



## Agenda

**REGULAR MEETING  
GOVERNING BODY  
CITY OF LENEXA, KANSAS  
17101 W. 87<sup>th</sup> STREET PARKWAY**

**NOVEMBER 18, 2025  
7:00 PM  
COMMUNITY FORUM**

### **CALL TO ORDER**

Pledge of Allegiance

### **ROLL CALL**

### **APPROVE MINUTES**

November 4, 2025 City Council meeting draft minutes  
(located in the Appendix)

### **MODIFICATION OF AGENDA**

### **CONSENT AGENDA**

#### **Item Numbers 1 through 8**

The matters listed on the Consent Agenda are routine and approved collectively with no separate discussion on each individual item. Any item on the Consent Agenda may be removed from the Consent Agenda for separate consideration by a member of the Governing Body, the City Manager, or by a member of the public in attendance at the meeting. In the event the item is removed from the Consent Agenda, it will be placed on the regular agenda.

1. Acceptance of utility, landscaping, and sidewalk easements and rights-of-way as shown on Stoneridge North, Fourth Plat

*This residential property is on 18.11 acres located near the northeast corner of 83rd Street & Cedar Niles Road. Utility, landscaping, and sidewalk easements and rights-of-way are being dedicated to the City as part of the final plat.*

2. Acceptance of sidewalk, utility, and drainage easements as shown on Range USA Final Plat

*This industrial property is on 2.58 acres located at the northwest corner of 107th Street & Santa Fe Trail Drive. Sidewalk, utility, and drainage easements are being dedicated to the City as part of the final plat.*



3. Acceptance of a sidewalk easement and right-of-way as shown on Lenexa Logistics Centre North, 7th Plat

*This is the seventh plat for a phased business park development known as Lenexa Logistics Centre North, located at the northwest corner of 108th Street & Renner Boulevard. A sidewalk easement and right-of-way are being dedicated to the City as part of the final plat.*

4. Approval of Amendment One to the CID Development Agreement with OC CID, LLC associated with the Orchard Corners Community Improvement District

*The City approved the Orchard Corners Community Improvement District (CID) in 2010. The CID levies a 1% retail sales tax on the property located at the southwest corner of 95th Street & Quivira Road. The developer has made additional investment in the CID and the amendment adds the new improvements as CID costs that are eligible for reimbursement.*

5. Approval of Amendment One to the Disposition & Development Agreement with Petra Lenexa, LLC related to Project Plan 6 in the Mining Tax Increment Financing (TIF) District (Ross Canyon Multi-Family Project - Phase 1)

*The City has approved Redevelopment (TIF) Project Plan 6 ("Project Plan 6") within the Mining TIF District. The developer is diligently pursuing Project Plan 6 and has requested additional time to close on the property.*

6. Approval of an agreement to purchase a MVB3X Modular Vehicle Barrier System from Advanced Securities Technologies

*To provide for road closures, crowd control, and perimeter protection during the upcoming FIFA World Cup activities, City events, and other City operational needs, staff proposes the purchase of a modular vehicle barrier system for \$630,000.*

7. Resolution approving the serving of complimentary alcoholic liquor or cereal malt beverages at certain events promoting the arts

*Governing Body approval is required for non-profit organizations to serve complimentary alcoholic liquor or cereal malt beverages at events promoting the arts. The proposed resolution will approve the serving of complimentary alcoholic liquor or cereal malt beverages at the Lenexa artists' receptions in 2026.*

8. Ordinance amending Lenexa City Code regarding residential rental licensing



*In anticipation of increased demand for short-term rentals during the 2026 FIFA World Cup, a few minor updates to the residential rental licensing program are proposed in order to enhance effectiveness and enforcement.*

## END OF CONSENT AGENDA

### BOARD RECOMMENDATIONS

9. Ordinance approving and adopting amendments to the City of Lenexa Comprehensive Plan

*Amendments to the Comprehensive Plan are recommended to refine Future Land Use Map boundaries, correct mapping inconsistencies, and add a new Appendix with Design Considerations for select focus areas.*

### OLD BUSINESS

10. Approval of Addendum One to the architectural/engineering services agreement with Finkle+Williams, Inc. for Phase 3 design services for the construction of Fire Station 6

*This addendum to the existing agreement with Finkle+Williams, Inc. approves Phase 3 design services to begin creating the architectural construction documents for Fire Station 6.*

11. Approval of an agreement with the Board of County Commissioners of Johnson County and the City of Overland Park to fund and operate a pilot express bus transit line connecting Kansas City International Airport to Lenexa City Center and the Overland Park Convention Center, coinciding with the 2026 FIFA World Cup

*In partnership with Johnson County and the City of Overland Park, the City is planning to test an express bus route connecting Kansas City International Airport with Lenexa City Center and the Overland Park Convention Center, timed to coincide with the 2026 FIFA World Cup. The route was awarded federal grant funds through the Mid-America Regional Council, with matching funding coming from Johnson County, the City of Overland Park, and the City of Lenexa. The City's planned contribution is \$200,000.*

### COUNCILMEMBER REPORTS

### STAFF REPORTS



12. Lenexa Arts Council proposal for an approach to public art at the Lenexa Justice Center in the Community Room

**END OF RECORDED SESSION**

**BUSINESS FROM FLOOR**

The Chair, at their discretion, may limit the amount of time each person has to address the Governing Body during Public Hearings or public comment regarding items listed on the agenda, or Business from the Floor, and may grant additional time at their sole discretion.

**ADJOURN**

**APPENDIX**

13. November 4, 2025 City Council meeting draft minutes
14. Item 8 -- Residential Rental Licensing Ordinance

Dist. Governing Body; Management Team; Agenda & Minutes Distribution List

IF YOU NEED ANY ACCOMMODATIONS FOR THE MEETING, PLEASE CONTACT THE CITY ADA COORDINATOR, 913/477-7550. KANSAS RELAY SERVICE 800/766-3777. PLEASE GIVE 48 HOURS NOTICE

ASSISTIVE LISTENING DEVICES ARE AVAILABLE FOR USE IN THE COMMUNITY FORUM BY REQUEST.





**CITY COUNCIL  
MEMORANDUM**

**ITEM 1**

**SUBJECT:** Acceptance of utility, landscaping, and sidewalk easements and rights-of-way as shown on Stoneridge North, Fourth Plat

**CONTACT:** Stephanie Sullivan, Planning Manager

**DATE:** November 18, 2025

**ACTION NEEDED:**

Accept the utility, landscaping, and sidewalk easements and rights-of-way as shown on Stoneridge North, Fourth Plat.

**APPLICANT:**

Ryan Salliotte, KV Engineering

**OWNER:**

Greyhawk Estates LLC and Alpha Venture LLC

**PROPERTY LOCATION:**

Near the northeast corner of 83rd Street & Cedar Niles Road

**PROJECT BACKGROUND/DESCRIPTION:**

The applicant seeks approval of a final plat for Stoneridge North, Fourth Plat, a mixed single-family and duplex residential subdivision. This plat includes 68 single-family lots, rights-of-way dedications, and utility, landscaping, and sidewalk easements.

The proposed final plat is consistent with the approved preliminary plat/plan, which was approved on February 7, 2023. The Governing Body is accepting 3,416 feet of rights-of-way for the extension of Cedar Niles Road, Inverness Street, Landon Street, Sandal Street, Archer Street, and 80th Street, as well as utility, landscaping, and sidewalk easements.

**STAFF RECOMMENDATION:**

Accept the easements and rights-of-way.

**PLANNING COMMISSION ACTION:**

This item was considered as Consent Agenda Item 2 at the November 3, 2025, Planning Commission Meeting.

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



## VISION / GUIDING PRINCIPLES ALIGNMENT:

### Vision 2040

Vibrant Neighborhoods

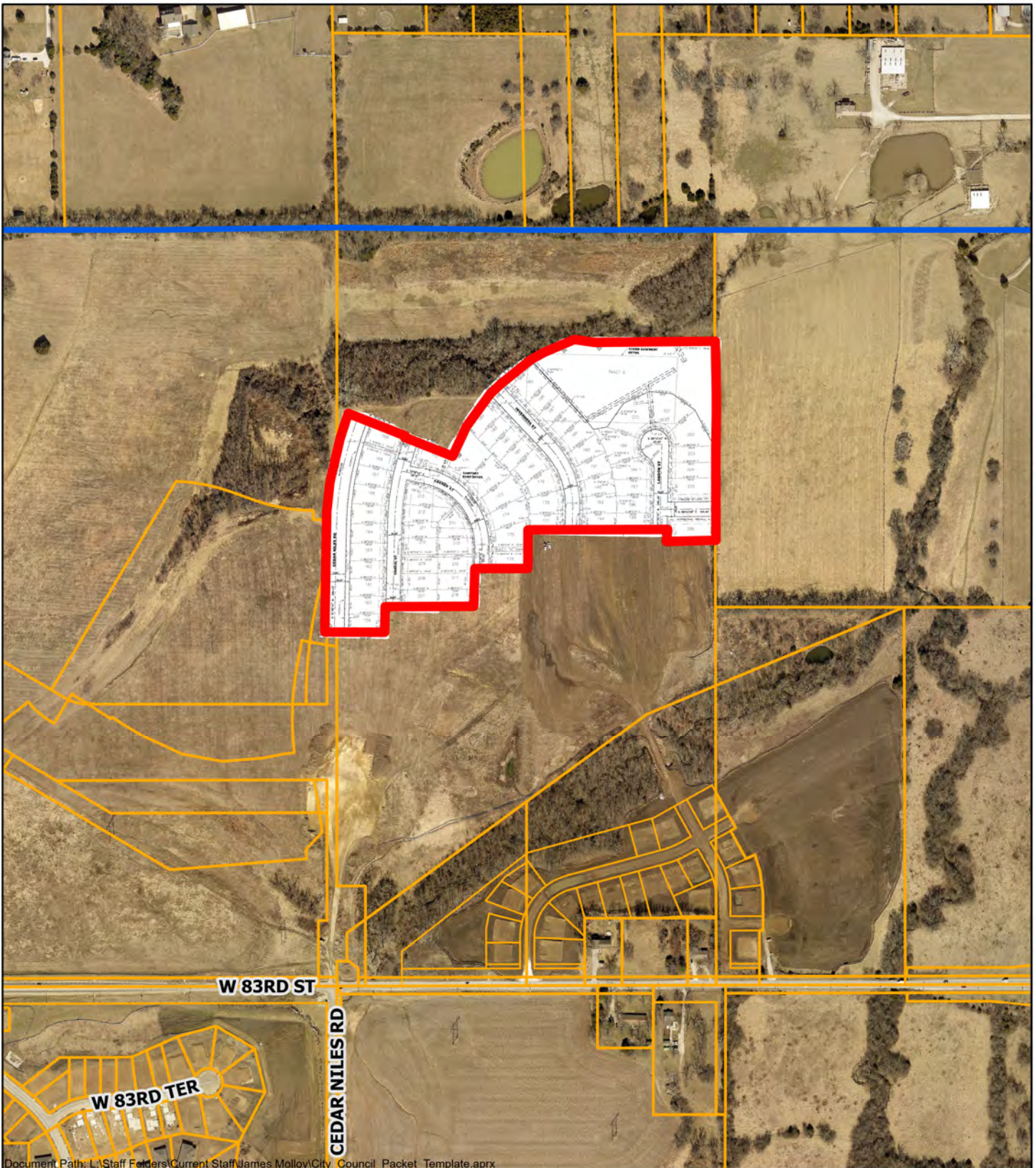
### Guiding Principles

Responsible Economic Development

## ATTACHMENTS

1. Map
2. Plat
3. PC Staff Report
4. PC Draft Minutes Excerpt

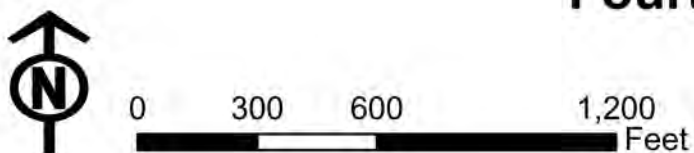




Document Path: L:\Staff Folders\Current Staff\James Molloy\City Council Packet Template.aprx

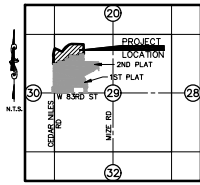
Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

## Stoneridge North, Fourth Plat



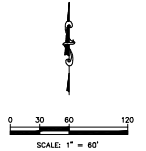
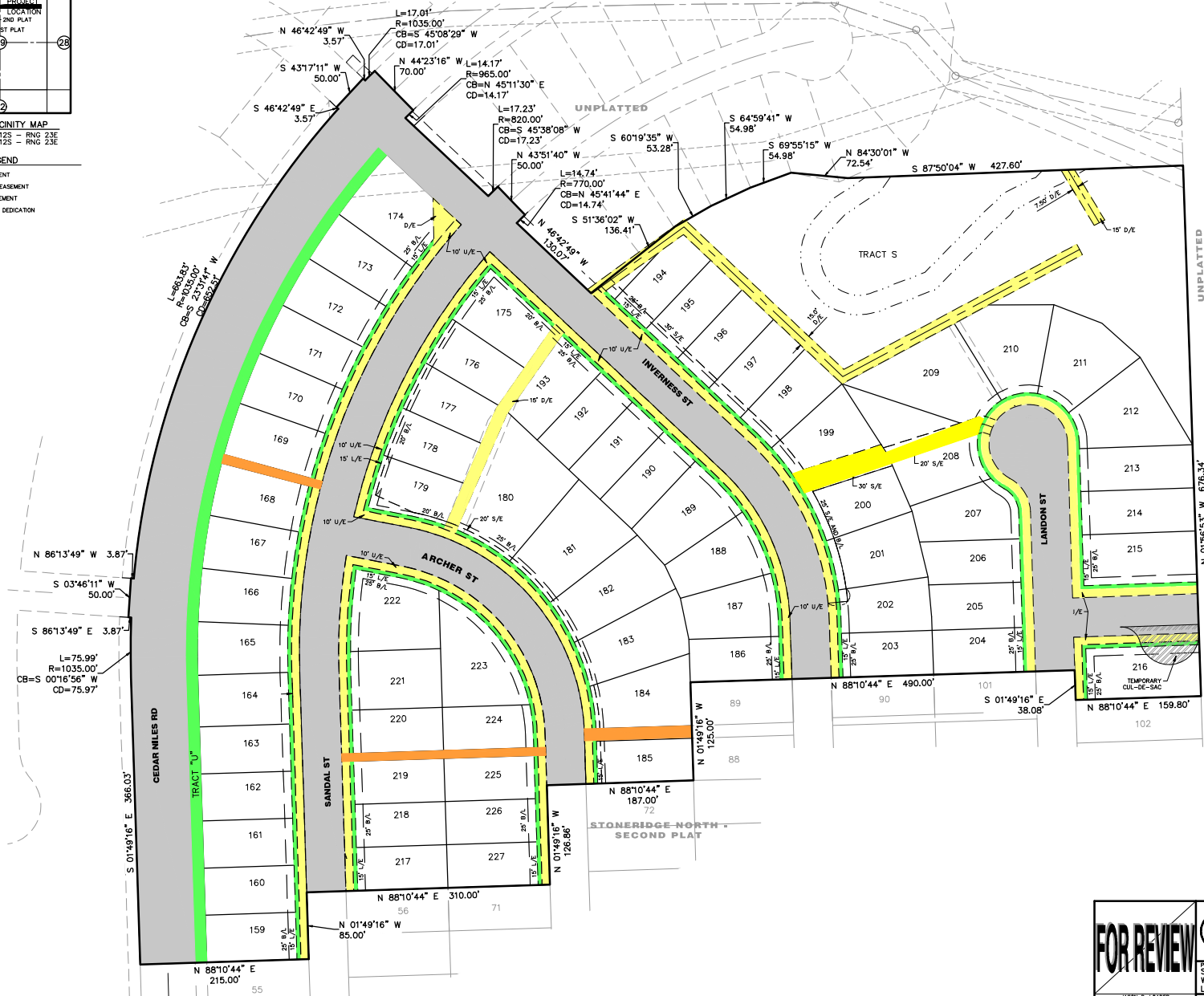


# FINAL PLAT EXHIBIT OF DEDICATION TO THE CITY OF LENEXA



SECTION VICINITY MAP  
SEC. 29 - TWP. 12S - RING 23E  
SEC. 30 - TWP. 12S - RING 23E

- LEGEND
- UTILITY EASEMENT
  - LANDSCAPING EASEMENT
  - SIDEWALK EASEMENT
  - RIGHT OF WAY DEDICATION

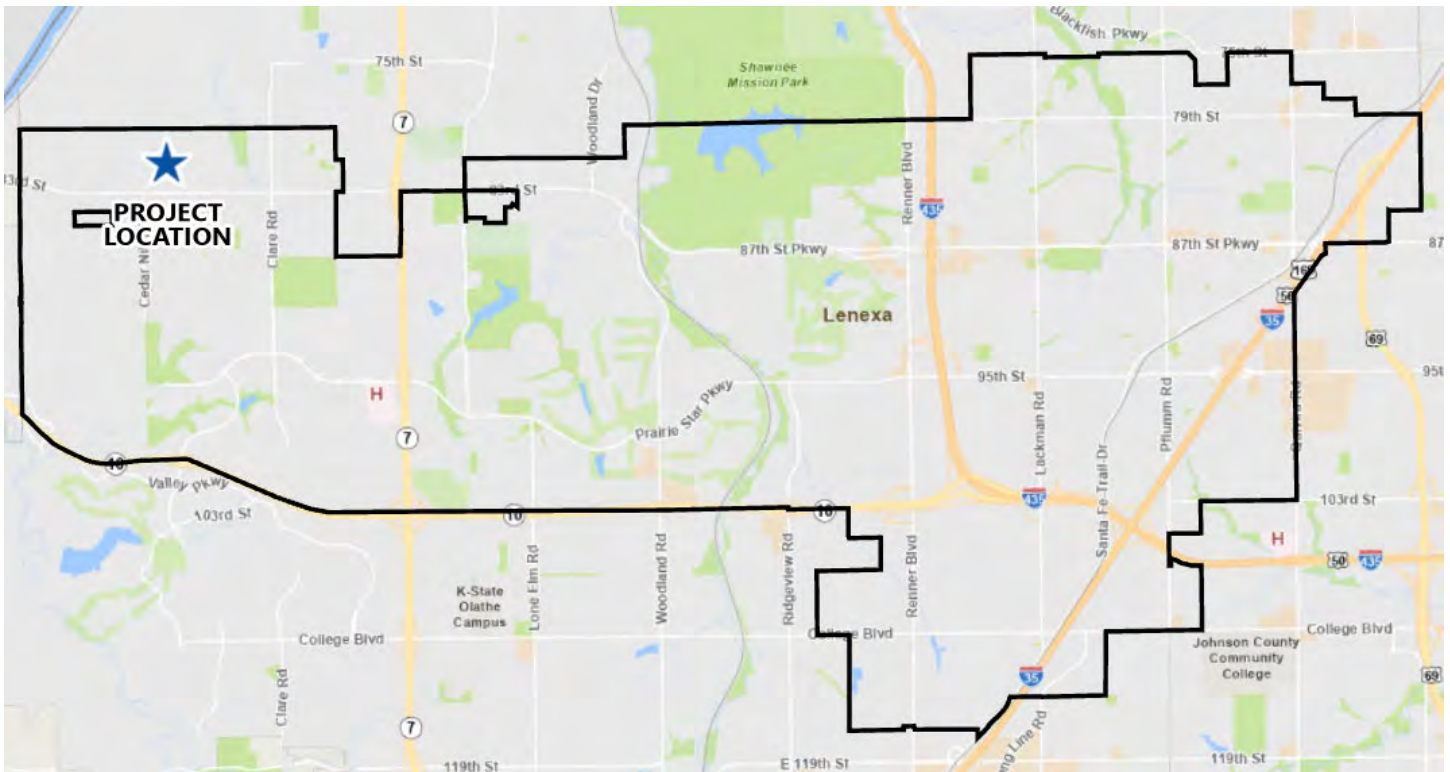


<b>FOR REVIEW</b>	<b>KV</b> <b>KAW VALLEY ENGINEERING</b>	8040 N. OAK TRAFFICWAY KANSAS CITY, MO 64118 PH. (816) 468-0808 kce@kveeng.com   www.kveeng.com	PROJECT NO. 66250135
		PROJECT: STONE RIDGE W 83RD ST & CEDAR NILES RD LENEXA, KS 66227	DRAWN BY SS
		PREPARED FOR: ARISE HOMES LLC 7917 W 95TH ST OVERLAND PARK, KS 66212	CHECKED BY JAD
		KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20, EXPIRES 12/31/26	DATE 01/05/2026 SHEET 1 OF 1



## STONERIDGE NORTH, FOURTH PLAT

<b>Project #:</b>	PT25-18F	<b>Location:</b>	Northeast corner of W. 83rd Street & Cedar Niles Road
<b>Applicant:</b>	Ryan Salliotte, KV Engineering	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	James Molloy	<b>Proposed Use:</b>	Single-Family Subdivision



### PROJECT SUMMARY

The applicant seeks approval of a final plat for Stoneridge North, Fourth Plat, the fourth phase of Stoneridge North, a mixed single-family and multifamily residential subdivision. The third phase of the project will encompass 68 single-family lots and 4 tracts. The site is located near the northeast corner of W. 83<sup>rd</sup> Street and Cedar Niles Road. The applicant was approved for several deviations for lot width, lot size, and front yard setback with the approved preliminary plat (PT22-01P). One additional deviation for lot width and front yard setback is proposed with this final plat. The proposed final plat is consistent with the approved preliminary plat (PT22-01P), approved on February 7, 2023, including the deviation requests. This project does not require a public hearing.

**STAFF RECOMMENDATION: APPROVAL**



## SITE INFORMATION

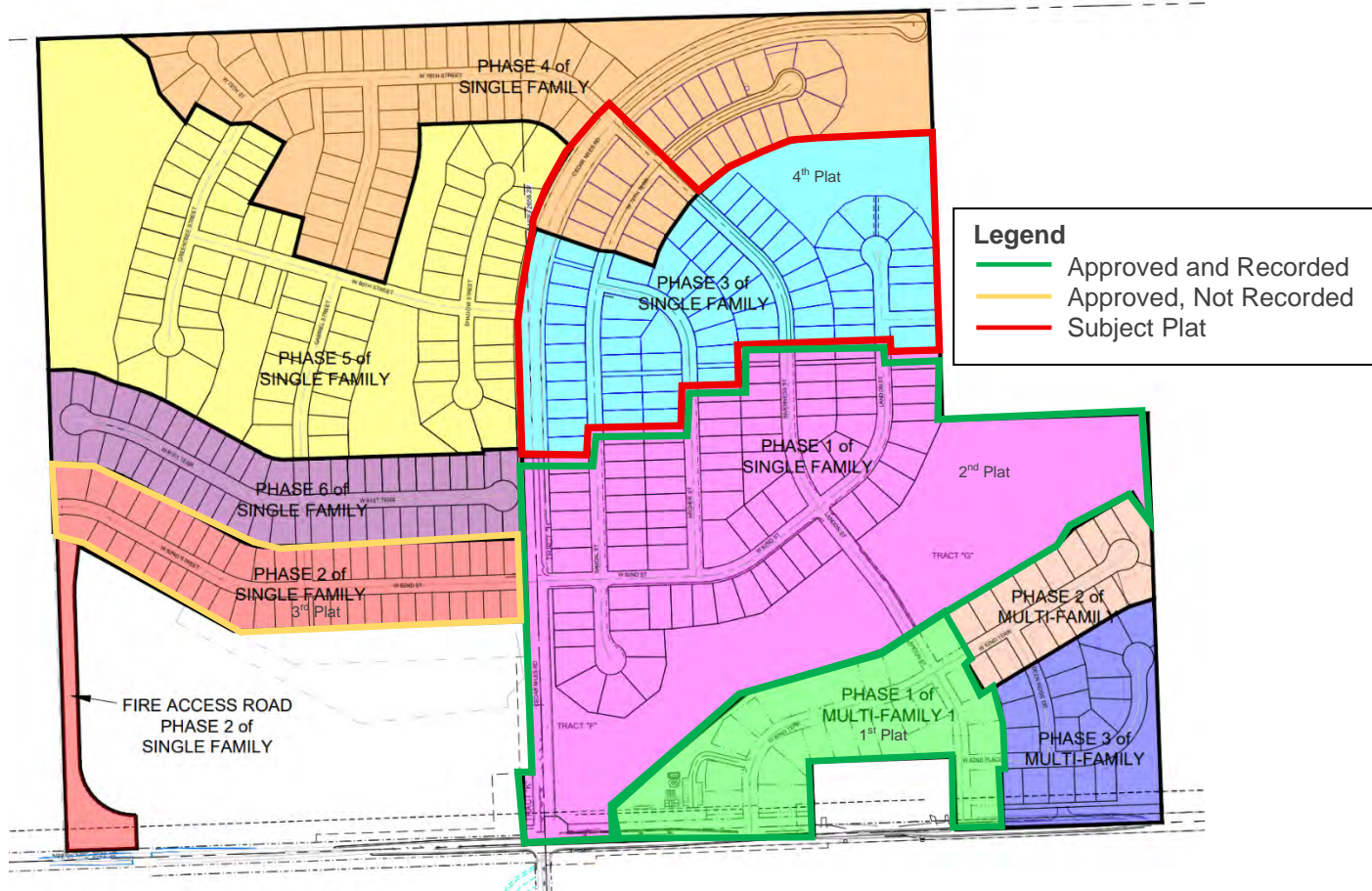
This site was annexed into the City of Lenexa in November of 1986, at which time it was zoned and used as agricultural. It was subsequently rezoned to NP-O, RP-1, and AG in 2009 as part of the larger Cedar Niles Estates rezoning and concept plan (RZ09-02 and PL09-01CP), which included a total of 278.63 acres north of W. 83<sup>rd</sup> Street and west of Mize Boulevard. The 2009 plan did not progress beyond plan approvals.

Arise Homes rezoned 168 acres from AG, RP-1, NP-O, and CP-1 to RP-1 and RP-2 in 2022 as part of a new residential subdivision, Stoneridge North. The subject site is part of the portion that was rezoned to RP-1. A preliminary plat (PT22-01P) was also approved at the same time as the rezoning (RZ22-05). The preliminary plat included approved deviations in the RP-1 Zoning District for minimum lot size, minimum lot and corner lot width, minimum lot depth, and the front yard setback requirement.

**TABLE 1: PREVIOUS APPLICATIONS**

Project No.	Type	Project Name	Date Approved
<b>RZ09-02</b>	Rezoning	Cedar Niles Estates	June 16, 2009
<b>PL09-01CP</b>	Concept Plan	Cedar Niles Estates	June 16, 2009
<b>RZ22-05</b>	Rezoning	Stoneridge North	February 7, 2023
<b>PT22-09F</b>	Preliminary Plat	Stoneridge North	February 7, 2023
<b>PT23-19F</b>	Final Plat	Stoneridge North, First Plat	October 17, 2023
<b>PT23-27F</b>	Final Plat	Stoneridge North, Second Plat	November 21, 2023
<b>PT24-04FR</b>	Revised Final Plat	Stoneridge North, Second Plat (Revised)	June 3, 2024
<b>PT24-07FR</b>	Revised Final Plat	Stoneridge North, First Plat (Revised)	December 17, 2024
<b>PT25-02F</b>	Final Plat	Stoneridge North, Third Plat	March 18, 2025





**Exhibit 1: Phasing plan of Stoneridge North, with Plat approvals shown**

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
18.11	N/A	RP-1	Suburban Residential

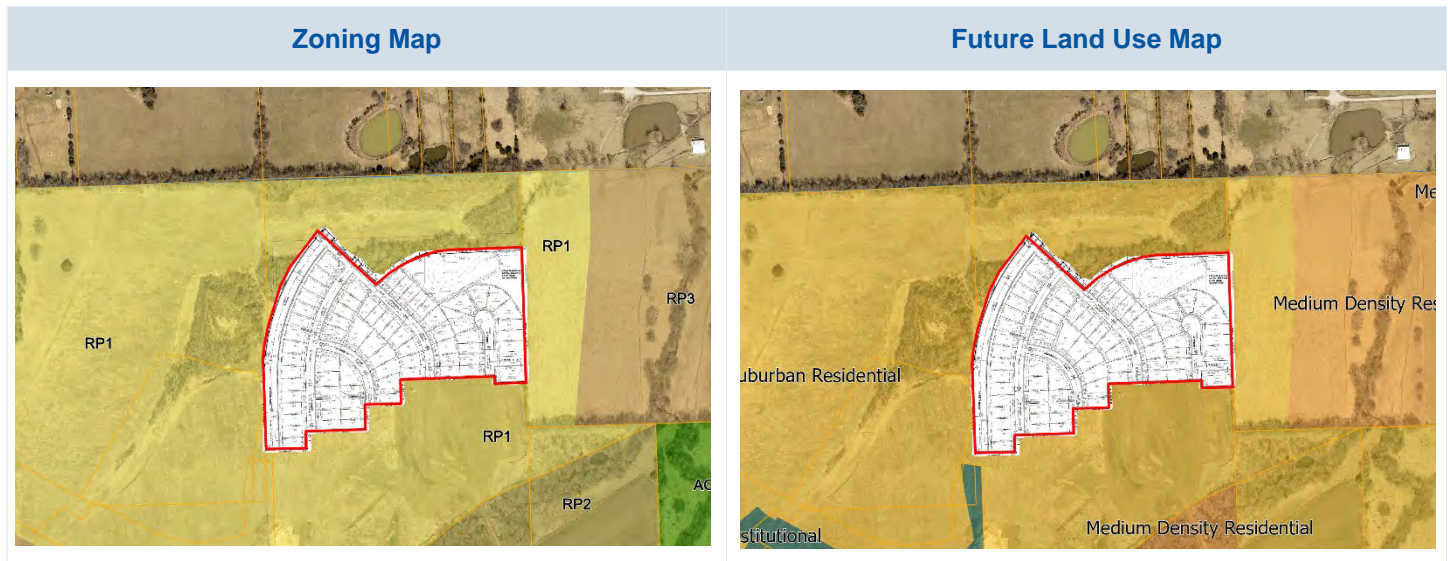


**Exhibit 2: Aerial Image of Subject Site**



## LAND USE REVIEW

The proposed use is a single-family residential subdivision. Stoneridge North is planned to include both single-family and two-family lots. This final plat includes the third and a portion of the fourth phases of the single-family lots reflected in Exhibit 1. Single-family residential is a permitted use in the RP-1 Planned Residential Single-Family (Low-Density) District. The Future Land Use Map within the Comprehensive Plan classifies the site as Suburban-Density Residential, which aligns with the proposed use.



