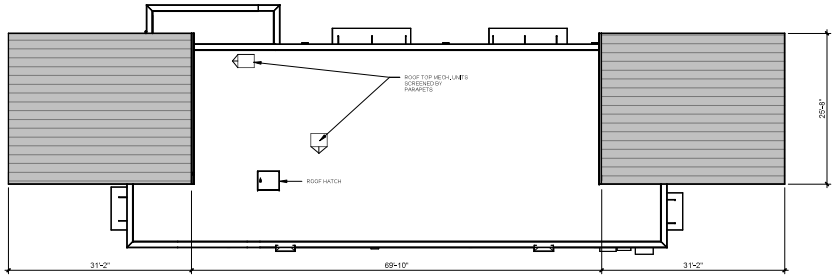
5 | SOUTH ELEVATION
1" = 10'-0"



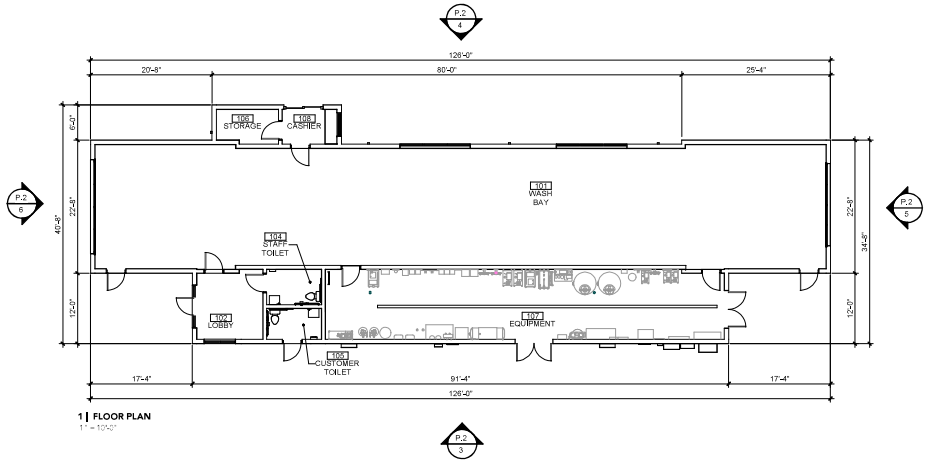
4 | EAST ELEVATION
1" = 10'-0"



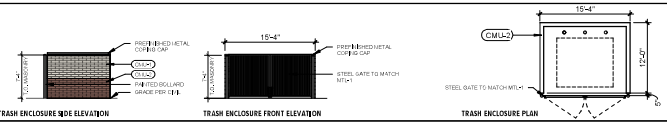
3 | WEST ELEVATION
1" = 10'-0"



2 | ROOF PLAN
1" = 10'-0"



1 | FLOOR PLAN
1" = 10'-0"



TRASH ENCLOSURE SIDE ELEVATION

TRASH ENCLOSURE FRONT ELEVATION

TRASH ENCLOSURE PLAN

PROJECT NAME	CCW - LENEXA, KS
PROJECT NO.	20015.228
DATE	10/23/2026
PROJECT ADDRESS	15745 W. 87TH ST. LENEXA, KS 66211

PLANS & ELEVATIONS

FINKLE + WILLIAMS
ARCHITECTURE

FINKLE + WILLIAMS © 2026

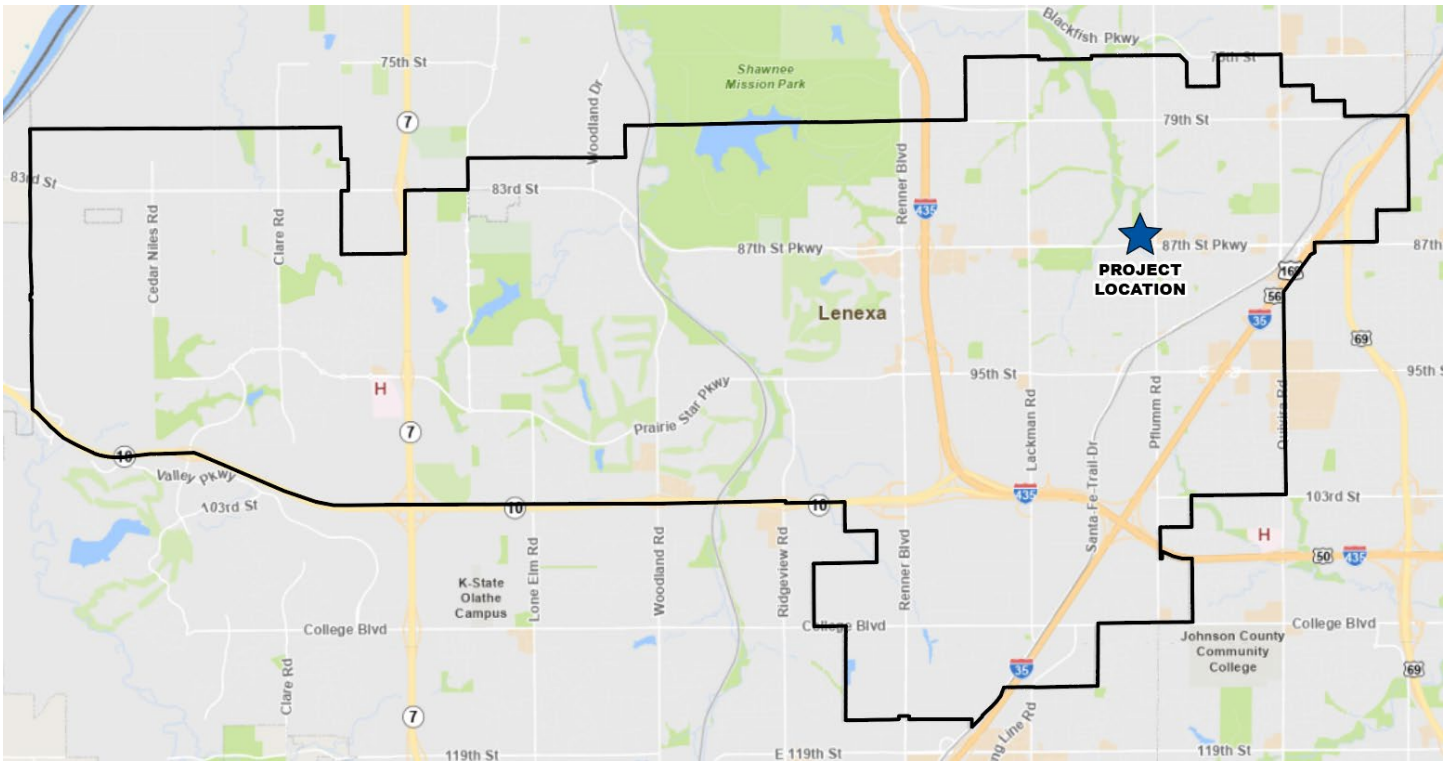
Lenexa KANSAS

PLANNING COMMISSION STAFF REPORT

November 30, 2026

CHRISTIAN BROTHERS AUTOMOTIVE

Project #:	PL26-14P	**Location:**	8610 Pflumm Road
Applicant:	Brad Kuehl, Bishop Engineering	**Project Type:**	Preliminary Plan
Staff Planner:	Jessica Lemanski	**Proposed Use:**	Auto Service, Limited



PROJECT SUMMARY

The applicant requests approval of a preliminary plan to construct a new one-story, 5,900 SF commercial building for an auto service, limited use at 8610 Pflumm Road in the CP-2, Planned Community Commercial District. The subject site was a former Sonic Drive-In restaurant but was demolished in 2019 and is now vacant land. The site is a platted infill lot and does not require construction of new public streets or public infrastructure improvements. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
1.63	5,900	CP-2	Community Commercial

The subject site was annexed into the City in 1968, platted in 1995, and is currently a vacant infill lot that was previously occupied by a restaurant use. A Sonic restaurant was located on the site from 1995 until 2019 when it was demolished. The site has remained vacant since. Express Oil Change & Tire Engineers applied and received approval for a preliminary plan in 2023 and final plan in 2024 for an auto service, limited use; however, the project did not move forward and the proposed building was never constructed.

TABLE1: PREVIOUS APPLICATIONS

Project Number	Application Type	Project Name	Date Approved
RZ94-04	Rezoning	Pflumm Creek	May 19, 1994
PL94-04P	Preliminary Plan/Plat	Pflumm Creek	May 19, 1994
PT94-13F	Final Plat	Heritage Shops (Pflumm Creek)	February 2, 1995
PL95-07F	Final Plan	Sonic Drive-In	June 26, 1995
PL23-10P	Preliminary Plan	Express Oil Change & Tire Engineers	December 19, 2023
PL24-02F	Final Plan	Express Oil Change & Tire Engineers	March 4, 2024



Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The proposed land use is classified as Auto service, limited for a business known as Christian Brothers Automotive. The services provided include routine maintenance such as oil and filter changes and tune-ups, computer diagnostics, tire rotations and alignments, brake service, and other minor auto services. All services are to be provided within the fully enclosed bays, and no short or long-term storage of vehicles on the site is permitted. The proposed use of Auto service, limited is allowed by right in the CP-2, Planned Community Commercial District. Due to the proximity of the multifamily residential development to the north, the proposed development must include additional mitigation measures for visual impact, light, and noise to ensure compatible development.

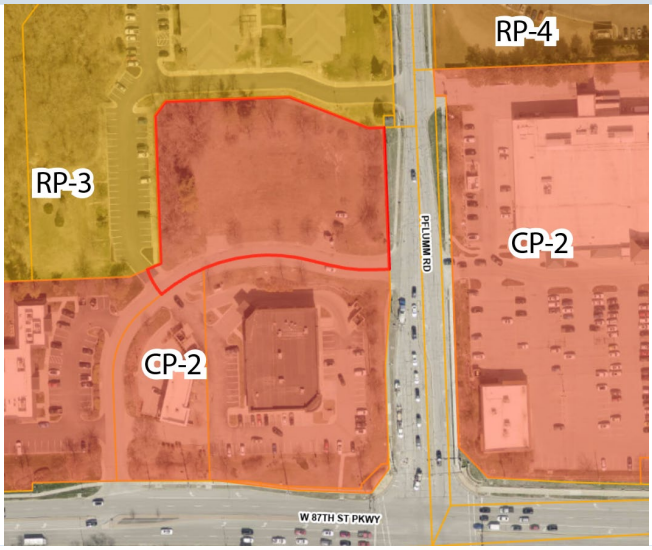
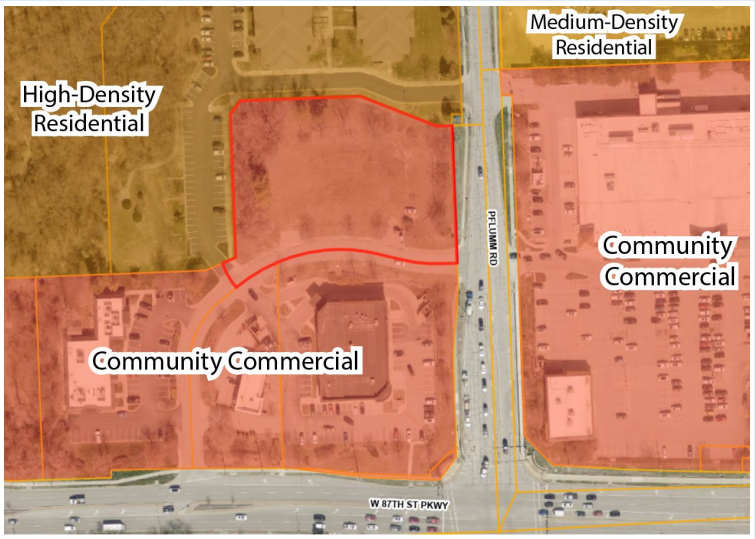
Zoning Map	Future Land Use Map
	

TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Community Commercial	CP-2 Planned Community Commercial District	Undeveloped
North	High-Density Residential	RP-3 Residential Planned (Medium High-Density) District	Multifamily Residential
South	Community Commercial	CP-2 Planned Community Commercial District	Retail
East	Community Commercial	CP-2 Planned Community Commercial District	Retail
West	High-Density Residential	RP-3 Residential Planned (Medium High-Density) District	Multifamily Residential (Parking)

PRELIMINARY PLAN REVIEW

The proposed preliminary plan is for the construction of a new commercial building for Christian Brothers Automotive, a light automotive shop specializing in routine car maintenance and minor repair services. The site is located along the west side of Pflumm Road approximately 350 feet north of 87th Street Parkway, with frontage along two private drives to the north and south. A parking area for the adjacent multifamily use is located to the west of the property.

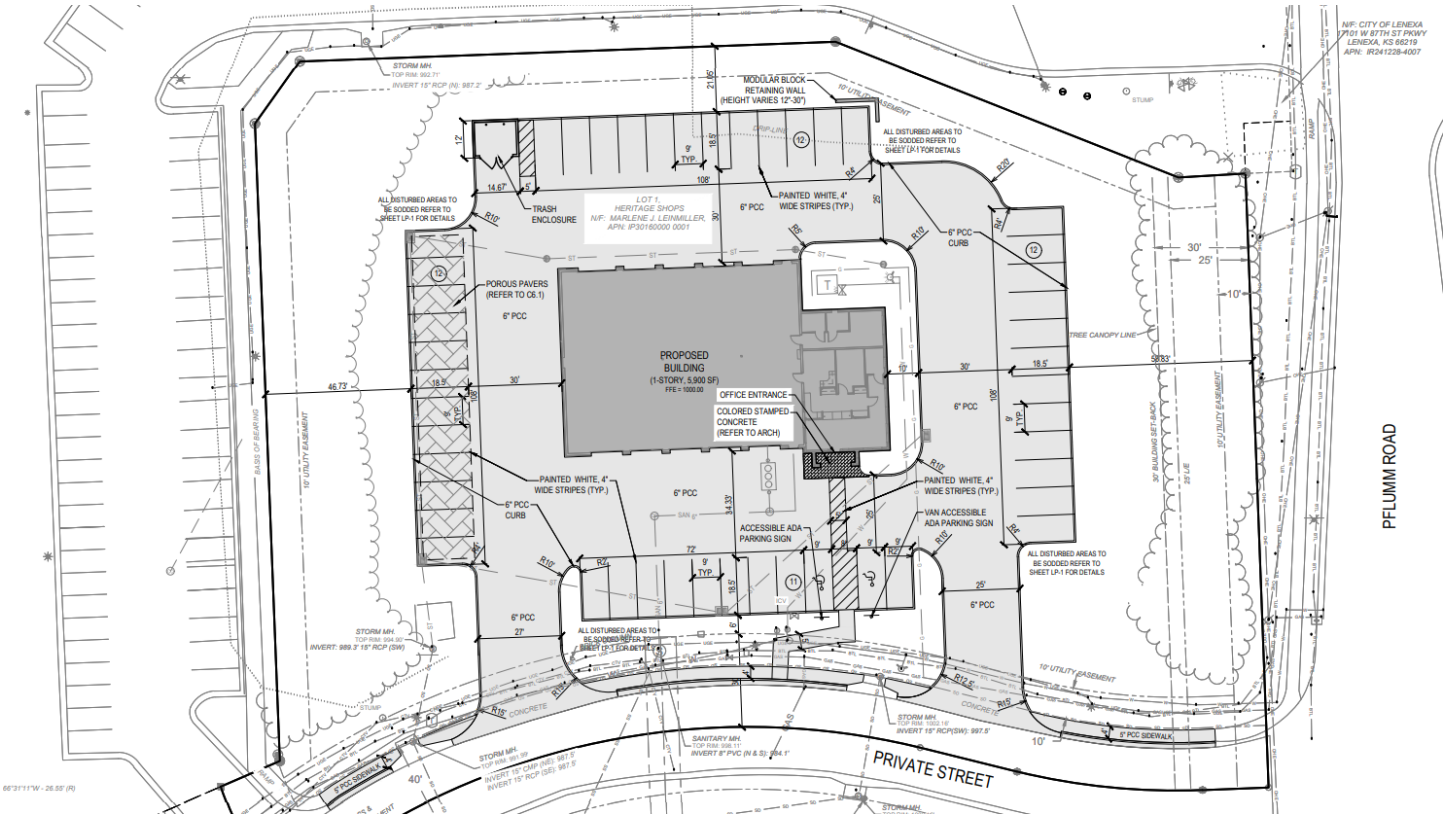


Exhibit 2: Preliminary Plan

The proposed building is centered on the site, with drive aisles and parking around the perimeter of the building on all sides. Car repair bays are located on the north and south side of the site facing away Pflumm Road to the east. All vehicle servicing will occur within the enclosed bays. An intervening private drive, existing berming, and trees along the north property line provide separation and screening between the service shop and the multifamily residential development to the north of the site.

An expanded customer gathering area is included at the entrance of the office area of the building to serve as a pedestrian-scale amenity as required for commercial businesses.

The site is platted as Lot 1 of Heritage Shops and has a 10’ utility easement along the perimeter of the property, a 25’ landscape easement along Pflumm Road, and a 30’ build line along Pflumm Road.

DIMENSIONAL STANDARDS

The proposed development is compliant with the dimensional standards and property development regulations of the CP-2 Zoning District as outlined in Table 3.

TABLE 3: DIMENSIONAL STANDARDS

Feature	Required	Proposed	Difference
Minimum Setback from Streets	30 feet	+ 70 feet – 117 feet	+ 40 feet - 87 feet
Minimum Setback from Other	30 feet	95 feet	+ 65 feet
Open Space	25% of lot area	46.5%	+ 21.5%
Maximum Height	45 feet	24 feet 8 inches	- 20 feet 4 inches

PUBLIC IMPROVEMENTS

No public improvements are proposed with this project.

ACCESS, TRAFFIC, AND PARKING

The site is located between two private drives at the north and south of the site, with two access points along the southern private drive. The southern private drive connects to Pflumm Road and also provides access to the adjacent multifamily development, CVS Pharmacy, Jiffy Lube, and a multitenant retail strip building. The subject site has frontage along Pflumm Road along the east property line, but no access is allowed directly from the site to Pflumm Road.

There is an existing sidewalk along Pflumm Road and along the private drive to the south. The internal sidewalk network will connect to the private drive and provide access to the main entrance of the building. This internal sidewalk is currently in disrepair and will be reconstructed by the applicant at the time of construction.

Proposed parking will exceed code requirements as shown in Table 4.

TABLE 4: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
Auto Service	2 spaces per service bay	20	47	**+ 27**

STORMWATER

A preliminary stormwater management study was provided by the applicant which evaluated the proposed site, showing that site stormwater will be consistent (approximately within one tenth of a cfs) of the previous development on this site (Sonic), all of which drains through the same system to the nearby creek to the west. With the site discharging at the same levels that it previously discharged at, Staff finds the stormwater management appropriate for the site.

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

A preliminary lighting plan was provided by the applicant. The site is not excessively bright, nor too dark. Lighting will be reviewed for full compliance at the time of final plan submittal.

SIGNAGE

Signage is shown on the provided building elevations but has not been reviewed in detail and requires separate sign permits after final plan approval.

LANDSCAPING

The preliminary landscape plan is shown in Exhibit 3. The site has a 25-foot landscape easement along Pflumm Road with existing vegetation to remain and additional plantings to be added.

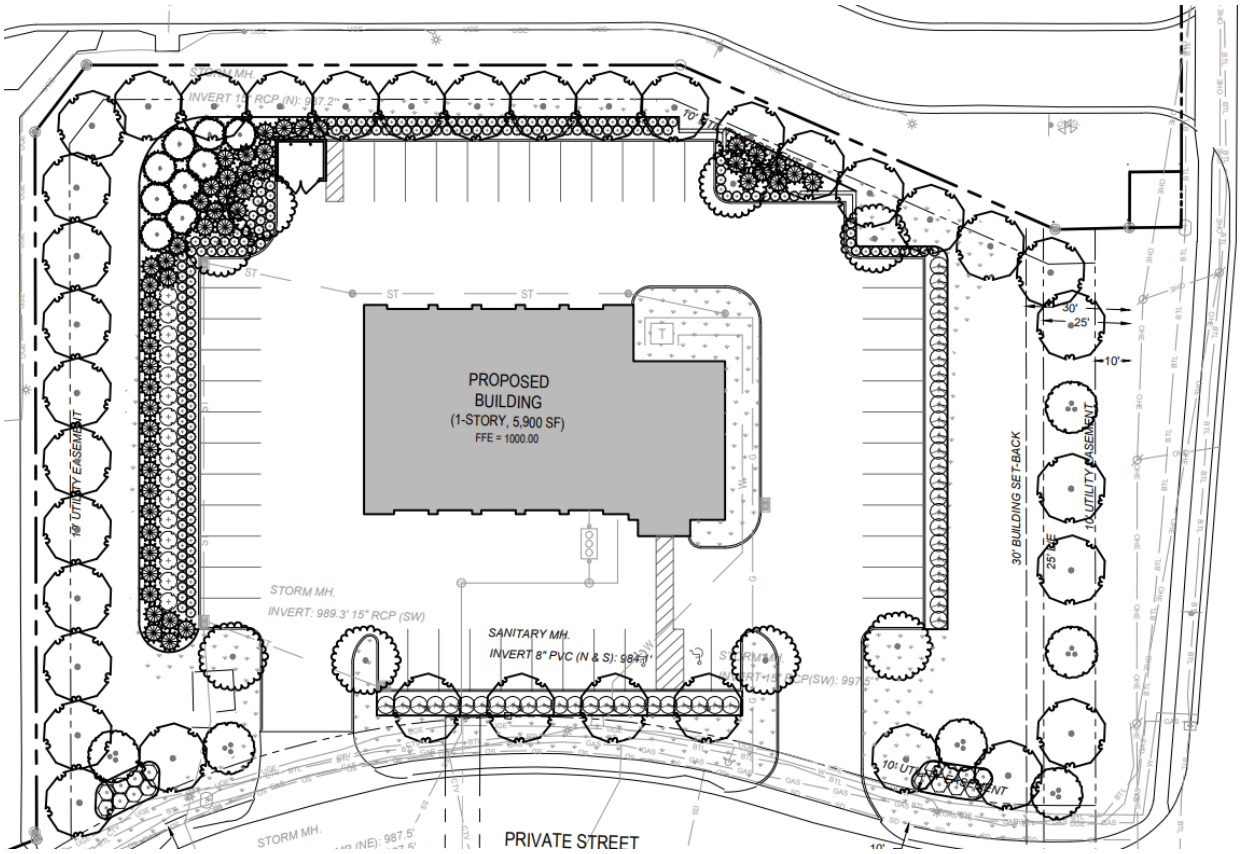


Exhibit 3: Preliminary landscape plan

The required perimeter and Land Use Intensity (LUI) buffer requirements are met. The north property line utilizes a combination of trees, existing berming, and additional separation by the intervening drive to buffer light, noise, and visual impacts of the business from the existing multifamily residential development.

ARCHITECTURE

The proposed structure is a 5,900 SF, one-story building with a height of 24.5'. Materials include stucco walls with stone veneer wainscotting in a brown and tan color palette with metal parapets. Features of design enhancement include double rowlock accent banding along facades and frosted window design on the east façade. With the final plan, Staff expects faux window improvements on the west façade, in keeping with Lenexa's standards for four-sided architecture. The trash enclosure is located to the northwest of the building and must use the same material palette as the building.

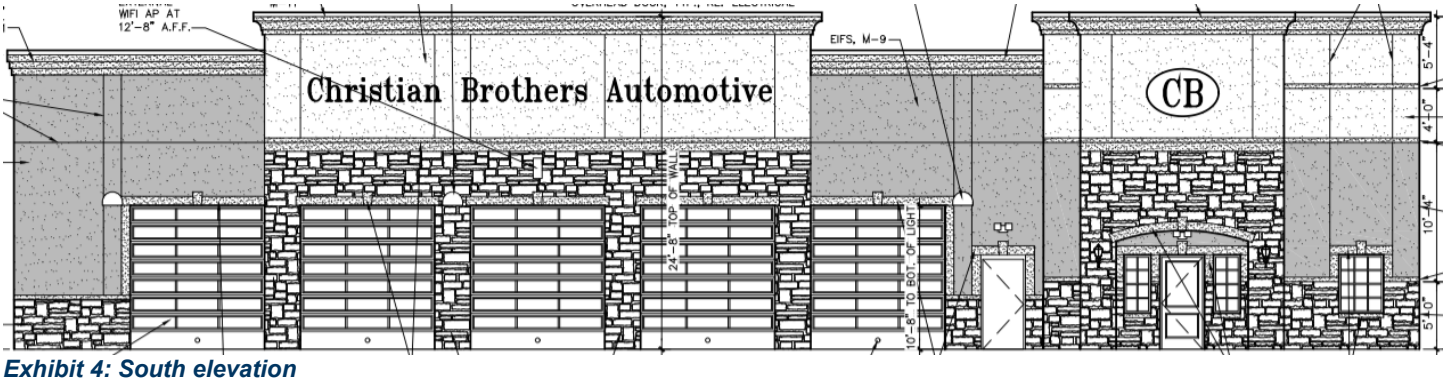


Exhibit 4: South elevation

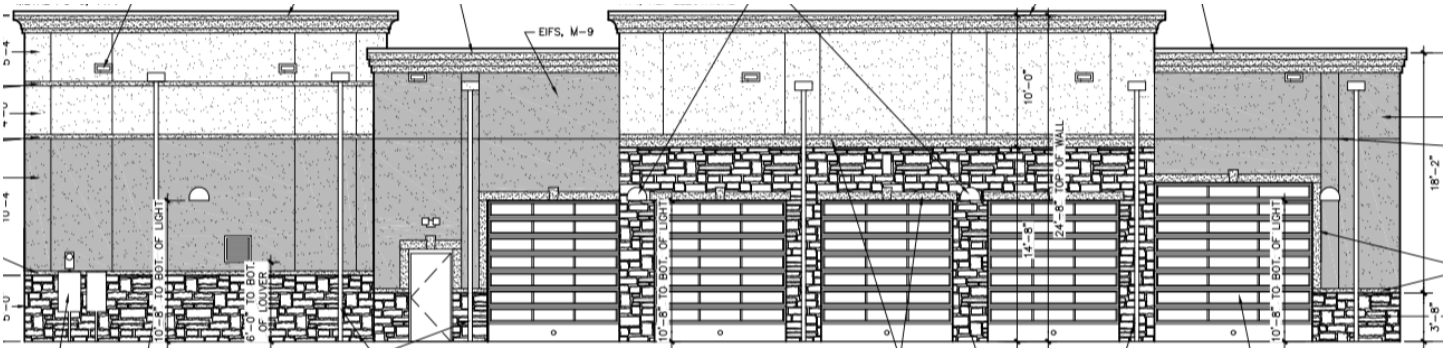


Exhibit 5: North elevation

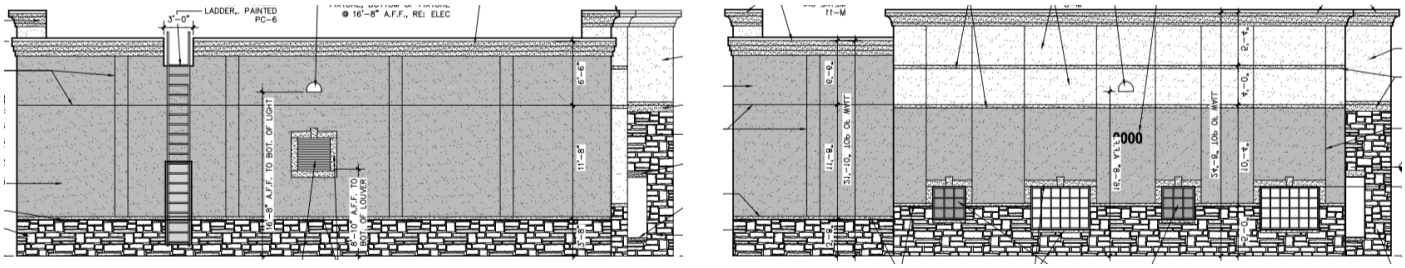


Exhibit 6 & 7: West elevation facing parking area (left) and East elevation facing Pflumm Road (right)

DEVIATIONS

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

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on December 15, 2026.
- Following this preliminary approval, the applicant must submit a final plan application prior to applying for permit(s).
- 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.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed preliminary plan for Christian Brothers Automotive.**

- This is a preliminary plan for the construction of a one-story, 5,900 SF building and associated parking for an auto service, limited use.
- The project conforms with 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 ***Responsible Economic Development*** to create ***a Thriving Economy***.

PRELIMINARY PLAN

Staff recommends **APPROVAL** of the preliminary plan for **PL26-14P** – **Christian Brothers Automotive** at 8610 Pflumm Road, for an Auto Service, Limited use.



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

Christian Brothers Automotive

N

0 62.5 125 250 Feet

Lenexa KANSAS

PRELIMINARY - NOT FOR CONSTRUCTION

CHRISTIAN BROTHERS AUTOMOTIVE - LENEXA, KS
PRELIMINARY SITE PLAN

SHEET INDEX:

C0.1	COVER SHEET
1OF1	ALTA SURVEY
C1.1	EXISTING CONDITIONS AND REMOVALS
C2.1	LAYOUT PLAN
C3.1	GRADING PLAN
C4.1	UTILITY PLAN
C5.1	SWPPP/EROSION CONTROL
C6.1-C6.2	DETAILS
LP-1-LP-2	LANDSCAPE PLAN (BY OTHERS)
1OF1	LIGHTING PLAN-PHOTOMETRIC

PROPERTY DESCRIPTION:
PER TITLE COMMITMENT #NCS-1302219-HOU1
LOT 1, HERITAGE SHOPS, A SUBDIVISION IN THE CITY LENEXA, JOHNSON COUNTY, KANSAS

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:
70,859 SQUARE FEET - 1.63 ACRES

ADDRESS:
8610 PFLUMM ROAD
LENEXA, KS 66215

OWNER:
PER TITLE COMMITMENT #NCS-1302219-HOU1
MARLENE LEINMILLER
1469 EAST 800
LAWRENCE, KS 66049

PREPARED FOR:
CHRISTIAN BROTHERS AUTOMOTIVE COMPANY LLC
17725 KATY FREEWAY, SUITE 200
HOUSTON, TX 77094
ATTN: WILLIAM BOSTIC
PHONE#: 346-852-1669

ZONING:
INFORMATION OBTAINED FROM CITY OF LENEXA
CP-2, PLANNED COMMUNITY COMMERCIAL DISTRICT

PROPOSED USE:
LIMITED AUTO SERVICE FACILITY

PARKING REQUIREMENTS:

PARKING REQUIRED:
2 SPACES PER BAY (10 BAYS) = 20 SPACES

TOTAL PARKING PROVIDED: = 47 SPACES (INC 2 ADA)

(X) NUMBER OF PARKING STALLS

IMPERVIOUS SURFACE:

TOTAL SITE AREA = 70,859 SF

PREVIOUS IMPERVIOUS = 33,520 SF (47.3%)

PROPOSED IMPERVIOUS
- BUILDING = 5,900 SF
- PAVEMENT (PARKING) = 25,775 SF
- SIDEWALK = 940 SF
- PAVEMENT (STREET) = 7,020 SF
- TOTAL = 39,635 SF TOTAL (56%)

OPEN SPACE = 31,224 SF (44%)

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH AWPA 5600 AND THE CITY OF LENEXA MUNICIPAL CODE AND ANY AND ALL CITY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF LENEXA MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE LENEXA STANDARD SPECIFICATIONS
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE KANSAS DEPARTMENT OF HEALTH AND ENVIORNMENT AND THE CITY OF LENEXA.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND KANSAS DEPARTMENT OF HEALTH AND ENVIORNMENT.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

1. PARKING LOT PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE TO THE CITY OF LENEXA DEVELOPMENT ORDINANCE
2. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF LENEXA DEVELOPMENT ORDINANCE.
3. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
4. SEE PLANS FOR ALL PAVEMENT THICKNESS.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.
6. THE APPLICANT/DEVELOPER IS RESPONSIBLE FOR REPAIRING AND/OR REPLACING PUBLIC SIDEWALKS THAT MAY BE DAMAGED DURING THE SITE DEVELOPMENT.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
4. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
5. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
6. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
7. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
8. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
9. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
10. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY.
11. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT, VALVE AND AT FACE OF BUILDING

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

1. SURVEY WORK WAS COMPLETED BY BLEW SURVEYING ON 6/23/2026. SEE ALTA SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

EARTHWORK BALANCE NOTES:

1. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY. CONTRACTOR RESPONSIBLE FOR MAKING THE SITE EARTHWORK BALANCE.
2. THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

FIELD TILE NOTES:

1. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. CONNECT TO STORM SEWER WITH AN INSERT-A-TEE OR DIRECTLY TO A STORM STRUCTURE.
2. IT IS ANTICIPATED THAT THE SITE CONTAINS FIELD TILES, HOWEVER, LIMITED INFORMATION IS AVAILABLE.
3. THIS WORK WILL BE ELIGIBLE FOR A CHANGE ORDER IF, AND ONLY IF, PROPOSED SITE STORM SEWER IS NOT WITHIN 50 FEET OF THE FIELD TILE.
4. CONTRACTOR SHALL PROVIDE AS-BUILTS OF FIELD TILES TO BISHOP ENGINEERING.

CHRISTIAN BROTHERS NOTES:

1. IN THE EVENT THAT ANY PERMITS NEED TO BE OBTAINED BY THE GENERAL CONTRACTOR (GC) OR NOTIFICATION REQUIREMENTS FROM THE GC OR IF THERE ARE ANY NOTES STATING TO REACH OUT TO ENGINEER - THE GC SHALL SUBMIT FORMALLY ON GC LETTERHEAD TO THE ASSIGNED CBA PROJECT MANAGER (PM) TO BE SUBMITTED TO ENGINEER BY THE CBA PM.

2. IF THE GENERAL CONTRACTOR (GC) HAS ANY CONFLICT WITH THE PLANS AND/OR DESIGN DURING BIDDING AND/OR IN THE FIELD DURING CONSTRUCTION - THE GC MUST SUBMIT A FORMAL RFI ON GC LETTERHEAD TO THE ASSIGNED CBA PROJECT MANAGER. GC SHOULD NOT CONTACT THE ARCHITECT OR ENGINEERS DIRECTLY WITHOUT EXPRESS DIRECTION FROM THE CBA PROJECT MANAGER.

3. BUSINESS OPERATION
   40 YEARS OF SERVICE (1982)
   250 LOCATIONS NATIONWIDE
   AUTO REPAIR SERVICE — DIAGNOSTICS AND GENERAL AUTO SERVICE, NO BODY WORK
   HOURS OF OPERATION: 7:00 AM - 6:00 PM
   NUMBER OF EMPLOYEES: 6-8
   ESTIMATED DAILY CUSTOMERS: 15-20

PROJECT TEAM:

OWNER/DEVELOPER
CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200
HOUSTON, TX 77094
EBONY CURRY
281-904-1527
EBONY.CURRY@CBAC.COM

CIVIL ENGINEER/SURVEYOR
BISHOP ENGINEERING
3501 104TH STREET
DES MOINES, IA 50322
BRAD KUEHL
515-276-0476
BKUEHL@BISHOPENGR.COM

ARCHITECT
ICON ARCHITECTS
703 SAN YSIDRO TRAIL
MANSFIELD, TX 76063
DANA KING
979-255-6927
DLK-ARCHITECT@OUTLOOK.COM

LANDSCAPE ARCHITECT
EVERGREEN DESIGN GROUP
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CHAPEL HILL, NC 27515
SHARON STACHECKI
800-680-6630 EXT. 12
SHARON@EVERGREENDESIGNGROUP.COM

CITY PLANNING AND ZONING
COMMUNITY DEVELOPMENT
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LENEXA, KS 66219
JESSICA LEMANSKI
913-477-7714
JLEMANSKI@LENEXA.COM

STORM SEWER
ENGINEERING AND CONSTRUCTION
17101 W 87TH ST PKWY
LENEXA, KS 66219
TIM COLLINS
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TCOLLINS@LENEXA.COM

WATER
WATER ONE
10747 RENNER BLVD
LENEXA, KS 66219
ANDREW OLLER
913-895-5756
AOLLER@WATERONE.ORG

SANITARY SEWER
JOHNSON COUNTY WASTEWATER
JEFFERSON ST
SHAWNEE, KS 66218
ALEC DUVALL
913-715-6937
ALEC.DUVALL@JCW.ORG



VICINITY MAP
SCALE: 1" = 1,000'

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC FAULT
- CABLE TV RISER
- SIGN
- (?) DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED

811 Know what's below. Call before you dig.

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BHC, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT.

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I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF THE CITY OF LENEXA RELATING TO STRUCTURES AND BUILDINGS.

