



Agenda

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

**MAY 20, 2025
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER

Pledge of Allegiance

ROLL CALL

APPROVE MINUTES

May 6, 2025 City Council meeting draft minutes (located in the Appendix)

MODIFICATION OF AGENDA

CONSENT AGENDA

Item Numbers 1 through 9

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 the 113th Street East of Renner Boulevard and 113th Street and Lakeview Avenue Stormwater Improvement Project for maintenance

This area had a high concentration of corrugated metal pipes that were failing or in very poor condition. The City hired V.F. Anderson Builders, LLC to construct the project, which was partially funded through the Johnson County Stormwater Replacement Program. The total project cost was \$2,708,321.48.

2. Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Cedar Canyon West Attached Villas Final Plat

Cedar Canyon West Attached Villas is a duplex subdivision on 7.68 acres located in the southwest corner of 99th Street & 100th Street. Easements and rights-of-way are being dedicated to the City as part of this final plat.

3. Acceptance of right-of-way as shown on Stoneridge North, Second Plat

Stoneridge North, Second Plat is a single-family residential subdivision on 40.7 acres in the northeast corner of 83rd Street & Cedar Niles Road. Additional right-of-way is being dedicated to the City as part of this revised final plat.

4. Approval of a revised final plan for an additional phase of the AdventHealth Parking Garage located approximately at the northwest corner of westbound 87th Street Parkway & Renner Boulevard within the CC, Planned City Center Zoning District

The applicant proposes to construct an extension to the first phase of a three-story parking garage that serves Area 2 of the AdventHealth Campus. The parking area will expand the ground floor parking garage by 47 parking spaces that will be enclosed later with the second phase of the parking garage.

5. Approval of the Public Art priority list of locations

The Public Art Policy requires the Arts Council to annually review and make recommendations to the Governing Body regarding the priority list of locations for public art.

6. Resolution accepting the Public Art Strategic Plan

This plan reflects months of work centered around two joint meetings with the Governing Body and the Lenexa Arts Council to build consensus around the future direction of Lenexa's Public Art Program. It outlines a clear vision, set of priorities, and process recommendations to guide public art purchases and projects over the next three to five years.

7. Resolution approving the issuance of revenue bonds by the City of Olathe, Kansas to finance facilities located within the corporate limits of Lenexa

KidsTLC, Inc. ("KidsTLC") desires to issue \$1.8 million in revenue bonds to acquire a building located in Lenexa. KidsTLC is headquartered in Olathe, Kansas and has previously issued revenue bonds through Olathe.

8. Resolution amending the Property Tax Rebate Program Policy

Staff recommends amending the Property Tax Rebate Program policy eligibility criteria to increase the potential applicant pool.

9. Ordinance amending the Lenexa City Code to adopt the recently updated versions of the Johnson County Environmental Sanitary Code and Johnson County Aquatic Health Code

The City adopted by reference the 2004 Johnson County Environmental Sanitary Code (ESC) in Section 4-5-1 of the Lenexa City Code. In August 2024, Johnson County adopted a new ESC and an Aquatic Health Code (AHC). As a result, the City needs to amend the City Code to adopt the new version of the ESC and the AHC for the County to continue to enforce the codes in the city.

END OF CONSENT AGENDA

BOARD RECOMMENDATIONS

10. Ordinance approving a three-year special use permit for a basic industry use known as SRS Lenexa located at 14303 W. 100th Street in the BP-2, Planned Manufacturing District

The applicant proposes to store hazardous chemicals for their pool supply company, which falls under the basic industry use and requires a special use permit in the BP-2, Planned Industrial District.

11. Consideration of a preliminary plan for Retail Lenexa Old Town located at 9213 Pflumm Road in the HBD, Historic Business District

The applicant proposes a multitenant retail building located at 9213 Pflumm Road within the HBD, Historic Business District. The preliminary plan includes a one-story, three-tenant-space building totaling 5,200 square feet, three parallel parking spaces, and an overhead door on the eastern side of the building to accommodate loading/unloading of tenant materials.

12. Consideration of a revised preliminary plan for Lenexa City Center North Village Townhomes located at the northeast corner of Winchester Street & Penrose Lane in the CC, Planned City Center District

The applicant proposes a townhome development in City Center. The development consists of 61 townhomes distributed among 10 buildings at the northeast corner of Winchester Street & Penrose Lane.

13. Ordinance approving a rezoning for property known as White Oak Estates, Second Plat for the construction of a single-family residence located near the northeast corner of 79th Street & Cottonwood Street

The applicant proposes construction of a single-family residence and is combining two parcels, which are currently zoned differently.

14. Consideration of a rezoning and preliminary plan known as Vantage at Lenexa for a multifamily residential development on property located at the northwest corner of Prairie Star Parkway and Monticello Road -
CONTINUED TO THE JULY 1, 2025 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST
 - a. Ordinance rezoning property from the AG, Agricultural, R-1, Single-Family Residential, and RP-3, Planned Residential (Medium High-Density) Districts to the RP-4, Planned Residential (High-Density) District
 - b. Approval of a companion preliminary plan for Vantage at Lenexa

NEW BUSINESS

15. Approval of Amendment No. 2 to the construction agreement with Prosser Wilbert Construction, Inc. for the Ad Astra Reconstruction Project

Prosser Wilbert Construction, Inc. has submitted the final GMP Package (GMP #2) consisting of all additional construction activities for the project with a GMP of \$8,094,928. This includes all base items and meets/exceeds all aquatic program elements identified through the public engagement process.

COUNCILMEMBER REPORTS

STAFF REPORTS

END OF RECORDED SESSION

BUSINESS FROM FLOOR

Comments will be accepted from the audience on items not listed on the agenda. Please limit remarks to a maximum of five (5) minutes per person/issue.

ADJOURN

APPENDIX

16. May 6, 2025 City Council meeting draft minutes

17. Item 6 -- Public Art Strategic Plan
18. Item 9 -- City Code update – Ordinance (redline)
19. Item 15 -- Amendment to Ad Astra Agreement - Presentation

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 the 113th Street East of Renner Boulevard and 113th Street and Lakeview Avenue Stormwater Improvement Project for maintenance

CONTACT: Tim Green, Deputy Community Development Director

DATE: May 20, 2025

ACTION NEEDED:

Accept the 113th Street East of Renner Boulevard and 113th Street and Lakeview Avenue Stormwater Improvement Project ("Project") for maintenance.

PROJECT BACKGROUND/DESCRIPTION:

The area of 113th Street east of Renner Boulevard to Lakeview Avenue had a high concentration of corrugated metal pipes that were failing or in very poor condition. The City hired V.F. Anderson Builders, LLC to construct the improvements.

Staff performed a final inspection on April 17, 2025 and advised that all work had been completed in accordance with the plans and specifications. The maintenance bonds for this project shall go into force upon acceptance by the Governing Body on May 20, 2025, and will expire on May 20, 2027.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This project was partially funded through the Johnson County Stormwater Replacement Program. The remainder of the project was funded through the 2024-2028 Capital Improvement Program (Project No. 90066).

City of Lenexa	\$1,832,594.76
Johnson County Stormwater Replacement Program	\$875,726.72
Total Construction Cost	\$2,708,321.48

STAFF RECOMMENDATION:

Accept for maintenance.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

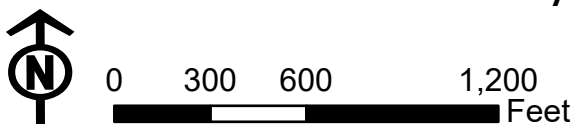
ATTACHMENTS

1. Map



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

113th St. East of Renner Blvd. and 113th St. & Lakeview Ave. Stormwater Improvement Project Aerial/Vicinity Map





**CITY COUNCIL
MEMORANDUM**

ITEM 2

SUBJECT: Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Cedar Canyon West Attached Villas Final Plat

CONTACT: Stephanie Sullivan, Planning Manager

DATE: May 20, 2025

ACTION NEEDED:

Accept the utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Cedar Canyon West Attached Villas Final Plat.

APPLICANT:

Dan Foster, Schlagel Associates

OWNER:

Speedway II LLC

PROPERTY LOCATION/ADDRESS:

Southwest corner of 99th Street & 100th Street

PROJECT BACKGROUND/DESCRIPTION:

The applicant seeks approval of a final plat for Cedar Canyon West Attached Villas, a residential duplex subdivision. This plat includes 20 duplex lots with 40 dwelling units, as well as three tracts and rights-of-way. The site is located at the southwest corner of 99th Street & 100th Street.

The proposed final plat is consistent with the approved preliminary plat, which was approved by the Governing Body on August 20, 2024. The Governing Body is accepting easements and rights-of-way on this plat.

STAFF RECOMMENDATION:

Accept the easements and rights-of-way.

PLANNING COMMISSION ACTION:

This item was considered as Consent Agenda Item 2 at the May 5, 2025, Planning Commission meeting.

Chairman Poss entertained a motion to recommend **APPROVAL** of Consent Agenda Item 2. Moved by Commissioner Katterhenry, seconded by Commissioner Jamison, 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



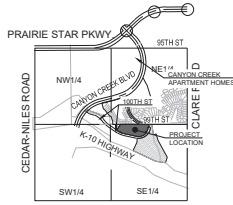
Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Cedar Canyon West Attached Villas Final Plat

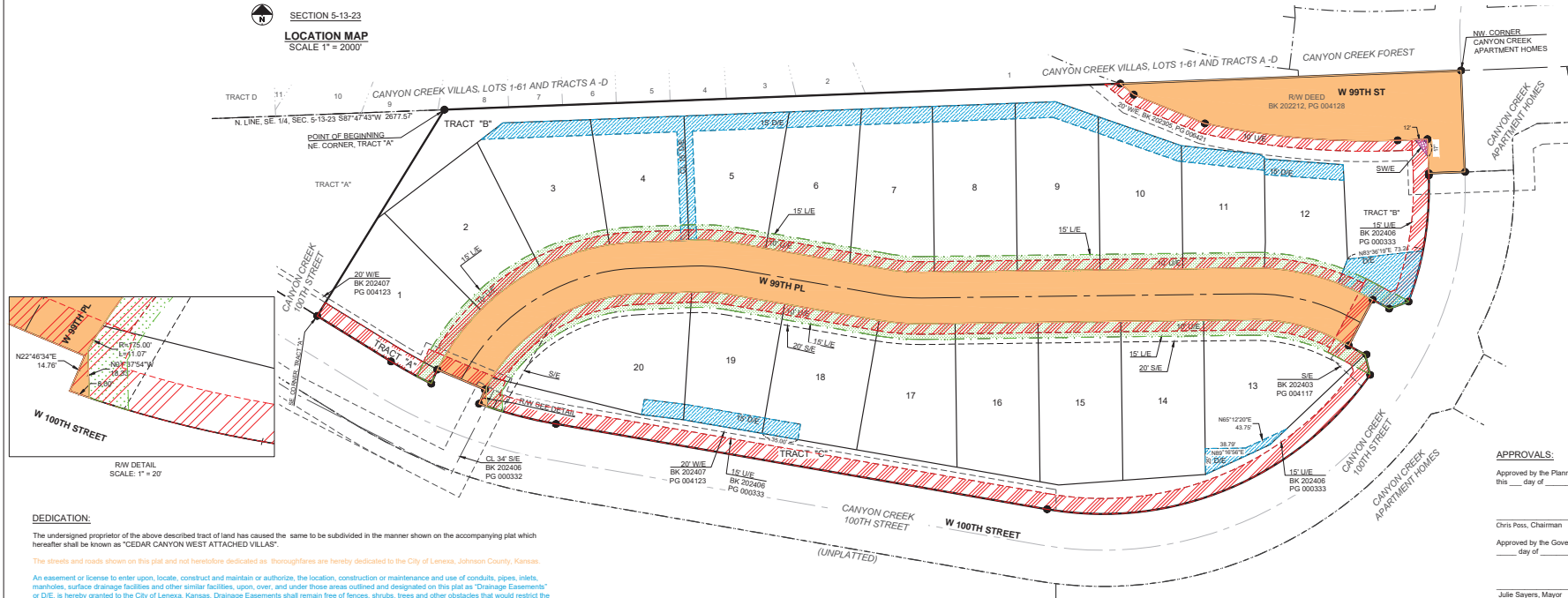


0 375 750 1,500
Feet

EASEMENT EXHIBIT
CEDAR CANYON WEST ATTACHED VILLAS
PART OF THE SE. 1/4 OF SEC. 05-13-23, IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



SECTION 5-13-23
LOCATION MAP
SCALE 1" = 2000'



DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which hereafter shall be known as "CEDAR CANYON WEST ATTACHED VILLAS".

The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Lenexa, Johnson County, Kansas.

An easement or license to enter upon, locate, construct and maintain or authorize, the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities and other similar facilities, upon, over, and under those areas outlined and designated on this plat as "Drainage Easements" or "D/E," is hereby granted to the City of Lenexa, Kansas. Drainage Easements shall remain free of fences, shrubs, trees and other obstacles that would restrict the flow of drainage.

The City of Lenexa is under no duty or obligation to maintain or repair the stormwater drainage facilities placed within the limits of this easement, and in no event shall this easement be construed to impose any such obligation on the City of Lenexa.

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

An easement or license to enter upon, locate, construct and maintain or authorize, the location, construction or maintenance and use of conduits, pipes, poles, wires, drainage facilities, sanitary sewers, ducts and cables, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Lenexa, Kansas. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "U/E" that crosses or intersects with a "Drainage Easement" or "D/E". A 10' foot wide Utility Easement or "U/E" is hereby dedicated to the City of Lenexa, Johnson County, Kansas, or its designees, off of lots or tracts adjacent to and parallel with all proposed Street Right-of-Way lines, as shown hereon.

A Landscape Easement or "L/E" is hereby dedicated to the City of Lenexa, Johnson County, Kansas. Maintenance of this "L/E" shall be the responsibility of the property owner.

An easement or license to enter upon, locate, construct and maintain or authorize, the location, construction or maintenance and use of sidewalks, upon and over those areas outlined and designated on this plat as "Sidewalk Easement" or "S/W/E" is hereby granted to the City of Lenexa, Kansas. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "U/E" that crosses or intersects with a "S/W/E".

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absorbed except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

RESTRICTIONS:

Tracts "A", "B" and "C" are to be owned and maintained by the Homeowners Association that serve this plat and are to be used for open space. Tract "B" is to be used for lot buffer open space and storm water treatment. Stormwater facilities within Tract "B" are to be maintained by the Homeowners Association. There shall be no direct access to 99th Street from Tract "B". Shown hereon as Limits of No Access or "LNA".

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

APPROVALS:

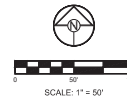
Approved by the Planning Commission of the City of Lenexa, Johnson County, Kansas, this ____ day of _____, 20__.

Chris Poss, Chairman

Approved by the Governing Body of the City of Lenexa, Johnson County, Kansas, this ____ day of _____, 20__.

Julie Sayers, Mayor

Jennifer Martin, City Clerk



SCALE: 1" = 50'

SCALE: 1" = 50'

BASIS OF BEARINGS:
THE PLAT OF "CANYON CREEK 100TH STREET"
N. LINE, SE 1/4, SEC 5-13-23
BEARING N87°47'45"E

LEGEND:

- FOUND MONUMENT
- FOUND 1/2" REBAR WITH KSL5 54 CAP

- BL - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- L/E - LANDSCAPE EASEMENT
- LNA - LIMITS OF NO ACCESS
- R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- S/W/E - SIDEWALK EASEMENT
- WE - WATERLINE EASEMENT
- U/E - UTILITY EASEMENT
- EXISTING LOT AND PROPERTY LINES
- - - EXISTING PLAT AND ROW LINES

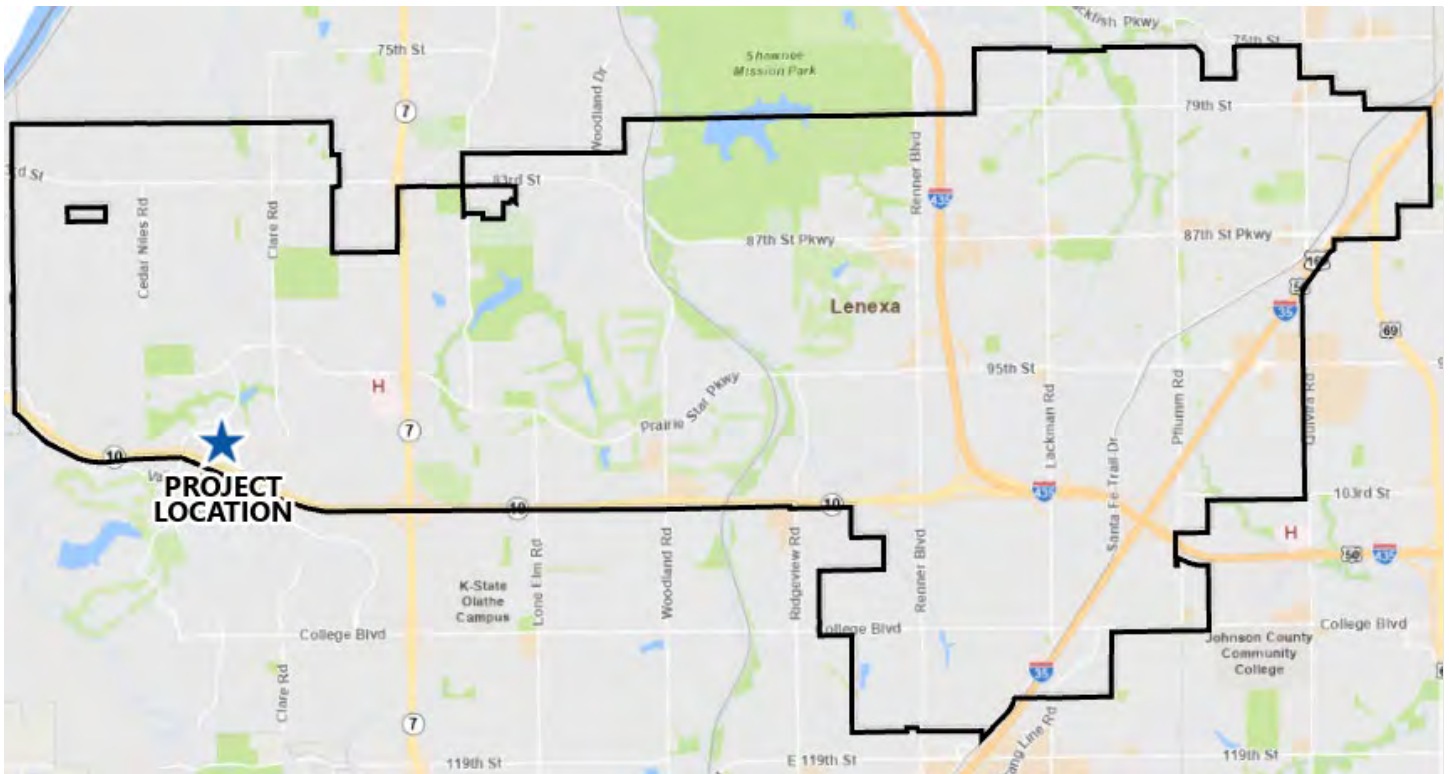
SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14025 West 107th Street • Lenexa, Kansas 66158
Ph: (913) 452-6158 • Fax: (913) 452-6400 • WWW.SCHLAGEL-ASSOCIATES.COM
Kansas State Certificate of Authority
EC-208, RLS-229, RLS-54

DATE 05/14/25
DRAWN BY JMT
CHECKED BY SCH
PROJ. NO. 25-012

EASEMENT EXHIBIT
CEDAR CANYON WEST
ATTACHED VILLAS
SHEET NO. 1

CEDAR CANYON WEST ATTACHED VILLAS

Project #:	PT25-05F	Location:	Southwest corner of 99 th Street and 100 th Street
Applicant:	Dan Foster, Schlagel Associates	Project Type:	Final Plat
Staff Planner:	Noah Vaughan	Proposed Use:	Duplex



PROJECT SUMMARY

The applicant seeks approval of a final plat for Cedar Canyon West Attached Villas, a proposed duplex subdivision in the Cedar Canyon West development at the southwest corner of 99th Street and 100th Street, east of Canyon Creek Boulevard. The subdivision will be a portion of Tract 3 included in the originally approved 2022 Rezoning and Concept Plan for Cedar Canyon West. A total of 20 lots (40 total dwelling units) are proposed on the 7.68-acre subject property. The site will gain access from two points off 100th Street from the east and west sides of the site onto the internal road of the subdivision, 99th Place. The plat includes a deviation for a 4-foot reduction to the rear yard setback for Lot 12, a reduction from 20 feet to 16 feet. This deviation was approved during the original preliminary plan and plat stage. The proposed final plat is consistent with the approved preliminary plat (PL24-04P), which was approved by the Governing Body on August 20, 2024, including the deviation request. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

This site is a 7.68-acre undeveloped tract of land located at the southwest corner of the intersection of 99th Street and 100th Street. The site is part of a regional rezoning and concept plan for 112 acres of land approved in February 2023 (RZ22-09 and PL22-04CP). This rezoning and concept plan included five zoning districts for the land bordered by Canyon Creek Boulevard on the west and future Clare Road on the east, K-10 Highway on the south and 99th Street on the north. The rezoning changed the zoning district of the subject parcel from AG (Agricultural District) to RP-2 (Intermediate-Density Planned Residential District).

Following the rezoning and concept plan, a preliminary plan and plat was submitted in 2024 for the subject property proposing the 20-lot layout with 40 dwelling units, consisting of one duplex per lot (PL24-04P). The preliminary plat contains three tracts and one approved deviation for a reduction to the rear structural setback on Lot 12 of the proposed subdivision.

LAND AREA (AC)	BUILDING AREA	CURRENT ZONING	COMP. PLAN
7.68	N/A	RP-2	Medium-Density Residential