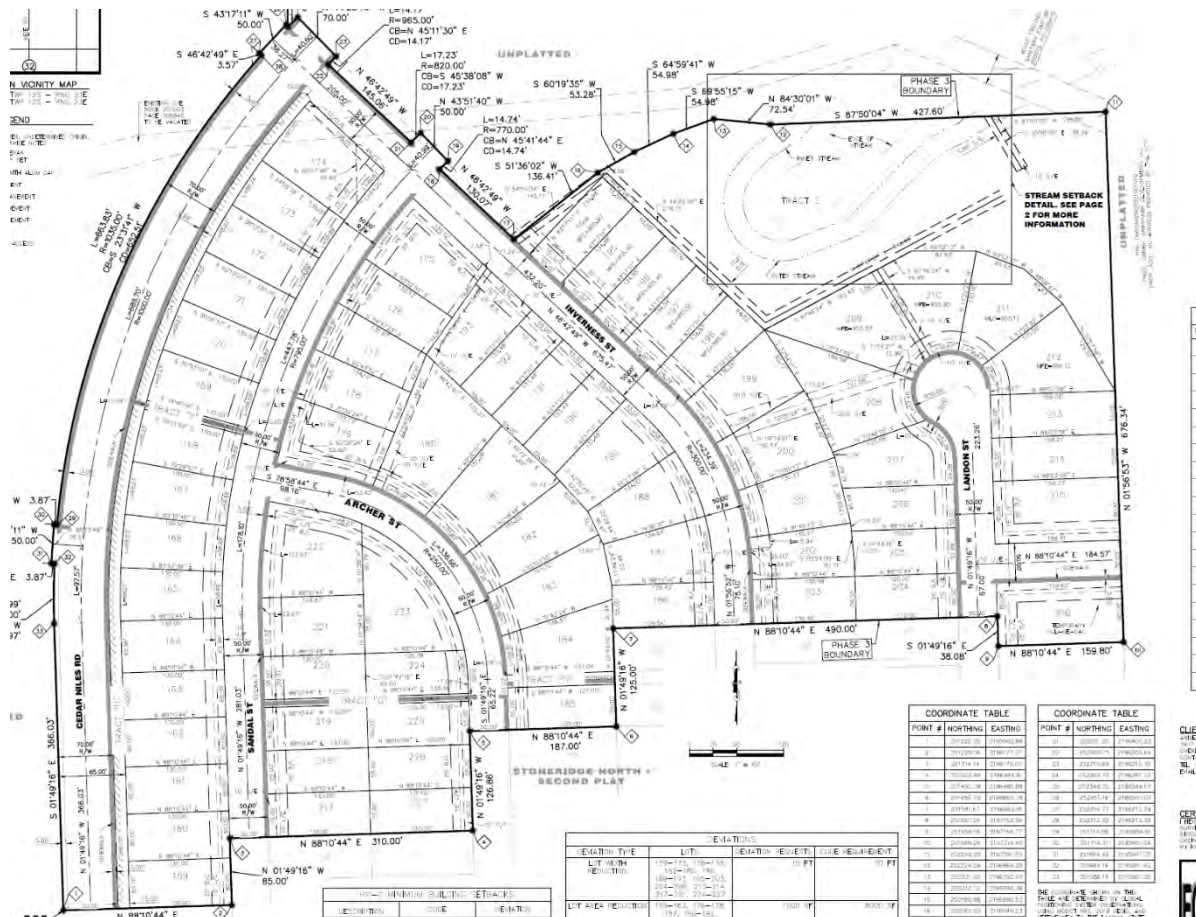
**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Suburban Density Residential	RP-1 Planned Residential Single-Family (Low-Density) District	Undeveloped Land
<b>North</b>	Suburban Density Residential	RP-1 Planned Residential Single-Family (Low-Density) District	Undeveloped Land
<b>South</b>	Suburban Density Residential	RP-1 Planned Residential Single-Family (Low-Density) District	Undeveloped Land
<b>East</b>	Suburban Density Residential	RP-1 Planned Residential Single-Family (Low-Density) District	Undeveloped Land
<b>West</b>	Suburban Density Residential	RP-1 Planned Residential Single-Family (Low-Density) District	Undeveloped Land



## FINAL PLAT REVIEW

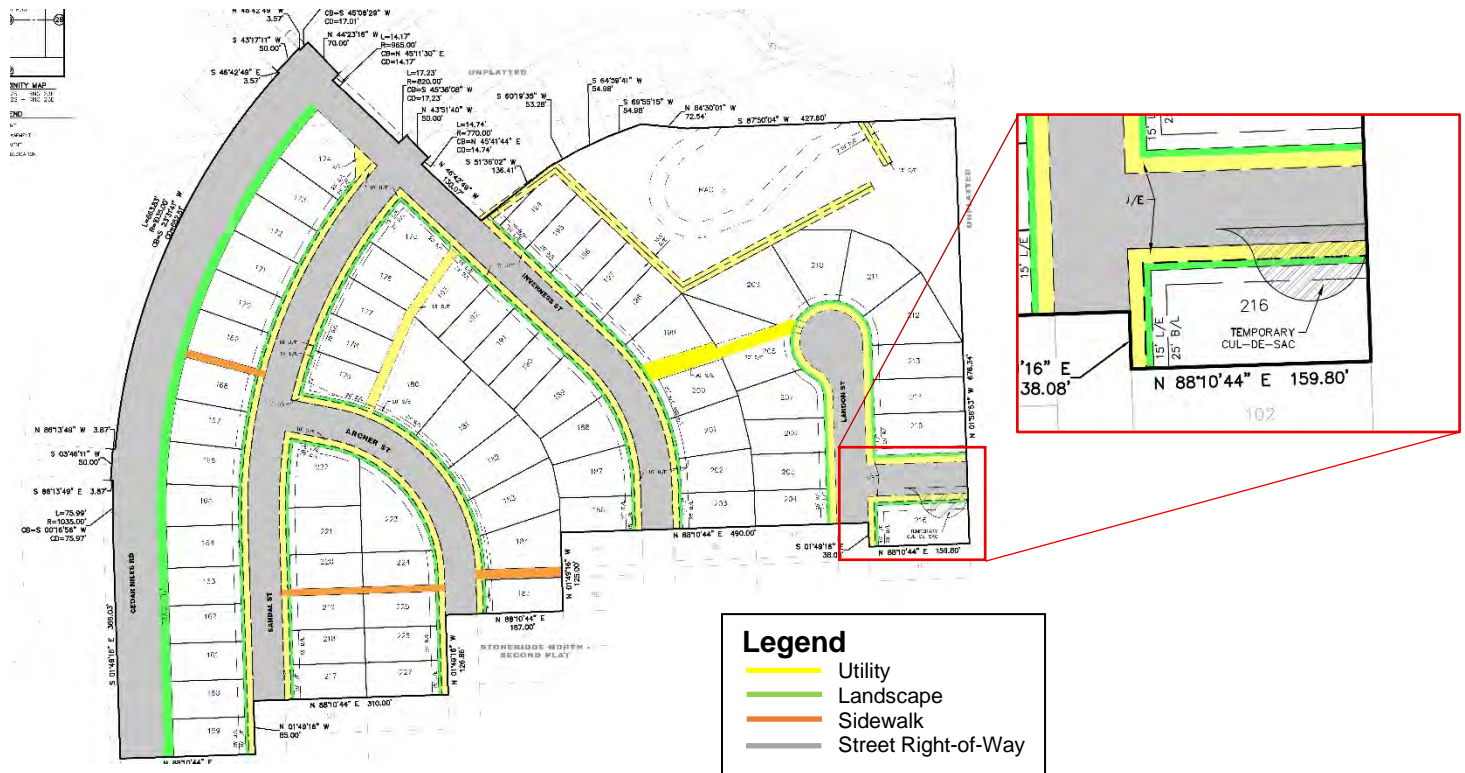
This is a final plat for 68 single-family lots on 18.11 acres and is the third phase of the single-family portion of the overall Stoneridge North development, for which a preliminary plat/plan was approved in February 2023. The configuration of a few lots have been altered due to revisions in the sewer plans, which will result in an additional deviation request for lot width for newly created Lot 210.





Street development includes the continuation of Cedar Niles Road, Sandal Street, and Inverness Street, all of which continue through to future phases of the development. Street development also includes the development of Landon Street, which ends in a cul-de-sac, and Archer Street, connecting into Sandal Street. Tracts “Q”, “R”, and “T” are designated as sidewalk easements, which will connect from the eastern edge of the subdivision, across to Cedar Niles Road, while tract “U” is a landscape easement spanning Cedar Niles Road. Additionally, several utility and sewer easements will be provided throughout the development, as shown below.

The temporary cul-de-sac shown at the end of 80th Street will be constructed per City of Lenexa Standards, which includes minimum radius of 40’, full depth pavement, curb & gutter and appropriate drainage. Additionally, Lot 216 cannot be built upon until 80th Street is improved to the east, and the cul-de-sac is removed.



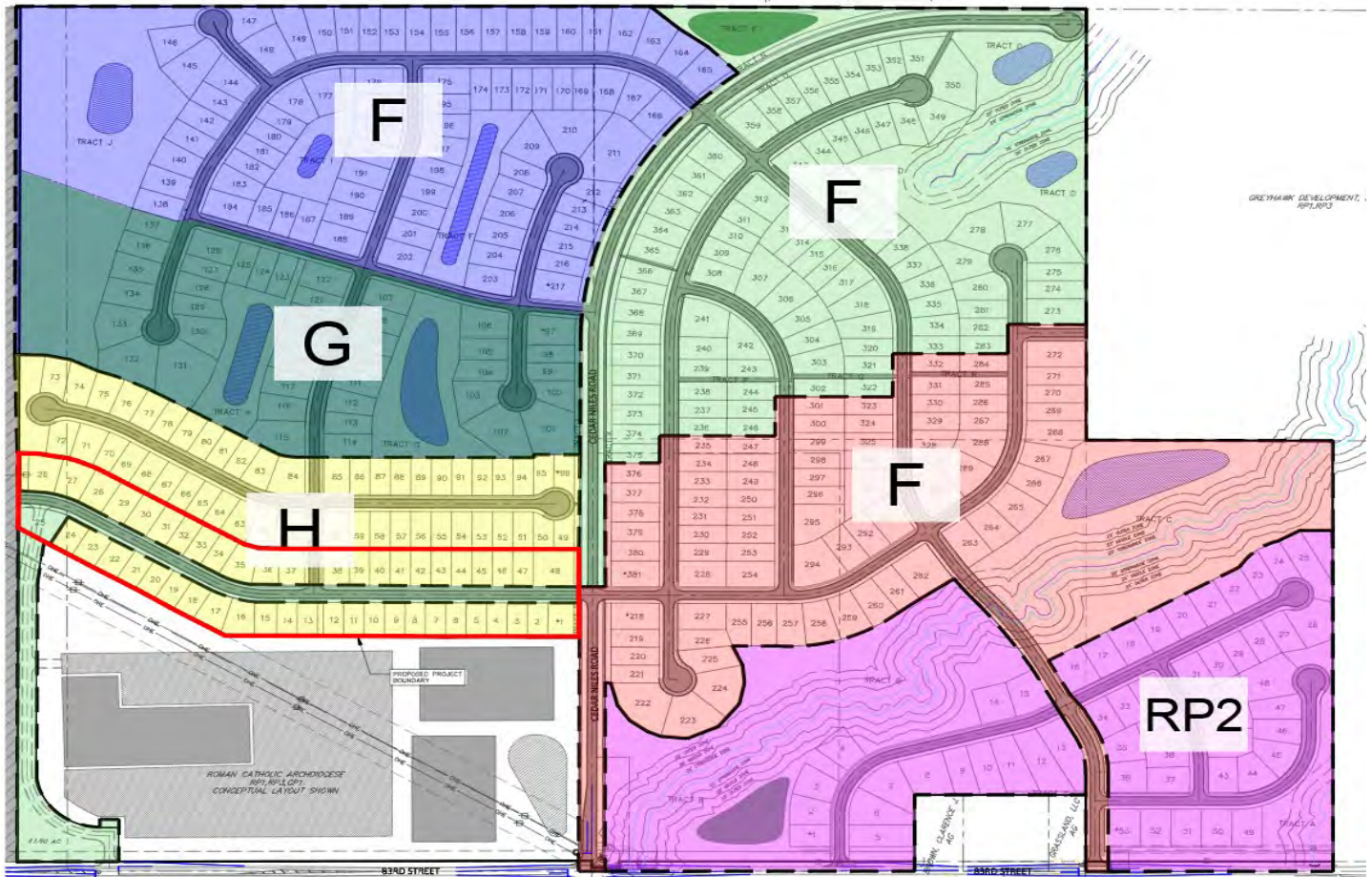
**Exhibit 4: Dedication Map with Temporary Cul-de-Sac Detail**

TABLE 4: PLAT DEDICATIONS	
Type of Dedication	Dedicated to
Rights-of-Way	City of Lenexa
Utility Easement	City of Lenexa
Landscape Easement	City of Lenexa
Sidewalk Easement / Tracts	City of Lenexa



## HOUSING CLASSIFICATION

The classification for all units within this phase is Class “F”, which provides for a range of 650-1,200 SF of ground floor area based on the number of floors in the residences. The classifications for each phase of the plan are shown in Exhibit 5.



**Exhibit 5: Classification Map**

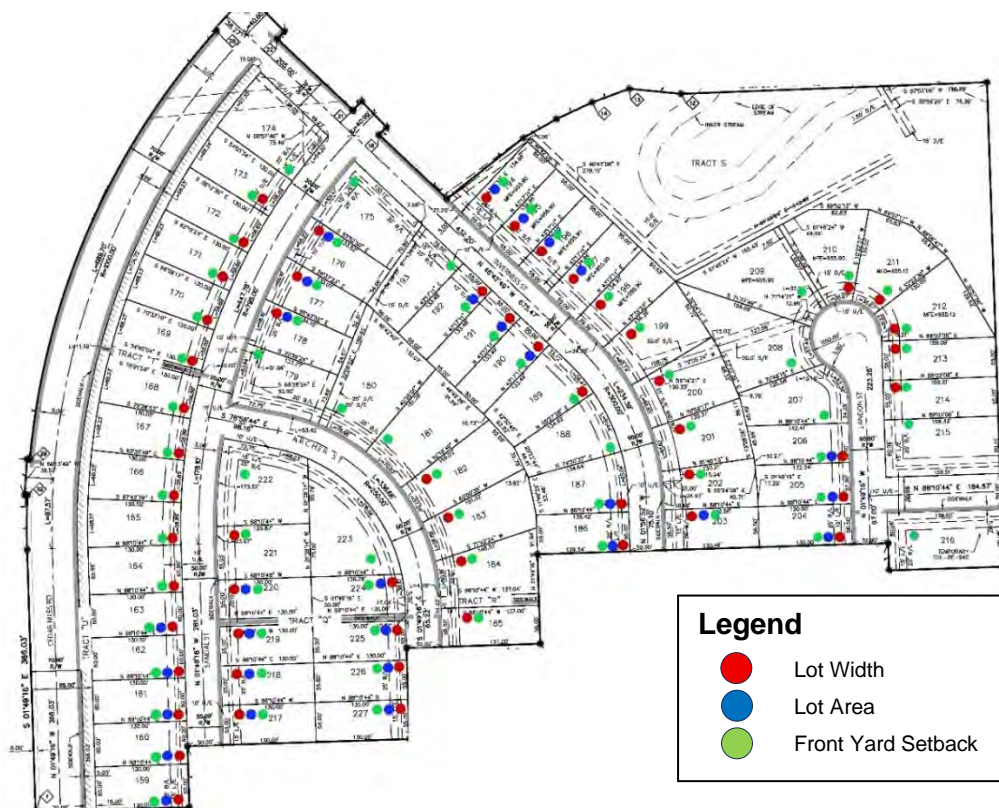


## DEVIATIONS

The preliminary plan/plat (PT22-01P) was approved with deviations from the RP-1 standards for minimum lot area, minimum lot width, minimum corner lot width, and for the front yard setback requirement. These deviations primarily allow for smaller lots within the subdivision as well as for smaller residences to be built on the lots. Table 5 reflects the deviation requests applicable to this final plat, and reflects the updated lot numbers, which have changed since the preliminary plat.

**TABLE 5: DEVIATION REQUESTS**

Deviation Type	Lots	Code Requirement	Deviation Request
Lot Width (Previously Approved)	159-173, 176-178, 182-187, 189-192, 194- 206, 208-209, 211-214, 217-221, 224-227	70' wide	Maximum 15' reduction (55' minimum lot width)
Lot Width (New Request)	210	70' wide	Maximum 20' reduction (50' minimum lot width)
Lot Area (Previously Approved)	159-163, 176-178, 185-186, 190-192, 194-197, 202-206, 217-220, 224-227	8,000 SF	Maximum 1,000 S.F reduction (minimum 7,000 SF lot area)
Front Yard Setback (Previously Approved)	159-209, 211-227	30'	Maximum 5' reduction (25' minimum setback)
Front Yard Setback (New Request)	210	30'	Maximum 5' reduction (25' minimum setback)



**Exhibit 6: Deviation Map**



## DEVIATION ANALYSIS

Two additional deviations for lot width and front yard setback will be added with the creation of Lot 210, which is necessitated due to the design and location of the sewer system.

According to [Section 4-1-B-27-G-4](#) of the UDC, the Planning Commission shall have the authority to approve specific deviations from the minimum standards where there is ample evidence that such deviations will not adversely affect neighboring properties and surrounding areas and where such deviations do not constitute the granting of a privilege that would not be universally appropriate for other similarly designed and situated developments.

The new deviations for lot width and front yard setback, while not previously considered, are the same as the deviations granted for most lots within the overall development, which Planning Staff found to be acceptable upon approval of the preliminary plat (PT22-01P).

## NEXT STEPS

- The Planning Commission is the final authority for the approval of a final plat.
- The final plat requires acceptance of dedications by the City Council. Pending approval from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on November 18, 2025.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

### ★ Staff recommends approval of the proposed Final Plat for Stoneridge North, Fourth Plat.

- This is a final plat of 68 single-family residential lots and four tracts in the RP-1 Zoning District, with previously approved deviations for lot area, lot width, and front yard setback. This is the third phase of the single-family portion of the Stoneridge North subdivision.
- The temporary cul-de-sac shown at the end of 80th Street shall be constructed per City of Lenexa Standards, this includes minimum radius of 40', full depth pavement, curb and gutter, and appropriate drainage.
- Lot 216 cannot be built upon until 80th Street is improved to the east and the cul-de-sac is removed.
- The project is consistent with Lenexa's goals through **Responsible Economic Development** and **Strategic Community Investment** to create **Vibrant Neighborhoods**.

## FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT25-18F – **Stoneridge North, Fourth Plat** near the northeast corner of 83rd Street & Cedar Niles Road, for a single-family residential subdivision.



## CONSENT AGENDA

1. Resolution adopting the 2026 Planning Commission/Board of Zoning Appeals Schedule of meeting dates and submittal deadlines.
2. Stone Ridge North, Fourth Plat - Consideration of a final plat for a single-family residential development with 59 lots located approximately north of 83rd Street and Cedar Niles Road within the RP-1, Planned Residential (Low Density) District. PT25-18F
3. Range USA - Consideration of a final plat for a personal instruction, general use (shooting range) on property located near the northwest corner of 107th Street and Santa Fe Trail Drive. PT25-20F
4. Lenexa Logistics Centre North 7th Plat - Consideration of a final plat for a new industrial building on property located west of Renner Boulevard at approximately 108th Street within the BP-2, Planned Manufacturing District. PT25-21F
5. Solera Townhomes - Consideration of a final plan for a multifamily residential development located at the southeast corner of Prairie Star Parkway & K-7 Highway within the RP-2, Residential Planned (Intermediate-Density) District. PL25-17F
6. Solera Apartments - Consideration of a final plan for a multifamily residential development located at the southeast corner of Prairie Star Parkway & K-7 Highway within the RP-4, Residential Planned (High Density) District. PL25-18F
7. NovaTech - Consideration of a final plan for a canopy connecting two properties located at 10700 Pflumm Road and 13555 107th Street within the BP-2, Planned Manufacturing District. PL25-19F

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





**CITY COUNCIL  
MEMORANDUM**

**ITEM 2**

**SUBJECT:** Acceptance of sidewalk, utility, and drainage easements as shown on Range USA Final Plat  
**CONTACT:** Stephanie Sullivan, Planning Manager  
**DATE:** November 18, 2025

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**ACTION NEEDED:**

Accept the sidewalk, utility, and drainage easements as shown on Range USA Final Plat.

**APPLICANT:**

Sam Malinowsky

**OWNER:**

Turner Properties LLC

**PROPERTY LOCATION:**

Northwest corner of 107th Street & Santa Fe Trail Drive

**PROJECT BACKGROUND/DESCRIPTION:**

The applicant requests approval of a final plat to create one, 2.58-acre industrial lot in the BP-2, Planned Manufacturing District, located at the northwest corner of 107th Street & Santa Fe Trail Drive. A preliminary plan/plat and a special use permit were approved in August 2025 for the construction of a 10,235 square foot, 18-lane shooting range. Several easements are being dedicated, including a 15-foot sidewalk easement, a 20-foot utility easement along Santa Fe Trail Drive, and a drainage easement along the west side of the property bordering the detention basin.

**STAFF RECOMMENDATION:**

Accept the easements.

**PLANNING COMMISSION ACTION:**

This item was considered as Consent Agenda Item 3 at the November 3, 2025, Planning Commission Meeting.

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

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Thriving Economy

**Guiding Principles**

Responsible Economic Development



## **ATTACHMENTS**

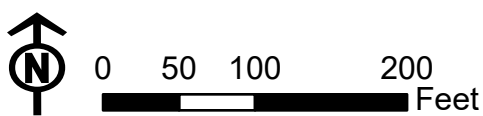
1. Map
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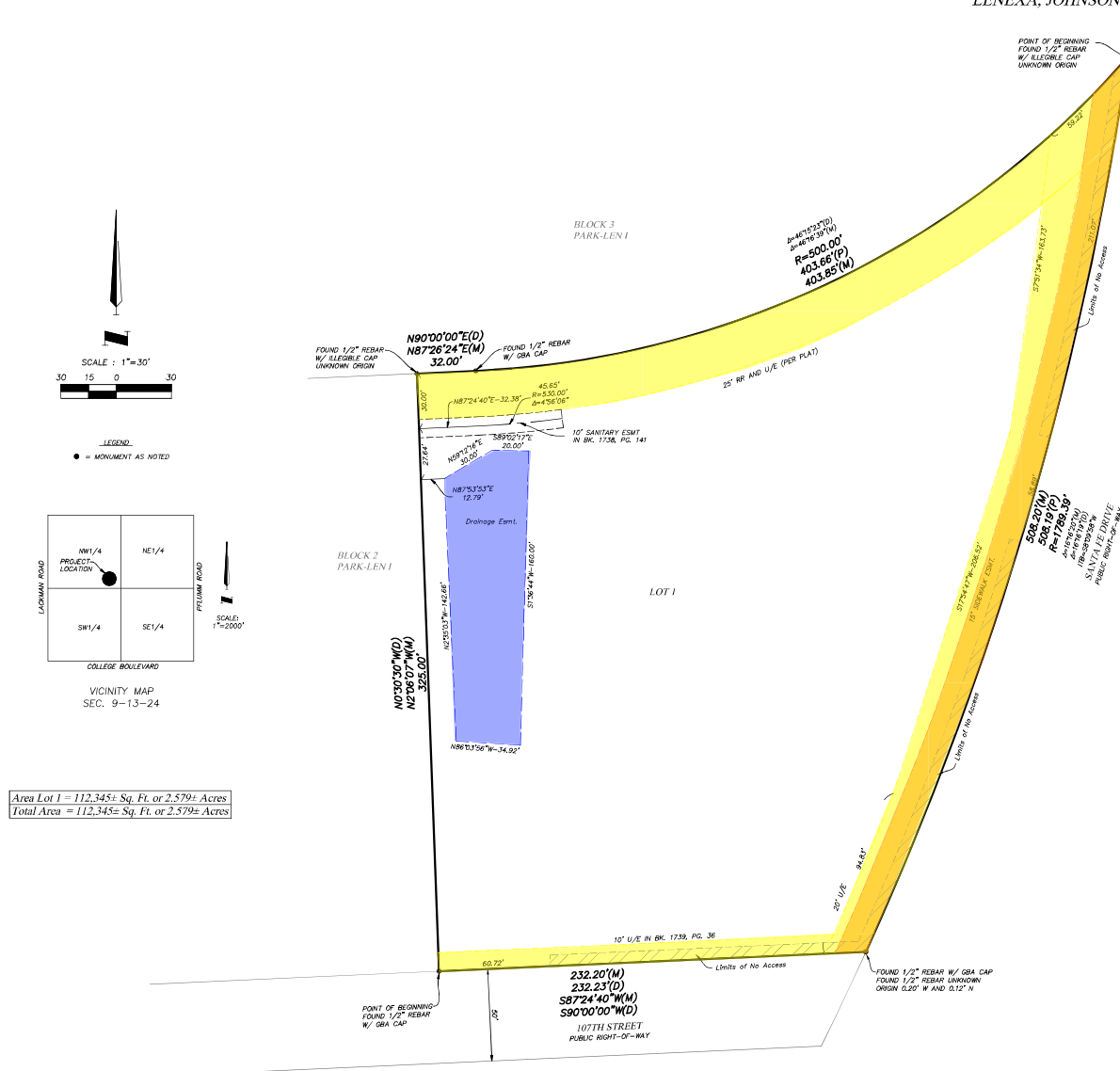
Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

# Range USA





*A REPLAT OF BLOCK 2, PARK-LEN I INDUSTRIAL ESTATE IN NW 1/4  
OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 24 EAST, IN THE CITY OF  
LENEXA, JOHNSON COUNTY, KANSAS*



Area Lot 1 = 112,345± Sq. Ft. or 2.579± Acres
Total Area = 112,345± Sq. Ft. or 2.579± Acres

Job No. 2025-0042  
Sec. 09-13-24  
Johnson County, Kansas  
25-0042 COLOR EXHIBT.DWG

CLIENT  
Primax Properties  
1100 E. Moorehead Street  
Charlotte, NC 28204  
Phone: 704-954-7216

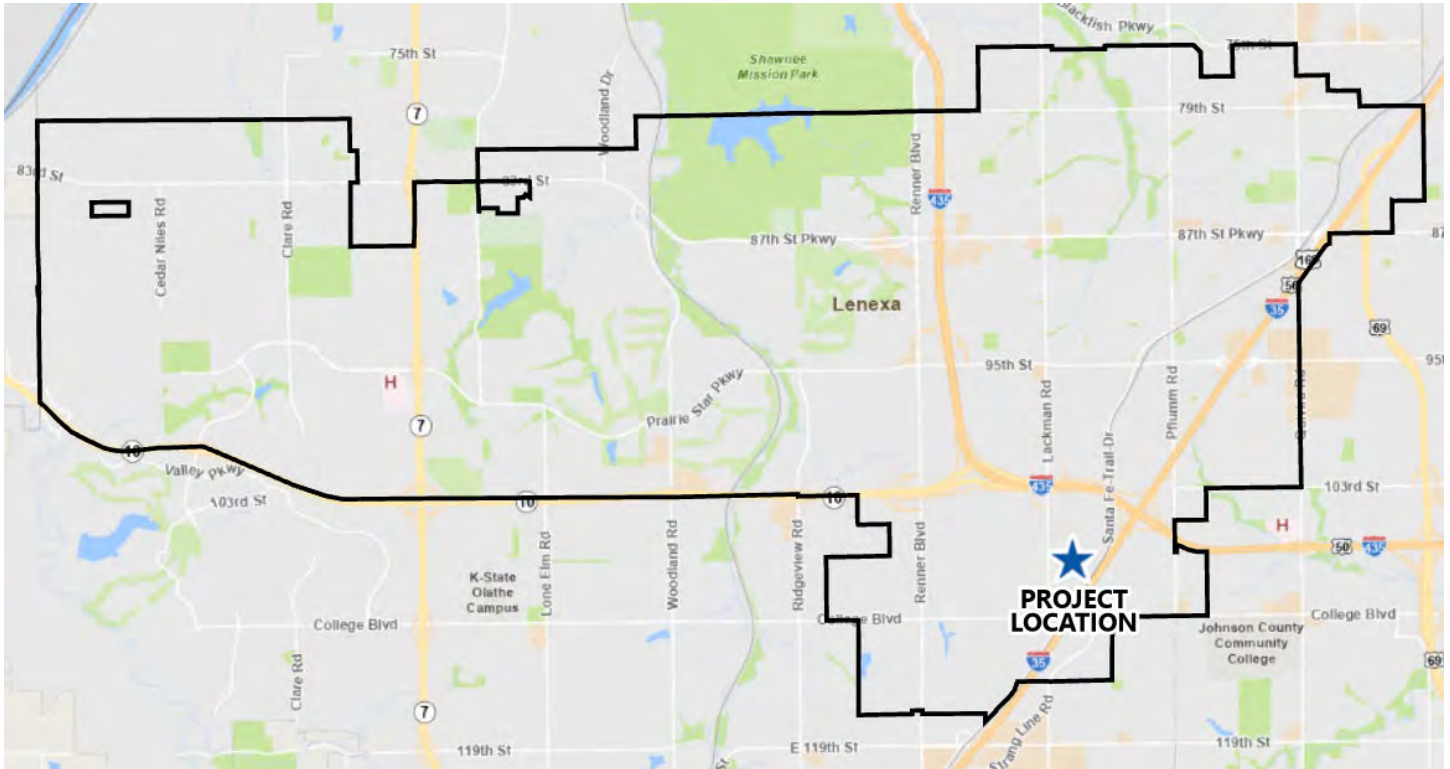
29390 W 119th Street, Olathe, KS 66061  
Office: 913-717-8538  
COPYRIGHT © 2025-Beyond Surveying, LLC  
www.beyondsurveying.com





## RANGE USA

<b>Project #:</b>	PT25-20F	<b>Location:</b>	NWC of 107 <sup>th</sup> & Santa Fe Trail Drive
<b>Applicant:</b>	Sam Malinowsky	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	James Molloy	<b>Proposed Use:</b>	Personal Instruction, General



## PROJECT SUMMARY

The applicant requests approval of a final plat to create one industrial lot at the northwest corner of 107<sup>th</sup> Street & Santa Fe Trail Drive. A preliminary plan and plat were approved in August 2025 for the construction of a 10,235 SF, 18 lane shooting range. The final plat, which is consistent with the preliminary plan/plat, proposes to replat the site, combining the two underlying lots and right-of-way into one contiguous lot. Several easements are being dedicated, including a 15' sidewalk easement and a 20' utility easement along Santa Fe Trail Drive, as well as a drainage easement along the west side of the property, bordering the detention basin. An administrative final plan has also been submitted for the shooting range. This project does not require a public hearing.

**STAFF RECOMMENDATION: APPROVAL**



## SITE INFORMATION

The subject parcel is a 2.58-acre vacant lot located at the northwest corner of 107<sup>th</sup> & Santa Fe Trail Drive. The property is located southwest of the I-35/I-435 interchange within the Park-Len I Estates business park – an area that is almost exclusively used for warehousing and/or office uses.

This property was initially platted as part of the Park-Len I Industrial Estates development in 1964 but has not been developed since the initial plat was filed. The property has been split since it was initially platted and requires a replat.

A special use permit (SU25-08) and preliminary plan (PL25-11P) for this use was approved by the governing body on September 16, 2025. An administrative final plan application (PL25-09FS) is currently under review by Planning Staff.

**TABLE 1: PREVIOUS APPLICATIONS**

Project Number	Application Type	Project Name	Date Approved
<b>SU22-08</b>	Special Use Permit	Range USA	Withdrawn
<b>PL22-12P</b>	Preliminary Plan		
<b>SU25-08</b>	Special Use Permit	Range USA	September 16, 2025
<b>PL25-11P</b>	Preliminary Plan		

**LAND AREA (AC)**  
2.58

**BUILDING AREA (SF)**  
10,235

**CURRENT ZONING**  
BP-2

**COMP. PLAN**  
Business Park

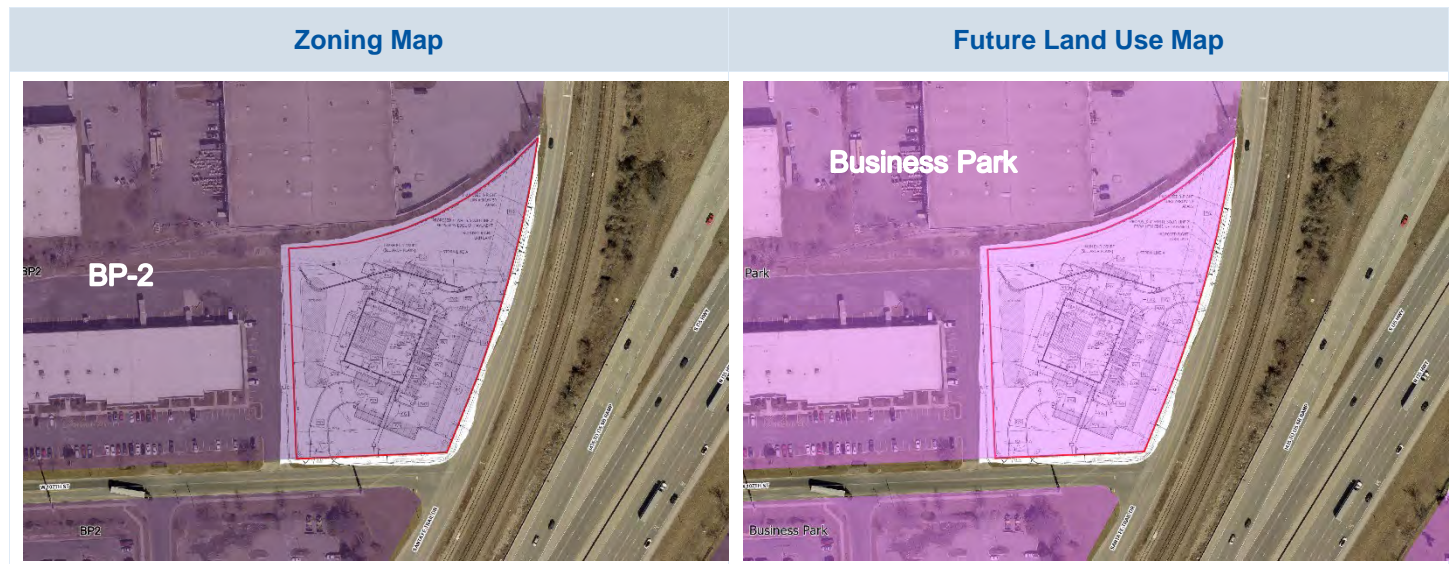


**Exhibit 1: Aerial Image of Subject Site**



## LAND USE REVIEW

The proposed use is a 10,235 SF shooting range with 18 shooting lanes, two classrooms, and accessory retail space. The use falls under personal instruction, general, which is allowed within the BP-2 Zoning District with a special use permit. The Future Land Use classification from the Comprehensive Plan is Business Park, which anticipates medium- to high-intensity uses such as assembly and manufacturing or warehousing and distribution uses. All the surrounding properties are zoned BP-2 and classified as Business Park. Use of the property as a shooting range, while not a manufacturing or warehousing use, is a use which fits within the character of a business park. A special use permit has already been approved for the use.