MY LICENSE RENEWAL DATE IS: 04-30-2027

DAVID B. BENTZ — KS PE-LIC-27078 — DATE

PAGES OR SHEET COVERED BY THIS SEAL: C0.1 AND C2.1-C6.1

DAVID B BENTZ LICENSED 27078 KANSAS PROFESSIONAL ENGINEER

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

PRELIMINARY SITE PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
8610 PFLUMM ROAD
LENEXA, KS

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
07/28/2026
09/30/2026
10/16/2026 CBA
10/26/2026 CITY
11/16/2026 CITY

PROJECT NUMBER: 260204

SHEET NAME: COVER SHEET

SHEET NUMBER: C0.1

11/15/2026 8:14:36 PM L:\LAND PROJECTS 2026\260204 CBA LENEXA-KS\DWG\C0 COVER.DWG

ALTA/NSPS LAND TITLE SURVEY

8610 PFLUMM RD

JOHNSON COUNTY, LENEXA, KANSAS

SITE INFORMATION

N/F: MARLENE J. LEINMILLER,
8610 PFLUMM RD.
JOHNSON COUNTY, LENEXA, KANSAS
APN: IP30160000 0001
70,859 ± SQUARE FEET, OR 1.627 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT # NCS-1302219-HOU1, DATED MARCH 29, 2026 AT 8:00 A.M.

SCHEDULE A DESCRIPTION

LOT 1, HERITAGE SHOPS, A SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS. TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT ESTABLISHED BY THE PLAT OF HERITAGE SHOPS RECORDED JUNE 9, 1995 IN BOOK 91, PAGE 27.

NOTES CORRESPONDING TO SCHEDULE B

(8) — EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN PLAT BOOK 91, PAGE 27.
(AFFECTS, PLOTTED AS SHOWN)

(9) — A RIGHT-OF-WAY TO CITIES SERVICE GAS COMPANY IN THE DOCUMENT RECORDED IN BOOK 56 MISC., PAGE 217.
(AFFECTS, BLANKET IN NATURE)

(10) — A RIGHT-OF-WAY TO CONSOLIDATED MAIN SEWER DISTRICT AND LATERAL SEWER DISTRICT NO. 4 OF LITTLE MILL- LENEXA CONTRACT AREA IN THE DOCUMENT RECORDED IN BOOK 4588, PAGE 755.
(AFFECTS, PLOTTED AS SHOWN)

(11) — TERMS AND PROVISIONS AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS, RECORDED IN BOOK 4680, PAGE 514 AND FIRST AMENDMENT RECORDED IN BOOK 200909, PAGE 009619.
(AFFECTS, BLANKET IN NATURE)

TENANCY RIGHTS, EITHER AS MONTH TO MONTH, OR BY VIRTUE OF WRITTEN LEASES OF PERSONS IN POSSESSION OF ANY PART OF THE SUBJECT PROPERTY.

PARKING INFORMATION

NO STRIPED PARKING OBSERVED
AT TIME OF SURVEY

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20091C0036G WHICH BEARS AN EFFECTIVE DATE OF 08/03/2009AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON WEST LINE. THE BEARING IS DENOTED AS N02°14'08"W PER GPS COORDINATE OBSERVATIONS KANSAS STATE PLANE, NORTH ZONE NAD83.
LATITUDE = 38°58'19.67"
LONGITUDE = -94°44'36.84"
CONVERGENCE ANGLE = 020°03'37.42"

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, AND KANSAS 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 26273211

UTILITY RESPONSES RECEIVED FOR THIS SITE:

ATT DISTRIBUTION - MARKED - 800-778-9140

EVERGY - CLEAR / NO CONFLICT - 785-249-1948

EVERFAST FIBER NETWORKS - CLEAR / NO CONFLICT - 785-249-1948

GOOGLE FIBER INC. - CLEAR / NO CONFLICT - 785-249-1948

JOHNSON CO WASTE WTR - MARKED - 800-778-9140

KANSAS GAS SERVICE - MARKED - 800-794-4780

CITY OF LENEXA - CLEAR / NO CONFLICT - 785-249-1948

CITY OF LENEXA STORM SEWER - CLEAR / NO CONFLICT - 785-249-1948

MCI - CLEAR / NO CONFLICT - 800-289-3427

CHARTER COMM DBA SPECTRUM - MARKED - 800-778-9140

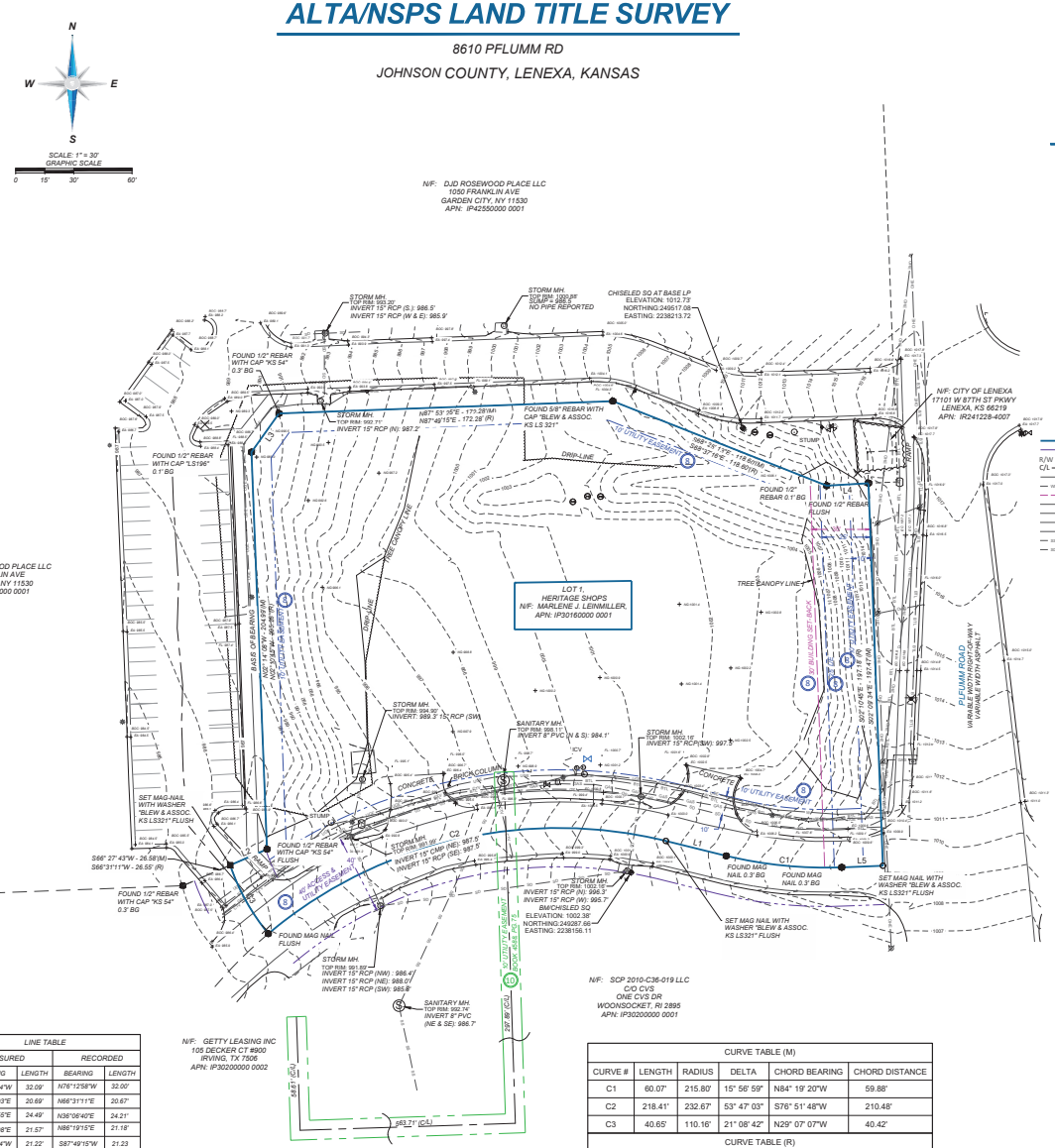
UNITE PRIVATE NTWKS DBA SEGRA - CLEAR / NO CONFLICT - 816-368-9039

SOUTHERN STAR CEN GAS - CLEAR / NO CONFLICT - 800-324-9696

CONTRACTOR SHALL CONTACT 811 AND VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION OR EXCAVATION.

ZONING INFORMATION

AT THE TIME OF THE ALTA SURVEY NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE IN ORDER TO LIST (TABLE A ITEM 6(A)) OR GRAPHICALLY DEPICT (TABLE A ITEM 6(B)) THE ZONING REQUIREMENTS HEREON.



LINE TABLE				
	MEASURED		RECORDED	
LINE #	BEARING	LENGTH	BEARING	LENGTH
L1	N76° 05' 44"W	32.09'	N76°12'58"W	32.00'
L2	N66° 32' 03"E	20.69'	N66°31'11"E	20.67'
L3	N35° 24' 55"E	24.49'	N36°06'40"E	24.21'
L4	N86° 34' 08"E	21.57'	N86°19'15"E	21.18'
L5	S87° 47' 14"W	21.22'	S87°49'15"W	21.23

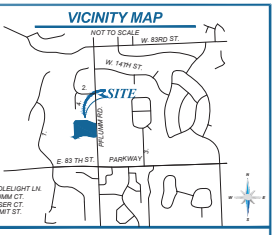
CURVE TABLE (M)					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	60.07'	215.80'	15° 56' 59"	N84° 19' 20"W	59.88'
C2	218.41'	232.67'	53° 47' 03"	S76° 51' 48"W	210.48'
C3	40.65'	110.16'	21° 08' 42"	N29° 07' 07"W	40.42'

CURVE TABLE (R)					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	60.15'	215.80'	15° 58' 12"	N84° 12' 04"W	59.96'
C2	218.41'	232.67'	53° 47' 03"	S76° 53' 30"W	210.48'
C3	40.28'	110.16'	20° 56' 58"	N29° 31' 47"W	40.05'

LEGEND & SYMBOLS

- BENCHMARK
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- HANDICAP PARKING
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE
- BOLLARD
- POWER POLE
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC CABINET
- WATER METER
- WATER VALVE
- DRAIN GRATE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- CLEANOUT
- BUSH
- IRRIGATION CONTROL VALVE
- OVERHANG
- KEYPAD
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION
- NOW OR FORMERLY
- BUILDING HEIGHT LOCATION
- POINT OF BEGINNING
- AT GRADE LEVEL
- BELOW GRADE
- ABOVE GRADE
- LANDSCAPE EASEMENT
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE
- SETBACK LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- UNDERGROUND ELECTRICAL
- UNDERGROUND SANITARY SEWER
- UNDERGROUND STORM DRAIN

VICINITY MAP



GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS JUNE 18, 2026
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF PFLUMM ROAD AND W 87TH STREET PARKWAY, WHICH IS APPROXIMATELY 308' FROM THE SE CORNER OF THE SUBJECT PROPERTY.
10. THE THE SUBJECT PROPERTY ABUTS PFLUMM RD., BEING A PUBLICLY DEDICATED RIGHT-OF-WAY, AND HAS INDIRECT ACCESS BY WAY OF AN ACCESS EASEMENT TO PFLUMM RD AND W 87TH ST PKWY VIA P. BOOK 91, PG. 27.
11. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED KANSAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
12. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM JOHNSON COUNTY GIS.
13. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
14. IN REGARD TO ALTA/NSPS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.
15. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET.

SURVEYOR'S CERTIFICATE

TO: CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION OR ITS PERMITTED SUCCESSORS OR ASSIGNS; FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,6a,6b,7a,7b-1,8, 10,a,10b,16,17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/18/2026.

DATE OF PLAT OR MAP: 09/17/2026

BUCKLEY D. BLEW
PROFESSIONAL LAND SURVEYOR NO.: 1498
STATE OF KANSAS
KANSAS C.O.A. LS-321

DATE	REVISION HISTORY	BY

BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE · FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

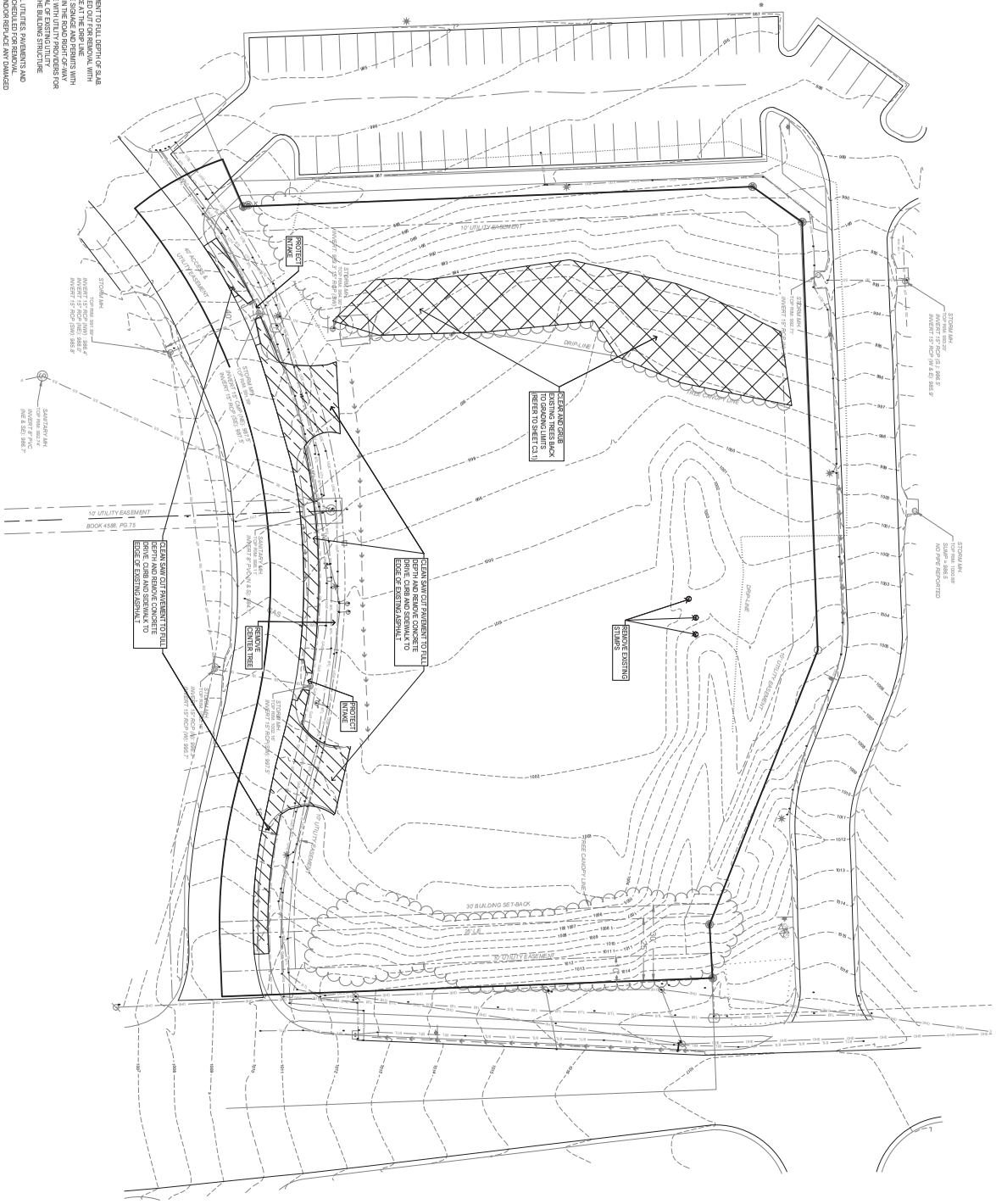
SURVEYOR JOB NUMBER: 26-5567	SURVEY DRAWN BY: WDP - 06/23/2026
SURVEY REVIEWED BY: TKS	SHEET: 1 OF 1
SURVEY PREPARED FOR: BISHOP ENGINEERING	

PRELIMINARY- NOT FOR CONSTRUCTION

11/13/2026 2:41:07 PM L:\LAND PROJECTS 2026\260204 CBA LENEXA-KS\DWG\C1 EXISTING CONDITIONS-REMOVALS.DWG

REMOVAL NOTES:

1. REMOVE ALL EXISTING PAVEMENT TO FULL DEPTH OF SUB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE
3. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR ANY DISCONNECTIONS AND REMOVALS WITH THE CITY FOR ANY WORK WITHIN THE ROAD RIGHT-OF-WAY.
4. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR SERVICES ASSOCIATED WITH THE EXISTING UTILITY SERVICES ASSOCIATED WITH THE BUILDING STRUCTURE DEMOLITION/REMOVAL
5. CONTRACTOR TO PROTECT ALL UTILITIES, PAVEMENTS AND STRUCTURES NOT SCHEDULED FOR REMOVAL. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED UTILITIES, PAVEMENTS AND STRUCTURES NOT SCHEDULED FOR REMOVAL AT CONTRACTORS EXPENSE.
6. CONTRACTOR TO LOCATE AND VERIFY DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND CONTACT THE OWNER/ENGINEER IF DIFFERENT FROM THE PLANS OR IN CONFLICT WITH PROPOSED IMPROVEMENTS



GRAPHIC SCALE
20 0 10 20 40

PRELIMINARY SITE PLAN

CHRISTIAN BROTHERS AUTOMOTIVE

8610 PFLUMM ROAD

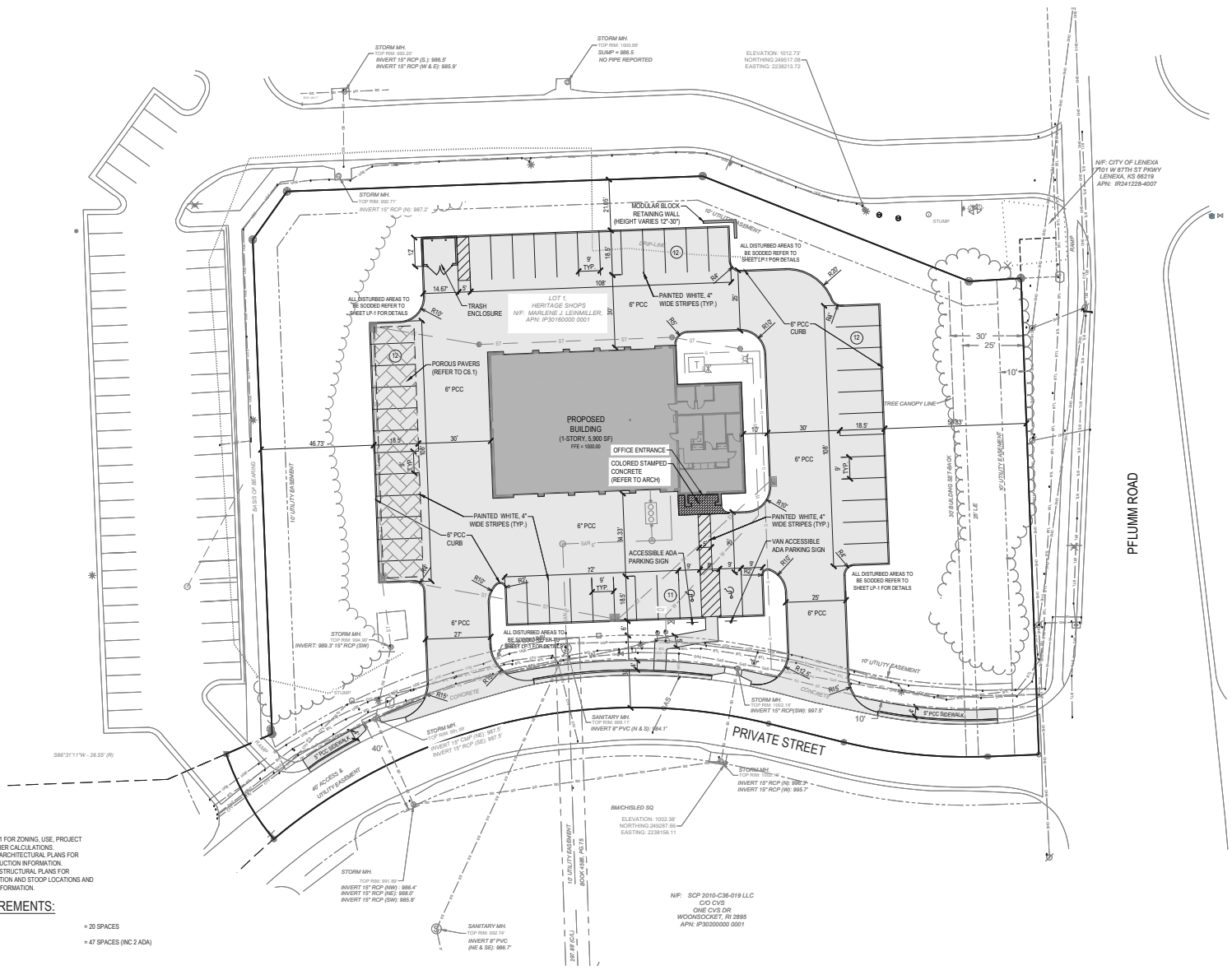
LENEXA., KS

BISHOP ENGINEERING +

3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SHEET NUMBER:	C1.1
SHEET NAME:	EXISTING CONDITIONS AND REMOVALS
PROJECT NUMBER:	260204
REVISION DATE:	07/28/2026 09/30/2026 10/16/2026 CBA 10/26/2026 CITY 11/14/2026 CITY
DRAWN BY:	
REFERENCE NUMBER:	

PRELIMINARY- NOT FOR CONSTRUCTION



LAYOUT NOTES:

1. REFER TO COVER SHEET C0.1 FOR ZONING, USE, PROJECT REFERENCE NOTES AND OTHER CALCULATIONS.
2. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
3. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR DETAILED BUILDING FOUNDATION AND STOOP LOCATIONS AND DETAILED CONSTRUCTION INFORMATION.

PARKING REQUIREMENTS:

PARKING REQUIRED:	
2 SPACES PER BAY (10 BAYS)	= 20 SPACES
TOTAL PARKING PROVIDED:	= 47 SPACES (INC 2 ADA)

(X) NUMBER OF PARKING STALLS

IMPERVIOUS SURFACE:

TOTAL SITE AREA	= 70,859 SF
PROPOSED IMPERVIOUS	
BUILDING	= 5,900 SF
PAVEMENT (PARKING)	= 24,935 SF
PAVEMENT (STREET)	= 7,020 SF
TOTAL	= 37,855 SF TOTAL (53.5%)
OPEN SPACE	= 33,004 SF (46.5%)

GRAPHIC SCALE
20 0 10 20 40

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PRELIMINARY SITE PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
8610 PFLUMM ROAD
LENEXA, KS

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
07/28/2026
09/30/2026
10/16/2026 CBA
10/26/2026 CITY
11/16/2026 CITY

PROJECT NUMBER:
260204

SHEET NAME:
LAYOUT PLAN

SHEET NUMBER:
C2.1

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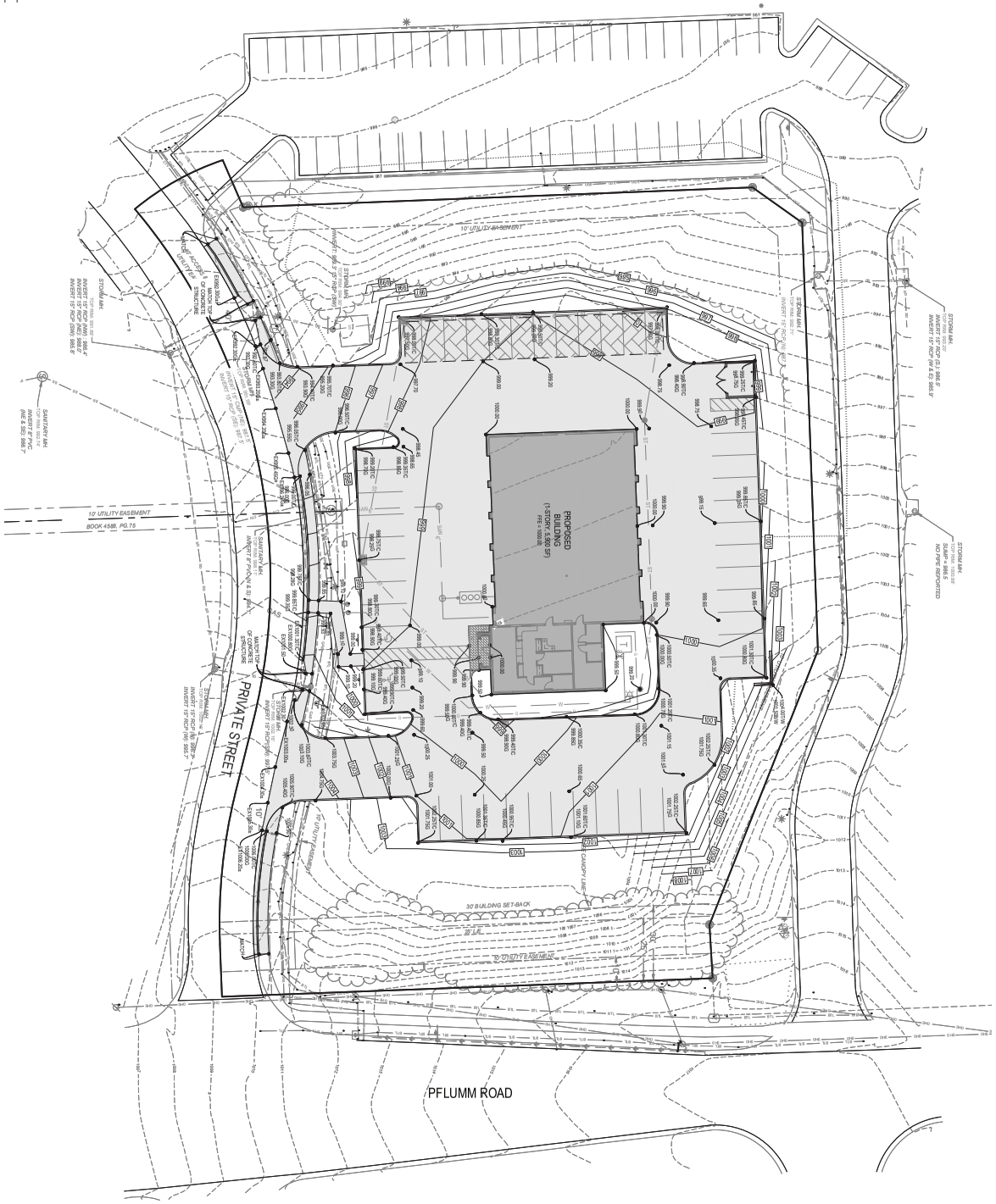
GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50TC
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50TW
BOTTOM OF WALL ELEVATION	150.50BW
EDGE OF WALK ELEVATION	150.50EW
TOP OF STAIR ELEVATION	150.50TS
BOTTOM OF STAIR ELEVATION	150.50BS

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
2. AREAS IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6" (UNLESS OTHERWISE NOTED).
3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 1/4" IN SIZE.**
4. TOPSOIL IS DEFINED AS FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. TOPSOIL SHALL BE REMOVED AND STOCKPILED WHEN IT IS NOT IN FROZEN OR MUDDY CONDITIONS. REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND OTHER EXTRANEOUS MATERIAL HARMFUL TO PLANT GROWTH CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.



GRAPHIC SCALE
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PRELIMINARY SITE PLAN

CHRISTIAN BROTHERS AUTOMOTIVE

8610 PFLUMM ROAD

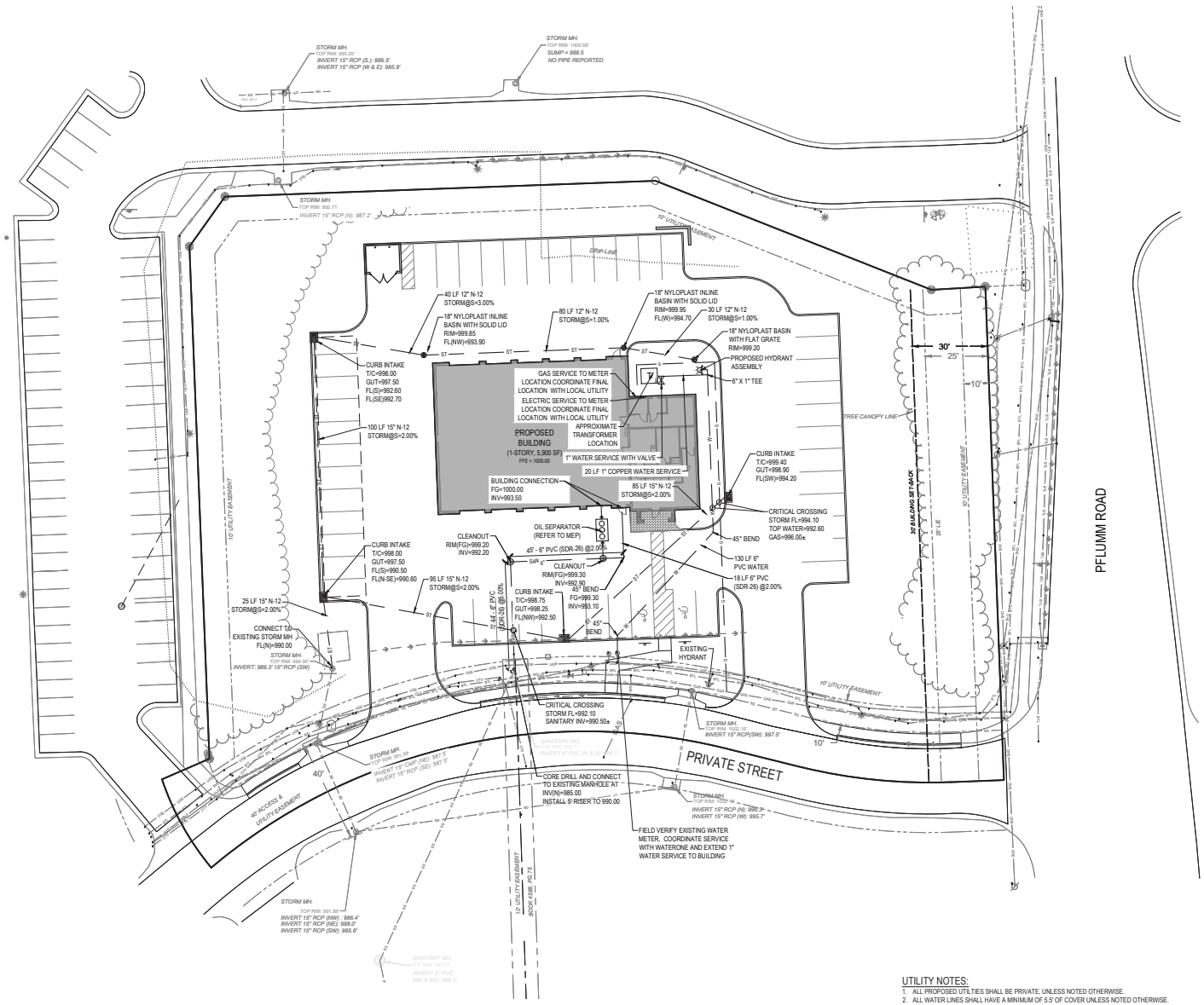
LENEXA., KS

BISHOP ENGINEERING +

3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SHEET NUMBER:	C3.1
SHEET NAME:	GRADING PLAN
PROJECT NUMBER:	260204
REVISION DATE:	07/28/2026 09/30/2026 10/16/2026 CBA 10/26/2026 CITY 11/14/2026 CITY
DRAWN BY:	
REFERENCE NUMBER:	

PRELIMINARY- NOT FOR CONSTRUCTION



UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
9. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
10. SAND/OIL SEPARATOR AND ANY VENT LINES ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO PLUMBING PLANS FOR DETAILED DRAWINGS AND SPECIFICATIONS. PLUMBING PLANS SHALL TIE INTO SANITARY SERVICE AT LOCATION AND ELEVATION SHOWN ON PLANS.

GRAPHIC SCALE
20 0 10 20 40

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PRELIMINARY SITE PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
8610 PFLUMM ROAD
LENEXA, KS

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
07/28/2026
09/30/2026
10/16/2026 CBA
10/26/2026 CITY
11/16/2026 CITY

PROJECT NUMBER:
260204

SHEET NAME:
UTILITY PLAN

SHEET NUMBER:
C4.1

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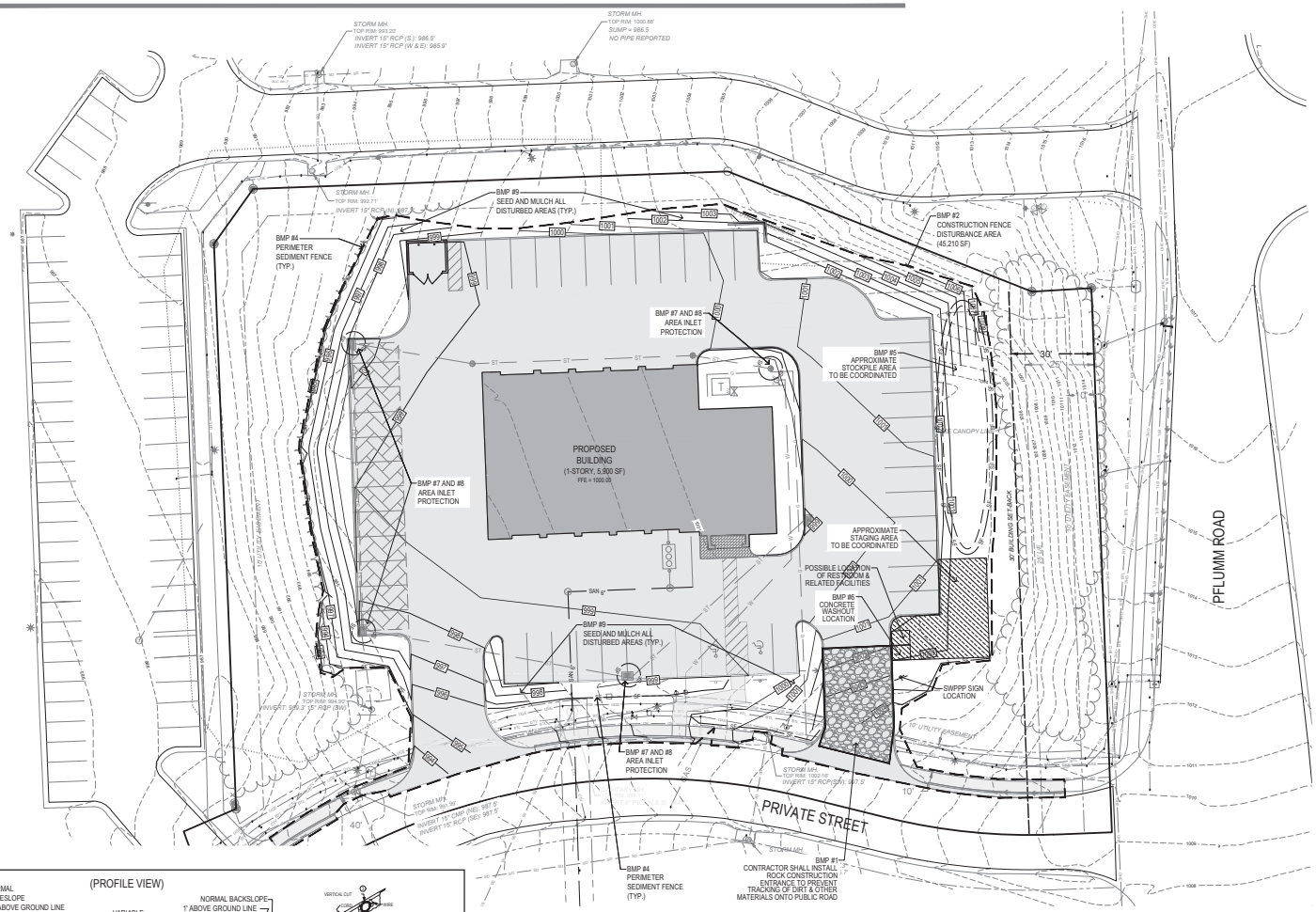
PRELIMINARY- NOT FOR CONSTRUCTION

STORM WATER POLLUTION PREVENTION PLAN





VICINITY MAP
SCALE: 1" = 1,000'

EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT ARE MET.

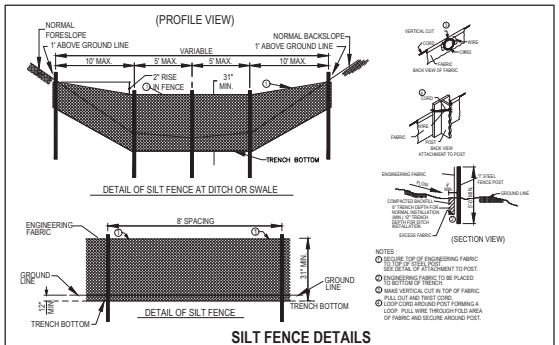
EROSION CONTROL REMOVAL NOTES:

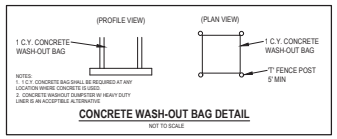
1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

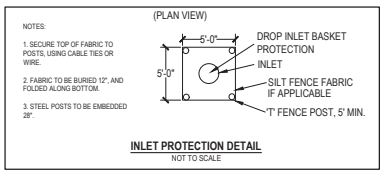
SWPPP NOTES:

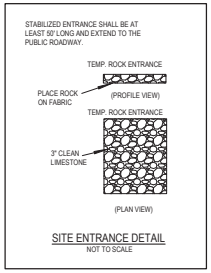
1. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS.

