



**MINUTES OF THE
JANUARY 16, 2024
LENEXA CITY COUNCIL MEETING
COMMUNITY FORUM, 17101 W 87th STREET PARKWAY
LENEXA, KS 66219**

CALL TO ORDER

Mayor Sayers called the meeting to order at 7 PM.

ROLL CALL

Councilmembers Karlin, Eiterich, Charlton, Nicks, Arroyo, Williamson, Denny, and Herron were present with Mayor Sayers presiding.

Staff present included Beccy Yocham, City Manager; Todd Pelham, Deputy City Manager; Mike Nolan, Assistant City Manager; Scott McCullough, Community Development Director; Sean McLaughlin, City Attorney; Jennifer Martin, City Clerk; and other City staff.

APPROVE MINUTES

Councilmember Arroyo made a motion to approve the January 2, 2024 City Council meeting draft minutes and Councilmember Eiterich seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

There were no modifications to the agenda.

CONSENT AGENDA

1. Acceptance of a sidewalk easement for property at 12345 W. 95th Street

This is a sidewalk easement provided by the developer as required by a condition placed on the approval of the rezoning and final plan of The Mint. The sidewalk easement is located southwest of the intersection of 95th Street & Monrovia Street and was needed to remove a sidewalk gap between two existing sidewalks located on Monrovia Street.

2. Resolution authorizing the Mayor to execute a permanent electric utility easement to Every Metro, Inc. to install power facilities to serve the Lenexa Justice Center

The dedication of a 10-foot-wide permanent easement to Every is necessary so that new electrical power can be extended to serve the Lenexa Justice Center.

3. Resolution authorizing the Mayor to execute an agreement with Red Canary, Inc. for Information Technology Services

The City's Information Technology Services is integral in providing core functions and services to staff and the public. This resolution will allow the City to enter a three-year agreement with Red Canary, Inc. for a cost not-to-exceed \$345,850.75.

END OF CONSENT AGENDA

Councilmember Karlin made a motion to approve items 1 through 3 on the consent agenda and Councilmember Nicks seconded the motion. Motion passed unanimously.

BOARD RECOMMENDATIONS

4. Consideration of a rezoning and preliminary plan known as The Residences on Woodsonia for a multifamily residential development located near the northeast and southeast corners of future 86th Street & Woodsonia Drive

- a. Ordinance rezoning property from the AG, Agricultural District to the RP-4, Planned Residential (High-Density) and RP-2, Planned Residential (Intermediate-Density) Districts
- b. Approval of a companion preliminary plan for The Residences on Woodsonia

The applicant requests approval of a preliminary plan for a 320-unit apartment and 62-unit townhome residential development at the north and southeast corners of 86th Street and Woodsonia Drive. The apartments are on the northerly part of the site and the townhomes are on the southerly part. The two components are separated by a new public street that will connect Woodsonia Drive to Monticello Road.

Stephanie Kisler, Planning Manager, said this is a rezoning and preliminary plan application for The Residences on Woodsonia project, located at the northeast and southeast corners of future 86th Street & Woodsonia Drive. She said this entails a request from the applicant to remand these items back to the Planning Commission.

Ms. Kisler pointed out the location on an aerial map. She said the property is currently zoned agricultural and the proposed zoning is RP-4 for the north portion of the development and RP-2 for the south.

Ms. Kisler presented the thirteen Golden criteria reviewed by staff and said detailed comments on each can be found in the Staff Report to the Planning Commission.

She then showed the Future Land Use map reflecting the property as medium-density residential, which has a maximum of eight dwelling units per acre (dua), surrounded by low-density residential uses and public/open space.

The project site plan showed 10 multifamily buildings containing 240 apartments and one clubhouse on the north portion of the development and 11 buildings

containing 62 townhomes on the south portion. She provided the density analysis, saying the overall development averages to 7.95 du with north portion a higher density and the south portion a lower density.