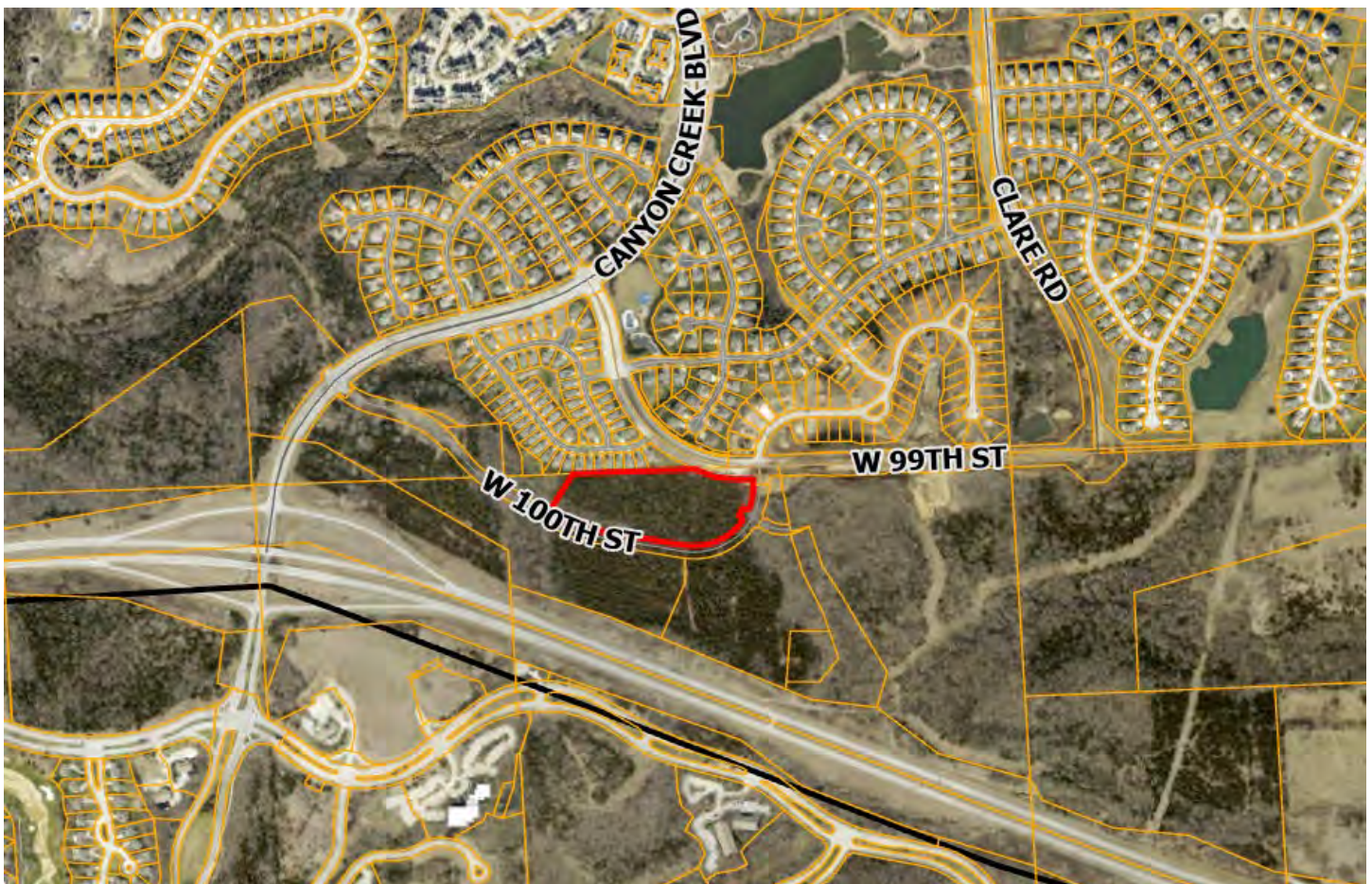


Exhibit 1: Aerial Image of Subject Site

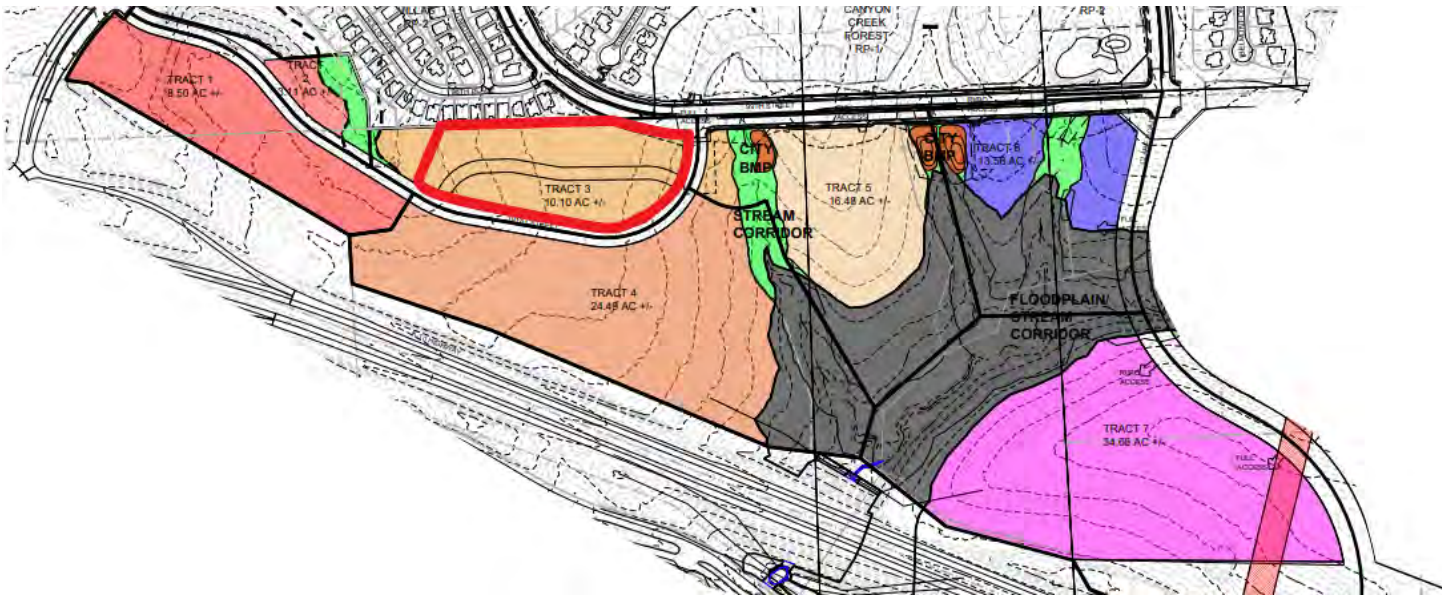
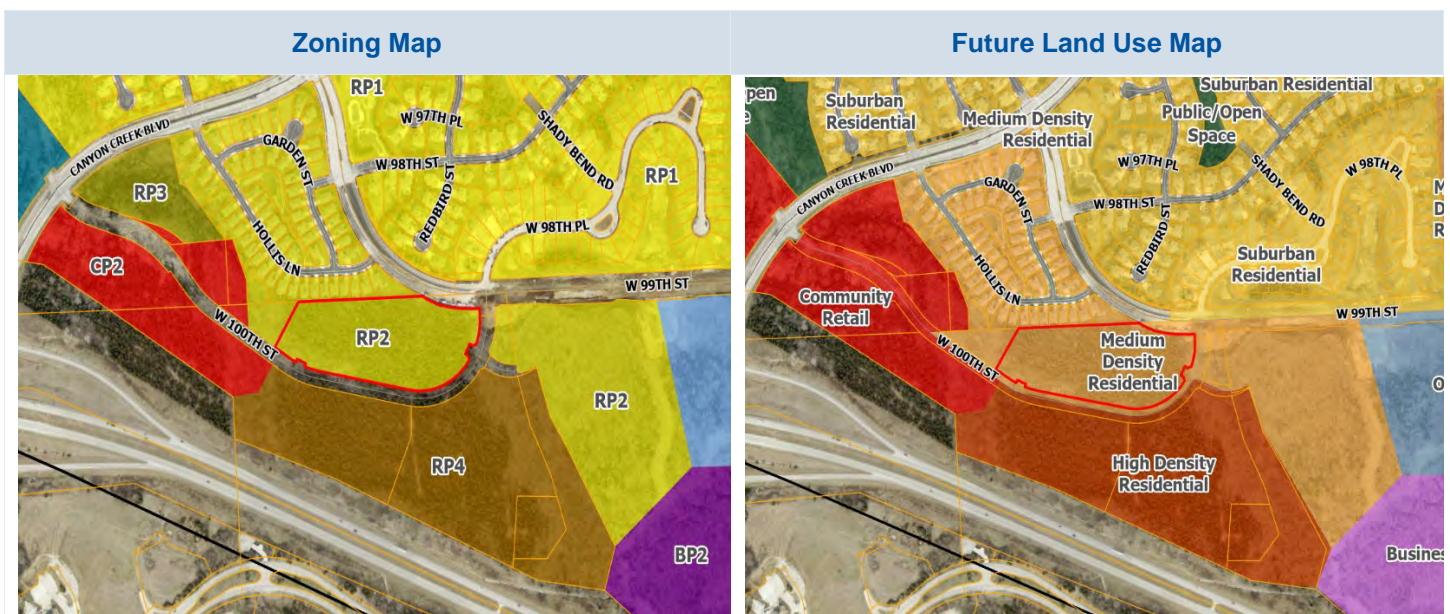


Exhibit 2: Portion of Tract 3 to be developed from PT25-05F, Outlined in Red

LAND USE REVIEW

The proposed use is a duplex residential subdivision. Three tracts to be owned by the Homeowners' Association will be included with this final plat: Tracts "A", "B", and "C". All tracts will be dedicated and used for open space, while Tract "B" will additionally be used for Land Use Intensity buffer and stormwater treatment. Tracts "B" and "C" will contain waterline and utility easements, and Tract "B" will additionally contain a portion of a sidewalk easement.



The Future Land Use designation for the parcel is Medium Density Residential, which matches the proposed development's intended use and existing zoning. The property has adjacent single-family residential development to the north, which is designated for Medium Density Residential and Suburban Residential development. The adjacent properties to the south, east, and west were all rezoned with the rezoning and concept plan for the overall Cedar Canyon West development for different intended uses. The properties to the west (contained within Tracts 1 & 2) were rezoned to CP-2, Planned Community Commercial District, to extend the area already zoned in this district for future commercial development in Cedar Canyon. The area to the south was rezoned to RP-4, Planned Residential (High-Density) District, and a portion of this property is being developed with multifamily at this time. The properties to the east were rezoned to RP-2, BP-2, and CP-O in order to introduce additional multifamily residential, office, and business park uses in this area of the Cedar Canyon West development.

TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Medium Density Residential	RP-2, Planned Residential (Intermediate-Density) District	Undeveloped
North	Suburban Residential, Medium Density Residential	RP-1, Planned Residential (Low-Density) District	Single-Family Residential
South	High Density Residential	RP-4, Planned Residential (High-Density) District	Undeveloped and multifamily under construction
East	Medium Density Residential, Office, Warehousing	RP-2, Planned Residential (Intermediate-Density) District, BP-2, Planned Manufacturing District, CP-O, Planned General Office District	Undeveloped
West	Community Retail	RP-3, Planned Residential (Medium-High Density) District, CP-2, Planned Community Commercial District	Undeveloped

FINAL PLAT REVIEW

This is a final plat of 20 duplex lots on 7.68 acres and is a part of the Cedar Canyon West development, for which a preliminary plan/plat was approved in August 2024 (PL24-04P).

Street development includes the construction of 99th Place, which is a public street and is the internal road of the subdivision, as well as portions of 99th Street, which will serve as a connection to 100th Street. 100th Street was created in 2023 through preliminary and final plat processes to establish a connection between 99th Street and Canyon Creek Boulevard.

Stormwater management remains consistent with as it was approved in the overall approved preliminary plan. An existing off-site basin, located just to the west in adjacent Tract A, will receive and appropriately release the majority of the site, with one additional new basin on the east end of the site, in Tract B, being added to address that portion of the site that flows easterly away from the existing basin.

All lots of the proposed subdivision will contain 10' utility easements, 15' landscape easements, and 25' build lines. Lots 13-20 will additionally contain a 20' sewer easement. A 15' drainage easement is additionally dedicated within portions of Lots 18, 19, and 20. Tract B contains a 12' wide sidewalk easement in addition to utility and waterline easements that will exist on both Tracts B and C.

Staff notes that the plans depict a 30' front build line for Lots 1-4. Staff recently requested that the applicant update the plat to reflect all lots having a 25' front build line. Some plan sheets included within this packet have not been updated to reflect the 25' build line for Lots 1-4, but those plans will be updated at building permit stage.

Dedications for the right-of-way and easements on the plat are reflected in Table 2. Table 3 shows the purposes of each tract on the plat. The locations of each tract are shown in Exhibit 3 below. The plat will need a revision before recording that would indicate that tract maintenance would fall under homeowner responsibility if no HOA is established.

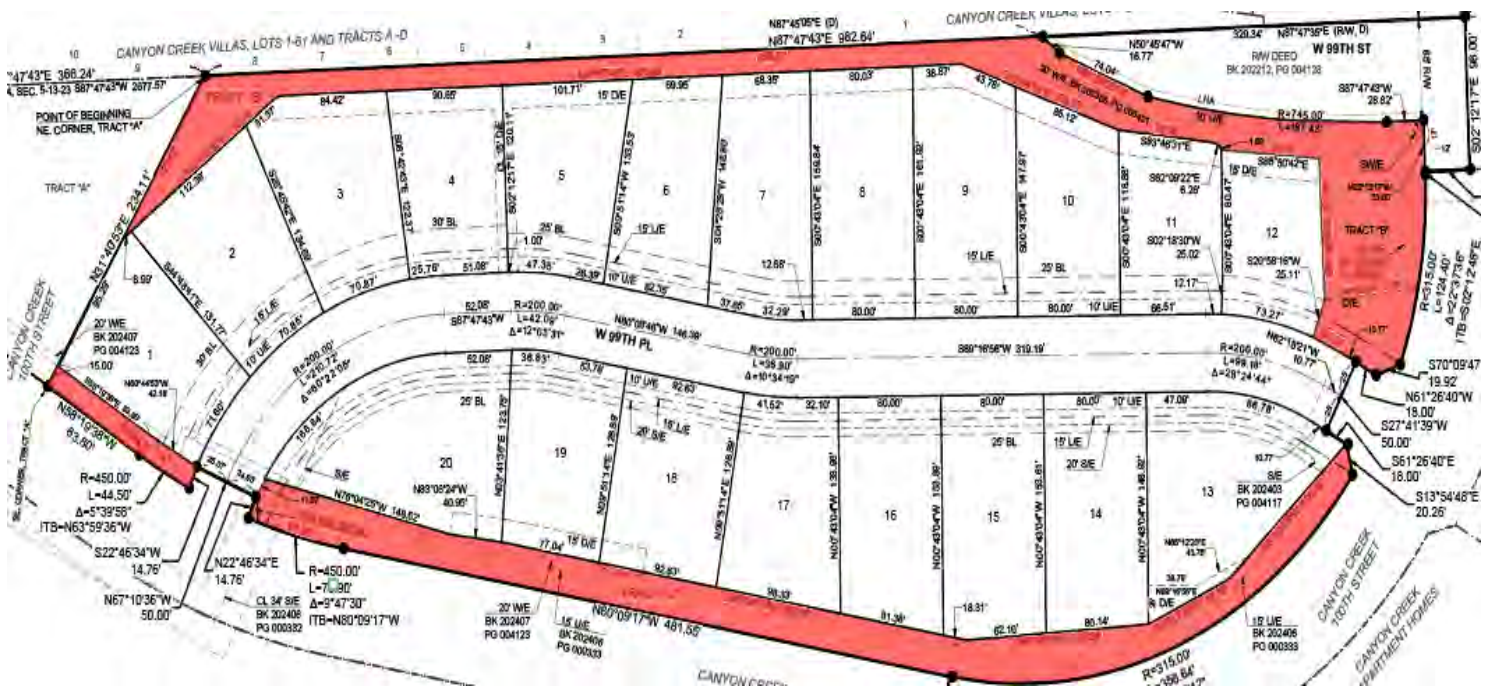


Exhibit 3: Subject plat with tracts outlined in red.

Table 2: Plat Dedications

Type of Dedication	Dedicated to
Rights-of-Way	City of Lenexa
Utility Easement	City of Lenexa
Drainage Easement	City of Lenexa
Landscape Easement	City of Lenexa
Sewer Easement	Johnson County Wastewater
Sidewalk Easement	City of Lenexa

Table 3: Tract Purposes

Tract	Purpose
A	Open Space
B	LUI Buffer, Open Space, Stormwater Treatment
C	Open Space

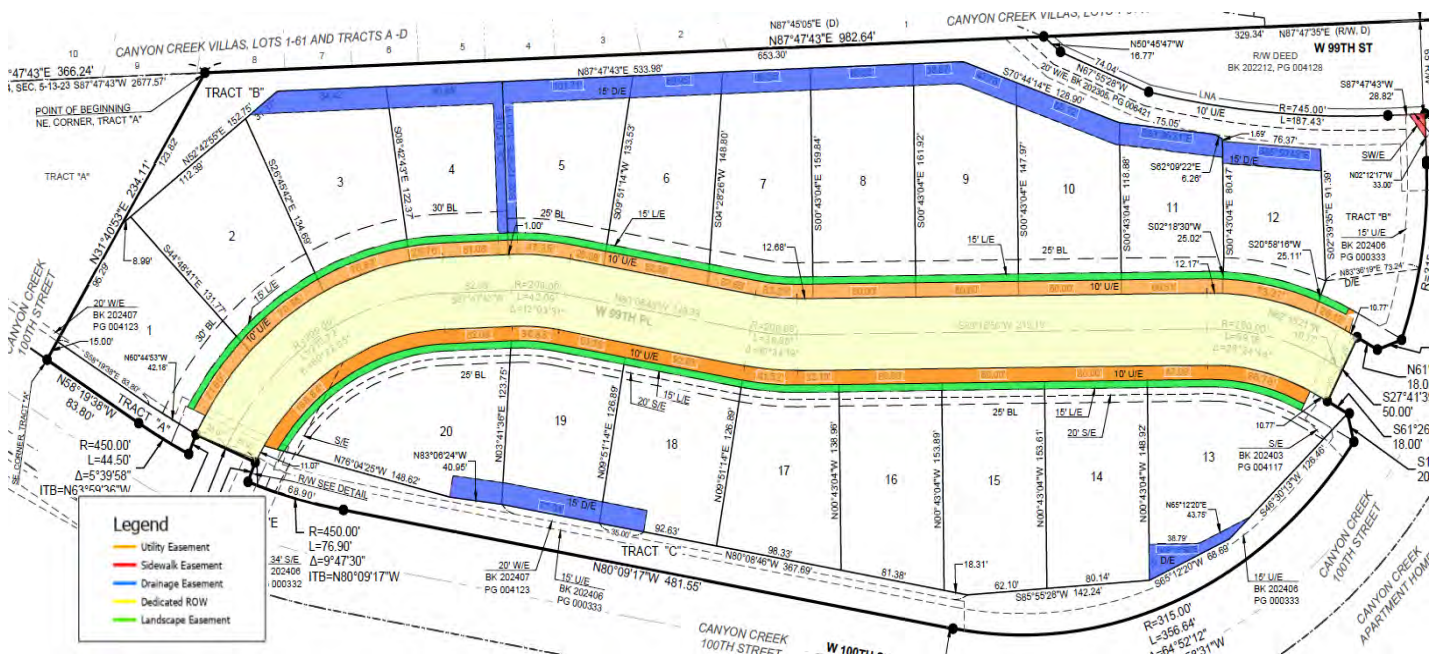


Exhibit 4: Easements in Cedar Canyon West Attached Villas.

DEVIATIONS

A 4-foot deviation from the rear setback requirement for Lot 12 was approved by the Planning Commission and Governing Body during the preliminary plat process. The code requirement is 20 feet, and the deviation reduced the setback to 16 feet and is shown in Exhibit 5.

The preliminary plan (PL24-04P) designated 30' build lines for Lots 1-4 in order to meet lot width requirements; however, Staff has requested that the final plat reflect the correct 25' build line to be consistent with the minimum front yard setback requirement within the RP-2 Zoning District per [Section 4-1-B-7](#) of the UDC. To accomplish this, a new 1-foot deviation for lot width is requested for Lots 1-4. This deviation is shown in Exhibit 6. Information for both deviation requests is detailed in Table 4.

TABLE 4: DEVIATION REQUESTS

Deviation Type	Lots	Code Requirement	Proposed	Deviation Request
Rear Setback	12	20 feet	16 feet	- 4 feet
Lot Width	1-4	80 feet	79 feet	- 1 foot

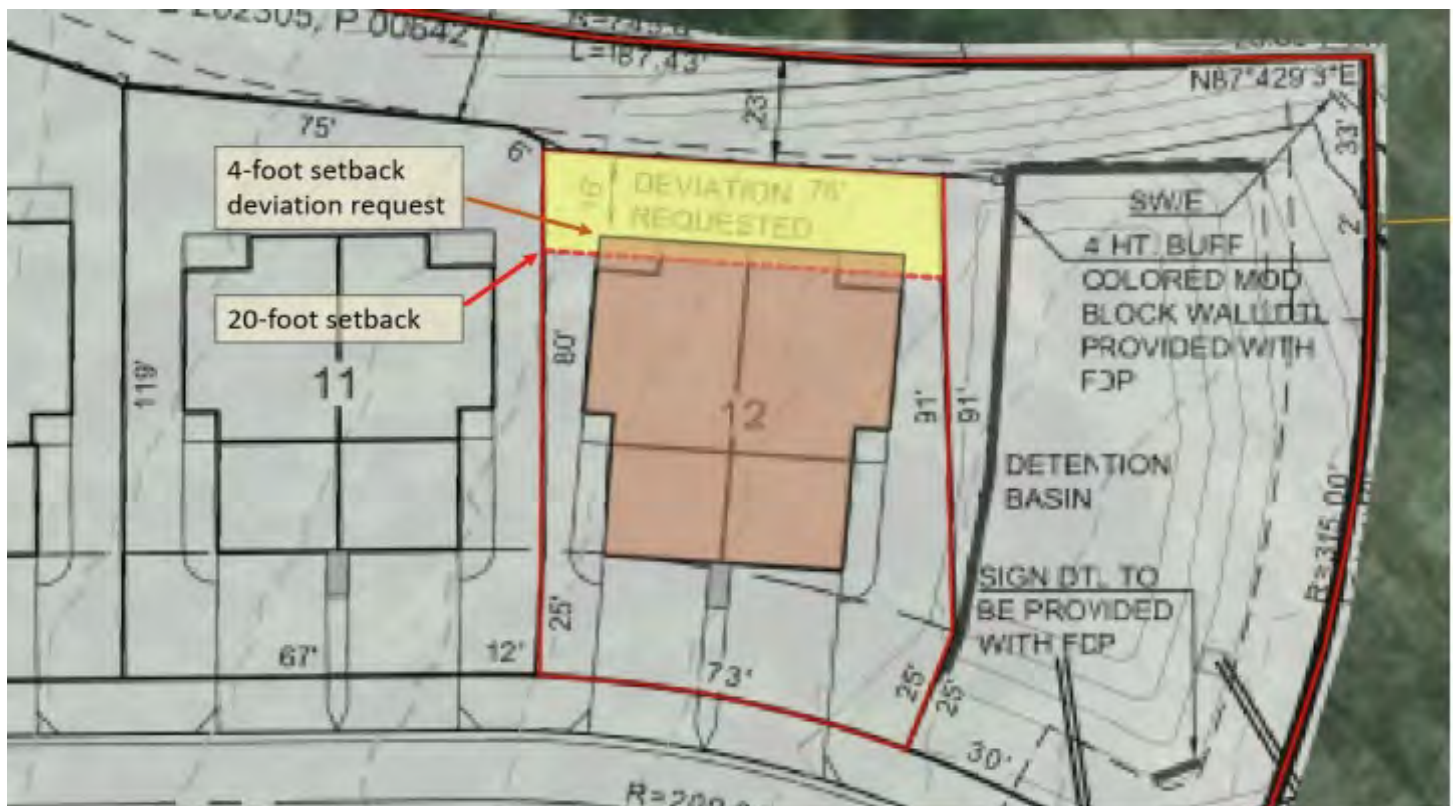


Exhibit 5: Setback Deviation requested for Lot 12 of the development.

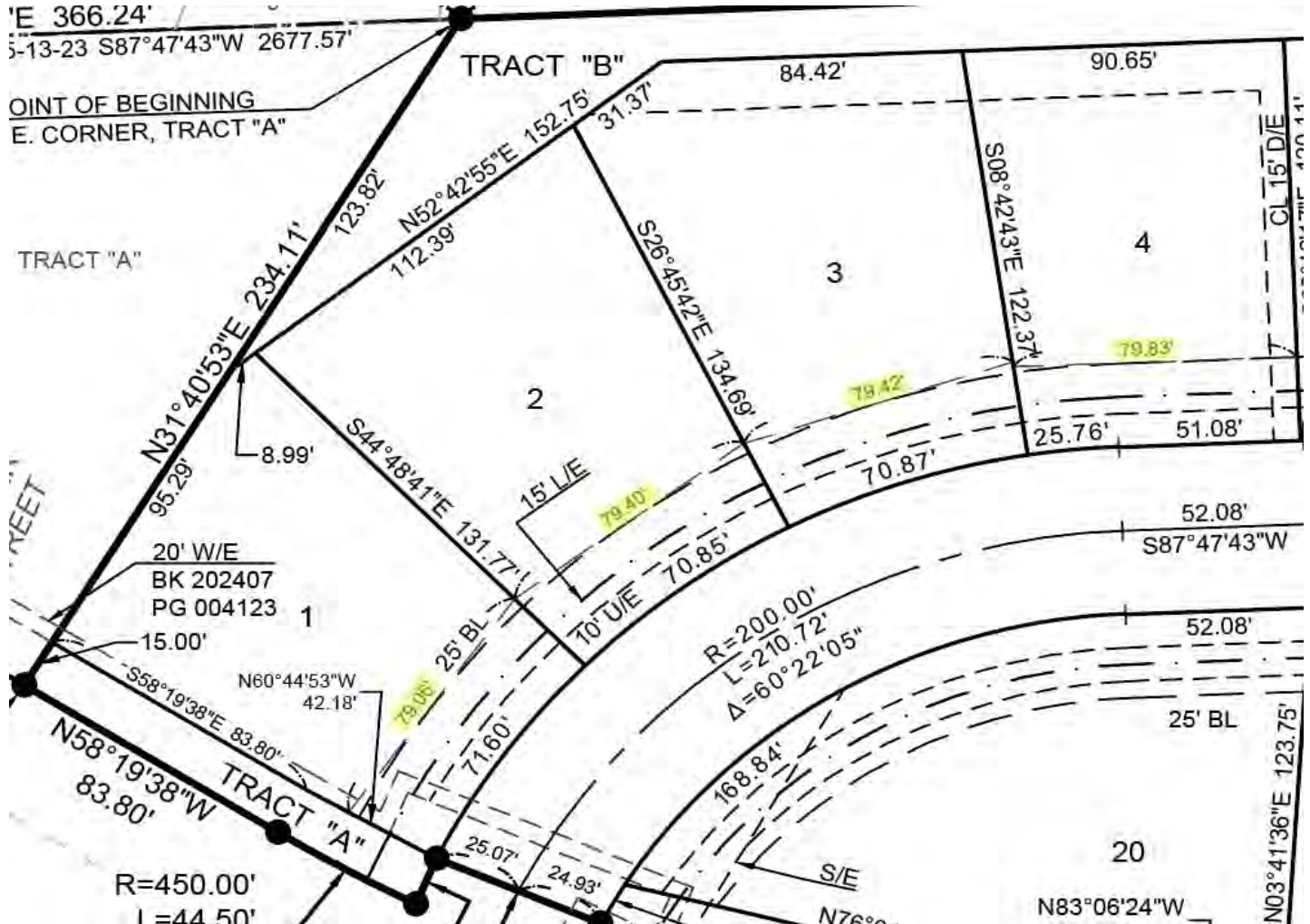


Exhibit 6: Lot width deviation requested for Lots 1-4 of the development.

NEXT STEPS

- This project requires approval by the Planning Commission and 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 May 20, 2025.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant should inquire about additional City requirements, such as permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Final Plat for Cedar Canyon Attached Villas.**

- This is a final plat of 20 lots and three tracts in the RP-2 Zoning District.
- The proposed use of the land is for duplex residential development.
- 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 PT25-05F – **Cedar Canyon West Attached Villas** at the southwest corner of 99th Street and 100th Street, for a residential duplex subdivision with the lot width deviation noted in the deviations section of the Staff Report.

CONSENT AGENDA

1. **AdventHealth Parking Garage and AdventHealth Lenexa City Center, Third Plat - Consideration of a revised final plan to expand Phase 1 of the approved parking garage and consideration of a final plat for the replat of Advent Health Lenexa City Center, Second Plat on property located approximately at the southeast corner of Renner Boulevard and 87th Street Parkway within the CC, Planned City Center District. PL25-05FR, PT25-04F**
2. **Cedar Canyon West Attached Villas - Consideration of a final plat for 20 lots (duplex use) as part of the Cedar Canyon West mixed-use development located at the southwest corner of 99th Street and 100th Street within the RP-2, Planned Residential (Intermediate-Density) District. PT25-05F**

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Item 1, recusing Commissioner Burson who declared a conflict of interest on this item. Moved by Commissioner Horine, seconded by Commissioner Woolf, and carried by a majority voice vote.

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Item 2. Moved by Commissioner Katterhenry, seconded by Commissioner Jamison, and carried by a unanimous voice vote.



**CITY COUNCIL
MEMORANDUM**

ITEM 3

SUBJECT: Acceptance of right-of-way as shown on Stoneridge North, Second Plat

CONTACT: Stephanie Sullivan, Planning Manager

DATE: May 20, 2025

ACTION NEEDED:

Accept the right-of-way as shown on Stoneridge North, Second Plat.

APPLICANT:

David Rinner, Schlagel Associates

OWNER:

Complete, LLC

PROPERTY LOCATION:

Northeast Corner of 83rd Street & Cedar Niles Road

PROJECT BACKGROUND/DESCRIPTION:

This is a revised final plat for Stoneridge North, Second Plat, the second phase of the Stoneridge North residential subdivision, which includes a total of 381 single-family lots and 53 two-family lots. The second phase includes 80 single-family lots, six tracts, and construction of new public streets and related infrastructure. The site is located near the northeast corner of 83rd Street & Cedar Niles Road.

The Planning Commission approved the original final plat for the second phase of the project on November 6, 2023. The original final plat approval included three deviations from the Unified Development Code—related to lot width, lot area, and front yard setback—as well as various dedications of easements and rights-of-way. The dedications on the original final plat were approved by the Governing Body on November 21, 2023.