GRAPHIC SCALE
20 0 10 20 40









EROSION AND POLLUTION CONTROL STAGING CHART

	PROJECT STAGE	BMP PLAN REF NO.	BMP DESIGNATION	REMOVE AFTER STAGE	NOTES
PHASE 1	A- PRIOR TO LAND DISTURBANCE SANITARY SEWER INSTALLATION	1	CONSTRUCTION ENTRANCE AND STAGING AREA	D	PER DETAILS ON SHEET C5.2
		2	CONSTRUCTION FENCING	E	
		3	EXISTING INLET PROTECTION	E	
		4	PERIMETER SEDIMENT FENCE	E	PER DETAILS ON SHEET C5.2
PHASE 2	B- MASS GRADING	5	STOCKPILE TOPSOIL	D	
		6	CONCRETE WASHOUT	D	
	C- STORM SEWER	7	INLET PROTECTION - EXCAVATION	D	PER DETAILS ON SHEET C5.2
PHASE 3	D- BUILDING AND PAVEMENT	8	INLET PROTECTION- FINAL GRADE	E	PER DETAILS ON SHEET C5.2
	E - FINAL STABILIZATION	9	SEEDING	NA	RESPREAD AND BACKFILL CURB WITH TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS. STABILIZATION IS COMPLETE WHEN 100% OF DISTURBED AREA IS ESTABLISHED WITH PERENNIAL VEGETATION AT A 70% DENSITY

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PRELIMINARY SITE PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
8610 PFLUMM ROAD
LENEXA, KS

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
07/28/2026
09/30/2026
10/16/2026 CBA
10/26/2026 CITY
11/16/2026 CITY

PROJECT NUMBER:
260204

SHEET NAME:
SWPPP EROSION CONTROL PLAN

SHEET NUMBER:
C5.1

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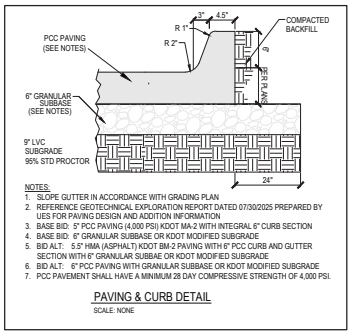
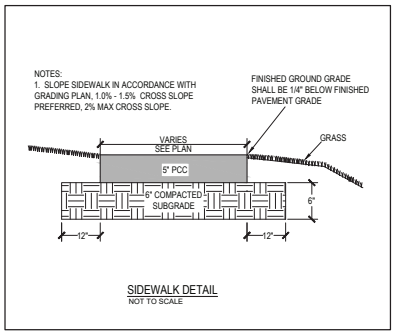
PRELIMINARY- NOT FOR CONSTRUCTION

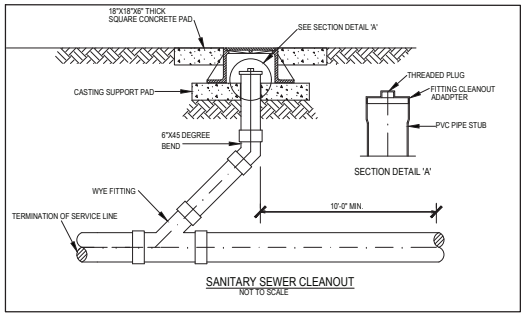


NOTES:
1. SLOPE GUTTER IN ACCORDANCE WITH GRADING PLAN
2. REFERENCE GEOTECHNICAL EXPLORATION REPORT DATED 07/30/2025 PREPARED BY UES FOR PAVING DESIGN AND ADDITION INFORMATION
3. BASE BID: 5" PCC PAVING (4,000 PSI) KDOT MA-2 WITH INTEGRAL 6" CURB SECTION
4. BASE BID: 6" GRANULAR SUBBASE OR KDOT MODIFIED SUBGRADE
5. BID ALT: 5.5" HMA (ASPHALT) KDOT BM-2 PAVING WITH 6" PCC CURB AND GUTTER SECTION WITH 6" GRANULAR SUBBAE OR KDOT MODIFIED SUBGRADE
6. BID ALT: 6" PCC PAVING WITH GRANULAR SUBBASE OR KDOT MODIFIED SUBGRADE
7. PCC PAVEMENT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

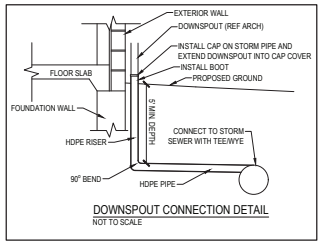
PAVING & CURB DETAIL
SCALE: NONE



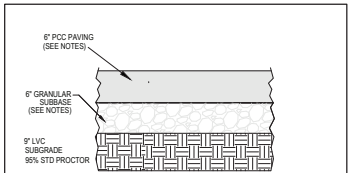
SIDEWALK DETAIL
NOT TO SCALE



SANITARY SEWER CLEANOUT
NOT TO SCALE

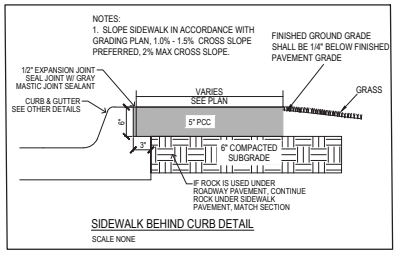


DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE

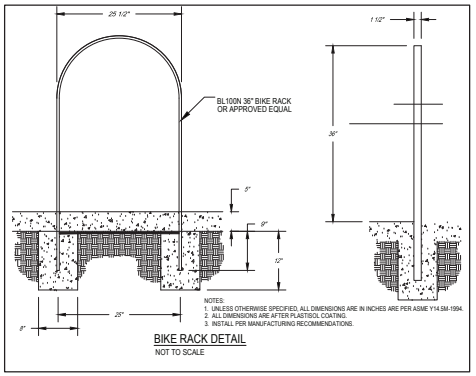


NOTES:
1. SLOPE IN ACCORDANCE WITH GRADING PLAN
2. REFERENCE GEOTECHNICAL EXPLORATION REPORT DATED 07/30/2025 PREPARED BY UES FOR PAVING DESIGN AND ADDITION INFORMATION
3. PCC PAVEMENT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

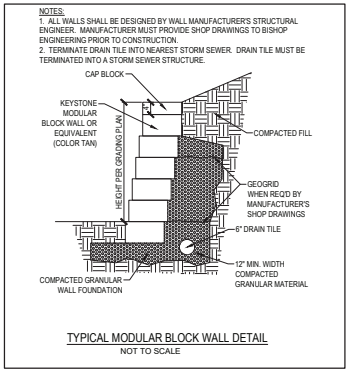
APRON PAVING DETAIL
SCALE: NONE



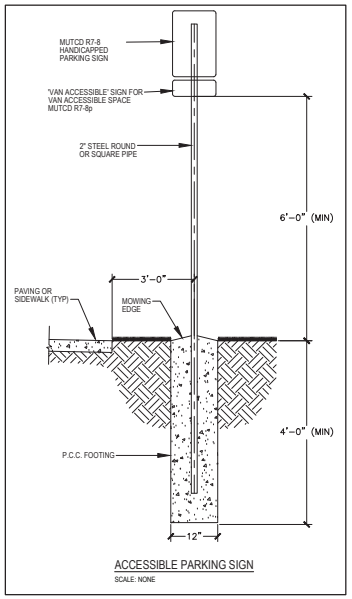
SIDEWALK BEHIND CURB DETAIL
SCALE NONE



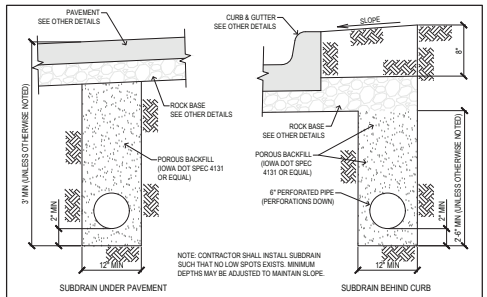
BIKE RACK DETAIL
NOT TO SCALE



TYPICAL MODULAR BLOCK WALL DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SIGN
SCALE: NONE



SUBDRAIN DETAILS
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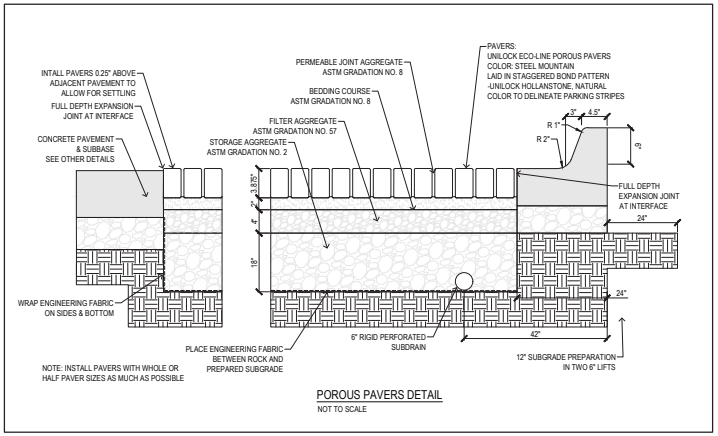

POROUS PAVERS DETAIL
NOT TO SCALE

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PRELIMINARY SITE PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
8610 PFLUMM ROAD
LENEXA, KS

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
07/28/2026
09/30/2026
10/16/2026 CBA
10/26/2026 CITY
11/16/2026 CITY

PROJECT NUMBER:
260204

SHEET NAME:
DETAILS

SHEET NUMBER:
C6.1

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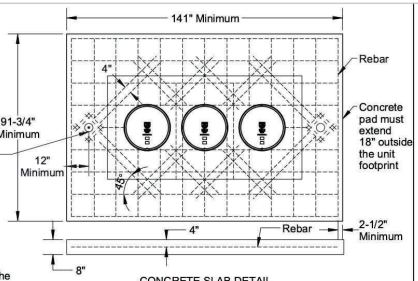
EXCAVATION

1. Surrounding soil must be undisturbed soil or well compacted engineering fill.
2. Measure the width and length of the tank and excavate a hole that is a minimum of 18" greater than the tank on all sides.
3. Depth of excavation shall be 12" deeper than tank bottom.
4. After the excavation is complete create a well compacted support layer of aggregate mixture so that ground supporting tank is a minimum of 12" above native soil. Aggregate mixture must be 3/4" size clean rock or sand, with no fines. For compaction, use a flat plate compactor to tamper rock or sand evenly for 15 minutes.

UNIT INSTALLATION

1. Lower and center the unit into hole using Striem lifting lug kit (included). Do not use chains or accessways to move the unit.
2. Ensure tops of risers are level with finished grade.
3. Fill unit with water before backfilling to stabilize unit, check for leaks, and prevent float out during backfilling.



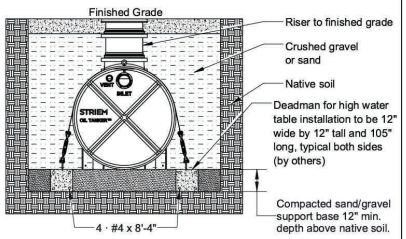
CONCRETE SLAB DETAIL

BACKFILLING & FINISHED CONCRETE SLAB

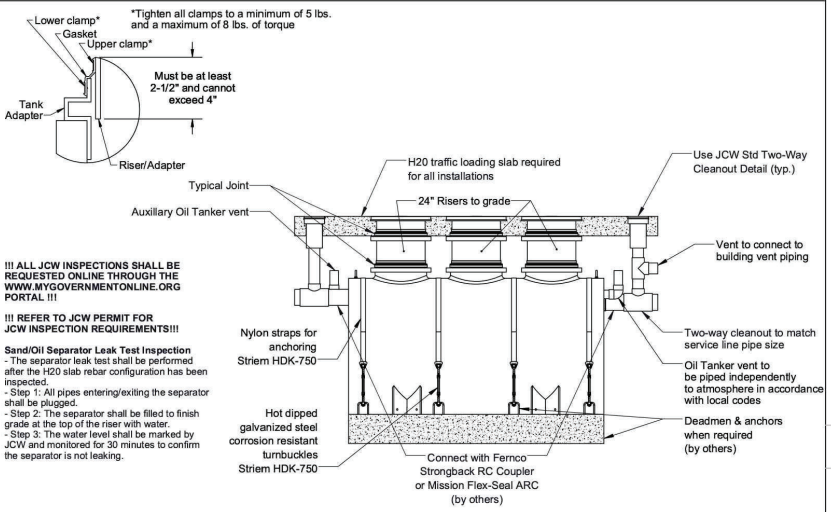
1. Before backfilling and pouring of slab secure covers and risers (if necessary) to the unit.
2. Backfill evenly all around tank using crushed aggregate material approximately 3/4" size rock, or sand, with no fines.
3. When backfilling ensure backfill is worked under the unit using a probe to ensure the unit is fully supported.
4. Place 6" aggregate base under slab. Aggregate should be 3/4" size rock, or sand, with no fines.
5. H20 rated slab required.
6. Concrete to be 28 day compressive strength to 4000 PSI with 6±1% air entrainment.
7. NO. 4 rebar (∅ 1/2") grade 60 steel per ASTM A615: connected with tie wire.
8. Rebar to be 2 1/2" from edge of concrete.
9. Rebar spacing 12" grid. 4" spacing around access openings.

DEADMAN ANCHORING

1. Deadmen should be constructed as noted on Excavation and Backfill detail.
2. Deadmen should be 12" wide x 12" tall and equal to the length of the entire unit.
3. Each deadman should have 2 anchor points that each connect to a 3,500 lbs. rated turnbuckle.
4. Lay the deadmen parallel with the unit and ensure that it is outside the shadow of the tank.
5. Nylon straps rated to 3,333 lbs. each should be connected to a turnbuckle on each side. Turnbuckles should be secured to the deadmen anchor points on each side of the tank such that the tank is held down.



EXCAVATION AND BACKFILL DATA



!!! ALL JCW INSPECTIONS SHALL BE REQUESTED ONLINE THROUGH THE WWW.MYGOVERNMENTONLINE.ORG PORTAL !!!

!!! REFER TO JCW PERMIT FOR JCW INSPECTION REQUIREMENTS!!!

Sand/Oil Separator Leak Test Inspection
- The separator leak test shall be performed after the H20 slab rebar configuration has been inspected.
- Step 1: All pipes entering/exiting the separator shall be plugged.
- Step 2: The separator shall be filled to finish grade at the top of the riser with water.
- Step 3: The water level shall be marked by JCW and monitored for 30 minutes to confirm the separator is not leaking.

ALL PIPE EMBEDMENT IN ACCORDANCE WITH JCW STANDARDS

PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF **STRIEM, LLC.** ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF **STRIEM, LLC.** IS PROHIBITED. JCW IS ALLOWED PUBLICATION & DISTRIBUTION

SPECIFICATIONS

1. Max flow rate: 314 GPM.
2. Liquid capacity: 750 Gallons (100.3 cu. ft.).
3. Oil capacity: 323 Gallons.
4. Solids/sediment capacity: 295 Gallons.
5. Unit weight w/std. covers: 1253 lbs.
6. H20 rated pickable cast iron covers.
7. Maximum operating temperature 140 °F continuous.

NOTES

1. 7/8" thick high density polyethylene walls.
2. Unit supplied with built-in adapter(s) for up to 5" of adjustability. Additional riser(s) available for deeper burial depth.
3. For buried applications.
4. Lifting lug set included for easy install.

ENGINEER SPECIFICATION GUIDE

Striem oil separator model OT-750-JCW shall be lifetime guaranteed and made in USA of High Density Polyethylene with minimum 7/8" uniform wall thickness. Separator shall be furnished for below grade installation with field adjustable riser system. Separator flow rate shall be 314 GPM. Separator oil capacity shall be 323 gallons. Sand capacity shall be 295 gallons. Separator shall be certified to IAPMO IGC 183-2016. Pickable cast iron cover shall provide water/gas-tight seal and be H20 traffic rated.



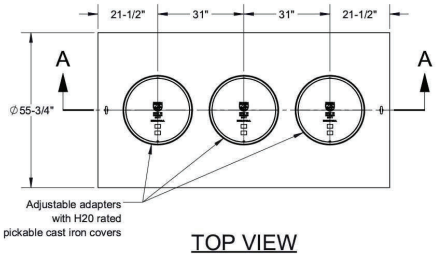
PE STAMP
(For H20 Slab Design Only)

Hold Down Kit Required
Unless Sealed by Kansas
Professional Engineer

Additional Options

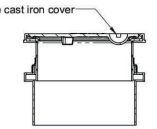
☐ **HDK-750** - High Water Hold Down Kit
☐ **SS** - Slick Stick™ Oil Level Monitoring System*

*Monitoring system will raise covers by 3".

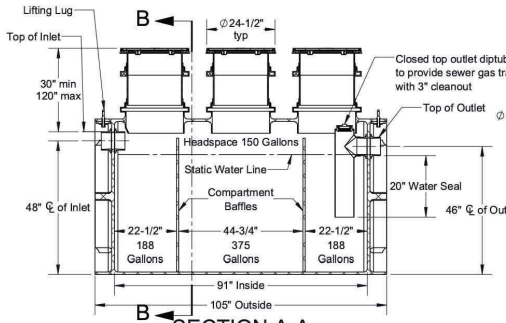


TOP VIEW

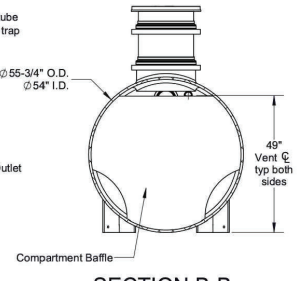




SECTION C-C



SECTION A-A



SECTION B-B

MODEL NUMBER: OT-750-JCW

DESCRIPTION:

POLYETHYLENE OIL SEPARATOR
314 GPM
750 GALLON CAPACITY
JOHNSON COUNTY WASTEWATER DETAIL

DWG BY: WLF | **DATE:** 12/17/21 | **REV:** 0

SPECIFICATION SHEET

Striem
3100 Brinkerhoff
Kansas City, KS 66115
Tel: 913-222-1500
orders@striemco.com
www.striemco.com

Made in the U.S.A

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

PRELIMINARY SITE PLAN

CHRISTIAN BROTHERS AUTOMOTIVE
8610 PFLUMM ROAD
LENEXA, KS

REFERENCE NUMBER:

DRAWN BY:

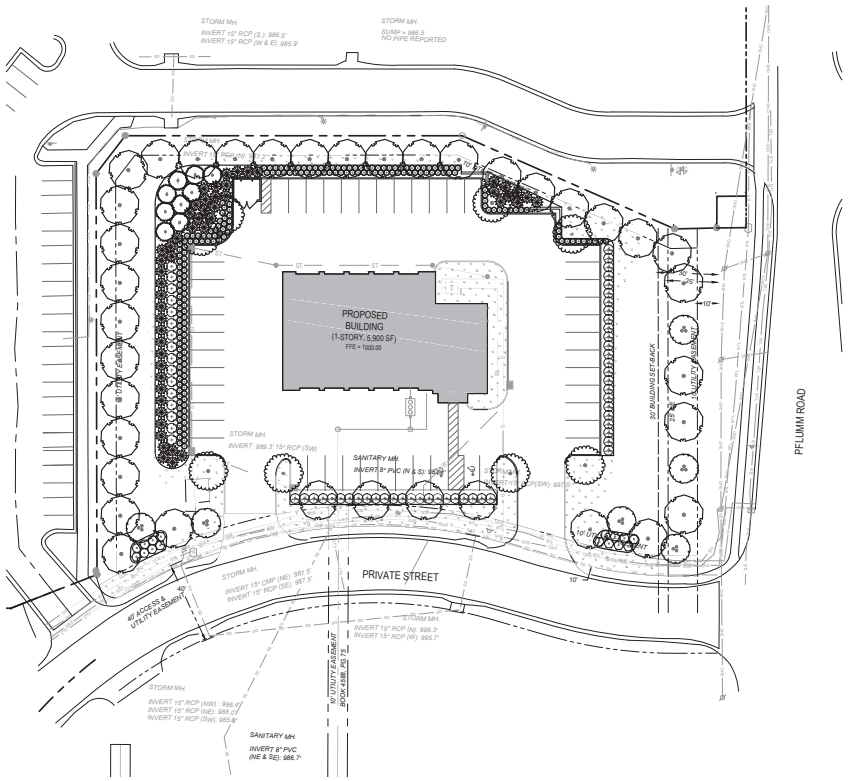
REVISION DATE:
07/28/2026
09/30/2026
10/16/2026 CBA
10/26/2026 CITY
11/16/2026 CITY

PROJECT NUMBER: 260204

SHEET NAME: DETAILS

SHEET NUMBER: C6.2

L:\LAND PROJECTS 2026\260204 CBA LENEXA KS\DWG\DETAILS SEPARATOR.DWG



GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. AFTER FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, CONTRACTOR IS TO PROVIDE SUGGESTED MAINTENANCE, WATERING SCHEDULE, WEEDING SCHEDULE, AND FERTILIZATION SCHEDULE.
8. ROOT FLARE TO BE VISIBLE AT TIME OF PLANTING.
9. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

PROPOSED LANDSCAPE PLANTINGS NOTE

THIS PLAN IS PENDING THE ARBORIST'S REPORT. UPON RECEIPT, THE LANDSCAPE PLANS WILL BE REVIEWED AND REVISED TO IDENTIFY EXISTING TREES ELIGIBLE FOR PRESERVATION CREDIT. PROPOSED PLANTINGS AND ALL ASSOCIATED CALCULATIONS WILL BE UPDATED ACCORDINGLY.

LANDSCAPE CALCULATIONS

JURISDICTIONAL AUTHORITY:	LENEXA, KS
PROPERTY ZONING:	CP-1
ADJACENT ZONING (NORTH & WEST):	RP-3
PERIMETER LANDSCAPING	
PFLUMM ROAD (EAST PERIMETER):	167.3 LF OF FRONTAGE
SHADE TREES REQUIRED:	4 SHADE TREES (2 PER 100 LF OF FRONTAGE)
ORNAMENTAL TREES REQUIRED:	2 ORNAMENTAL TREES (1 PER 100 LF OF FRONTAGE)
SHRUBS REQUIRED:	24 SHRUBS (12 PER 100 LF OF FRONTAGE)
3' HEDGE W/ 75% COVERAGE REQUIRED TO SCREEN PARKING AREA:	PROVIDED
PRIVATE STREET (SOUTH PERIMETER):	316.6 LF OF FRONTAGE
SHADE TREES REQUIRED:	8 SHADE TREES (2 PER 100 LF OF FRONTAGE)
ORNAMENTAL TREES REQUIRED:	4 ORNAMENTAL TREES (1 PER 100 LF OF FRONTAGE)
SHRUBS REQUIRED:	39 SHRUBS (12 PER 100 LF OF FRONTAGE)
3' HEDGE W/ 75% COVERAGE REQUIRED TO SCREEN PARKING AREA:	PROVIDED
(NORTH PERIMETER - LUI DIFFER. 7):	315 LF
SHADE TREES REQUIRED:	16 SHADE TREES (5 PER 100 LF)
EVERGREEN TREES REQUIRED:	38 EVERGREENS (12 PER 100 LF)
SHRUBS REQUIRED:	126 SHRUBS (40 PER 100 LF)
(WEST PERIMETER - LUI DIFFER. 7):	210 LF
SHADE TREES REQUIRED:	11 SHADE TREES (5 PER 100 LF)
EVERGREEN TREES REQUIRED:	25 EVERGREENS (12 PER 100 LF)
SHRUBS REQUIRED:	84 SHRUBS (40 PER 100 LF)
INTERNAL PARKING LOT LANDSCAPING	23,462 SF OF TOTAL PARKING LOT AREA
LANDSCAPE AREA REQUIRED:	1,760 SF (7.5% OF TOTAL)
LANDSCAPE AREA PROVIDED:	2,110 SF
TREES REQUIRED:	8 TREES (1 TREE PER 300 SF OF INTERNAL LANDSCAPE AREA)
NUMBER OF ISLANDS:	8 ISLANDS
NUMBER OF ISLANDS REQUIRING TREES:	8 ISLANDS
MONUMENT SIGN LANDSCAPING	
LANDSCAPE AREA REQUIRED:	X SF (3X THE AREA OF SIGN FACE)
SHADE TREES REQUIRED:	X SHADE TREES (1 PER 500 SF OF LANDSCAPE AREA)
ORNAMENTAL TREES REQUIRED:	X ORNAMENTAL TREES (1 PER 200 SF OF LANDSCAPE AREA)
SHRUBS REQUIRED:	X SHRUBS (2 PER 20 SF OF LANDSCAPE AREA)

PLANT SCHEDULE

SYMBOL	COMMON NAME	CONT.	MIN. SIZE	QTY
TREES				
	FRONTAGE ORNAMENTAL TREE	CONT. OR B&B	3-5 CANES, 2" CAL. TOTAL	6
	PARKING LOT SHADE TREE	CONT. OR B&B	2" CAL.	8
	PERIMETER SHADE TREE	CONT. OR B&B	2" CAL.	37
EVERGREENS				
	UPRIGHT EVERGREEN	CONT. OR B&B	6' HT.	52
	UPRIGHT EVERGREEN	CONT. OR F.G.	6' HT.	9
SHRUBS				
	EVERGREEN SHRUB	CONT.	3 GAL.	194
	EVERGREEN SHRUB	CONT.	5 GAL.	47
	FLOWERING SHRUB	CONT.	3 GAL.	16
	FLOWERING SHRUB	CONT.	5 GAL.	16

SYMBOL	COMMON NAME	NOTES
TURF		
	LAWN	SOD

NORTH

0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

STEPHEN W. SAL LICENSED 963 KANSAS LANDSCAPE ARCHITECT

DATE: 11/16/2026

CHRISTIAN BROTHERS AUTOMOTIVE
8610 Pflumm Road
Lexena, KS

PRELIMINARY PLANTING PLAN

Date	Comment

Project Number	
Date	11/16/2026
Drawn By	JP
Checked By	SS

LP-1

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE LABELLED OR MARKED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

I. TREE STAKING AND GUYING
1. STAKES: 8' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COLAIET OR APPROVED EQUAL.

M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE NATIVE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
a. 1"-2" TREES TWO STAKES PER TREE
b. 2-1/2"-4" TREES THREE STAKES PER TREE
c. TREES OVER 4" CALIPER GUY AS NEEDED
d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. WINTER MIX (OCTOBER 1 - MARCH 31)
50# CELLULOSE FIBER MULCH
2# UNHULLED BERMUDA SEED
2# ANNUAL RYE SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
50# CELLULOSE FIBER MULCH
2# HULLED BERMUDA SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. GENERAL
50# CELLULOSE FIBER MULCH
15# 15-15-15 WATER SOLUBLE FERTILIZER
SEED RATE PER LEGEND

G. DRILL SEEDING
1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AT 50# SEEDING.
2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
50# CELLULOSE FIBER MULCH
15# 15-15-15 WATER SOLUBLE FERTILIZER
4# ORGANIC BINDER

H. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

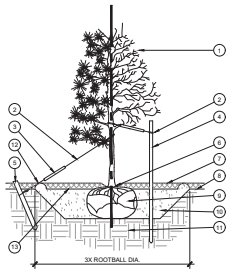
I. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. LEGALLY DISPOSE ALL ACCUMULATED MATERIALS OFF THE PROJECT SITE.

J. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

K. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT THE MINIMUM SLOPE.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDED OR RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE INITIALLY MOWED.

L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (60 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. CINCH-TIES (24" BOX≥2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX≥2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL: AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

3X ROOTBALL DIA.

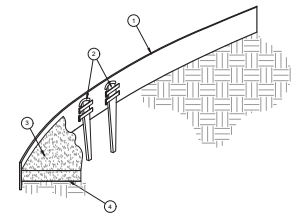
STAKING EXAMPLES (PLAN VIEW)

PREVAILING WINDS

PREVAILING WINDS

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. ROOT FLARE TO BE VISIBLE AT TIME OF PLANTING. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 3/8" BOX≥2.5" CAL AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

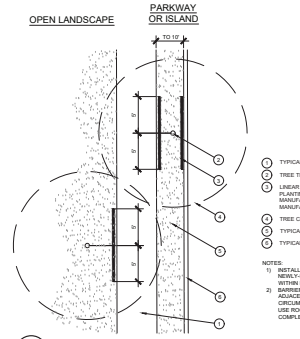
A TREE PLANTING
SCALE: NOT TO SCALE



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

B STEEL EDGING
SCALE: NOT TO SCALE



OPEN LANDSCAPE

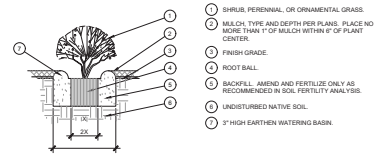
PARKWAY OR ISLAND

TO 10'

1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

C ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL: AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

2X

D SHRUB AND PERENNIAL PLANTING
SCALE: N

Project		Catalog #	ISWSA1D740USL4BK	Type	F
Prepared by		Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Typical Applications

Outdoor • Wall Mount • Walkways

Interactive Menu

- Ordering Information page 2
- Product Specifications page 3
- Energy and Performance Data page 3
- Control Options page 6

Product Certifications

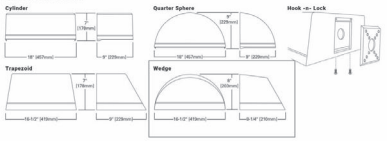
Quick Facts

- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

- Enlighted
- WaveLinx

Dimensional Details



COOPER Lighting Solutions

PDS00486EN page 1
January 7, 2021 11:25 AM

Project		Catalog #	PR840D010 / PR8M34MDMW	Type	L
Prepared by		Notes		Date	



HALO Commercial

PR810/PR815/PR820/PR830/PR840 | PR8M12/PR8M34

8-inch LED new construction shallow lensed downlight

Typical Applications

Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

Interactive Menu

- Order Information page 2
- Product Specifications page 3
- Photometric Data page 4
- Energy & Performance Data page 6
- Connected Systems page 9
- Product Warranty

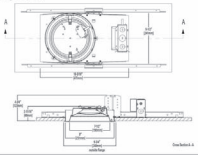
Product Certification

Product Features

Top Product Features

- New construction downlight; 1,000 to 4,000 lumens
- Medium and Wide interchangeable lens distributions; Wall wash accessory kit option
- Matte White, Matte Black and Matte Metallic Silver finishes
- Selectable color temperatures: 3000K, 3500K and 4000K CCT; 80 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%

Dimensional and Mounting Details



COOPER Lighting Solutions

PDS17019EN page 1
April 6, 2021 10:27 AM

6615BBINCWABK | Type G

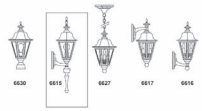
STERNBERG LIGHTING — *Small Scale Commercial Fixtures*

6900 / 6600 / 66 HERITAGE SPECIFICATIONS



Cat. No.	W	H	Est.*	Top to Outlet	Max. Watts	Max. Lamp	Min. Wire
6930	12"	17"		200W	100W	42MY	
6915	13"	38"	16¼"	201¼"	200W	100WY	42MY
6915	13"	38¼"	16¼"	21"	200W	100WY	20MY
6912	13"	32¼"	16¼"	261¼"	200W	100WY	42MY
6918	13"	38"	16¼"	9"	200W	100WY	20MY
6927	13"	60" w/36" chain			200W	100WY	32MY
6935	13"	23¼"			200W	100WY	40MY
6630	10"	19"			150W	80WY	20MY
6615	10"	33"	10¼"	19"	150W	80WY	32MY
6616	10"	38"	10¼"	15"	150W	80WY	32MY
6617	10"	18¼"	10¼"	7¼"	150W	80WY	32MY
6627	10"	57" w/36" chain			150W	80WY	20M
6635	10"	19"			150W	80WY	28MY
66BU	7"	14"	9"	9"	80W	———	———
66LF	7"	20"	9"	9"	80W	———	———

* HALT is 4" depending on Ballast Box requirement.
** Coupler Kit(s) (3-4) sold separately. All items not available with 3 Light Clusters.
*** Add "-SC" to Catalog Number for Seeded Glass required.
66 & 6600 Series not available with Frosted Chimney or Reflector.