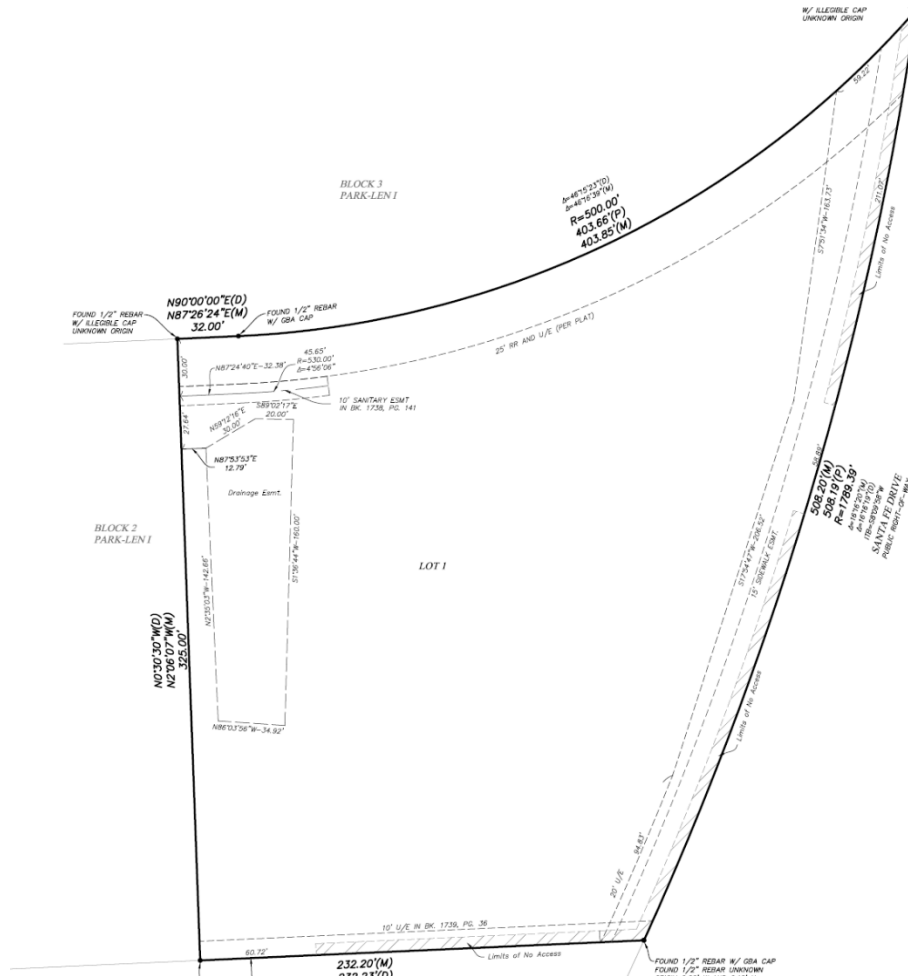
**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Business Park	BP-2 Planned Manufacturing District	Undeveloped Land
<b>North</b>	Business Park	BP-2 Planned Manufacturing District	Warehouse
<b>South</b>	Business Park	BP-2 Planned Manufacturing District	Warehouse
<b>East</b>	Business Park	BP-2 Planned Manufacturing District (Across Interstate 35)	Warehouse (Across Interstate 35)
<b>West</b>	Business Park	BP-2 Planned Manufacturing District	Warehouse/Office



## FINAL PLAT REVIEW

Approval of a final plat is requested to replat the property and create a new 2.58-acre lot. The property was previously divided into two lots with an access easement in the middle. The proposed final plat is consistent with the preliminary plat, which was approved with the preliminary plan in September 2025. There are no tracts within the plat. A final plan for the lot has been submitted for administrative review. The proposed final plat is consistent with the approved preliminary plan/plat and the current final plan submittal.



**Exhibit 2: Range USA Final Plat**

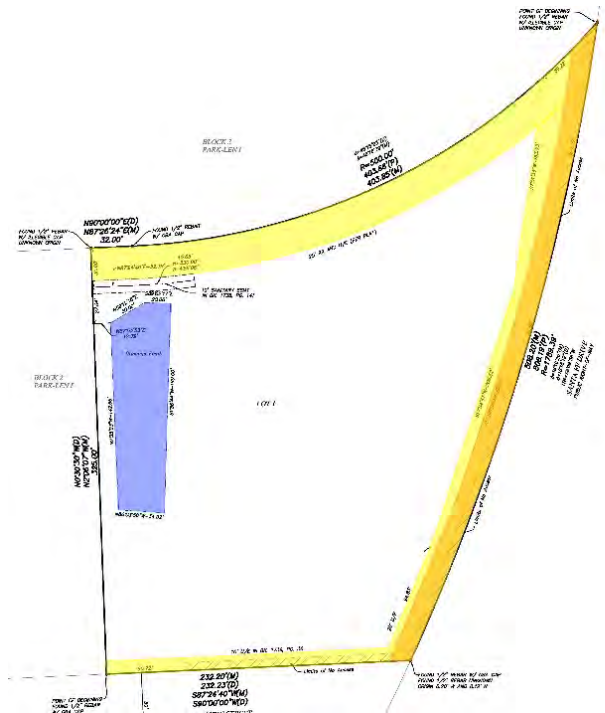
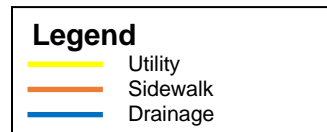
**TABLE 3: PLAT DEDICATIONS**

Type of Dedication	Dedicated to
Utility Easement	City of Lenexa
Sidewalk Easement	City of Lenexa
Drainage Easement	City of Lenexa



The lot will receive access from both Santa Fe Trail Drive and 107<sup>th</sup> Street. There is a “limits of no access” restriction along both roadways, aside from the designated entrance points. There are several utility easements on the property, both pre-existing and created as part of this plat. A 10’ sidewalk easement will be created along Santa Fe Trail Drive. This is set aside for future trail development along Santa Fe Trail Drive to be built by the City. A drainage easement will be created on the western side of the property where the detention basin is located.

*At Right: Exhibit 3: Range USA Dedications*



## DEVIATIONS

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

## NEXT STEPS

- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

### ★ Staff recommends approval of the proposed Final Plat for Range USA.

- The project includes a final plat for one industrial lot with dedications for utility, sidewalk, and drainage easements.
- The project is consistent with Lenexa’s goals through **Responsible Economic Development** to create **Thriving Economy**.

## FINAL PLAT

Staff recommends **APPROVAL** of the final plat for **PT25-20F – Range USA** at the northwest corner of 107<sup>th</sup> Street and Santa Fe Trail Drive to create one industrial lot.



## CONSENT AGENDA

1. Resolution adopting the 2026 Planning Commission/Board of Zoning Appeals Schedule of meeting dates and submittal deadlines.
2. Stone Ridge North, Fourth Plat - Consideration of a final plat for a single-family residential development with 59 lots located approximately north of 83rd Street and Cedar Niles Road within the RP-1, Planned Residential (Low Density) District. PT25-18F
3. Range USA - Consideration of a final plat for a personal instruction, general use (shooting range) on property located near the northwest corner of 107th Street and Santa Fe Trail Drive. PT25-20F
4. Lenexa Logistics Centre North 7th Plat - Consideration of a final plat for a new industrial building on property located west of Renner Boulevard at approximately 108th Street within the BP-2, Planned Manufacturing District. PT25-21F
5. Solera Townhomes - Consideration of a final plan for a multifamily residential development located at the southeast corner of Prairie Star Parkway & K-7 Highway within the RP-2, Residential Planned (Intermediate-Density) District. PL25-17F
6. Solera Apartments - Consideration of a final plan for a multifamily residential development located at the southeast corner of Prairie Star Parkway & K-7 Highway within the RP-4, Residential Planned (High Density) District. PL25-18F
7. NovaTech - Consideration of a final plan for a canopy connecting two properties located at 10700 Pflumm Road and 13555 107th Street within the BP-2, Planned Manufacturing District. PL25-19F

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





**CITY COUNCIL  
MEMORANDUM**

**ITEM 3**

**SUBJECT:** Acceptance of a sidewalk easement and right-of-way as shown on Lenexa Logistics Centre North, 7th Plat

**CONTACT:** Stephanie Sullivan, Planning Manager

**DATE:** November 18, 2025

**ACTION NEEDED:**

Accept the sidewalk easement and right-of-way as shown on the Lenexa Logistics Centre North, 7th Plat.

**APPLICANT:**  
Patrick Daly, Polsinelli

**OWNER:**  
BLNP LLC

**PROPERTY LOCATION:**  
Northwest corner of 108th Street & Renner Boulevard

**PROJECT BACKGROUND/DESCRIPTION:**

The applicant seeks approval of a final plat to create one lot in the BP-2, Planned Manufacturing District, located at the northwest corner of 108th Street & Renner Boulevard. A preliminary plan and plat for the development known as Lenexa Logistics Centre North was approved on September 30, 2019. This plat creates Lot 9 of the overall development. A sidewalk easement and additional right-of-way for a turn lane on Renner Boulevard are dedicated to the City as part of this plat.

**STAFF RECOMMENDATION:**  
Accept the easement and right-of way.

**PLANNING COMMISSION ACTION:**  
This item was considered as Consent Agenda Item 4 at the November 3, 2025, Planning Commission Meeting.

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

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Thriving Economy

**Guiding Principles**  
Responsible Economic Development



## **ATTACHMENTS**

1. Map
2. Plat
3. PC Staff Report
4. PC Draft Minutes Excerpt







**A SUBDIVISION IN THE SOUTHEAST QUARTER OF  
SECTION 7, TOWNSHIP 13 SOUTH, RANGE 24 EAST  
CITY OF LENEXA, JOHNSON COUNTY, KANSAS**



**STREAM CORRIDOR NOTICE:**

THIS SITE LIES WITHIN A PROTECTED STREAM CORRIDOR, AS DEFINED AND REGULATED IN CITY OF LENEXA, KANSAS CODE, ARTICLE 4-1-O. RESTRICTIONS ON THE USE OR ALTERATION OF THE STREAM CORRIDOR MAY APPLY

GENERAL NOTES:

1. BASIS OF BEARINGS: LENEXA LOGISTICS CENTRE NORTH, FIRST PLAT.
2. CLOSURE SUMMARY: PRECISION EXCEEDS 1 PART IN 197,508  
ERROR DIRECTION: N07°34'28"W  
ERROR DISTANCE: 0.014  
PERMETER: 2,835.96
3. THIS PROPERTY LIES PARTIALLY WITHIN FLOOD "ZONE X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PARTIALLY WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREA (SFHAS)) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AND PARTIALLY WITHIN FLOOD ZONE X IF FURTHER CONDITIONS 1% ANNUAL CHANCE FLOOD AS SHOWN ON THE FLOOD RISK MAP NO. 2009F0004C, PREPARED BY THE KANSAS DEPARTMENT OF REVENUE FOR THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, COMMUNITY NO. 2016H, PANEL NO. 0064, SUFFGS G AND REVISYED AUGUST 3, 2009 AND MAP NO. 2009F0005G, PREPARED BY THE ASSOCIATED MANAGEMENT, JOHNSON COUNTY, KANSAS, COMMUNITY NO. 2007H, PANEL NO. 0065, SUFFGS G AND REVISYED AUGUST 3, 2009.
4. SITUS ADDRESS: HAS NOT BEEN ASSIGNED: RENNEN BOULEVARD, LENEXA, JOHNSON COUNTY, 66601.

**LEGAL DESCRIPTION:**

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 24 EAST, IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, THIS ORIGINAL LEGAL DESCRIPTION WAS PREPARED ON SEPTEMBER 19, 2025, BY ME, CRAIG E. CHANEY, PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. 1141, WITH SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 7; THENCE SOUTH 82°34'48" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 7 A DISTANCE OF 867.31 FEET; THENCE DEPARTING SAID CORNER, SOUTH 87°57'12" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RENNER ROAD, AS NOW ESTABLISHED; THENCE DEPARTING SAID POINT, WESTERLY RIGHT-OF-WAY LINE OF RENNER ROAD, NORTH 65°53'11" WEST, A DISTANCE OF 460.30 FEET; THENCE NORTH 31°23'16" WEST, A DISTANCE OF 287.23 FEET; THENCE NORTH 31°43'30" WEST, A DISTANCE OF 186.75 FEET; THENCE NORTH 24°16'41" WEST, A DISTANCE OF 238.14 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 7; THENCE NORTH 87°23'31" EAST, ALONG SAID NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 690.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 439.039 SQUARE FEET OR 10.079 ACRES, MORE OR LESS.

**OWNERS CERTIFICATION AND DEDICATION:**

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "LENEIXA LOGISTICS CENTRE NORTH 7TH PLAT".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LENEIXA, JOHNSON COUNTY, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO ENTER UPON, LOCATE, CONSTRUCT, AND MAINTAIN A SIDEWALK UPON THE AREAS OUTLINED AND DESIGNATED ON THE PLAT AS "SIDEWALK EASEMENTS" OR "S/E".

THE PROPRIETORS, SUCCESSORS, AND ASSIGNS, OF PROPERTY DESCRIBED ON THIS PLAT HEREBY DEDICATE FOR PUBLIC USE ALL LAND DESCRIBED ON THIS PLAT AS STREETS OR PUBLIC WAYS NOT HERETOFORE DEDICATED. ACCEPTANCE OF THE DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY PURPOSES DESCRIBED ON THIS PLAT IS FOR THE SOLE PURPOSE OF MAINTAINING RIGHT-OF-WAY, AND DOES NOT CONSTITUTE ACCEPTANCE OF ANY TERMS OR CONDITIONS SET FORTH IN ANY AGREEMENT NOT SHOWN ON THIS PLAT.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED LAND HEREBY CONSENTS AND AGREES THAT THE GOVERNING BODY OF ANY SPECIAL ASSESSMENT DISTRICT SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR STREETS AND ROADS, OR PARTS THEREOF, FOR PUBLIC USE, FROM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF THE UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED, SHALL BECOME AND REMAIN A LIEN ON THE REMAINDER OF THIS LAND FRONTING OR ABUTTING ON SUCH DEDICATED ROAD OR STREET.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED ITS HAND.

OWNER:

BY: BK PROPERTIES, LLC, MANAGER

BY: \_\_\_\_\_  
KENNETH G. BLOCK, AS TRUSTEE OF THE KENNETH G. BLOCK TRUST, DATED JANUARY 11, 1991, AS AMENDED, MANAGER

**ACKNOWLEDGMENT:**

STATE OF )  
 ) ss.  
COUNTY OF )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME APPEARED KENNETH G. BLOCK, WHO ACKNOWLEDGED HIMSELF TO BE TRUSTEE OF THE KENNETH G. BLOCK TRUST DATED JANUARY 11, 1991, AS AMENDED, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF BK PROPERTIES, LLC, AND THAT HE, AS SUCH, IS BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED ON BEHALF OF SAID ENTITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC MY APPOINTMENT EXPIRES \_\_\_\_\_

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

---

CHRIS POSS, CHAIRMAN

APPROVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST:  
JENNIFER MARTIN, CITY CLERK

CRAIG E. CHANEY, KS-P8-1141  
DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_


**PRELIMINARY**

NE-1/4 OF THE  
SE-1/4 OF SEC. 7  
T13N, R24E

LENEXA LOGISTICS CENTRE NORTH 7TH PLAT  
LOT 9

RENNER BOULEVARD

### LEGEND

 DENOTES RIGHT-OF-WAY TO BE DEDICATED TO THE CITY


 DENOTES SIDEWALK EASEMENT TO BE DEDICATED TO THE CITY

EXHIBIT HIGHLIGHTING EASEMENTS  
TO BE DEDICATED TO THE CITY  
McCLURE 10-23-25

THIS IS TO CERTIFY THAT I, CRAIG E. CHANEY, A PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. 1141, HAVE MADE A SURVEY OF THE PROPERTY HEREIN DESCRIBED AND TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION STATE THAT THIS SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SUCH STANDARDS ARE ADOPTED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS.

FINAL PLAT OF  
LENEXA LOGISTICS CENTRE NORTH 7TH PLAT

ENGINEER	DRAWN BY	REVISIONS	LENEXA, KANSAS
SURVEYOR	T. JONES	-	JOHNSON COUNTY
C. CHANEY	CREW CHIEF	-	SEC. 7-T13S-R24E
	L. WEEMS	-	2025002179-000
		-	October 20, 2025
SHEET NO.			
01/01			

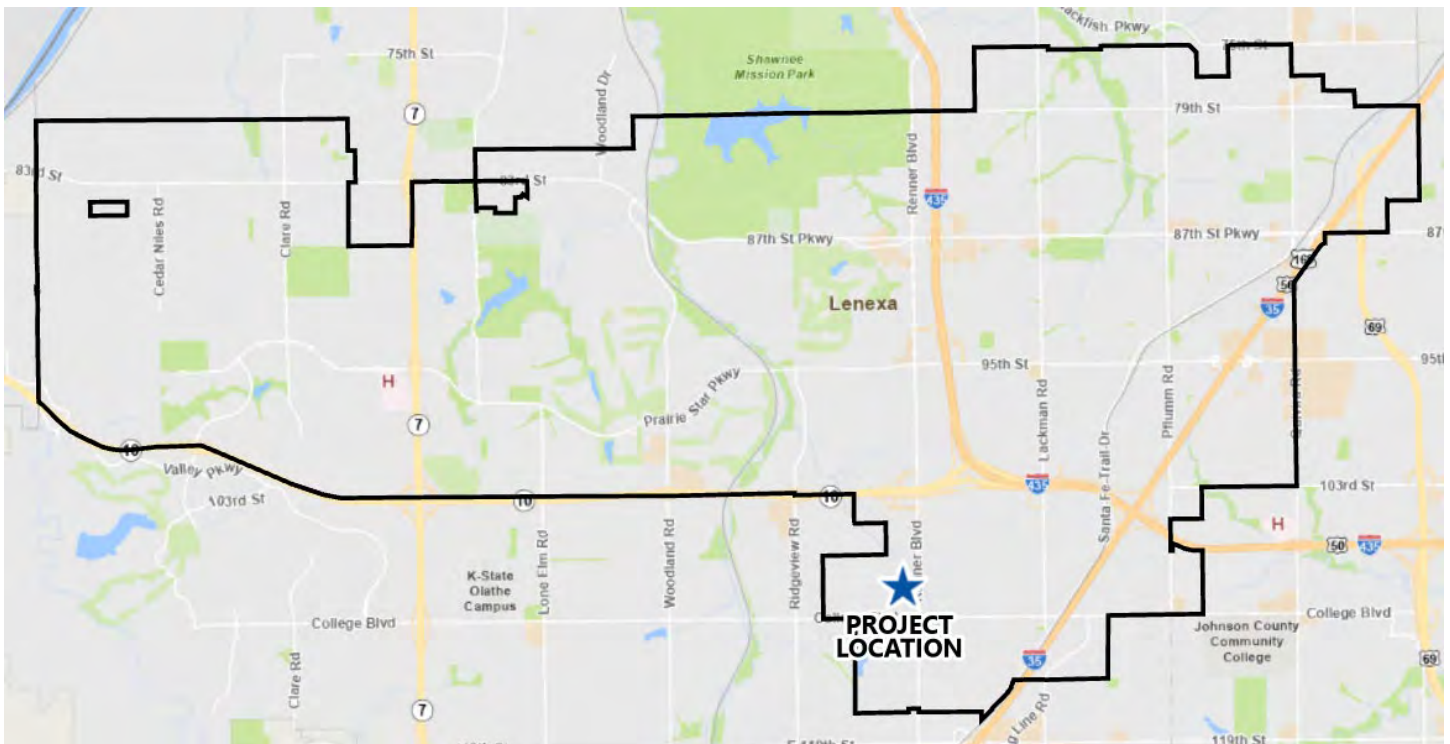


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## LENEXA LOGISTICS CENTRE NORTH 7<sup>TH</sup> PLAT

<b>Project #:</b>	PT25-21F	<b>Location:</b>	West of Renner Boulevard at approximately 108 <sup>th</sup> Street
<b>Applicant:</b>	Patrick Daly, Polsinelli	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Jessica Lemanski, Planner II	<b>Proposed Use:</b>	Wholesale/Warehousing



### PROJECT SUMMARY

The applicant requests approval of a final plat for one 8.8-acre lot on a property located west of Renner Boulevard near 108<sup>th</sup> Street for an industrial development. The proposed final plat will create Lot 9 within the 148-acre Lenexa Logistics Centre North development and dedicates right-of-way and a sidewalk easement along Renner Boulevard. The applicant is working on a final plan that will be reviewed administratively unless deviations are requested. The final plat is consistent with the preliminary plat, which was approved by the Governing Body on October 15, 2019. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL**



## SITE INFORMATION

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

**TABLE 1: PREVIOUS APPLICATIONS**

Project No.	Type	Project Name	Date Approved
<b>RZ18-13</b>	Rezoning	Lenexa Logistics Centre North	September 30, 2019
<b>PL19-13P</b>	Preliminary Plan/Plat	Lenexa Logistics Centre North	September 30, 2019

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
8.8 (Lot 9) 10.079 (on plat)	N/A	BP-2	Business Park



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



## LAND USE REVIEW

The proposed use of the property is wholesale/warehousing according to the applicant; however, a specific tenant has not yet been identified. The property is currently zoned BP-2 and the Future Land Use classification is Business Park. Wholesale/warehousing, general is an allowable use within the BP-2 Zoning District. The proposed use is consistent with the current zoning and the City's Comprehensive Plan.

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



**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

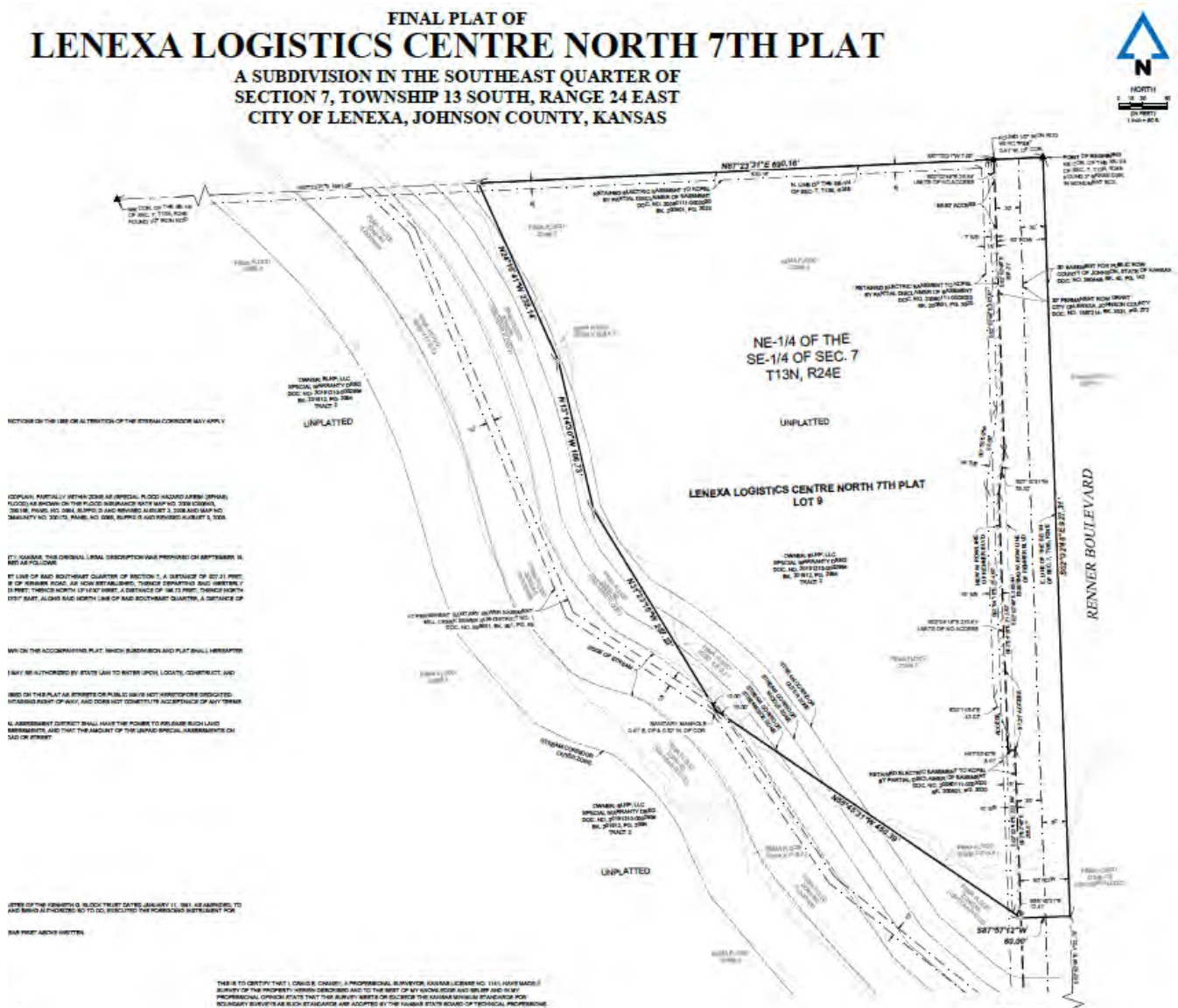
Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Business Park	BP-2, Planned Manufacturing District	Undeveloped Land
<b>North</b>	Business Park	BP-2, Planned Manufacturing and AG, Agricultural Districts	Undeveloped Land
<b>South</b>	Business Park	BP-2, Planned Manufacturing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



## FINAL PLAT REVIEW

The final plat is a one-lot plat of 10.079 acres in the Lenexa Logistics Centre North - Phase 2 development and includes dedication of right-of-way for Renner Boulevard and zero tracts. The additional right-of-way along Renner Boulevard will allow for a right turn lane for the development. Sidewalk easements are granted to the City along Renner Boulevard. The second phase is approximately 148 acres and will ultimately consist of eight buildings and eight lots. The plat complies with the subdivision regulations within the Unified Development Code Chapter 4-3 and is consistent with the preliminary plat.

Access to the site will be taken from Renner Boulevard. Staff discussed the possibility of Tract F becoming a development lot with the applicant. Should Tract F be converted to a development lot in the future a shared access easement will need to be provided across the subject lot to access the future lot. Recorded utility easements exist at various locations within the property.



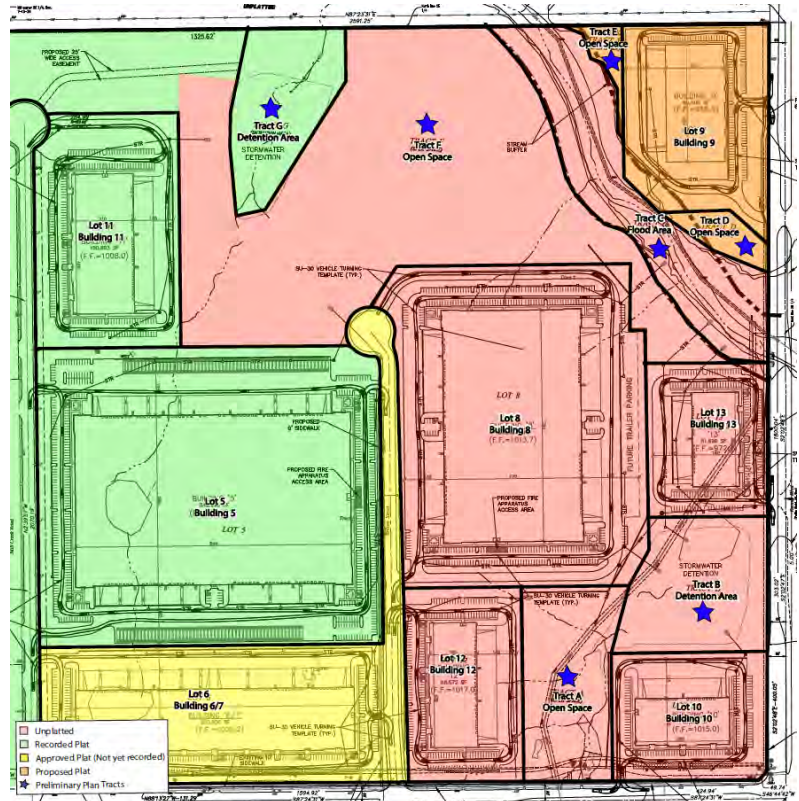
### Exhibit 2: Image of the Final Plat



Exhibit 3 reflects the approved preliminary plat/plan and shows which lots and tracts have been platted from the preliminary plan. The subject property is shown in orange on Exhibit 3. Lot 6 and right-of-way for Britton Street are shown in yellow and approved at the October 6, 2025, Planning Commission meeting and October 21, 2025 City Council meeting, but have not yet been recorded.

**At Right: Exhibit 3: Lenexa Logistics Centre North Platted and Unplatted Properties**

Unplatted tracts used for open space and drainage are shown with a star on Exhibit 3. The subject property incorporates Open Space Tracts D and E into the lot. These tracts are reflected on the preliminary plat for open space purposes. The BP-2 Zoning District requires 25% of the development to be open space and the business park reserves 49% of the land for open space. Because the development far exceeds the open space requirements, incorporating these tracts into Lot 9 is not a concern.



The remaining tracts are a part of this business park and will need to be platted in conjunction with the remaining lots. It is Staff's expectation that Tracts A and B will be platted with the next final plat for any of Lots 8, 10, 12 or 13 and that Tract F be platted with the next final plat of Lot 8 or Lot 13. Tract C, which contains the stream corridor adjacent to the subject property, shall be platted with the last development lot reflected on the preliminary plant/plat or sooner. Staff discussed the possibility of Tract F becoming a development lot with the applicant. Should the applicant move forward with platting Tract F as a development lot, then Tract C will need to be platted with that lot and a recalculation of open space requirements will need to be completed. The BP-2 Zoning District requires 25% of the development to be open space. Table 3 shows the open space calculations provided with the preliminary plat. There is one area of the stream corridor not quite identified appropriately, and therefore a minor correction in the stream setback line work will be necessary prior to the plat being released for recording.

**TABLE 3: OPEN SPACE CALCULATIONS FOR LENEXA LOGISTICS CENTRE NORTH (FROM PRELIMINARY PLAN PL19-13P)**

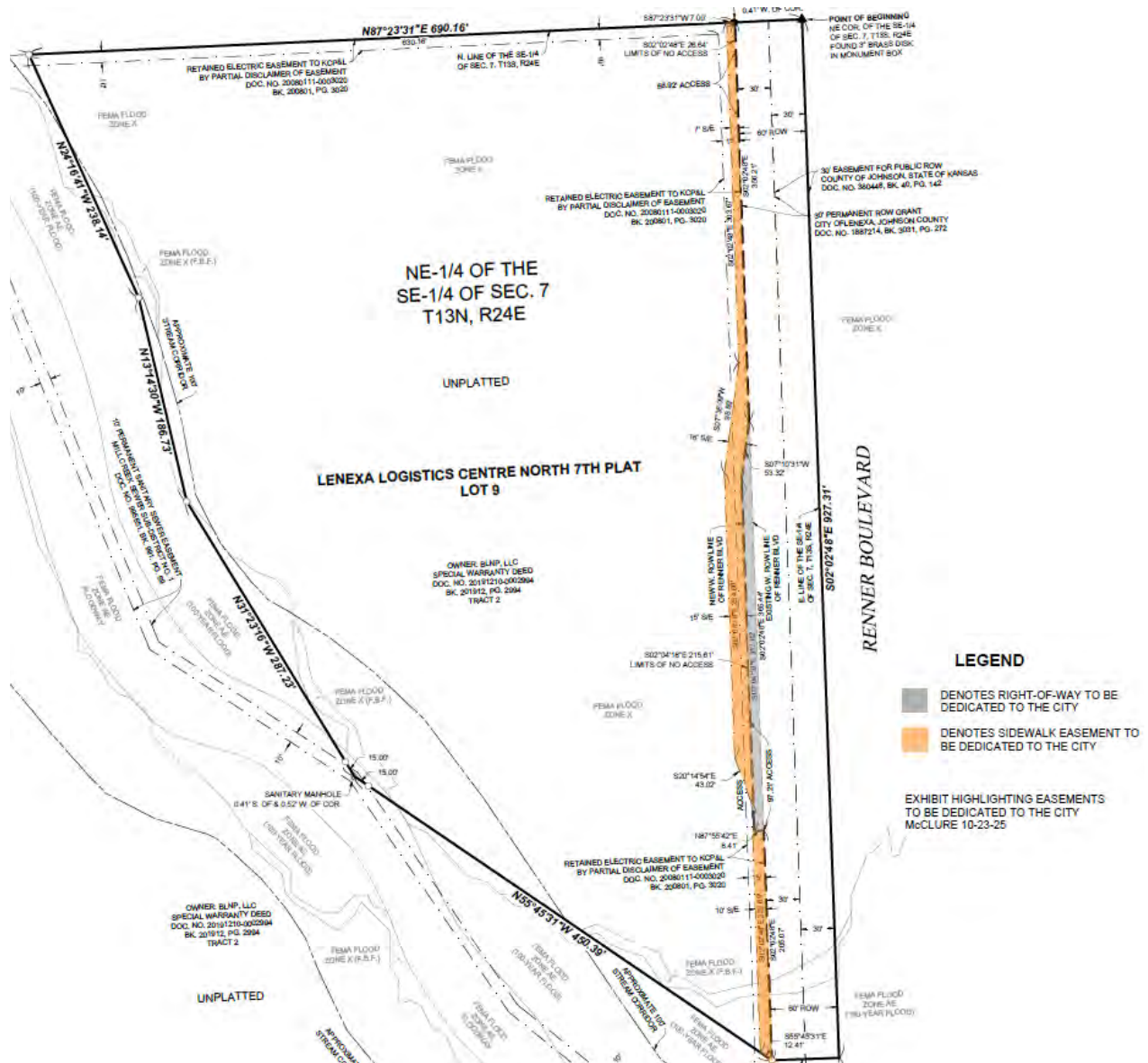
Tracts & Buildings	Open Space Area (SF)	Open Space %
<b>Buildings 5-13</b>	885,036	13.22
<b>Tract A</b>	209,088	3.11
<b>Tract B</b>	217,800	3.37
<b>Tract C</b>	217,800	3.37
<b>Tract D</b>	39,204	0.61
<b>Tract E</b>	26,136	0.40
<b>Tract F</b>	1,363,428	21.8
<b>Tract G</b>	174,240	2.69
<b>Total</b>	3,132,732 (out of 6,469,154)	49%



Sidewalk easements and right-of-way are to be dedicated to the City along Renner Boulevard with this plat as shown in Table 4 and Exhibit 4.