A revised version of the final plat for the second phase was approved by the Planning Commission on June 3, 2024. The revisions included new deviations pertaining to minimum dwelling sizes and a minor additional dedication of right-of-way (a 30-foot x 152.53-foot area; 4,575.9 square feet) to support the planned expansion of 83rd Street. However, the revised plat was not submitted to the Governing Body for acceptance of the minor additional dedication due to a miscommunication between staff and the developer. As a result, the additional right-of-way must be accepted by the Governing Body before the applicant can proceed with recording the plat.

STAFF RECOMMENDATION:

Accept the right-of-way.

PLANNING COMMISSION ACTION:

This item was considered as Consent Item 1 at the June 3, 2024 Planning Commission meeting.

Chairman Poss entertained a motion to recommend **APPROVAL** of the Consent Agenda. Moved by Commissioner Harber, seconded by Commissioner Macke, and carried by a unanimous voice vote.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

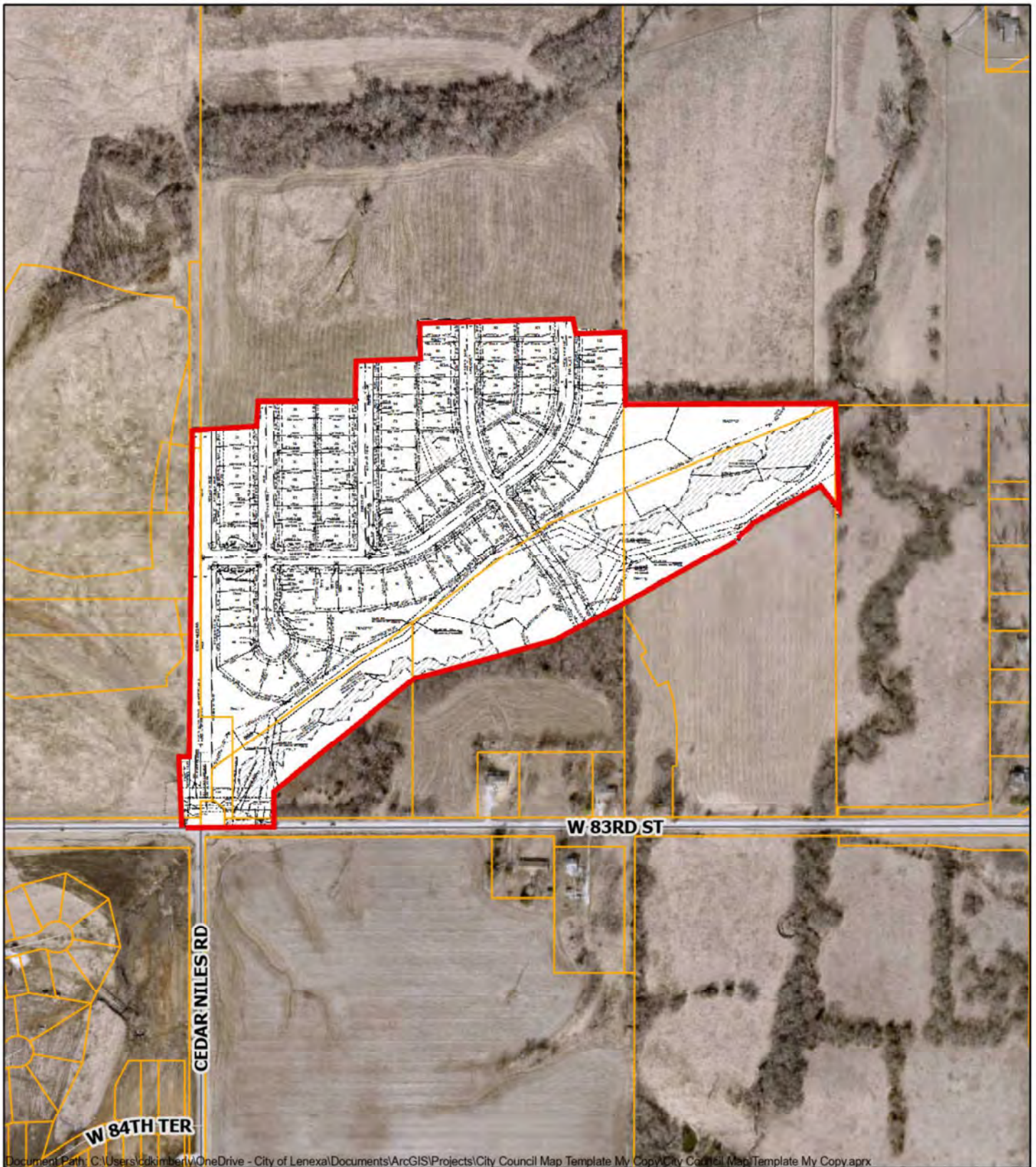
Integrated Infrastructure & Transportation

Guiding Principles

Responsible Economic Development

ATTACHMENTS

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



Document Path: C:\Users\jckimberly\OneDrive - City of Lenexa\Documents\ArcGIS\Projects\City Council Map Template My Copy\City Council Map Template My Copy.aprx

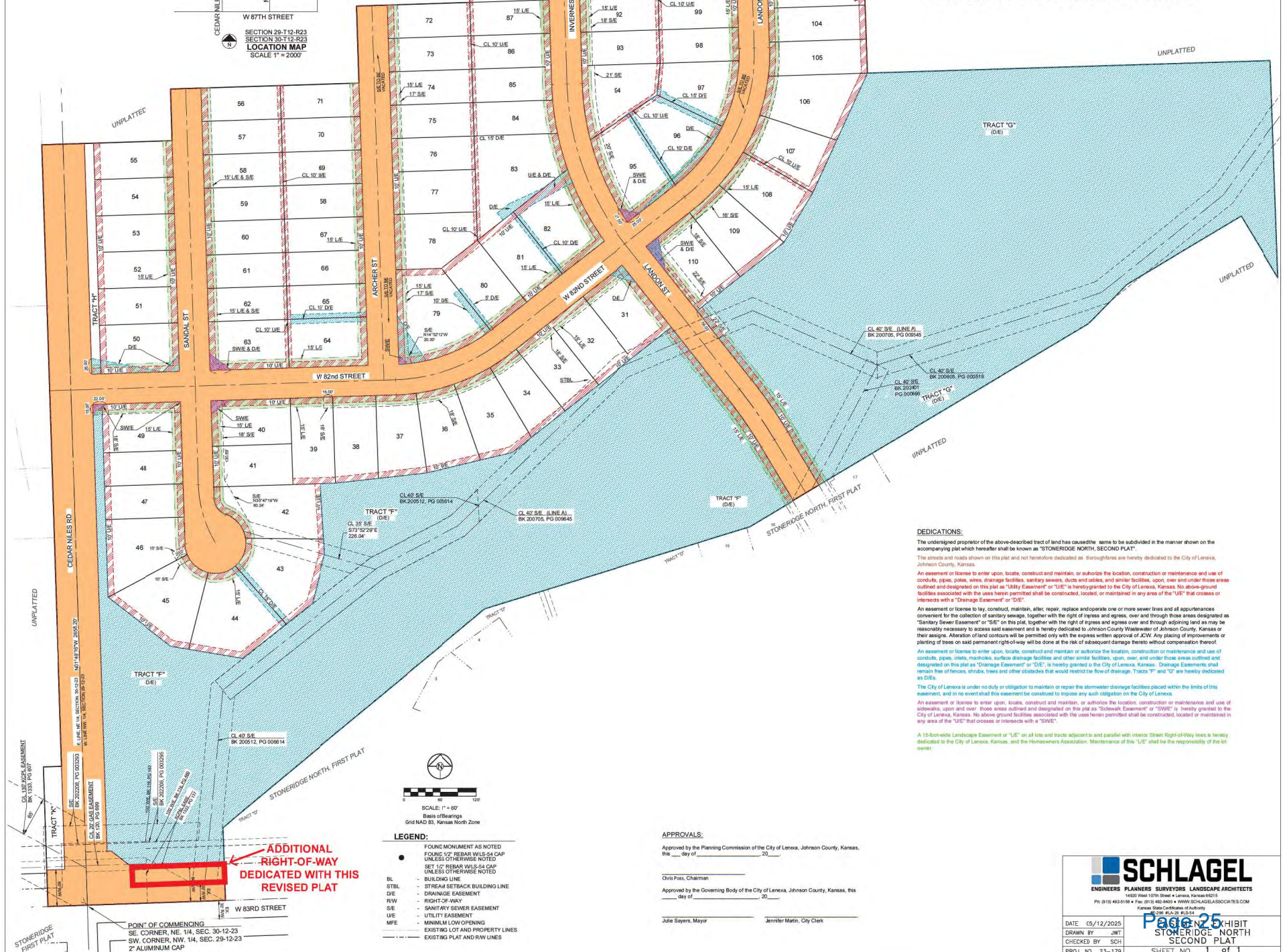
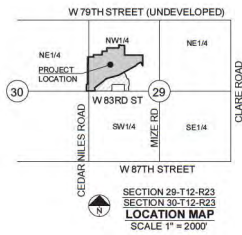
Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Stoneridge North, Second Plat



PART OF THE NW 1/4 OF SEC. 29-12-23
and PART OF THE NE 1/4 OF SEC. 30-12-23
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

PART OF THE NW 1/4 OF SEC. 29-12-23
and PART OF THE NE 1/4 OF SEC. 30-12-23
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



DEDICATIONS:

The undersigned proprietor of the above-described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which hereafter shall be known as "STONERIDGE NORTH, SECOND PLAT".

The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Lincolna,

Johnson County, Kansas.

An easement or license to enter upon, locate, construct and maintain, or authorize the location, construction or maintenance and use of conduits, pipes, poles, wires, drainage facilities, sanitary sewers, ducts and cables, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "UE" is hereby granted to the City of Lenexa, Kansas. No above-ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "UE" that crosses or intersects with a "Drainage Easement" or "DE".

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

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities and other similar facilities, upon, over, and under those areas outlined and designated on this plat as "Drainage Easement" or "D/E", is hereby granted to the City of Lenexa, Kansas. Drainage Easements shall remain free of fences, shrubs, trees and other obstacles that would restrict the flow of drainage. Tracts "F" and "G" are hereby dedicated as D/E's.

The City of Lenexa is under no duty or obligation to maintain or repair the stormwater drainage facilities placed within the limits of this easement, and in no event shall this easement be construed to impose any such obligation on the City of Lenexa.

An easement or license to enter upon, locate, construct and maintain, or authorize the location, construction or maintenance and use of sidewalks, upon and over those areas outlined and designated on this plat as "Sidewalk Easement" or "SWIE" is hereby granted to the City of Lenexa, Kansas. No above ground facilities associated with the uses herein permitted shall be constructed, located or maintained in any area of the "SWIE" that crosses or intersects with a "SWIE".

A 15-foot-wide Landscape Easement or "L/E" on all lots and tracts adjacent to and parallel with interior Street Right-of-Way lines is hereby dedicated to the City of Lenexa, Kansas, and the Homeowners Association. Maintenance of this "L/E" shall be the responsibility of the lot owner.

APPROVALS:

Approved by the Planning Commission of the City of Lenexa, Johnson County, Kansas,
this ____ day of _____, 20____.

Chris Poss, Chairman

Approved by the Governing Body of the City of Lenexa, Johnson County, Kansas, this
day of _____, 20____.

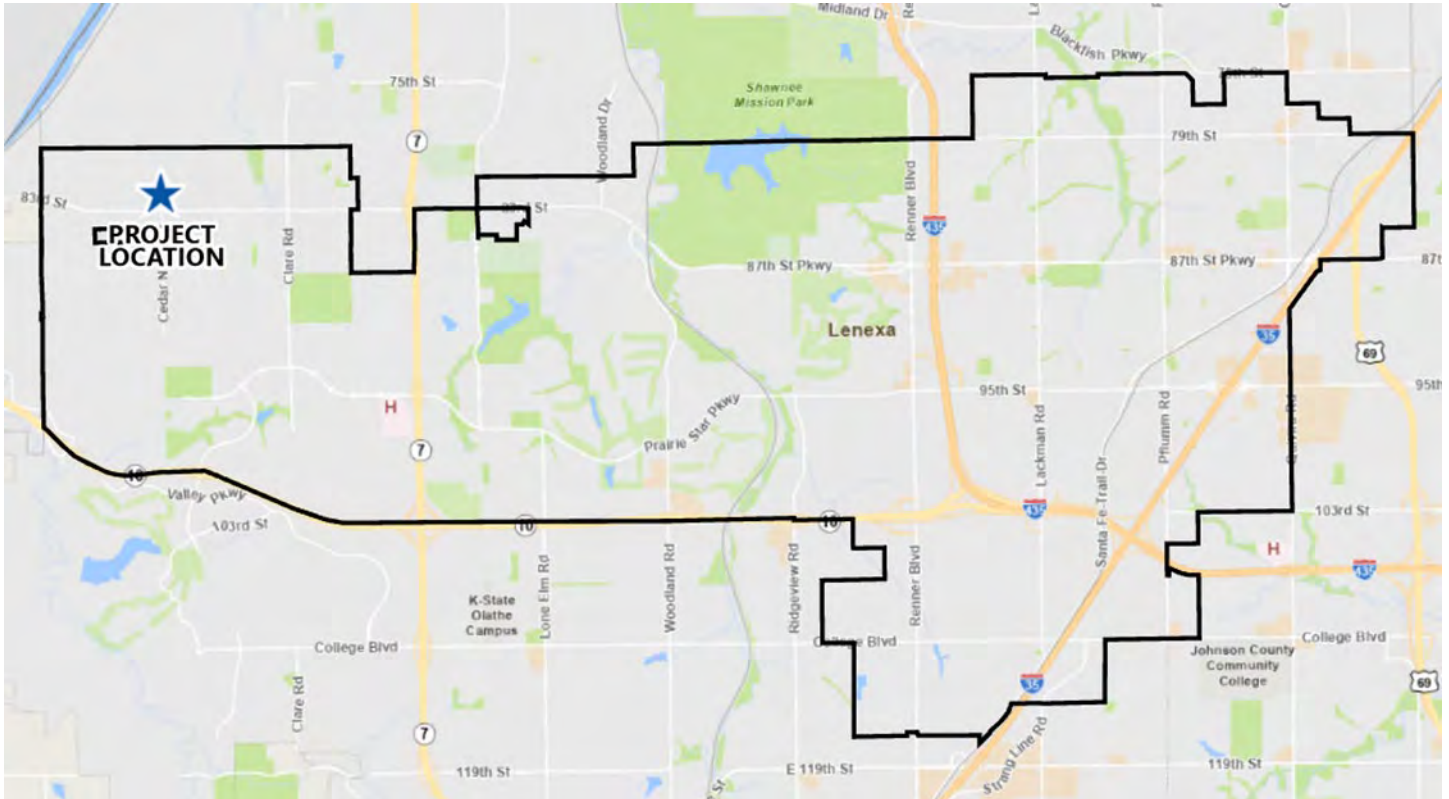
Julie Sayers, Mayor

Jennifer Martin, City Clerk

 <h1>SCHLAGEL</h1>	
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS	
14025 West 107th Street • Lenexa, Kansas 66151	
PH (913) 402-0190 • Fax (913) 402-0035 • WWW.SCHLAGELASSOCIATES.COM	
Kansas State Certification of Authority #C-299 #A-2-98 #J-5-94	
DATE	05/12/2025
DRAWN BY	JWT
CHECKED BY	SCH
PROJ. NO.	23-179

STONERIDGE NORTH, SECOND PLAT

Project #:	PT24-04FR	Location:	NEC of 83 rd St & Cedar Niles Rd
Applicant:	David Rinne, Schlagel Associates	Project Type:	Final Plat
Staff Planner:	Kim Portillo, AICP	Proposed Use:	Single-Family Residential



PROJECT SUMMARY

The applicant requests approval of revised final plat for Stoneridge North, Second Plat, a single-family residential subdivision containing 80 lots, six tracts, and rights-of-way on 40.7 acres. This is a revision to PT23-27F, final plat of Stoneridge North, Second Plat, which was approved by the Planning Commission on November 6, 2023 and accepted by the Governing Body on November 21, 2023, but has not yet been recorded. The plat has been revised to change the approved dwelling classification for minimum floor area from E to F to allow smaller homes to be constructed. The applicant also requests an exception to allow a maximum floor area greater than 25% of the minimum floor area in the dwelling classification in some instances. 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 83rd 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 2023 as part of a new residential subdivision known as Stoneridge North. The subject site is a portion of the area 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 area, minimum lot width, and front yard setback. The preliminary plat included five phases, each of which will have a separate final plat. Phase 1 multifamily and phase 1 single-family have received final plat approval but have not yet been recorded. The current application is to revise the approved plat for the phase 1 single-family portion. The remaining phases have not yet been submitted for final plat approval.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
40.7	N/A	RP-1, RP-2	Suburban Residential

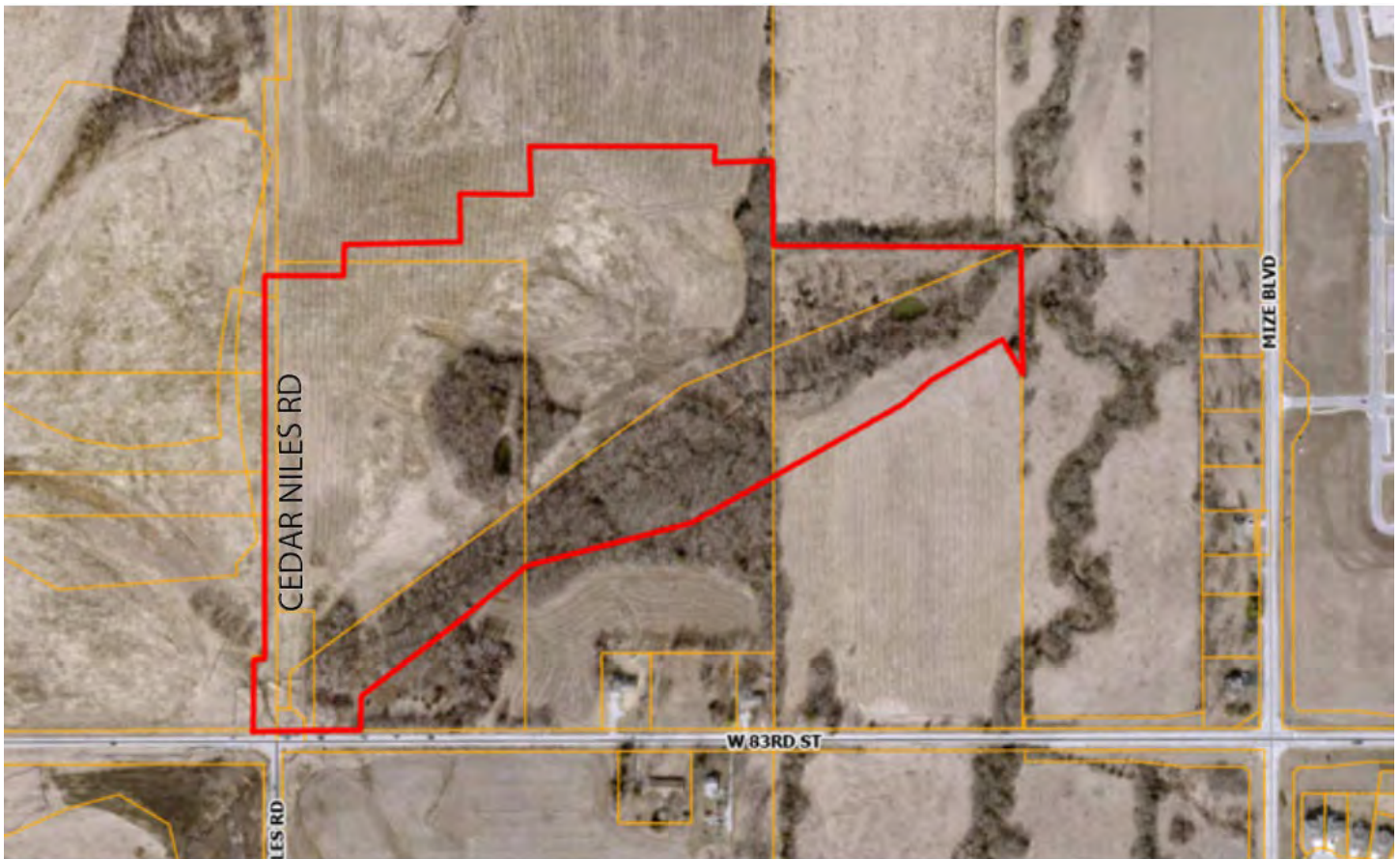


Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The proposed use is a residential subdivision. Stoneridge North is planned to include both single-family and two-family lots. This final plat includes only single-family lots but does include a portion of land, Tract G, which is within the RP-2 Zoning District boundary. The Future Land Use designation is Suburban Residential. Single-family homes are an allowable use within the RP-1 Zoning District. The proposed use is similar to recent approvals in the area, including the Stoneridge development on the south side of W. 83rd Street. Other uses in the area include a nearby school (Mill Creek Middle School) and additional planned residential development.

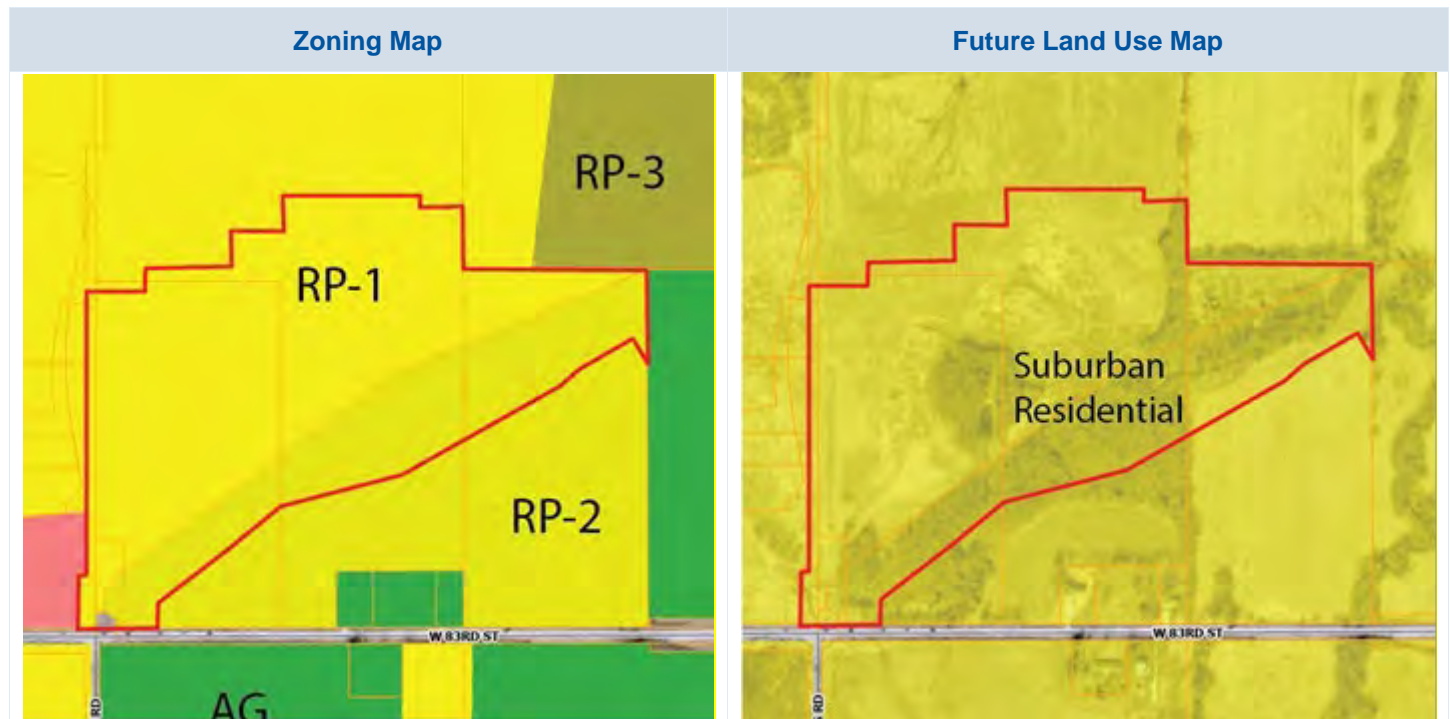


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Suburban Residential	RP-1, Planned Residential Single-Family (Low-Density) & RP-2, Residential Planned (Intermediate-Density)	Undeveloped
North	Suburban Residential	RP-1, Planned Residential Single-Family (Low-Density) & RP-3, Residential Planned (Medium High-Density)	Undeveloped
South	Suburban Residential	RP-2, Residential Planned (Intermediate-Density) & AG, Agricultural	Single-Family Residential and Agricultural
East	Suburban Residential	RP-1, Planned Residential Single-Family (Low-Density) & AG, Agricultural	Undeveloped
West	Suburban Residential	RP-1, Planned Residential Single-Family (Low-Density) & CP-1, Planned Neighborhood Commercial	Undeveloped

FINAL PLAT REVIEW

This is a revision to a final plat of 80 single-family residential lots on 40.7 acres and is the second plat of Stoneridge North subdivision, for which a preliminary plan/plat was approved in February 2023.

The applicant requests to modify the approved final plat to change the minimum dwelling size classification from a classification of E to F to allow for smaller homes to be constructed. The dwelling classification designates a minimum floor area for all homes built on lots within the plat and allows ground floor area within a range between the minimum and 25% above the minimum per code. Minimum ground floor requirements for each classification are shown in Table 2.