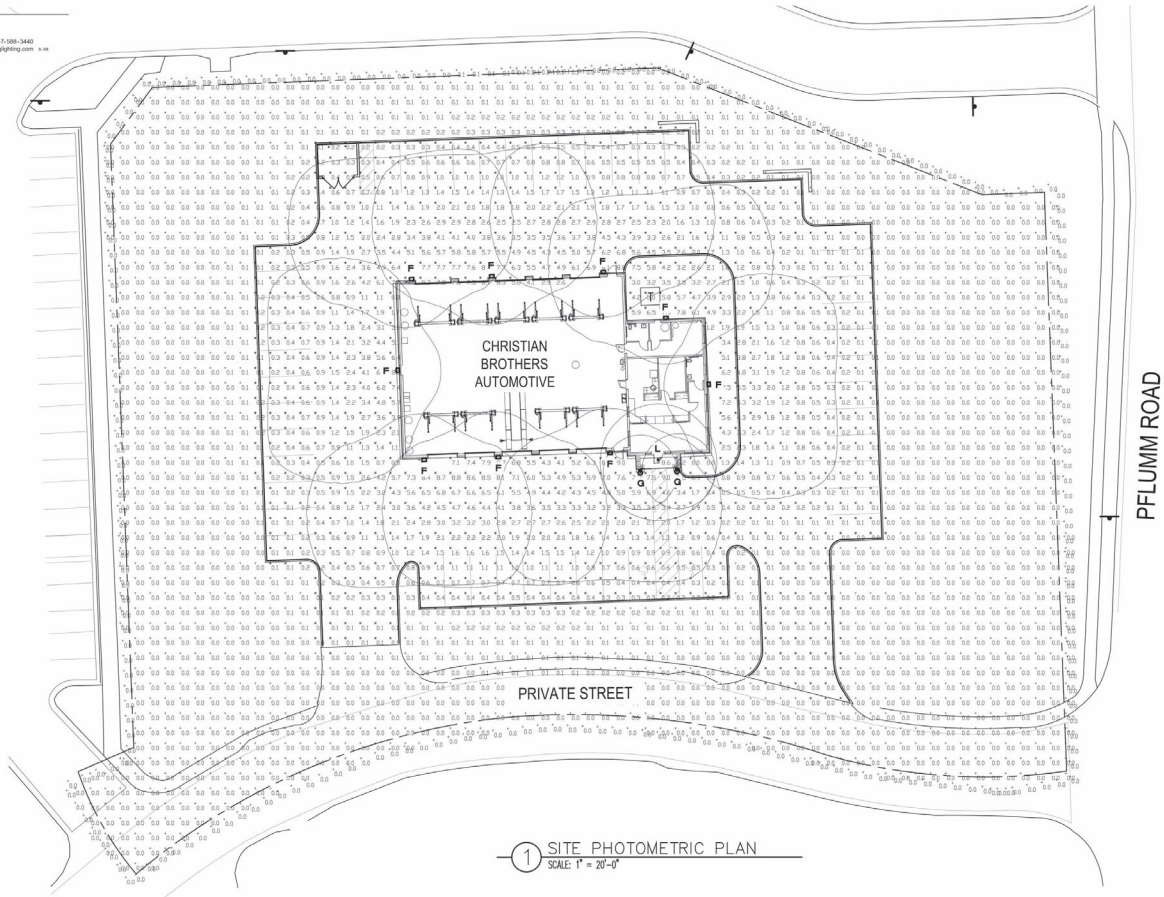
STERNBERG LIGHTING — 955 Lawrence Ave. Roselle, IL 60172 • 847-588-3400 • Fax 847-588-3440 — www.sternberglighting.com — Email: info@sternberglighting.com s-os

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
□	F	9	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	ISW-SA1D-740-U-SL4	IMPACT ELITE LED WEDGE LUMINAIRE (1) 70 CRI, 4000K, 800mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS	16	345	1	45.2
○	G	2	SATCO	STERNBERG LIGHT WITH LED 9 WATT A LAMP		1	896	1	10.8
○	L	1	COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON)	PR820D010 - PR8M12WDMW - 4000K	HALO 8" ROUND DOWNLIGHT, WIDE LENS, MATTE WHITE FINISH	1	2304	1	22

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
DRIVE PATHS AND PARKING SPACES	×	1.7 fc	9.7 fc	0.0 fc	N/A	N/A



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

CM CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

Christian Brothers Automotive
8610 Pflumm Road
Lenexa, KS

Christian Brothers Automotive
17725 Katy Freeway, St. 200
Houston, TX 77094

CORTLAND MORGAN LICENSED 3945 KANSAS PROFESSIONAL ARCHITECT 10.15.26

Revisions

10/15/2026 - Issued for Site Plan Submittal

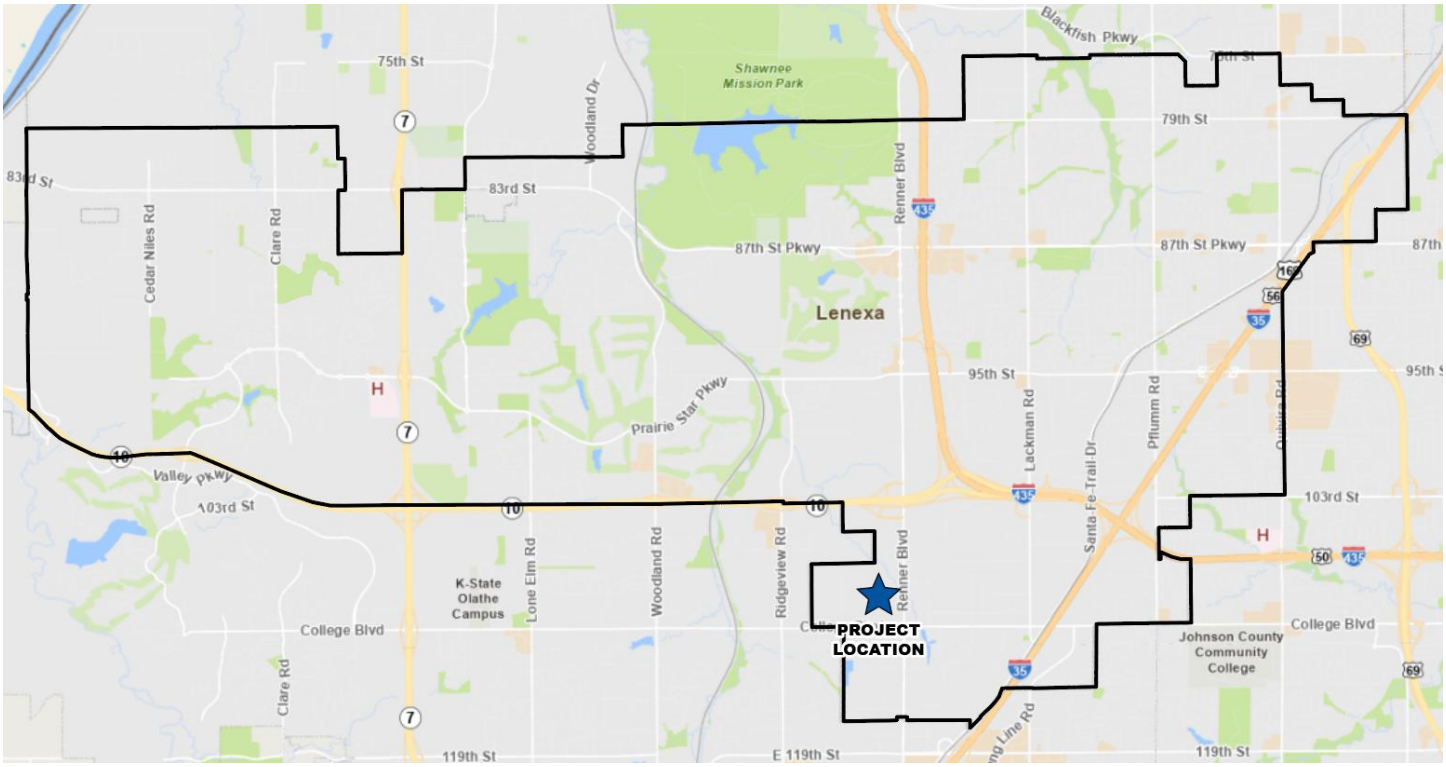
Project No. 26-XX
Drawn By: Staff
Date: 10/15/26

Sheet Title:
SITE PHOTOMETRIC PLAN

Drawing No.
A-4.2
10RHB-02-2026

LENEXA LOGISTICS CENTRE NORTH PHASE 2

Project #:	PL26-08PR	**Location:**	West of Renner Boulevard at approximately 108th Street
Applicant:	Curtis Holland, Polsinelli	**Project Type:**	Revised Preliminary Plan/Plat
Staff Planner:	Jessica Lemanski	**Proposed Use:**	Wholesale/Warehousing, Office



PROJECT SUMMARY

The applicant requests revised preliminary plan/plat approval for the following:

- **Lenexa Logistics Centre North - Phase 2**. The applicant proposes to revise the overall lot and tract layout to create Lot 14 within an area previously planned for open space and stormwater detention, and adjust several other lot and tract boundaries, including those for access, open space, and detention.

- **Lenexa Logistics Centre North, Lot 14**. The applicant proposes to develop the new lot with a 200,900 SF speculative industrial building and associated parking, loading areas, and site access.

The approximately 148-acre Phase 2 development is located west of Renner Boulevard near 108th Street in the BP-2, Planned Manufacturing District. The Governing Body approved the original preliminary plan on September 30, 2019. This item does not require a public hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The subject property lies generally northwest of the intersection of Renner Boulevard and College Boulevard near approximately 108th and Renner Boulevard. The site is directly west of Lot 9 within the Lenexa Logistics Centre North, 7th Plat, and does not currently have any public street frontage. This site was annexed into the City of Lenexa in 1989, at which time it was zoned and utilized as agricultural land. It was subsequently rezoned to BP-2 in 2018 as part of the larger Lenexa Logistics Centre North rezoning (RZ18-13), which included a total of 148 acres in the adjacent vicinity, with original plans to build eight warehouse buildings. Separate plat and plan approvals were completed for lots within the development since the 2019 rezoning was approved. Table 1 includes final plat approvals wherein changes made from the original preliminary plan are included with the Revised Preliminary Plan for Lenexa Logistics Centre North - Phase 2.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
RZ18-13	Rezoning	Lenexa Logistics Centre North	September 30, 2019
PL19-13P	Preliminary Plan/Plat	Lenexa Logistics Centre North	September 30, 2019
PT21-19F	Final Plat	Lenexa Logistics Centre North, 5th Plat (Lot 11 & Tract G)	September 21, 2021
PT25-21F	Final Plat	Lenexa Logistics Centre North, 7th Plat (Lot 9)	November 18, 2025
PT25-23F	Final Plat	Lenexa Logistics Centre North, 8th Plat (Lot 11 & Tract B)	December 16, 2025

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
148.5 (entire site) 13.8 (Lot 14)	1,965,023 (entire site) 200,900 (Lot 14)	BP-2	Business Park



Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The existing zoning and land use context for Phase 2 provides the basis for evaluating the proposed uses on Lot 14.

- **Phase 2**. The development is zoned BP-2, Planned Manufacturing District, and is classified as Business Park on the Future Land Use Map. Surrounding uses are primarily office and wholesale/warehousing, with mining operations and undeveloped or agricultural land to the north.

- **Lot 14**. The proposed speculative industrial building is intended for Wholesale/Warehousing, General and Office uses, consistent with other uses in Lenexa Logistics Centre North. The applicant has yet to identify a tenant or distinguish if there are multiple tenants. The proposed uses are allowed in the BP-2 District and are consistent with the Business Park classification.

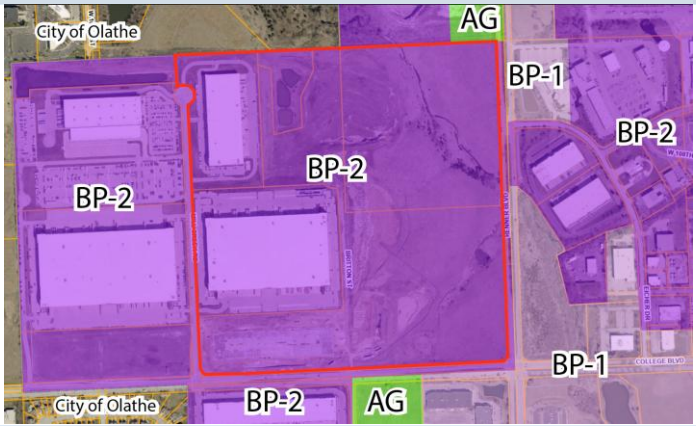
Zoning Map	Future Land Use Map
	

TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

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

REVISED PRELIMINARY PLAN REVIEW

The revised preliminary plan updates the overall lot and tract layout for Lenexa Logistics Centre North - Phase 2 and shows the proposed development of Lot 14.

- **Phase 2**. The revision reconfigures approximately 35 acres previously shown as Tracts F and G and reserved for open space and stormwater detention, and removes original Tracts D and E. The revised layout creates Lot 14, two new Tracts (D and E), and reflects acreage and boundary adjustments previously approved through final plats. Tract D will provide open space and access to Lot 14, and Tract E will serve as a stormwater detention tract.

  The new preliminary plan will split what was once Tract F and G, an open space and detention area, into new Tracts D and E, Lot 14, part of Tract C, and part of Lots 8, 11 and 13. The new Tract D will be reserved for open area and Lot 14 access. The new Tract E, which is currently partially platted as original Tract G, will have adjusted property lines and will be reserved for detention area as was proposed in the original preliminary plan for the development. Lot 12 is proposed to absorb .5 acres from Tract A, and Lot 13 is proposed to absorb 1 acre from original Tract F. Original Tracts D and E were incorporated into development Lot 9, which was approved in 2025 and recorded in 2026 as Lenexa Logistics Centre North, 7th Plat.

  The overall layout changes from eight development lots and seven tracts to nine development lots and five tracts. See the Preliminary Plat Review section for details on the proposed lot and tract boundaries and the adjustments reflected from previously approved final plats.

- **Lot 14**. The plan shows a 200,900 SF speculative industrial building with associated parking, loading areas, and primary site access from Renner Boulevard via Tract C and Lot 9, and emergency access from Britton Street via Tract D.

No other changes are proposed to other lots or buildings within the Lenexa Logistics Centre North - Phase 2 preliminary plan that have not already been approved by the Planning Commission via other final plats for Lots 8, 9, and 11 (PT25-23F, PT25-21F, and PT21-19F, respectively). Exhibit 2 shows the previously approved preliminary plan for the development and Exhibit 3 shows the revised preliminary plan for the development, both with the areas proposed for change under this application outlined in red.

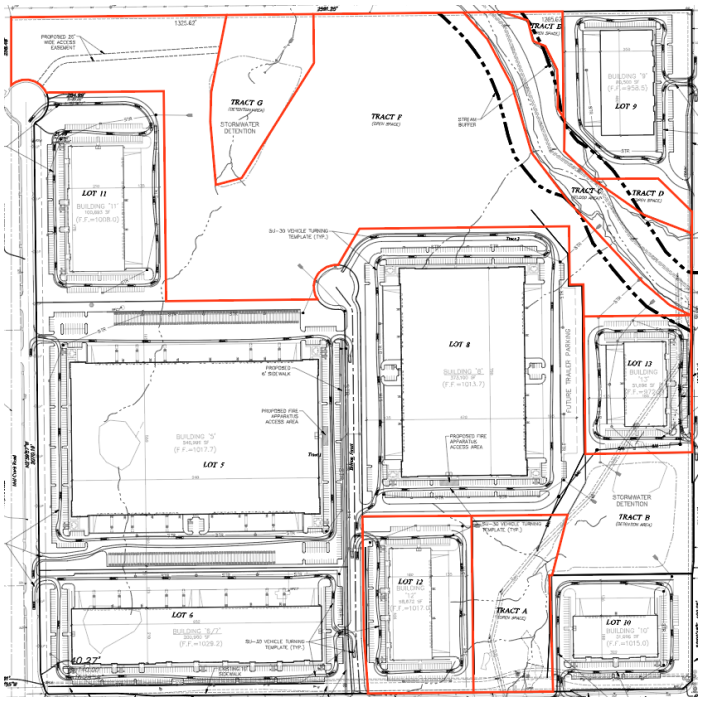


Exhibit 2: Original Lenexa Logistics Centre North – Phase 2 Preliminary Plan. The areas of change, Tracts A, C, D, E, F and G, and Lots 12 & 13, are outlined in red.

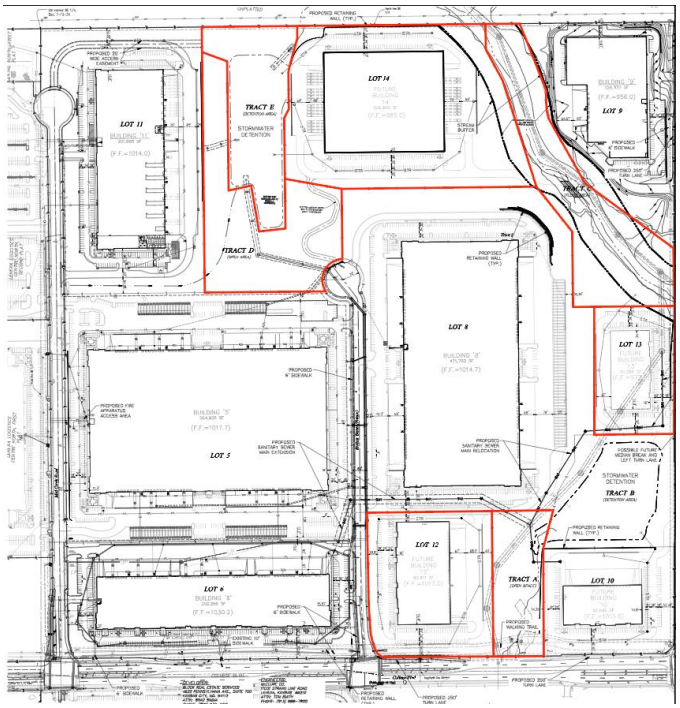


Exhibit 3: Revised Preliminary Plan for Lenexa Logistics Centre North – Phase 2. Lots 12, 13, and 14, and Tracts A, C, D, and E new property lines are outlined in red. These are the areas of change that have not yet been approved via other projects.

The new development lot, Lot 14, is located along the northern boundary of the overall development and is proposed to include a 200,900 SF building and associated parking areas, a vehicle circulation drive, loading docks, and two entrance points from Renner Boulevard to the east via Tract C and Lot 9, and Britton Street to the south via new Tract D. Visitor and employee parking spaces will be located at the north and south sides of the building, with loading areas on the east and west sides. A looped drive aisle circles the building to allow the movement of vehicles throughout the site. Landscaping is proposed to be installed along the perimeter of the building, concentrated on the corners and north side.

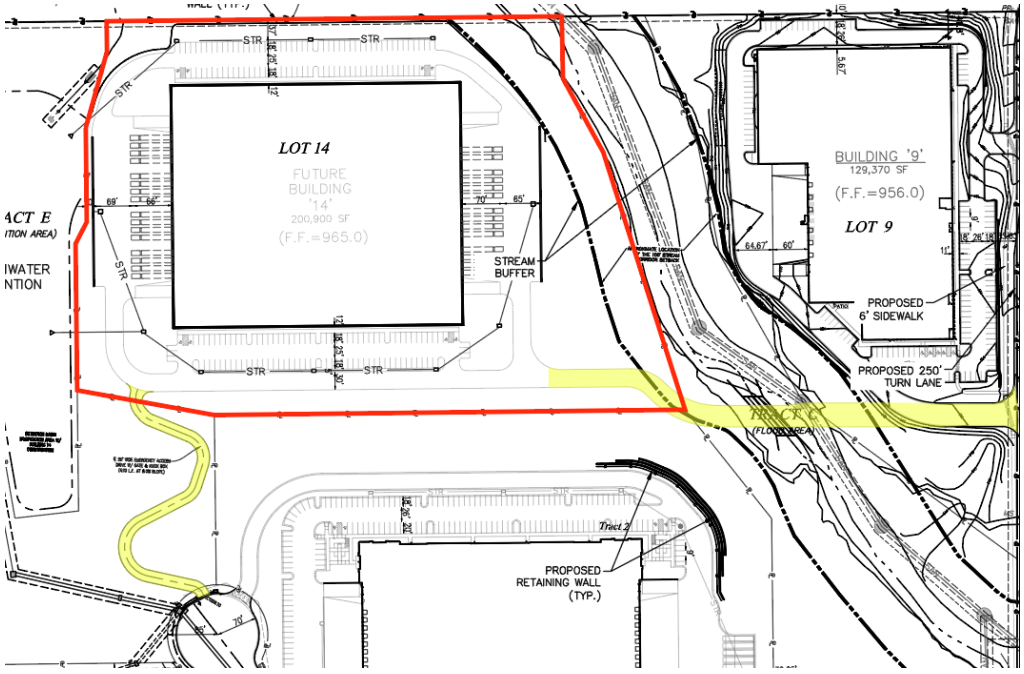


Exhibit 4: New Lot 14. Proposed access driveways are highlighted in yellow.

DIMENSIONAL STANDARDS

- **Phase 2**. Changes to the overall Phase 2 lot and tract layouts will not create nonconformities with dimensional standards on any existing sites. Staff notes that future development of Lot 13 may include a deviation request from the special setback along Renner Bouelvard, which was similarly requested and approved for Lot 9 of the development.

- **Lot 14**. The development of Lot 14 is generally in compliance with the dimensional requirements and property development regulations for the BP-2 Zoning District as outlined in Table 3.

TABLE 3: SETBACK ANALYSIS

Setbacks	Required Minimum Setback	Proposed Setback	Difference
Parking Lots and Drives	10' from property line	10' – 130'	**+120'**
North	30'	110'	**+80'**
South	30'	143'	**+113'**
East	30'	135	**+105'**
West	30'	265	**+235'**

PUBLIC IMPROVEMENTS

No public improvement modifications or additions are planned for Phase 2 or Lot 14 as part of this application.

ACCESS, TRAFFIC, AND PARKING

- **Phase 2**. The applicant provided revised parking counts for the overall development area, which are shown in Table 4.

TABLE 4: PARKING ANALYSIS

Lot	Land Use	Parking Formula	Square Footage	Required Parking	Provided Parking	Difference from Requirement
5	Warehouse	1 space per 1,500 SF	536,585	358	**555**	**+84**
	Office	1 space per 250 SF	28,250	113		
6	Warehouse	1 space per 1,500 SF	153,715	103	**297**	**0**
	Office	1 space per 250 SF	48,572	194		
8	Warehouse	1 space per 1,500 SF	448,276	299	**403**	**+10**
	Office	1 space per 250 SF	23,593	94		
9	Warehouse	1 space per 1,500 SF	108,805	73	**137 (18 deferred spaces)**	**0**
	Office	1 space per 250 SF	20,565	82		
10	Warehouse	1 space per 1,500 SF	20,678	14	**144**	**+5**
	Office	1 space per 250 SF	31,018	125		

11	Warehouse	1 space per 1,500 SF	187,425	125	**183**	**0**
	Office	1 space per 250 SF	14,425	58		
12	Warehouse	1 space per 1,500 SF	64,475	43	**149**	**0**
	Office	1 space per 250 SF	26,335	106		
13	Warehouse	1 space per 1,500 SF	20,678	14	**143**	**+4**
	Office	1 space per 250 SF	31,018	125		
14	Warehouse	1 space per 1,500 SF	184,828	124	**192**	**+3**
	Office	1 space per 250 SF	16,072	65		

- **Lot 14**. The proposed new Lot 14 will be accessed from Renner Boulevard via Tract C and Lot 9 to the east. An additional emergency access point will be added to Britton Street via Tract D to the south. The drive aisle from Renner Boulevard is meant to act as the primary entrance to the site.

  The proposed development on Lot 14 is not expected to generate traffic impacts beyond those envisioned in the original Lenexa Logistics Centre North business park concept. Given the limited anticipated traffic generation, a traffic study is not required for the proposed development.

  The applicant proposes 192 parking spaces to accommodate the proposed 200,900 SF building. No tenant has been identified, but the proposed use for the building will be Warehousing and Office.

STORMWATER

The applicant submitted a stormwater analysis indicating that modifications are anticipated to the business park's existing/currently constructed stormwater infrastructure, specifically that the Phase 1 (North) detention basin, which will be expanded to account for the added impervious area. At the time of this report writing, the specific expansion design has not been completed; however, given the significant green space in and around this project (and the Phase 1 basin), with the clear understanding that complete information and design regarding the basin expansion, along with a complete, revised stormwater management study for the business park will be required with the final plan submittal, Staff believes it is acceptable to approve the preliminary plan without the specific expansion design being completed.

Staff notes that the site is next to existing stream buffer and that all stream buffer standards and requirements continue to apply to this site.

FIRE PREVENTION

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

LIGHTING

A lighting plan for Lot 14 was not provided with the preliminary plan. A photometric plan will be provided by the applicant and reviewed at final plan stage.

LANDSCAPING

The preliminary landscape plan for Lot 14 is shown in Exhibit 5. The site is bordered by a stream corridor to the east, which provides existing trees and landscaping to buffer the site from Lot 9. The proposed preliminary landscape plan generally meets the required perimeter plantings, but additional Land Use Intensity (LUI) Buffer plantings will need to be added to the north side of the site on the final landscape plan. The site has enough area to fulfill the landscape requirements and Staff will work with the applicant to achieve compliance with landscape requirements with the final plan.

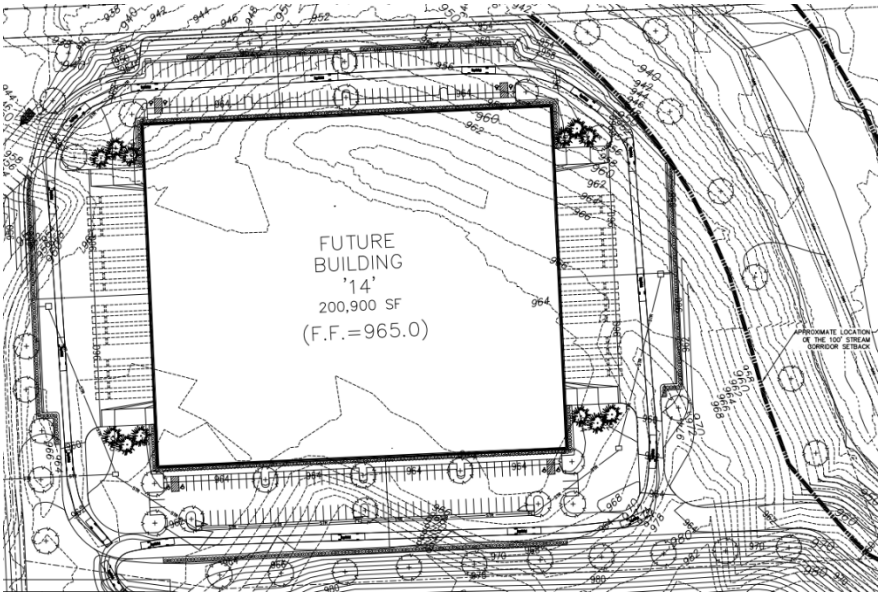


Exhibit 5: Landscape Plan for Lot 14

ARCHITECTURE

The proposed Building 14 exteriors are to be equally finished on all sides and of a matching design to the other buildings in the Lenexa Logistics Centre North development. The buildings will have a combination of recessed and projecting entry facades with varied parapet heights facing both College and Renner Boulevards. The buildings will have an exposed gutter and downspout system that is intended to be integrated into the rustication joint and color scheme of the building facades.

Roof-mounted mechanical units must be screened with an integral screen system, similar to the system installed for other buildings within Lenexa Logistics Centre North. The proposed revised preliminary plan does not indicate locations or details for trash enclosures. These are independent of the building and are typically located within the service area. More detail will be required at the final plan stage.

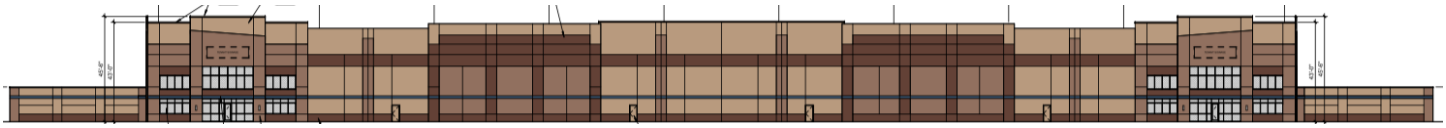


Exhibit 6: North elevation of Building 14

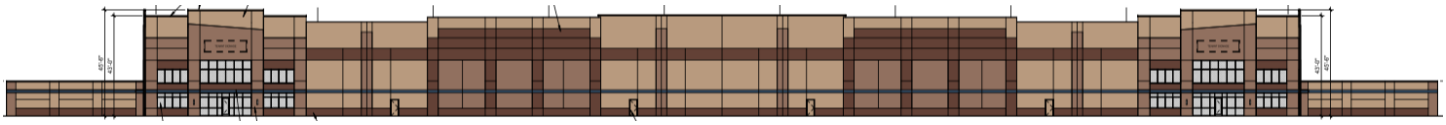


Exhibit 7: South elevation of Building 14

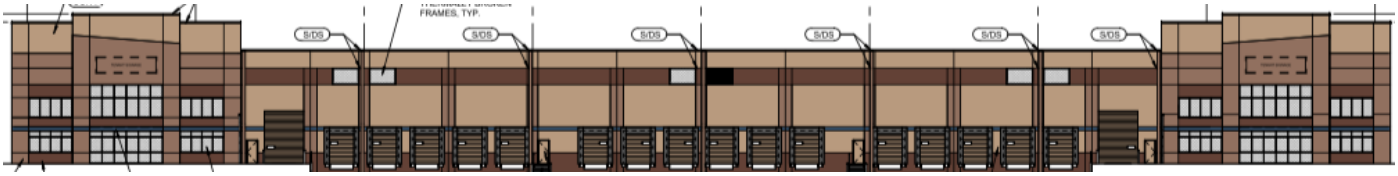


Exhibit 8: East Elevation of Building 14

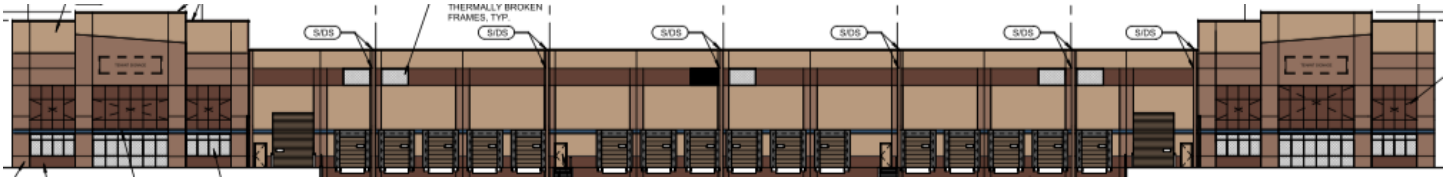


Exhibit 9: West Elevation of Building 14

REVISED PRELIMINARY PLAT REVIEW

A preliminary plat for the entirety of Phase 2, including Lot 14, was provided with the revised preliminary plan and consists of 148.5 acres of land. As noted in the Preliminary Plan Review section of this report, the original Lenexa Logistics Centre North - Phase 2 Tracts A, F, and G, and Lots 12 and 13 are the proposed areas of change that have not already been approved by the Planning Commission via other final plats. The removal of the original Tracts D and E, and adjustments to the boundaries of Lots 8, 9, and 11 have already been approved via final plats. The original Tract F, which consisted of 31.3 acres, is proposed to be split and its area distributed amongst other lots and tracts in the revised preliminary plan.

- Tract C will be increased from 5 acres to 6.5 acres (+ 1.5 acres).
- A new Tract D will be created and consist of 6.2 acres.
- Original Tract G, which will be renamed to Tract E, will be increased from 4 acres to 4.5 acres (+ 0.5 acres).
- Lot 11, which was recorded in 2021 via Lenexa Logistics Centre North, 5th Plat, absorbed a section of original Tract F and increased from 9 acres to 14.7 acres (+ 5.7 acres).
- Lot 8 and Tract B, recorded in 2026 via Lenexa Logistics Centre North, 8th Plat, absorbed part of original Tract F and increased from 21.2 acres to 27 acres (+ 5.8 acres).
- Lot 9, recorded in 2026 via Lenexa Logistics Centre North, 7th Plat, absorbed the original Tracts D and E, which consisted of 0.9 acres and 0.6 acres respectively, resulting in an 8.8-acre Lot 9.
- The remaining acreage of the original Tract F will be part of Lot 14, which will consist of 13.8 acres.

Exhibit 10 shows the original preliminary plat and Exhibit 11 shows the revised preliminary plat with tracts noted in blue stars. Table 5 provides a breakdown of the new acreage for each tract and lot, as well as each lot/tract purpose and status of recording.

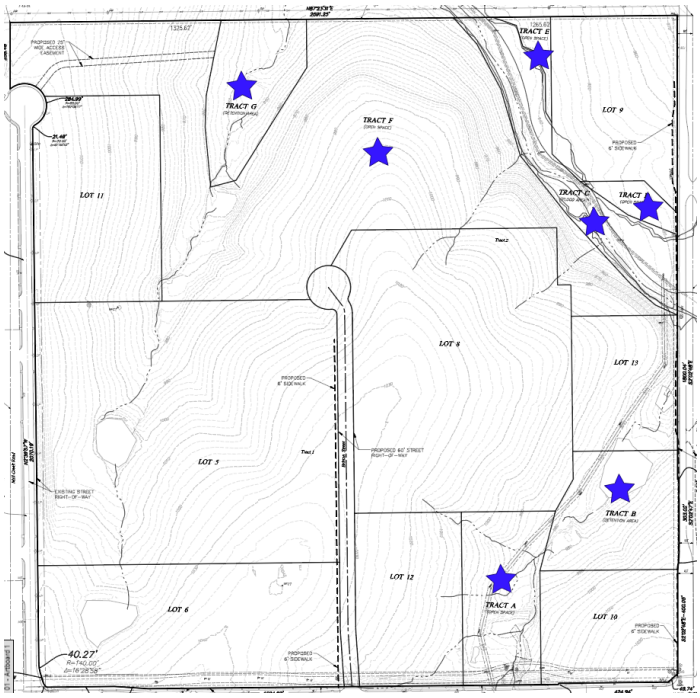


Exhibit 10: Original Preliminary Plat. Tracts are marked with a blue star.

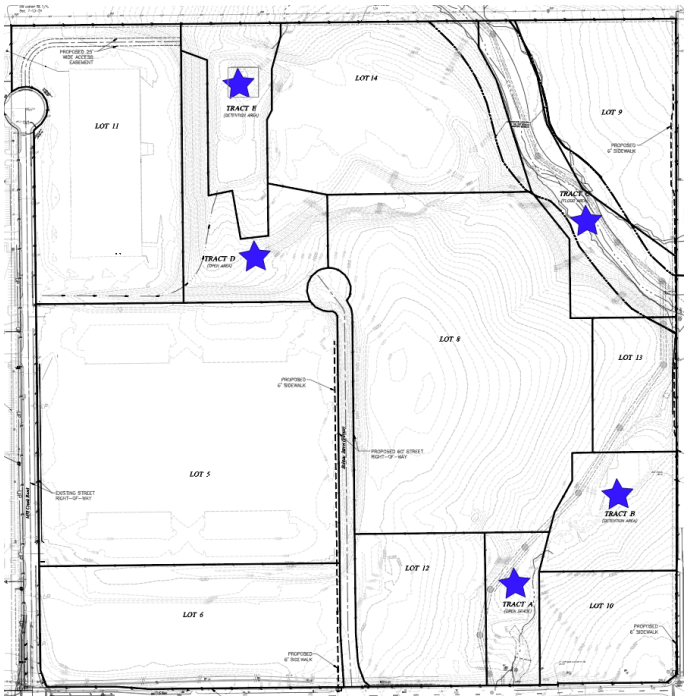


Exhibit 11: Revised Preliminary Plat. Tracts are marked with a blue star.

TABLE 5: LOT AND TRACT AREAS AND PURPOSE

Lot or Tract	Purpose	Status	Original Area (acres)	Proposed Area (acres)	Difference
5	Wholesale/Warehousing & Office	Recorded Plat	27.4	27.4	**0**
6	Wholesale/Warehousing & Office	Recorded Plat	12.9	12.9	**0**
8	Wholesale/Warehousing & Office	Recorded Plat	21.2	27	**+5.8**
9	Wholesale/Warehousing & Office	Recorded Plat	7.2	8.8	**+1.6**
10	Wholesale/Warehousing & Office	Unplatted	5.3	5.3	**0**
11	Wholesale/Warehousing & Office	Recorded Plat	9	14.7	**+ 5.7**
12	Wholesale/Warehousing & Office	Unplatted	6.4	6.9	**+.5**
13	Wholesale/Warehousing & Office	Unplatted	4.9	3.9	**-1**
14	Wholesale/Warehousing & Office	Unplatted	N/A	13.8	**+13.8**
A	Open Space	Unplatted	4.8	2.9	**-1.9**
B	Detention Area	Recorded Plat	5	5	**0**

C	Flood Area	Unplatted	5	6.5	**+1.5**
D (previously F)	Open Space	Unplatted	4	6.2	**+2.2**
E (previously G)	Detention Area	Partially Platted	0.6	4.5	**+ 3.9**
Original Tracts D, E, and F	Removed or absorbed into Tract C and Lots 8, 9, 11 and 13	N/A	32.8	0	**-32.8**

The BP-2 Zoning District requires 25% of the development to be open space and the business park reserves 37% of the land for open space.

TABLE 6: OPEN SPACE CALCULATIONS FOR LENEXA LOGISTICS CENTRE NORTH - PHASE 2

Tracts & Buildings	Open Space Area (SF)	Open Space %
Buildings 5-14	1,444,668	11-65
Tract A	126,122	99
Tract B	210,885	97
Tract C	274,726	97
Tract D	197,706	100
Tract E	268,736	100
Total	2,336,200	37

The unplatted Tracts A, C, D, and E will need to be platted in conjunction with the remaining lots. As was outlined in the staff report for Lenexa Logistics Centre North, 8th Plat (PT25-23F), it is Staff's expectation that Tract A will be platted with the next final plat for either Lots 10 or 12. Tract C, which contains the stream corridor adjacent to Lot 9, shall be platted with Lot 13 or 14, whichever is first. Tracts C, D and Tract E must be platted and recorded prior to Lot 14 receiving building permits; a portion of Tract E is already platted and must be replatted to account for its growth in acreage.

Exhibit 12 shows the revised preliminary plat with platted areas shown in green, unplatted areas in red, and tracts marked by a blue star.

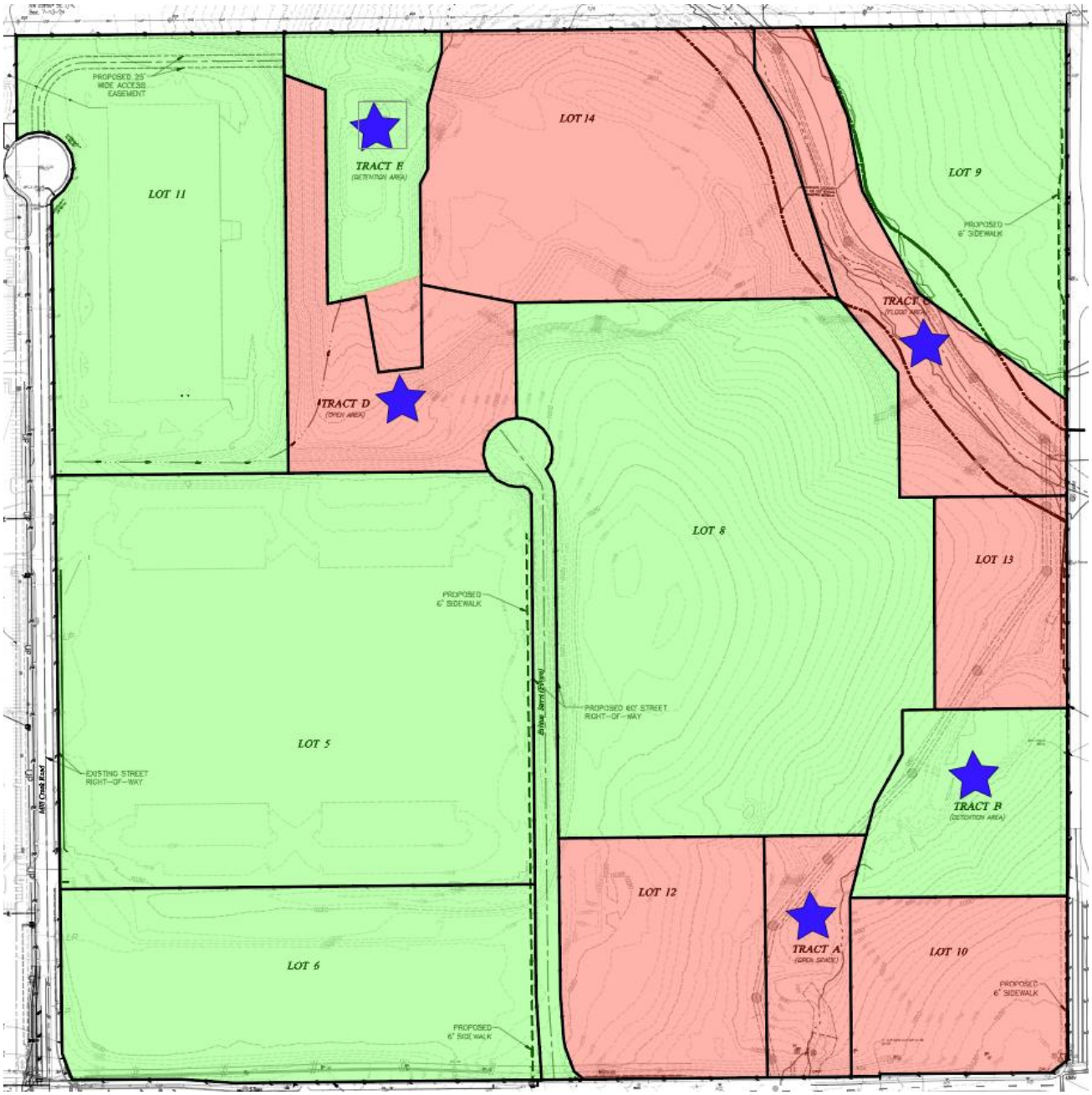


Exhibit 12: Lenexa Logistics Centre North Platted (green) and Unplatted (red) Lots & Tracts.