**TABLE 4: PLAT DEDICATIONS**

Type of Dedication	Dedicated to
Right-of-Way	City of Lenexa
Sidewalk Easement	City of Lenexa



**Exhibit 4: Easements to be dedicated to the City of Lenexa**

## DEVIATIONS

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



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## NEXT STEPS

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- The Planning Commission is the final authority for approval of this project.
- This project requires acceptance of dedications by the City Council. Pending approval of the plat from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on November 18, 2025.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant should inquire about additional City requirements and development fees.

---

## RECOMMENDATION FROM PROFESSIONAL STAFF

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- ★ **Staff recommends approval of the proposed Final Plat for Lenexa Logistics Centre North 7<sup>th</sup> Plat.**
  - The plat contains one lot, dedication of right-of-way, and dedication of a sidewalk easement.
  - The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create a ***Thriving Economy***.

### FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT25-21F – **Lenexa Logistics Centre North 7<sup>th</sup> Plat** located west of Renner Boulevard at approximately 108<sup>th</sup> Street, for an industrial development.



## CONSENT AGENDA

1. Resolution adopting the 2026 Planning Commission/Board of Zoning Appeals Schedule of meeting dates and submittal deadlines.
2. Stone Ridge North, Fourth Plat - Consideration of a final plat for a single-family residential development with 59 lots located approximately north of 83rd Street and Cedar Niles Road within the RP-1, Planned Residential (Low Density) District. PT25-18F
3. Range USA - Consideration of a final plat for a personal instruction, general use (shooting range) on property located near the northwest corner of 107th Street and Santa Fe Trail Drive. PT25-20F
4. Lenexa Logistics Centre North 7th Plat - Consideration of a final plat for a new industrial building on property located west of Renner Boulevard at approximately 108th Street within the BP-2, Planned Manufacturing District. PT25-21F
5. Solera Townhomes - Consideration of a final plan for a multifamily residential development located at the southeast corner of Prairie Star Parkway & K-7 Highway within the RP-2, Residential Planned (Intermediate-Density) District. PL25-17F
6. Solera Apartments - Consideration of a final plan for a multifamily residential development located at the southeast corner of Prairie Star Parkway & K-7 Highway within the RP-4, Residential Planned (High Density) District. PL25-18F
7. NovaTech - Consideration of a final plan for a canopy connecting two properties located at 10700 Pflumm Road and 13555 107th Street within the BP-2, Planned Manufacturing District. PL25-19F

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





**CITY COUNCIL  
MEMORANDUM**

**ITEM 4**

**SUBJECT:** Approval of Amendment One to the CID Development Agreement with OC CID, LLC associated with the Orchard Corners Community Improvement District

**CONTACT:** Sean McLaughlin, City Attorney

**DATE:** November 18, 2025

---

**ACTION NEEDED:**

Approve Amendment One to the CID Development Agreement (CID DA) with OC CID, LLC associated with the Orchard Corners Community Improvement District (CID).

**PROJECT BACKGROUND/DESCRIPTION:**

The City approved the Orchard Corners CID on October 19, 2010. The CID levies a 1% retail sales tax on the property located at the southwest corner of 95th Street & Quivira Road. The CID approved a maximum reimbursement of \$16 million for CID-eligible costs associated with the renovation and improvement of the Orchard Corners Center, including public street improvements along 95th Street, exterior and interior improvements to the buildings, and site development improvements ("Project").

The City also entered into a CID DA with OC CID, LLC ("Developer") that sets forth performance standards and reimbursement to the Developer. The performance standards in the CID DA have been completed, and the City has certified approximately \$11 million in CID costs eligible for reimbursement. The Orchard Corners Shopping Center has been very successful in attracting retail tenants and the Developer continues to invest more resources in the Project to keep the center fully occupied. The Developer's continued investment includes, but is not limited to, new tenant finishes, upgraded parking, and other infrastructure improvements. The proposed amendment adds these new improvements as CID costs eligible for reimbursement pursuant to the CID DA. The proposed amendment will allow the Developer to be reimbursed for the continued investment in the Project, but it will not increase the original maximum reimbursement of \$16 million nor extend the term of the CID. All other terms and conditions of the CID DA shall remain the same.

This amendment is available for review in the City Clerk's office.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The CID improvements will be funded solely with an existing 1% CID sales tax over the property located within the CID. The Developer is eligible for a maximum CID reimbursement of \$16 million over the term of the CID.

**STAFF RECOMMENDATION:**

Approve the amendment.



## VISION / GUIDING PRINCIPLES ALIGNMENT:

### Vision 2040

Thriving Economy

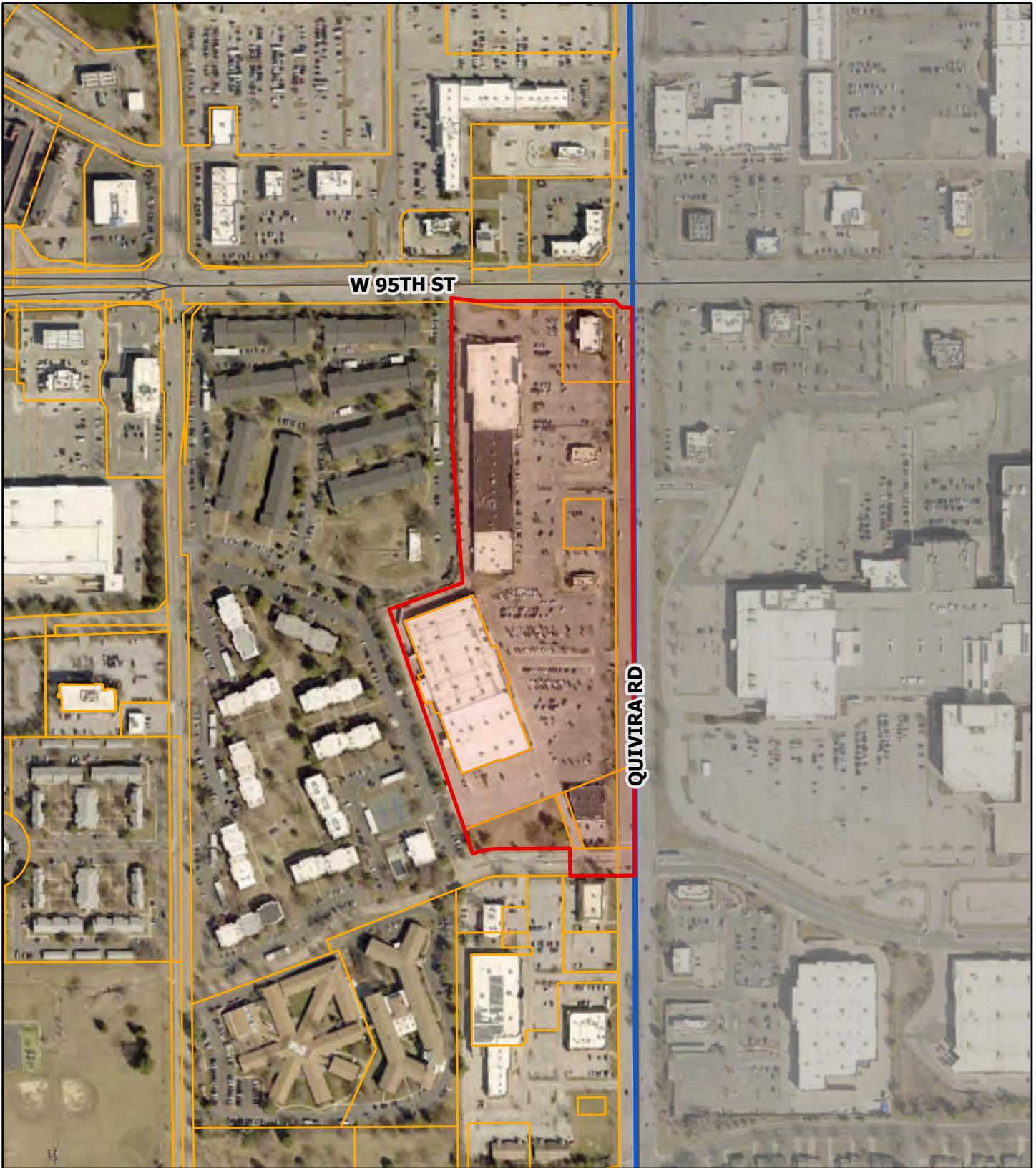
### Guiding Principles

Responsible Economic Development

## ATTACHMENTS

1. Map





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

## Orchard Corners Community Improvement District



0 200 400 800  
Feet





**CITY COUNCIL  
MEMORANDUM**

**ITEM 5**

**SUBJECT:** Approval of Amendment One to the Disposition & Development Agreement with Petra Lenexa, LLC related to Project Plan 6 in the Mining Tax Increment Financing (TIF) District (Ross Canyon Multi-Family Project - Phase 1)

**CONTACT:** Sean McLaughlin, City Attorney

**DATE:** November 18, 2025

**ACTION NEEDED:**

Approve Amendment One to the Disposition & Development Agreement (DDA) with Petra Lenexa, LLC related to Project Plan 6 in the Mining Tax Increment Financing (TIF) District (Ross Canyon Multi-Family Project - Phase 1).

**PROJECT BACKGROUND/DESCRIPTION:**

On August 5, 2025, the City approved Redevelopment (TIF) Project Plan 6 ("Project Plan 6") within the Mining TIF District and entered into a DDA with Petra Lenexa, LLC ("Developer"). The DDA sets out the terms and conditions associated with implementation of Project Plan 6.

Pursuant to the DDA, the Developer had 120 days from the date of approval to close on the property in Project Plan 6. Since that time, the Developer has been diligently pursuing the commencement of Project Plan 6, including acquisition of the property. The Developer has informed the City that they continue to make progress on acquiring the property, but the Developer is requesting additional time to allow the Developer to appropriately fulfill both their real estate financing obligations and the obligations pursuant to the DDA. The Developer requests the time be extended for acquiring the property to December 2, 2026. All other terms of the DDA remain the same.

This amendment is available for review in the City Clerk's office.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

There are no fiscal implications as the proposed extension does not change the amount of or duration for TIF reimbursement.

**STAFF RECOMMENDATION:**

Approve the amendment.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

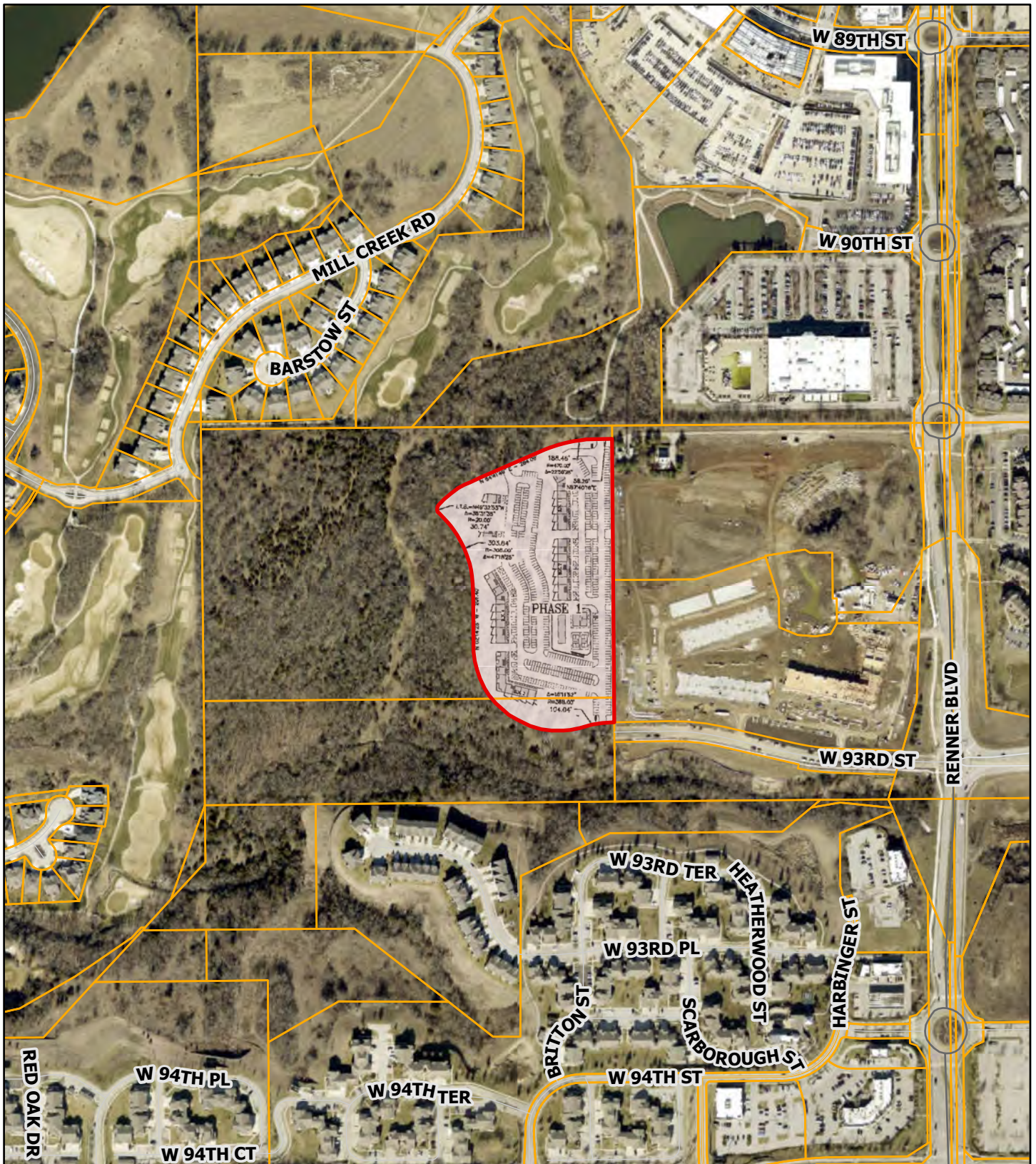
**Vision 2040**  
Thriving Economy

**Guiding Principles**  
Responsible Economic Development

**ATTACHMENTS**

1. Map





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

## Ross Canyon Phase One



0 250 500 1,000  
Feet





**CITY COUNCIL  
MEMORANDUM**

**ITEM 6**

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**SUBJECT:** Approval of an agreement to purchase a MVB3X Modular Vehicle Barrier System from Advanced Securities Technologies

**CONTACT:** Dawn Layman, Police Chief  
Nate Blum, Chief Financial Officer

**DATE:** November 18, 2025

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**ACTION NEEDED:**

Approve an agreement to purchase a MVB3X Modular Vehicle Barrier System from Advanced Securities Technologies.

**PROJECT BACKGROUND/DESCRIPTION:**

Because Kansas City serves as one of the host cities for the 2026 FIFA World Cup, surrounding cities, including Lenexa, will be significantly impacted by this event. In anticipation of increased security and traffic management demands related to the upcoming FIFA World Cup events, it is necessary to acquire a portable, high-performance vehicle barrier system that meets national security standards. The proposed barrier system complies with federal safety and anti-terrorism requirements.

This resolution authorizes the purchase of three trailer packages of a modular vehicle barrier system from Advance Security Technologies. These barriers will be utilized for road closures, crowd control, and perimeter protection during the upcoming FIFA World Cup activities, City events, and other City operational needs.

These three trailer packages will consist of 72 barriers and 72 pivots per trailer and all necessary appurtenances to ensure proper operation.

Key features of the system include:

- Modular design adaptable to any road width
- Single-person operation for lane opening/closing in under 10 seconds
- One-person assembly, deployment, and dismantling
- No tools required for assembly
- Ability to move multiple lanes of barriers simultaneously

City staff has had a live demonstration of the equipment by Advanced Technologies at the Justice Center and consulted other jurisdictions that have utilized the system. As a result, staff believes the system will function well for the intended purposes. Advanced Securities Technologies is the sole source provider of the proposed barrier system packages.

This agreement is available for review in the City Clerk's office.



**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The total cost of the barrier system is \$630,000. Funding for the purchase will come from Tourism and Convention Fund reserves included in the 2025 budget.

**STAFF RECOMMENDATION:**

Approve the agreement.

**VISION / GUIDING PRINCIPLES ALIGNMENT:****Vision 2040****Guiding Principles**

Prudent Financial Management  
Superior Quality Services  
Sustainable Policies and Practices

**ATTACHMENTS**

1. Exhibit









**CITY COUNCIL  
MEMORANDUM**

**ITEM 7**

**SUBJECT:** Resolution approving the serving of complimentary alcoholic liquor or cereal malt beverages at certain events promoting the arts

**CONTACT:** Spencer Throssell, Assistant City Attorney

**DATE:** November 18, 2025

**ACTION NEEDED:**

Adopt a resolution approving the serving of complimentary alcoholic liquor or cereal malt beverages (CMB) at certain events promoting the arts.

**PROJECT BACKGROUND/DESCRIPTION:**

Pursuant to State law, complimentary alcoholic liquor or CMB may be served at a nonprofit organization's events promoting the arts, provided that each event has been approved by the local governing body and the State of Kansas, Division of Alcoholic Beverage Control, has been notified of such event at least 10 days in advance. The Lenexa Arts Council anticipates sponsoring Lenexa Artists' Receptions ("Receptions") promoting the arts on the following dates in 2026:

February 5, 2026	August 20, 2026
March 5, 2026	October 1, 2026
April 2, 2026	November 5, 2026
May 14, 2026	December 10, 2026
May 28, 2026	December 11, 2026
July 9, 2026	

The Receptions are sponsored by the Lenexa Arts Council and will be hosted by various artists involved in the art shows. They will feature the art and provide an opportunity for the public to meet the artists. The Receptions are scheduled to take place in the City Hall Art Gallery located in Lenexa City Hall from 6 PM to 7:30 PM.

**STAFF RECOMMENDATION:**

Adopt the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Inviting Places

**Guiding Principles**  
Extraordinary Community Pride

**ATTACHMENTS**

1. Resolution



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE SERVING OF COMPLIMENTARY ALCOHOLIC LIQUOR OR CEREAL MALT BEVERAGES AT EVENTS PROMOTING THE ARTS.**

WHEREAS, the Lenexa Artists' Receptions ("Receptions"), events promoting the arts sponsored by the Lenexa Arts Council, a nonprofit organization, will take place at Lenexa City Hall; and

WHEREAS, the Lenexa Artists' Receptions will showcase the City of Lenexa Art Shows and provide an opportunity for members of the public to view the art and meet participating artists; and

WHEREAS, pursuant to K.S.A. 41-104, complimentary alcoholic liquor or cereal malt beverages may be served at an event sponsored by a nonprofit organization promoting the arts so long as the event has been approved by the local governing body and the State of Kansas, Division of Alcoholic Beverage Control has been notified of such event at least 10 days in advance; and

WHEREAS, the City desires to approve the Receptions and authorize the serving of complimentary alcoholic liquor or cereal malt beverages at the Receptions.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:**

**SECTION ONE:** The Governing Body hereby authorizes the serving of complimentary alcoholic liquor or cereal malt beverages at the Lenexa Artists' Receptions, events promoting the arts sponsored by the Lenexa Arts Council, a nonprofit organization within the City of Lenexa, Kansas; provided, however, proper notification has been given to the State of Kansas, Division of Alcoholic Beverage Control no less than 10 days in advance of each individual Reception in accordance with K.S.A. 41-104(i). The Lenexa Artists' Receptions will take place at Lenexa City Hall, 17101 W. 87<sup>th</sup> St. Pkwy, Lenexa, KS 66219, and will be held on the following dates:

- February 5, 2026;
- March 5, 2026;
- April 2, 2026;
- May 14, 2026;
- May 28, 2026;
- July 9, 2026;
- August 20, 2026;
- October 1, 2026;
- November 5, 2026;
- December 10, 2026; and
- December 11, 2026.



**SECTION TWO:** This resolution shall become effective upon adoption by the Governing Body.

**ADOPTED** by the City Council November 18, 2025.

**SIGNED** by the Mayor November 18, 2025.

CITY OF LENEXA, KANSAS

\_\_\_\_\_  
Julie Sayers, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Spencer L. Throssell, Assistant City Attorney





**CITY COUNCIL  
MEMORANDUM**

**ITEM 8**

**SUBJECT:** Ordinance amending Lenexa City Code regarding residential rental licensing  
**CONTACT:** Sean McLaughlin, City Attorney  
**DATE:** November 18, 2025

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**ACTION NEEDED:**

Pass an ordinance amending Lenexa City Code regarding residential rental licensing.

**PROJECT BACKGROUND/DESCRIPTION:**

The City's residential rental licensing program provides a comprehensive regulatory scheme for both short- and long-term residential rentals. The licensing program combined with other City Code provisions is effective at addressing complaints and violations related to noise, parking, and property maintenance. In anticipation of increased demand for short-term rentals during the 2026 FIFA World Cup, a few minor updates to the residential rental licensing program are proposed in order to enhance effectiveness and enforcement.

In order to address common complaints specific to short-term rentals, the proposed amendments provide the following:

- Short-term rental occupants must comply with parking restrictions and use off-street parking when available.
- Short-term rentals may not be used as a reception space, party space, meeting space, or for other similar events.

Additionally, the amendments will revise the license enforcement section to apply uniformly to both short- and long-term rentals.

**STAFF RECOMMENDATION:**

Pass the ordinance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Vibrant Neighborhoods

**Guiding Principles**  
Superior Quality Services

**ATTACHMENTS**

1. Ordinance located in the Appendix





**CITY COUNCIL  
MEMORANDUM**

**ITEM 9**

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**SUBJECT:** Ordinance approving and adopting amendments to the City of Lenexa Comprehensive Plan  
**CONTACT:** Scott McCullough, Community Development Director  
**DATE:** November 18, 2025

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**ACTION NEEDED:**

Pass an ordinance approving and adopting amendments to the City of Lenexa Comprehensive Plan.

**PROJECT BACKGROUND/DESCRIPTION:**

The Comprehensive Plan serves as Lenexa's official policy guide for future growth and development. State law requires an annual review to ensure the plan remains relevant as conditions and community goals evolve. Following the 2025 review at the October 6, 2025 Planning Commission meeting, the Planning Commission initiated amendments to revise several Future Land Use (FLU) Map land use classifications, address mapping inconsistencies, and add contextual design considerations for certain areas to better guide development review.

The proposed amendment introduces an Appendix that includes a Glossary of Amendments and new Design Considerations for four specific focus areas. These focus areas are identified on the FLU Map with hatching and correspond to guidance in the new Appendix on aspects such as appropriate uses, site layout, building form, landscaping, and mobility.

After holding a public hearing at the November 3, 2025 meeting, the Planning Commission recommended changes to the Future Land Use classifications for two focus areas:

- Area 2 near the northwest corner of Prairie Star Parkway & Monticello Road and
- Area 3 just west of Lenexa City Center along 87th Street Parkway & Future Ridgeview Road,

as well as new design considerations for these and two other focus areas.

Staff had recommended a classification change for Area 1 at the northeast corner of Prairie Star Parkway & Ridgeview Road from high-density residential to medium-density residential. After deliberation, the Planning Commission recommended retaining the high-density residential classification for Area 1, but they did recommend including the new design considerations for this area.

**STAFF RECOMMENDATION:**

Pass the ordinance.



## PLANNING COMMISSION ACTION:

This item was considered as Item 10 at the November 3, 2025 Planning Commission meeting.

A public hearing was held and three people spoke. Speakers expressed concerns about resident notification, the City's approach to large-scale development incentives, and potential downzoning impacts on certain properties. Others supported staff's effort to clarify the Future Land Use Map but emphasized maintaining predictable development patterns and consistency with existing zoning.

Commissioners discussed notice procedures, clarified that the Comprehensive Plan serves as a policy guide rather than zoning, and supported the new appendix format for tracking amendments and providing additional criteria for development. They agreed with staff's recommendations for most areas but determined that Focus Area 1 should remain High-Density Residential while still applying the proposed design considerations.

Chairman Poss entertained a motion to **APPROVE the amendments to the Lenexa Comprehensive Plan's narrative and Future Land Use Map as outlined in the Appendix with one modification:**

1. The density on the Future Land Use Map for Focus Area #1 (Prairie Star Parkway & Ridgeview Road) will remain unchanged (maintain its High-Density Residential classification), while the design considerations proposed in staff's recommendations will apply with modifications made relative to a High-Density Residential classification.

The Commission voted 8–1 to approve the amendments with the modification.

## VISION / GUIDING PRINCIPLES ALIGNMENT:

### Vision 2040

Thriving Economy  
Inviting Places  
Vibrant Neighborhoods

### Guiding Principles

Responsible Economic Development  
Inclusive Community Building

## ATTACHMENTS

1. Revised Future Land Use Map
2. Comp Plan Amendments Appendix
3. PC Staff Report
4. Public Hearing Presentation
5. PC Draft Minutes Excerpt
6. Ordinance



# FUTURE LAND USE PLAN





## GLOSSARY OF AMENDMENTS TO THE COMPREHENSIVE PLAN

The table below contains a history of amendments to the Comprehensive Plan.

COMPREHENSIVE PLAN AMENDMENTS			
Resolution #	Planning Commission Approval	City Council Approval	Description of Amendment
2025-0xx	TBD	TBD	<ul style="list-style-type: none"> <li>Created Glossary of Amendments and Appendix.</li> <li>Completed minor clean-up revisions to the Future Land Use Map.</li> <li>Created “Development Design Considerations” for sites 1-4 in the Appendix and reflected the sites on the Future Land Use Map.</li> </ul>



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## **DEVELOPMENT DESIGN CONSIDERATIONS**

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The Comprehensive Plan provides several policies related to how land is developed. With each passing year and annual review of the plan, more is known about the community and the changes in market forces and trends. Because conditions change over time, it is necessary for Lenexa to revisit the Comprehensive Plan periodically and update it as needed. This appendix contains revisions to the Comprehensive Plan since its original approval in July 2024.

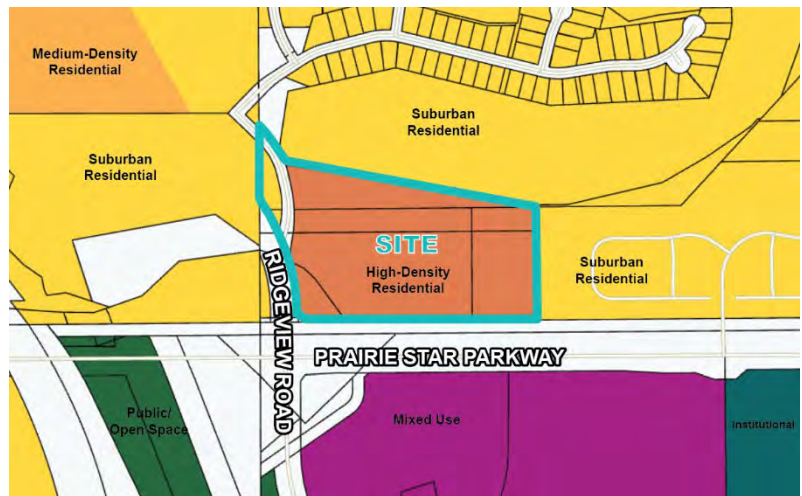
The hatched areas shown on the Future Land Use Map reflect sites where certain design considerations have been identified to ensure high-quality developments that account for the uses and character of the surrounding area. These sites are subject to the following design considerations during the entitlement review process in addition to other policies set forth in the Comprehensive Plan.

DRAFT



## 1. Prairie Star Parkway and Ridgeview Road (Northeast Corner)

This site is classified for High-Density Residential uses and density. The area north of Prairie Star Parkway is planned for less density and intensity than south of Prairie Star Parkway and should contain developments of a high-quality residential character. The bulk, scale, mass, and architectural features of a development at this site should complement Suburban-Density Residential developments existing and planned in the area north of Prairie Star Parkway. Large-scale multifamily buildings are discouraged unless they employ high levels of residential elements such as roof line articulation, sloped roofs, articulated facades and other design elements noted below.



### Building Form

- Cottage Home Court
- Duplex
- Triplex
- Quadplex
- Townhome
- Stacked Duplex
- Multifamily

### Site and Infrastructure

- Minimize the aesthetic impact of parking (no highly visible parking garages, provide screening for surface parking areas).

### Building

- Use building heights and massing that align with established and planned single-family areas to the north, west, and east.
- Utilize architectural elements that produce a more traditional high-quality residential building form such employing pitched and varied roofs and rooflines, roof overhangs, articulated facades, and material changes.

### Landscape

- Maintain a significant width of tree buffer along the north property line.
- Include layered landscaping along the perimeter to buffer arterial street noise and enhance privacy.
- Use landscaping to soften and screen parking lots.

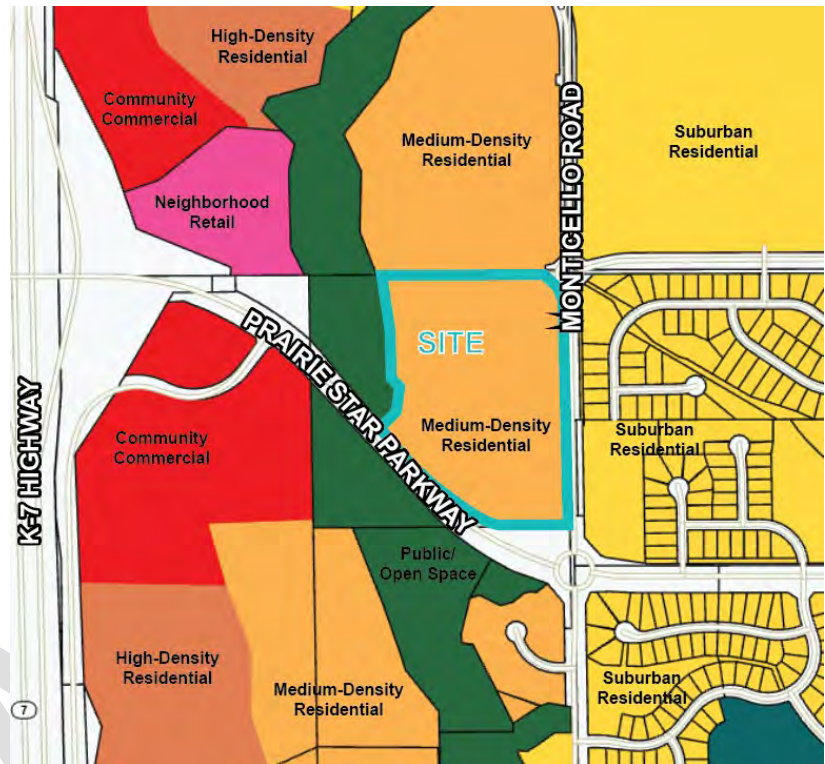
### Mobility

- Provide multimodal connectivity to the trail and sidewalk systems along Prairie Star Parkway and Ridgeview Road.
- Prioritize internal pedestrian circulation over vehicular drive aisles.