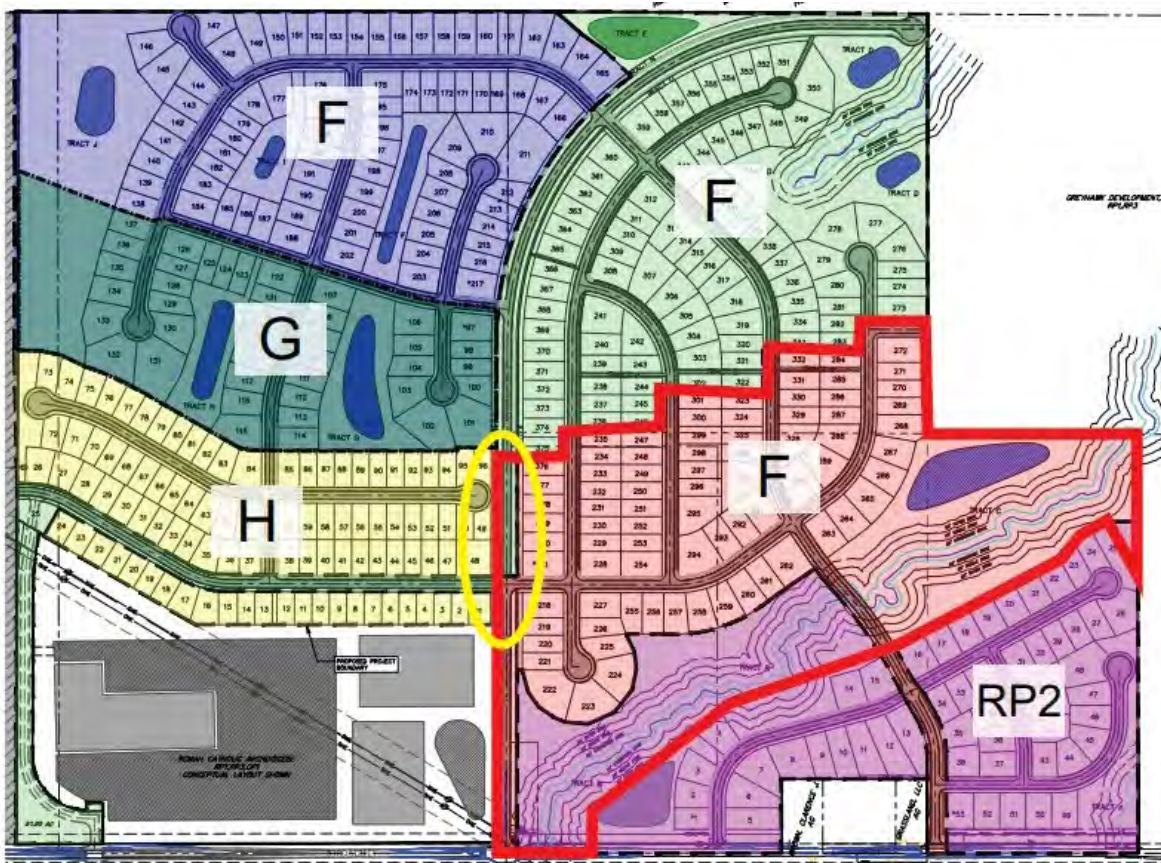


Exhibit 2: Anticipated dwelling classifications of current and future phases. The boundary of this final plat is outlined in red.

TABLE 2: MINIMUM GROUND FLOOR AREA BY CLASSIFICATION

Classification	1 Story and Split Level	1 and ½ Story	2 Story
E (former classification)	1,400 SF	1,000 SF	750 SF
F (current final plat)	1,200 SF	850 SF	650 SF
G (future phase classification)	1,100 SF	800 SF	600 SF
H (future phase classification)	1,000 SF	750 SF	550 SF

The applicant requests the Planning Commission grant an exception from Section 4-2-C-6-E of the Unified Development Code (UDC) which states that no building permit shall be issued for construction of a dwelling that will result in a dwelling more than 25% greater than the minimum floor area specified by the classification. The applicant would like to allow a floor area up to 2,660 square feet for some of the lots in Stoneridge North, Second Plat, which is an increase of 121% for this final plat, and would be an increase of 45-141% for future final plats, where 25% is the maximum allowable increase in ground floor area. The applicant proposes to provide a variety of floorplans within the subdivision and seeks the exception to offer a wider range of options. Granting the requested exception will allow for a greater diversity of housing product within the subdivision, which has been considered a unique development by offering a less traditional neighborhood product with some smaller lot homes with reduced setbacks mixed in with more typical single-family lots. Staff has been supportive of the concept and supports this change to allow the mixed floor area sizing and variety of housing products.

All the floorplans that Arise Homes has available for the Stoneridge subdivision are one-story. Table 3 shows the minimum and maximum ground floor areas for each classification based on single-story construction.

TABLE 3: ARISE HOMES' PROPOSED MINIMUM AND MAXIMUM GROUND FLOOR AREA FOR SINGLE-STORY			
Classification	1 Story Minimum	1 Story Maximum (25% greater than min)	Requested Exception from the 1 Story Maximum
E (former classification)	1,400 SF	1,750 SF	N/A- Final plats are no longer intended to be "E"
F (current final plat)	1,200 SF	1,500 SF	2,660 SF (+121%)
G (future phase classification)	1,100 SF	1,375 SF	2,660 SF (+141%)
H (future phase classification)	1,000 SF	1,250 SF	1,450 SF (+45%)

The Planning Commission has the authority to grant exceptions to sections of Article 4-2-C Subdivision Design Standards. There are four criteria that must be considered by the Planning Commission when determining to make an exception. The criteria and Staff's evaluation is provided below.

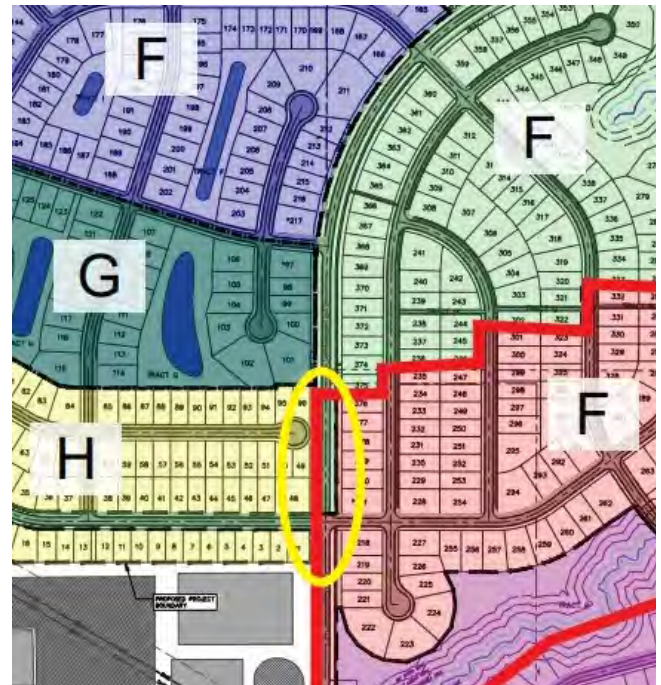
1. The exception will not increase the intensity of use of the land above that permitted by the applicable zoning code.
 - a. Staff finds that allowing a larger range of floor plans would not increase the intensity of land use, as development will be limited to the established number of lots within the subdivision which is not changing from the previously approved final plat. Unit density will not increase, and each individual lot must still meet open space requirements of the zoning district at the time of building permit review.
2. The exception will not affect the design of a freeway or arterial street.
 - a. The exception is not related to design of streets and will only impact individual lots.
3. The exception is appropriate to deal with unusual problems of topography or design or protection of unique environmental features and is not intended primarily to reduce the costs to the developer while still enabling the applicant to comply with any applicable requirements contained in the Stormwater Management Regulations (Article 4-5-E) and the Land Disturbance Provisions (Article 4-1-N).

- a. The subdivision has been designed so as to protect the natural stream corridors that run through the site. These areas are being retained as amenity areas. The exception is appropriate to deal with unique design of the subdivision, providing a diversity of housing types on what are already approved lots.
4. The exception is consistent with the Comprehensive Plan and with the general purposes of Chapter 4-1 (Zoning), 4-2 (Subdivision), and 4-3 (Definitions and Interpretations) of the Unified Development Code.
 - a. Staff finds that the overall diversity of housing provided by this subdivision is aligned with the new Comprehensive plan, which is scheduled to be approved by the Planning Commission at the June 3, 2024 meeting. The updated Comprehensive Plan has a goal to “*Support a diverse range of housing to support residents of all backgrounds and stages of life*” and a subgoal to “*Promote attainable housing through diverse housing choices and creative housing types.*”

The applicant also included an updated preliminary plat document for the overall Stoneridge North subdivision. This updated plat shows the intent to designate future final plats within the Stoneridge North subdivision as a dwelling classification of either F, G, or H. Exhibit 2 shows the proposed classifications of future phases.

Section 4-2-C-6-B states that land directly on opposite sides of the street may not have a classification difference greater than one classification level, but that the Planning Commission may make an allowance for a greater difference if it is determined to be in harmony with the neighborhood. To allow the classifications for future phases as proposed, the Planning Commission must find that the proposal would not create disharmony where the area to be designated as H is directly across future Cedar Niles Road from the currently proposed area to be dedicated F, a difference of two levels. This area is shown by the yellow circle in Exhibit 3. Cedar Niles Road will be an arterial road with 70 feet of right-of-way. Additionally, there is a 15-foot landscape tract on each side of Cedar Niles Road, making the separation between actual lot lines 100 feet. Staff supports this exception given the extensive separation between lots and the unique nature of the development from the mixture of home and lot sizes.

At right: Exhibit 3: Classification difference requiring an exception.



Future right-of-way for the plat has been accepted by the Governing Body; however, Staff is requesting an additional 30 feet of right-of-way along 83rd Street where it has been determined additional area will be needed for future expansion of the street. The plat includes this additional right-of-way to be dedicated to the City.

Lastly, as discussed with the applicant, UDC requires cul-de-sacs on any dead-end street. Given that these cul-de-sacs will be temporary (until the next phase moves forward), public access rights to them will be via a temporary public access easement instead of right-of-way in order to keep the plat clean and uncluttered.

DEVIATIONS

The deviations reflected in this section were approved with final plat application PT23-27F, Stoneridge North, Second Plat. The plat is now being revised but the deviations remain the same.

The preliminary plan/plat (PT22-01P) was approved with deviations from the RP-1 standards for minimum lot width, minimum lot area, and front yard setback. Due to slight changes within the plan/plat from preliminary to final stage, slightly fewer lots need deviations for these dimensional aspects than originally requested.

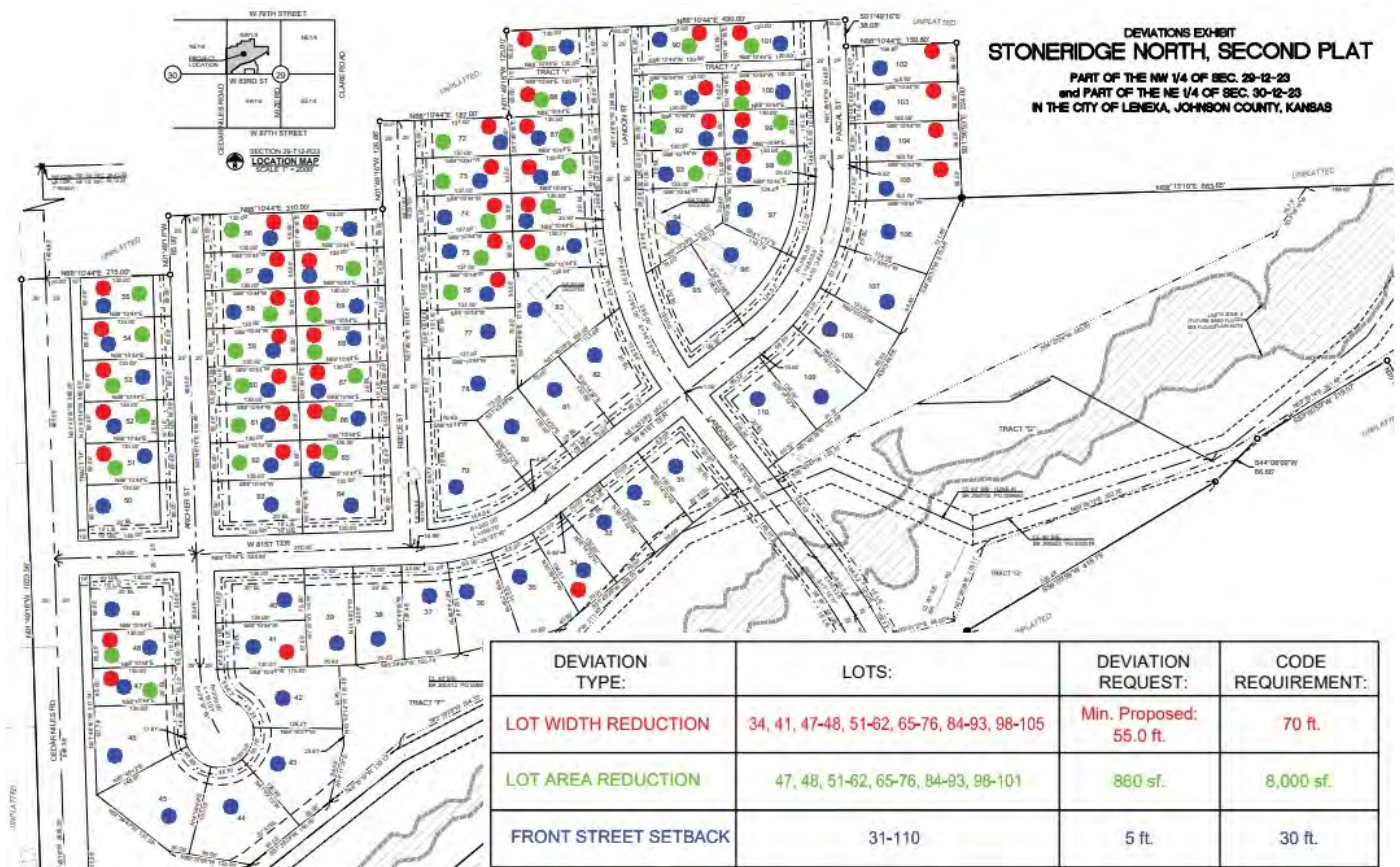


Exhibit 4: RP-1 Deviations Requested with Final Plat

TABLE 4: COMPARISON OF DEVIATIONS FROM PRELIMINARY TO FINAL

Deviation	Amount Requested	# of Lots at Preliminary	# of Lots at Final
Lot Width	-15 FT (Min. 55 FT)	59	46
Lot Area	-860 SF* (Min 1,740 SF)	42	40
Front Yard Setback	-5 FT (Min 25 FT)	80	80

* The deviation approved with the preliminary plat was for a lot area reduction of 850 SF, resulting in a minimum lot area of 7,150 SF. All lots on the final plat have a lot area of 7,150 SF or greater except for Lot 98 which has a lot area of 7,144 SF.

NEXT STEPS

- This project requires approval by the Planning Commission and acceptance of dedications by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on June 18, 2024.
- 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, Second Plat.**

- This is a final plat of 80 single-family lots and 6 tracts in the RP-1 and RP-2 Zoning District, with deviations for lot width, lot area, and front yard setback and an exception from Section 4-2-C-6-E of the Unified Development Code which states that no building permit shall be issued for construction of a dwelling that will result in a dwelling more than 25 percent greater than the minimum floor area specified by the classification.. This is the second plat of the planned Stoneridge North single-family and two-family residential development.
- 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 PT23-27F – **Stoneridge North, Second Plat** near the northeast corner of W. 83rd Street and Cedar Niles Road, for a single-family residential subdivision with deviations as approved on the preliminary plat and revised within this Staff Report and exceptions from Section 4-2-C-6-E and Section 4-2-C-6-B of the UDC as noted within this Staff Report.

CONSENT AGENDA

1. **Stoneridge North, Second Plat - Consideration of a revised final plat for 80 single-family residential lots located approximately at the northeast corner of 83rd Street & Cedar Niles Road within the RP-1, Planned Residential (Low Density) District. PT24-04FR**
2. **Mining and Quarry Reclamation Operation - Consideration of a final plan for a mining/quarry operation on an undeveloped site located approximately at the southwest corner of K-10 Highway & Renner Boulevard within the BP-2, Planned Manufacturing and AG, Agricultural Districts. PL24-05F**

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Items 1 & 2. Moved by Commissioner Harber seconded by Commissioner Macke and carried by a unanimous voice vote.



**CITY COUNCIL
MEMORANDUM**

ITEM 4

SUBJECT: Approval of a revised final plan for an additional phase of the AdventHealth Parking Garage located approximately at the northwest corner of westbound 87th Street Parkway & Renner Boulevard within the CC, Planned City Center Zoning District

CONTACT: Stephanie Sullivan, Planning Manager

DATE: May 20, 2025

ACTION NEEDED:

Approve a revised final plan for an additional phase of the AdventHealth Parking Garage, located approximately at the northwest corner of westbound 87th Street Parkway & Renner Boulevard within the CC, Planned City Center Zoning District.

APPLICANT:

Chase Kohler, RIC

OWNER:

Shawnee Mission Medical Center Inc.

PROPERTY LOCATION/ADDRESS:

Approximately the northwest corner of westbound 87th Street Parkway & Renner Boulevard

PROJECT BACKGROUND/DESCRIPTION:

This revised final plan is for the construction of an additional 47 parking spaces of the planned parking garage within Area 2 of the AdventHealth Campus. The additional parking spaces will be located within the east side of the parking garage and will be constructed on the permanent ground level of the parking garage, which was initially part of the plans for phase two of the garage. The expanded area will have access from the drive aisles of the garage; no access from Renner Boulevard is provided with this phase of the garage. The future phase of the garage is the remaining one-third of the structure.

The additional 47 spaces are approximately ten feet lower in elevation than Renner Boulevard, which will provide some screening of vehicles parked in this area until such time as the remainder of the garage is completed. A row of evergreens and three shade trees will be installed for additional screening. This landscaping will be removed when the final phase of the garage is constructed.

STAFF RECOMMENDATION:

Approve the revised final plan.

PLANNING COMMISSION ACTION:

This item was considered as Consent Agenda Item 1 at the May 5, 2025 Planning Commission meeting.

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Item 1, recusing Commissioner Burson who declared a conflict of interest on this item. Moved by Commissioner Horine, seconded by Commissioner Woolf, and carried by a majority voice vote.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Thriving Economy

Guiding Principles

Responsible Economic Development

ATTACHMENTS

1. Map
2. PC Staff Report & Exhibits
3. PC Draft Minutes Excerpt



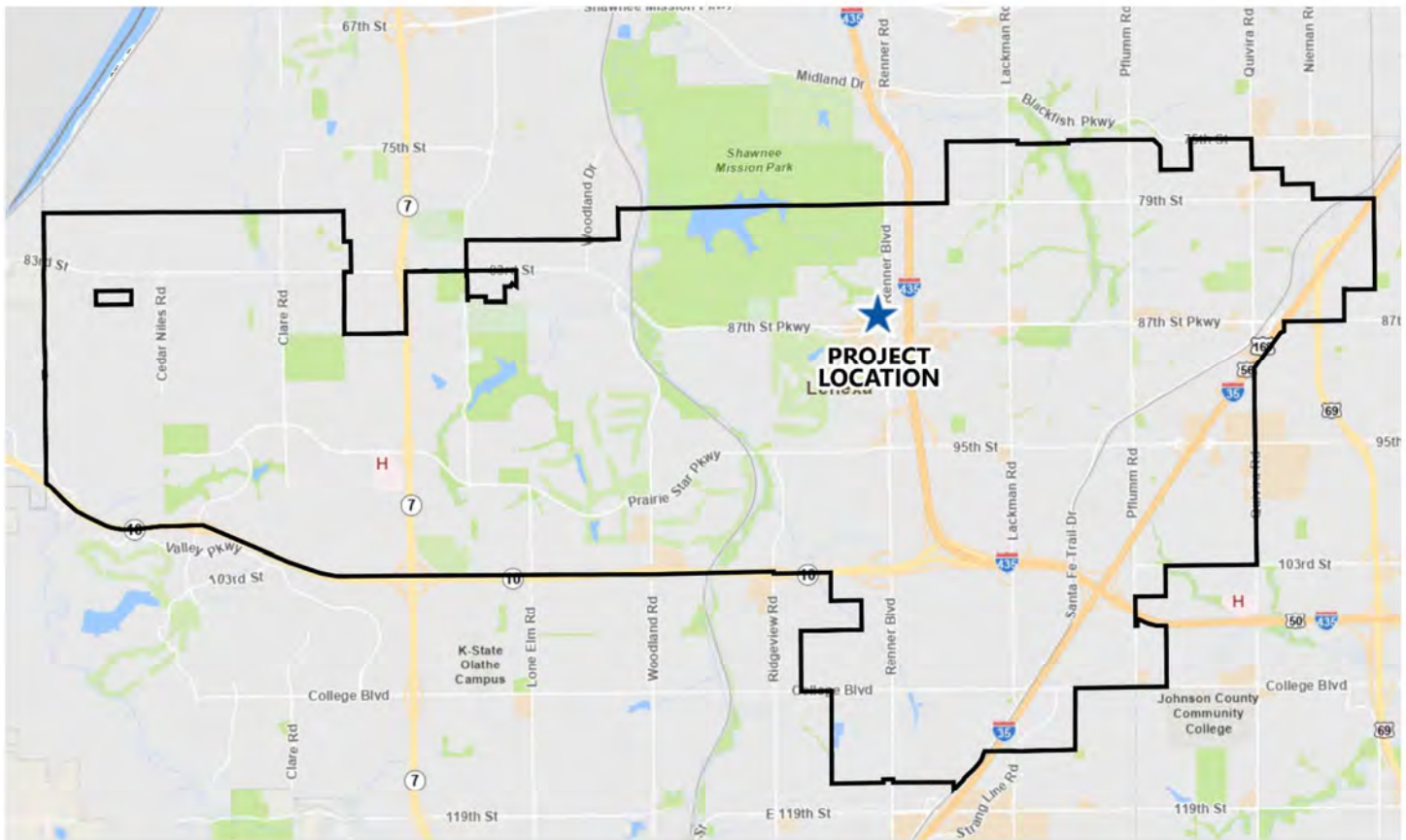
AdventHealth Parking Garage



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Feet

ADVENTHEALTH LCC PARKING GARAGE & ADVENTHEALTH LENEXA CITY CENTER, THIRD PLAT

Project #:	PL25-05FR PT25-04F	Location:	Northwest corner of westbound 87 th Street Parkway & Renner Boulevard
Applicant:	Chase Kohler, RIC	Project Type:	Final Plan and Final Plat
Staff Planner:	David Dalecky	Proposed Use:	Mixed-use



PROJECT SUMMARY

The applicant requests a revised final plan for a 47-space extension to the first phase of the three-story parking garage that serves “Area 2” of the AdventHealth Life Campus. This additional parking area will expand the ground floor of the parking garage by adding 47 parking spaces that will become enclosed later with the second phase of the parking garage. The applicant also requests a final plat that includes a replat of Lot 1, AdventHealth Lenexa City Center, Second Plat, and two new lots for recently approved buildings within this block. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The AdventHealth Life Campus is a mixed-use development in City Center including a hospital, office, retail, restaurant, hotel and life activation buildings. The overall campus consists of 11 buildings on approximately 25 acres. The subject site is a part of Area 2 of the AdventHealth Life Campus.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Name	Date Approved
PL08-01CPR, PL08-17, and SU08-13	Concept Plan, Preliminary Plan, and Special Use Permit	City Center North Hospital	August 19, 2008
PL16-02PR and SU16-03	Revised Preliminary Plan and Special Use Permit	City Center North Village	January 19, 2016
PL19-06P and SU19-11	Preliminary Plan and Special Use Permit	Advent Health Life Campus	June 18, 2019
PL21-04PR	Revised Preliminary Plan	Advent Health Life Campus	November 21, 2021
PL22-07F	Final Plan	Advent Health Life Campus	May 17, 2022
PL24-03F	Final Plan	Advent Health Building 2A & Parking Garage	April 16, 2024
PL24-04F	Final Plan	Advent Health Life Campus Building 2C	April 16, 2024
PT-24-12F	Final Plat	AdventHealth Lenexa City Center, Second Plat	October 15, 2024
PL25-02FR	Revised Final Plan	City Center North – Lot 8 – Building 2C	March 18, 2025

LAND AREA (AC)
0.49

BUILDING AREA (SF)
N/A

CURRENT ZONING
CC

COMP. PLAN
City Center



Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

This block is intended to be a mixed-use area with multiple buildings developed around a central parking structure. The buildings will include retail, restaurant, general, and office uses. These uses are allowed in the CC, Planned City Center Zoning District. Specific tenants have not yet been identified for all of the buildings. The new three-story building to be constructed at the northeasterly quadrant will be occupied by medical office uses and services.

The future land use as designated by the Comprehensive Plan is City Center, which anticipates mixed-use development tailored to an urban environment with high intensity or density, public open space, pedestrian-friendly streets and a mix of employment, shopping, entertainment, office, retail, residential, recreation, and civic uses. The planned use of the building is aligned with the designated future land use.

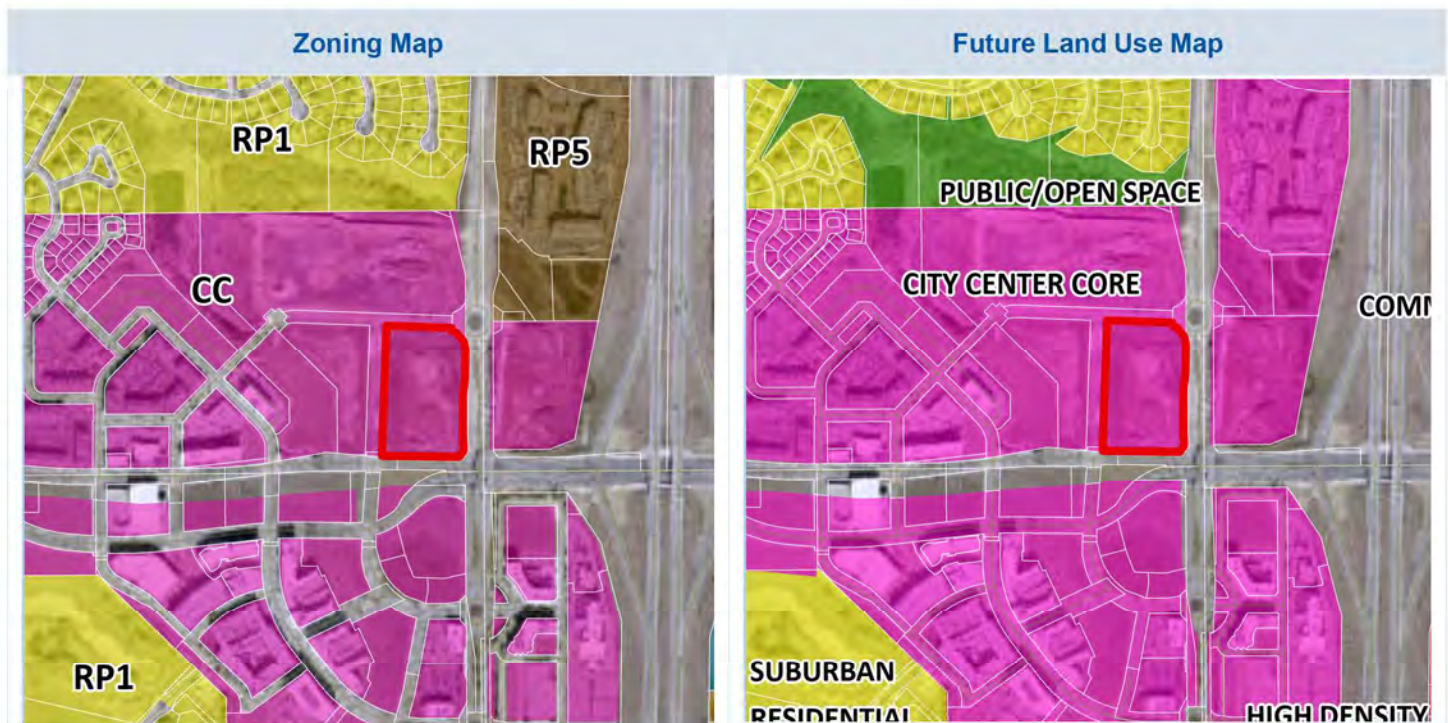


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	City Center	CC, Planned City Center District	Undeveloped
North	City Center	CC, Planned City Center District	Hospital (Under Construction)
South	City Center	CC, Planned City Center District	Undeveloped
East	City Center	CC, Planned City Center District	Undeveloped
West	City Center	CC, Planned City Center District	Undeveloped

FINAL PLAN REVIEW

This revised final plan is for construction of an additional 47 parking spaces of the planned parking garage within Area 2 of the AdventHealth Life Campus. These additional parking spaces will be located within the east side of the parking garage and will be constructed on the permanent ground level of the parking garage, which was initially part of the plans for phase two of the garage. This part of the garage will be below the adjacent grade to the east and open to the sky until the garage is completed in the future. The expanded area will have access from the drive aisles of the garage. The future phase of the garage is the remaining one-third of the structure.