DEVIATIONS

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

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on December 15, 2026.
- Following this preliminary approval, the applicant must submit final plan and final plat applications for Lot 14 and Tracts C, D and E prior to applying for permit(s) for Lot 14.
- 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.

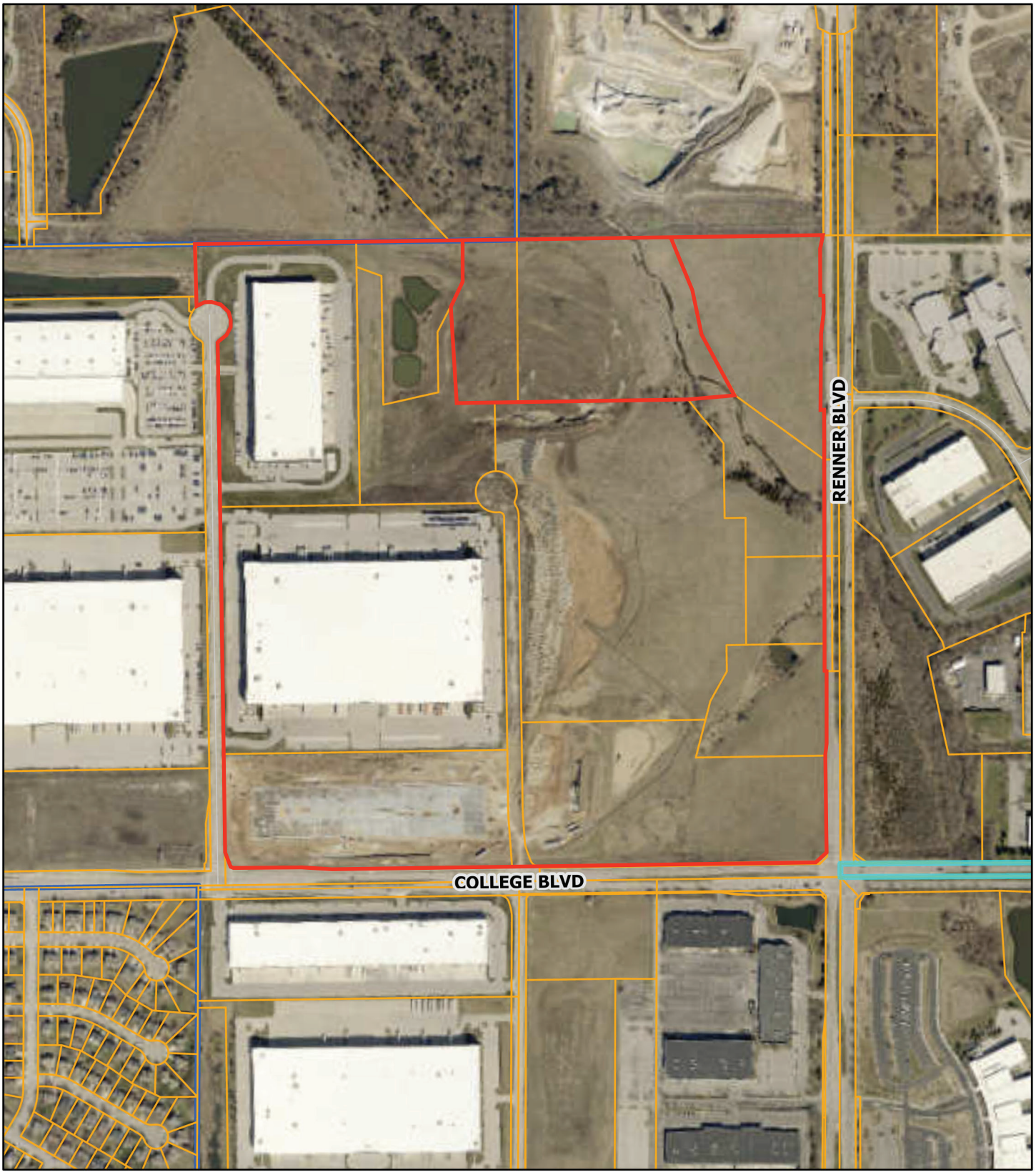
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Revised Preliminary Plan/Plat for Lenexa Logistics Centre North - Phase 2 and Lot 14.**

- **Phase 2**. Staff recommends approval of the revised preliminary plan and plat to create Lot 14 within an area previously planned for open space and stormwater detention and adjust lot and tract boundaries within Phase 2.
- **Lot 14**. Staff recommends approval of the revised preliminary plan for a 200,900 SF speculative industrial building with associated parking, loading areas, site access, and landscaping.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create a ***Thriving Economy.***

REVISED PRELIMINARY PLAN/PLAT

Staff recommends **APPROVAL** of the revised preliminary plan/plat for PL26-08PR – **Lenexa Logistics Centre North - Phase 2 and Lot 14** located west of Renner Boulevard at approximately 108th Street, for an industrial development.

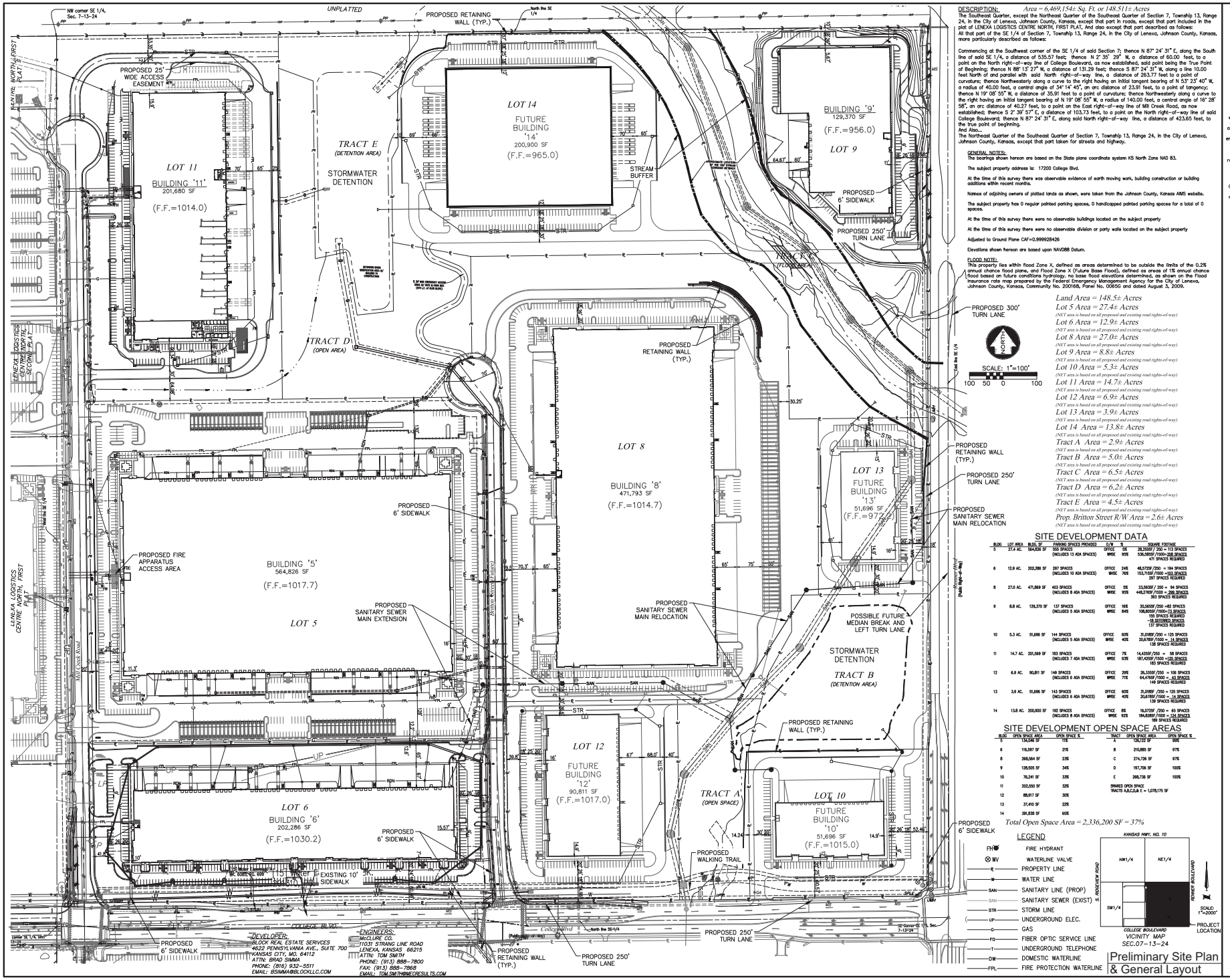


Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Lenexa Logistics Centre North
Phase 2

0 380 760 1,520 Feet

Lenexa KANSAS



DESCRIPTION: *Area = 6,469,154± Sq. Ft. or 148.511± Acres*

The Southeast Quarter, except the Northeast Quarter of the Southeast Quarter of Section 7, Township 13, Range 24, in the City of Lenexa, Johnson County, Kansas, except that part in roads, except that part included in the plat of LENEXA LOGISTICS CENTRE NORTH, FIRST PLAT, And also except that part described as follows:

All that part of the SE 1/4 of Section 7, Township 13, Range 24, in the City of Lenexa, Johnson County, Kansas, more particularly described as follows:

Commencing at the Southwest corner of the SE 1/4 of said Section 7; thence N 87° 24' 31" E, along the South line of said SE 1/4, a distance of 535.57 feet; thence N 2° 35' 29" W, a distance of 60.00 feet, to a point on the North right-of-way line of College Boulevard, as now established, said point being the True Point of Beginning; thence N 88° 13' 27" W, a distance of 131.29 feet; thence S 87° 24' 31" W, along a line 10.00 feet North of and parallel with said North right-of-way line, a distance of 263.77 feet to a point of curvature; thence Northwesterly along a curve to the right having an initial tangent bearing of N 53° 23' 40" W, a radius of 40.00 feet, a central angle of 34° 14' 45", an arc distance of 23.91 feet, to a point of tangency; thence N 19° 08' 55" W, a distance of 35.91 feet to a point of curvature; thence Northwesterly along a curve to the right having an initial tangent bearing of N 19° 08' 55" W, a radius of 140.00 feet, a central angle of 16° 28' 58", an arc distance of 40.27 feet, to a point on the East right-of-way line of Mill Creek Road, as now established; thence S 2° 39' 57" E, a distance of 103.73 feet, to a point on the North right-of-way line of said College Boulevard; thence N 87° 24' 31" E, along said North right-of-way line, a distance of 423.65 feet, to the true point of beginning.

And Also:

The Northeast Quarter of the Southeast Quarter of Section 7, Township 13, Range 24, in the City of Lenexa, Johnson County, Kansas, except that part taken for streets and highway.

GENERAL NOTES:

The bearings shown hereon are based on the State plane coordinate system KS North Zone NAD 83.

The subject property address is: 17200 College Blvd.

At the time of this survey there was observable evidence of earth moving work, building construction or building additions within recent months.

Names of adjoining owners of platted lands as shown, were taken from the Johnson County, Kansas AIMS website.

The subject property has 0 regular painted parking spaces, 0 handicapped painted parking spaces for a total of 0 spaces.

At the time of this survey there were no observable buildings located on the subject property

At the time of this survey there were no observable division or party walls located on the subject property

Adjusted to Ground Plane CAF=0.999928426

Elevations shown hereon are based upon NAVD88 Datum.

FLOOD NOTE:

This property lies within flood Zone X, defined as areas determined to be outside the limits of the 0.2% annual chance flood plane, and Flood Zone X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology. no base flood elevations determined, as shown on the Flood Insurance rate maps prepared by the Federal Emergency Management Agency for the City of Lenexa, Johnson County, Kansas, Community No. 200168, Panel No. 0065G and dated August 3, 2009.

Land Area = 148.5± Acres
Lot 5 Area = 27.4± Acres
(NET area is based on all proposed and existing road rights-of-way)
Lot 6 Area = 12.9± Acres
(NET area is based on all proposed and existing road rights-of-way)
Lot 8 Area = 27.0± Acres
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(NET area is based on all proposed and existing road rights-of-way)
Lot 14 Area = 13.8± Acres
(NET area is based on all proposed and existing road rights-of-way)
Tract A Area = 2.9± Acres
(NET area is based on all proposed and existing road rights-of-way)
Tract B Area = 5.0± Acres
(NET area is based on all proposed and existing road rights-of-way)
Tract C Area = 6.5± Acres
(NET area is based on all proposed and existing road rights-of-way)
Tract D Area = 6.2± Acres
(NET area is based on all proposed and existing road rights-of-way)
Tract E Area = 4.5± Acres
(NET area is based on all proposed and existing road rights-of-way)
Prop. Britton Street R/W Area = 2.6± Acres
(NET area is based on all proposed and existing road rights-of-way)

SCALE: 1"=100'
100 50 0 100

SITE DEVELOPMENT DATA

BLDG	LOT AREA	BLDG. SF	PARKING SPACES PROVIDED	O/W	%	SQUARE FOOTAGE
5	27.4 AC.	564,826 SF	555 SPACES (INCLUDES 13 ADA SPACES)	OFFICE WARE	5% 95%	28,390SF / 250 = 113 SPACES 536,580SF /1000=368 SPACES 471 SPACES REQUIRED
6	12.9 AC.	202,286 SF	297 SPACES (INCLUDES 10 ADA SPACES)	OFFICE WARE	24% 76%	48,572SF /250 = 194 SPACES 153,715SF /1000 =153 SPACES 297 SPACES REQUIRED
8	27.0 AC.	471,869 SF	403 SPACES (INCLUDES 8 ADA SPACES)	OFFICE WARE	5% 95%	23,593SF / 250 = 94 SPACES 448,276SF /1500 = 299 SPACES 393 SPACES REQUIRED
9	8.8 AC.	129,370 SF	137 SPACES (INCLUDES 5 ADA SPACES)	OFFICE WARE	16% 84%	20,565SF /250 =82 SPACES 108,805SF /1000=73 SPACES 155 SPACES REQUIRED -18 DEFERRED SPACES 137 SPACES REQUIRED
10	5.3 AC.	51,696 SF	144 SPACES (INCLUDES 5 ADA SPACES)	OFFICE WARE	60% 40%	31,018SF /250 = 125 SPACES 20,678SF /1500 = 14 SPACES 139 SPACES REQUIRED
11	14.7 AC.	201,569 SF	183 SPACES (INCLUDES 7 ADA SPACES)	OFFICE WARE	7% 93%	14,425SF /250 = 58 SPACES 187,425SF /1500 =125 SPACES 183 SPACES REQUIRED
12	6.9 AC.	90,811 SF	149 SPACES (INCLUDES 6 ADA SPACES)	OFFICE WARE	29% 71%	26,335SF /250 = 106 SPACES 64,476SF /1500 = 43 SPACES 149 SPACES REQUIRED
13	3.9 AC.	51,696 SF	143 SPACES (INCLUDES 5 ADA SPACES)	OFFICE WARE	60% 40%	31,018SF /250 = 125 SPACES 20,678SF /1500 = 14 SPACES 139 SPACES REQUIRED
14	13.8 AC.	200,800 SF	192 SPACES (INCLUDES 8 ADA SPACES)	OFFICE WARE	8% 92%	16,072SF /250 = 65 SPACES 184,928SF /1500 = 124 SPACES 189 SPACES REQUIRED

SITE DEVELOPMENT OPEN SPACE AREAS

BLDG	OPEN SPACE AREA	OPEN SPACE %
5	134,046 SF	11%
6	116,397 SF	21%
8	368,564 SF	23%
9	128,005 SF	34%
10	76,241 SF	33%
11	302,250 SF	33%
12	88,817 SF	30%
13	37,410 SF	22%
14	391,838 SF	60%

TRACT	OPEN SPACE AREA	OPEN SPACE %
A	126,172 SF	99%
B	210,885 SF	97%
C	274,726 SF	97%
D	197,706 SF	100%
E	208,736 SF	100%
SHARED OPEN SPACE TRACTS A,B,C,D,& E = 1,078,175 SF		

Total Open Space Area = 2,336,200 SF = 37%

LEGEND

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

KANSAS HWY. NO. 10
NW1/4 NE1/4 SW1/4
ROCKVIEW ROAD
RENNER BOULEVARD
COLLEGE BOULEVARD
PROJECT LOCATION
VICINITY MAP
SEC.07-13-24
SCALE: 1"=2000'

Preliminary Site Plan & General Layout

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LENEXA LOGISTICS CENTRE – NORTH
PHASE II
REVISED PRELIMINARY SITE DEVELOPMENT PLAN

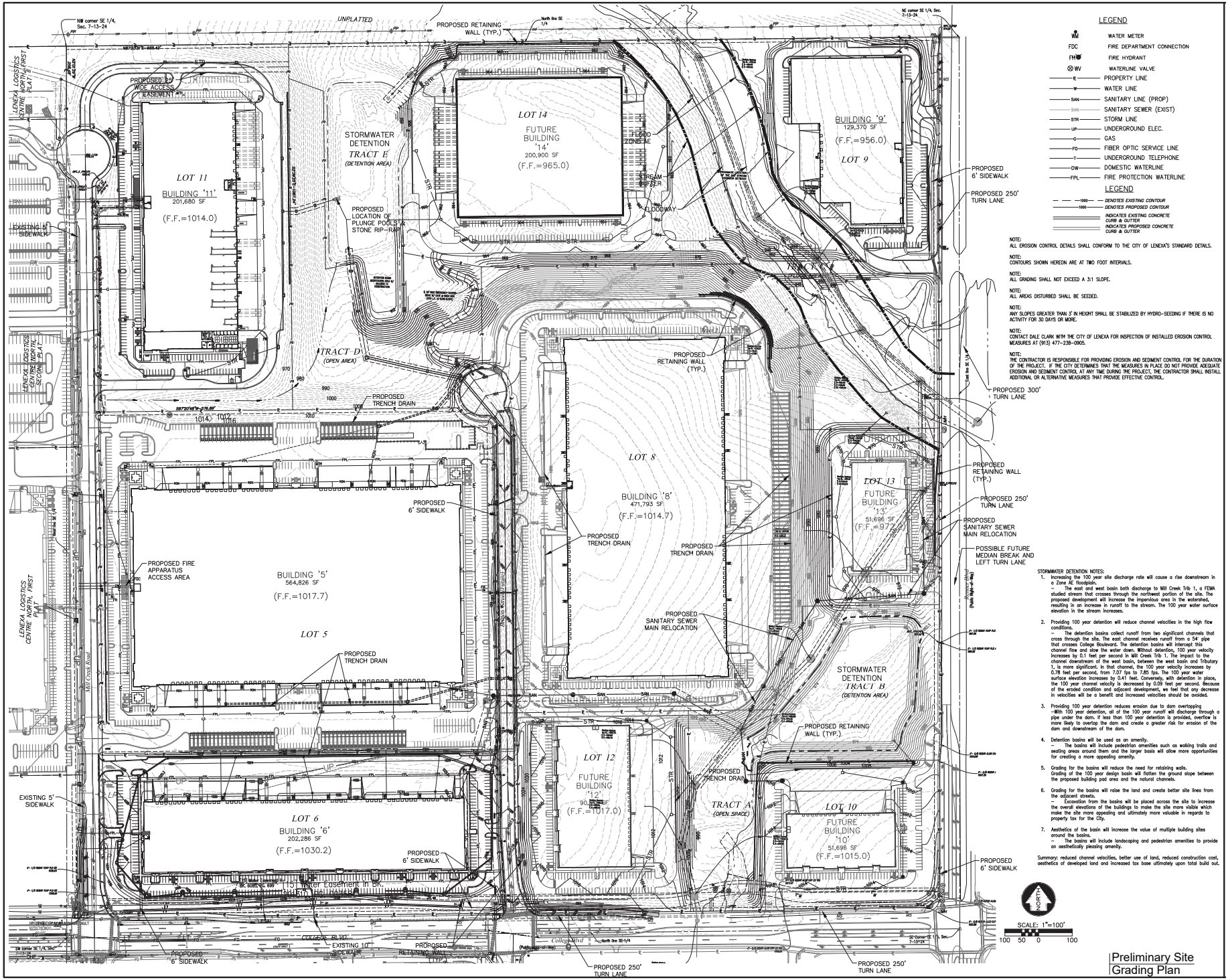
LENEXA, KANSAS
2026066635-000
10-20-26

REVISIONS

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

DRAWING NO. C – 1.00
SHEET NO.

P:\2026066635-000 - LLC NORTH, BLDG 10, 12, 13, & 14 PLANNING\04-DRAWINGS\CIVIL\2026066635_PSD REVISED.DWG
LAYOUT: PSD C-100 BY: SMASKAMP DATE: 10/21/2026



LEGEND

WM	WATER METER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
WV	WATERLINE VALVE
R	PROPERTY LINE
W	WATER LINE
SAN	SANITARY LINE (PROP)
SAN	SANITARY SEWER (EXIST)
STR	STORM LINE
UP	UNDERGROUND ELEC.
G	GAS
FO	FIBER OPTIC SERVICE LINE
T	UNDERGROUND TELEPHONE
DW	DOMESTIC WATERLINE
FPL	FIRE PROTECTION WATERLINE

LEGEND

1000	DENOTES EXISTING CONTOUR
1000	DENOTES PROPOSED CONTOUR
	INDICATES EXISTING CONCRETE CURB & GUTTER
	INDICATES PROPOSED CONCRETE CURB & GUTTER

NOTE:
ALL EROSION CONTROL DETAILS SHALL CONFORM TO THE CITY OF LENEXA'S STANDARD DETAILS.

NOTE:
CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS.

NOTE:
ALL GRADING SHALL NOT EXCEED A 3:1 SLOPE.

NOTE:
ALL AREAS DISTURBED SHALL BE SEEDED.

NOTE:
ANY SLOPES GREATER THAN 3' IN HEIGHT SHALL BE STABILIZED BY HYDRO-SEEDING IF THERE IS NO ACTIVITY FOR 30 DAYS OR MORE.

NOTE:
CONTACT DALE CLARK WITH THE CITY OF LENEXA FOR INSPECTION OF INSTALLED EROSION CONTROL MEASURES AT (913) 477-238-0905.

NOTE:
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL FOR THE DURATION OF THE PROJECT. IF THE CITY DETERMINES THAT THE MEASURES IN PLACE DO NOT PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL AT ANY TIME DURING THE PROJECT, THE CONTRACTOR SHALL INSTALL ADDITIONAL OR ALTERNATIVE MEASURES THAT PROVIDE EFFECTIVE CONTROL.

STORMWATER DETENTION NOTES:

1. Increasing the 100 year site discharge rate will cause a rise downstream in a Zone AE floodplain.
   - The east and west basin both discharge to Mill Creek Trib 1, a FEMA studied stream that crosses through the northwest portion of the site. The proposed development will increase the impervious area in the watershed, resulting in an increase in runoff to the stream. The 100 year water surface elevation in the stream increases.
2. Providing 100 year detention will reduce channel velocities in the high flow conditions.
   - The detention basins collect runoff from two significant channels that cross through the site. The east channel receives runoff from a 54" pipe that crosses College Boulevard. The detention basins will intercept this channel flow and slow the water down. Without detention, 100 year velocity increases by 0.1 feet per second in Mill Creek Trib 1. The impact to the channel downstream of the west basin, between the west basin and Tributary 1, is more significant. In that channel, the 100 year velocity increases by 0.78 feet per second, from 7.07 fps to 7.85 fps. The 100 year water surface elevation increases by 0.41 feet. Conversely, with detention in place, the 100 year channel velocity is decreased by 0.09 feet per second. Because of the eroded condition and adjacent development, we feel that any decrease in velocities will be a benefit and increased velocities should be avoided.
3. Providing 100 year detention reduces erosion due to dam overtopping
   - With 100 year detention, all of the 100 year runoff will discharge through a pipe under the dam. If less than 100 year detention is provided, overflow is more likely to overtop the dam and create a greater risk for erosion of the dam and downstream of the dam.
4. Detention basins will be used as an amenity.
   - The basins will include pedestrian amenities such as walking trails and seating areas around them and the larger basis will allow more opportunities for creating a more appealing amenity.
5. Grading for the basins will reduce the need for retaining walls.
   Grading of the 100 year design basin will flatten the ground slope between the proposed building pad area and the natural channels.
6. Grading for the basins will raise the land and create better site lines from the adjacent streets.
   - Excavation from the basins will be placed across the site to increase the overall elevations of the buildings to make the site more visible which make the site more appealing and ultimately more valuable in regards to property tax for the City.
7. Aesthetics of the basin will increase the value of multiple building sites around the basins.
   - The basins will include landscaping and pedestrian amenities to provide an aesthetically pleasing amenity.

Summary: reduced channel velocities, better use of land, reduced construction cost, aesthetics of developed land and increased tax base ultimately upon total build out.

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LENEXA LOGISTICS CENTRE – NORTH
PHASE II
REVISED PRELIMINARY SITE DEVELOPMENT PLAN

LENEXA, KANSAS
2026006635-000
10-20-26

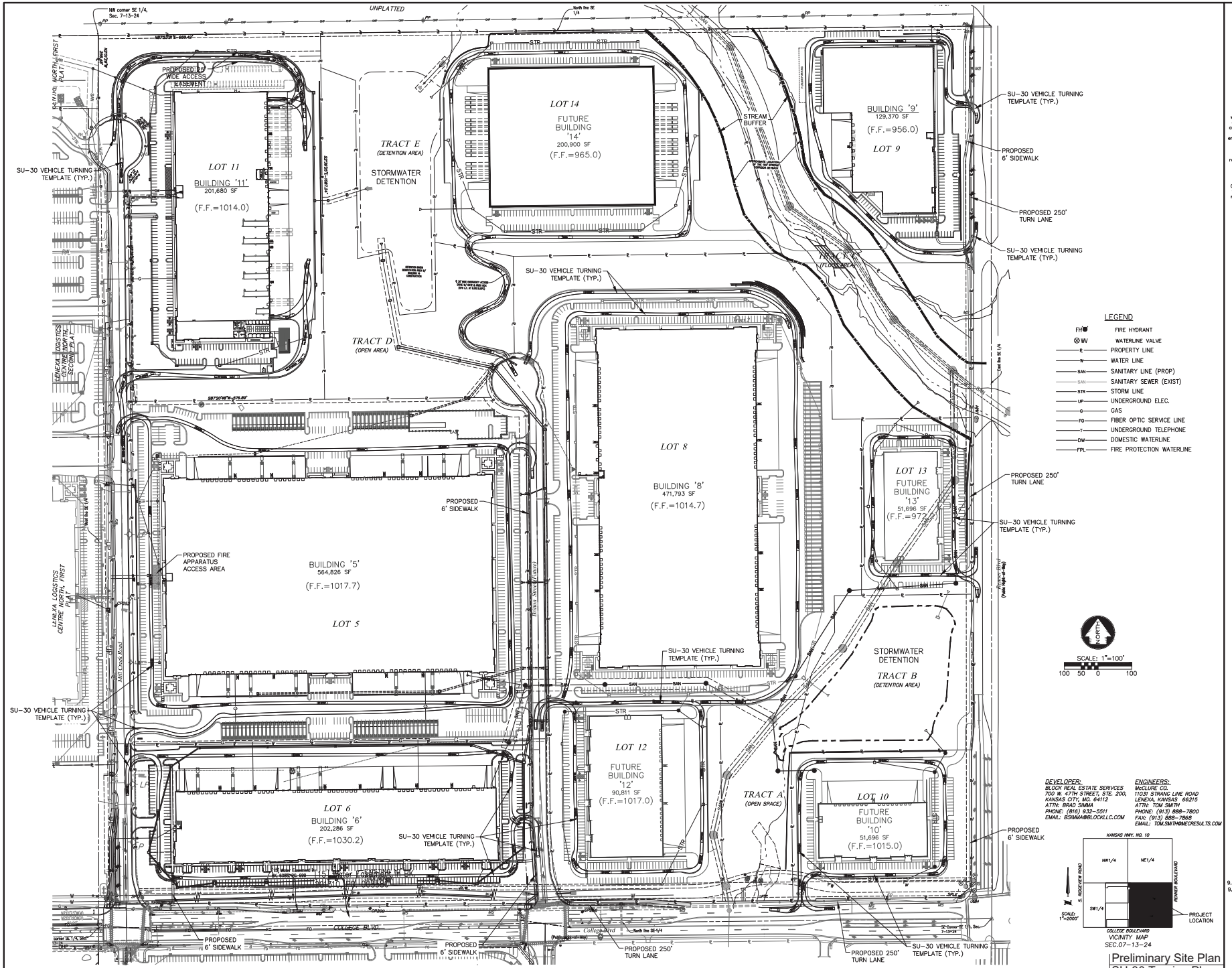
REVISIONS
9.16.19 – City Review Comments
9.20.19 – City Review Comments

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

DRAWING NO. C – 1.01
SHEET NO.

Preliminary Site Grading Plan

P:\2026006635-000 – LLC North Bldg 10_12_13 & 14 Planning\04-Drawings\Civil\2026006635.PSD REVISED.DWG
PV: 2026006635-000 – LLC NORTH, BLDG 10, 12, 13, & 14, PLANNING\04-DRAWINGS\CIVIL\2026006635.PSD REVISED.DWG
LAYOUT: PSD C-101 BY: SHASKAMP DATE: 10/21/2026



DEVELOPER:
BLOCK REAL ESTATE SERVICES
700 W. 47TH STREET, STE. 200,
KANSAS CITY, MO. 64112
ATTN: BRAD SIMMA
PHONE: (816) 932-5511
EMAIL: BSIMMA@BLOCKLLC.COM

ENGINEERS:
McCLURE CO.
11031 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: TOM SMITH
PHONE: (913) 888-7800
FAX: (913) 888-7868
EMAIL: TOM.SMITH@MCCRESULTS.COM

VICINITY MAP
SEC.07-13-24

Preliminary Site Plan
SU-30 Turning Plan

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LENEXA LOGISTICS CENTRE – NORTH PHASE II
REVISED PRELIMINARY SITE DEVELOPMENT PLAN

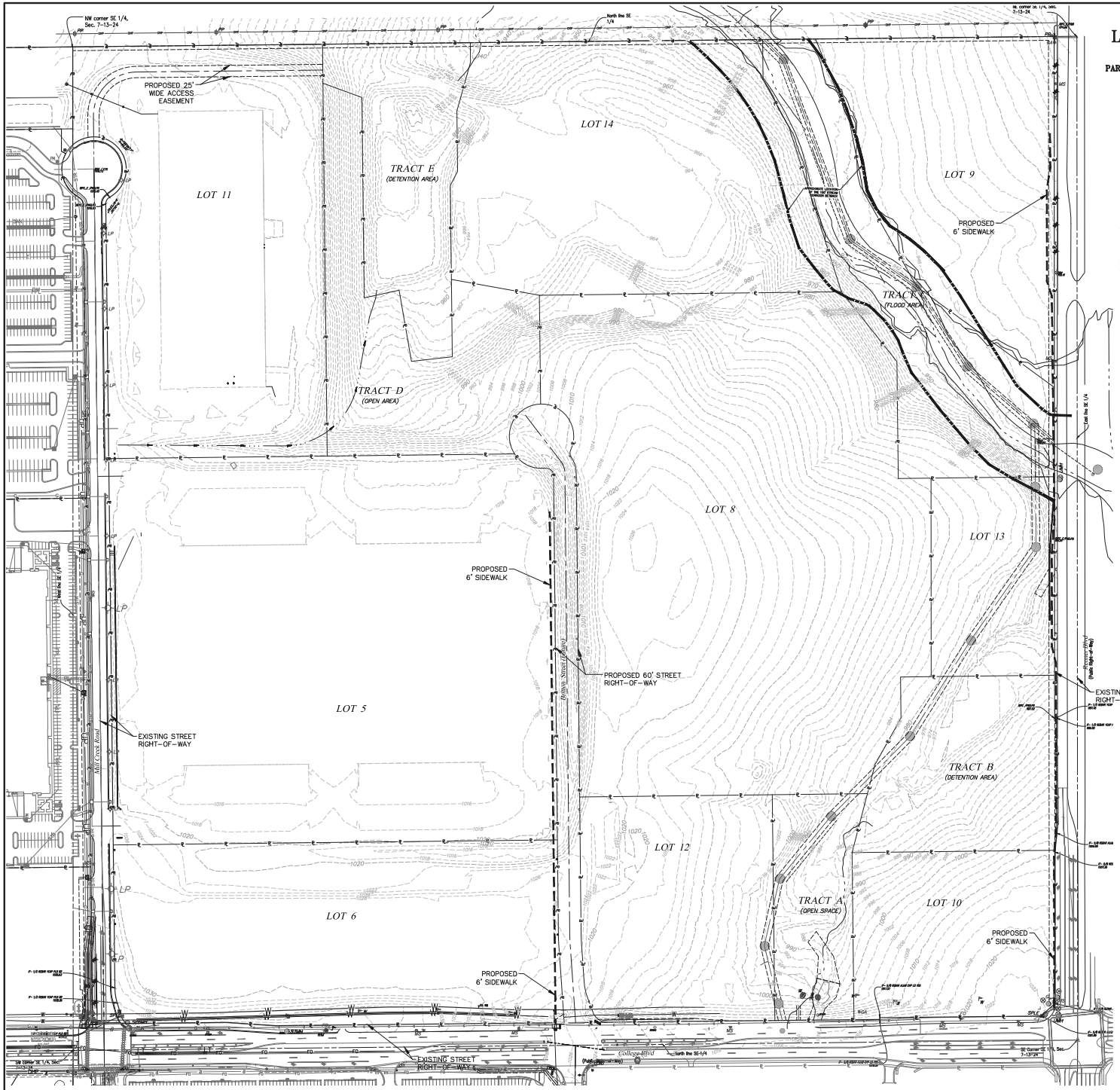
LENEXA, KANSAS
2026006635-000
10-20-26

REVISIONS
9.16.19 – City Review Comments
9.20.19 – City Review Comments

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

DRAWING NO. C – 1.02
SHEET NO.

P:\2026006635-000 - LLC NORTH BLDG 10_12_13 & 14 PLANNING\04-DRAWINGS\CIVIL\2026006635 PSD REVISED.DWG
LAYOUT: PSD C-102 BY: SHASKAMP DATE: 10/21/2026



PRELIMINARY PLAT OF
LENEXA LOGISTICS CENTRE NORTH, SECOND PLAT
PART OF THE SE 1/4 OF SECTION 7, TOWNSHIP 13, RANGE 24, CITY OF LENEXA, JOHNSON COUNTY, KANSAS

DESCRIPTION:

Tract 1:
The Southeast Quarter, except the Northeast Quarter of the Southeast Quarter of Section 7, Township 13, Range 24, in the City of Lenexa, Johnson County, Kansas, except that part in roads, except that part included in the plat of LENEXA LOGISTICS CENTRE NORTH, FIRST PLAT, And also except that part described as follows:
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Tract 2:
The Northeast Quarter of the Southeast Quarter of Section 7, Township 13, Range 24, In the City of Lenexa, Johnson County, Kansas, except that part taken for streets and highway.