## 2. Prairie Star Parkway and Monticello Road (Northwest Corner)

This site is classified for Medium-Density Residential uses and density. This site's surrounding uses include Medium-Density Residential, Suburban-Density Residential and Public Open Space uses and the site is located at the intersection of two arterial streets. Large-scale multifamily buildings are discouraged in order to align with the development in the area and to reduce impact on the park trail to the west of this site. Buildings should employ high levels of residential elements such as roof line articulation, sloped roofs, articulated facades and other elements noted below.



### Building Form

- Single-Family Detached
- Cottage Home Court
- Duplex
- Triplex
- Quadplex
- Townhome
- Stacked Duplex
- Multifamily

### Site and Infrastructure

- Provide circulation patterns appropriate for a medium-density character and compatible with surrounding residential uses.
- Manage access spacing on Prairie Star Parkway and Monticello Road to protect arterial traffic flow.
- Provide access north of the site off the west arm of the 95<sup>th</sup> Street roundabout.
- Lay out the site in a way that works with and accounts for the site's grade to avoid tall retaining walls and excavating large portions of the site.

### Building

- Use building heights and massing that align with established and planned single-family and townhome developments in the vicinity.
- Design structures with varied rooflines, porch elements, and façade modulation to reduce visual bulk.
- Emphasize residential architecture compatible with RP-1 and RP-2 context (pitched roofs, articulated facades, adequate material transitions, use of quality materials).

### Landscape

- Provide extraordinary landscape buffer width and plant quantities along Prairie Star Parkway and Monticello Road to complement the designs of these well-appointed streets and buffer from the single-family uses to the east.

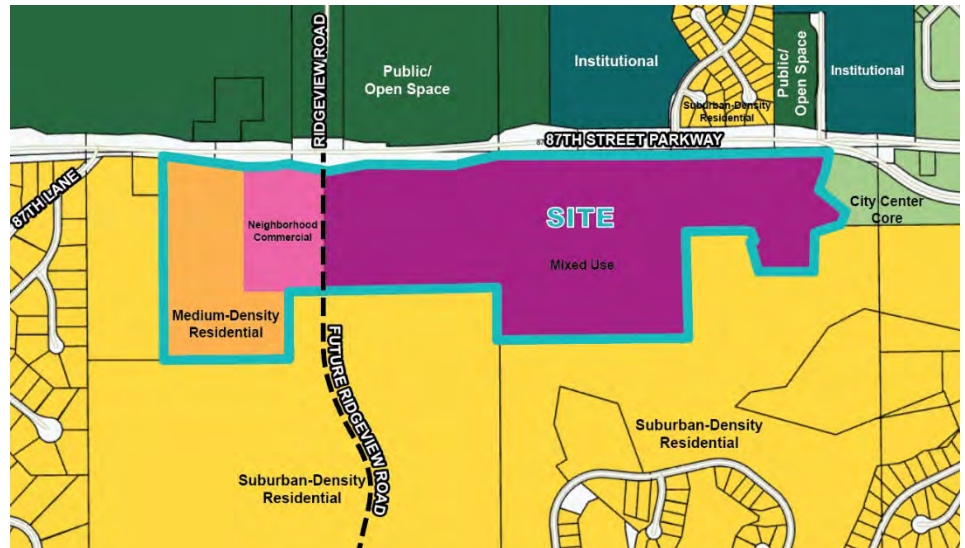
### Mobility

- Provide internal pedestrian connections to nearby neighborhoods and open spaces.
- Incorporate multimodal infrastructure to support walking and biking to schools and parks.
- Provide connections to the park trail to the west.



### 3. 87<sup>th</sup> Street Parkway Near Future Ridgeview Road

This area along 87<sup>th</sup> Street Parkway is classified for Mixed-Use, Neighborhood Commercial and Medium-Density Residential uses and density. The area presents an opportunity to extend the intensity of uses of City Center while providing an appropriate transition to existing and future single-family neighborhoods that surround this area. It will be important that the area classified for Mixed-Use contains a mix of residential and non-residential uses, especially along the east side of Ridgeview Road so that Ridgeview Road is flanked by commercial uses.



#### Building Form/Uses

- Higher-intensity uses should be established east of Ridgeview Road.
- Mixed-Use development should include a true mix of uses – not just a single use such as multifamily residential.
- Organize uses to create a logical transition from urban-intensity uses in City Center to suburban-density neighborhoods west of Ridgeview Road.
- Establish commercial retail or office uses at the southwest and southeast corners of Ridgeview Road and 87<sup>th</sup> Street Parkway.

#### Site and Infrastructure

- Provide appropriate infrastructure to support mixed-use development, including pedestrian-scale streets, utility access points, and shared parking strategies.
- Align future Ridgeview Road in a manner that supports the variety of uses and connects to existing Ridgeview Road to the north of 87<sup>th</sup> Street Parkway.

#### Building

- Encourage vertical or horizontal mixing of uses, especially along 87<sup>th</sup> Street Parkway and the future Ridgeview corridor.
- Ensure building massing closest to single-family neighborhoods is reduced, while medium-density units concentrate toward arterial streets.

#### Landscape

- Provide enhanced landscape screening to buffer transitions between commercial/mixed-use and residential edges.
- Integrate pedestrian plazas, streetscape plantings, and resilient species to reinforce a walkable environment.

#### Mobility

- Include continuous sidewalks, multi-use trails, and direct pedestrian linkages to City Center and nearby Shawnee Mission Park.



#### 4. Business Park areas at the northeast and northwest corners of K-10 Highway and K-7 Highway

This site is classified for Business Park uses and is well served by the City's arterial street network and access to K-7 Highway and K-10 Highway. While this area is suitable for Business Park uses and some amount of truck traffic should be expected, the greater area contains residential, school, and other uses that require that semi-truck trips be mitigated. This is done through appropriate design of streets, designating efficient truck routes, and by carefully analyzing projects in the Business Park areas to encourage low-volume semi-truck uses.



##### Uses

- Business Park uses that minimize the number of truck loading docks and semi-truck trips to the area.
- Large-scale distribution, fulfillment, and/or freight facilities are not appropriate in this area.

##### Site and Infrastructure

- Locate loading docks and truck courts internally to minimize exposure to surrounding residential areas.

##### Building

- Orient buildings and service areas away from residential development where feasible.
- Require façade articulation and high-quality exterior materials facing public streets.

##### Landscape

- Incorporate berms, evergreen plantings, and layered screening to buffer views of service areas and truck activity.
- Enhance street frontage landscape to reduce industrial intensity.

##### Mobility

- Analyze development projects for routing to the state highway system and the ability to demonstrate low volumes of truck traffic.
- Accommodate safe pedestrian and bicycle connections that do not conflict with truck circulation.



## COMPREHENSIVE PLAN AMENDMENTS

**Staff Planner:** Stephanie Sullivan, AICP

**Location:** City-wide

**Project Type:** Comprehensive Plan Amendment



## GUIDING GROWTH FOR A VIBRANT AND THRIVING **LENEXA** COMPREHENSIVE PLAN

### PROJECT SUMMARY

The [Comprehensive Plan](#) represents the City's official roadmap for the future, which is intended to guide Lenexa for the coming years. The Comprehensive Plan is a policy guide that outlines actions to work towards achieving the City's vision. Because conditions change over time, it is necessary for Lenexa to revisit the Comprehensive Plan periodically and update it as needed. Kansas statute 12-747(d) requires that – "At least once each year, the planning commission shall review or reconsider the plan or any part thereof and may propose amendments, extensions or additions to the same. The procedure for the adoption of any such amendment, extension or addition to any plan or part thereof shall be the same as that required for the adoption of the original plan or part thereof."

This report and the attached draft appendix provides recommended amendments to the Comprehensive Plan as discussed at the October 6, 2025 Planning Commission meeting. A public hearing is required for this item.

### STAFF RECOMMENDATION: APPROVAL OF THE AMENDMENTS



## BACKGROUND

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Lenexa's Comprehensive Plan is the official policy guide for future growth and development in the city. It includes overall principles and values for development, considering the many pieces of our built environment, streets, sidewalks, parks, trails, streams, watersheds, land use, development patterns, economic and demographic trends. It provides policy direction related to land use changes, planning for capital improvements and directing future growth. It is designed to preserve and enhance public health, safety and welfare through managing growth, providing adequate public services and protecting natural resources.

The City of Lenexa completed a major update to its Comprehensive Plan in July 2024. The updated plan was adopted by the Planning Commission on June 3, 2024, and by the Governing Body on July 2, 2024. Kansas statute requires that the Planning Commission review the Comprehensive Plan annually. The last annual review was completed at the October 6, 2025 Planning Commission meeting, at which time the Planning Commission initiated several amendments to the Comprehensive Plan. This report reviews those amendments and provides the specific map and narrative changes to implement the Planning Commission's direction.

## SUMMARY OF GOALS OF THE 2024 COMPREHENSIVE PLAN

### **Housing & Neighborhoods**

- Prioritize creating complete neighborhoods to maintain and elevate Lenexa's high quality of life and desirability.
- Support a diverse range of housing to support residents of all backgrounds and stages of life.
- Promote the development of sustainable and resilient neighborhoods.

### **Commercial & Employment**

- Promote vibrant, attractive, and unique commercial areas with high economic vitality.
- Foster a strong local economy that offers a wide range of employment opportunities.
- Maintain and enhance high-quality, healthy working environments in all commercial and employment areas of the City.

### **Transportation & Mobility**

- Provide a safe, convenient multimodal network for all ages and abilities.
- Improve safety and access for all users of the transportation system.
- Ensure Lenexa's transportation system is sustainable and poised for the future.
- Plan for and prioritize infrastructure improvements to the City's internal and shared transportation systems.

### **Community Facilities & Infrastructure**

- Continue to provide high quality community services as the City grows.
- Be a steward of the environment and emerge as a leader in municipal sustainability.

### **Parks, Open Space & Recreation**

- Enhance, protect, and increase parks, open spaces, recreational opportunities and natural assets.
- Maintain, expand, and improve the trail system to keep the community connected.

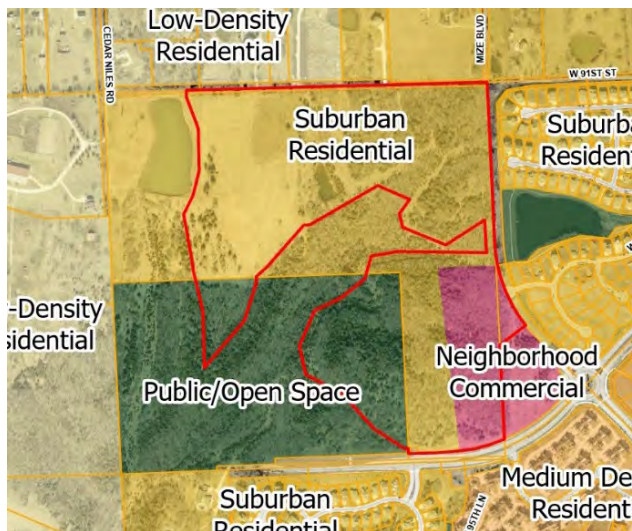


## PROPOSED UPDATES TO THE COMPREHENSIVE PLAN

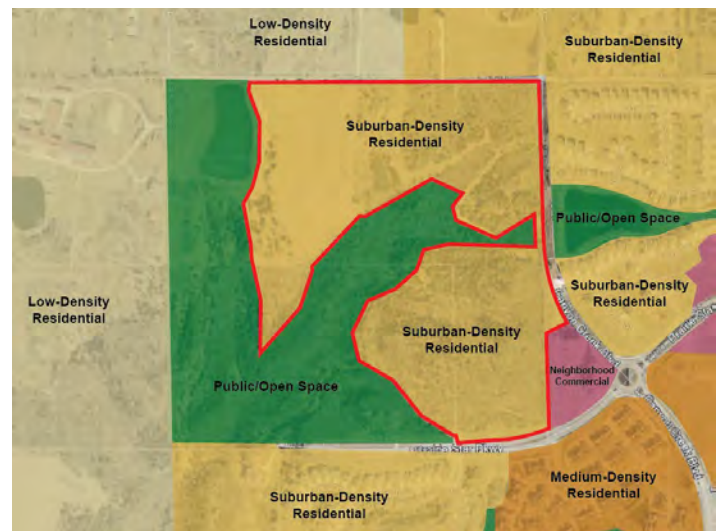
As part of this annual review, Staff identified amendments to the Comprehensive Plan for consideration by the Planning Commission. Some of these proposed updates are minor in nature and are intended to ensure the Future Land Use (FLU) Map continues to serve as an accurate and effective guide for decision-making. Some changes include cleaning up several property boundaries and filling in missing land use classifications. Other updates include revising the Future Land Use Map classifications in four specific focus areas of the city. Collectively, these refinements will strengthen the clarity and usability of the plan while maintaining consistency with its overall vision and goals.

### MINOR AMENDMENTS TO THE FUTURE LAND USE MAP

- Amend the map to make it consistent with the rezoning and plat approval of the Sunset Canyon project, which included a land swap with park land.



**Exhibit 1: Current FLU with Sunset Canyon project boundary in red.**

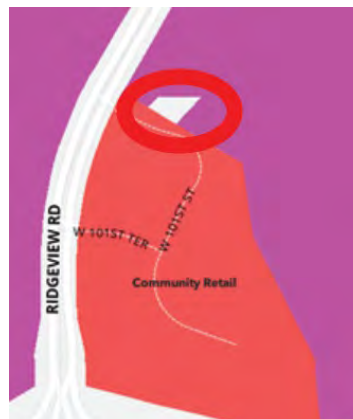


**Exhibit 2: Proposed FLU with Sunset Canyon project boundary in red.**

- Amend the map to fill in gaps in the FLU Map where voids are shown.
- Amend the map to fix inconsistencies with FLU classification boundaries.



**Example: Missing designations.**



**Example: Missing designation.**



**Example: Boundary inconsistencies.**



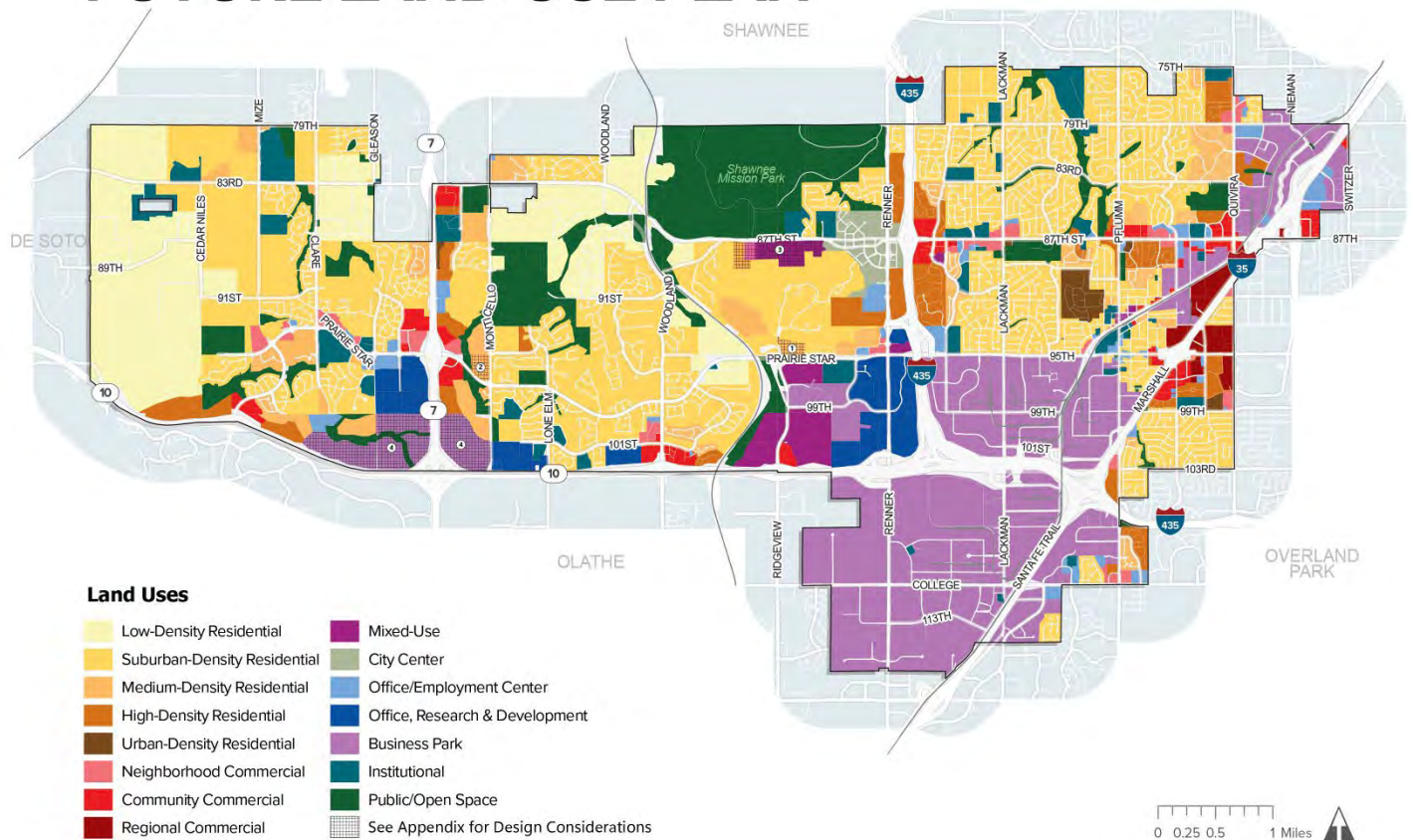
## FOCUS AREA AMENDMENTS TO THE FUTURE LAND USE MAP

In addition to minor boundary adjustments and clean-up type amendments, Staff identified four focus areas where targeted amendments to the FLU Map or narrative are recommended. These proposed changes are intended 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. To ensure transparency, Staff reached out to the affected property owners to provide notice of these proposed revisions and gather feedback regarding the potential reclassifications. Staff met with many of the owners to discuss the changes. This report provides the background information for the proposed amendments.

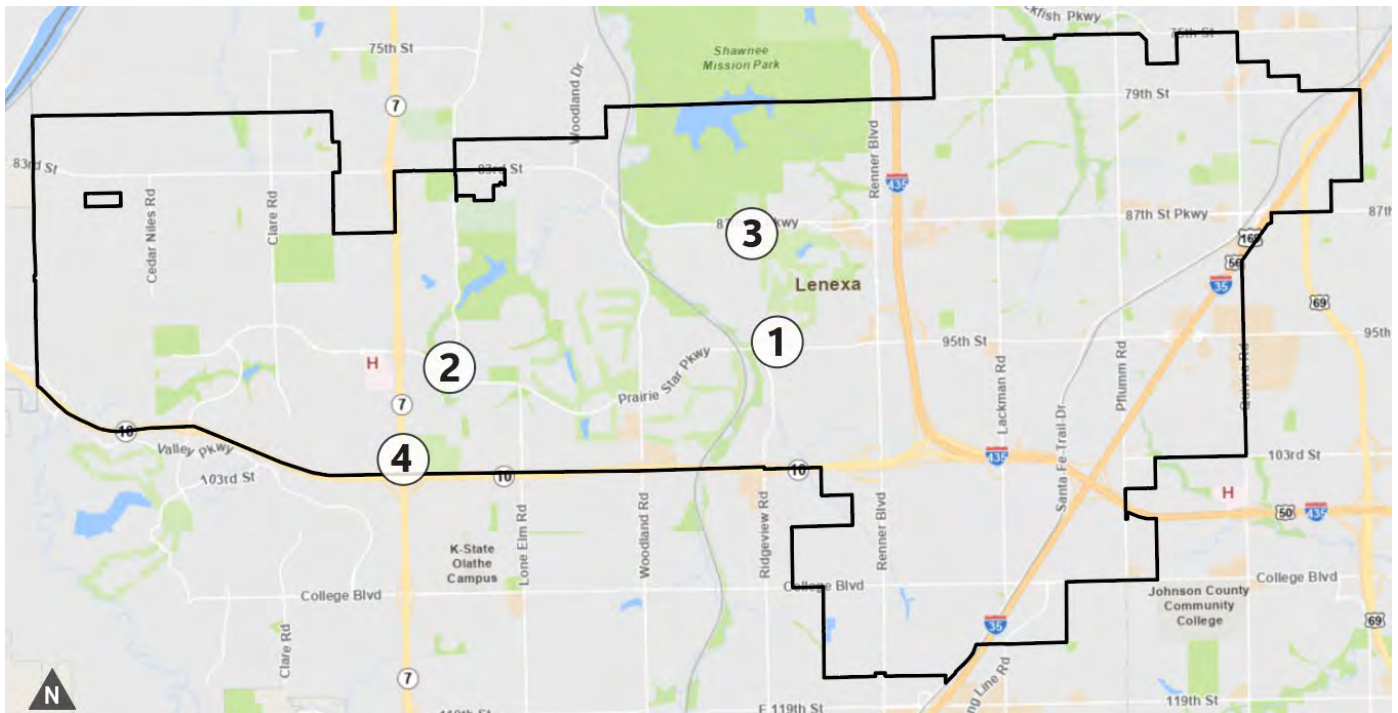
A draft Appendix to the Comprehensive Plan is included for review. The Appendix introduces a new glossary section that documents future amendments to the plan. It also establishes a new Design Considerations section intended to guide entitlement review for select focus areas. These focus areas will be identified on the Future Land Use Map (see Exhibit 3) with a hatching pattern and numbering system that corresponds to the Design Considerations section of the Appendix. The design considerations will provide high-level guidance related to appropriate uses, site and infrastructure design, building form, landscape treatments, and mobility connections.

DRAFT (Amendment 1 - Fall 2025)

## FUTURE LAND USE PLAN



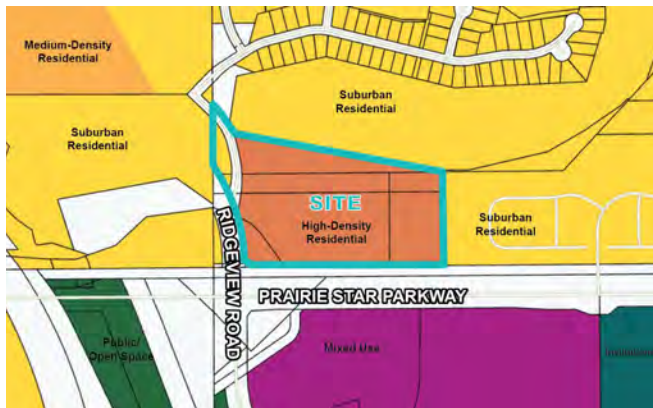




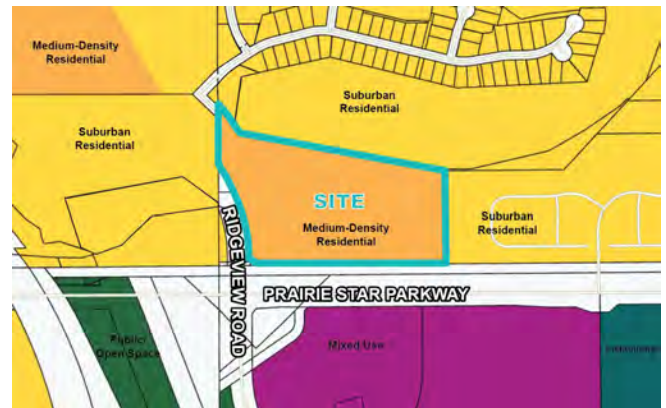
**Exhibit 4: Map of Focus Area Amendment Locations.**

### 1. Prairie Star Parkway and Ridgeview Road (Northeast Corner)

This amendment reclassifies the property outlined in blue below from High-Density Residential to Medium-Density Residential in essence lowering the maximum density from 16 dwelling units per acre to 8 dwelling units per acre. The corresponding zoning districts for the Medium-Density Residential classification are RP-1 and RP-2.



**Exhibit 5: Current FLU (High-Density Residential)**



**Exhibit 6: Proposed FLU (Medium-Density Residential)**

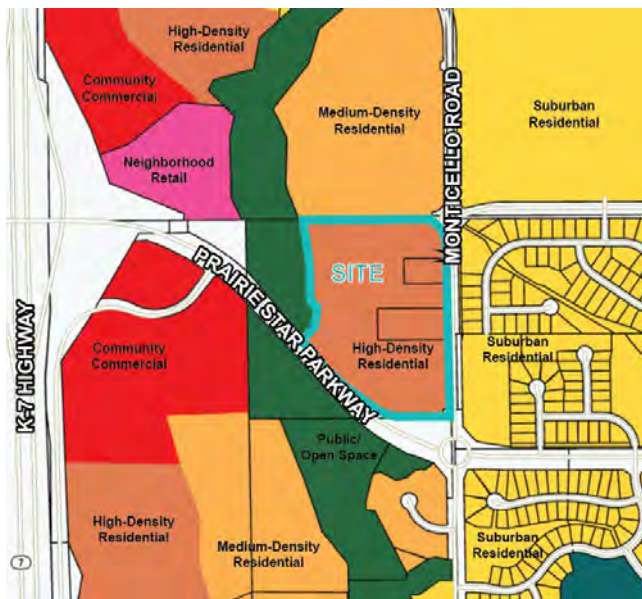
- A. The reclassification is intended to better balance the intensity of future development with the established and planned neighborhoods to the north, west and east which are classified for less intense residential uses than the subject property. The character north of Prairie Star Parkway is different than the mixed use, higher intensity character to the south.
- B. A medium-density classification takes advantage of a location at two arterial streets – Ridgeview Road and Prairie Star Parkway – while providing buffer from these streets for the single-family uses to the north and while maintaining the opportunity to provide a diverse mix of housing for the community.



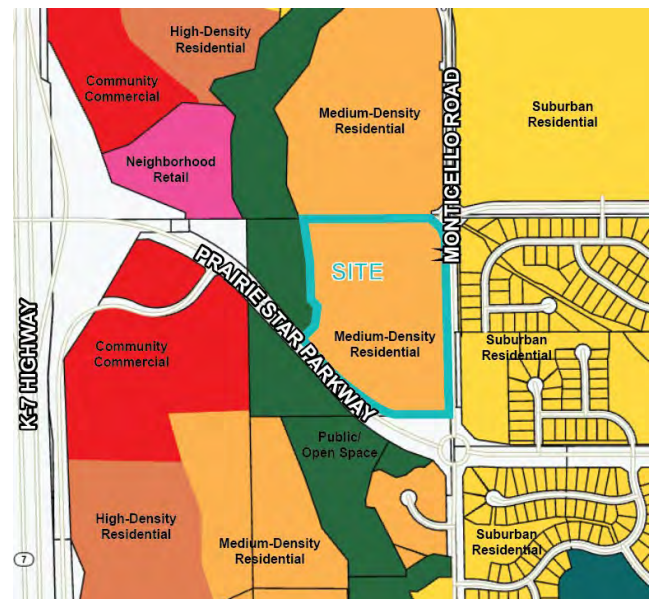
- C. A key community desire is to address cut-through traffic traveling through the Cottonwood Canyon neighborhood from the intersection of Ridgeview Road and Prairie Star Parkway to City Center. As developments are completed near this intersection, traffic will increase through the Cottonwood Canyon neighborhood. A lesser density classification helps mitigate this impact to the Cottonwood Canyon residents, while providing a reasonable density for property not well suited for single-family development.
- D. A key consideration in locating High-Density Residential densities in the community is a property's relationship to a state highway and other land uses in the area. Because it does not abut a state highway, but rather abuts developments of a lesser density, this property is misaligned with this key consideration. A Medium-Density Residential classification fits the character and development pattern of the area much better.
- E. This property's classification was carried over from the previous Comprehensive Plan without a great deal of analysis. A high-density project was recently processed at this site leading to a deeper analysis of the area. Staff now believe the classification of Medium-Density Residential is a more appropriate highest and best use for the property given the development pattern that has occurred in the area.
- F. The High-Density Residential use is meeting a demand that is provided in adequate supply at more appropriate locations within the plan. The Medium-Density Residential classification aligns with the goal to diversify housing densities given the context of an area.

## 2. Prairie Star Parkway and Monticello Road (Northwest Corner)

This amendment reclassifies the property outlined in blue below from High-Density Residential to Medium-Density Residential in essence lowering the maximum density from 16 dwelling units per acre to 8 dwelling units per acre. The corresponding zoning districts for the Medium-Density Residential classification are RP-1 and RP-2. Key considerations include:



**Exhibit 7: Current FLU (High-Density Residential)**



**Exhibit 8: Proposed FLU (Medium-Density Residential)**

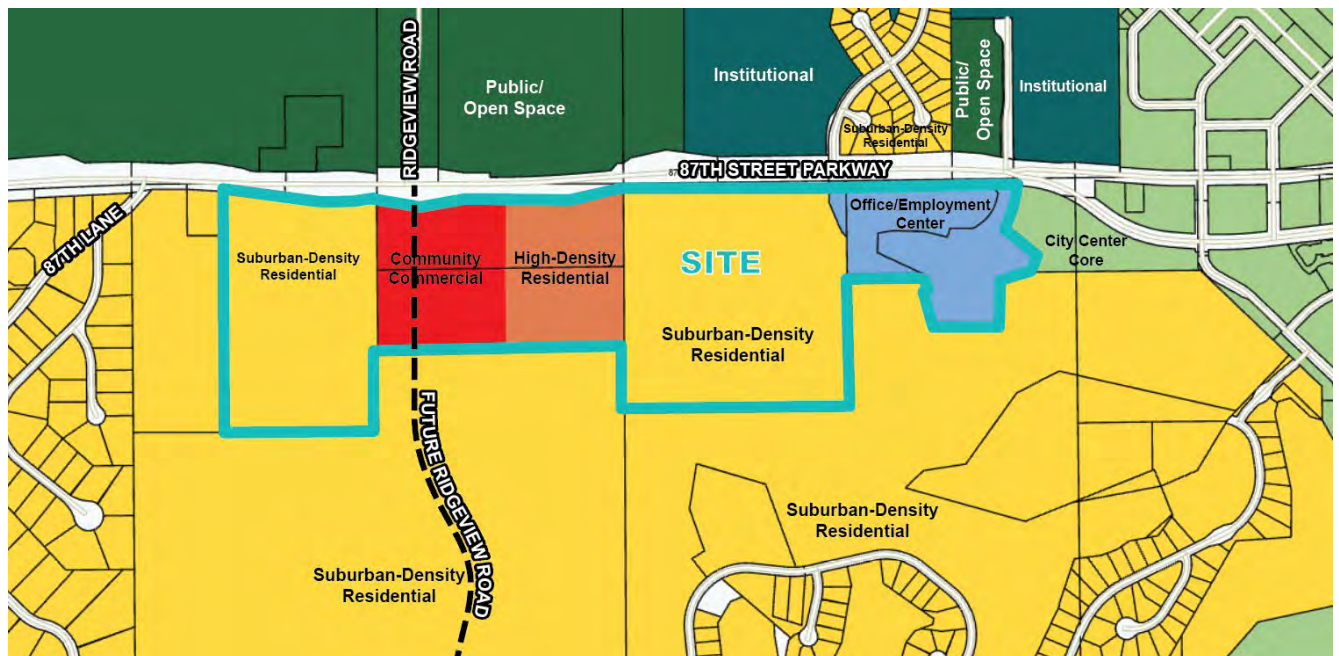
- A. This reclassification will ensure that the scale of future residential development is more closely aligned with the existing Suburban-Density Residential, Medium-Density Residential and Public Open Space classification and uses in the area.



- B. A Medium-Density Residential classification takes advantage of a location at two arterial streets – Prairie Star Parkway and Monticello Road – while maintaining the opportunity to provide a diverse mix of housing for the community.
- C. A key consideration in locating High-Density Residential densities in the community is a property's relationship to a state highway and other land uses in the area. Because the property does not abut a state highway, but rather is surrounded by developments of lesser densities, this property is misaligned with this key consideration of being adjacent to a state highway. A Medium-Density Residential classification fits the character and development pattern of the area much better.
- D. A Medium-Density Residential classification, and its corresponding zoning districts, provides a more appropriate alignment with surrounding zoning and housing types while still allowing flexibility for a mix of units in the area. This property's classification was carried over from the previous Comprehensive Plan without a great deal of analysis. Since the July 2024 adoption of the Comprehensive Plan, a high-density project was processed at this site leading to a deeper analysis of the area. Staff now believe the classification of Medium-Density Residential is a more appropriate highest and best use for the property given the development pattern that has occurred in the area.
- E. The High-Density Residential use is meeting a demand that is provided in adequate supply at more appropriate locations within the plan. The Medium-Density Residential classification aligns with the goal to diversify housing densities given the context of an area.