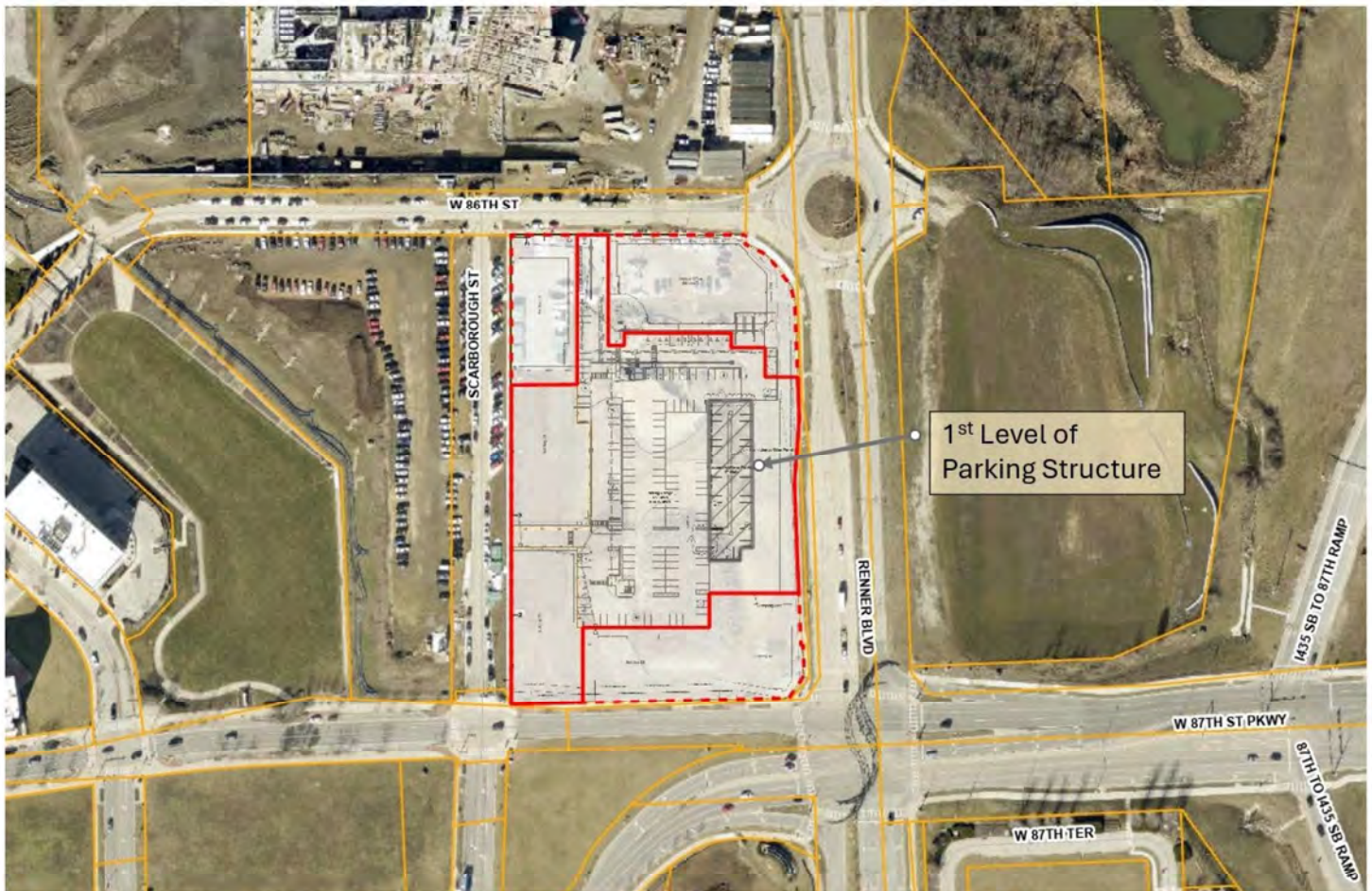


Exhibit 2: Site plan reflecting the expansion of the first phase of the parking garage. Area 2 of AdventHealth LCC is outlined in red dashed line.

The parking garage is intended to serve all buildings within Area 2 on the east side of Scarborough Street and supply a certain level of parking demand for uses on the west side of Scarborough Street. The garage is being constructed in two phases with this first phase intended to serve the medical office building and two approved buildings (highlighted in red). The future phase will serve future buildings (highlighted in yellow) as reflected in Exhibit 3.

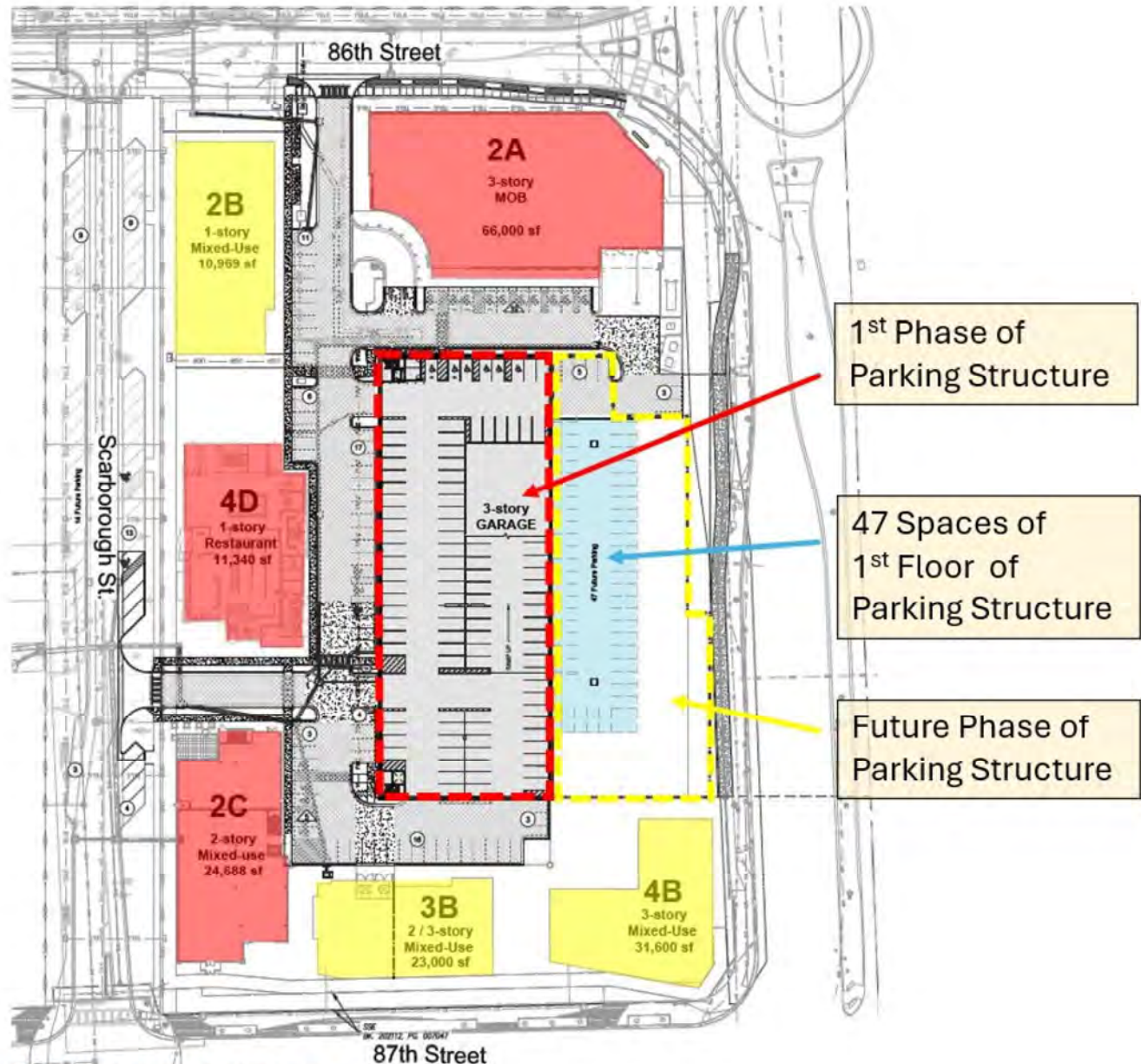


Exhibit 3: Parking garage phasing plan.

The first phase provides 355 of the total 582 spaces planned within the parking garage. The second and final phase of the parking garage is required to be constructed congruently with the construction of any additional development of the AdventHealth Life Campus and must be completed prior to occupancy of any additional

building on the east and west sides of Scarborough Street unless parking for buildings west of Scarborough Street is provided in another manner.

The parking garage is internal of the block except for the east side of the structure is adjacent to Renner Boulevard. This east facing wall is to include characteristics that appear more like a building than a parking structure. This design will be reviewed with the final plan for that phase of the garage.

The additional 47 spaces are approximately ten feet lower in elevation than Renner Boulevard, which will provide some screening of vehicles parked in this area until such time as the garage is completed. A row of evergreens and three shade trees will be installed for additional screening. This landscaping will be removed when the remaining phase of the garage is constructed.

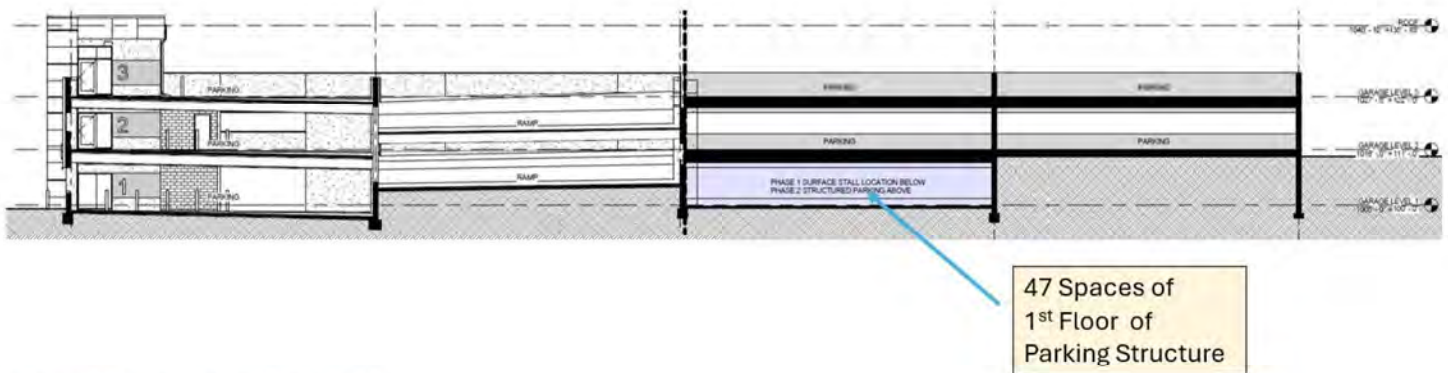


Exhibit 4: Parking garage section.

DIMENSIONAL STANDARDS

The expanded parking area will be setback approximately 60 feet from Renner Boulevard. The setback of the future phase of the parking garage varies from 5 feet to approximately 25 feet from Renner Boulevard. The CC Zoning District has a minimum build-to line, not a minimum setback line. The parking structure is setback farther than an occupied building to allow for landscaping between the street and the structure to provide screening. The dimensions of the parking lot are consistent with parking space and drive aisle dimensions for other parking structures in City Center.

PUBLIC IMPROVEMENTS

No public improvements are proposed with this final plan. Access into the site will be provided with other development within the Area 2 block. Staff has noted, and the applicant has acknowledged, that several private utilities will need to serve the future buildings off of Scarborough Street, and therefore a private utility easement generally in the vicinity of the access off of Scarborough Street will need to be provided. The applicant has requested to defer providing this private easement until closer to the time of constructing the future buildings.

ACCESS, TRAFFIC, AND PARKING

The development pattern for this block of the AdventHealth Life Campus has two planned vehicular access points that will serve all the buildings on the block for access to the parking garage and internal surface parking areas included with the final plan approved for the Medical Office Building (MOB) and the first phase of the parking garage (PL24-03F). The vehicular circulation pattern for this expanded parking area of the garage uses the same internal drive network. The plan adds a drive aisle and parking spaces to this network.

TABLE 2: PARKING ANALYSIS

Land Use	Parking Approved with Preliminary Plan	Required	Provided	Difference
Total Phase 1 MOB 2, Building 2B, and Building 2C (partial parking structure)		635	456	-179
All of Area 2 (complete parking structure)	800	1008	714	-294

The AdventHealth Life Campus is a compact and densely developed area. Parking is provided throughout the campus. Sites throughout City Center do not provide the required parking per the Parking Schedule of [Section 4-1-D-1-C](#) of the UDC. Parking is to be shared among all sites and uses throughout City Center. The region is to be a walkable region where visitors may need to park a block or farther from their destination and walk and there exists an expectation that a visitor will park once then walk from destination to destination.

STORMWATER

Stormwater management meeting City Center guidelines is being addressed through a combination of the Central Green basins, along with an already existing mechanical unit that has been installed in the system just upstream of the Central Green facilities.

FIRE PREVENTION

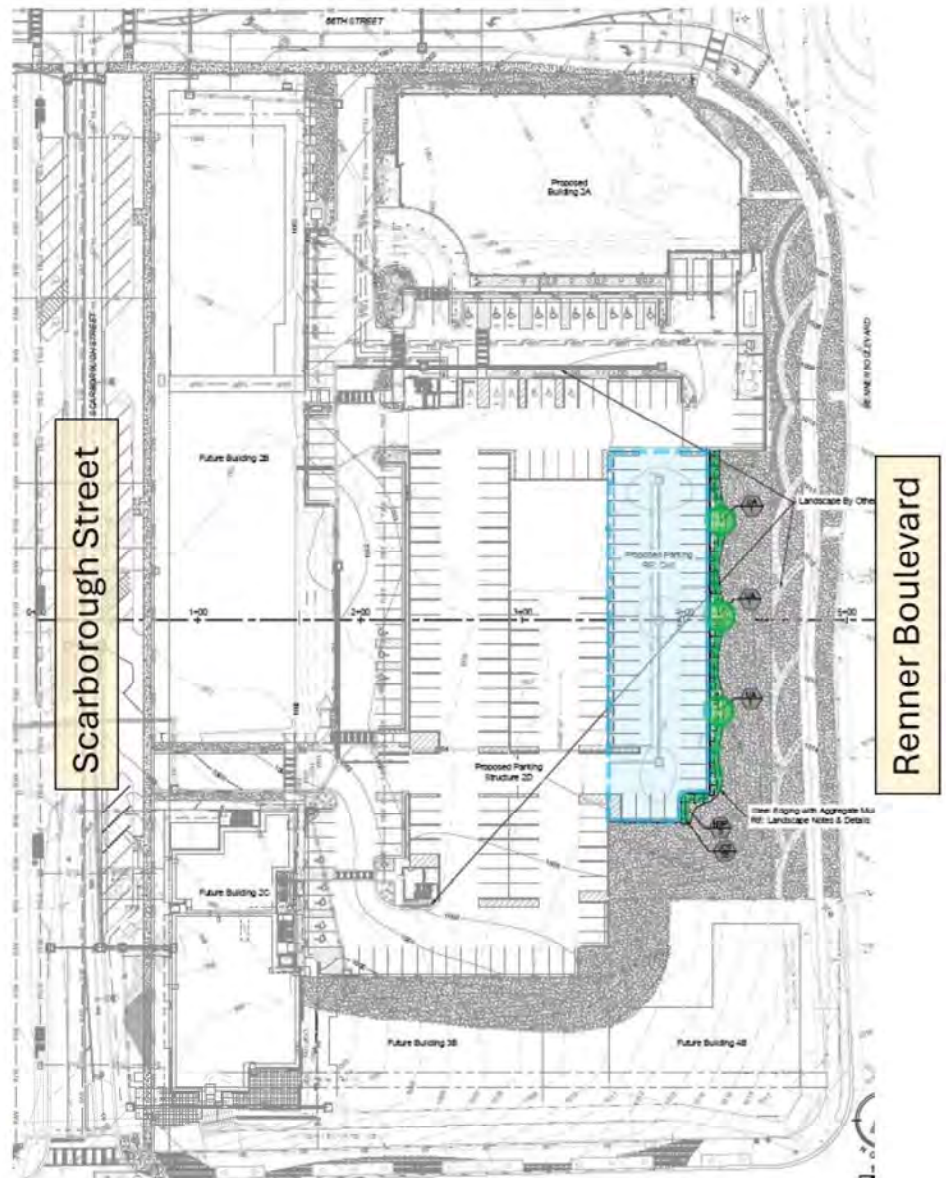
The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward.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

LIGHTING

Lighting is provided for this expanded area with wall mounted light fixtures. The light fixtures are a cut-off type of fixture to reduce light spill over onto the landscape areas around the parking garage.

LANDSCAPING

Landscaping is installed along the east and south sides of the parking garage. The landscaping is a series of evergreen shrubs and three shade trees. The remaining part of the site will be a temporary lawn space. The landscaping will be removed prior to the construction of phase 2 of the parking garage. New landscaping will be installed along the east side of the completed parking garage in a similar design and pattern the landscaping along the streets of the hospital and medical office buildings.



At Right:
Exhibit 5: Landscape plan.

SIGNS

No signs are proposed with this final plan.

FINAL PLAT REVIEW

Approval of a final plat is requested for a part of "Area 2" of the AdventHealth Life Campus. The final plat includes a replat of Lot 1, AdventHealth Lenexa City Center, Second Plat (PT24-12F) and two new lots for recently approved buildings within this block. Lot 1 contains the parking garage and the two new lots will contain Buildings 2B and 2C. The final plat is consistent with Section 4-2 of the UDC. The replat does not include any new easement dedications.

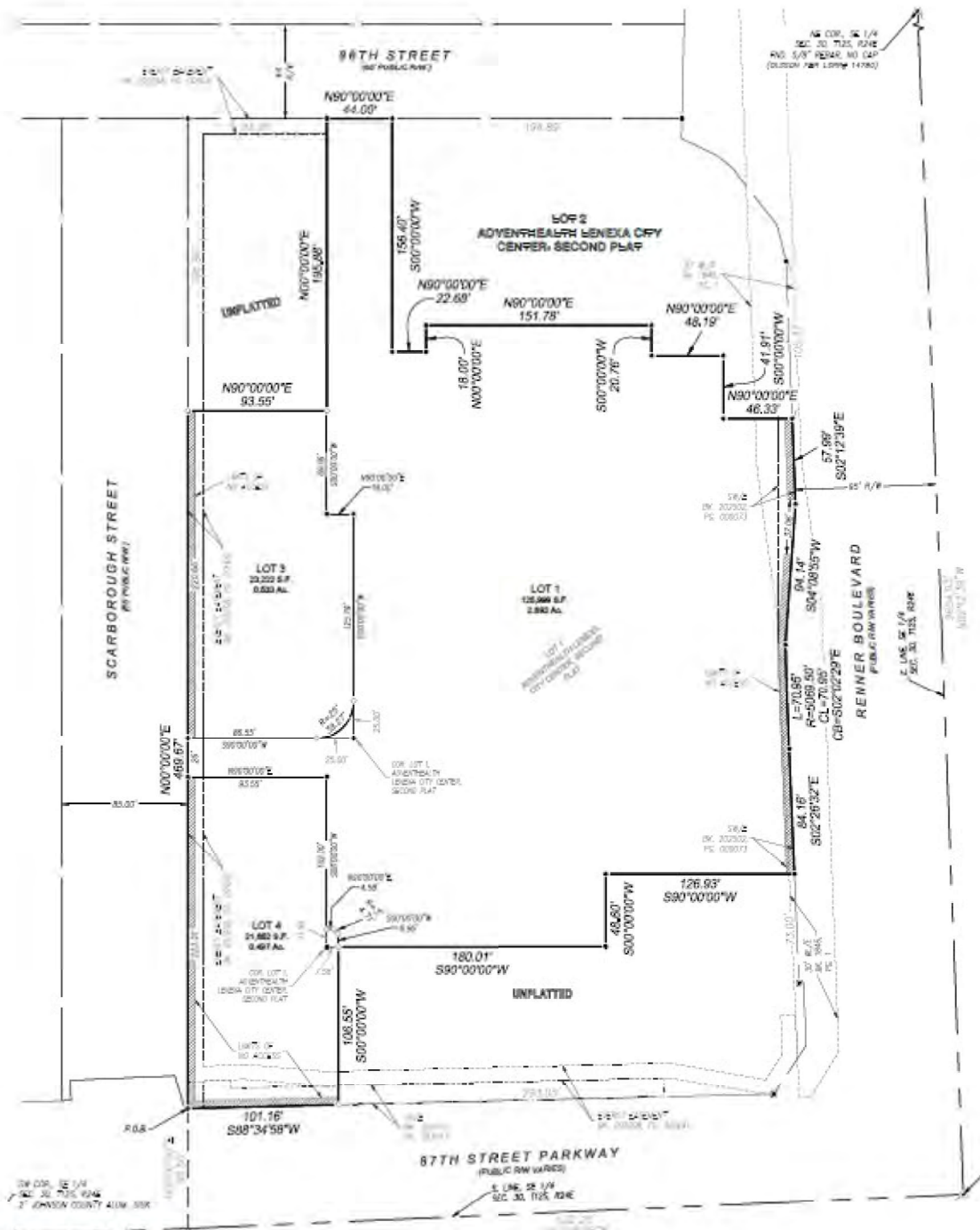


Exhibit 4: Final Plat

DEVIATIONS

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

NEXT STEPS

- The Planning Commission is the approval authority on this application. The City has a practice of submitting City Center final plans to the City Council for affirmation of the Planning Commission's decision. Pending the Planning Commission's decision, the project will be tentatively scheduled for consideration by the City Council on May 20, 2025.
- The final plat must be recorded with Johnson County prior to permits 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 plan for AdventHealth LCC Parking Garage and the final plat for AdventHealth Lenexa City Center, Third Plat.**
 - This is a final plan to expand the first phase of the parking garage for Area 2 of the AdventHealth Life Campus in the City Center.
 - The project is consistent with Lenexa's goals through *Strategic Community Investment* and *Responsible Economic Development* to create *Inviting Places*.

FINAL PLAN

Staff recommends **APPROVAL** of the final plan for PL25-02FR – **AdventHealth LCC – Parking Garage** at the northwest corner of westbound 87th Street Parkway & Renner Boulevard for an expansion to the parking garage.

FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT25-04F – **AdventHealth Lenexa City Center, Third Plat** at the at the northwest corner of westbound 87th Street Parkway & Renner Boulevard.