Area = 6,469,154± Sq. Ft. or 148.511± Acres

Land Area = 148.5± Acres
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(NET area is based on all proposed and existing road rights-of-way)
Lot 14 Area = 13.8± Acres
(NET area is based on all proposed and existing road rights-of-way)
Tract A Area = 2.9± Acres
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Tract B Area = 5.0± Acres
(NET area is based on all proposed and existing road rights-of-way)
Tract C Area = 6.5± Acres
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Tract D Area = 6.2± Acres
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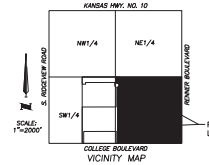

VICINITY MAP
SEC.07-13-24

Preliminary Plat

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LENEXA LOGISTICS CENTRE – NORTH PHASE II
REVISED PRELIMINARY SITE DEVELOPMENT PLAN

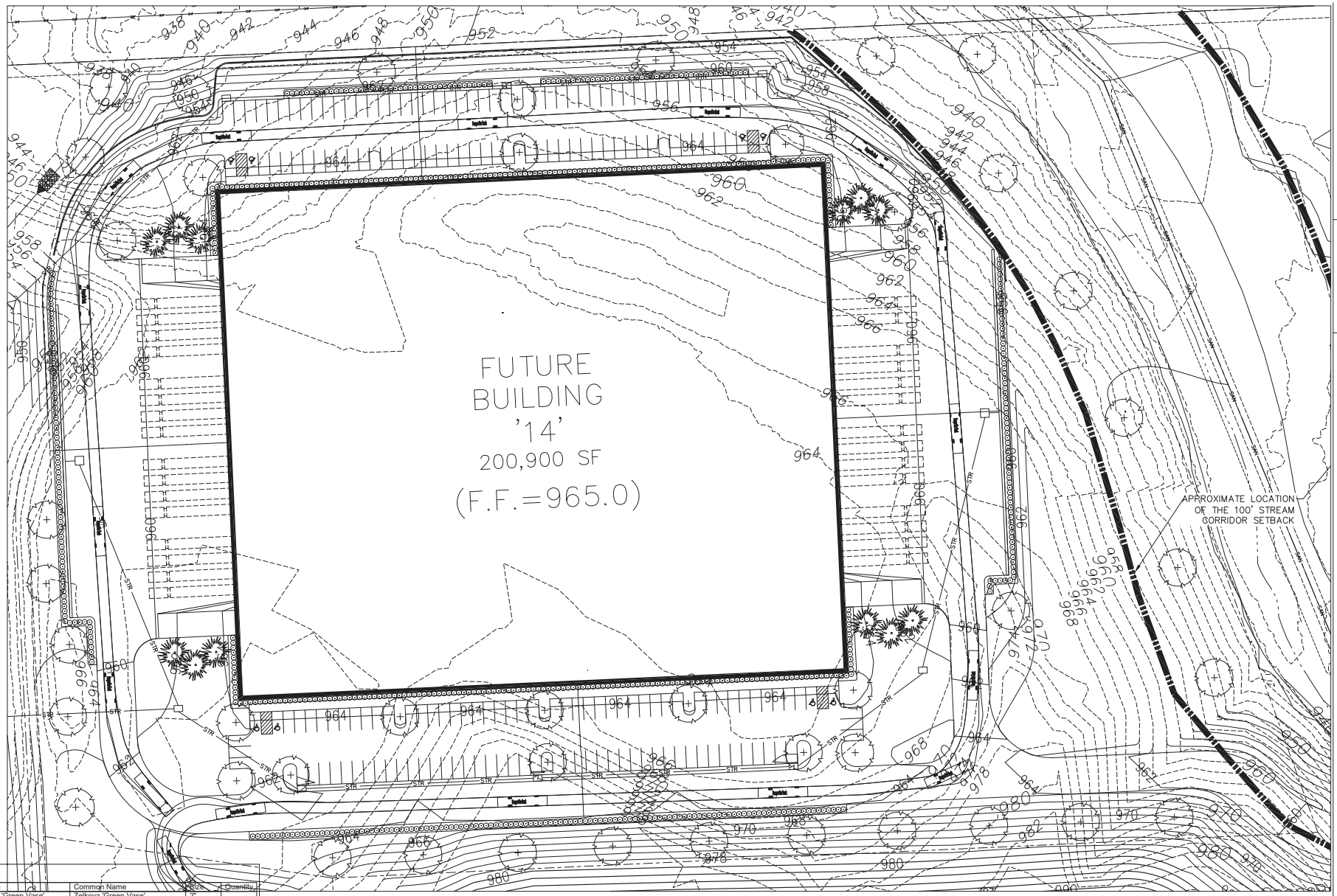
LENEXA, KANSAS
2026006635-000
10-20-26

REVISIONS
9.16.19 – City Review Comments

ENGINEER PLK | DRAWN BY SMH
CHECKED BY TMS | FIELD BOOK NO.

DRAWING NO. C – 2.00 | SHEET NO.

P:\2026006635-000 – LLC NORTH, BLDG 10, 12, 13, & 14 PLANNING\04-DRAWINGS\CIVIL\2026006635_PSD REVISED.DWG
LAYOUT: PRELIM PLAT C-2.00 | BY: SHASKAMP | DATE: 10/21/2026



Building 14

Symbol	Botanical Name	Common Name	Size	Quantity
	Zelkova serrata 'Green Vase'	Zelkova 'Green Vase'	2"	
RL	Tilia americana 'Greenspire'	Greenspire Linden	2"	
	Acer miyabe	Statestreet Maple	2"	
RSM	Acer rubrum 'Red Sunset'	Red Sunset Maple	2"	
	Magnolia virginiana	Sweetbay Magnolia	1 1/2"	
SB	Amelanchier arborea	Serviceberry	1 1/2"	
	Malus 'Spring Snow'	Spring Snow Crab	1 1/2"	
PFC	Malus "Prairie Fire'	Prairiefire Crab	1 1/2"	
	Malus 'Sargent'	Sargent Crab	1 1/2"	
	Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 gal	
	Juniperus chinensis 'Seagreen'	Seagreen Juniper	5 gal	
	Buxus microphylla	Boxwood	5 gal	
	Juniperus virginiana 'Taylor'	Taylor Juniper	5'	
	Rosea 'Drift'	Red Drift Rose	5 gal	
	Miscanthus sincensis	Maiden Grass	5 gal	
	Viburnum burkwoodii 'Mohawk'	Mohawk Viburnum	5 gal	
	Hydrangea paniculata	Little Quickfire Hydrangea	5 gal	
	Weigela florida	Tiny Wine Weigela	5 gal	
	Spirea japonica	Goldmound Spirea	5 gal	
	Emerald Green Arborvitae	Thuja occidentalis Emeral Green	4'	
	Hemerocalis	Stella D'oro Daylily	1 gal	
	Coreopsis	Coreopsis	1 gal	
	Fescue Sod			
	Aluminum Edging, Weed Mat, Brown Hardwood Mulch & Underground Irrigation			

All trees on the west side of Millcreek Road have been installed with Phase I.
All shrubs west of Millcreek Road for the building which are existing, have been installed.

There will be no shade trees allowed along College due to Water Easements per Water One meeting with Rick Hauber and myself on Phase I. They will let us use ornamentals and Sweetbay Magnolias.



GENERAL NOTES:
1. All disturbed areas will be sodded unless otherwise noted on plans.
2. Landscape Contractor shall verify location of underground utilities.
3. Protect existing trees by temporary fencing placed no closer than drip line during construction.
4. All landscaped areas will be irrigated with an automated system.
5. Shrub and grass areas will be seperate zones on irrigation system.
6. Irrigation system shall comply with City Codes.
7. Any existing irrigation damaged by construction, shall be the responsibility of the party which caused the damage.
8. All shrubs adjacent to parking lots shall be planted 4' from back of curb.
9. Mulch depth shall be 3" for all shrub and decorative beds. All shrub beds will be edged with edging in grass areas.
10. All sod shall be Bluegrass unless otherwise noted on plans.
11. Sod shall be healthy and thick and have undergone a regular fertilizer, mowing, and weed control program.
12. Re-establish finish grades to within 1 1/2" for sod. Rake all areas to a smooth surface.
Sod areas shall be free of debris, clods, rock, and vegetation greater than 1"

4' CURB — SHRUBS WILL BE NO CLOSER THAN 4' FROM BOC

Building #14:	
North Lot Line: 772'	
1 Shade per 100'	7 required / 7 furnished
12 Shrubs per 100'	84 required / 84 furnished
East Lot Line: 636'	
1 Shade per 100'	6 required / 6 furnished
12 Shrubs per 100'	72 required / 72 furnished
South Lot Line: 1034'	
1 Shade per 100'	10 required / 10 furnished
12 Shrubs per 100'	120 required / 120 furnished
West Lot Line: 705'	
1 Shade per 100'	7 required / 7 furnished
12 Shrubs per 100'	84 required / 84 furnished

N

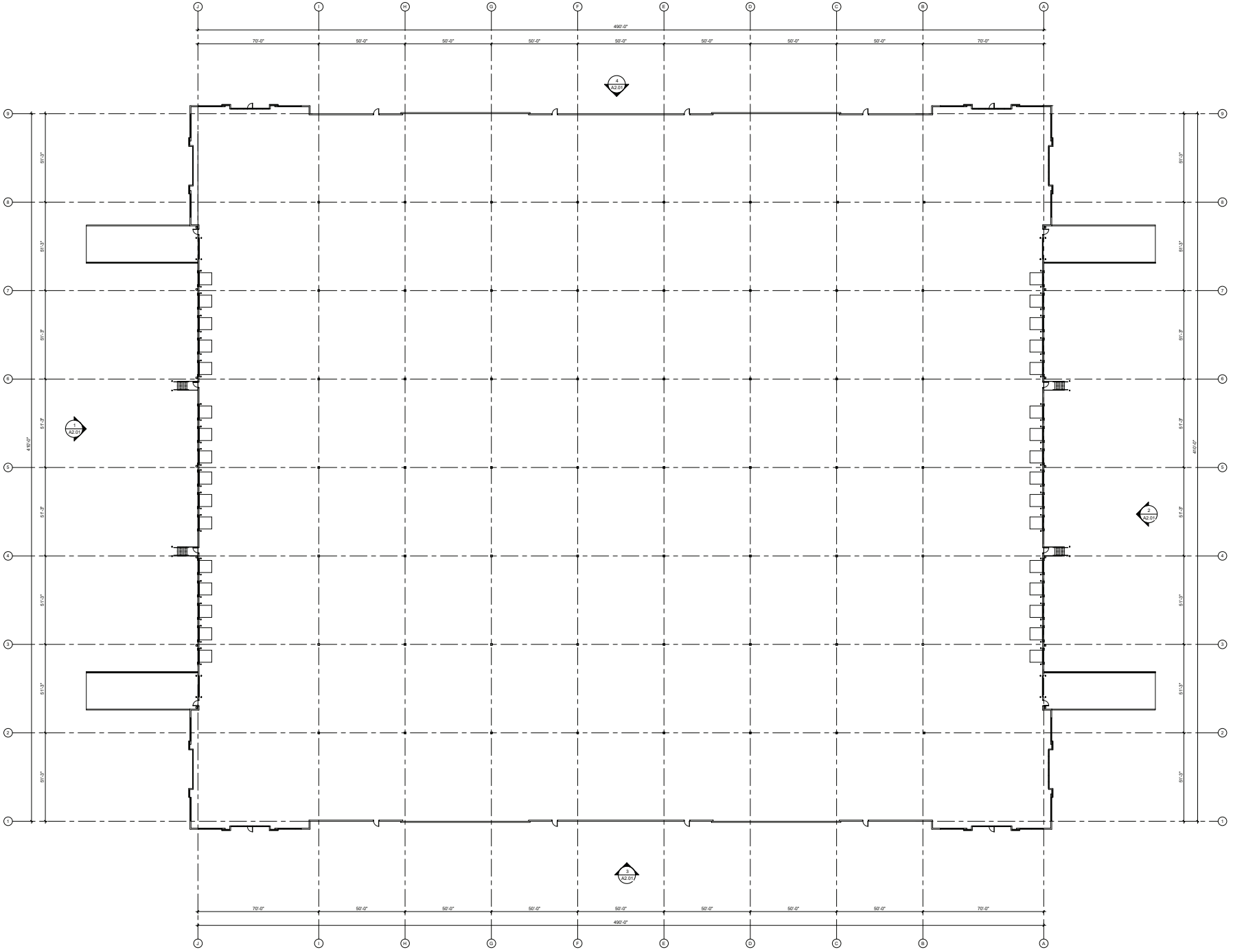
0 15' 30' 60'
SCALE: 1" =30'-0"

J&H LANDSCAPING CO., INC.
LONE JACK, MO
816-697-3822

Lenexa Logistics North Building 14 Lenexa, KS
Preliminary Development Plan

DATE:
10-26-2026

L1.00



1 OVERALL FLOOR PLAN
A1.00 SCALE : 1" = 20'-0"

10/23/2026 11:22:01 AM | Building 14 Lenexa Logistics Centre - North

BLOCK REAL ESTATE SERVICES, LLC

Building 14
Lenexa Logistics Centre - North
LENEXA, KANSAS 66219

Project No.: 25044
Date: 10/05/26
Issued For: -

REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

ARCO NATIONAL CONSTRUCTION-KC

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	MCCLURE ENGINEERING
LANDSCAPE	J&H LANDSCAPING
STRUCTURAL	BARTLETT & WEST
PLUMBING	ARCO NATIONAL CONSTRUCTION
MECHANICAL	METRO AIR
ELECTRICAL	HERITAGE ELECTRIC
FIRE PROTECTION	F.E. MORAN, INC.
CONTRACTOR	ARCO NATIONAL CONSTRUCTION

FINKLE + WILLIAMS ARCHITECTURE
8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913 .498.1550
www.finklewilliams.com

SHEET TITLE

OVERALL FLOOR PLAN

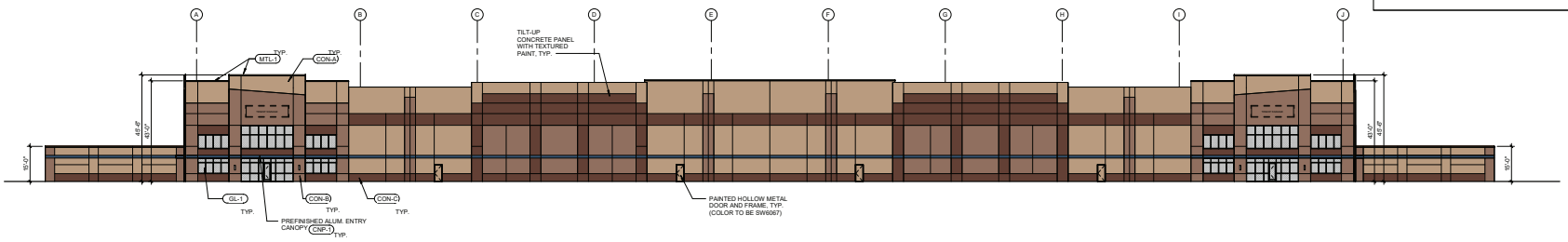
SHEET NUMBER

A1.00

EXTERIOR MATERIAL LEGEND

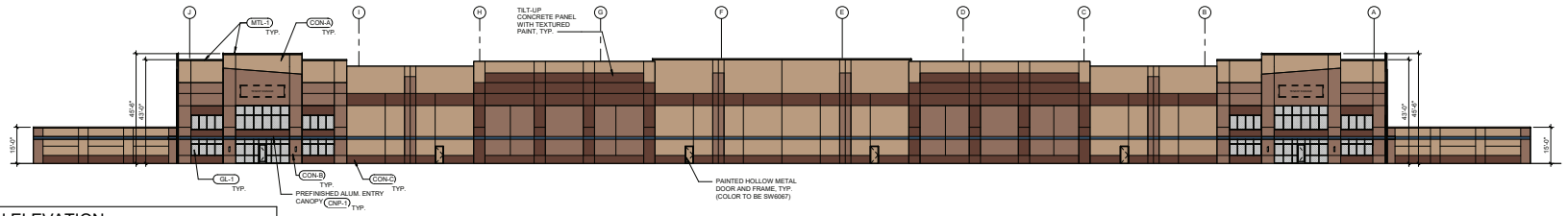
CON-A	TILT-UP CONCRETE PANEL W/ TEXTURED PAINT COLOR: SHERWIN WILLIAMS SW 6067 "MOCHA"
CON-B	TILT-UP CONCRETE PANEL W/ TEXTURED PAINT COLOR: SHERWIN WILLIAMS SW 6081 "TANBARK"
CON-C	TILT-UP CONCRETE PANEL W/ TEXTURED PAINT COLOR: SHERWIN WILLIAMS SW 6062 "RUGGED BROWN"
CON-D	TILT-UP CONCRETE PANEL W/ TEXTURED PAINT COLOR: SHERWIN WILLIAMS SW 6517 "REGATTA"
GL-1	ALUMINUM STOREFRONT GLAZING SYSTEM BASIS OF DESIGN: Exterior Glazed System, Kawneer 451T or Approved EQ. w/ 1" Insulated LOW-E Glazing Unit (Pacifica Vistacool + Clear Energy Select 73. Pacifica Vistacool + Clear w/SPAN 514 Warm Gray at spandrel locations.) Provide tempered glazing as required per IBC. COLOR: ANODIZED ALUMINUM
CNP-1	PREFINISHED ALUMINUM ENTRY CANOPY COLOR: TO MATCH SW 6517 "REGATTA"
S/DS	KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS COLOR: TO MATCH SW 6061 "TANBARK" BASIS OF DESIGN: SMACNA Style 1 Gutter, and Rectangular downspouts, size per detail
MTL-1	KYNAR COATED METAL COPING COLOR: TO MATCH SW 6061 "TANBARK"

* **OVERALL BUILDING HEIGHT:** AVERAGE OVERALL BUILDING HEIGHT IS BELOW 45'-0" PER LENEXA CITY CODE.



4 NORTH ELEVATION

A2.01 SCALE : 1" = 20'-0"



3 SOUTH ELEVATION

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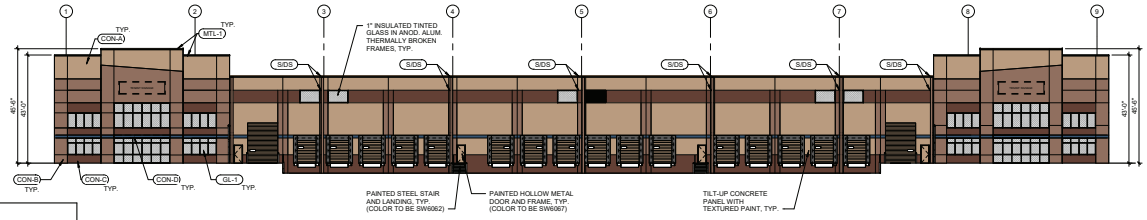

2 EAST ELEVATION

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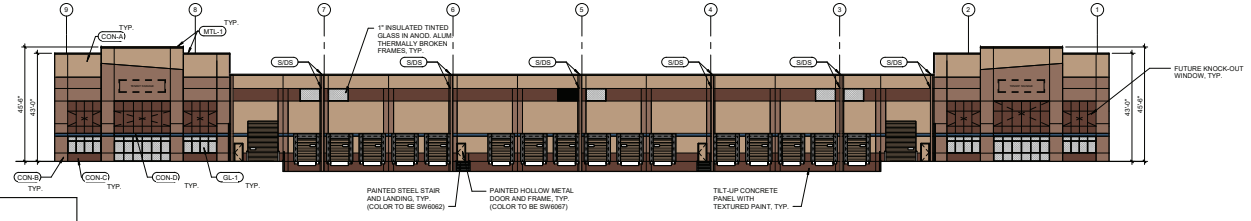

1 WEST ELEVATION

A2.01 SCALE : 1" = 20'-0"

10/23/2026 11:22:02 AM | Building 14 Lenexa Logistics Centre - North

BLOCK REAL ESTATE SERVICES, LLC

Building 14
Lenexa Logistics Centre - North

LENEXA, KANSAS 66219

Project No.: 25044
Date: 10/05/26
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REVISIONS

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FINKLE + WILLIAMS ARCHITECTURE

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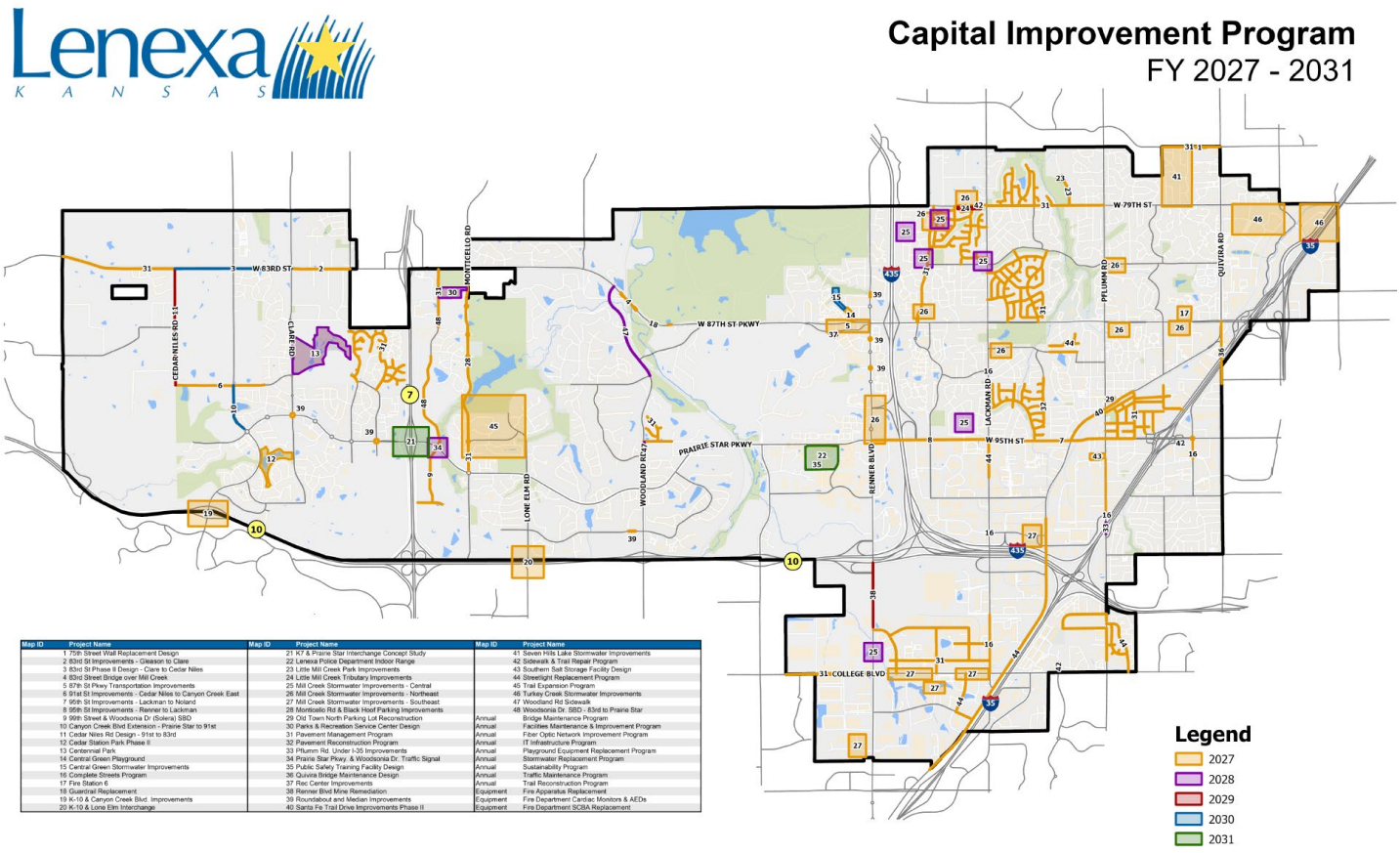
SHEET TITLE

OVERALL ELEVATIONS

SHEET NUMBER

A2.01

CONSIDERATION OF THE RECOMMENDED 2027–2031 CAPITAL IMPROVEMENT PROGRAM



Map ID	Project Name	Map ID	Project Name	Map ID	Project Name
1	75th Street Wall Replacement Design	21	KC & Prairie Star Interchange Concept Study	41	Seven Hills Lake Stormwater Improvements
2	83rd St Improvements - Gleason to Clare	22	Lenexa Police Department Indoor Range	42	Sidewalk & Trail Repair Program
3	83rd St Phase II Design - Clare to Cedar Niles	23	Little Mill Creek Park Improvements	43	Southern Salt Storage Facility Design
4	83rd Street Bridge over Mill Creek	24	Little Mill Creek Tributary Improvements	44	Streetlight Replacement Program
5	87th St Pkwy Transportation Improvements	25	Mill Creek Stormwater Improvements - Central	45	Trail Expansion Program
6	91st St Improvements - Cedar Niles to Canyon Creek East	26	Mill Creek Stormwater Improvements - Northeast	46	Turkey Creek Stormwater Improvements
7	95th St Improvements - Lackman to Noland	27	Mill Creek Stormwater Improvements - Southeast	47	Woodland Rd Sidewalk
8	95th St Improvements - Renner to Lackman	28	Monticello Rd & Black Hoof Parking Improvements	48	Woodsonia Dr. SBD - 83rd to Prairie Star
9	99th Street & Woodsonia Dr (Solera) SBD	29	Old Town North Parking Lot Reconstruction	Annual	Bridge Maintenance Program
10	Canyon Creek Blvd Extension - Prairie Star to 91st	30	Parks & Recreation Service Center Design	Annual	Facilities Maintenance & Improvement Program
11	Cedar Niles Rd Design - 91st to 83rd	31	Pavement Management Program	Annual	Fiber Optic Network Improvement Program
12	Cedar Station Park Phase II	32	Pavement Reconstruction Program	Annual	IT Infrastructure Program
13	Centennial Park	33	Pflumm Rd. Under I-35 Improvements	Annual	Playground Equipment Replacement Program
14	Central Green Playground	34	Prairie Star Pkwy. & Woodsonia Dr. Traffic Signal	Annual	Stormwater Replacement Program
15	Central Green Stormwater Improvements	35	Public Safety Training Facility Design	Annual	Sustainability Program
16	Complete Streets Program	36	Quivira Bridge Maintenance Design	Annual	Traffic Maintenance Program
17	Fire Station 6	37	Rec Center Improvements	Annual	Trail Reconstruction Program
18	Guardrail Replacement	38	Renner Blvd Mine Remediation	Equipment	Fire Apparatus Replacement
19	K-10 & Canyon Creek Blvd. Improvements	39	Roundabout and Median Improvements	Equipment	Fire Department Cardiac Monitors & AEDs
20	K-10 & Lone Elm Interchange	40	Santa Fe Trail Drive Improvements Phase II	Equipment	Fire Department SCBA Replacement

PROJECT SUMMARY

The Capital Improvement Program (CIP) is a five-year plan that guides the planning, funding, and scheduling of major capital projects. These projects typically include street and bridge construction and maintenance, park and recreation improvements, and public safety initiatives. The CIP focuses on non-recurring projects that cost at least $300,000 and have a minimum useful life of five years.

Kansas State Statute K.S.A. 12-748 sets forth the Planning Commission's responsible for reviewing the City's Capital Improvement Program and determining if it is consistent with the City's Comprehensive Plan. The statute emphasizes the link between public improvements and adopted land use plans.

On an annual basis, in conjunction with the Governing Body adopting the annual budget, the Planning Commission reviews the CIP. An overview of the proposed CIP was provided to the Governing Body at their October 27, 2026, Committee of the Whole meeting.

REQUESTED ACTION

Consideration that the recommended 2027 – 2031 Capital Improvement Program for the City of Lenexa is in conformity with the Comprehensive Plan.

PROJECT INFORMATION

FUNDING SOURCES

The recommended FY 2027 – 2031 CIP totals $302.7 million. As in past years, funding for the CIP includes the following sources:

- General Fund Revenues
- General Obligation Bonds
- 3/8-Cent Sales Tax
- External Grants
- County 1/4-Cent Sales Tax
- Stormwater Revenues
- Special Highway Fund (Gas Tax)
- Excise Tax
- TIP Impact Fees
- Other (includes CARS and SMAC revenues, Park impact fees and revenues, etc.)

MAINTENANCE PROJECTS

The CIP includes 60 funded projects. The major focus is on maintenance of existing infrastructure. The following maintenance projects are included in the CIP:

- Pavement Management Program
- Bridge Maintenance Program
- Stormwater Infrastructure Replacement
- Sidewalk and Trail Repair Program
- Streetlight Maintenance
- Guardrail Replacement
- IT Infrastructure Replacement Program
- Sustainability Program
- Fiber Optic Network Program

NEW PROJECTS

Nine new projects have been added to the proposed 2027-2031 Capital Improvement Program totaling $18.2 million:

Streets/Bridges:

1. 83rd Street Bridge over Mill Creek
2. 75th Street Wall Replacement – Design
3. K-7 & Prairie Star Parkway Interchange - Concept Design
4. Prairie Star Parkway & Woodsonia Dr. Traffic Signal

Stormwater:

5. Mill Creek Stormwater Improvements – Central

6. Little Mill Creek Tributary Improvements
7. Central Green Stormwater Improvements

Public Buildings:

8. Southern Salt Storage Facility - Design
9. Lenexa Police Department Indoor Range

COMPREHENSIVE PLAN

The City of Lenexa's Comprehensive Plan is our official policy guide for future growth and development. Within the context of the Comprehensive Plan, the issues of sustainability, land use, transportation, watershed management, and natural resources are addressed.

The City's Vision 2040 framework identifies and the describes the visions for five topic areas:

- Healthy People
- Inviting Places
- Vibrant Neighborhoods
- Integrated Infrastructure and Transportation
- Thriving Economy

CIP projects such as the Pavement Management and Reconstruction Programs, annual bridge maintenance, and annual streetlight replacement programs are all related to preserving the condition and safety of our roadways and travel ways. The annual stormwater infrastructure replacement project is important to the continued operation of the city's stormwater system. These projects directly correlate to the Governing Body's vision relative to Vibrant Neighborhoods, Inviting Places and Integrated Infrastructure and Transportation.

Projects such as Central Green Playground, Centennial Park and the Cedar Station Park Phase II improvements contribute to providing recreational opportunities for residents and visitors. These projects correlate to Healthy People and Vibrant Neighborhoods.

One of the goals of the comprehensive plan is to ensure Lenexa continues to be a quality place to live, work, and play. By undertaking the projects included in the CIP, we are promoting a balanced and orderly future development pattern that enhances the built environment for residents, employees, and businesses.

RECOMMENDATION FROM PROFESSIONAL STAFF

Staff recommends that the Planning Commission find the 2027 - 2031 Capital Improvement Program for the City of Lenexa to be **IN CONFORMITY WITH THE COMPREHENSIVE PLAN**.

AMENDMENTS TO THE PLANNING COMMISSION & BOARD OF ZONING APPEALS BYLAWS

Staff:	Steven Shrout Stephanie Sullivan, AICP	**Location:**	n/a
		Project Type:	Amendment to By-Laws

PROJECT SUMMARY

The Planning Commission and Board of Zoning Appeals Bylaws establish how the Lenexa Planning Commission and Board of Zoning Appeals are organized and conduct their business. They define the roles of officers and staff and provide consistent procedures for conducting meetings and public hearings, receiving public comment, and taking formal action.

Staff proposes revisions to the bylaws governing the Lenexa Planning Commission and Board of Zoning Appeals, which were last updated in February 2016. The proposed bylaws reorganize related provisions by topic so meeting procedures are easier to find and apply. The revisions also specify what is recorded in summary minutes, establish a deadline for written comments to be distributed to commissioners before the meeting, discuss livestreaming meetings, and clarify procedures for handling motions, reconsidering votes, and recalling tabled items. A public hearing is required for amendments to the bylaws and will take place at the January 4, 2027 meeting.

STAFF RECOMMENDATION: RECEIVE THE PRESENTATION OF THE PROPOSED BYLAWS AND PROVIDE FEEDBACK TO STAFF IN PREPARATION FOR THE FINAL OVERVIEW AND PUBLIC HEARING ON JANUARY 4, 2027.

BACKGROUND

The Lenexa Planning Commission also serves as the Board of Zoning Appeals, and both bodies operate under a single set of bylaws, last revised and adopted on February 29, 2016. The current bylaws place nearly all meeting procedures in a single article with twenty-four sections, covering everything from setting agendas and conducting public hearings to making motions, voting, and continuances. Related rules are often split across several sections. For example, voting and tabling requirements are each addressed in multiple sections. As a result, it can be difficult to quickly locate the rule that applies during a meeting. The proposed update reorganizes these provisions into dedicated articles for meetings, conduct of meetings, motions, voting, and public comment, so that commissioners, staff, and the public can more easily find the procedures that apply.

SUMMARY OF PROPOSED CHANGES

The bullet points below highlight main changes between the existing and proposed amendments to the bylaws. Please refer to the entirety of the documents to review all changes. Staff did not include a "redlined" document in the exhibits since the reorganization of the document results in changes throughout the document formatting.

- **Document reorganization.** Expands the bylaws from six articles to nine, grouping related provisions so they are easier to locate and apply.
- **Livestreaming, recordings, and minutes.** The proposed bylaws address video recording, online access to recordings, and the use of closed captions. They also establish separate procedures for audio recordings and designate the approved written summary minutes as the official meeting record.
- **Meeting notices and agendas.** Provides for posting regular meeting agendas on the City's website, allows revised agendas to be distributed and made public at least four hours before a meeting, and adds "Applications Continued to a Future Meeting" to the order of business.
- **Staff and applicant presentations.** Requires staff to present a summary of their written report for items outside the consent agenda or when requested. Clarifies when applicants may present their requests and respond to questions or issues raised during public comment.
- **Public hearings and comments.** Specifies that public hearing testimony is given in person and sets a cutoff on the meeting date for written or electronic comments to be distributed to commissioners. Later comments are included in the record forwarded to the Governing Body when applicable.
- **Continuances and tabled items.** Allows up to two continuances as a matter of right per item, whether requested by the applicant or staff. Clarifies when items may be tabled and establishes a written process for bringing them back for consideration.
- **Motions, voting, and Commission action.** Clarifies how motions are handled, requires commissioners to state the reason for abstaining, and specifies the outcome when no motion to approve or deny an item passes.
- **Communications outside meetings.** Defines ex parte contacts involving pending quasi-judicial matters and clarifies what commissioners must disclose when the item is considered.
- **Amending or suspending the bylaws.** Requires proposed amendments to be introduced at a prior meeting for adoption by majority vote, or approved at the same meeting by three-fourths of the full Commission. Allows the Commission to suspend a provision of the bylaws by a majority vote of members

present and voting, and allows the chairperson to unilaterally suspend provisions of the bylaws during a declared emergency for no longer than the emergency lasts.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends the Planning Commission review the amendments to the bylaws as shown within Exhibit B and provide feedback to Staff. A final overview and public hearing for final consideration of the amendments is scheduled for the January 4, 2027 meeting.**

- Exhibits include:
  - A: Current Bylaws
  - B: Proposed Bylaws
- This item requires final approval by the Planning Commission.

BY - LAWS

OF

THE LENEXA PLANNING COMMISSION

AND

LENEXA BOARD OF ZONING APPEALS

ADOPTED FEBRUARY 29, 2016

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- Section 3 – Vice Chairperson
- Section 4 – Secretary
- Section 5 – Attendance
- Section 6 – Staffing

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- Section 9 – Computer Use During Meetings
- Section 10 – Record of Proceedings (Minutes) Approval of Minutes
- Section 11 – Preservation of Order; Meeting Order
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- Section 13 – Staff Reports
- Section 14 – Call to Order
- Section 15 – Discussion of Issues; Cross Communication
- Section 16 – Motions
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- Section 19 – Failure to Recommend
- Section 20 – Revote on Same Item

Section 21 – Applicant Not in Attendance
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BY-LAWS
OF
THE LENEXA PLANNING COMMISSION
AND THE LENEXA BOARD OF ZONING APPEALS

ARTICLE ONE
Creation

SECTION ONE: Name. There is hereby continued by the City Code of Lenexa, Kansas, Section 4-1-M-1, a City Planning Commission to be named THE LENEXA PLANNING COMMISSION. (hereinafter "Planning Commission".) Pursuant to Section 4-1-K-1 of the Lenexa City Code, the Lenexa Planning Commission is designated as the Lenexa Board of Zoning Appeals (hereinafter “BOZA”). It is intended that these by-laws shall govern both bodies. Both bodies shall hereinafter collectively be referred to as “Commission.”

SECTION TWO: Membership. The Commission membership shall comply with the Lenexa City Code which specifies the number, method of appointment, and term of office.

ARTICLE TWO
Purpose

SECTION ONE: By-Laws. The purpose of these by-laws is to establish rules for the internal organization and procedures of operation of the Commission and for compliance with K.S.A. 12-741 *et seq*.

SECTION TWO: Commission. The function, powers, and duties of the Commission are as authorized by state law, K.S.A. 12-741 *et seq*., and by applicable City ordinances, resolutions, and/or Code provisions. The Commission adopts its own rules and policies for procedure, consistent with its powers.

SECTION THREE: Duties. The specific duties of the Planning Commission and BOZA are outlined in the City Code.