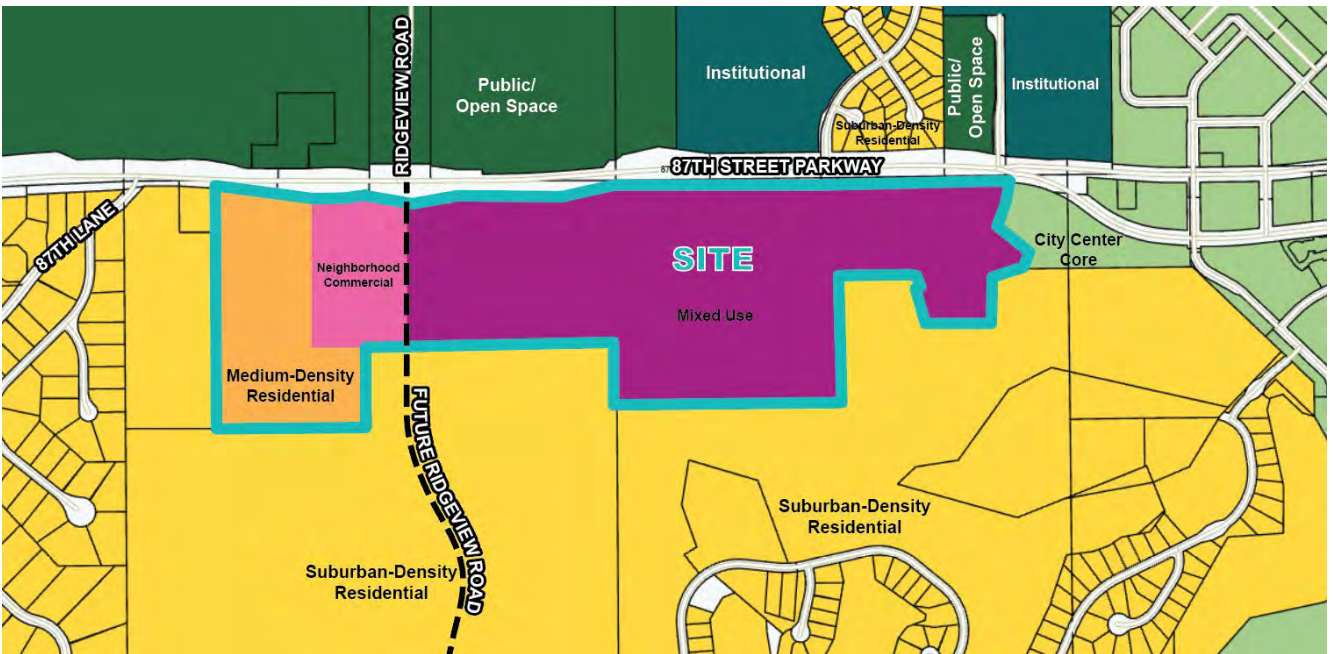
### 3. 87<sup>th</sup> Street Parkway Near Future Ridgeview Road

This amendment reclassifies the property outlined in blue below from the noted classifications to Medium-Density Residential, Neighborhood Commercial, and Mixed-Use. The Medium-Density Residential classification maximizes density at 8 dwelling units per acre and the Mixed-Use classification requires an overall mixing of land uses with a 16 dwelling unit per acre average. Key considerations include:



**Exhibit 9: Current FLU (Suburban-Density Residential, Community Commercial, High-Density Residential, Office/Employment Center)**





**Exhibit 10: Proposed FLU (Neighborhood Commercial, Medium-Density Residential, Mixed-Use)**

- A. This reclassification is intended to encourage development that complements the character of and supports the land uses within nearby Lenexa City Center urban area.
- B. A combination of Medium-Density Residential and Mixed-Use will allow flexibility for a range of uses along an arterial street that enters the urban core of the City. It also provides an appropriate transition to existing and future single-family neighborhoods that surround this area.
- C. A key feature of this area is future Ridgeview Road, which is an arterial street. This greater area flanking future Ridgeview Road as it connects 87<sup>th</sup> Street to Prairie Star Parkway provides opportunity for a mix of land uses, including a large portion of Suburban-Density Residential (single-family) uses.
- D. The Medium-Density Residential and Neighborhood Commercial classifications west of Ridgeview Road provide an appropriate transition to the Suburban-Density Residential classification to the west. Ridgeview Road provides a defined line of transition to step intensities down while also providing needed commercial uses to the area. The Neighborhood Commercial classification represents 5-7 acres of commercial opportunity along Ridgeview Road across from the Mixed-Use classification which is likely to develop with commercial uses along Ridgeview Road as well.
- E. While the Mixed-Use classification stresses vertical mixing of uses, this area is appropriate for horizontal mixing of uses so long as the entire area is not developed with multifamily uses. To accomplish this, the language describing the Mixed-Use classification needs to be revised and will be brought forward with the revised plan.

**4. Mitigate semi-truck uses in the Business Park areas at the northeast and northwest corners of K-10 Highway and K-7 Highway.**

This amendment seeks to address concerns noted by residents in this surrounding area for generating significant amounts of semi-truck traffic on the City's street network given the residential and school uses established and planned in the area. Key considerations include:





**Exhibit 11: FLU and Transportation and Mobility Network Plan in the Vicinity of K-7 Highway and K-10 Highway.**

- A. The elbows of the intersection of two state highways are appropriate for Business Park uses, which include a variety of civic, office, warehousing and manufacturing uses and the area is well-served by interchanges to the state highway system. While the Comprehensive Plan designates the northwest and northeast corners of the K-10 and K-7 interchange for Business Park uses, staff recommends clarifying that large-scale distribution, fulfillment, or freight facilities that generate significant volumes of semi-truck traffic should be carefully analyzed for their routes to the state highway system.
- B. Carefully analyzing truck traffic as developments are proposed will preserve employment opportunities in the Business Park area while mitigating the adverse impacts associated with truck traffic that travels past residential areas.

## RECOMMENDATION FROM PROFESSIONAL STAFF

- ★ **Conduct a public hearing.**
- ★ **Summary of Staff Recommendation: Staff recommends approval of the amendments as noted within this Staff Report and the attached exhibit of the draft Appendix.**
  - The project is consistent with Lenexa's goals through **Sustainable Policies and Practices** and **Inclusive Community Building** to create **Thriving Economy, Inviting Places, and Vibrant Neighborhoods**.

## COMPREHENSIVE PLAN AMENDMENTS

Staff recommends **APPROVAL** of the amendments to the **Comprehensive Plan** as noted within the Staff Report and the attached exhibit of the draft appendix.





GUIDING GROWTH FOR A VIBRANT AND THRIVING

# **LENEXA**

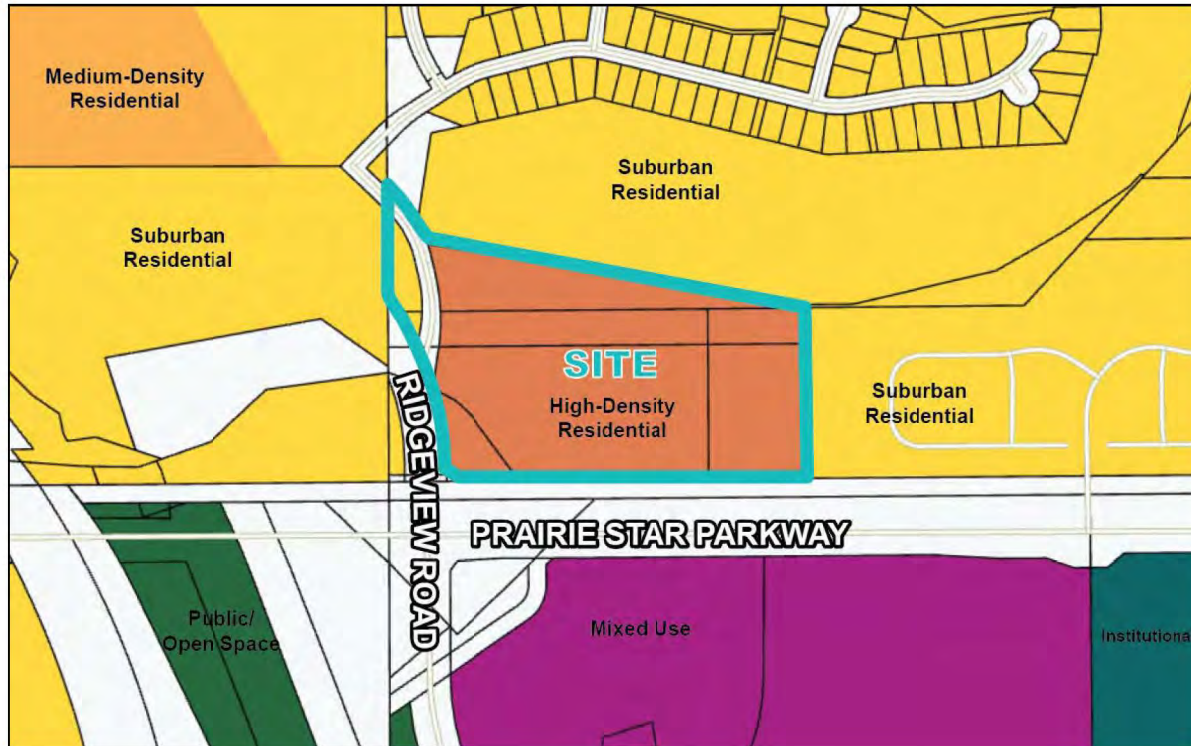
**COMPREHENSIVE PLAN**

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## FOCUS AREA AMENDMENTS

REMOVE CHANGE #1. PRAIRIE STAR PARKWAY AND RIDGEVIEW ROAD  
(NORTHEAST CORNER)





## Target Area: Prairie Star Pkwy & Ridgeview

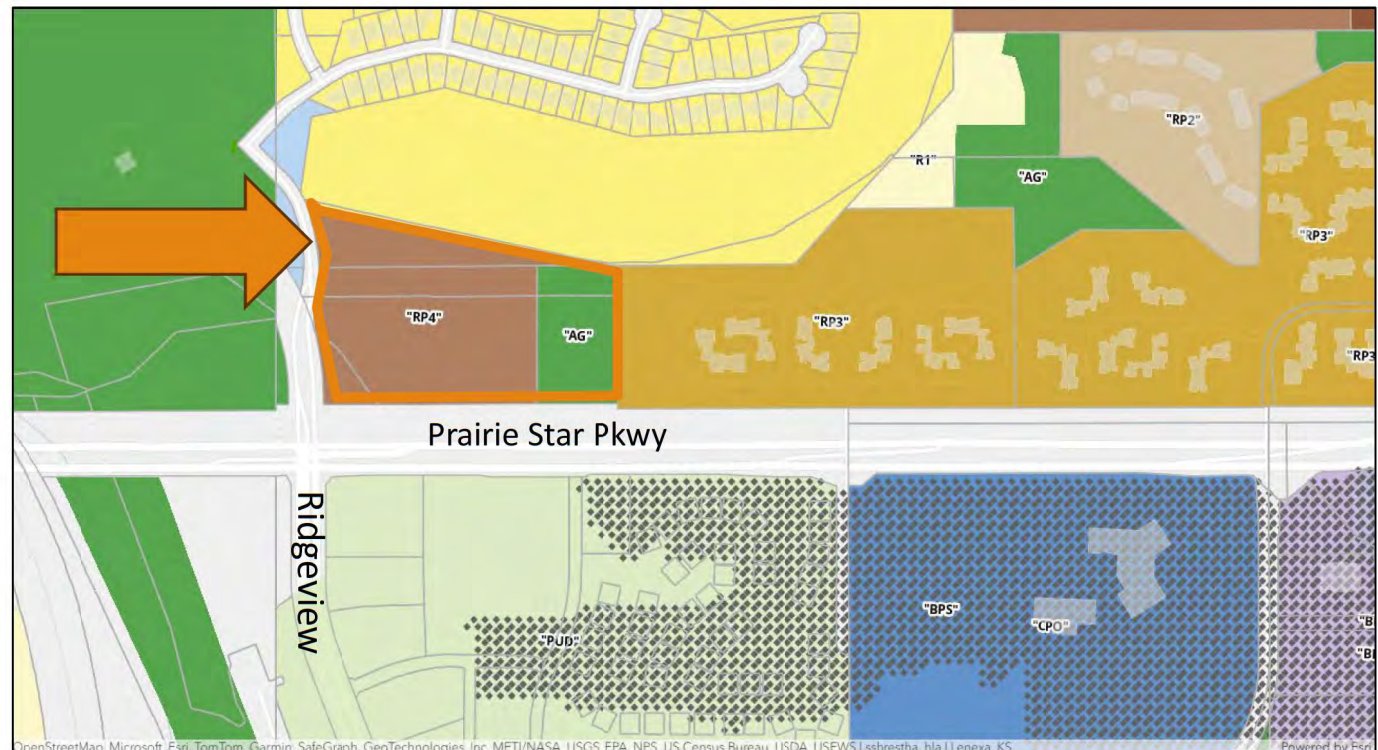
Not accurately reflecting

- current zoning
- recent development
- proposed improvements



# Inconsistent with Current Zoning/Development

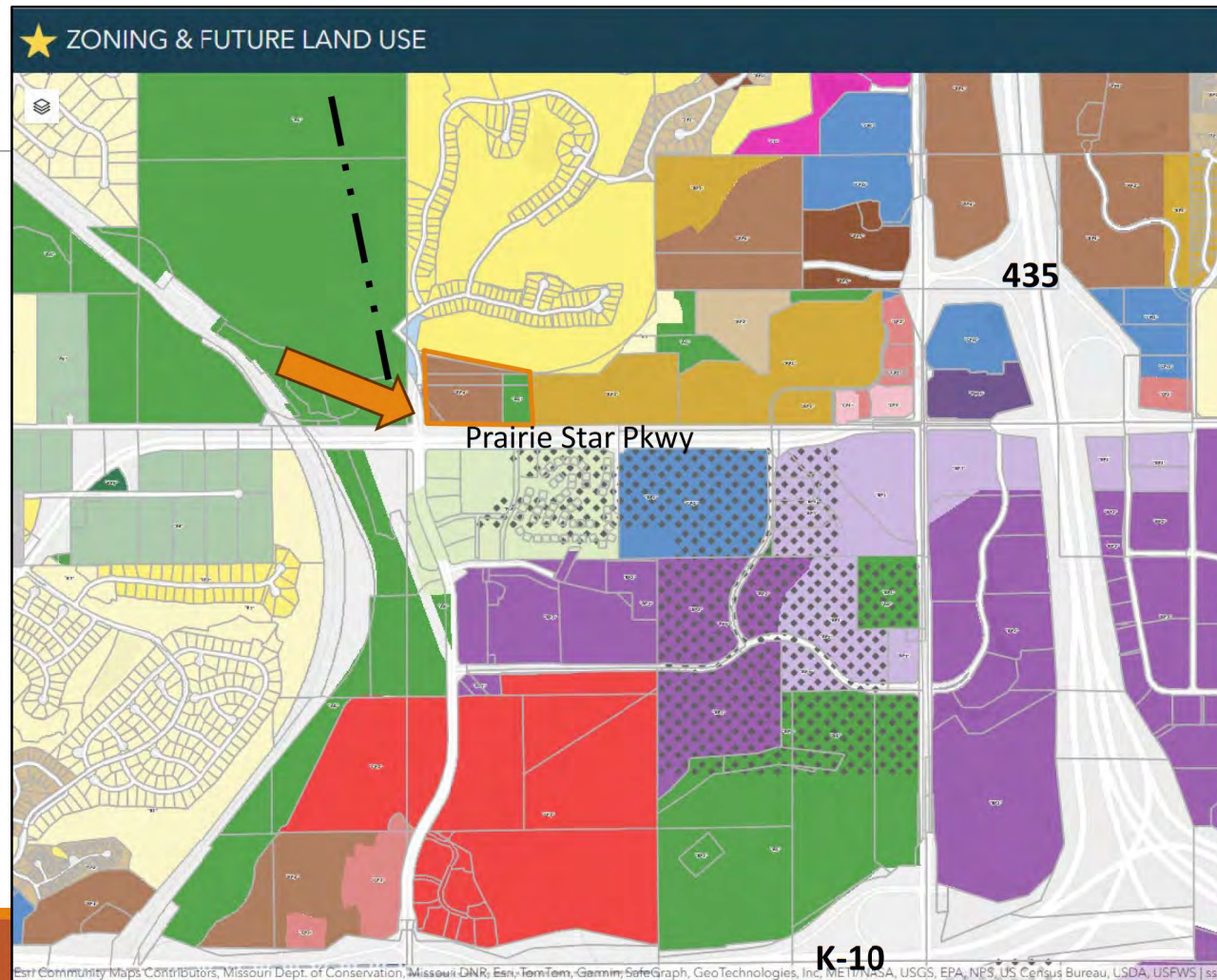
- Majority zoned RP-4
  - 1 parcel still AG surrounded by high density residential except to north
- Property to east and south already built or under constructed as high density residential





# Area Context

- Cottonwood Canyon is anomaly
  - City Center density surrounds E/S
- AG parcel not providing transition btwn RP3 and RP 4
- Planned Ridgeview extension will mitigate traffic impact
  - Nothing convenient about cutting through neighborhood
- Under 1 mile to I-435 & K-10

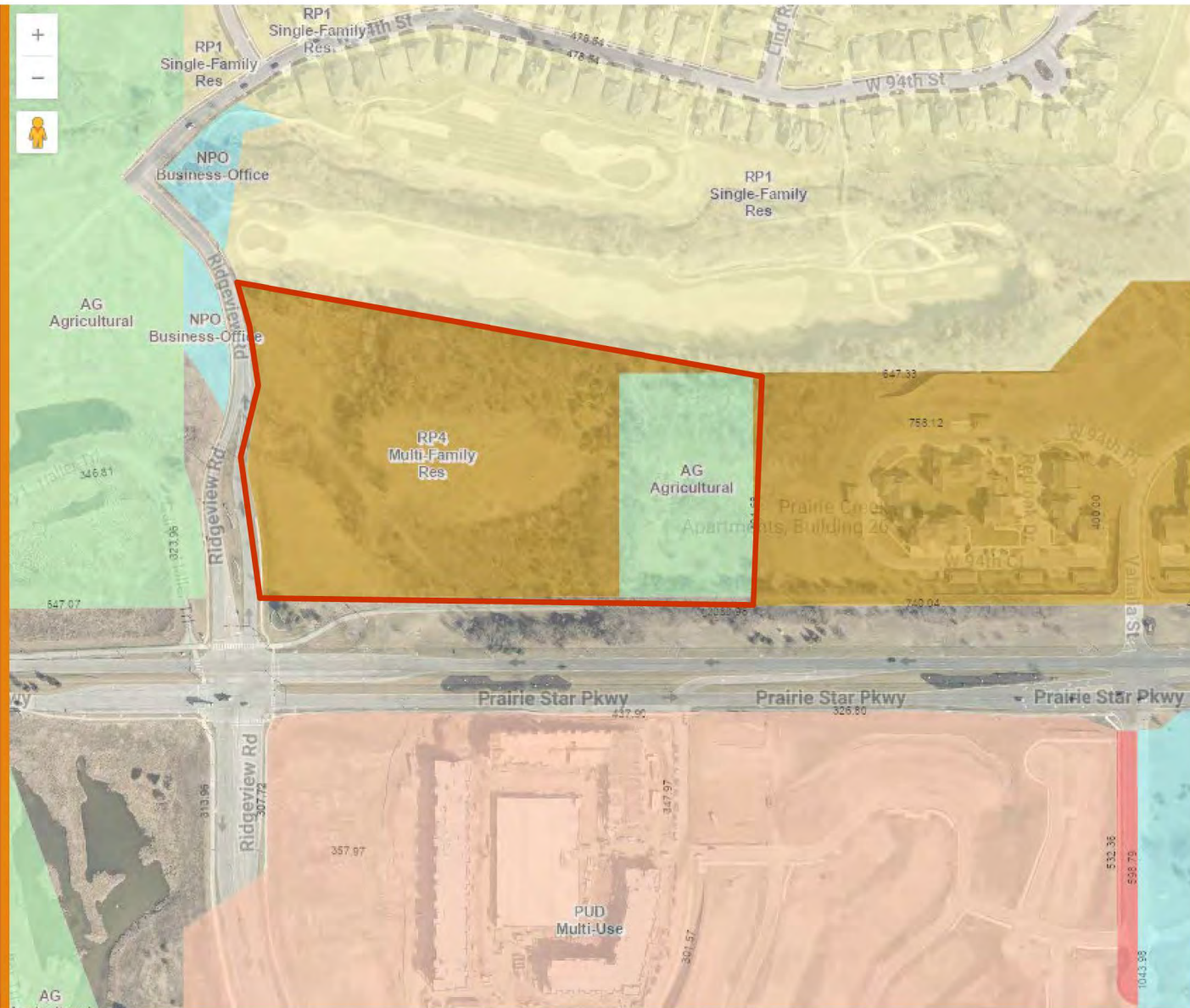




# No recent change justifies Plan change at Ridgeview

- Significant study in July 2024 Comprehensive Plan Update
  - Property designation pre-dated update
- No real study in proposed change
  - Inconsistent with recent zoning and development in area
- Real world consequences
  - Effectively downzoning, spot zone
  - Reducing 1 parcel to ½ units despite surrounding context
- Perform full study before further changes

**Remove #1 From Proposed Plan Update**





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## REGULAR AGENDA

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### 10. Lenexa Comprehensive Plan - Consideration of amendments to the plan's narrative and Future Land Use Map. (Public Hearing)

#### STAFF PRESENTATION

Stephanie Sullivan, Planning Manager, presented the amendments to the Lenexa Comprehensive Plan. She noted that portions of the presentation might look familiar, as similar information was reviewed at the October 6<sup>th</sup> meeting during the annual Comprehensive Plan review. Ms. Sullivan stated that this presentation would include some of the same background information along with further developed amendment ideas, which were also included in the meeting packet. She added that the Comprehensive Plan was most recently adopted and completely overhauled in July 2024 and noted that the plan is relatively new, as discussed during the previous meeting. Ms. Sullivan explained that the Comprehensive Plan is reviewed annually, during which potential amendments are identified. The purpose of these amendments is to ensure alignment with current policies and to reflect accurate and recent data. She stated that Staff is proposing amendments intended as cleanups, including the correction of unintended errors on the Future Land Use Map, ensuring consistency with approvals made over the past year, and updating certain property classifications based on recent site data. Ms. Sullivan displayed an image of the draft Future Land Use Map and noted that while the Sunset Canyon changes were not included in the displayed version, the map did include focus area updates that would be reviewed in more detail. She also highlighted the addition of a new hatch pattern and numbering system on the map, designed to correspond to a new appendix that will provide additional context for focus areas. Ms. Sullivan explained that the amendments include updates to align the Future Land Use Map with approved projects such as Sunset Canyon. She noted that Staff will propose a similar amendment next year for the Solera project, as the existing map does not yet reflect the approved layout. She also stated that Staff identified minor mapping errors and will correct any uncolored or inconsistent areas on the map, describing these as similar to scrivener's errors. She then reviewed the four focus areas proposed for amendment.

**Focus Area 1:** Located within a teal-bordered site composed of several parcels with multiple ownerships, currently designated for high-density residential use. Staff proposes reclassifying the area to medium-density residential, reducing the density from approximately 16 to 8 units per acre. Ms. Sullivan explained that this change would create a smoother transition to nearby single-family neighborhoods, maintain housing diversity, and provide a buffer from major streets such as Prairie Star Parkway and the future Ridgeview extension.

**Focus Area 2:** Located at Prairie Star Parkway and Monticello Road, this area is currently designated for high-density residential development. Staff proposes changing the classification to medium-density residential to better match surrounding development patterns and maintain a balanced housing mix at the intersection. Ms. Sullivan noted that the area is not directly adjacent to the highway, supporting a step-down in density at this location.

**Focus Area 3:** Located south of 87th Street Parkway and west of City Center, this site includes a mix of designations such as suburban residential, high-density residential, community commercial, and office/employment center. Ms. Sullivan described existing uses including the Silo restaurant, a golf course area, large lot single-family residential uses, and undeveloped parcels. She stated that the proposal is to create a mixed-use designation to provide a gradual transition into City Center, including mixed-use development on the east side of the future Ridgeview extension, neighborhood commercial on the west side, and medium-density residential transitioning to suburban density near existing single-family areas. The intent is to establish Ridgeview as a clear dividing line for land use and to encourage both horizontal and vertical blending of uses.



**Focus Area 4:** Ms. Sullivan explained that this area was more challenging and does not include a change in classification on the Future Land Use Map. Instead, hatching and numbering were added to correspond with new design considerations in the appendix. The amendment emphasizes addressing resident concerns about potential semi-truck traffic in future business park developments and clarifies expected access points and use limitations.

Ms. Sullivan stated that the proposed amendments will be incorporated into the Comprehensive Plan through updates to the Future Land Use Map and a new appendix. She explained that the appendix will serve as a glossary of amendments and include design considerations for each focus area, providing guidance for staff, developers, and the community. This approach adds flexibility and clarity without restructuring the main document and allows future amendments to be easily added. Ms. Sullivan reviewed sample appendix pages, including a draft glossary table summarizing each amendment and individual one-page design consideration sheets for each focus area. Each sheet includes a map excerpt, description, and guidance on building forms, site design, landscaping, and mobility considerations. She noted that the materials remain in draft form pending approval dates and final revisions. She emphasized that for the mixed-use area in Focus Area 3, Staff intend to ensure a true mix of uses rather than predominantly multifamily development. For Focus Area 4, Staff added language discouraging high-volume truck loading and large-scale distribution uses to better reflect community expectations. Ms. Sullivan concluded her presentation by recommending that the Planning Commission conduct a public hearing and approve the proposed amendments as outlined in the Staff Report and draft appendix. She stated that the project is tentatively scheduled for City Council consideration on Tuesday, November 18, pending action by the Commission.

## PUBLIC HEARING

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

Gaylene Van Horn, 8131 Rosehill Road, expressed concerns regarding the proposed amendments to the Comprehensive Plan. She asked how Lenexa residents were notified of the proposed changes and whether any public feedback was received, noting that no responses appeared in the meeting packet. Ms. Van Horn questioned the City's approach to minimizing parking impacts while permitting large-scale developments, citing approval of high-rise buildings near City Center. She expressed further concern that the City's actions appear to favor developers through incentives and variances while limiting flexibility for individual homeowners. She also stated that residents are burdened by increasing property taxes and that large developments receive financial advantages through tools such as TIFs and CIDs. Ms. Van Horn asked whether housing proposed in Focus Area 3 would consist of rental or for-sale units and whether those projects would be eligible for such incentives. Regarding Focus Area 4, she questioned whether the amendment was connected to the City's efforts to extend Lone Elm Road. She further stated that residents have difficulty receiving responses from Staff or developers and encouraged the Planning Commission to seek direct answers from those proposing new developments.

Melissa Vancrum, an attorney with Rouse Frets White Goss Gentile Rhodes, P.C., spoke on behalf of Price Brothers regarding Focus Area #1 at Prairie Star Parkway and Ridgeview Road (northeast corner). Ms. Vancrum acknowledged that some modification to the Future Land Use Map may be warranted but argued that the current map does not accurately reflect existing zoning or development. She noted that most of the area is already zoned RP-4, Planned Residential (High Density) District, with RP-3, Planned Residential (Medium-High Density) District, parcels to the east, and that only her client's parcel remains zoned AG, Agricultural District. She emphasized that the parcel is buffered by an existing golf course and surrounded by established high-density residential, making a medium-density reclassification unnecessary. Ms. Vancrum highlighted that the area's proximity to City Center and major highways



supports high-density residential development. She expressed concern that the proposed amendment would effectively downzone the one remaining parcel, reducing the potential number of units by half and potentially creating real-world consequences for developers who have planned for cost distribution across the full density. She further argued that the proposed design considerations included in the amendment are more appropriate for zoning regulations or detailed development plans rather than a Comprehensive Plan, especially since the plan was thoroughly updated in July 2024. Ms. Vancrum recommended that a full study be conducted before making additional changes to the Future Land Use Map.

David Hanks, 22635 West 89<sup>th</sup> Street, spoke regarding Focus Area #2 at Prairie Star Parkway and Monticello Road (northwest corner). He thanked Staff for providing more detailed information for the areas under consideration and expressed support for their efforts. Mr. Hanks addressed the change from high-density to medium-density residential zoning, RP-1, Planned Residential (Low Density) and RP-2, Planned Residential (Intermediate Density) Districts at this location. He noted that the rationale for the change, as outlined in the October 6th Planning Commission minutes, included aligning the scale of future residential development with existing suburban density, fitting the character and development pattern of the area, and the availability of high-density residential in other locations, such as the Solera apartments at the southeast corner of Prairie Star Parkway and K-7. He explained that in his subdivision, at the west side of Woodsonia Street (between 87<sup>th</sup> and 89<sup>th</sup> Street) is zoned RP-3, while the east side, where he lives, is RP-1, making the street itself the only separation between different densities. Mr. Hanks raised concern that purchasers of the property at the northwest corner may have relied on the previous high-density zoning in making their decisions. He recommended that the Planning Commission consider updating the Future Land Use Map to provide clear guidance for both developers and residents, taking into account tiered development and the growth of the city. He emphasized the importance of establishing predictable neighborhood patterns to prevent confusion or unintended consequences for property owners in the future. Mr. Hanks concluded by thanking the commission for their consideration.

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

## PLANNING COMMISSION DISCUSSION

Chairman Poss inquired about public notification for the meeting, specifically asking whether attendees were informed solely by receiving the meeting packet or through other means. Scott McCullough, Community Development Director, confirmed that the statutory requirements for notice were fulfilled. He added that many residents who had previously engaged in entitlement processes were given the opportunity to subscribe to Planning Commission agendas. While it is not feasible to notify every property owner for citywide matters, the City strives to provide both legal and practical notice whenever possible.

Chairman Poss clarified that the commission was not changing any zoning at this meeting. The purpose of the discussion was to update the Comprehensive Plan, which serves as a planning guide for how the community expects development to occur in the future. He explained that the Future Land Use Map is simply a guide for the development community and does not alter existing zoning designations. He then asked about the status of several developments. It was confirmed that the areas known as Watercrest and Woodsonia already have approved zoning changes and approved development plans in place. In contrast, the Monticello area near Prairie Star Parkway had been reviewed by the commission in the past, but the zoning change for that project was never finalized. It did not proceed to the City Council for final approval, so the property remains under its existing agricultural zoning. Scott McCullough noted that the property in question has some split zoning, but none of the areas being recommended for revision currently have vested rights to develop. Chairman Poss asked about the property located at Ridgeview and Prairie Star Parkway, identified as Focus Area #1. He inquired whether the western portion of that site already has RP-4 zoning in place, noting that it would make sense since an approved plan existed



for that location and the zoning change was made many years ago. He then asked for clarification on how the process works when zoning is already in place, but the Future Land Use Map update recommends a downzoning. He emphasized that recommending a downzoning on the map does not necessarily mean that is how the property will ultimately develop. Scott McCullough confirmed that Chairman Poss's understanding was correct. He explained that the purpose of the Future Land Use Map is to establish expectations for how a property could develop in alignment with the Comprehensive Plan. In practice, when a developer expresses interest in a property, City Staff would meet with them to review the plan, discuss what it supports, and determine what types of development could be considered appropriate. The City would then encourage the developer to pursue a rezoning that brings the property into compliance with the Comprehensive Plan. Mr. McCullough noted that this process is not unusual; when the plan was updated in 2024, several properties already had zoning in place that no longer fully matched the updated land use designations, requiring rezoning when new development proposals were submitted. Chairman Poss then opened the floor for discussion among the commissioners.

Commissioner Burson focused the discussion on Focus Area #1. He explained that after reviewing the area again earlier in the day, he was confused about why the Future Land Use Map was not being updated to reflect the existing RP-3 zoning to the east of this area. He noted that RP-3 zoning allows up to 12 units per acre, which classifies it as high-density development, not medium density as might be assumed based on the number of units. Commissioner Burson pointed out that in other areas under review that evening, the Future Land Use Map was being adjusted to align with existing zoning and development density. Therefore, he questioned why a similar update was not being recommended for this particular area. Commissioner Burson continued by noting that when looking at the Future Land Use Map, it appears that the entire area is being designated as Suburban-Density Residential. He pointed out that this characterization is not accurate based on the existing zoning. Commissioner Burson referenced comments from a member of the public who raised the same concern and noted that, in other areas discussed that evening, such as Solera, the City was making updates to the map to more accurately represent current conditions and the intent of the City's planning efforts. He questioned why Staff did not recommend a similar adjustment for this particular area to ensure consistency and clarity in how the Future Land Use Map reflects existing zoning and development patterns. Scott McCullough responded that Commissioner Burson's point was fair. He acknowledged that the parcels in question are already developed and that Staff did not prioritize it when reviewing updates to the Future Land Use Map. Mr. McCullough agreed that it would be appropriate to change the designation for the area east of Focus Area #1 to the High-Density Residential category to match the existing zoning and development. He added that, once a property has vested rights, the City typically aims to align the Future Land Use Map designation with those rights. Commissioner Burson reflected on his prior involvement with the rezoning of this particular property to RP-4. He explained that he had to review the surrounding context, such as adjacent properties and the golf course buffer, to understand why he had supported the original project. While Medium-Density Residential initially seemed to make sense based on the Staff Report, recalling the RP-3 zoning and the golf course buffer helped him understand why he had not been concerned with allowing higher density in that area. He then raised a question about terminology in the proposed appendix or amendment, specifically the use of the term "reclassify." Since this is a Future Land Use Map update, which does not directly change zoning, he wanted clarification on what "reclassify" means in this context. He asked whether it simply refers to updating the map to reflect a new suggested land use designation, such as changing from agricultural to medium density, or if it has a formal definition beyond that. Scott McCullough clarified that the Comprehensive Plan uses the term "land use classification" to describe how each parcel is categorized, which is what the Future Land Use Map reflects. Commissioner Burson confirmed his understanding, noting that updating the map involves "reclassifying" a parcel's land use classification, and Mr. McCullough agreed.