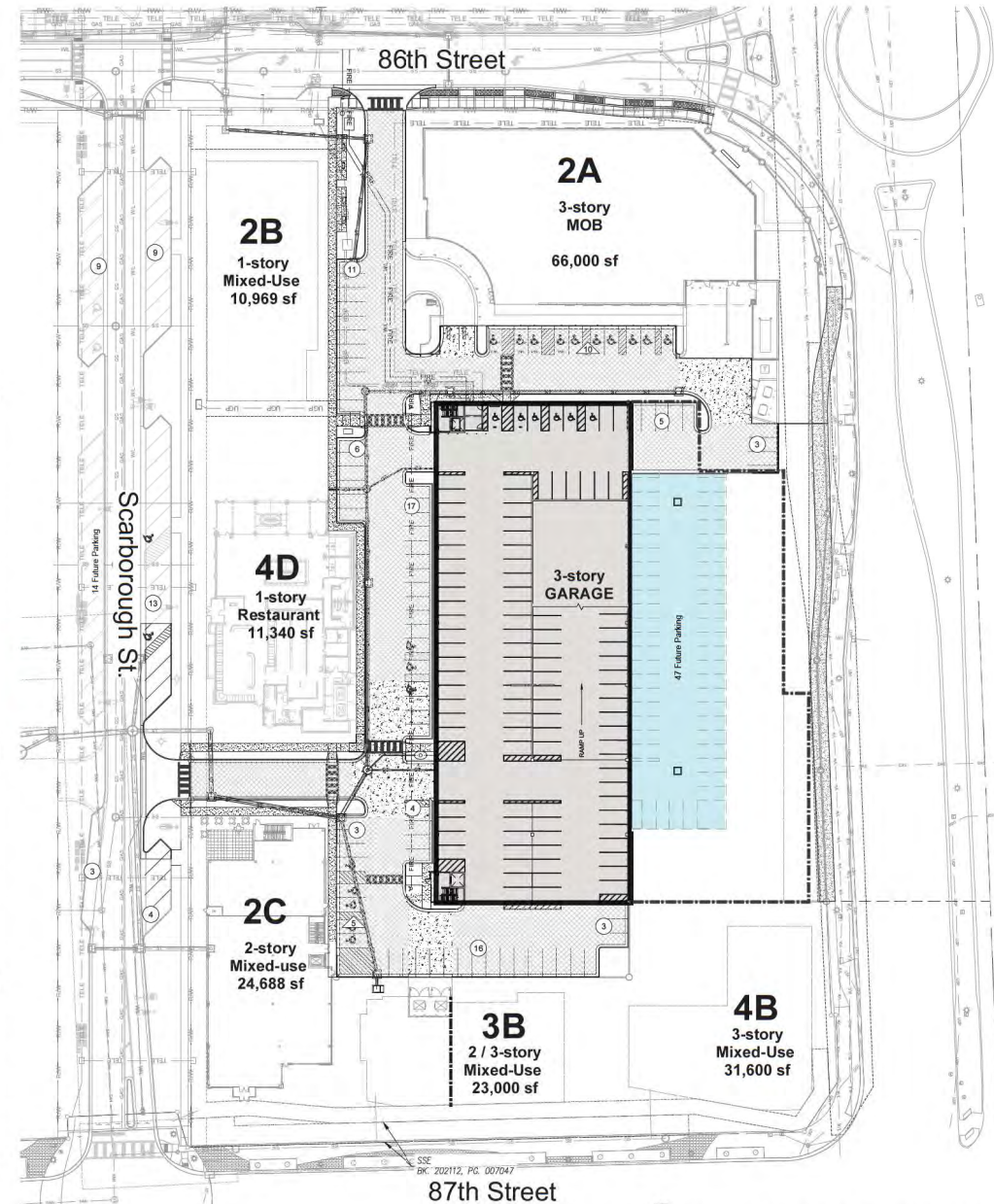
PHASE I - PARKING PLAN

FDP APPROVED CIVIL SITE PLAN & PARKING COUNTS

PHASED TOTAL PARKING COUNTS

PHASE I	BLDG #	BLDG HEIGHT	BUILDING USE		TOTAL AREA (SF)	PARKING RATIO (STALLS / K)	PARKING REQUIRED	TOTAL PROVIDED	GARAGE PROVIDED	OFF-STREET SURFACE PROVIDED	ON-STREET PARKING PROVIDED
	2A	3	MOB II		66,000	4	264				
	4D	1	RESTAURANT		11,340	10	113				
	2C	2	MIXED-USE BUILDING	Office	12,200	4	49				
				Restaurant	6,000	10	60				
				Retail	6,200	5	31				
	PHASE I SUBTOTAL				101,740		517	456	335	83	38
	90% Shared Parking Diversity						465			new	existing
Total Parking with Alternate							500	-3	47		
FUTURE PHASES	3B 4B	2 & 3	MIXED-USE BUILDINGS	Office	39,000	4	156				
				Restaurant	10,600	10	106				
				Retail	5,000	4	20				
	2B	1	MIXED-USE BUILDING	10,969	5	55					
	FUTURE PHASES SUBTOTAL				65,569		337	214	200		14
90% Shared Parking Diversity						303			new	new	
SUMMARY					TOTAL AREA (SF)	PARKING RATIO (STALLS / K)	PARKING REQUIRED	TOTAL PROVIDED	GARAGE PROVIDED	OFF-STREET SURFACE PROVIDED	ON-STREET PARKING PROVIDED
	DEVELOPMENT TOTALS				167,309		854	714	582	83	52
	90% Shared Parking Diversity						769		includes the 44 alternate stalls		
	80% Shared Parking Diversity						683		'under' the garage		

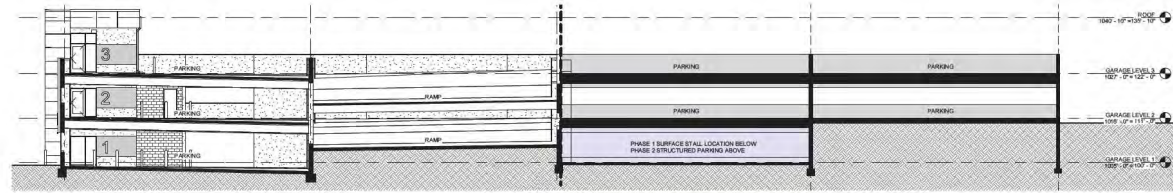
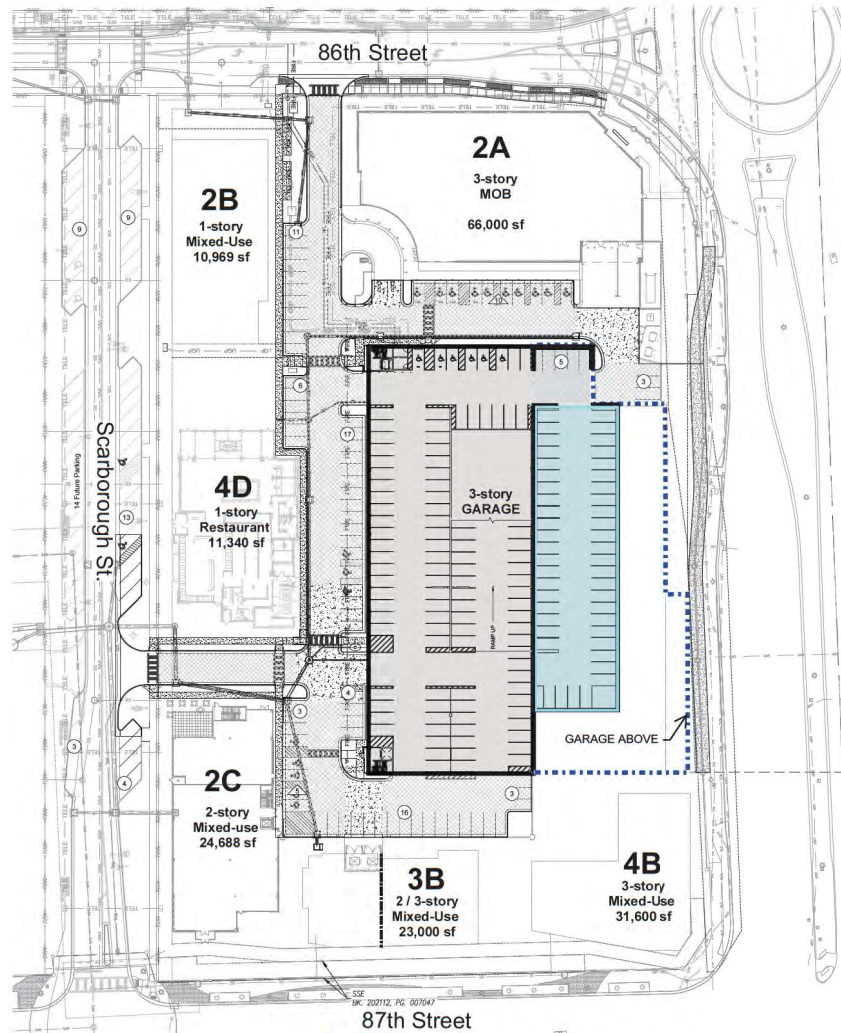
INC1 LINES THE 44 STALL ALTERNATE IN DEVELOPMENT



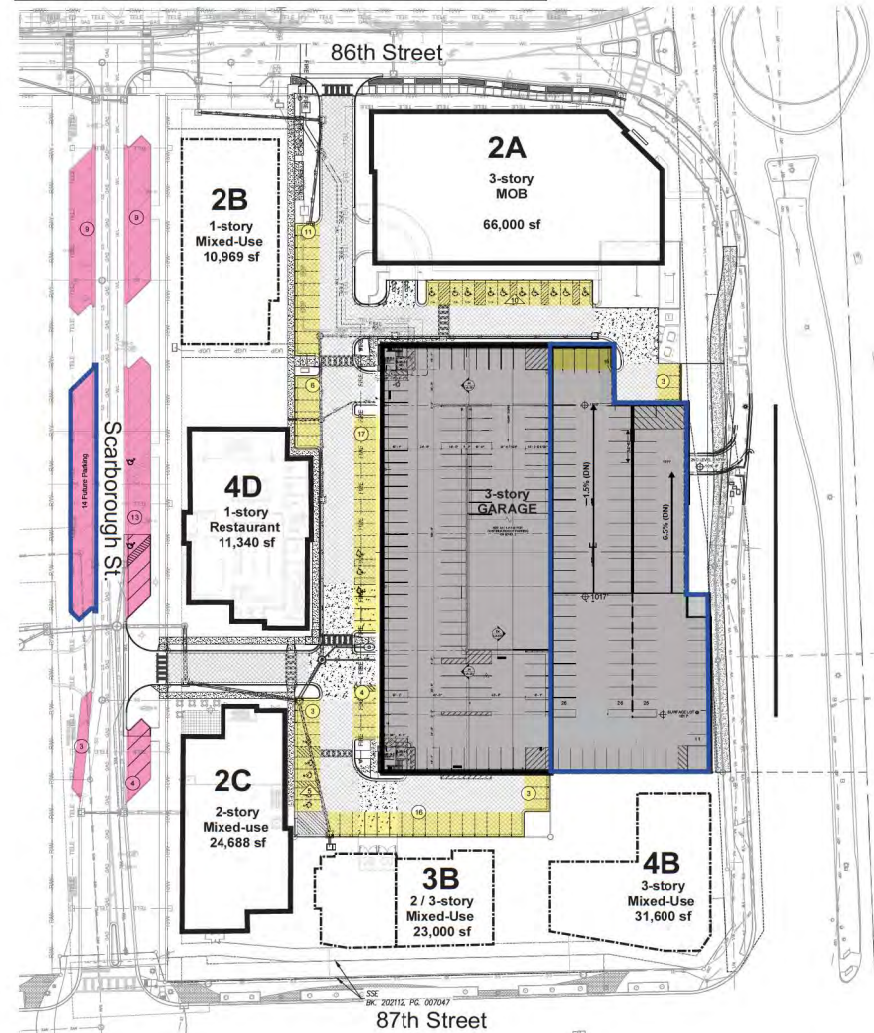
PHASE II - PARKING PLAN

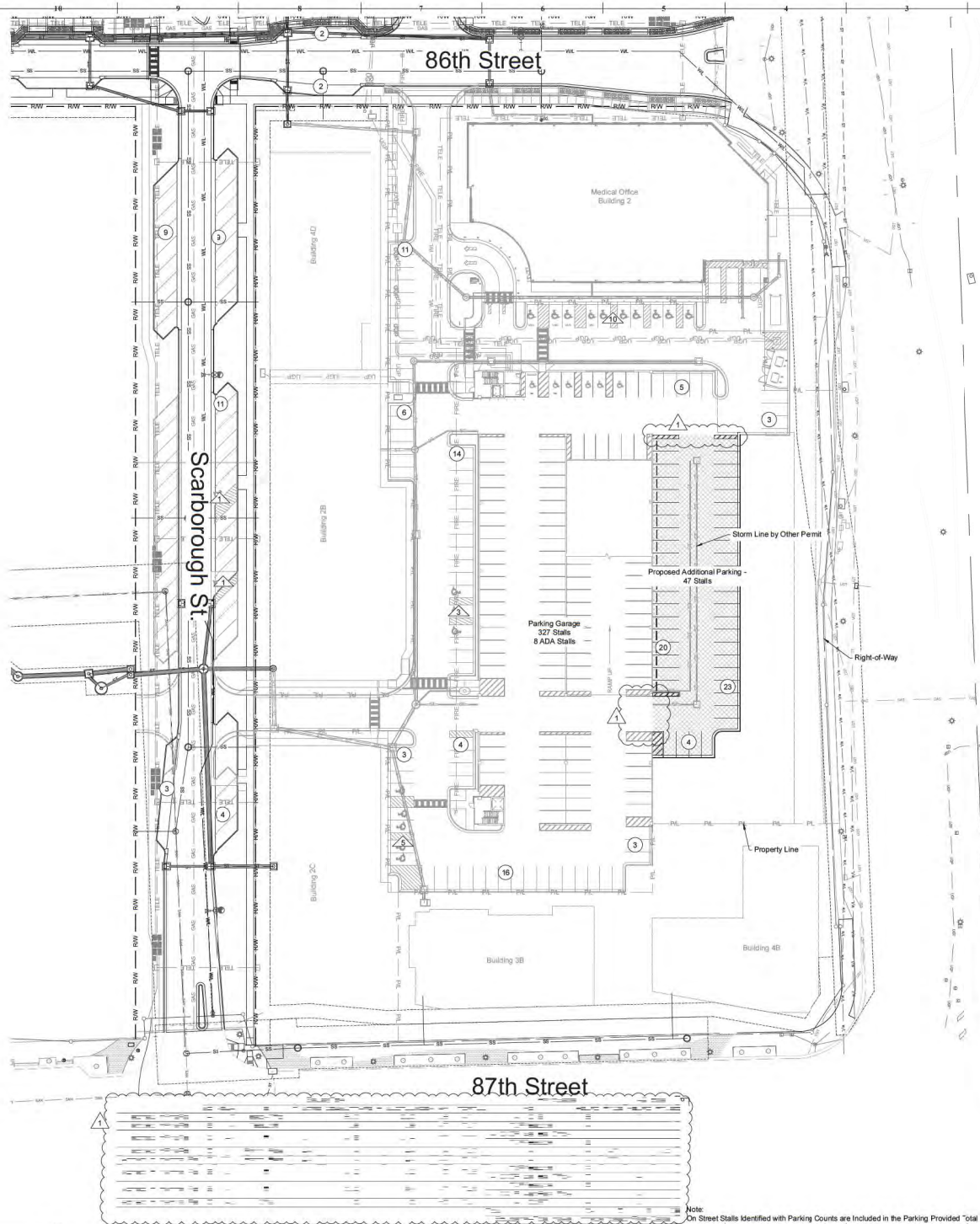
FDP APPROVED CIVIL SITE PLAN & PARKING COUNTS

1ST FLOOR



2ND AND 3RD FLOOR - TYPICAL





LEGEND

- Heavy Duty Concrete Pavement
- New Asphalt Pavement
- Concrete Sidewalk/Pedestrian Space
- Proposed Retaining Wall

PARKING COUNT & LEGEND

- Surface Parking
- ADA Parking

Asphaltic Pavement

- 2" APWA Type 3-01 AC Surface
- 4" APWA Type 1-01 AC Base
- 6" Compacted Aggregate Base (KDOT AB-3 or Equivalent)
- 6" Treated Subgrade (Compacted to 95% std. Proctor)

Heavy Duty Concrete Pavement

- 8" PC Concrete Pavement (4K KCMMB Mix) Reinforcing to Match Lenexa Commercial Entrance
- 6" 3/4" Clean Aggregate Base
- 6" Treated Subgrade (Compacted to 95% std. Proctor)

Concrete Sidewalk Pavement

- 4" PC Concrete Pavement 4K KCMMB Mix
- 4" Compacted Aggregate Base (KDOT AB-3 or Equivalent)
- 6" Compacted Subgrade (95% std. Proctor)



ADVENTHEALTH LCC - GARAGE

16855 W. 86TH STREET
LENEXA, KS 66219

REVISION DATES:
1. CITY COMMENTS APR 21 2025

PROFESSIONAL SEAL

C03

ISSUE DATE: MARCH 31, 2025
HOEFER WELKER #: 124043

General Layout

ADVENTHEALTH LCC - GARAGE
 16855 W. 86TH STREET
 LENEXA, KS 66219

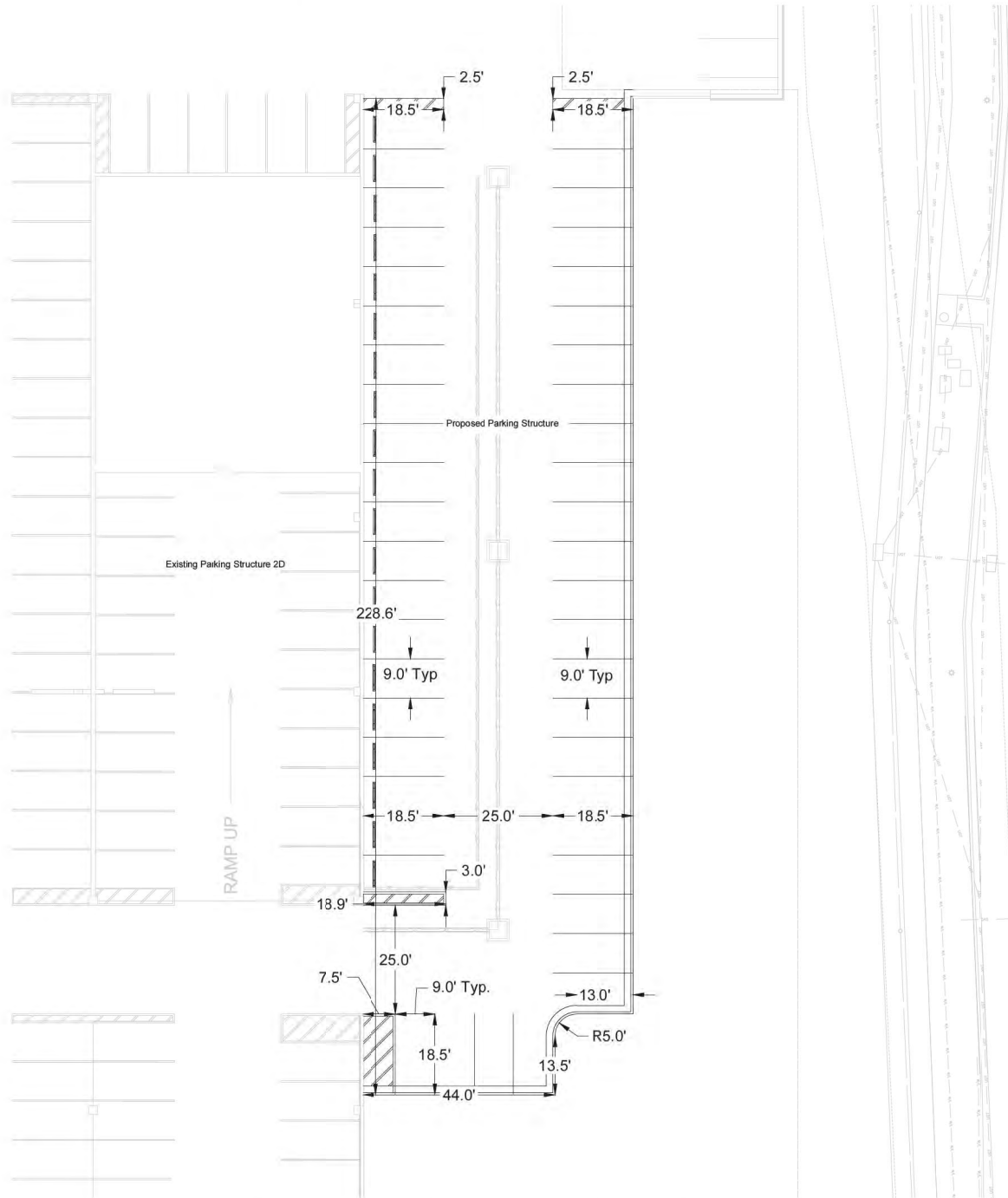
REVISION DATES:
 1. CITY COMMENTS APR 21 2025

PROFESSIONAL SEAL

C04

ISSUE DATE: MARCH 31, 2025
 HOEFER WELKER #: 124043

Site Dimension Plan



ADVENTHEALTH LCC - GARAGE
 16855 W. 86TH STREET
 LENEXA, KS 66219

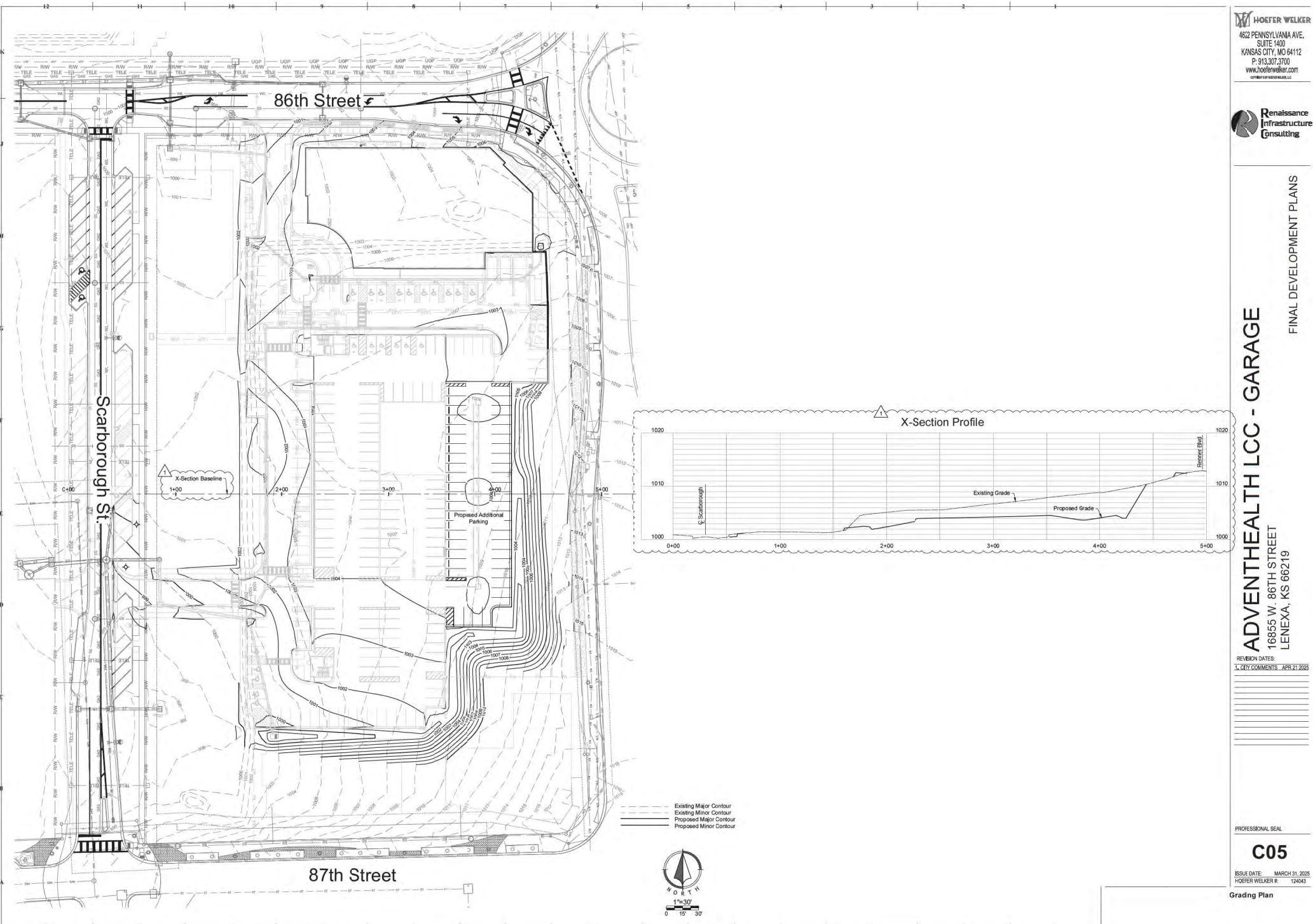
REVISION DATES:
 1. CITY COMMENTS APR 21, 2025

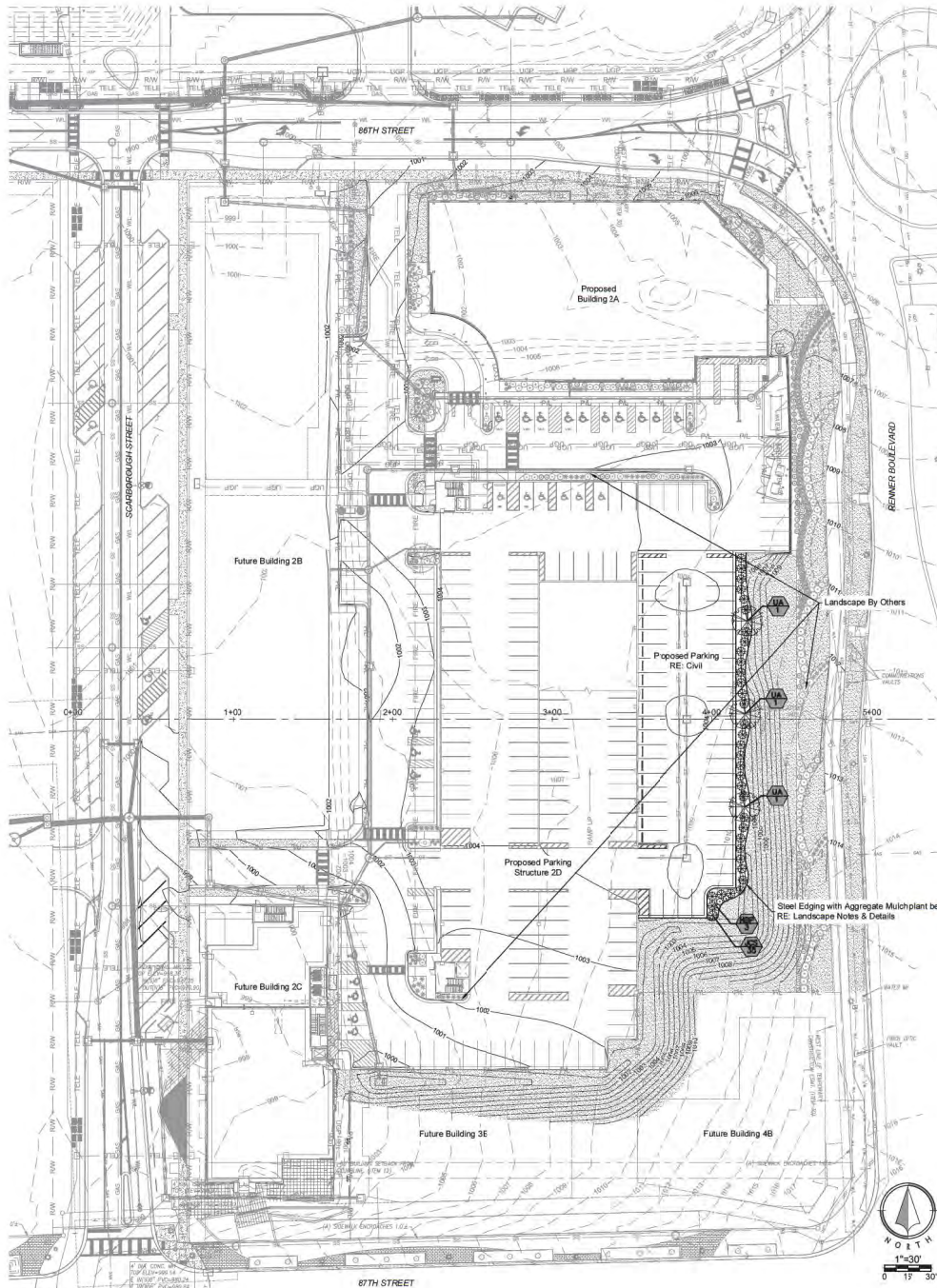
PROFESSIONAL SEAL

C05

ISSUE DATE: MARCH 31, 2025
 HOEFER WELKER # 124043

Grading Plan



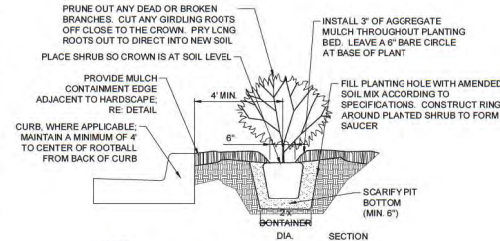


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
UA		Ulmus parvifolia 'Atter' / Atter/Lacabark Elm	B&B, 2" Cal.	3
SHRUBS				
HP		Hydrangea paniculata 'VANICE' TM / Baby Parade Hydrangea	3 Gal.	3
EVERGREEN SHRUBS				
JCS		Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	35