ARTICLE THREE
Organization

SECTION ONE: Officers. The officers of the Commission shall be a chairperson, vice-chairperson, and secretary. The chairperson and vice-chairperson shall be elected by the Planning Commission at its regular meeting in March of each year or as soon thereafter as practicable by a majority of those in attendance. The term of office shall be one (1) year or until their successors have been elected. Both the chairperson and vice-chairperson may be re-elected. The officers elected by the Planning Commission shall also serve as

officers of the BOZA. The Director of Community Development or his/her designee shall serve as secretary to the Commission.

SECTION TWO: Chairperson. The chairperson shall preside at all meetings of the Commission unless the chairperson designates someone to preside in his/her stead. The chairperson shall appoint all committees. The chairperson shall perform all of the duties assigned to the office by law and by the Governing Body, and shall have such usual powers of supervision and management as pertain to the office of chairperson. In the event that the position of chairperson becomes vacant for any reason, the vice-chairperson shall assume the responsibilities of the chairperson for the remainder of the term.

SECTION THREE: Vice-Chairperson. The vice-chairperson shall act as chairperson in the absence of the chairperson. In the event the office of chairperson becomes vacant, the vice-chairperson shall succeed to that office for the unexpired term and the Commission shall elect a new vice-chairperson for the unexpired term.

SECTION FOUR: Secretary.

A. Secretary. The Director of Community Development serves as the secretary of the Commission. This office is not a member of the Commission. The secretary shall send notices of all regular and special meetings to all members of the Commission. In addition, the secretary shall have, administrative responsibility for all books, papers, and records thereof, and attend to all correspondence of the Commission.

B. Recording Secretary. This position may be held by a City employee or may be an individual who is under contract with the City to attend all regular and special meetings of the Commission. The recording secretary shall keep records of all regular and special meetings and shall transcribe minutes for placement in the Minute Book of the Commission.

SECTION FIVE: Attendance. Attendance shall be as prescribed in the Section 1-4-A-4 of the Lenexa City Code.

SECTION SIX: Staffing. The Commission shall be served by the Community Development Department. The Community Development Department shall provide professional and technical assistance to the Commission. Staff shall present recommendations to the Commission and forward both the staff recommendation and recommendation of the Commission to the Governing Body, when appropriate. The Community Development Department shall also provide professional and technical assistance to both the Governing Body and other boards, commissions, and agencies, as appropriate. The Community Development Department shall be the official custodial agency for minutes, records, files, and materials related to Commission business.

ARTICLE FOUR
Meetings

SECTION ONE: Regular Meetings. Regular meetings of the Commission shall be set annually and adopted by Resolution with a current schedule available from the Department of Community Development. Unless otherwise noted, the regular meetings shall be at Lenexa City Hall at 7 p.m. Meetings of the BOZA, if scheduled, shall take place on evenings of regularly scheduled Planning Commission meetings. Meetings shall adjourn by midnight, unless extended upon approval of a majority of the Commission members present. Items remaining on the agenda at the end of a meeting may be continued by the Commission until the next regular meeting or may be considered at a special meeting called in accordance with the provisions of Section Two below.

SECTION TWO: Special Meetings. Special meetings of the Commission shall be called by the chairperson, or in his/her absence, by the vice-chairperson, and held at any time or place fixed in the notice. Only items specified in the meeting notice may be acted upon at the special meeting. Notice may be made by telephone, mail or e-mail. The chairperson or, in his/her absence, the vice-chairperson shall call a special meeting of the Commission upon written request of a majority of the appointed members of the Commission. If the chairperson or, in his/her absence, the vice-chairperson shall fail to comply with such a request, the members so requesting may call such meeting provided they all sign the notice.

SECTION THREE: Quorum. A majority of the membership of the Commission, including the chairperson, shall be necessary to constitute a quorum for the transaction of business and the taking of official action.

SECTION FOUR: Voting.

A. A favorable vote of five (5) members of the Commission shall be necessary to recommend the adoption of:
    - a Comprehensive Plan adopted pursuant to K.S.A 12-747, a Capital Improvement Plan, or any amendment thereto;
    - zoning regulations adopted pursuant to K.S.A. 12-756; and
    - subdivision regulations adopted pursuant to K.S.A. 12-749.
B. A favorable vote of a majority of members of the Commission present and voting shall be necessary for the adoption of:
    - zoning regulation amendments (i.e.: rezonings) adopted pursuant to K.S.A. 12-757;
    - special use permits;
    - any amendments or changes in the By-Laws of the Commission;
    - the election of officers of the Commission;
    - to set time and place of regular meetings; and
    - all other actions.
C. A favorable vote of the majority of the members of the BOZA present and voting shall be required for all official actions.

ARTICLE FIVE

Conduct of Meetings and Meeting Management

SECTION ONE: Rules of Order. This document shall govern the procedure of all meetings of the Commission so long as they are not inconsistent with the Laws of the State of Kansas, the Ordinances of the City of Lenexa, or the provisions of these by-Laws.

SECTION TWO: Right of Floor. The chairperson will recognize members of the Commission, staff or audience desiring to speak, and confine remarks to one subject under consideration.

SECTION THREE: City Attorney. The City Attorney or designee attends all meetings of the Commission and acts as the Commission's adviser on meeting conduct and management.

SECTION FOUR: Meetings to be Public (Open Meetings). All meetings at which a majority of the membership of the Commission is present are required to be open to the public. Written notice in the form of an agenda or weekly calendar specifying when and where meetings will be held may be distributed to any person requesting such notice pursuant to a list compiled and updated by the Community Development Department. Minutes of the meetings are open to public inspection.

SECTION FIVE: Executive Sessions. Executive sessions are closed to the public and are held in accordance with the provisions of the Kansas Open Meetings Act. A formal motion must be made, seconded and carried by a majority vote to recess into executive session. The duration of the executive session must be stated and discussion must be limited to the subjects identified in the motion. If necessary, additional motions must be made to extend executive session discussion. No binding action shall be taken in executive session. Subjects discussed during executive session should be kept confidential.

SECTION SIX: Public Hearings. The Commission shall hold public hearings when required by federal, state or municipal law. Public hearings are officially opened by the chairperson and closed by a motion to close a public hearing. After a motion to close a public hearing has been approved, additional testimony will not be taken. However, a member of the Commission may, at the discretion of the chairperson, ask a speaker for clarification on a point raised. A public hearing may be continued to a later meeting with a motion and majority vote without further published notice if at the time and place for which notice was originally given the presiding officer specifies the time and place where the hearing will reconvene.

If a public hearing is not required, the Commission may, at the discretion of the chairperson, entertain public comment from members of the community or individuals or their representatives who believe they will be affected by the Commission's action.

SECTION SEVEN: Appearance Before the Commission. Applicants or their representatives may appear before the Commission to present their views on an agenda item. Whenever a person or entity appears before the Commission, the chairperson shall, at his or her discretion, prescribe procedures for registration of speakers and require that each person come forth and state:

A. Name;
B. Address;
C. Whether speaking as an individual or on behalf of a person or organization; and
D. The name of the person or organization represented if speaking on their behalf.

The chairperson may also reasonably limit the length of all persons' presentations or comments to ensure the orderly conduct of Commission business; however, the decision of the chairperson to limit the length of a presentation or comment may be overridden by a majority of the Commission present.

Any person making personal, impertinent or slanderous remarks or becoming boisterous while addressing the Commission may be requested to leave immediately and barred from further audience before the Commission at that meeting.

SECTION EIGHT: Written, Electronic or Telephone Communication. Applicants or their authorized representatives or other interest parties may address the Commission in writing, telephone or via electronic communication regarding any agenda matters. If such communication regarding an agenda item is received by a Community Development staff member, copies of said relevant information, if provided in written form, will be distributed.

SECTION NINE: Computer Use During Meetings. Computers will be used during meetings only to access information pertinent to the current meeting. Members of the Commission shall not communicate with other members of the Commission, staff or third parties via electronic communication during meetings pertaining to business on the current agenda.

SECTION TEN: Record of Proceedings (Minutes) Approval of Minutes. All meetings shall be recorded and the recordings maintained for a period of two (2) years. Written minutes shall be kept indefinitely. The recording secretary shall present the transcribed minutes from the previous Commission meeting to the Commission for approval. Unless a member of the Commission requests a reading of the minutes, such minutes may be approved without reading, provided the members of the Commission have each previously been furnished a copy.

It is the policy of the Commission that only the members of the Commission have the authority to make revisions to the minutes subject to a majority vote of the Commission. However, members of the Commission having only typographical corrections to minutes are encouraged to provide such corrections to the recording secretary directly and need not wait to submit such corrections at a meeting.

SECTION ELEVEN: Preservation of Order; Meeting Order. The chairperson shall preserve the order and decorum and keep those in debate to the question under discussion. The order of business for Commission meetings will be as follows, unless otherwise amended as provided by these by-laws:

A. Call to Order
B. Roll Call
C. Approval of Minutes
D. Agenda Amendments
E. Consent Agenda
F. Regular Agenda
G. Reports or Other Communication
H. Adjournment.

SECTION TWELVE: Agenda.

A. Agenda Availability. Agenda's for all regular meetings shall be available at the Community Development Office in the Lenexa City Hall at least three (3) calendar days prior to the meetings.
B. Filing Deadlines. Filing deadlines for placement on the Commission's agenda shall be set by the Director of Community Development.
C. Consent Agenda. Items that do not require a public hearing, notwithstanding preliminary plans and plats, may be placed on the consent agenda. Any item may be removed from the consent agenda at the request of the Commission, staff or the applicant.
D. Agenda Amendments. Once the agenda has been provided to the Commission, any amendments to the agenda shall be made at the Planning Commission meeting.
E. Change in Agenda Order. The order of the agenda may be amended at the discretion of the chairperson. The order of specific items on the agenda shall be at the discretion of the secretary.
F. Items Not on the Agenda. The Commission may consider items not on the agenda of a regular meeting if a majority of the members of the Commission present vote to do so, and provided the item is in compliance with state law.

SECTION THIRTEEN: Staff Reports. Staff reports on all agenda items shall be prepared and provided to the members of the Commission at least three (3) calendar days prior to the regularly scheduled meeting. In the event that a special meeting is scheduled less than three (3) calendar days prior to such meeting time, staff reports on agenda items shall be prepared and provided as soon as practicable prior to such special meeting. Information that is unable to be electronically transferred will be provided in paper form or will be on file at the Community Development Office in the Lenexa City Hall at least three (3) calendar days prior to the regularly scheduled meeting or as soon as practicable prior to a special meeting.

Staff reports shall contain an analysis of the request and a recommendation from the professional staff.

SECTION FOURTEEN: Call to Order. The chairperson will call the meeting of the Commission to order. In the event both the chairperson and vice-chairperson are absent, the secretary will call to order the meeting to elect a temporary chairperson.

SECTION FIFTEEN: Discussion of Issues; Cross Communication. At the discretion of the chairperson, cross communication among and between members of the Commission, staff members and those in attendance at the Commission meetings is permitted, however, the chairperson may limit cross communication to ensure the orderly conduct of Commission business. The chairperson may require members of the Commission or staff member to gain the attention of the chairperson by raising their hand and being acknowledged. Questions and communication between opposing parties must be directed to the chairperson.

SECTION SIXTEEN: Motions. At the conclusion of presentations or any applicable public hearing, a member of the Commission may make a motion to recommend approval or denial of the proposition, to continue the proposition to a later date, or to table the item. Any stipulations relative to plans, development procedures, etc., should be included in a motion to approve. Upon receiving a second, the motion may be discussed and, upon a call for question or at the discretion of the chairperson, brought to a vote. If a motion is made to table an item, discussion must stop immediately and a vote to postpone the matter indefinitely or to a time and date certain must be taken.

A motion to amend, if necessary, must be voted on first. If an amendment passes, the vote is on the motion as amended, otherwise, as originally stated. The chairperson may not make or second motions, but he/she may vote on any and all motions to come before the Commission.

SECTION SEVENTEEN: Commission Action. The Commission shall take action on each item presented at the conclusion of discussion on the item. All votes shall be by acclamation unless otherwise provided herein. The chairperson, recording secretary, City Attorney or any member of the Commission may request a poll vote on any item. If a poll vote is requested, the recording secretary shall conduct the poll and tally the votes. All members, including the chairperson, shall be entitled to vote when present except that any member shall abstain from voting on any decision in which he may have a conflict of interest as discussed in Section 18.

If the item upon which the Commission action is taken is remanded by the Governing Body for reconsideration by the Commission, it shall be considered at the next regular meeting of the Commission after notice of the remand is received. If no action is taken on the remanded item at said meeting, the same recommendation will be deemed made and will be sent back to the Governing Body.

SECTION EIGHTEEN: Abstentions. No one may be compelled to vote, although members of the Commission do have a duty to vote to express their willingness to share in the responsibilities of decisions. If a member of the Commission desires not to vote, they may abstain when their vote is requested.

Members of the Commission must comply with the City's Code of Ethics. If a member of the Commission believes they have a conflict of interest under the City's Code of Ethics, the member shall abstain from action and participation, advise of the conflict and leave the room until discussion and action on the transaction is complete. If abstention of a member due to conflict of interest will eliminate a quorum, then the Commission shall continue the item to the next regular meeting. If there is a tie vote, an abstention shall be considered a denial.

If a member of the Commission wishes to abstain on an item listed on the consent agenda because of a conflict of interest, they must request removal of said item from the consent agenda and advise of the conflict, but may remain in the Council Chambers provided there is no discussion of the item. Removed items will be voted on as separate items by the remaining members of the Commission.

SECTION NINETEEN: Failure to Recommend. If there is a tie vote of the Commission on any item on which the Commission sits as a recommending body, such as a rezoning or text amendment, such tie vote shall be deemed to be a recommendation of disapproval and goes to the Governing Body with such recommendation. If the tie vote occurs on action which the Commission sits as a final decision maker, a tie vote defeats the motion. If no subsequent motion is made and approved after the tie vote, the request is deemed denied.

SECTION TWENTY: Revote on Same Item. The Commission shall only be entitled to revote on an item previously considered and voted upon in conformance with the requirements of this Section. A motion to reconsider may be made by any member of the Commission who voted on the prevailing side of an issue to ask that the issue be reconsidered. This motion must be made at the same meeting in which the original vote was taken, but shall not be debated until the next regular meeting of the Commission or a properly noticed special meeting called for that purpose.

Further, prior written notice of such reconsideration must be given to the applicant prior to the meeting at which the motion to reconsider will be debated and voted upon, and, in the case of items requiring a public hearing before the Commission, publication notice of such reconsideration must be given in the same manner required of the original item. If the motion to reconsider is made on an item upon which the Commission sits as a recommending body, the item shall not proceed to the Governing Body until after the motion for reconsideration has been voted upon.

SECTION TWENTY-ONE: Applicant Not in Attendance. If an applicant or their agent is not in attendance when their item is called, the item may be set over to the end of the agenda. If at the time the item is called again the applicant is still not present, the Commission may continue the case, or may approve or deny the proposition as it sees fit.

SECTION TWENTY-TWO: Incomplete Submittals. The Commission will not hear items that fail to meet City Code submission requirements.

SECTION TWENTY-THREE: Continuances. Any item may be continued upon request of the applicant or recommendation by staff or by vote of the Commission. The Commission shall continue items requiring a public hearing to a date certain. Other items may be tabled and recalled at the request of the applicant, staff, or Commission. A tabled item which fails to be recalled after six (6) months shall be considered withdrawn.

The applicant and staff are each entitled to one (1) continuance as a matter of right, and subsequent continuances only upon approval of a majority of the members of the Commission present. If subsequent continuances are not approved by the Commission, action must be taken by the Commission or the applicant must withdraw the item. An applicant for any item that has been continued more than two times must again comply with all applicable notice requirements for such item.

SECTION TWENTY-FOUR: Recess. At any point in the agenda, the chairperson may declare a short recess until a specified time.

ARTICLE SIX
Miscellaneous

SECTION ONE: Ex Parte Communication. Ex parte communications are private communication, written, electronic or other by or with any Commissioner that is not subject to public review and the hearing request.

Any ex parte communication shall be disclosed at any meeting at the time the item is announced. The Commissioner receiving the communication shall disclose the full nature of the ex parte communication including the identity of the individual(s) participating in the communications and any information obtained through the communications.

Communications are not in violation of the ex parte disclosure requirements if they do not pertain to specific sites or properties, and/or if they solely involve general planning, procedural or policy issues.

SECTION TWO: Suspension of Rules. Any of these by-laws may be suspended by affirmative vote of a majority of the members of the Commission at a special or regular meeting at which a quorum is present.

SECTION THREE: Amendment of Rules. These by-laws may be amended or repealed by affirmative vote of a majority of the members of the Commission present and voting at either a special or regular meeting.

APPROVED:

Chris Poss, Vice-Chairperson Presiding as Chairperson Pursuant to Lenexa City Code Section 4-1-M-7, Article 3, Section 3 of the By-Laws

ATTEST:

Rebecca Yocham, Secretary

APPROVED AS TO FORM:

Sean L. McLaughlin, Assistant City Attorney

BYLAWS OF THE

LENEXA PLANNING COMMISSION

&

LENEXA BOARD OF ZONING APPEALS

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Approved: _____ ____, 2027

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ARTICLE ONE

Creation, Authority, and Purpose

SECTION ONE: Planning Commission and Board of Zoning Appeals.
Pursuant to Section 4-1-M-1 of the Lenexa City Code, the Lenexa Planning Commission was established to review and recommend planning and zoning issues to the Governing Body (hereinafter "Planning Commission".) The Lenexa Planning Commission is designated as The Lenexa Board of Zoning Appeals (hereinafter “BOZA”). These bylaws shall govern both bodies. Both bodies shall hereinafter collectively be referred to as “Commission.”

SECTION TWO: Authority.
The function, powers, and duties of the Commission are as authorized by state law, K.S.A. 12-741 *et seq*., and applicable City ordinances, resolutions, and/or Code provisions. The Commission adopts its own rules and policies for procedure, consistent with its powers.

SECTION THREE: Purpose of the Bylaws.
The purpose of these bylaws is to establish rules for the internal organization and procedures of operation of the Commission and for compliance with K.S.A. 12-741 *et seq*.

ARTICLE TWO

Membership

SECTION ONE: Membership.
The Commission membership shall comply with the Lenexa City Code which specifies the number, method of appointment, and term of office.

SECTION TWO: Vacancies and Removal.
Vacancies shall be filled as prescribed in Section 4-1-M-2 of the Lenexa City Code. Removal of any Commission member shall be as prescribed in Section 1-4-A-4 of the Lenexa City Code.

SECTION THREE: Attendance.
Attendance shall be as prescribed in Section 1-4-A-4 of the Lenexa City Code.

ARTICLE THREE

Officers and Staff

SECTION ONE: Officers; Election.
The officers of the Commission shall be a chairperson, vice-chairperson, and secretary. The chairperson and vice-chairperson shall be elected by the Commission as provided within this Article. The Director of Community Development, or the Director’s designee, shall serve as Secretary and shall not be a member of the Commission. The Commission shall elect a chairperson and vice-chairperson at its regular meeting in March of each year or as soon thereafter as practicable by a majority vote of the commissioners in attendance. The chairperson and vice-chairperson shall serve for one (1) year or until a successor is elected. Both the chairperson and vice-chairperson may be re-elected.

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SECTION TWO: Chairperson.
The chairperson shall preside at all meetings of the Commission. The chairperson shall appoint all committees. The chairperson shall perform all of the duties assigned to the office by law and by the Governing Body, and shall have such usual powers of supervision and management as pertain to the office of chairperson.

SECTION THREE: Vice-Chairperson.
The vice-chairperson shall act as chairperson in the absence of the chairperson. In the event the office of chairperson becomes vacant for any reason, the vice-chairperson shall succeed to that office for the unexpired term and the Commission shall elect a new vice-chairperson for the unexpired term. If both the chairperson and vice-chairperson are unable to preside, the members present shall elect a temporary chairperson.

SECTION FOUR: Secretary.
The Secretary shall send notices of all regular and special meetings to all members of the Commission. The Secretary may create an agenda and the order of specific items on the agenda shall be at their discretion. In addition, the Secretary shall have administrative responsibility for all books, papers, and records thereof, and attend to all correspondence of the Commission.

SECTION FIVE: Recording Secretary.
The Recording Secretary is a position that may be held by a City employee or may be an individual who is under contract with the City to attend all regular and special meetings of the Commission. The Recording Secretary shall keep records of all regular and special meetings and shall keep the written summary minutes indefinitely as further set forth herein.

SECTION SIX: Staffing.
The Commission shall be served by the Community Development Department. The Community Development Department shall provide professional and technical assistance to the Commission. Staff shall present recommendations to the Commission and forward both the staff recommendation and recommendation of the Commission to the Governing Body, when appropriate. The Community Development Department shall also provide professional and technical assistance to both the Governing Body and other boards, commissions, and agencies, as appropriate. The Community Development Department shall be the official custodial agency for minutes, records, files, and materials related to Commission business.

SECTION SEVEN: City Attorney.
The City Attorney or designee attends all meetings of the Commission and acts as the Commission's adviser on meeting conduct and management.

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ARTICLE FOUR

Meetings

SECTION ONE: Regular Meetings.
Regular meetings of the Commission shall be set annually and adopted by Resolution with a current schedule available from the Department of Community Development. Unless otherwise noted, the regular meetings shall be at Lenexa City Hall at 7:00 p.m. Meetings of the BOZA, if scheduled, shall take place on evenings of regularly scheduled Planning Commission meetings. Meetings shall adjourn by midnight, unless extended upon approval of a majority of the Commission members present. Items remaining on the agenda at the end of a meeting may be continued by the Commission until the next regular meeting or may be considered at a special meeting called in accordance with the provisions of Section Two below.

SECTION TWO: Special Meetings.
Special meetings of the Commission shall be called by the chairperson, or in their absence, by the vice-chairperson. The chairperson, in consultation with the Secretary, shall determine the date, time, and place of the special meeting. Only items specified in the meeting notice may be acted upon at the special meeting.

SECTION THREE: Meeting Notice.
Notice of the date, time, and place of each regular or special meeting shall be provided as required by the Kansas Open Meetings Act. The Community Development Department is responsible for preparing or causing the preparation of the notice for all meetings pursuant to the Kansas Open Meetings Act. Written notice specifying when and where meetings will be held may be created by the Community Development Department and may be distributed to any person requesting such notice pursuant to a list compiled and updated by the Community Development Department. Notice to Commission members of all meetings shall be provided by the Secretary or designee.

SECTION FOUR: Meetings to be Public.
All meetings of the Commission shall be open to the public as required by the Kansas Open Meetings Act, except for executive sessions conducted pursuant to applicable law and these bylaws.

SECTION FIVE: Executive Sessions.
Executive sessions are closed to the public and are held in accordance with the provisions of the Kansas Open Meetings Act. A formal motion must be made, seconded and carried by a majority vote to recess into executive session. The duration of the executive session must be stated and discussion must be limited to the subjects identified in the motion. If necessary, additional motions must be made to extend executive session discussion. No binding action shall be taken in executive session. Subjects discussed during executive session should be kept confidential.

SECTION SIX: Quorum.
A majority of the membership of the Commission shall be necessary to constitute a quorum for the transaction of business and the taking of official action. The chairperson shall be counted in determining whether a quorum is present.

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SECTION SEVEN: Agenda.

A. Agenda Availability. Agendas for all regular meetings shall be available at the Community Development Department in Lenexa City Hall at least three (3) calendar days prior to the meetings and may be posted to the City's website.

B. Filing Deadlines. Filing deadlines for placement on the Commission's agenda shall be set by the Secretary.

C. Incomplete Submittals. The Commission will not hear items that fail to meet City Code submission requirements. The Secretary is authorized to determine whether an application satisfies those requirements and is eligible for consideration by the Commission.

D. Consent Agenda. Items that do not require a public hearing, notwithstanding preliminary plans and plats, may be placed on the consent agenda. Any item may be removed from the consent agenda at the request of the Commission, staff or the applicant.

E. Agenda Amendments. Once the agenda has been provided to the Commission, any amendments to the agenda shall be made at the Planning Commission meeting except that a revised agenda can be provided to the Commission and made available to the public if done so at least four (4) hours before the meeting begins. During the meeting, amendments to the agenda may be made by general consent of the Commission. If any member of the Commission objects to a proposed amendment, the amendment shall require approval by a majority of the members of the Commission present and voting. Any item added to the agenda shall comply with applicable state law.

F. Change in Agenda Order. The order of the agenda may be amended at the discretion of the chairperson.

SECTION EIGHT: Minutes and Recordings.

A. Minutes.

a. Recording of Minutes: Meeting minutes shall be summary in nature and reflect the attendance of all members of the Commission, the actions taken during the meeting, and the voting record of any roll call vote. The Recording Secretary shall create and maintain the written summary minutes of all regular meetings and special meetings.

b. Approval of Minutes: The Recording Secretary shall present the written summary minutes from the previous Commission meeting to the Commission for approval. Unless a member of the Commission requests a reading of the minutes, such minutes may be approved without reading, provided the members of the Commission have each been provided a copy.

It is the policy of the Commission that only the members of the Commission

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have the authority to make revisions to the minutes subject to a majority vote of the Commission. However, members of the Commission having only typographical corrections to minutes are encouraged to provide such corrections to the Recording Secretary directly and need not wait to submit such corrections at a meeting.

c. Official Record: The official record of open meetings shall be the approved written summary minutes and said minutes shall be kept indefinitely. Approved minutes shall be available for public inspection upon request submitted to the Recording Secretary.

B. Audio Recordings. Regular meetings and special meetings may be audio recorded while the meeting is in progress unless unexpected technical difficulties occur. Transcription of an audio recording shall not be considered the official record or minutes of a meeting. Audio recordings shall be retained for a period of two (2) years from the date of the meeting unless a longer retention period is otherwise directed by the Secretary and/or the City Attorney. Audio recordings shall not be published but shall be available upon request submitted to the Recording Secretary during the two (2) year retention period.

C. Video Recordings. Regular meetings may be video recorded and live streamed while the meeting is in progress unless unexpected technical difficulties occur. The video recording will cease while the meeting is closed for executive session and when the meeting ends. Special meetings may be streamed when practicable. A transcription of a video recording may be produced solely for closed captioning purposes, but shall not be considered the official record or minutes of a meeting. Video recordings shall be retained for a period of two (2) years following the meeting at which the recording was created unless a longer retention period is directed by the Secretary and/or City Attorney. Video recordings shall be available on the City's website during the two (2) year retention period.

ARTICLE FIVE
Conduct of Meetings

SECTION ONE: Rules of Order.
This document shall govern the procedure of all meetings of the Commission so long as they are not inconsistent with the Laws of the State of Kansas, the Ordinances of the City of Lenexa, or the provisions of these bylaws.

SECTION TWO: Call to Order.
The chairperson will call the meeting of the Commission to order. In the event both the chairperson and vice-chairperson are absent or unable to preside, the secretary will call to order the meeting so that the members present may elect a temporary chairperson.

SECTION THREE: Order of Business.
The order of business for Commission meetings will be as follows, unless otherwise amended as provided by these bylaws:

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A. Call to Order
B. Roll Call
C. Approval of Minutes
D. Amendments to the Agenda
E. Consent Agenda
F. Regular Agenda
G. Applications Continued to a Future Meeting
H. Reports or Other Communication
I. Adjournment.

SECTION FOUR: Staff Reports and Presentations.
Staff reports on all agenda items shall be prepared and provided to the members of the Commission at least three (3) calendar days prior to the regularly scheduled meeting. In the event that a special meeting is scheduled less than three (3) calendar days prior to such meeting time, staff reports on agenda items may be prepared and provided, if time allows, as soon as practicable prior to such special meeting. Information that is unable to be electronically transferred will be provided in paper form or will be on file at the Community Development Department in the Lenexa City Hall at least three (3) calendar days prior to the regularly scheduled meeting or as soon as practicable prior to a special meeting. Staff reports shall contain an analysis of the request and a recommendation from the professional staff. For agenda items considered outside of the consent agenda or upon request of the Commission, staff, or applicant, staff shall present a summary of the staff report prior to Commission consideration of the item.

SECTION FIVE: Applicant Appearance and Participation Before the Commission.

A. Procedure for Addressing the Commission: The Applicant or its representative may appear before the Commission to present the applicant's agenda item and provide information regarding the request when recognized by the chairperson.

   Before presenting, the person shall state their name, address, whether appearing as the applicant or as the applicant's representative, and, if applicable, the name of the applicant represented. After public comment, if any, the applicant or applicant's representative may respond to questions from the Commission or respond to issues raised during public comment at the discretion of the chairperson.

B. Applicant Not in Attendance: If an applicant or their representative is not in attendance when their item is called, the item may be set over to the end of the agenda. If at the time the item is called again the applicant is still not present, the Commission may continue the item, table the item, or may approve or deny the item as it sees fit.

SECTION SIX: Control of Proceedings.

A. General: This Section governs the conduct of members of the Commission, City staff, and applicants during Commission proceedings. Procedures governing public

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hearings, public comment, and participation by members of the public are set forth in Article Eight.

B. Discussion: The chairperson shall preserve order and decorum, ensure that discussion and debate relate to the question under consideration, and may take any other lawful action to maintain orderly proceedings.

C. Recognition of Speakers: The chairperson may require members of the Commission, staff members, or the applicant to gain the attention of the chairperson by raising their hand and to be acknowledged by the chairperson before speaking.

D. Presentation Time: The chairperson may limit the amount of time staff or the applicant has to address the Commission regarding an agenda item and may grant additional time at the chairperson's discretion.

D. Relevance: The chairperson may limit immaterial, unnecessary, or redundant comments or presentations by members of the Commission, staff members, or applicants.

E. Cross Communication: At the discretion of the chairperson, cross communication among members of the Commission, staff members, and applicants may be permitted; however, the chairperson may limit such cross communication to ensure the orderly conduct of Commission business.

SECTION SEVEN: Continuances.
Any item may be continued upon request of the applicant, staff, or by vote of the Commission. An item requiring a public hearing may be continued only to a specified date, time, and place. An item may only be continued twice as a matter of right, either by the applicant or staff, at which time any subsequent continuances may be granted only upon approval by vote of a majority of the members of the Commission present. If subsequent continuances are not approved by the Commission, action must be taken by the Commission or the applicant must withdraw the item. An applicant for any item that has been continued more than two times must again comply with all applicable notice requirements for such item.

SECTION EIGHT: Tabling and Recall.
Any item may be tabled and withheld from further consideration until recalled by the applicant, staff, or the Commission. However, an item requiring a public hearing may not be tabled once the hearing has been opened. Any tabled item that is not recalled within six (6) months shall be deemed withdrawn. A motion to table may be made only when no other motion is pending. Upon a motion to table an item, discussion shall immediately cease. The Commission shall vote whether to table the matter until a date and time certain or until recalled.

A tabled item may be recalled by the applicant, staff, or the Commission. A request to recall a tabled item, together with any revised plans or materials, shall be submitted in writing to the Secretary. The recall request shall be subject to the initial procedures set forth in Article 4-1-F or 4-2-B of the City Code, including, but not limited to, compliance with all applicable notice requirements prior to being heard upon recall. Upon receipt of a timely request, the Secretary

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shall place the item on the agenda of the next available meeting, unless a later meeting is requested by the applicant, staff, or the Commission. No additional application or fee shall be required to recall a tabled item; however, the applicant shall bear the notice costs.

SECTION NINE: Recess.
The chairperson may declare a short recess at any time during the meeting and shall announce the time at which the meeting will reconvene.

SECTION TEN: Technology Use During Meetings.
Technology may be used during meetings only for notetaking and to access materials included in the agenda packet, official meeting record, or other materials provided by staff for the meeting. Members of the Commission shall not communicate electronically with other members of the Commission, staff, applicants, interested parties, or third parties regarding matters on the meeting agenda during a meeting.

SECTION ELEVEN: Ex Parte Communication.
Ex parte contact means any oral, written, or electronic communication concerning a pending quasi-judicial matter between a Commissioner and any person outside of a public meeting that is not part of the public record or otherwise subject to public review.

Commissioners should base decisions on a fair and impartial hearing and evidence presented as part of the public record. Accordingly, Commissioners are strongly discouraged from engaging in ex parte contacts concerning pending quasi-judicial matters. Any Commissioner who receives or engages in such a contact shall disclose, when the matter is announced for consideration, the identity of the person or persons involved and the substance of the communication or any information received.

Communications are not ex parte contacts if they do not concern a specific application, site, property, or pending quasi-judicial matter, or address only general planning, procedural, administrative, or policy issues. Examples include discussions of Commission procedures or administrative matters; general planning, zoning, or policy issues unrelated to a pending application; site visits without discussion of a pending matter's merits; and information later entered into the public record.

ARTICLE SIX

Motion Procedures and Commission Action

SECTION ONE: Motions.

A. Making and Seconding Motions. Any member of the Commission may make a motion concerning business properly before the Commission, including a motion relating to an agenda item, the closure of a public hearing, an executive session, or another procedural matter. Every motion requires a second before the Commission may consider it. A motion that is not seconded dies for lack of a second. The chairperson may not make or second a motion but may participate in discussion and vote on any motion before the Commission.

B. Consideration of Motions. The Commission may discuss any matter before a motion is made. A motion is required only to take action. Once seconded, a motion becomes

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the pending motion and may be further discussed or brought to a vote at the discretion of the chairperson. While a motion is pending, no other motion may be introduced, except for a secondary motion to amend, withdraw, or call the question.

C. Amendment, Withdrawal, and Call the Question. If a motion to amend or withdraw is made, the secondary motion must be resolved before the Commission votes on the pending main motion. If a motion to amend is approved, the vote on the pending main motion will be on the main motion as amended. If a motion is made to call the question, discussion must immediately cease and the chairperson must conduct a vote on the pending main or secondary motion.

SECTION TWO: Action on Agenda Items.
The Commission shall take action on each agenda item at the conclusion of all presentations, any required public hearing, and any discussion of the item. A member of the Commission may move to approve or deny the item, recommend approval or denial of the item, continue the item to a date certain, or, except for an item on which a public hearing has been opened, table the item for later recall in accordance with these bylaws. A motion to approve or recommend approval should include all conditions applicable to the plans, development procedures, or other aspects of the item.

SECTION THREE: Failure to Act.
If the Commission sits as a recommending body on an item, such as a rezoning or text amendment, and no motion to recommend approval or denial is approved at the meeting, the Commission shall be deemed to have recommended denial, and the item shall be forwarded to the Governing Body with that recommendation. If the Commission sits as the final decision maker on an item and no motion to approve or deny is approved at the meeting, the application shall be deemed denied.

SECTION FOUR: Reconsideration of Motions.
An agenda item on which the Commission has taken action may be reconsidered as provided in this subsection. A motion to reconsider may be made only by a member of the Commission who voted on the prevailing side of the action. The motion must be made at the same meeting as the original vote, but it shall not be discussed or voted upon until the next regular meeting of the Commission or a properly noticed special meeting called for that purpose. Before that meeting, the applicant shall be given written notice of the reconsideration. If the item required a public hearing, notice of the reconsideration shall also be published in the same manner required for the original item. If the Commission acted as a recommending body on the item, the item shall not proceed to the Governing Body until the motion to reconsider has been voted upon.

ARTICLE SEVEN

Voting

SECTION ONE: Method of Voting.
All votes shall be by voice vote unless otherwise provided herein. When a vote is called by the chairperson, every member, including the chairperson shall either vote or abstain from voting. The chairperson shall announce the result of each vote. The chairperson, Recording Secretary, City Attorney or any member of the Commission may request a roll call vote on any

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item. If a roll call vote is requested, the Recording Secretary shall call the roll, record each member's vote, and tally the votes. Voting by secret ballot is prohibited.

SECTION TWO: Votes Required.

A. A favorable vote of five (5) members of the Commission shall be necessary to recommend the adoption of, or to adopt:

   a. a Comprehensive Plan adopted pursuant to K.S.A 12-747, a Capital Improvement Plan, or any amendment thereto;

   b. zoning regulations adopted pursuant to K.S.A. 12-756;

   c. subdivision regulations adopted pursuant to K.S.A. 12-749; and

   d. Amendment, repeal, or adoption of a new bylaw, except as otherwise provided in Article Nine.

B. A favorable vote of a majority of members of the Commission present and voting shall be necessary for the adoption of:

   a. zoning regulation amendments (i.e.: rezonings) adopted pursuant to K.S.A. 12-757;

   b. special use permits;

   c. any suspension of the Bylaws of the Commission, except as otherwise provided in Article Nine;

   d. the election of officers of the Commission;

   e. to set time and place of regular meetings; and

   f. all other actions.

C. A favorable vote of the majority of the members of the BOZA present and voting shall be required for all official actions.

SECTION THREE: Abstentions and Conflict of Interest.

A. General. Members of the Commission have a duty to vote in order to share in the responsibility for the Commission's decisions. A member may abstain when the member's vote is requested but the member shall state the reason for abstaining.

B. Conflicts of Interest. Members of the Commission shall comply with the City's Code of Ethics. A member who believes they have a conflict of interest under the City's Code of Ethics shall disclose the conflict, abstain from participation and action on the item, and physically leave the room until discussion and action on the item is complete. If the abstention of one or more members due to a conflict of interest would eliminate a quorum on an item, the Commission shall continue the item to the next regular

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meeting.