Commissioner Burson said this was his first time reviewing a Comprehensive Plan amendment and praised staff for their clear and thorough presentation. He expressed concern about setting a precedent



by applying additional design criteria to individual parcels, which could lead to overly specific, “micro” planning and create inconsistencies. He pointed out that in some cases, like a parcel being reclassified from high to medium density, the criteria would apply only to that parcel while neighboring parcels with the same classification would not, raising questions of fairness and uniformity. He contrasted this with areas near City Center and the K-10/K-7 interchanges, where updates reflect existing conditions or address unique challenges, such as traffic, older buildings, and estate lots. Commissioner Burson concluded that, while he might support some reclassifications, he was hesitant to approve parcel-specific design criteria that could establish a precedent and invited feedback from the other commissioners. Scott McCullough highlighted the importance of the Comprehensive Plan as a guide for development, noting that it provides clarity for both the community and developers. He acknowledged Commissioner Burson’s comments and explained that Staff uses the plan to balance community feedback with development needs, particularly for controversial sites. McCullough emphasized that providing a clear framework benefits all parties and noted that the current batch of parcels requires additional detail.

Commissioner Woolf agreed with several of Commissioner Burson’s points, particularly regarding Focus Area #1. He noted that natural buffers, existing multifamily development to the east, and the golf course to the north already provide context and questioned the need for a lower-density designation rather than maintaining the current RP-4 zoning. Regarding Focus Area #2, he generally agreed with the proposed approach but questioned why adjacent areas to the north were also not addressed. Scott McCullough responded that the area in question is already approved, platted, and under construction as part of the Watercrest Landing townhome project. Commissioner Burson asked whether the parcel in question was originally designated for high density as part of the overall plan for the area, and whether it was included in the Watercrest Landing master plan, despite not being currently zoned or under construction. Scott McCullough responded that it was not part of the master plan and that the original plan extended only as far south as the property immediately north of it. Commissioner Woolf then asked about the plan for the area to the west of Focus Area #3, where the zoning transitions to RP-1. The area that abuts an existing neighborhood. Stephanie Sullivan noted that a buffer was intentionally maintained between the large single-family lot and the subdivision, and any potential redevelopment would remain suburban residential. Scott McCullough noted that the area near future Ridgeview Road between Prairie Star Parkway and 87<sup>th</sup> Street Parkway has been reviewed closely due to the Ridgeview alignment. Largely suburban residential, the area is a prime undeveloped location near City Center and highways. He emphasized that different parts of the site could support varied housing forms, from medium-density residential to four-story apartments, with context-driven design features, highlighting the site’s strategic importance.

Commissioner Horine emphasized that the role of the Planning Commission is to provide guidance on what types of development are appropriate in an area, rather than establishing guaranteed zoning. He explained that decisions are made by reviewing staff information, listening to fellow commissioners and public comments, and considering what seems most appropriate. Commissioner Horine supported the idea of including an appendix in the comprehensive plan to allow for flexibility without changing the full plan. He generally agreed with the proposed reclassifications but expressed reservations about changing the classification for the parcel at Ridgeview and Prairie Star (Area 1), suggesting it could be addressed later when a developer brings forward a proposal.

Ben Harber noted that previous discussions on Focus Area #1, including a proposed assisted living center, involved extensive analysis of impacts such as parking, lighting, and visual buffers from the golf course. Based on those reviews, he agreed with other commissioners that a buffer was not necessary and expressed that it may not be appropriate to include specific guidance for this site in the Comprehensive Plan.



Commissioner Dharod asked how the community's stated desires, referenced throughout the discussion, were determined. He inquired about the process of communicating with the community and how the commission evaluates which desires warrant consideration through a Comprehensive Plan amendment.

Commissioner Wagner largely agreed with her fellow commissioners but expressed concern about Focus Area #1. She noted that changing the classification for this specific area could lead to more contentious discussions in the future if a proposal for higher-density development is later submitted.

Commissioner Dharod wanted to clarify his previous inquiry by asking how conversations with the community were conducted to measure and assess their stated desires. Scott McCullough explained that the 2024 Comprehensive Plan update included extensive community participation through surveys, focus groups, and organizational meetings. He noted that for these particular amendments, despite notices, the annual report, and the public hearing, staff had received little community feedback, which he said is typical since zoning notices generally generate more direct engagement than broader Comprehensive Plan amendments.

Chairman Poss echoed support for the previously mentioned points and expressed strong approval of the appendix, noting it provides a useful way to track annual changes without limiting future development. He supported the recommended amendments for Focus Areas 2, 3, and 4, agreeing with the rationale for increased density closer to City Center and medium-density residential in areas where commercial uses are no longer appropriate. Regarding Focus Area #1 (Prairie Star and Ridgeview), he agreed with prior comments that the site is unique, with a large golf course buffer and steep terrain that make lower-density development challenging. He suggested leaving Area 1 unchanged in the Comprehensive Plan and revisiting it in a year, while noting that the City Council retains final approval authority.

Commissioner Katterhenry agreed with many of the previous comments and supported the proposed amendments overall. Regarding Areas 1 and 2, he expressed agreement with staff's recommendations, noting that the changes provide an appropriate buffer between high-density residential areas (RP-4) and adjacent lower-density single-family neighborhoods.

Commissioner Woolf clarified that while he supports the concept of medium-density development outlined by staff, he believes the existing buffers provided by the golf course, Ridgeview Road, and adjacent properties make it reasonable to leave Focus Area #1 as currently designated. He stated he would prefer to review a future plan proposing medium density rather than changing the classification now.

Commissioner Jamison agreed with previous comments, emphasizing that the Comprehensive Plan serves as a guide rather than a fixed directive. He noted that this approach allows flexibility to consider alternative options while ensuring decisions remain consistent with the original plan and transparent to the public.

Scott McCullough suggested that even if the classification for Focus Area #1 remains unchanged, the commission should consider retaining the proposed design considerations, as they would help guide the development of a well-designed project under the existing high-density designation.

Commissioner Harbor recalled the prior detailed discussions regarding buffering during the assisted living center proposal for Focus Area #1. He noted that the commission had thoroughly evaluated factors such as visibility, lighting, parking orientation, and seasonal tree coverage, concluding at the time that nearby homes would not see or hear impacts from the development. He reiterated this point in the current discussion.



Commissioner Burson noted that this is the first time the Commission has gone through this process and referenced the earlier assisted living project discussed by Commissioner Harber. He recalled that the Commission, Staff, and City Council were previously able to reach an outcome acceptable to the community without the proposed design criteria. Commissioner Burson questioned why additional criteria are now needed for this site and what new value they would provide compared to existing review processes. Scott McCullough explained that the proposed design criteria would allow staff to ensure higher-quality development on the site. He noted that the earlier senior living project under the RP-4 rezoning was of high quality, but subsequent proposals were significantly “value-engineered” and would have been difficult to deny under existing regulations. Mr. McCullough said the added criteria strengthen staff’s ability to uphold community expectations and guide future projects toward the higher design standards envisioned in the Comprehensive Plan. Commissioner Burson questioned why the proposed design criteria, if important for ensuring quality medium- or high-density residential development, were not incorporated more broadly into the Comprehensive Plan rather than being applied only to this specific parcel. Mr. McCullough responded that the Comprehensive Plan already includes a context-based section addressing similar considerations, which was recently applied to the Hedge Lane project. He explained that the Unified Development Code also provides mitigation tools for most situations, but since few medium- and high-density sites remain, Staff have focused on those with recent development activity. Mr. McCullough noted that each framework is tailored to the specific context of a site, allowing for case-by-case application. Commissioner Burson stated that he returned to his original point, noting that he found it difficult to apply the criteria to one property but not another. He expressed support for the criteria itself but disagreed with applying it to only one parcel rather than all similar properties and found the approach uneven and inconsistent. He emphasized that, while he supports the criteria in general, he does not support applying them to a single property. He noted that his concern was not with this particular parcel, but with the precedent of applying criteria selectively. Commissioner Burson further explained that many of the proposed standards, such as providing adequate buffers, minimizing aesthetic impacts, aligning rooflines with surrounding development, incorporating layered landscaping, and ensuring multimodal connectivity, are already common requirements addressed through existing regulations within the Unified Development Code. He questioned what additional benefit these specific criteria would bring in this instance and reiterated his concern about setting a precedent for singling out individual parcels.

Chairman Poss responded that he did not view the current tracts under discussion as being treated differently from the Hedge Lane tract referenced by Staff at the previous meeting. He stated that certain properties are inherently context-sensitive for various reasons, citing Hedge Lane as a prime example. He added that Focus Area #1 could similarly be considered context-sensitive, as it transitions from heavier zoning districts and is bordered by major arterial roads. Chairman Poss expressed support for including the proposed criteria, noting that they provide additional structure and guidance for City Staff in development discussions. He stated that, while the Commission is not present during those conversations, establishing clear criteria helps reinforce the city’s intended direction and gives staff greater support in communicating planning expectations.

Commissioner Burson responded that the commission had reached similar planning outcomes on the Hedge Lane tract without incorporating these criteria into the Comprehensive Plan. He questioned why it would be necessary to add them for this particular parcel. Scott McCullough clarified that Hedge Lane was referenced in the Comprehensive Plan as an example of context-sensitive design. Commissioner Burson clarified that Hedge Lane had been cited only as an illustrative example, not as a site with explicitly applied criteria. He stated that, in his review of the Comprehensive Plan, this appeared to be the first instance where criteria were being directly applied to a specific parcel. He expressed concern about setting that precedent, comparing it to targeted planning approaches used in other municipalities, which he did not support. Commissioner Burson emphasized that while he respected differing opinions and outcomes, he wanted his concerns to be clearly noted. He cautioned that applying site-specific criteria within the Comprehensive Plan could lead to uneven treatment of properties and create what he



described as a “slippery slope.” Citing remarks often made by Commissioner Horine, he noted that planning decisions should avoid being made from the dais or driven by Staff preferences, emphasizing that the market and established development standards should guide outcomes. He added that the City has historically achieved successful development without singling out parcels in this manner. While acknowledging that Staff may have encountered recent development proposals that raised concerns, he stated that he had not personally seen those examples. Commissioner Burson concluded by affirming that his intent was not to make staff’s work more difficult but to ensure fairness, consistency, and reasonableness in how planning criteria are applied citywide. He cautioned against the practice of preemptively identifying and regulating individual parcels within the Comprehensive Plan, as he believed it set an undesirable precedent.

Commissioner Woolf acknowledged the source of the controversy, noting that while many of the proposed criteria are standard considerations in every review, he understood Commissioner Burson’s concerns. He stated that, in his view, this site is different because it is adjacent to two existing residential neighborhoods. For that reason, he expressed support for applying the additional criteria here, emphasizing that the proximity to existing homes distinguishes it from an open field and warrants the added considerations.

## MOTION

Chairman Poss entertained a motion to **APPROVE** the amendments to the Lenexa Comprehensive Plan’s narrative and Future Land Use Map *with one modification*:

1. The density on the Future Land Use Map for Focus Area #1 (Prairie Star Parkway and Ridgeview Road) will remain unchanged (maintain its High-Density Residential classification), while the design considerations proposed in Staff’s recommendations will apply with modifications made relative to a High-Density Residential classification.

Moved by Commissioner Woolf, seconded by Commissioner Wagner, and carried by a poll vote.

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



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING AND ADOPTING AMENDMENTS TO THE CITY OF LENEXA COMPREHENSIVE PLAN.**

WHEREAS, the City has consistently evaluated the Lenexa Comprehensive Plan to ensure the plan remains relevant as conditions and community goals evolve; and

WHEREAS, in 2024, the City of Lenexa passed Ordinance No. 5990 approving a complete revision of its Comprehensive Plan, including, but not limited to, comprehensive surveys and studies of past, present and future conditions and trends relating to land use, population and building intensity, public facilities, economic conditions and natural resources; and

WHEREAS, in 2025, the City undertook an annual review of the Comprehensive Plan and initiated an amendment to revise several Future Land Use (FLU) Map land use classifications, address mapping inconsistencies, and add contextual design considerations for certain areas to better guide development review; and

WHEREAS, on November 3, 2025, the Lenexa Planning Commission reviewed and considered the proposed amendment to the Comprehensive Plan and thereafter held a duly noticed public hearing for the purpose of hearing and considering public comment thereon and a written summary of said public hearing has been presented to the Governing Body for consideration; and

WHEREAS, the Lenexa Planning Commission determined the proposed amendment will ensure the coordinated and harmonious development which will best provide for the health, safety, order, convenience, prosperity, and general welfare of the City; and

WHEREAS, on November 3, 2025, the Lenexa Planning Commission recommended approval of the proposed amendment, as reflected in the minute record for said meeting; and

WHEREAS, the Governing Body, after review of the amendment, the summary of the public hearing thereon, and the Planning Commission's recommendation, hereby accepts said recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LENEXA:

**Section One:** The City of Lenexa Comprehensive Plan, as attached hereto as Exhibit "A," is hereby approved and adopted. The Comprehensive Plan shall constitute the bases or guide for public action to insure a coordinated and harmonious development or redevelopment which will best promote the health, safety, morals, order, convenience, prosperity and general welfare as well as wise and efficient expenditure of public funds.



**Section Two:** The City Clerk is authorized and directed to provide an attested copy of the City of Lenexa Comprehensive Plan and any amendments thereto, to all other taxing subdivisions in the planning area which request a copy of such plan.

**Section Three:** This Ordinance shall take effect, and the Comprehensive Plan shall become effective, upon passage and publication of the ordinance summary in the official City newspaper as provided by State law.

PASSED BY the City Council this 18<sup>th</sup> day of November, 2025.

SIGNED BY the Mayor this 18<sup>th</sup> day of November, 2025.

CITY OF LENEXA, KANSAS

\_\_\_\_\_  
Julie Sayers, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Sean McLaughlin, City Attorney





**CITY COUNCIL  
MEMORANDUM**

**ITEM 10**

**SUBJECT:** Approval of Addendum One to the architectural/engineering services agreement with Finkle+Williams, Inc. for Phase 3 design services for the construction of Fire Station 6

**CONTACT:** Todd Pelham, Deputy City Manager

**DATE:** November 18, 2025

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**ACTION NEEDED:**

Approve Addendum One to the architectural/engineering agreement with Finkle+Williams, Inc. ("Finkle+Williams") for Phase 3 design services for the construction of Fire Station 6 ("FS6").

**PROJECT BACKGROUND/DESCRIPTION:**

On October 14, 2025, staff presented recommendations from the completed Master Plan for FS6. Staff recommended a new-build concept for a permanent fire station headquarters that would also house the Information Technology (IT) Department. After discussion, the City Council agreed to pursue the recommended concept and instructed staff to bring forward the contract for design services to accelerate the construction completion timeline and reduce financial operational impacts associated with the old City Hall building.

The City Council previously approved a contract with Finkle+Williams for three phases of design services which included:

- Phase 1 - the relocation of the LiveWell employee health clinic, and
- Phase 2 - the development of a Master Plan incorporating programming, pricing, operational impacts, and site development recommendations for FS6.

Those two phases are now complete. This proposed addendum would authorize Phase 3 of design services to begin creating the architectural construction documents for FS6.

The recommended new-build concept for FS6 is an approximately 27,250 square foot building along with associated infrastructure and future expansion capabilities. Several factors were analyzed to validate the location and need for a fire station and administration space for the Fire and IT Departments. Those factors included:

- Improved response times/health outcomes
- Consolidation of administrative staff — efficiencies, collaboration
- Emergency Management function — expanded training area
- System enhancements/reliability/addition of apparatus in the service area
- Preservation of cell tower — public safety communication needs and area coverage
- Permanent space for the IT Department
- City and area residents desire to maintain ownership and use of the existing site



The architectural fee associated with this project is based on projected square footage and building type. Finkle+Williams was competitively selected from a pool of 10 architectural firms and was selected due to their project type expertise and positive past work history with the City.

Addendum One is available for review in the City Clerk's office.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

Basic Architectural Services Fee (architectural, structural, MEP, Civil, Landscape)	\$2,186,080
Supplemental Architectural Services Fee (furniture, fixtures, equipment, AV design, security, signage)	\$276,469
Total Architectural Fee	\$2,462,549
<b>Total Fire Station 6 Project Cost</b>	<b>\$28,000,000</b>

The agreement with Finkle+Williams will be funded from the City's General Fund and the remaining project costs will be financed with general obligation bonds.

**STAFF RECOMMENDATION:**

Approve the addendum.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Healthy People

**Guiding Principles**  
Superior Quality Services  
Strategic Community Investment  
Values-Based Organizational Culture

**ATTACHMENTS**

None





**CITY COUNCIL  
MEMORANDUM**

**ITEM 11**

**SUBJECT:** Approval of an agreement with the Board of County Commissioners of Johnson County and the City of Overland Park to fund and operate a pilot express bus transit line connecting Kansas City International Airport to Lenexa City Center and the Overland Park Convention Center, coinciding with the 2026 FIFA World Cup

**CONTACT:** Mike Nolan, Assistant City Manager

**DATE:** November 18, 2025

**ACTION NEEDED:**

Approve an agreement with Board of County Commissioners of Johnson County and the City of Overland Park to fund and operate a pilot express bus transit line connecting Kansas City International Airport to Lenexa City Center and the Overland Park Convention Center, coinciding with the 2026 FIFA World Cup.

**PROJECT BACKGROUND/DESCRIPTION:**

For nearly a year, the City has been working with Johnson County and the City of Overland Park to initiate a pilot express bus route from Kansas City International Airport (KCI) to Lenexa City Center, continuing to the Overland Park Convention Center. The County applied for and received federal grant funds through the Mid-America Regional Council to initiate this service in 2026. The service is intended to not only serve users during the 2026 FIFA World Cup, but also to test the long-term needs and demand for such a service. As part of the grant process, Johnson County sought a partial matching contribution from the cities of Lenexa and Overland Park to fund the pilot route.

The two sites were selected based on the concentration of hotel and commercial activity, with additional consideration given to the community activities planned for both sites during the FIFA World Cup. While subject to further refinement, service is intended to begin before the FIFA World Cup and continue until the grant and matching funds are exhausted. Service is planned to run for a period of nine months, beginning on or about March 1, 2026, and concluding on November 30, 2026. However, the agreement allows for early termination if funding is exhausted or for an extension to December 31, 2026, if funding is adequate to provide the service. The County will collect ridership data to share with the cities of Lenexa and Overland Park. This service will be free for the duration of the pilot, and staff will work with Johnson County on branding and messaging for the route. It is important to note that this service is not intended to serve as a "park and ride," but instead a "drop and ride." It will be advertised as such.

The route will stop in Lenexa at the terminus of the existing 487 and 495 routes on Scarborough Street between eastbound and westbound 87th Street Parkway. The buses are scheduled to run every 25 minutes at each location and will operate from 5 AM to 11 PM daily. The City is currently working on the designs for planned permanent pedestrian, traffic signal, and bus stop improvements to Scarborough Street. However, this work will not be completed until after the FIFA World Cup. Staff is coordinating with Johnson County on interim enhancements to serve the needs of this pilot transit line, as well as other potential bus routes supporting FIFA World Cup activities, which are expected also to include stops at Lenexa City Center.



**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The total cost for the planned nine months of service is \$2.6 million. Federal grants will provide a majority of the funding, but a \$600,000 local match is required. Johnson County, the City of Overland Park, and the City of Lenexa will share the cost equally at \$200,000 each. Lenexa's portion will be funded with Transient Guest Tax. There are sufficient reserves in the Tourism & Convention Fund to cover this expense while maintaining an adequate balance in accordance with the City's reserve policies.

Federal Grant	\$2,000,000
Johnson County	\$200,000
City of Overland Park	\$200,000
City of Lenexa	\$200,000
Total	\$2,600,000

**STAFF RECOMMENDATION:**

Approve the agreement.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Inviting Places

Integrated Infrastructure & Transportation

**Guiding Principles**

Strategic Community Investment

**ATTACHMENTS**

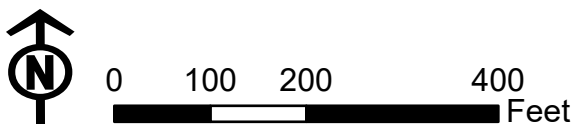
- 1. Map
- 2. Agreement





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

## Airport Express Bus Route Lenexa City Center





**AGREEMENT FOR JOHNSON COUNTY TRANSIT SERVICE  
TO, FROM, AND BETWEEN LENEXA CITY CENTER, KANSAS CITY  
INTERNATIONAL AIRPORT, AND THE OVERLAND PARK CONVENTION CENTER**

This PUBLIC TRANSIT SERVICE AGREEMENT (“Agreement”) is entered into this \_\_\_\_\_, 2025, (the “Effective Date”) and is by and among the Board of County Commissioners of Johnson County, Kansas (the “County”) and the City of Lenexa, Kansas (“Lenexa”) and the City of Overland Park, Kansas (“Overland Park”) (collectively, the “Parties”).

**RECITALS**

- A. Johnson County Transit, a division of Johnson County Government, provides public transit service connecting Johnson County with the greater Kansas City area.
- B. The County desires to provide additional transit service during FIFA World Cup 26 matches hosted in Kansas City and related activities in the cities of Lenexa, Kansas, and Overland Park, Kansas.
- C. Lenexa and Overland Park desire to establish County transit service within their boundaries and to provide funding to the County to operate transit service connecting the City to Kansas City International Airport and the Overland Park Convention Center.
- D. The Parties are authorized by K.S.A. 12-2908 to enter into this Agreement.

**AGREEMENT**

In consideration of the mutual covenants contained herein, the Recitals, which are incorporated in and made a part of this Agreement by reference, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

- 1. Public Transit Service. The County agrees to provide public transit service connecting the Lenexa City Center, generally located at 87<sup>th</sup> Street Pkwy. and Renner Blvd., Lenexa, Kansas, to Kansas City International Airport in Kansas City, Missouri, and to the Overland Park Convention Center, located at 6000 College Blvd., Overland Park, Kansas.
  - a. Lenexa agrees to allow the County and County agents, employees, and contractors sufficient access to the Lenexa City Center to provide such service. Lenexa and the County will work together to coordinate and designate access points and pickup and drop-off locations.



- b. Overland Park agrees to allow the County and County agents, employees, and contractors sufficient access to the Overland Park Convention Center to provide such service. Overland Park and the County will work together to coordinate and designate access points and pickup and drop-off locations.
  - c. The transit service shall run for a period of nine months or until funding is exhausted. Parties agree to coordinate with one another to establish the start and end dates of service, which at the time of this Agreement is anticipated to start on or about March 1, 2026, and concluding November 30, 2026.
- 2. Funding. Prior to the commencement of public transit service under this Agreement, as contribution to the cost of providing such service, Lenexa and Overland Park each agrees to pay \$200,000 to the County. Notwithstanding, Lenexa's or Overland Park's participation in this Agreement is contingent upon the following:
  - a. Overland Park Participation and Funding: In the event the County does not provide transit services to Overland Park or Overland Park declines to contribute its \$200,000 share to this transit service, this agreement shall terminate and be considered null and void and there shall be no further obligations of any party.
  - b. Lenexa Participation and Funding: In the event the County does not provide transit services to Lenexa or Lenexa declines to contribute its \$200,000 share to this transit service, this agreement shall terminate and be considered null and void and there shall be no further obligations of any party.
  - c. Federal Funding: In the event the transit grant accepted by the County to assist in funding this transit service is withdrawn pursuant to any federal actions, this agreement shall terminate and be considered null and void and there shall be no further obligations of any party.
  - d. If the agreement terminates after Lenexa has provided \$200,000 to the County, then the County shall refund such funds to Lenexa within 30 days of termination, unless transportation services have already begun, in which case Lenexa and the County shall jointly agree on a pro-rated amount for the refund.
  - e. If the agreement terminates after Overland Park has provided \$200,000 to the County, then the County shall refund such funds to Overland Park within 30 days of termination, unless transportation services have already begun, in which case Overland Park and the County shall jointly agree on a pro-rated amount for the refund.
- 3. Term. This Agreement shall be effective through December 31, 2026.



4. Insurance. The Parties shall maintain, throughout the term of this Agreement, insurance adequate to protect themselves against claims that may arise as a result of the performance of this Agreement. Such insurance shall be placed with responsible insurers, self-insured, or carried through participation in an insurance pool at levels of coverage adequate to protect themselves against loss, and as ordinarily carried by municipalities engaged in similar operations. Upon written request from another party, County, Lenexa, and Overland Park shall provide a certificate evidencing such coverage.
5. Ridership Data. The County shall share with Lenexa and Overland Park any data collected by the County during the term of this Agreement related to ridership and use of the service provided under this Agreement.
6. Entire Agreement. The written terms and provisions of this Agreement shall supersede all prior and verbal or written statements of any official or other representative of the County, Lenexa, or Overland Park, and such statements shall not be effective or be construed as entering into, forming a part of, or altering in any way this written Agreement.
7. Amendment. Any change to the terms of this Agreement shall be made only in writing and must be approved by the Parties.
8. Governing Law. This Agreement is entered pursuant to and shall be construed in accordance with the laws of the state of Kansas.

The Parties acknowledge that they have read, understood, and accept this entire Agreement.

*[Remainder of page intentionally left blank.]*



**CITY OF LENEXA, KANSAS**

By: \_\_\_\_\_  
JULIE SAYERS, *Mayor*

**ATTEST:**

By: \_\_\_\_\_  
JENNIFER MARTIN, *City Clerk*

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
SEAN McLAUGHLIN, *City Attorney*

**BOARD OF COUNTY COMMISSIONERS  
OF JOHNSON COUNTY, KANSAS**

By: \_\_\_\_\_  
MIKE KELLY, *Chairman*

**ATTEST:**

By: \_\_\_\_\_  
MEGAN JOHNSON, *Deputy County Clerk*

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
SCOTT ABBOTT, *Assistant County Counselor*

**CITY OF OVERLAND PARK, KANSAS**

By: \_\_\_\_\_  
CURT SKOOG, *Mayor*

**ATTEST:**

By: \_\_\_\_\_  
ELIZABETH KELLEY, *City Clerk*

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
SUSAN ALIG, *Senior Assistant City Attorney*





**CITY COUNCIL  
MEMORANDUM**

**ITEM 12**

**SUBJECT:** Lenexa Arts Council proposal for an approach to public art at the Lenexa Justice Center in the Community Room

**CONTACT:** Logan Wagler, Parks & Recreation Director

**DATE:** November 18, 2025

**PROJECT BACKGROUND/DESCRIPTION:**

The City adopted the Public Art Strategic Plan in early 2025, outlining a community-centered approach to enhancing Lenexa's public spaces through meaningful and accessible art. One of the key outcomes of this plan was the development of a Public Art Priority List, which identified high-impact sites across the city for future public art investment based on factors such as capital improvement schedules, community visibility, and geographic balance.

Recognizing the opportunity to integrate public art into this highly visible and well-loved community space, the Lenexa Arts Council has designated the Justice Center Community Room as a top-priority location for 2025.

The Public Art Strategic Plan outlines a three-step process for procuring art. This includes:

1. Initial review and recommendation for purchase, including budget range and recommended procurement process such as a call for artists.
2. When a call for artists is used, it will be followed by a review of options with the City Council.
3. Final approval of selected artwork by the City Council.

After months of discussion, the Lenexa Arts Council is ready to propose options for Step 1. Staff will present Step 1 options for discussion and feedback from the Governing Body.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Inviting Places

**Guiding Principles**  
Extraordinary Community Pride

**ATTACHMENTS**

1. Presentation





# LAC – Justic Center Public Art Recommendations and Ad Astra Public Art Updates

November 18, 2025





# 2025 Public Art Priority List

1. Ad Astra Park and Pool, 8265 Maurer Road
2. Justice Center, Prairie Star Parkway and Britton Street, Indoors
3. Black Hoof Park, 9053 Monticello Road
4. Cedar Station Park (Mize Lake) or Canyon Creek Boulevard south of Prairie Star Parkway.
5. Fire Station 3, 24000 Prairie Star Parkway
6. Little Mill Creek Park North, W. 79th Street & Cottonwood Street
7. Centennial Park, future park at 91<sup>st</sup> and Claire Road



# Background

## What was identified for Justice Center?

Location:	Wall art for the Community Room, located inside the Justice Center to the south of the main entrance. Wall space is located on the north end of the room, above the serving counter space on both sides of the entrance to the room.
Proposed Theme/Concept:	Abstract, colorful, positive, upbeat art that reflects the purpose of the space (Community). Reflective of Lenexa's Diversity.
Type of Art Discussed:	2D or 3D art mounted or applied to the walls Preference is for a creative concept that will fill the wall space










Northwest section of Wall  
18ft wide X 8ft tall



Northeast section of Wall  
9ft wide X 8ft tall



# Public Art Strategic Plan – 3 Step Approval Process

- Stage 1:**  Initial Review and Approach Recommendations (includes budget range & procurement method)
- Stage 2:** When a call for artist is used, it will be followed by a review of options with City Council
- Stage 3:** Final approval of selected artwork by City Council



# **Public Art Strategic Plan**

## **Stage 1 Worksheet**

### **Worksheet for Stage 1**

1. Type of Art
2. Recommended “call for artist” including process (RFQ, RFP, pre-selected)
3. Engagement recommendations
4. Partnerships and Funding



# Public Art Strategic Plan Stage 1 - Recommendations

Type of Art:	2D or 3D art mounted or applied to wall space
Call for Artist:	Limited Call for proposals (5 artists)
Engagement:	Education based (artist talks)
Funding/Partnerships:	\$10,000 - \$12,000 budget

➤ *Would require LAC to bring back proposals to GB for review (Step 2)*

## Selection Process for RFP Responses

- Initial review of proposals by staff – ensure all requirements met
- If more than five responses are received, Arts Council and staff will determine top five for consideration.
- Arts Council, City Council, and four staff members score proposals (Step 2)
- Best score is recommended for final approval (Step 3)



# Discussion and Feedback



# APPENDIX





**MINUTES OF THE  
NOVEMBER 4, 2025  
LENEXA CITY COUNCIL MEETING  
COMMUNITY FORUM, 17101 W 87<sup>th</sup> STREET PARKWAY  
LENEXA, KS 66219**

**CALL TO ORDER**

Mayor Sayers called the meeting to order at 7 PM.

**ROLL CALL**

Councilmembers Handley, Eiterich, Charlton, Arroyo, Williamson, Denny, and Herron were present with Mayor Sayers presiding. Councilmember Nicks was absent.

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.

**STUDENT INTRODUCTIONS**

Danielle Walenta, Shawnee Mission West High School; Navie Blount, Shawnee Mission Northwest High School; and Kennedy Graham, University of Kansas, attended the meeting for class requirements.

**APPROVE MINUTES**

*Councilmember Denny made a motion to approve the October 21, 2025 City Council meeting draft minutes and Councilmember Herron seconded the motion. Motion passed unanimously.*

**MODIFICATION OF AGENDA**

There were no modifications to the agenda.