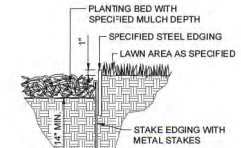
TYPICAL UTILITY BOX SCREENING DETAILS - NTS



NOTES:

1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING.
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS.
4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4" MATURE DIAMETER, PROVIDE A GREATER OFF SET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS



NOTES:

1. EDGING PER SPECIFICATIONS. SET ALL EDGING 1" ABOVE FINISH GRADE (TURF) SURFACE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE.
3. ALL JOINTS SHALL BE SECURELY STAKED.
4. FINISH SHALL BE POWDER COAT; COLOR: GREEN. CONTRACTOR SHALL SUBMIT COLOR SAMPLE TO OWNERS REPRESENTATIVE PRIOR TO PURCHASE.
5. CONTRACTOR SHALL LOCATE AND MARK ALL PLANT BED LOCATIONS PRIOR TO INSTALLATION OF STEEL FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

STEEL EDGING DETAIL - NTS

LANDSCAPE NOTES:

1. LOCATE AND FIELD VERIFY ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
2. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
3. ALL PLANT SPACING SHALL BE AS IDENTIFIED ON PLANS OR AS IDENTIFIED IN PLANT SCHEDULE.
4. ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
5. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE PLAN QUANTITIES SHALL SUPERSEDE SCHEDULED QUANTITIES.
6. EXISTING TREES SHOWN TO REMAIN ARE TO BE SAVED AND PROTECTED AS INDICATED ON THE PLANS. ALL TREES TO BE REMOVED SHALL BE MARKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE REMOVAL.
7. ALL DISTURBED AREAS OUTSIDE OF LIMITS OF WORK SHALL BE RE-VEGETATED WITH TURF TYPE TALL FESCUE SEED BLEND. REPAIR ALL DISTURBED AREAS TO ORIGINAL CONDITION AND TO OWNER'S SATISFACTION.
8. ALL DISTURBED AREAS INSIDE THE LIMITS OF WORK SHALL BE SODDED WITH A TURF-TYPE TALL FESCUE GRASS SEED BLEND.
9. A FULLY AUTOMATED IRRIGATION SYSTEM IS TO BE DESIGNED BY LANDSCAPE CONTRACTOR AND INSTALLED IN AREAS OF NEW PLANTINGS. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. CONTRACTOR TO PROVIDE IRRIGATION SHOP DRAWINGS FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
12. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
13. CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
14. ALL PLANTING BEDS AND NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
15. ALL TREES SHALL BE STAKED PER DETAIL.
16. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
17. ALL PLANTING BEDS AND TREE DISHES SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE TUPERSAN OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
18. CONTRACTOR SHALL WARRANTY ALL LANDSCAPE WORK AND PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK OF THE OWNER.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL UNTIL THE COMPLETION OF THE PROJECT AND ACCEPTANCE OF THE OWNER.
20. ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING THE NEXT NORMAL PLANTING SEASON.
21. ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE ROT C NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE.

22. ALL PLANT MATERIALS SHALL BE SPECIMEN QUALITY STOCK & SIZE AND SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2014, OR MOST RECENT EDITION. FREE OF PLANT DISEASES AND PESTS, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
23. SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM, ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
24. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
25. PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL WEEDS FROM THE PROJECT PRIOR TO PLANTING. CONTROL OF WEEDS DURING CONSTRUCTION AND PLACEMENT OF TUPERSAN PRE-EMERGENT OR APPROVED EQUAL OVER THE TOP OF MULCH OF ALL LANDSCAPE BEDS.
27. INDEPENDENT OF NUMERIC QUANTITIES ON DRAWINGS OR IN THE PLANT SCHEDULE, DETERMINE THE PLANT MATERIAL QUANTITIES REQUIRED BY THE PLANS. SPACE PLANT MATERIALS AS SHOWN ON PLANS AND INDICATED IN PLANT SCHEDULE. PLANT MATERIALS SHALL CONFORM TO PLANT SCHEDULES AND SIZES SHALL BE THE MINIMUM INDICATED ON THE PLANT SCHEDULE OR LARGER. INSTALLATION OF LARGER PLANTS AT NO ADDITIONAL COST TO OWNER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANLA "STANDARDS FOR NURSERY STOCK".
28. PRIOR TO INSTALLATION, DEMARK LAYOUT OF ALL PLANTING BEDS, SEED AREAS, AND INDIVIDUAL TREES FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE. INCLUDE PERENNIAL GROUPINGS BY SPECIES FOR INTERNAL BED LAYOUTS. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. THE OWNER'S REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAY MAKE MINOR ADJUSTMENTS AS NECESSARY. SUCH ADJUSTMENTS WILL BE AT NO ADDITIONAL COST TO THE OWNER.
29. SODDING APPLIES TO ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES EVEN IF ACTIVITIES EXTEND BEYOND THE APPROXIMATED SODDING LIMITS INDICATED ON THE DRAWINGS. REPAIR ANY DISTURBED AREAS TO THE SAME CONDITION AS ORIGINALLY FOUND AND TO THE OWNER'S SATISFACTION. IN AREAS WHERE LAWN IS DISTURBED BEYOND THE LIMITS OF CONSTRUCTION, REPLACE LAWN WITH NEW LAWN SOD (INCLUDING TOPSOIL AND SOD) AT NO ADDITIONAL COST TO THE OWNER. REFER TO SPECIFICATIONS FOR SEED MIXES.
30. DOUBLE SHREDDED HARDWOOD MULCH PLANTING BEDS PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND. KEEP MULCH 4 INCHES FROM TREE TRUNKS AND SHRUB CROWNS.
31. REFER TO CIVIL DRAWINGS FOR LIMITS OF EROSION CONTROL MEASURES.
32. LEGALLY DISPOSE OF DEBRIS ASSOCIATED WITH PLANTING OFF-SITE.
33. THE CITY OF LENEXA PARKS AND RECREATION DIRECTOR SHALL DECIDE WHEN STREET TREES ARE PLANTED, WHICH WILL GENERALLY BE THE FIRST APPROPRIATE PLANTING SEASON AFTER THE DANGER OF CONSTRUCTION RELATED DAMAGE HAS PASSED.
34. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY DIVISION OF CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
35. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.

CONSENT AGENDA

1. **AdventHealth Parking Garage and AdventHealth Lenexa City Center, Third Plat - Consideration of a revised final plan to expand Phase 1 of the approved parking garage and consideration of a final plat for the replat of Advent Health Lenexa City Center, Second Plat on property located approximately at the southeast corner of Renner Boulevard and 87th Street Parkway within the CC, Planned City Center District. PL25-05FR, PT25-04F**
2. **Cedar Canyon West Attached Villas - Consideration of a final plat for 20 lots (duplex use) as part of the Cedar Canyon West mixed-use development located at the southwest corner of 99th Street and 100th Street within the RP-2, Planned Residential (Intermediate-Density) District. PT25-05F**

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Item 1, recusing Commissioner Burson who declared a conflict of interest on this item. Moved by Commissioner Horine, seconded by Commissioner Woolf, and carried by a majority voice vote.

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Item 2. Moved by Commissioner Katterhenry, seconded by Commissioner Jamison, and carried by a unanimous voice vote.



**CITY COUNCIL
MEMORANDUM**

ITEM 5

SUBJECT: Approval of the Public Art priority list of locations

CONTACT: Logan Wagler, Parks & Recreation Director

DATE: May 20, 2025

ACTION NEEDED:

Approve the Public Art priority list of locations.

PROJECT BACKGROUND/DESCRIPTION:

In 2007, the Governing Body approved the City's Public Art Policy, which sets forth the City's approach to acquiring and placing public art. One of the requirements of the Public Art Policy is for the Arts Council to review annually and make recommendations to the Governing Body regarding the priority list of locations for public art.

At its April 15, 2025 meeting, the Arts Council ("LAC") reviewed the locations of existing public art within the city, as well as the current priority list of locations, and discussed possible locations for future consideration. The LAC determined that the existing list of locations, which focuses heavily on the western part of Zone 2 and in Zone 3, generally meets current goals. The only recommended changes are the order of locations. Due to the Ad Astra Project schedule, this location was pushed to the top of the list. Additionally, the Lenexa Justice Center Community Room was moved into the second location. Staff and the LAC felt these two locations could happen concurrently and would provide great initial runs through the new Public Art selection process created through the Public Art Strategic Plan. Lastly, Centennial Park was pushed to the bottom of the list because the timeline for development is still unidentified at this time.

The draft priority list was presented and discussed at the May 13th Committee of the Whole meeting. No additional feedback or comments impact the recommended list.

The Arts Council recommends the following priority locations for public art:

1. Ad Astra Pool renovation, 8265 Maurer Road
2. Lenexa Justice Center Community Room
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, 79th Street & Cottonwood Street
7. Centennial Park, future park at 91st Street and Clare Road

STAFF RECOMMENDATION:

Approve the priority list.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Inviting Places
Vibrant Neighborhoods

Guiding Principles

Strategic Community Investment
Extraordinary Community Pride

ATTACHMENTS

None



**CITY COUNCIL
MEMORANDUM**

ITEM 6

SUBJECT: Resolution accepting the Public Art Strategic Plan

CONTACT: Logan Wagler, Parks & Recreation Director

DATE: May 20, 2025

ACTION NEEDED:

Adopt a resolution accepting the Public Art Strategic Plan.

PROJECT BACKGROUND/DESCRIPTION:

The final draft of Lenexa's Public Art Strategic Plan was presented for discussion at the May 13, 2025 Committee of the Whole meeting. This draft plan reflects months of work centered around two joint meetings facilitated by Shockey Consulting with the Governing Body and the Lenexa Arts Council. These meetings were designed to build consensus around the future direction of Lenexa's Public Art Program. The resulting document outlines a clear vision, set of priorities, and process recommendations to guide public art purchases and projects over the next three to five years. The plan incorporates feedback and ideas generated during the joint sessions and provides strategic guidance for selecting and implementing meaningful public art projects throughout Lenexa.

Following the Committee of the Whole discussion, the plan has been finalized and is ready for acceptance. The accepted plan will be used in guiding public art investment decisions over the coming years and supporting the City's long-term commitment to public art as a means of enhancing quality of life and placemaking.

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Inviting Places
Vibrant Neighborhoods

Guiding Principles

Strategic Community Investment
Extraordinary Community Pride

ATTACHMENTS

1. Resolution
2. Strategic Plan located in the Appendix

RESOLUTION NO. _____

A RESOLUTION ACCEPTING THE CITY’S PUBLIC ART STRATEGIC PLAN

WHEREAS, the City of Lenexa (“City”) has long recognized the importance of public art to enhance shared spaces, foster a sense of community, and reflect the City’s unique cultural identity; and

WHEREAS, as part of the City’s Vision 2040 project, the City recognized the importance of public art in creating vibrant spaces, cultural vitality, and economic growth moving into the future; and

WHEREAS, as the City continues to expand and grow, the City recognized the need to formally clarify the priorities, policy, and process for public art installation and maintenance throughout the City over the coming years; and

WHEREAS, to that end, on August 26, 2024, the City entered a consulting services agreement (“Agreement”) with Shockey Consulting Services, Inc. (“Consultant”) for the purpose of generating a Public Art Strategic Plan; and

WHEREAS, as part of that process, in connection with the Lenexa Arts Council Council, City Staff, and the community, Consultant engaged in two public work sessions on January 28, 2025 (“Work Session #1”) and February 11, 2025 (“Work Session #2”); and

WHEREAS, Work Session #1 focused on the role of public art and best practices; community values; vision input; inventory review; and challenges; and

WHEREAS, Work Session #2 defined guardrails for public art; clarified selection criteria, with a focus on quality, cultural relevance, and durability; identified six priority sites throughout the City; conducted community engagement; and considered the financial investment aspects of public art; and

WHEREAS, throughout this process, Consultant carefully considered the City’s vision, mission, and goals regarding public art, working closely with the Lenexa Arts Council and City Staff; and

WHEREAS, as part of this process, Consultant, working with the Lenexa Arts Council and City Staff, also determined a Public Art Selection Process consisting of a 3-Stage Review; and

WHEREAS, based on all of the above, the Consultant has completed its obligations under that Agreement; and

WHEREAS, with the assistance of Consultant, City has created, reviewed, revised, and finalized its proposed Public Art Strategic Plan for 2025-2030 (“Public Art Strategic Plan”); and

WHEREAS, the City’s proposed Public Art Strategic Plan was presented to the Committee of the Whole (“COW”) at its public meeting on May 13, 2025; and

WHEREAS, the COW approved the acceptance of the Public Art Strategic Plan; and

WHEREAS, City has determined that it is in the City’s best interest to accept this proposed Public Art Strategic Plan.

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

SECTION ONE: The Public Art Strategic Plan is attached hereto as **Exhibit A** and contains evaluation and analysis of the City’s current Public Art Installations, the results of public engagement, and recommendations to address and prioritize the City’s investment in and maintenance of future Public Art.

SECTION TWO: Recognizing the assistance from the Lenexa Arts Council, the community, and Consultant, the Public Art Strategic Plan is accepted by the Governing Body to serve as a guide for future growth and development of the City’s Public Art Installations.

SECTION THREE: This resolution shall become effective immediately upon adoption.

ADOPTED by the City Council this 20th day of May, 2025.

SIGNED by the Mayor this 20th day of May, 2025.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Mike Nolan, Acting City Clerk

APPROVED AS TO FORM:

Spencer L. Throssell, City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 7

SUBJECT: Resolution approving the issuance of revenue bonds by the City of Olathe, Kansas to finance facilities located within the corporate limits of Lenexa

CONTACT: Sean McLaughlin, City Attorney

DATE: May 20, 2025

ACTION NEEDED:

Adopt a resolution approving the issuance of revenue bonds by the City of Olathe, Kansas to finance facilities located within the corporate limits of Lenexa.

PROJECT BACKGROUND/DESCRIPTION:

KidsTLC, Inc. ("KidsTLC") is headquartered and its primary operations are located in the corporate limits of the City of Olathe, Kansas ("Olathe"). KidsTLC desires to issue approximately \$1.8 million in revenue bonds ("Bonds") to acquire a building in Lenexa located at 15940 College Boulevard. This facility would offer specialized outpatient therapies to alleviate mental and behavioral health challenges facing children and their families, offering a range of services that include outpatient therapy, Intensive Outpatient Program (IOP), and medication management. Olathe has previously issued several series of bonds for the benefit of KidsTLC at its Olathe locations, including certain bonds that currently remain outstanding. KidsTLC intends to use Olathe as the issuer of the Bonds for administrative efficiency.

The City is required to approve the issuance of the Bonds because the building is located in Lenexa. Pursuant to applicable state law, Olathe provided written notification of the proposed issuance of the Bonds to the City on May 7, 2025 together with a resolution relating to the proposed issuance adopted by Olathe. For the purposes of Section 147(f) of the Internal Revenue Code, a public hearing regarding the proposed issuance of the Bonds was held on May 13, 2025.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

There are no fiscal implications for the City because the Bonds will be issued by Olathe and all payments and fees are the responsibility of KidsTLC.

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Thriving Economy

Guiding Principles
Responsible Economic Development

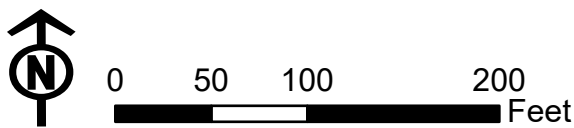
ATTACHMENTS

1. Map
2. Resolution



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

KidsTLC



RESOLUTION NO. 2025-[]

RESOLUTION APPROVING ISSUANCE OF REVENUE BONDS BY THE CITY OF OLATHE, KANSAS TO FINANCE FACILITIES LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF LENEXA, KANSAS

WHEREAS, the City of Olathe, Kansas (“City of Olathe”), has been requested to issue its revenue bonds (the “Bonds”) pursuant to K.S.A. 12-1740 to 12-1749d, inclusive, for the purpose of financing, refinancing and reimbursing the costs of certain physical and mental health facilities projects of KidsTLC, Inc. (the “Corporation”).

WHEREAS, the project expected to be financed or refinanced with the bonds is a facility located 15940 College Blvd, Lenexa, KS 66219 (the “Lenexa Project”) within the corporate limits of the City of Lenexa, Kansas (the “City of Lenexa”).

WHEREAS, the Corporation is headquartered and its primary operations are located in the corporate limits of the City of Olathe.

WHEREAS, the City of Olathe has previously issued several series of bonds for the benefit of the Corporation, including certain bonds that currently remain outstanding.

WHEREAS, K.S.A. 12-1741a provides that prior to issuance of such Bonds, the City of Olathe shall obtain approval of the City of Lenexa to the City of Olathe’s issuance thereof, and pursuant to Section 147(f) of the Internal Revenue Code, “host” approval of the City of Lenexa is required for the issuance of such Bonds.

WHEREAS, the City of Olathe provided written notification of the proposed issuance of the Bond to the City of Lenexa on May 7, 2025 together with a resolution relating to the proposed issuance adopted by the City of Olathe.

WHEREAS, for purposes of Section 147(f) of the Internal Revenue Code, a public hearing regarding the proposed issuance of the Bonds was held on May 13, 2025, following publication, at least seven days before the hearing date, of a notice of such public hearing in *The Gardner News*, the official newspaper for the City of Olathe and publication of a notice of such public hearing in *The Legal Record*, the official newspaper for the City of Lenexa, which public hearing was a combined hearing for purposes of “issuer” and “host” approval under Section 147(f) of the Internal Revenue Code.

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

Section 1. The City of Lenexa hereby approves the issuance of the Bonds, in one or more series, for the purpose of financing the Lenexa Project.

Section 2. This approval does not impose any liability on the City of Lenexa, or in any way involve the City of Lenexa in the issuance of said Bonds, but is an accommodation by the City of Lenexa, to satisfy the requirements of K.S.A. 12-1741a and Section 147(f) of the Internal Revenue Code.

Section 3. This Resolution shall take effect and be in full force immediately upon its adoption by the governing body of the City of Lenexa.

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ADOPTED this 20th day of May, 2025.

CITY OF LENEXA, KANSAS

By: _____
Mayor

[SEAL]

ATTEST:

City Clerk



**CITY COUNCIL
MEMORANDUM**

ITEM 8

SUBJECT: Resolution amending the Property Tax Rebate Program Policy

CONTACT: Kyle Glaser, Economic Development Analyst

DATE: May 20, 2025

ACTION NEEDED:

Adopt a resolution amending the Property Tax Rebate Program Policy.

PROJECT BACKGROUND/DESCRIPTION:

Last year, the City launched a Property Tax Rebate Pilot Program ("Program") to help ease the impact of rising property values on qualifying homeowners. While the program received positive feedback, the narrow eligibility criteria resulted in only 33 qualified applicants.

At the May 6, 2025 City Council meeting, the Governing Body discussed possible revisions to the Program policy to broaden the potential applicant pool. Proposed revisions included reducing the minimum age and disability thresholds and increasing the maximum home appraisals and household income limits.

Staff recommends amending the Program policy eligibility criteria to expand the potential applicant pool. Under the revised policy, applicants must meet all of the following eligibility criteria:

- Own and occupy the property as their primary residence;
- Age 62 years or older or be a disabled veteran with a 50% or more disability rating;
- Home must be valued less than or equal to the previous year's city-wide average; and
- Annual household income must be at or below the prior year's HUD Low Income limits.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The Program has been allocated \$100,000 from the City's General Fund in the fiscal year 2025 Budget.

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Vibrant Neighborhoods

Guiding Principles

Strategic Community Investment

ATTACHMENTS

1. Policy (redline)
2. Resolution

Policy Number:	GB-Finance-5	Approved By:	Governing Body
Approval Date:	5/20/2025 6/4/2024	Effective Date:	5/20/2025 6/4/2024
Repeals/Replaces:	N/A		
Authority:	Kansas Constitution Article 12, Section 5; Resolution 2024-042; Resolution 2025-###		
Cross References:	N/A		
Policy Purpose:	To provide property tax relief for eligible homeowners and lessen the tax burden resulting from rising home values.		

1. Introduction

The Property Tax Rebate Program (“Program”) provides property tax relief for eligible homeowners in the City of Lenexa (“City”) and lessens the tax burden resulting from rising home values. The Program rebates a portion of the City ad valorem property taxes for eligible Lenexa homeowners.

The Program and the level of funding will be subject to annual appropriation of the Governing Body. In any year the Governing Body does not fund the program, the City will not accept applications for the Program. The Governing Body may review the Program from time to time and reserves the right to continue, modify, or terminate the Program.

2. Procedures

A. Eligibility

Applicants for the Program must meet all the following requirements:

1. Applicant must own and occupy their primary home.
2. Applicant must be age ~~62~~5 years or older or have a ~~40~~50% or more disability rating as determined by the U.S. Department of Veterans Affairs (VA).
3. Applicant’s primary home must be valued less than or equal to the previous year’s city-wide averagemedian single-family residential property value.
4. Applicant’s annual household income must be at or below the previous year’s U.S. Department of Housing and Urban Development (HUD) ~~Very~~-Low-Income limits for the Kansas City Metropolitan Statistical Area.
5. Applicant must be current on the previous year’s property taxes.

B. Application

1. Eligible applicants must submit an application and all other required documentation to the City in order to be considered for the Program.

2. Applications for the Program will only be accepted between August 1st and October 31st of each year.
3. Application Requirements
 - a. A completed City of Lenexa Property Tax Rebate application form
 - b. Copy of a photo ID with date of birth
 - c. Verification of the applicant's previous year's household income. Applicant may provide their previous year's IRS Form 1040 showing Total Income or, if the applicant is not required to file a Federal Tax Return, their previous year's Social Security Statement Form SSA-1099
 - d. Disabled Veterans must submit a copy of their VA award letter showing their disability rating
 - e. Completed ACH Enrollment Form and W-9 Form

C. Rebate

1. The rebate amount will be calculated on a pro rata basis, up to 75% of the applicant's portion of the City's ad valorem property tax for the previous year. The exact sum will vary by property based on the number of applications received, as well as the appraised value of the property of each application.
2. The City shall process payment within 30 days of the conclusion of the application period and receipt of a completed ACH Enrollment Form and W-9 from the applicant.

3. Ethics, Integrity, and City Values

The Code of Ethics is enforced through the City's Personnel Policies/Procedures and the City's values.

All City employees, elected and appointed officials shall act in an honest and professional manner with regard to the issuance of property tax rebates, in accordance with the City's values, Code of Ethics, and Personnel Policies/Procedures.

4. Responsibility for Enforcement

The City Manager will have overall responsibility for the enforcement of this policy. The Governing Body may waive provisions of this policy provided the waiver does not violate state or federal law.

5. Severability

If for any reason any section, subsection, sentence, portion or part of this Policy, 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 Policy or other Governing Body Policies and the Lenexa City Code or other ordinances.

RESOLUTION NO. _____

A RESOLUTION AMENDING THE GOVERNING BODY FINANCE POLICY (GB-FINANCE-5) FOR THE PROPERTY TAX REBATE PROGRAM.

WHEREAS, in 2024, the Governing Body of the City of Lenexa (“City”) established a Property Tax Rebate Program (“Program”) to provide property tax relief for eligible homeowners in the City; and

WHEREAS, the Program and the level of funding is subject to annual appropriation of the Governing Body as part of its annual budget approval process; and

WHEREAS, in 2024, the City also adopted Governing Body Finance Policy for the Program (GB-Finance-5) providing procedures, guidelines and limits for the Program.

WHEREAS, the amendments update eligibility criteria in order to increase the Program’s applicant pool.

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

SECTION ONE: The Governing Body does hereby adopt the amended Governing Body Finance Policy for the Property Tax Rebate Program attached hereto as Exhibit “A” and incorporated herein by reference, as Governing Body Policy number GB-Finance-5.

SECTION TWO: This Resolution shall become effective upon passage.

ADOPTED by the Governing Body this 20th day of May 2025.

SIGNED by the Mayor this 20th day of May 2025.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Mike Nolan, Acting City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 9

SUBJECT: Ordinance amending the Lenexa City Code to adopt the recently updated versions of the Johnson County Environmental Sanitary Code and Johnson County Aquatic Health Code

CONTACT: Steven Shrout, Assistant City Attorney
Scott McCullough, Community Development Director

DATE: May 20, 2025

ACTION NEEDED:

Pass an ordinance amending the Lenexa City Code to adopt the recently updated versions of the Johnson County Environmental Sanitary Code and Johnson County Aquatic Health Code.

PROJECT BACKGROUND/DESCRIPTION:

Lenexa City Code currently references and adopts the 2004 Johnson County Environmental Sanitary Code ("2004 JCESC") in Article 4-5-I.

In August 2024, Johnson County replaced the 2004 JCESC with two specialized codes, effective January 1, 2025:

- The 2025 Johnson County Environmental Sanitary Code ("2025 JCESC"), covering septic systems and drinking water wells; and
- The 2025 Johnson County Aquatic Health Code ("2025 JCAHC"), dedicated to swimming pools.

To allow Johnson County to continue enforcing these new standards in Lenexa, the City must amend Lenexa City Code Article 4-5-I to adopt the 2025 JCESC and 2025 JCAHC. This proposed ordinance makes no other substantive changes to City Code.