C. Consent Agenda. A member who has a conflict of interest on an item on the consent agenda shall request that the item be removed from the consent agenda and shall disclose the conflict. The removed item shall be considered separately. The member may remain in the room if the item is acted on without discussion. If there is discussion, the member shall physically leave the room until discussion and action on the item is complete.

SECTION FOUR: Tie Votes and Failed Motions.
A motion that results in a tie vote, or that otherwise fails to receive the number of affirmative votes required under Section Two of this Article, fails. The effect of a failed motion on an agenda item is governed by Article Six, Section Three, Failure to Act.

SECTION FIVE: Remanded Items.
If the Governing Body returns a recommendation to the Commission for further consideration, the Commission shall consider the item at its next regular meeting after receiving the Governing Body's statement of the bases for returning it. The commission may resubmit its original recommendations with the reasons for it, or submit a new or amended recommendation. If the Commission does not act on the remanded item at that meeting, the Commission shall be deemed to have resubmitted its original recommendation, and the item shall be returned to the Governing Body. A Commission member who did not participate in the original consideration of a returned item may vote on it if the member has reviewed the materials and minutes from the meeting at which the item was first considered.

ARTICLE EIGHT
Meeting Decorum and Public Comment

SECTION ONE: Meeting Decorum.
All persons in attendance at Commission meetings are expected to conduct themselves in a civil and respectful manner. Any person making personal, impertinent, threatening, or slanderous remarks, or being disruptive or disorderly during a meeting or is otherwise deemed to be in violation of these Bylaws will be directed by the chairperson to cease such disruptive behavior. If the behavior continues, the person may be removed from the meeting at the discretion of the chairperson. Persons attending meetings shall turn off, silence, or mute any device or instrument capable of emitting an audible sound or tone before entering the meeting room.

SECTION TWO: Opportunities to Address the Commission.

A. Public Hearings. The Commission shall hold public hearings when required by applicable law. A public hearing is opened by the chairperson and closed by a motion. Testimony during a public hearing shall only be given by a person or their representatives physically in attendance at the meeting. After a public hearing is closed, no additional testimony will be taken; provided, however, a member of the Commission may, at the discretion of the chairperson, ask a speaker to clarify a point raised during the public hearing, but the speaker may not provide new testimony. A public hearing that has been opened may be continued by a motion specifying the

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date, time, and place where the hearing will resume.

B. Public Comment: On agenda items being considered by the Commission that are not subject to a public hearing requirement, the chairperson, at their discretion, may allow public comment on the item at the time the item is considered.

SECTION THREE: Procedure for Addressing the Commission.
A person attending a meeting in person, other than the applicant or staff, may address the Commission only during a public hearing or public comment period and only after being recognized by the chairperson. Each person shall address the Commission from a podium and communicate their name and address clearly for the official record. If acting as a spokesperson for a particular group, the speaker must disclose the name of such group for the record prior to communicating the nature of their business. All comments shall be addressed to the Commission as a whole and not to any individual member thereof. No person, other than commissioners and the person who is recognized by the chairperson as having the floor, shall be permitted to enter into any discussion.

SECTION FOUR: Management of Public Hearings and Public Comment.

A. Time: Each speaker will be allotted up to three (3) minutes to address the Commission during any public hearing or public comment period, unless, the chairperson, at their discretion, a different time period is warranted. Individual speakers shall not combine or assign allotted time to others.

B. Relevance and Repetition: The chairperson may limit comments that are irrelevant to the matter under consideration, repetitive, or unduly cumulative.

C. Speaker Interaction: Members of the audience appearing before the body to offer comments shall not engage in back-and-forth discussion or debate with Commissioners, city staff, or applicants. A recognized speaker shall direct all comments and questions to the chairperson and shall not engage in direct debate with other speakers or attendees. The chairperson may direct a question to the intended recipient for response and may permit additional discussion as necessary for the orderly consideration of the matter.

SECTION FIVE: Communication with the Commission.
Applicants, authorized representatives, interested parties, and members of the public may submit written, electronic, or telephone communications regarding an agenda item to the Secretary, Recording Secretary, or Community Development Department staff.

If a telephone communication regarding an agenda item is received by City staff, a summary of the communication may be prepared and included in the public record, as appropriate. Written or electronic communications received by City staff no later than 12:00 p.m. on the date of a regular or special meeting will be distributed to the Commissioners by the Recording Secretary. Communications received after 12:00 p.m. may be distributed to the Commissioners at the meeting, if practicable. For items on which the Commission acts as the recommending body, such communications shall be forwarded to the Governing Body in conjunction with the Commission's recommendation, notice of such communications shall be provided to all

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members of the Governing Body, and copies of any written materials received shall be distributed in accordance with applicable Governing Body procedures.

Nothing in this Section shall be construed as creating a right to communicate directly with individual Commissioners outside of a public meeting.

ARTICLE NINE

Miscellaneous

SECTION ONE: Suspension of Rules.
Any provision of these bylaws may be suspended by the affirmative vote of a majority of the members of the Commission present and voting at any regular or special meeting at which a quorum is present. In addition, the Chairperson may suspend these bylaws in part or in their entirety in the event of a National, State, County, and/or Local emergency declaration; provided that such suspension shall not exceed the length of the associated emergency declaration. No suspension shall waive or alter compliance with the Kansas Open Meetings Act or any other applicable law.

SECTION TWO: Amendment of Rules.
These bylaws may be amended, repealed, or new rules adopted, by an affirmative vote of a majority of the entire membership of the Commission at either a special or regular meeting, provided that the proposed amendment, repeal, or new rule was introduced into the record at a prior regular or special meeting. A proposed amendment, repeal, or new rule not previously introduced may be adopted at the same meeting at which it is introduced by the affirmative vote of three-fourths (3/4) of the entire membership of the Commission.

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PLANNING COMMISSION MEETING MINUTES

November 2, 2026

CALL TO ORDER

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

ROLL CALL

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Commissioner Cara Wagner

STAFF PRESENT

Scott McCullough, Director of Community Development
Stephanie Sullivan, Planning Manager
Tim Collins, Engineering/Construction Services Administrator
David Little, Assistant Fire Chief
Steven Shrout, Assistant City Attorney II
Dave Dalecky, Planner III
Jessica Lemanski, Planner II
James Molloy, Planner II
Noah Vaughan, Planning Specialist II
Oliver Zigmund, Planning Intern
Gloria Lambert, Senior Administrative Assistant

APPROVAL OF MINUTES

The minutes of the October 5, 2026 meeting were presented for approval. Hearing no changes or corrections to the minutes of the regular meeting, Chairman Poss entertained a motion to **APPROVE** the minutes as written.

Moved by Commissioner Katterhenry, seconded by Commissioner Horine, and **APPROVED** by a majority voice vote.

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CONSENT AGENDA

1. **Resolution adopting the 2027 Planning Commission/Board of Zoning Appeals schedule of meeting dates and submittal deadlines.**

2. **Stoneridge North, 6th Plat — Consideration of a final plat for a 66-lot single-family residential development on property located at the northeast corner of 79th Street & Gabriel Street within the RP-1, Planned Residential (Low Density) District. PT26-23F**

3. **Mize Hill, Third Plat — Consideration of a revised final plat to replat Lots 20 and 21 of Mize Hill, First Plat on property located at the southwest corner of 94th Terrace & Shady Bend Road within the RP-2, Planned Residential (Intermediate Density) District. PT26-08FR**

4. **Vista Village, 4th Plat — Consideration of a revised final plat to replat Lots 1, 2, and 3 of Vista Village, 1st Plat on property located at the southeast corner of Prairie Star Parkway & Ridgeview Road within the PUD, Planned Unit Development District. PT26-09FR**

5. **Azura Credit Union — Consideration of a deviation for a monument sign on property located at 8550 Quivira Road within the CP-2, Planned Community Commercial District. DV26-07**

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

REGULAR AGENDA

6. **Hy-Vee & The Shops at Freedom Fields — Consideration of a revised preliminary plan for a grocery store and commercial outlots on property located near the southeast corner of 83rd Street & K-7 Highway within the CP-2, Planned Community Commercial District. PL26-05PR**

Commissioner Woolf recused himself prior to the presentation of this application due to a conflict of interest.

APPLICANT PRESENTATION

Rob Wadle, Real Estate Director for Hy-Vee, introduced the company and provided background on its operations. He noted that Hy-Vee remains an employee-owned company with more than 70,000 employees and over 560 business units across nine Midwestern states. He also mentioned that the company will celebrate its 100th anniversary in 2030. Mr. Wadle explained that the proposed site was selected due to the existing population density in the area, anticipated residential growth along Woodsonia Drive, and the site's proximity to K-7, which provides excellent visibility. He also described 83rd Street as an important gateway corridor connecting two communities. Mr. Wadle then introduced Jeff Stein, with Hy-Vee, and Greg Watson with McClure Engineering, who would assist with site planning and engineering questions. The proposed development includes an approximately 90,000-square-foot grocery store. The site plan includes an Aisles Online drive-up area on the west side of the building, a pharmacy drive-up on the east side, and a Fast & Fresh convenience store at the corner. Mr. Wadle noted that the site includes several additional outlots, providing Hy-Vee with flexibility to determine which parcels may be sold to future businesses. He explained that the outlots also present an opportunity to complement the surrounding neighborhood by attracting retail businesses and services that are currently lacking in the area.

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STAFF PRESENTATION

Dave Dalecky presented the staff report for the revised preliminary plan for Hy-Vee and The Shops at Freedom Fields, located at the southeast corner of 83rd Street and K-7 Highway. The proposed commercial development includes nine new buildings totaling approximately 215,415 square feet on 32 acres, with 1,225 parking spaces. He provided background on two previous development plans for the property, including the original rezoning in 1999 and a subsequent rezoning in 2004 that changed the entire property to CP-2, Planned Community Commercial District. The rezoning in 2004 is a traditional power center. The proposed site will have two access points onto Woodsonia Drive and one existing access point onto 83rd Street via Monticello Terrace, with private internal drives providing circulation throughout the development. Mr. Dalecky discussed anticipated improvements to 83rd Street, including a raised median and a future median at Monticello Terrace that will restrict left turns onto 83rd Street; however, full access will remain available through Woodsonia Drive and the existing signalized intersection. The development will also include a 10-foot multipurpose concrete trail along the 83rd Street frontage, the trail will continue the existing trail at Freedom Fields Park. The trail is in place of a typical sidewalk and will be installed by the developer. Two deviations are requested, including an encroachment into the 100-foot special setback along K-7 Highway, with the closest point approximately 50 feet from the property line, and a reduction in the required 50-foot gas pump queue dimension. Both deviations are supported by Staff. Mr. Dalecky also reviewed the conceptual building elevations, noting that additional human-scale architectural details and improvements to the grocery store and Fast & Fresh building designs will be addressed as the project progresses. He identified landscaping deficiencies of the preliminary landscape plan, including the need for additional trees along portions of the southern and eastern property boundaries, trees along the 83rd Street frontage near the convenience store, and shrubs along the west side of the Hy-Vee parking area. Staff will continue working with the applicant to ensure the landscaping meets City requirements during final plan review. The preliminary plat consists of eight lots and one tract, with Lot 8 containing the two proposed two-story office buildings and the tract accommodating the main private access drive.

PLANNING COMMISSION DISCUSSION

Chairman Poss asked who would be responsible for installing the future median at Monticello Terrace and what would trigger its construction. Tim Collins explained that either the City of Lenexa or the City of Shawnee would be responsible, depending on the circumstances, and that installation would be based on traffic volumes and the need to restrict access to three-quarter movements. Chairman Poss questioned whether the opening of the grocery store would trigger the improvement, noting that exiting the area and turning westbound onto 83rd Street could become more difficult with increased traffic. Mr. Collins clarified that the development would initially include traffic restrictions preventing left turns out of the grocery store, while the full three-quarter access restriction would likely be triggered by additional development in Shawnee to the north.

Commissioner Horine asked Staff about the trail located along the north side of the property that connects to the trail in front of Freedom Fields. He asked where the trail continues on the west end, noting that it does not extend in front of the existing shops. He asked whether the trail is intended to connect to K-7 or extend north. Dave Dalecky explained that the trail alignment along 83rd Street had not been established in 2004 when the building at the corner of the site was constructed. As trail designs and available space have evolved, the current alignment reflects the City's expectations. He indicated that the trail is expected to continue west along the south side of 83rd Street and that the City would ultimately be responsible for constructing the section needed to cross K-7. Commissioner Horine stated that he reviewed the City's Comprehensive Plan and trail system report but could not find any indication that a trail was planned for that location. Scott McCullough clarified that the trail along 83rd Street is included in the City's Parks and Recreation Plan. He noted that a portion of 83rd Street west of K-7 is also part of a City's Capital Improvement Project that will include a trail. He explained that as the area continues to develop, the City

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works to coordinate trail construction opportunities with new developments and street reconstruction projects. This development is required to construct its portion of the trail. He acknowledged that the trail may not have been included in the plan when the original building was constructed and stated that the remaining gap could be addressed through a future Capital Improvement Program as funding and opportunities become available. Commissioner Horine asked whether Hy-Vee intended to purchase and own the entire development tract. Rob Wadle confirmed that Hy-Vee was under contract to purchase the property and intended to acquire the entire tract. Commissioner Horine then addressed the proposed building elevations, agreeing with Staff's comments that the west and south sides of the grocery store appeared relatively plain and would benefit from additional landscaping. He asked whether the applicant understood that further improvements may be necessary. Mr. Wadle asked whether this meant landscaping beyond what was currently shown on the plans and noted that the south side of the building has substantial drainage concerns and potentially wet conditions. Commissioner Horine emphasized that the west and south sides of the building would be highly visible, particularly from K-7, which serves as an entryway into the City. He expressed concern that the building's appearance in these prominent locations should be given additional consideration. He concluded by expressing his support for the overall plan and noting that the development is needed in the area.

Commissioner Harber expressed support for the plan, stating that the development is needed and that, based on previous attempts to develop the property, the timing now appears appropriate. He also echoed concerns raised by Chairman Poss regarding morning traffic congestion near the existing convenience store and its close proximity to the K-7 entrance and exit ramps. He noted that, although the congestion occurs over a relatively short period, traffic between Monticello Terrace and the westbound K-7 entrance becomes particularly congested during the morning commute. He agreed that implementing the proposed traffic improvements as soon as the established triggers are met would be beneficial.

Commissioner Katterhenry stated that he had no concerns with the proposed encroachment toward K-7, noting that it aligns with the existing retail development in the northwest corner. However, he agreed with the other Commissioners that additional landscaping along the south side of the building would improve the site. He noted that the development has an abundance of parking and suggested reducing the number of parking spaces to accommodate additional landscaping. He also raised concerns about traffic congestion, noting that the left-turn lane onto K-7 occasionally backs up into the development during the late afternoon. He suggested that additional turn-lane capacity, potentially a dedicated left-turn lane onto K-7, may be needed in conjunction with the proposed median island improvements.

Commissioner Burson expressed support for the development, noting that the property has long needed redevelopment and that the proposal is consistent with the City's Master Plan and ongoing planning efforts. He acknowledged that Staff would continue working with the applicant to refine the landscaping, building aesthetics, and other site details. He then asked for clarification regarding Monticello Terrace, recalling that it was originally required to provide a second access point for Westside Family Church. Since the church is not being demolished and Woodsonia Drive will extend south, he asked whether Monticello Terrace would still be necessary or whether the new connection to Woodsonia Drive would serve as an alternative access point. David Dalecky explained that Monticello Terrace was originally required to provide a second access point to a different street to meet the access requirements for Westside Family Church, given the size of the development. With Woodsonia Drive extending south, the church will now have access from two different directions, providing the necessary second access. Commissioner Burson asked whether construction of the Woodsonia Drive extension was underway and whether the removal of Monticello Terrace needed to be contingent upon its completion. Mr. Dalecky confirmed that the Woodsonia Drive extension was actively moving forward, with permits issued and construction underway. He indicated that the status of the project was sufficiently certain.

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Chairman Poss stated that he agreed with the other Commissioners regarding the parking and landscaping. He appreciated Dave's additional explanation regarding the flexibility of the parking layout and agreed that reducing excess parking to provide additional landscaping was a practical solution. He noted that maintaining unnecessary parking areas creates additional maintenance responsibilities, including snow removal, salting, and pavement repairs. Regarding the requested deviations, he stated that they were consistent with deviations previously approved by the Planning Commission and that he had no concerns. He also agreed with Staff and the other Commissioners that the building elevations needed additional architectural detail to provide more character.

Chairman Poss then asked Rob Wadle whether the proposed development would be similar to his Gretna, Nebraska, location, specifically referencing its food court. Rob Wadle explained that the proposed location would be approximately 90,000 square feet, compared to approximately 130,000 square feet at the Gretna, Nebraska, location. He stated that the interior would have a similar layout but would be smaller. He confirmed that the proposed development would still include a food court, although it would be more limited in size and offerings.

Commissioner Jamison revisited the traffic concerns, noting that the roadway currently has two lanes in each direction. He asked whether any roadway or lane expansions were being considered, expressing concern that vehicles exiting Monticello Terrace would be limited to right turns and that westbound traffic could create a bottleneck. He asked whether any improvements or traffic modifications had been mapped out to address the potential congestion. Tim Collins explained that 83rd Street currently has two lanes in each direction but lacks properly designed turn lanes. The first phase of improvements is being designed and constructed by the City of Shawnee and will include expanding 83rd Street north into Shawnee. The improvements will add appropriately sized eastbound and westbound turn lanes, allowing westbound traffic to turn south into Lenexa and eastbound traffic to turn north into Shawnee. He clarified that the red splitter island shown on the plan would not be constructed as part of Shawnee's initial project but would be added in a future phase. The initial improvements would restrict westbound left turns from Lenexa but would not restrict access for Shawnee. As development and traffic volumes increase in Shawnee, the additional traffic would serve as the trigger for constructing a full median, ultimately converting the intersection to three-quarter access. At that point, both directions would be limited to left-in, right-in, and right-out movements, eliminating left-turn exits from both Lenexa and Shawnee. During the initial phase, the restriction would apply only to northbound traffic exiting Lenexa. Scott McCullough added that a signalized intersection at Woodsonia would provide an alternative for motorists who preferred using a traffic signal rather than making turns at 83rd Street. He emphasized that from the opening of the new development, right-out traffic would be restricted to eastbound movements, preventing vehicles exiting from the north side of the development from crossing traffic or turning west.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the revised preliminary plan/plat for **Hy-Vee & The Shops at Freedom Fields** located at the southeast corner of 83rd Street and K-7 Highway, for Retail, Convenience Store, Gasoline sales, general, Office, Restaurant, fast food, Restaurant, general, and Banking Services uses.

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

7. Midwest Sikh Gurudwara Parking Expansion & Maintenance Building — Consideration of a revised preliminary plan for a parking lot expansion and an accessory structure on property located at 10050 Marion Street within the R-1, Single-Family Residential District. PL26-03PR

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APPLICANT PRESENTATION

Doug Ubben, with Phelps Engineering, located at 1270 N. Winchester Street in Olathe, Kansas, presented the application on behalf of Midwest Sikh Church. He described the proposal as an expansion of the existing parking lot, the addition of a maintenance building, and associated site improvements. The proposed improvements included 105 additional parking spaces along the northeast side of the existing parking lot and a new maintenance building on the west side of the property, adjacent to Lone Elm Road. Additional improvements included installing sidewalks throughout the site to improve pedestrian safety, along with crosswalks and sidewalk ramps. New landscaping would be added to meet code requirements for the expanded parking lot, and existing landscaping would be evaluated, with trees that had not survived well since the original construction replaced. To accommodate the additional impervious surface area and stormwater runoff, the existing bioretention/detention basin would also be expanded.

STAFF PRESENTATION

James Molloy presented the staff report for the revised preliminary plan for the Midwest Sikh Gurudwara parking lot expansion and maintenance building. He provided a brief overview of the proposal, which included expanding the existing parking lot from 121 to 226 spaces and adding an 800-square-foot maintenance building. The property is located at the northeast corner of 101st Street and Lone Elm Road, is zoned R-1, Single-Family Residential District, and is designated Institutional on the Future Land Use Map.

Oliver Zigmund, Planning Intern, continued to present the staff report and reviewed the general location of the site in Lenexa, north of K-10 and east of K-7, near the intersection of 101st Street and Lone Elm Road. He explained that the property is surrounded primarily by R-1 zoning, with CP-O, Planned General Office District, and Agricultural zoning in the surrounding area. Other houses of worship are located southwest of the site. The Future Land Use Map designates the property as Institutional, with surrounding areas designated for Suburban Density Residential. The proposed site plan includes an additional band of parking wrapping around the existing parking lot and an 800-square-foot maintenance building on the west side of the property. The building would occupy an area encompassing five parking spaces, which would be accounted for within the additional parking provided. Mr. Zigmund reviewed the parking calculations, noting that the development required 109 parking spaces and the proposed total of 226 spaces would provide a surplus of 117 spaces. The pedestrian circulation plan included improved walkways and crosswalks throughout the site. The landscaping plan called for replacing distressed trees and shrubs, adding landscape screening around the proposed maintenance building, and planting additional trees within the parking lot islands. He also reviewed the maintenance building elevations, explaining that the design would complement the existing Gurudwara structure through the use of a stucco façade, brick wainscoting along the lower portion, and a trim detail to break up the building façade. Staff recommended approval of the project.

PLANNING COMMISSION DISCUSSION

Commissioner Horine asked the applicant why the maintenance building was proposed to be located near the street rather than farther back along the circular drive. He noted that the building appeared to have garage doors and questioned whether it would be used to store equipment such as lawnmowers or snowplows, which could potentially be parked elsewhere on the paved area. Doug Ubben explained that the maintenance building would be used for lawn care and general groundskeeping equipment. He stated that the proposed location was the church's preference. In response to Commissioner Horine's concern about the building's proximity to the street, he noted that the applicant had worked with Staff to ensure

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the building's materials and colors would complement the existing structures and maintain a cohesive appearance.

Chairman Poss stated that he had no additional questions or comments and agreed that the application was relatively straightforward, as others had indicated. However, he echoed Commissioner Horine's concern regarding the proposed location of the maintenance building, noting that it seemed unusual. He asked about the grading in that area of the site and whether the building would be situated in a low-lying area or depression. Doug Ubben explained that the maintenance building would be located approximately 55 to 57 feet from the property line and would sit below the elevation of Lone Elm Road due to the existing grading. He confirmed that the area was in a cut as the terrain rises toward Lone Elm, meaning motorists along the road would primarily see the roof of the building.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the revised preliminary plan for **Midwest Sikh Gurudwara Parking Expansion and Maintenance Building** at 10050 Marion Street, for a church/place of worship.

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

8. AtoMe Inc. — Consideration of a special use permit for a Basic Industry use on property located at 8605 Quivira Road within the BP-2, Planned Manufacturing District. SU26-09 (Public Hearing)

APPLICANT PRESENTATION

Alex O'Brien, CEO of AtoMe, introduced the company as a small startup seeking a special use permit for a Basic industry use at 8605 Quivira Road due to its use of combustible materials. He explained that AtoMe is a materials development company specializing in advanced metals for the 3D printing industry. The company focuses on developing improved metal formulas to increase the durability of components produced through laser-based metal 3D printing. These materials have potential applications in industries such as oil and gas, aviation, and aerospace. The proposed site would serve as the company's headquarters and prototype production facility. Operations would include testing newly developed metal formulas, producing small quantities of metal powder, and using a small 3D printer to create sample components for prospective customers. Small batches of materials would also be produced for customer testing and qualification. Mr. O'Brien stated that the company anticipated having approximately two employees initially, with plans to gradually expand operations over the next several years. He expressed the company's interest in establishing Lenexa as its long-term home as the business grows.

STAFF PRESENTATION

Dave Dalecky presented the staff report for AtoMe, a request for a three-year special use permit for a Basic industry use at 8605 Quivira Road. He explained that the request is for a laboratory, analytical, and experimental use, with a Basic industry component as described by the applicant. The property is zoned BP-2, Planned Manufacturing District, and the proposed use requires a special use permit because it involves the storage or manufacturing processes utilizing flammable or explosive materials, as defined in the Unified Development Code (UDC). The Future Land Use Map designates the property as Business Park, and there have been no previous special use permit applications for this location. Mr. Dalecky explained that the site is the northern tenant space in a multi-tenant building located just north of 87th Street Parkway on Quivira Road, near Casey's convenience store and gas station. The property is situated along the edge of an industrial area containing a mix of industrial buildings. The tenant space

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measures approximately 30 feet by 100 feet. The other tenants in the building include Unsifted Inc., a bakery with a retail sales area, and Spectrum Paint Company, a commercial paint distributor and retailer. Regarding parking, Mr. Dalecky stated that the site has adequate parking to accommodate the building's uses. Although the code requires one parking space per 250 square feet for a laboratory use, the applicant indicated that fewer spaces would be needed. The number of spaces assigned by the landlord is below the minimum code requirement for the proposed use; however, Staff determined that the overall site could accommodate the parking needs of all tenants. He reviewed the special use permit criteria outlined in the UDC, discussing the potential detrimental effects on surrounding properties. He acknowledged that the proposed use involves flammable and combustible materials and presents potential safety risks. However, the applicant has provided an operations plan addressing the safe handling of materials and an emergency procedures plan for potential incidents. AtoMe will also be required to submit the necessary documentation to the Lenexa Fire Department for review prior to occupancy. He stated the list of materials to be stored and used for the business is included in the Staff Report, along with their quantities and associated hazards. Staff recommended approval of the special use permit for an initial period of three years, consistent with the UDC requirements for a Basic industry use and noted that the applicant could request a longer permit duration when applying for renewal.

PUBLIC HEARING

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

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

PLANNING COMMISSION DISCUSSION

Commissioner Woolf referenced the applicant’s project narrative, which indicated that they are working with Henderson Engineering to evaluate fire safety requirements and prepare a hazardous materials inventory summary. He asked the applicant for an update on the status of that process and whether Henderson Engineering had made any recommendations. Alex O’Brien explained that Henderson Engineering conducted an initial site visit at the end of the previous week and that its preliminary assessment indicated the site appeared well-suited for the proposed use. He stated that Henderson Engineering was gathering information about the existing fire ratings of the building’s walls before providing a formal recommendation. He anticipated receiving its recommendations within approximately three weeks, around the same timeframe as the special use permit process. The recommendations would identify any building modifications needed before the plans are submitted to the Fire Department. Commissioner Woolf asked the applicant to explain the purpose of the glove box and how it contributes to workplace safety. Alex O’Brien explained that the glove box is a fully enclosed workspace designed to remove oxygen from the working environment. It is equipped with gloves that allow employees to handle and manipulate materials inside the enclosure without direct exposure. He stated that because the materials are combustible, the company prefers to handle them in an oxygen-free environment to reduce the risk of fire. Materials would be stored in a fire-resistant metal cabinet and transferred to the glove box when needed. The enclosure would be filled with argon, an inert gas that does not support combustion, allowing employees to safely handle and manipulate the metal powders while minimizing fire risks. Commissioner Woolf asked the Lenexa Fire Department whether there were any concerns regarding the materials proposed to be stored and used at the site. Dave Little explained that the applicant had been informed of two requirements that must be satisfied before the Fire Department would approve occupancy. The first requirement is an Owner's Information Certificate, which must be completed by an engineer verifying that the proposed processes and materials are appropriate and safe for use within the building. The second is a Hazardous Materials Inventory Summary, which identifies the hazardous materials being used, the maximum allowable quantities permitted under the Fire Code, and the actual

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quantities the applicant intends to store or use. This documentation will confirm that the proposed quantities remain within the allowable limits. Chief Litte noted that the building is not equipped with a sprinkler system, which is one factor requiring additional review and engineering verification. He also explained that because the building has multiple tenants, the Fire Department must determine whether the proposed processes or quantities of hazardous materials would classify the business as a high-hazard occupancy, which would not be permitted in a multi-occupant building. He emphasized that these documentation requirements are standard practice. The Fire Department routinely requests Owner's Information Certificates for storage facilities and Hazardous Materials Inventory Summaries whenever hazardous materials are stored or used within an occupancy. He stated that the purpose is to ensure the safety of employees, first responders, the applicant, and the other tenants in the building.

Commissioner Jamison asked the applicant whether employees would receive specialized safety and emergency preparedness training to address potential unexpected incidents. He also asked whether employees would be certified upon completing the training and how their training and preparedness would be documented. Alex O'Brien explained that employee safety and emergency preparedness training would be incorporated into the company's safety plan, which is currently being developed in coordination with the contracted fire protection engineering firm. Once the firm establishes the specific safety requirements for the proposed operations, the company plans to provide in-house safety training for new employees when appropriate and utilize third-party experts to conduct specialized training. He specifically noted that employees would receive training on the proper use of Class D fire extinguishers, which are intended for fires involving combustible metal powders.

Commissioner Dharod asked whether an increase in operations or hazardous materials on-site would trigger a modification or updated review of the special use permit, or if the City would wait until the three-year review. Dave Dalecky explained that the site would be inspected annually, allowing Staff to identify any operational changes or increased hazards. If the inspections revealed a greater hazard than initially anticipated, the City would evaluate the circumstances and determine whether additional action or review was necessary. Chairman Poss asked how maximum allowable quantities of materials stored inside the building are monitored and whether the occupant is required to notify the Fire Department when approaching those limits, or if updates are provided regularly or through self-reporting. Chief Little explained that the process is a combination of self-reporting and annual inspections. The occupant is expected to know and monitor the maximum allowable quantities for their facility. Additionally, the Fire Department conducts annual fire and life safety inspections. A designated field inspector who handles hazardous materials occupancies will conduct the annual inspection and review the facility's hazardous materials inventory summary to ensure the occupant is tracking and staying within the maximum allowable quantities. Chief Little acknowledged that occupants could potentially fail to disclose materials but emphasized that the process relies on a system of checks and balances, with the expectation that occupants will self-monitor and cooperate during annual inspections.

Commissioner Woolf asked for clarification on whether the Fire Department was waiting for the fire protection engineer to complete its review and provide findings. He expressed support for the application, provided the applicant follows the engineer's recommendations and the Fire Department agrees with the proposed measures. He then asked whether approval of the special use permit would be subject to any contingencies or whether approval by the Planning Commission would allow the permit to move forward without additional conditions. Scott McCullough explained that the purpose of the special use permit is to determine whether the building and applicant can meet the applicable codes for storing hazardous materials and adequately address potential impacts. Staff believe that the applicant can meet those requirements. However, additional steps remain, including obtaining the items discussed by Chief Little, a Certificate of Occupancy, and a business license, which will finalize the approval for the use of the building. He clarified that the special use permit provides the zoning entitlement for the proposed use, based on the expectation that the applicant will comply with applicable codes, particularly the Fire Code,

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and demonstrate that potential impacts associated with storing hazardous materials have been adequately addressed. Mr. McCullough referenced a recent special use permit for a pool company storing pool chemicals, which included mitigation measures such as spill plans. He explained that the specific hazardous materials management plans may change over time as quantities and materials change, and the applicant will continue working with the Fire Department to ensure those measures are acceptable.

Chairman Poss stated that he had no additional questions, comments, or concerns regarding the application and clarified that his earlier comments were primarily related to fire safety matters.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of SU26-09 – a special use permit for a Basic industry use for **AtoMe Inc.** at 8605 Quivira Road for a period of three years.

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

9. Ascent Apartments — Consideration of a rezoning and concept plan for a 216-unit multifamily residential development located at the northeast corner of Prairie Star Parkway & Ridgeview Road. (Continued to November 30, 2026 PC Agenda)

a. Consideration of rezoning a portion of the property from the AG, Agricultural and NP-O, Planned Neighborhood Office districts to the RP-4, Planned Residential (High Density) District. RZ26-07

b. Consideration of a concept plan for a 216-unit multifamily residential development within the RP-4, Planned Residential (High Density) District. PL26-06CP

10. Lenexa Comprehensive Plan — Annual report and consideration of amendments to the Future Land Use Map. (Public Hearing)

STAFF PRESENTATION

Jessica Lemanski presented the annual review of the City of Lenexa's Comprehensive Plan, which was adopted in July 2024 and serves as the City's official policy guide for future development. The review covered data from October 2025 through September 2026, including progress on plan implementation, development activity by sector and future land use classification, and proposed amendments to the Future Land Use Map.

Ms. Lemanski reported that four rezoning applications had been approved during the reporting period, all generally consistent with the Comprehensive Plan and Future Land Use Map. The exception was Woodland Lakes Lot 2, which was associated with the Marmon Estates replat and requires a Future Land Use Map amendment to reflect the density change. Highlights of implementation included:

- 1,734 dwelling units permitted across residential projects and phases.
- 256 acres permitted for residential and mixed-use development.
- 12 commercial projects totaling approximately 102 acres of new development and improvements to existing sites were permitted.
- Approved plans for Fire Station 6, including fire and administrative offices.

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The City will continue using the Comprehensive Plan to guide development decisions, complete Capital Improvements Program projects, update building and fire codes, and coordinate with other jurisdictions, agencies, and departments.

Ms. Lemanski compared development activity from the previous reporting period (July 2024 through September 2025) with the current reporting period (October 2025 through September 2026). The previous period included 89 applications covering approximately 697 acres. The current period had more applications and acreage reviewed, with residential development accounting for the majority of applications and acreage. She highlighted the following development activity:

- Residential: A total of 1,366 multifamily units and 368 single-family lots were added. Most residential applications were within the Suburban-Density Residential and Medium-Density Residential classifications.
- Commercial: Most commercial applications were within the office and employment center classification, while business park accounted for the most acreage.
- Industrial: Most industrial applications were within the Business Park classification. The Meritex equipment yard was the one application within the Office, Research, and Development classification.
- Public and Civic: Eight applications were reviewed, four of which were associated with Fire Station 6.

Ms. Lemanski also clarified that the residential projects within the Public/Open Space classification were related to the land swap associated with the Sunset Canyon plats.

Ms. Lemanski presented several proposed amendments intended to align the Future Land Use Map with approved and existing development projects:

- Prairie Creek Apartments and Townhomes: Change from Suburban-Density Residential to Medium-Density Residential to accurately reflect the density of the completed projects.
- Stone Ridge North, 5th Plat: Change from Suburban-Density Residential to Medium-Density Residential to reflect the approved development.
- Marmon Estates and Woodland Lakes, Lot 2: Change from Low-Density Residential to Suburban-Density Residential.
- Benton House of Lenexa: Change from Suburban-Density Residential to Medium-Density Residential to accurately reflect the density of the completed project.
- Clear Creek Wetlands: Correct a mapping error by changing an area currently shown as Suburban-Density Residential to Public/Open Space. Additional adjustments will align the map with the future 91st Street and the Clear Creek subdivision boundaries.

Additional map cleanup will remove land use classifications from street rights-of-way and correct inconsistencies where classification boundaries do not extend to property lines. Ms. Lemanski used the Santa Fe Commerce Center as an example, noting that the Business Park classification should extend to the property line. Staff recommended approval of the annual Comprehensive Plan review and the proposed amendments to the Future Land Use Map.

PUBLIC HEARING

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

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

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PLANNING COMMISSION DISCUSSION

Chairman Poss thanked City Staff for preparing the annual review, noting that it was a significant improvement over previous practices when the Comprehensive Plan was not updated as regularly as it should have been. He acknowledged that some of the proposed map cleanups were a result of past inconsistencies. Chairman Poss also commented that the annual review provides an opportunity to step back and recognize the amount of development and progress occurring throughout the city. He noted that commissioners review projects monthly and can sometimes lose sight of the number of projects approved and the overall work taking place. He expressed appreciation for Staff's efforts and the opportunity to see the City's progress on an annual basis.

MOTION

Chairman Poss entertained a motion to recommend **ACCEPTANCE** of the annual review of the **Comprehensive Plan** and **APPROAL** of the amendments to the **Comprehensive Plan** as noted within the Staff Report.

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

STAFF REPORT

Stephanie Sullivan reminded commissioners of the half-day Planning Commission Retreat scheduled for Friday, November 6th from noon to 5:00 p.m. at Fire Station 3, located at 24000 Prairie Star Parkway near St. James Academy. She indicated that an agenda outlining the training, updates, workshop topics, and other activities would be distributed soon. As part of the retreat, Commissioners will have a short homework assignment and will be asked to give an approximately five-minute presentation about their professional backgrounds, experiences, and how those relate to their perspectives and roles on the Planning Commission. The goal is to allow Commissioners to learn more about one another and how their individual skills and experiences contribute to their service to the City. Ms. Sullivan also reminded Commissioners that the next Planning Commission meeting will be on November 30, following Thanksgiving, and that there will be no December meeting. She noted that she had already emailed Commissioners a list with the 2027 meeting dates approved on the evening's Consent Agenda.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 8:21 p.m. on Monday, November 2, 2026.

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