**CONSENT AGENDA**

1. Acceptance for maintenance
  - a. Acceptance of the 100th Street from Canyon Creek Boulevard to 99th Street public improvements for maintenance  
*This project constructed public street, stormwater, and streetlight improvements. The work was privately funded.*
  - b. Acceptance of the Santa Fe Trail Drive Street and Trail Improvements Project for maintenance  
*This project added new curb, gutter, streetlights, stormwater, trail, and a water quality feature to Santa Fe Trail Drive. It also widened the roadway to add new bike lanes between 95th Street and Pflumm Road and included mill and*



*overlay from 95th Street to Quivira Road. The final contract amount with J.M. Fahey Construction Co. was \$2,351,972.28.*

2. Approval of an encroachment agreement with Zimmerman Living Trust for placement of certain private improvements within portions of existing public drainage easements  
*Stone retaining walls were installed within public drainage easements at 21201 W. 94th Terrace. Because the walls could be an impediment to future stormwater pipe rehabilitation, staff recommends the City enter into an encroachment agreement with the property owner to allow the encroachments to remain in place.*
3. Resolution approving the annual investment policy for operating funds  
*The Pooled Money Investment Board for the State of Kansas requires government entities with expanded investment powers to review and adopt an investment policy on an annual basis. Staff and the City's investment consultant have reviewed the existing policy and are recommending no changes.*

### **END OF CONSENT AGENDA**

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

### **PUBLIC HEARINGS**

4. Consideration of tax abatement and issuance of industrial revenue bonds (IRBs) for the STAG Industrial Building 1 Project located at 14050 Marshall Drive
  - a. Public hearing to consider exemption from ad valorem taxes for property financed with IRBs
  - b. Resolution determining the intent of the City to issue approximately \$16.8 million in IRBs and approving a 10-year tax abatement with payment in lieu of taxes agreement  
*The City received an application requesting the City issue approximately \$16.8 million in IRBs to finance the acquisition, construction, and equipping of a 186,300-square-foot office/warehouse facility located at 14050 Marshall Drive. The applicant has also requested a 10-year, fixed tax abatement for the project. Pursuant to state law, the City must hold a public hearing to consider the cost benefit analysis and the granting of a tax abatement for the project.*

Sean McLaughlin, City Attorney, said this is a public hearing for considering industrial revenue bonds and a tax abatement for STAG Industrial Building 1, located north of Marshall Drive between Santa Fe Trail Drive and Pflumm Road. The project is the first of two proposed buildings on the site, with Building 1 being 186,300 square feet and supported by a proposed \$16.8 million bond issuance. The fixed 10-year abatement is based on a \$95-per-square-foot valuation with a 2% annual escalator, resulting in a 55% abatement. The property currently generates roughly \$67,000 in annual



property taxes; in the first year of the project, PILOT payments are estimated to increase to approximately \$207,000 and continue rising over the term.

Mr. McLaughlin presented site layout diagrams illustrating both the existing structure and the planned redevelopment, noting that the older building on the east side dates to 1967. He said that the long-term redevelopment represents an appropriate and beneficial use of the property and staff recommends approval of the resolution and associated abatement.

Mayor Sayers opened the public hearing at 7:05 PM.

No one from the public spoke.

*Councilmember Eiterich made a motion to close the public hearing and Councilmember Denny seconded the motion. Motion passed unanimously.*

The public hearing closed at 7:05 PM.

Mayor immediate investment

*Councilmember Denny made a motion to approve Item 4b and Councilmember Williamson seconded the motion. Motion passed unanimously.*

5. Consideration of tax abatement and issuance of industrial revenue bonds (IRBs) for the Santa Fe Commerce Center Project located at the northeast corner of Santa Fe Trail Drive & Lakeview Avenue
  - a. Public hearing to consider exemption from ad valorem taxes for property financed with IRBs
  - b. Resolution determining the intent of the City to issue approximately \$30 million in IRBs and approving a 10-year tax abatement with payment in lieu of taxes agreement

*The City received an application requesting the City issue approximately \$30 million in IRBs to finance the acquisition, construction, and equipping of a 152,000-square-foot office/warehouse building and a 70,550-square-foot office/warehouse building both located at the northeast corner of the intersection of Santa Fe Trail Drive & Lakeview Avenue. The applicant has also requested a 10-year, fixed tax abatement for the project. Pursuant to state law, the City must hold a public hearing to consider the cost benefit analysis and the granting of a tax abatement for the project.*

Mr. McLaughlin said this public hearing is for industrial revenue bonds and a tax abatement for the Santa Fe Commerce Center, located along the southern edge of the city near Santa Fe Trail Drive/I-35, just south of the Thompson Barn. The project includes two new buildings—a 152,000-square-foot structure and a 70,000-square-foot structure—with a proposed bond issuance of up to \$30 million. The incentive structure uses a fixed valuation of \$95 per square foot with a 2% annual escalator and a 55% abatement over 10 years. The



property is currently undeveloped and the combined parcels generate approximately \$200,680 in annual taxes; in the first year of the abatement, PILOT payments are projected to increase to roughly \$222,000 and grow thereafter.

Mr. McLaughlin noted that the plan was approved more than a year ago and staff recommends approval of the resolution and abatement.

Councilmember Charlton asked why the Santa Fe Commerce Center project requires up to \$30 million in bonds compared to \$16.8 million for the STAG Industrial Building 1 project, noting that the PILOT structure appeared similar despite differing building footprints. Mr. McLaughlin clarified that the Santa Fe Commerce Center includes two buildings totaling approximately 225,000 square feet, which is a larger combined footprint than the single 186,000-square-foot building for STAG. Because the valuation is based on total square footage, the larger combined area accounts for the higher bond issuance amount. He also noted that the STAG project's figures reflected only Phase 1, whereas the Santa Fe Commerce Center spans the full parcel.

Mayor Sayers opened the public hearing at 7:09 PM.

No one from the public spoke.

*Councilmember Charlton made a motion to close the public hearing and Councilmember Arroyo seconded the motion. Motion passed unanimously.*

The public hearing closed at 7:09 PM.

*Councilmember Williamson made a motion to approve Item 5b and Councilmember Charlton seconded the motion. Motion passed unanimously.*

## **NEW BUSINESS**

There was no new business.

## **COUNCILMEMBER REPORTS**

There were no councilmember reports.

## **STAFF REPORTS**

Beccy Yocham, City Manager, said there would be no Committee of the Whole meeting on November 11th because it is Veteran's Day. She said there would be an event at 84 Lumber on Marshall Drive from 3 PM to 5 PM that day featuring the U.S. Capitol Christmas Tree and Smokey Bear.

### **6. Quarterly Financial Report**

Nate Blum, Chief Financial Officer, provided a high-level review of third-quarter financial indicators, noting overall positive performance across major revenue, expenditure, reserve, debt, investment, and economic metrics.



Mr. Blum said revenues increased \$3.8 million (4%) compared to the prior year. Property taxes came in as expected, and the City's compensating use tax remained strong through the first three quarters. Franchise gas taxes rose 18%, driven by weather-related usage, rate factors, and significant new development. Stormwater service charge revenue increased 5% solely due to new development, as the \$109/EDU rate has not changed in over a decade.

Mr. Blum said General Fund and Stormwater Fund expenditures have increased but remain within budget, with no abnormal spending through the first three quarters. Debt service expenditures decreased, reflecting a strong financial position and the city paying down debt more quickly than new debt is being added.

Mr. Blum reviewed reserve policies and clarified that legally required reporting includes committed funds that cannot be spent on other purposes. To provide clarity, he presented adjusted figures removing committed funds—such as the Tourism Fund's transient guest tax commitments for public parking reimbursement. Removing these commitments lowers that fund's reserve percentage from over 300% to about 146%. Upcoming FIFA World Cup-related expenditures are expected to further reduce reserves. In the General Fund, adjusted reserves are near the City's maximum target. No committed funds were removed from the Debt Service Fund; the City has intentionally built up this reserve and reduced the mill levy in preparation for more than \$50 million in upcoming road projects. Forecasts project expenditures exceeding revenues in all five years, so this reserve will naturally decline.

Mr. Blum reported that both debt indicators remain positive. The City has not issued debt in 2025 and does not anticipate issuing until spring 2026, so no major changes are expected.

Mr. Blum said the investment portfolio remains compliant with policy. The current yield exceeds the short-term benchmark due to interest rates beginning to decline, allowing the City's portfolio to outperform. Unrealized gains were approximately \$81,000 as of September 30, with a total portfolio value of \$102.7 million.

Mr. Blum said that all economic indicators are green. Commercial, single-family, and multifamily permitting are slightly below the five-year average but remain strong, especially when viewed against the unusually high development activity of recent years. Building permit revenue is \$1.3 million year-to-date, compared with \$1.5 million at this point last year—still a healthy level following two years of record revenue.

## **END OF RECORDED SESSION**

## **BUSINESS FROM FLOOR**

Gaylene Van Horn, 8131 Rosehill Road, asked why property taxes are still high when Mr. Blum is reporting additional revenues. She asked how to get her questions answered without being charged a fee.

## **ADJOURN**



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

The meeting adjourned at 7:19 PM.



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING LENEXA CITY CODE REGARDING RESIDENTIAL RENTAL LICENSING.**

WHEREAS, the City has established a residential rental licensing program for rental dwellings within the City; and

WHEREAS, the City desires to update the City Code regarding residential rental licensing to allow the City to better enforce and manage the rental licensing program.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:

**Section 1:** Article 2-16-A is hereby amended to read as follows:

**Section 2-16-A-1 PURPOSE AND INTENT.**

- A. The general purpose of this Article is to protect the public health, safety and general welfare of the residents of the City of Lenexa. The further intent of this Article is to:
1. Promote safe living conditions and a well-maintained community;
  2. Protect the character and stability of residential areas;
  3. Correct and prevent housing conditions that adversely affect or are likely to adversely affect the safety, health and general welfare of residents of rental properties;
  4. Enforce minimum standards for the maintenance of existing residential buildings and, thus, prevent slums and blight;
  5. Preserve the value of land and buildings throughout the City; and
  6. Provide a mechanism for the enforcement and administration of the City Code to ensure that the above purposes are accomplished.
- B. It is not the intent of the City to intrude upon contractual relationships between tenants and landlords; nor does the City intend to intervene as an advocate for either party, to act as an arbiter, or to hear complaints by landlords or tenants which are not specifically and clearly related to the provisions of this Article.

**Section 2-16-A-2 APPLICABILITY.**

- A. The provisions of this Article shall apply to all rental dwellings as defined in this Chapter. One (1) rental license shall be required for each:
1. Rooming unit;
  2. Single-family dwelling;
  3. Individual dwelling units within a duplex;
  4. Triplex;
  5. Quadplex; and
  6. Multi-family complex.



- B. The City shall have authority to exercise its powers under this Article, including the power to issue, renew, deny or revoke a rental license; to declare a rental dwelling in violation of this Article; and to order a rental dwelling vacated until it is properly licensed and in compliance with City Codes. These powers shall apply to any rental dwelling, in whole or in part, as determined by the City.

### **Section 2-16-A-3 EXEMPTIONS.**

- A. The provisions of this Article shall not apply to:
1. Hotels and motels licensed by the State of Kansas;
  2. Convents;
  3. Monasteries;
  4. Parish houses;
  5. Rectories;
  6. Mosques;
  7. Temples;
  8. Synagogues;
  9. Jails;
  10. Hospitals; and
  11. Living facilities licensed or regulated by the State of Kansas, including but not limited to Adult Care Homes, Group Homes, Community Mental Health Centers, Residential Treatment Facilities and Residential Care Facilities.
- B. Facilities that are licensed or regulated by the State of Kansas in whole or in part, including those that may contain independent rental dwellings, may be required to have a City business license per Article 2-1-A.

### **Section 2-16-A-4 LICENSE REQUIREMENT.**

No person shall allow to be occupied, offer for rent, or rent to another for occupancy any rental dwelling unless the owner has first obtained a rental license under the terms of this Article.

### **Section 2-16-A-5 APPLICATION FOR LICENSE.**

- A. The owner of each rental dwelling shall make written application to the City for a rental license as provided herein. No application shall be considered without full payment of the required license fees. The full amount of the license fees shall be required regardless of the time of year in which the application is made. There shall be no refund or waiver in any case when a licensed rental dwelling is no longer offered for rent prior to the end of the calendar year, or when the rental license is revoked as provided for under this Article. A fee schedule pertaining to residential rental license fees shall be adopted by ordinance, resolution, or as otherwise permitted.



- B. Applications for a rental license shall be made on a form furnished by the City for such purpose and, in addition to any other requested information, shall include the following:
1. Address identifying the location of the rental dwelling to be licensed;
  2. Number and type of dwelling units on premises;
  3. If the property is a short term rental or a long term rental or both.
  4. Owner's information (as required by subsection (C));
  5. Property management information (as required by subsection (C));
  6. If the owner resides out-of-state or is an out-of-state business entity, the owner shall designate a manager who shall reside in Kansas. The manager's information shall be provided as required by subsection (C). The manager may be cited in Municipal Court related to violations occurring on the premises. The manager shall be jointly and severally responsible with the owner for:
    - a. Upkeep and maintenance of the premises;
    - b. Compliance with this Article and all other Codes regulating the premises; and
    - c. Acceptance of service of process and of all Notices under this Article; and
  7. The signature of the owner, declaring under penalty of perjury that the information contained in the rental license application is true and correct. If the owner is a business entity, the signature of an authorized partner or officer shall be provided. If a manager is required for the property, the signature of the manager shall also be provided.
- C. Owner and manager information shall be provided as follows:
1. If the owner or manager is a natural person, they shall provide a full name, date of birth, residence address, and telephone number.
  2. If the owner or manager is not a natural person, but is a corporation, limited liability corporation, nonprofit corporation, limited liability partnership, limited partnership, foreign business or any other legal or commercial entity which is required to register with the Secretary of State, the application shall include the following for each owner or manager, as applicable:
    - a. Full legal name of the entity;
    - b. Business address, telephone number, and fax number;
    - c. The name, date of birth, residence address, and telephone number of a partner or officer responsible for the rental dwelling;
    - d. Name, address and phone number of the entity's registered agent; and
    - e. Proof of good standing from the Secretary of State in the state the entity is registered, if applicable, and the Kansas Secretary of State.



3. A post office box will not be accepted for any address required in this subsection.
- D. Upon receipt of an application satisfying all requirements in this Section and full payment of fees, the City shall issue a rental license to the owner, unless such license is or has been denied pursuant to Section 2-16-A-11-A. The rental license shall provide the license number, rental dwelling address(es) and identity of the property owner.

#### **Section 2-16-A-6 LICENSING STANDARDS.**

The following standards and conditions must be maintained in order to hold a rental license under this Article:

- A. A rental application or renewal application, satisfying all requirements of this Article, shall be approved by the City of Lenexa prior to occupancy of a rental dwelling;
- B. Information contained in the rental application shall remain current throughout the term of the license, or be updated within thirty (30) days after any changes;
- C. The rental dwelling shall not be declared or found to be unsafe or dangerous for human habitation under any applicable code or law;
- D. The rental dwelling and surrounding premises shall remain in compliance with all applicable Building and Housing Codes materially affecting health and safety, and all applicable City Codes;
- E. Business entities required to register with their Secretary of State shall remain in good standing with the Secretary of State and with the State of Kansas; and
- F. The rental dwelling shall comply with all applicable State requirements including, but not limited to, any state, transient guest and local tax collection requirements.

#### **Section 2-16-A-7 SHORT TERM RENTAL REGULATIONS.**

In addition to all other regulations applicable to rentals, the following regulations shall also apply to rental dwellings licensed and being offered as a short term rental:

- A. The rental dwelling may not be rented or offered for use as reception space, party space, meeting space, or for other similar events open to non-owner guests.
- B. The rental dwelling and its occupants must comply with all parking restrictions as set forth in Chapter 3-8 of the City Code, provided, however, if the rental dwelling has off-street parking, the owner shall require occupants to utilize off-street parking.

#### **Section 2-16-A-8 EXPIRATION; RENEWAL.**

All rental licenses issued under this Article shall expire on December 31 of each year and shall be subject to renewal annually as described in this Section. All owners shall apply for renewal on a form provided by the City. The renewal



application may be in such abbreviated form as deemed sufficient by the City to verify current information on file concerning the owner and manager . No renewal shall be granted without payment of the full license fee. Rental license renewals for less than one full calendar year shall not be prorated.

#### **Section 2-16-A-9 LICENSE NOT TRANSFERABLE.**

- A. A rental license issued hereunder shall not be transferable to a new owner.
- B. When any owner conveys title to a rental dwelling to another, the owner conveying title shall, on or before the day of such transfer, notify the City in writing of the name, address and phone number of the new owner.
- C. A new owner shall submit an application for a rental license in accordance with Section 2-16-A-5 no more than thirty (30) days from the date of taking title to the property, provided a rental license is still required for the property.

#### **Section 2-16-A-10 DUTIES OF LICENSEE.**

Every owner of a rental dwelling shall:

- A. Notify the City in writing of any change of information contained in the last license application filed with the City within thirty (30) days after the changed information; and
- B. Maintain a current register of all tenants with a lawful right of occupancy to a rental dwelling. The register shall include tenants' full names and dates of birth. The owner, manager or other person in charge of the rental dwelling shall provide a copy of the register required by this Section to the City if a violation of an ordinance or resolution adopted to protect the public health, safety or welfare has occurred on such property and a citation has been issued. Such register shall not be required to be provided until at least thirty (30) days following the date of the issuance of the citation.

#### **Section 2-16-A-11 UNLICENSED UNITS.**

- A. Whenever a rental dwelling has been rented without a rental license, the City may serve a Notice of Violation upon the owner by certified mail to the address of record with the Johnson County Department of Records and Tax Administration, or by personal service. The Notice of Violation shall provide notice of the following:
  - 1. The rental dwelling has been rented without a rental license;
  - 2. The property owner must obtain a rental license by a date certain in order for the property to remain occupied by tenants;
  - 3. If the property owner fails to obtain or qualify for a rental license, the unlicensed rental dwelling may be ordered vacated and shall not be reoccupied until a rental license is issued by the City; and
  - 4. Each day that the owner fails to obtain a rental license as required by this Article shall constitute a separate offense and is punishable as provided in Section 1-1-C-3 of this Code.



- B. If the owner fails to comply with the Notice of Violation, the City may issue a Notice to Appear, setting a date and time for appearance in Municipal Court. In addition, the City may order the unlicensed rental dwelling vacated, and cause an Order to Vacate to be prominently posted on the affected premises. The posted notice will indicate that the rental dwelling is not licensed; clearly indicate which dwelling units or rooming units are affected; and indicate a date upon which tenants must vacate the premises.
- C. The City shall give tenants and occupants reasonable time to arrange new housing and to move their possessions, and may authorize an extension of the Order to Vacate as appropriate.
- D. It shall be unlawful for any person to fail to vacate a rental dwelling that has been ordered vacated in the time period set forth in the Order to Vacate. Each day that a tenant remains unlawfully in possession of a rental dwelling shall constitute a separate offense, punishable as provided in Section 1-1-C-3 of this Code.
- E. Unlicensed rental dwellings may not be reoccupied as a tenancy until a rental license is issued by the City in accordance with this Article.
- F. It shall be unlawful for any person to deface or remove a posted Order to Vacate from an unlicensed rental dwelling. The unlawful removal of a posting shall constitute a public offense, punishable as provided in Section 1-1-C-3 of this Code.

## **Section 2-16-A-12 DENIAL OR REVOCATION OF LICENSE.**

- A. A rental license application may be denied in whole or in part by the City if:
  - 1. Code violations are present on the property at the time of application that could materially affect the health and safety of the rental dwelling occupants or of the public;
  - 2. An incomplete or incorrect application has been submitted. The City shall not deny the application until notice has been provided to the Owner of the deficiencies and been provided an opportunity to correct; or
  - 3. The rental license for the property was revoked in the 24-month period prior to application.

The City may notify the owner that the application has been denied by telephone, fax, regular mail or personal delivery. This shall include notice of the right to a hearing pursuant to Section 2-16-A-15.

- B. Revocation: A rental license may be revoked in whole or in part by the City:
  - 1. If an owner fails to correct one or more violations as set out in a Notice of Violation, or has failed to comply with any requirements of this Article;
  - 2. If in any 12-month rolling period, the owner receives four Notice of Violations, then the rental license may be immediately revoked and



- a new rental license for the property shall not be issued for 12-months from the date of revocation; or
3. If the owner or tenants are engaged or involved in any criminal activity on or near the premises that results in charges filed, then the rental license may be immediately revoked. A new rental license for the property shall not be issued for 24-months from the date of revocation or until all criminal proceedings related to the revocation have been fully adjudicated whichever is later.
- C. The City will notify the owner that the rental license has been or will be revoked with a written Notice of Revocation, which shall be served upon the owner in person or by certified mail to the owner's address as provided on the most current rental license application, and/or by prominently posting the Notice on the affected premises.
- D. The Notice of Revocation shall include:
1. The effective date of the revocation of the rental license and the address(es) or other identifying criteria of the rental dwelling(s) affected by the revocation;
  2. The reason(s) for the revocation;
  3. An order that tenants or occupants in the affected rental dwelling(s) must be vacated by a date certain, and shall not be reoccupied until a new rental license is issued by the City; and
  4. Information regarding how to request a hearing on the revocation of the rental license.
- E. Whenever a rental license has been denied or revoked, the City may order tenants or occupants in the affected rental dwelling vacated, and cause an Order to Vacate to be prominently posted on the premises. The posted notice will indicate that the rental dwelling is not licensed; clearly indicate which dwelling units or rooming units are affected; and indicate a date upon which tenants must vacate the premises.
- F. The City shall give tenants and occupants reasonable time to arrange new housing and to move their possessions, and may authorize an extension of the Order to Vacate as appropriate.
- G. It shall be unlawful for any person to fail to vacate a rental dwelling that has been ordered vacated in the time period set forth in the Order to Vacate. Each such day that a tenant remains unlawfully in possession of the rental dwelling shall constitute a separate offense, punishable as provided in Section 1-1-C-3 of this Code.
- H. Unlicensed rental dwellings may not be reoccupied as a tenancy until a new rental license is issued by the City in accordance with this Article.
- I. It shall be unlawful for any person to deface or remove a posted Order to Vacate from an unlicensed rental dwelling. The unlawful removal of a posting shall constitute a public offense, punishable as provided in Section 1-1-C-3 of this Code.

## **Section 2-16-A-14 RENTAL INSPECTION PROGRAM.**



- A. Interior Inspections: In accordance with the provisions herein, the City shall have the authority to conduct interior inspections of any rental dwellings to determine compliance with all Codes and laws materially affecting health and safety. Interior inspections of rental dwellings may be conducted when:
1. A tenant requests that the City perform an interior inspection of a rental dwelling in which they reside to determine compliance with City Codes.
    - A. Prior to requesting an internal inspection by the City, a tenant must first request an inspection and correction of any code violations by the owner or manager of the rental dwelling. The tenant shall provide to the City a dated copy of the notice in which they requested that the owner or manager correct the alleged code violation(s). This requirement shall not apply to an emergency situation as determined by the City.
    - B. Every tenant or occupant of a rental dwelling shall give the owner or their authorized representative access to any part of such rental dwelling for the purposes of making such inspection, maintenance, repairs or alterations as are necessary to comply with all provisions of City Code.
    - C. If the City agrees to perform an interior inspection at the request of a tenant, the tenant or an authorized representative shall be present during the inspection.
  2. Three (3) or more notices (including but not limited to any combination of Notices of Violation or Notices to Appear) have been issued by the City for the same rental dwelling during any twelve (12) month period.
    - A. If a rental dwelling is occupied, a tenant shall be present during the interior inspection, or provide consent to the City's entry onto the premises.
    - B. If a rental dwelling is unoccupied, the property owner or an authorized representative shall be present during the interior inspection, or provide consent to the City's entry onto the premises.
  3. An emergency exists.
- B. Exterior Inspection: The City shall have the authority to conduct exterior inspections of any rental dwellings to determine compliance with this Code. Exterior inspections may be conducted with such frequency as the City, in its sole discretion, determines to be feasible.
1. Exterior inspections may include an inspection of the exterior of all buildings on the premises and all common areas.
  2. Exterior inspections shall be conducted by the City at all reasonable hours, and may be conducted with or without notice to the owner or tenants.
  3. The City shall develop an inspection protocol and standard inspection checklist for all exterior inspections and shall ensure that the inspections are minimally intrusive. At the time of the issuance of



a license pursuant to Section 2-16-A-5-D, the City will provide the licensee with information on the minimum code requirements for exterior maintenance of rental dwellings. Nothing contained herein, or in the information provided to licensees, shall be construed to relieve the owner or manager of responsibility for compliance with all applicable City Codes.

- C. Notice of Violation: If an interior or exterior inspection reveals Code violation(s), the City may serve a Notice of Violation upon the owner or manager in the same form and manner as provided in Section 3-5-H-7 of this Code. It shall not be a defense to any prosecution or administrative action taken under this Chapter that:
  - 1. The person responsible for enforcement did not personally receive the Notice of Violation, provided it was served in compliance with Section 3-5-H-7; and/or
  - 2. The Notice of Violation did not include all information required by Section 3-5-H-7, provided the Notice was in substantial compliance with that Section.
- D. Non-compliance: Failure to correct any violation(s) by the corrective action date set forth in a Notice of Violation may result in the revocation of the rental license and/or municipal court prosecution, as well as abatement of the violation and assessment of associated charges when permitted by this Code.
- E. Unlawful Interference: It shall be unlawful for any person to interfere with or to attempt to prevent the City from conducting inspections pursuant to this Article. Such interference shall constitute a public offense and is punishable as provided in Section 1-1-C-3 of this Code.
- F. Right of Entry: If entry onto a property for purposes of inspection is refused, the City shall have recourse to every remedy provided by law to secure entry, including but not limited to application for an administrative search warrant.

#### **Section 2-16-A-15 UNSAFE OR DANGEROUS CONDITIONS.**

When a rental dwelling is determined to be unfit for human use or habitation, or a dangerous structure pursuant to this Code or applicable Kansas Statutes, the rental license shall be deemed revoked on the effective date of said determination and the rental dwelling may be ordered vacated immediately. Notice including the above information shall be posted on the rental dwelling as soon as practicable, and a copy of the Notice mailed to the property owner to the address provided on the most recent rental license application. If the rental dwelling is unlicensed, a copy of the Notice shall be mailed to the owner's address of record with the Johnson County Department of Records and Tax Administration. The owner may re-apply for a rental license only after the property is brought into compliance with all City Codes and has been inspected and approved by the City, and subject to any other conditions as established by the City.

#### **Section 2-16-A-16 CRIME RESISTANT ADDENDUM TO LEASE.**



The City of Lenexa Police Department shall promulgate and maintain a Crime Resistant Addendum that may be included with each residential rental lease or agreement to be signed by the owner/agent and tenant. The Lenexa Police Department shall develop all policies and programs pertaining to the City's Crime Resistant Community Partnership Program.

#### **Section 2-16-A-17 HEARING PROCEDURE.**

- A. Following the denial or revocation of a rental license, an owner may request an administrative hearing on the issue of whether the rental license was properly denied or revoked. The owner shall submit a written request for hearing to the City Clerk within ten (10) calendar days from the date of the notice of denial or revocation. The hearing will be held within seven (7) business days of the City Clerk's receipt of the written request, unless extended by the City for good cause shown.
  - 1. The administrative hearing shall be conducted by a hearing officer designated by the City Manager.
  - 2. The scope of the hearing shall be limited to whether the City's denial or revocation of a rental license was within the scope of its authority, supported by substantial competent evidence, and not arbitrary or capricious. The hearing shall be informal and not subject to the rules of civil and/or criminal procedure.
- B. The hearing officer shall render a written decision no later than five (5) business days after the close of the hearing, and may affirm, modify or reverse the action by representatives of the City. The written decision may be personally served upon the property owner, or mailed first class to their last known address.

#### **Section 2-16-A-18 PENALTIES.**

- A. It shall be unlawful for any person to fail to comply with any term of this Article, or fail to obtain and/or maintain a rental license as required by this Article. Each day that a person fails to comply, or fails to maintain a rental license as required by this Article, shall constitute a separate offense punishable as provided in Section 1-1-C-3 of this Code.
- B. The payment of a fine or the serving of a jail sentence for failure to pay the required fee and/or secure a rental license, or for any other related violation(s), shall not constitute payment of the required fee, nor excuse the person from obtaining a rental license and making the required payment therefore. The City may proceed by civil action to collect any unpaid fees, in addition to any interest and penalties allowed by law.

#### **Section 2-16-A-19 REMEDIES IN THIS ARTICLE ARE NOT EXCLUSIVE.**

The remedies provided in this Article are not exclusive. They are in addition to and do not supersede or pre-empt other remedies such as a declaration that a building is unsafe or dangerous, written violation orders and warnings, and criminal charges



for violation of substantive provisions of any City or State law relating to housing maintenance, fire safety, building codes, zoning, health and the like. Further, the remedies in this Article do not supersede or affect the legal rights and remedies of tenants or landlords provided under State law or this Code.

**Section 2:** Article 2-16-B is hereby amended to read as follows:

### **Section 2-16-B-1 DEFINITIONS.**

When used in this Chapter, the following words and terms shall have the meanings ascribed to them in this Section:

**MULTI-FAMILY:** Any building(s) or structure(s) on one (1) property under common ownership containing five (5) or more dwelling units.

**BUILDING OR HOUSING CODES:** Any law, ordinance or governmental regulation concerning fitness for habitation, or the construction, maintenance, operation, occupancy, use or appearance of any rental dwelling.

**CITY:** Any public official or authorized representative of the City responsible for enforcing this Code.

**DUPLEX:** A building or structure containing two (2) separate dwelling units.

**DWELLING:** A place of residence; an abode.

**DWELLING UNIT:** Any room or group of rooms, located within a dwelling and forming a single habitable unit with cooking, living, sanitary and sleeping facilities, offered for rent in whole or in part.

**LONG TERM RENTAL:** A dwelling or dwelling unit or portion thereof that is offered for rent in whole or in part for a period equal to or greater than 30 days.

**MANAGER:** Any person who, alone or jointly with others, shows rental dwellings to prospective tenants, enters into lease agreements on the owner's behalf, receives rent from tenants, is responsible for maintenance of a rental dwelling, and/or otherwise has been given decision making authority by the owner for that property.

**ORGANIZATION:** A corporation, government, government subdivision or agency, business trust, estate, trust, partnership or association, two or more persons having a joint or common interest, and any other legal or commercial entity.

**OUT-OF-STATE BUSINESS ENTITY:** Any corporation, limited liability corporation, nonprofit corporation, limited liability partnership, limited partnership, foreign business or any other legal or commercial entity which is required to register with the Secretary of State that does not have a principal place of business within the state of Kansas.

**OWNER:** Any person, corporation, limited liability corporation, nonprofit corporation, limited liability partnership, limited partnership, foreign business or any other legal or commercial entity which is required to register with the Secretary of State who, alone or jointly with others:

- A. Has legal title to any property with or without accompanying actual possession thereof; or



B. Has charge, care or control of any building or structure or part thereof as agent or personal representative of the person having legal title to the building or structure or part thereof; or

C. Has possession or right to possession of any property under a contract for deed.

PERSON: Any individual or organization.

PREMISES: The building(s) in which a rental dwelling is located and all land appurtenant to such building(s).

QUADPLEX: A building or structure containing four (4) separate dwelling units.

RENT: Payments made periodically by a tenant to a property owner, manager or landlord in return for the use of a rental dwelling.

RENTAL DWELLING: A building or structure, or portion of a building or structure, designed for or used for human habitation and offered as a short term rental or long term rental. Rental dwelling includes but is not limited to, any multi-family complex, quadplex, triplex, duplex, single-family dwelling or rooming unit offered for rent in whole or in part.

RENTAL LICENSE: A license issued by the City of Lenexa permitting a rental dwelling to be rented and/or occupied by persons other than the owner of the property, and subject to the terms set forth in Article 2-16-A. Such license shall indicate if the rental dwelling is for short term rental or long term rental.

ROOMING UNIT: Any room or group of rooms forming a single habitable unit, within a larger building or structure, used or intended to be used for living and sleeping, but not for cooking purposes, offered for rent in whole or in part.

SHORT TERM RENTAL: A dwelling or dwelling unit or portion thereof that is offered for rent in whole or in part for a period less than 30 days.

SINGLE FAMILY DWELLING: A building or structure containing one (1) dwelling unit.

TENANT/OCCUPANT: Any person living, residing, sleeping at or actually having possession of a rental dwelling.

TRIPLEX: A building or structure containing three (3) separate dwelling units.

**Section 3:** Penalty: Any violation of the above provisions shall be punishable in accordance with Section 1-1-C-3, unless otherwise specifically set out.

**Section 4:** This Ordinance shall be construed as follows:

#### INTERPRETATION

A. Liberal Construction: The provisions of this Ordinance shall be liberally construed to effectively carry out its purposes which are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.

B. Savings Clause: The repeal of an ordinance or code sections, as provided herein shall not affect any rights acquired, fines, penalties, forfeitures, or liabilities incurred or any proceeding commenced under or by virtue of the ordinance or code section repealed. An ordinance or code section repealed continues in force and effect



after the passage, approval, and publication of this Ordinance for the purposes of such rights, fines, penalties, forfeitures, liabilities, and actions.

C. Invalidity: If for any reason any chapter, article, section, subsection, sentence, portion or part of this Ordinance, or the application thereof to any person or circumstance is declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance, the City Code, or other ordinances.

**Section 5:** The existing Code Section 2-16 is hereby repealed.

**Section 6:** This Ordinance shall become effective following adoption and publication in the official City newspaper.

PASSED BY the City Council this 18<sup>th</sup> day of November, 2025.

SIGNED BY the Mayor this 18<sup>th</sup> day of November, 2025.

CITY OF LENEXA, KANSAS

\_\_\_\_\_  
Julie Sayers, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Sean McLaughlin, City Attorney