Councilmember Karlin asked if averaging the density is a common practice or is something new and Ms. Kisler said that it is most commonly done with planned development and since the development is being considered and planned as a whole, averaging them appeared appropriate to staff. Scott McCullough, Community Development Director, said that it is a bit of a departure from practice, but the approach staff took was in context to the area and the new street that will divide the north and south portions. He added that staff recognizes this comes with some risk, but with the remand staff will take the opportunity to mitigate some of the risks. He added that the plan is joined with the zoning, meaning a future plan change would require going back through the process.

Councilmember Karlin said RP-4 zoning is not medium density and this land use is shown as medium density.

Ms. Kisler said that the construction of the section of Woodsonia Drive south of the roundabout would be required with this project.

The preliminary landscape plan was presented and is in general compliance with code, per Ms. Kisler. She then showed the trail system and connections required, noting that staff's recommendation is to shift the trail into the development from the outskirts for easier resident access.

Ms. Kisler showed the building elevations for the townhomes, which would be two-stories tall and contain four to six units per building and the three-story apartment buildings. She added that a three-foot height deviation to allow the apartment buildings to be 38-feet tall has been requested.

Ms. Kisler reviewed the project history:

- The applicant held a meeting with the Watercrest Landing Homeowner's Association prior to the Planning Commission meeting.
- A public hearing was held at the Planning Commission meeting on December 4th and a Watercrest resident and the General Manager of Powder Creek Shooting Range spoke.
- The Planning Commission was generally supportive but questioned the townhome component. The Planning Commission voted 8-1 to recommend approval.

Both staff and the Planning Commission recommend approval; however, the applicant has requested to have the item remanded to the Planning Commission to propose duplexes instead of the townhomes on the south portion of the development, which is a significant change and appropriate to remand.

Mr. Kisler presented a concept of the revised plan for the south portion of the

development reflecting 31 duplexes with 62 units.

She said staff's revised recommendation is to remand the rezoning and preliminary plan applications to the March 4, 2024 Planning Commission meeting for consideration of a revised plan for the south half of the proposed development.

Jason Swords, Sunflower Development Group, said they will do a sound transmission study to look at the noise in the area and will also make buyers aware that Powder Creek Shooting Range is in the area. He said they would like to come back with a better plan for the south. He noted they are building an amenity space for the entire development and intend to build a quality development here.

Discussion followed regarding access to the development and traffic flow, leases including acknowledgement of Powder Creek Shooting Range, traffic studies and warrants for a controlled intersection at 83rd & Monticello Road, required finishings and quality of materials to be used, trail location, shared amenities, plans to offer more 2- and 3-bedroom units, pond maintenance, and whether there would be a homeowner's association.

Councilmember Eiterich supported the remand.

Councilmember Nicks asked that the Planning Commission also look at the rezoning request again and consider RP-2 or RP-3 instead of RP-4 for the north portion of the development.

Mr. Swords emphasized that they want to be good neighbors.

Mayor Sayers asked Mr. Swords to clarify that the main entrance to the development would be off Monticello Road and he said that is his understanding. She added that she appreciated their willingness to go through the process again for due diligence on the south portion to get a better-proportioned development in this location.

Mr. Swords said they want to get it right.

Mayor Sayers said she would entertain a motion to remand items 4a and 4b back to the Planning Commission for review and consideration of the revised plan for area south of proposed 86th Street for reasonableness within the context of the surrounding area and the rezoning request and review the proposed RP-4 zoning for the area north of 86th Street within the context of the Comprehensive Plan's designation of Medium Density and the overall development plan.

Councilmember Nicks made the motion and Councilmember Denny seconded the motion. Motion passed unanimously.

NEW BUSINESS

There was no new business.

COUNCILMEMBER REPORTS

There were no councilmember reports.

STAFF REPORTS

There were no staff reports.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

There was no business from the floor.

ADJOURN

Councilmember Eiterich made a motion to adjourn and Councilmember Arroyo seconded the motion. Motion passed unanimously.

The meeting adjourned at 7:46 PM.

/s/ Jennifer Martin
City Clerk