STAFF RECOMMENDATION:

Pass the ordinance.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Healthy People

Guiding Principles
Sustainable Policies and Practices

ATTACHMENTS

1. Ordinance (redline) located in the Appendix



**CITY COUNCIL
MEMORANDUM**

ITEM 10

SUBJECT: Ordinance approving a three-year special use permit for a basic industry use known as SRS Lenexa located at 14303 W. 100th Street in the BP-2, Planned Manufacturing District

CONTACT: Stephanie Sullivan, Planning Manager

DATE: May 20, 2025

ACTION NEEDED:

Pass an ordinance approving a three-year special use permit (SUP) for a basic industry use known as SRS Lenexa located at 14303 W. 100th Street in the BP-2, Planned Manufacturing District.

APPLICANT:

Gayla Davis, Independence Engineering

OWNER:

Westroads Limited Partnership

PROPERTY LOCATION/ADDRESS:

14303 W. 100th Street

PROJECT BACKGROUND/DESCRIPTION:

The applicant requests approval of an SUP for a basic industry use to accommodate their tenant, SRS Distribution Heritage, which warehouses and wholesales pool chemicals and supplies that are classified as corrosive and hazardous. Storage of hazardous materials falls within the basic industry use classification and requires an SUP in the BP-2 Zoning District.

The facility is within an existing business park with a variety of office and warehouse uses. The business occupies 9,830 square feet of the multitenant building and utilizes approximately 8,813 square feet for the storage of such materials.

Staff recommends a three-year term for the SUP in order to monitor for impacts to surrounding properties.

STAFF RECOMMENDATION:

Pass the ordinance.

PLANNING COMMISSION ACTION:

This item was considered as Regular Agenda Item 3 at the May 5, 2025 Planning Commission Meeting. A public hearing was held and no one spoke.

Commissioners discussed the safety and regulatory compliance of materials to be stored at the proposed facility. Staff confirmed that the Fire Department had reviewed and approved the plans, and that the materials do not meet the threshold for hazardous classification. The applicant described basic spill response procedures and confirmed that employees would be trained accordingly. Questions were raised about the building's safety features, such as fire separation walls, floor drains, and sprinkler systems. Staff

and the applicant noted that existing conditions and the limited scale of operations meet current code requirements, and any increase in storage levels would trigger further review. Commissioners generally supported the request, and it was clarified that the proposed SUP includes a three-year term with the possibility of revocation for non-compliance and that any renewal would require a public hearing.

Chairman Poss entertained a motion to recommend **APPROVAL** of an SUP for a basic industry use for SRS Lenexa at 14303 W. 100th Street for a period of three years.

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

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Thriving Economy

Guiding Principles

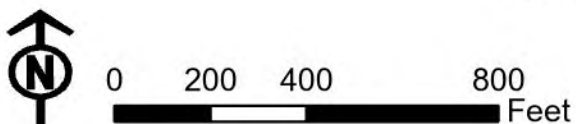
Responsible Economic Development

ATTACHMENTS

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

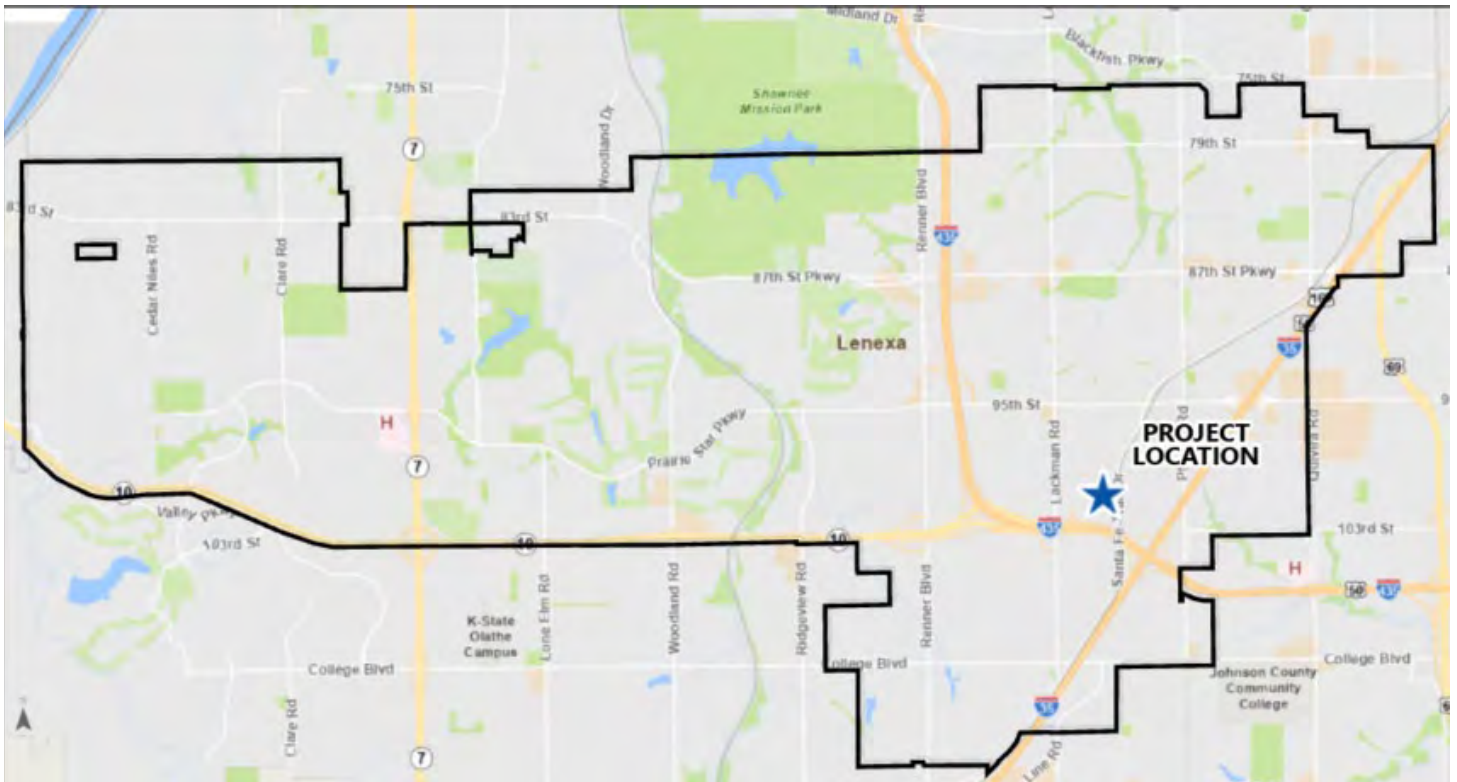


SRS Lenexa Special Use Permit



SRS LENEXA

Project #:	SU25-05	Location:	14303 W. 100 th Street
Applicant:	Gayla Davis, Independence Engineering LLC	Project Type:	Special Use Permit
Staff Planner:	Jessica Lemanski	Proposed Use:	Basic Industry, Wholesale/ Warehousing, General



PROJECT SUMMARY

The applicant/owner, The Westroads Limited Partnership, is requesting approval of a Special Use Permit (SUP) for a *basic industry* use to accommodate their tenant, SRS Distribution Heritage, storing hazardous chemicals for their pool supply company. The business warehouses and wholesales pool chemicals and supplies that could potentially be corrosive and hazardous. The facility is located at 14303 W. 100th Street, at the southeast corner of Santa Fe Trail Drive and W. 100th Street. The facility is within an existing business park with a variety of office and warehousing uses. This is the first request for a Special Use Permit for this business at this location. This project requires a Public Hearing.

STAFF RECOMMENDATION: APPROVAL FOR THREE YEARS

SITE INFORMATION

The subject property is located west of Santa Fe Trail Drive on W. 100th Street, about a mile northwest of the intersection of I-435 & I-35. The site has been developed as a business park since 1980 and is located in an area of Lenexa that largely consists of industrial and office uses. The site includes a multitenant building with associated parking in the front along W. 100th Street and loading docks in the rear of the building. There are two other buildings on the site that are not part of this SUP and are occupied by different tenants.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
15.36	9,830	BP-2	Business Park

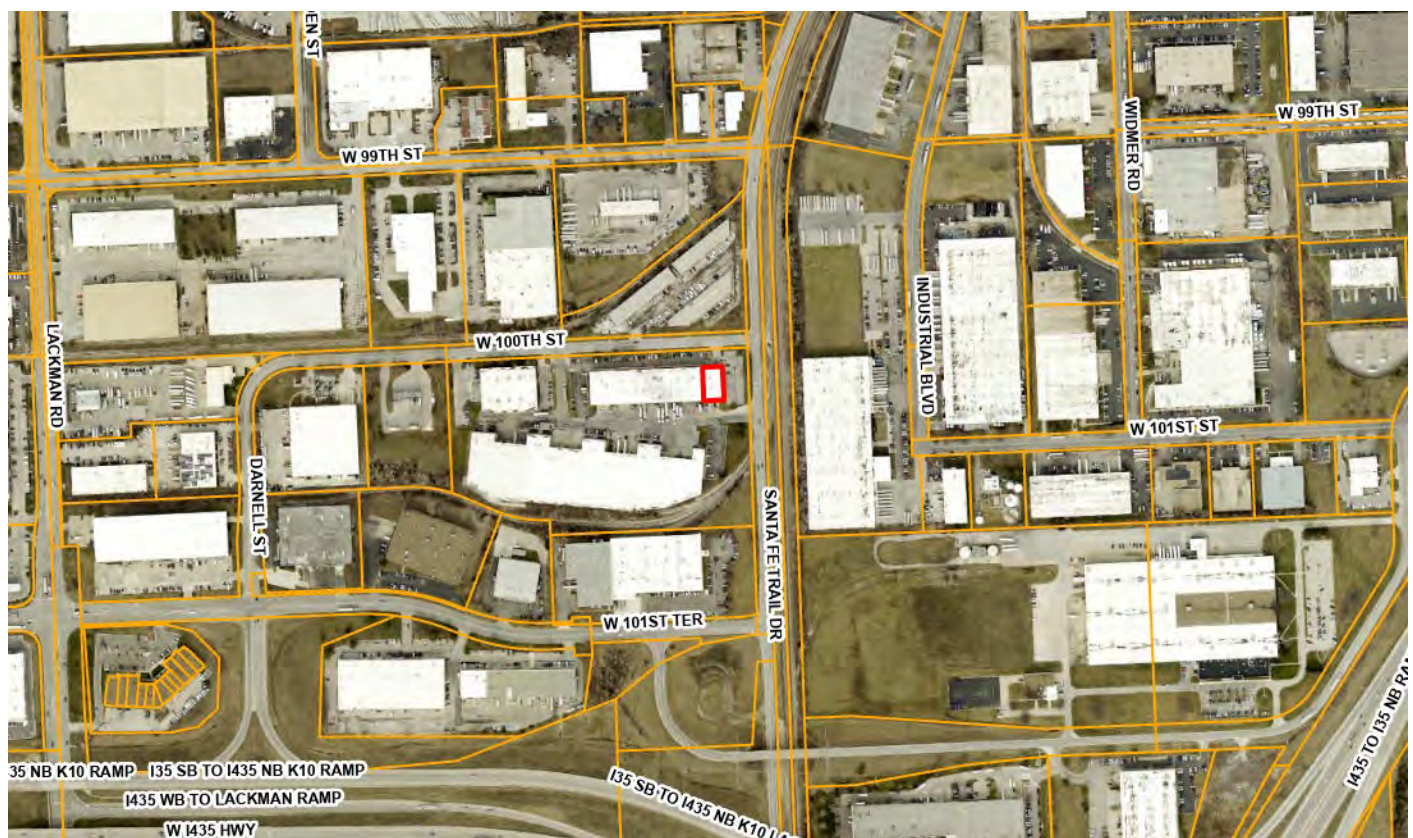


Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The Special Use Permit is requested for 9,830 SF of space at the end of the building closest to the intersection of Santa Fe Trail Drive and W. 100th Street. A 1,017 SF portion of the tenant space will be utilized for office use, while the remaining 8,813 SF will be warehousing space for the storage and distribution of pool chemicals and miscellaneous pool construction goods, some of which are classified as hazardous materials (HAZMAT).

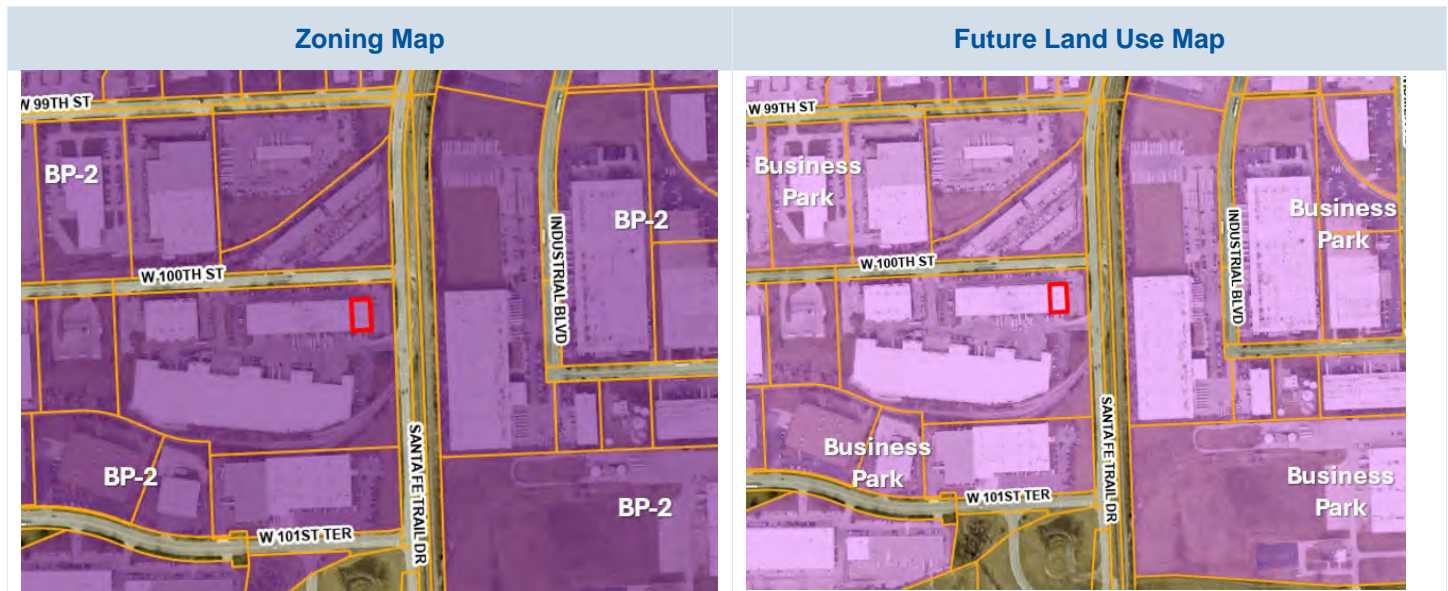


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Business Park	BP-2 Planned Manufacturing District	Business Park
North	Business Park	BP-2 Planned Manufacturing District	Warehousing and Office Complex
South	Business Park	BP-2 Planned Manufacturing District	Commercial Printing
East	Business Park	BP-2 Planned Manufacturing District	Electrical Equipment, Appliance, and Components Manufacturing
West	Business Park	BP-2 Planned Manufacturing District	Self Service Gas Station

A Special Use Permit for the storage of hazardous chemicals, which falls under the *basic industry* use classification, is required in the BP-2, Planned Manufacturing District. The need for the SUP was first noted by staff when the applicant applied for their Certificate of Occupancy, which occurred after the tenant occupied the space. Upon review of the application, Staff determined that because the chemicals to be stored at this facility are classified as hazardous, the use falls under *basic industry*. The hazardous materials being stored at this facility consist of several oxidizers, combustible liquids, and corrosive materials. A summary of the materials proposed to be stored can be found in Exhibits 2-4.

HAZMAT Classification Key

OX1: Oxidizer, Class I	CL2: Combustible Liquid, Class II
OX2: Oxidizer, Class II	CL3A: Combustible Liquid, Class IIIA
OX3: Oxidizer, Class III	CL3B: Combustible Liquid, Class IIIB
OX4: Oxidizer, Class IV	AERO1: Level 1 Aerosol
HTOX: Highly Toxic	AERO2: Level 2 Aerosol
TOX: Toxic	AERO3: Level 3 Aerosol
FL1A: Flammable Liquid, Class 1A	CORR: Corrosive
FL1B: Flammable Liquid, Class 1B	FG: Flammable Gas
FL1C: Flammable Liquid, Class 1C	CG: Compressed Gas
FS: Flammable Solid	OG: Oxidizing Gas
IRR: Irritant	CD: Combustible dust
WR1: Water Reactive, Class I	

Exhibit 2: Hazardous Materials Classification Key. The highlighted classifications are stored at the subject property.

PRODUCT NAME	VOL. OF CONTAINER	TOTAL NO. CONTAINERS	HMIS RATING	CHEMICAL	PHYSICAL HAZARD	HEALTH HAZARD
Dry Chlor	5-50 lb	Unlimited	Health - 3 Flammability - 0 Reactivity - 1	Sodium Dichloroisocyanurate, dihydrate - 98-100% Sodium Chloride - 0-2%	OX1	CORR
Pool Breeze Pool Care System 3' Chlorinating Tablets	5-50 lb	Unlimited	Health - 3 Flammability - 0 Reactivity - 2	Trichloro-s-Triazinethione - 90-100% Boric Acid - 0.5-1%	OX1	
Spa Bromine Tablets	2.5-50 lb	20-400	Health - 3 Flammability - 0 Reactivity - 1	Bromochloro-5,5-dimethylhydantoin 98%	OX2	CORR
Pool Breeze Pool Care System Granular 68	1-100 lb	30-3,000	Health - 3 Flammability - 1 Reactivity - 1	Calcium Hypochlorite 60-70% Calcium Chloride - .5-5% Calcium Hydroxide - 1.5-5% Calcium Carbonate - 1.5-5%	OX2	CORR
Pool Breeze Algicide	1-5 gal	160-800	Health - 3 Flammability - 0 Reactivity - 2	Quaternary Ammonium Compounds, Benzyl-C12-18-Alky - 49.80% Isopropyl Alcohol - 10.00% Water - 40.00	CL2	CORR
Champion Muriatic Acid	1-2.5 gal	80-200	Health - 3 Flammability - 0 Reactivity - 2	Hydrochloric Acid 30-40%	N/A	CORR

Exhibit 3: Summary of hazardous materials to be stored at the subject property.

HAZMAT Summary Interior Storage (S1)			
HAZMAT Type	Maximum Quantity in Storage		Maximum Allowable Quantity (MAQ)
CL2	120.00	gal	240gal*
Corr (Solid)	2888.00	lb	19500lbs**
Corr (Liquid)	264.00	gal	1950gal**
OX1	984.00	lb	Unlimited**
OX2	2768.00	lb	4500lbs**
Combustible Liquid	120.00	gal	240gal*

* Per Table 5003.1.1(1) in the 2018 IFC

** Per Table 5003.11.1 in the 2018 IFC

Exhibit 4: Quantities of hazardous materials to be stored at the subject property versus allowable quantities pursuant to the 2018 International Fire Code.

The applicant's Occupancy Classification Letter/Commodity Letter (OCL/CL) notes that the existing fire sprinkler system is designed and installed in accordance with the National Fire Prevention Association (NFPA) to meet the requirements of Ordinary Hazard Group II and verifies that the system has sufficient coverage for the facility. Additional portable fire extinguishers are also provided on-site.

The OCL/CL also outlines the required storage, marking, and containment conditions for the hazardous materials pursuant to the International Fire Code (IFC) and NFPA. All hazardous materials must be stored on wooden pallets on the bottom level of the racks, and there will be no open containers, blending, mixing, or open use of the materials inside of the warehouse. The oxidizers to be stored at this property are required to be separated from other corrosive and liquid products by a minimum of 25 feet, and liquid products are not stored above oxidizers. In compliance with the IFC, no storage of HAZMAT is allowed to exceed a density of 200 pounds per square foot of floor area, and the storage height will not exceed 8 feet. All HAZMAT is required to be conspicuously marked with identification signs, and the containers must be approved for their intended use and not exceed 100 pounds or 10 gallons. The floors of the building are made of noncombustible construction and adhere to the IFC.

Should spills occur, they are most likely to happen during the receiving/shipping process or when transporting products in the warehouse during order assembly. In the case of a corrosive materials spill, an acid neutralizer and spill kit are used to contain and clean the spill. Oxidizers are typically a granule, so any spilled product would be kept away from moisture, swept, and contained.

SPECIAL USE PERMIT REVIEW

The applicant requests approval of a Special Use Permit (SUP) for a basic industry use to accommodate their tenant, SRS Distribution Heritage, storing hazardous chemicals for their pool supply company located at 14303 W. 100th Street. Staff provides the following analysis to the review criteria within [Section 4-1-G-5](#) of the UDC.

1. The character of the neighborhood.

The proposed tenant space is located within an existing business park development at the southeast corner of Santa Fe Trail Drive and W. 100th Street, approximately a mile northeast of the intersection of I-35 & I-435. The character of the neighborhood is industrial. The site is accessed from either Santa Fe Trail Drive or W. 100th Street. These roads are two-lane asphalt surfaced roads. The majority of the buildings within this area are equipped with loading docks to accommodate warehousing and distribution uses and the loading/unloading of supplies. There are a limited number of office uses in the area. The request is consistent with the character of the area.

2. The zoning and use of properties nearby.

Table 1 states the zoning and uses of the surrounding properties. This property is zoned BP-2, as are the surrounding properties.

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

A *basic industry* use can be allowed as a special use within the BP-2 Zoning District. The BP-2 District is the only zoning district that accommodates the *basic industry* use. The building and associated site is well equipped for the storage and distribution of materials as is intended with this use. Additionally, the building is appropriately sprinklered to accommodate the storage of the hazardous materials proposed with the *basic industry* use, and portable fire extinguishers are provided on-site to comply with the International Fire Code.

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

Staff concludes that the use of the facility to store pool supplies and chemicals will not detrimentally affect nearby properties, as all life-safety protocols and measures are proposed to be met pursuant to the Occupancy Classification Letter/Commodity Letter (OCL/CL) provided by the applicant. This letter, prepared by Waxler Fire Protection Engineering, LLC, evaluates the materials being stored, their occupancy and hazardous material class, and the proper procedures and storage arrangements for those supplies. Per the Lenexa Fire Department, as long as these procedures and storage methods are followed, the facility can be classified as a Group S-1 Storage Occupancy. As long as SRS Distributions (the tenant) follows and maintains the recommendations of the provided information, the commodities, storage arrangement, and operations within this facility will be compliant with the codes and standards adopted by the City of Lenexa and remain a Group S-1 Storage Occupancy.

The Fire Department noted that if the commodities, storage arrangement, or operations were to change from what is noted in the OCL/CL letter provided, a new review would be required to ensure the occupancy classification does not change to a High-hazard Group H occupancy class, which would then prevent them from being in a building occupied by other tenants.

The Fire Department conducts annual inspections of all the commercial buildings in the city. Buildings with hazardous material are inspected by an inspector certified as a hazardous material technician. This property will be inspected annually by the Fire Department to ensure compliance with the OCL/CL.

If any concerns emerge regarding the safety or storage of these materials, or if the tenant is found to not comply with the manufacturer's recommended storage and procedures for the hazardous materials while the SUP is active, Staff may undertake a review of these concerns and consider initiating the process to revoke the SUP. The recommendation for the SUP to remain valid for 3 years allows Staff to reconsider the use if it is found to adversely impact surrounding properties.

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

The site is developed as a multitenant business park with associated parking and loading areas, originally built in 1980.

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

Staff does not see any gain to public health, safety, and welfare from denying this application given that all safety protocols are proposed to be in place for the operation.

7. Recommendation of City's permanent professional staff.

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

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

Approval of this Special Use Permit would align with Goal 5, Strategy 5.2 of Lenexa's Comprehensive Plan: "Reinvest in established employment areas". The area is already industrial in nature, and this use seeks to diversify the tenant base within the building and provide a new service that is not present nearby.

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

Utilities are available to the site. The continued operation of the facility will not generate additional need for City services.

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

The facility is a low trip generation use. Four employees are on-site daily, and because the main use of the space is a wholesale warehouse, it is unlikely that the business will generate many retail customers that may need additional parking aside from what is already provided on-site. Because this site has been continually used for distribution, the continued operation of the facility will not adversely impact the surrounding street network. The site provides space for a variety of tenants, most of which consist of warehousing and office uses, which require parking at a rate of 1 space per 1,500 SF for warehousing and 1 space per 250 SF for office uses. The proposed use of *basic industry* for this tenant requires 1 space per 1,000 SF. The site has more than the required parking noted in the [Section 4-1-D-1-C](#) of the Unified Development Code.

TABLE 2: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking for tenant	Provided for entire building	Spaces provided per tenant	Difference
Basic Industry	1 space per 1,000 square feet	9			
Office	1 space per 250 square feet	4			
Total		13	127	21	+8

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

The facility is an existing development. No additional construction is proposed for this use. It is not anticipated that the site will generate any excessive stormwater runoff, water pollution, noise pollution, nighttime lighting, or other environmental harm if all protocols to manage the product are employed per manufacturer recommendations.

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

No new construction is proposed with the use. No stormwater or stream protection requirements apply to this special use permit request.

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

The applicant/tenant satisfies the UDC requirements for the approval of a *Basic Industry* special use permit to allow the storage of hazardous materials.

DEVIATIONS

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

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on May 20, 2025.
- The applicant should inquire about additional City requirements and development fees.
- The applicant must obtain a Certificate of Occupancy.
- The applicant must obtain a Business License.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed Special Use Permit for SRS Lenexa.**

- This is a request for a special use permit for a basic industry use storing hazardous materials within the BP-2 Planned Manufacturing Zoning District.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create a ***Thriving Economy***.
- Staff recommends the Special Use Permit remain valid for three years.

SPECIAL USE PERMIT

Staff recommends **APPROVAL** of SU25-05 – a special use permit for a *basic industry* use for **SRS Lenexa** at 14303 W. 100th Street for a period of three years.

REGULAR AGENDA

SRS Pool Supply Company - Consideration of a special use permit for Basic Industry use to store hazardous chemicals at 14303 W. 100th Street within the BP-2, Planned Manufacturing District. SU25-05 (Public Hearing)

APPLICANT PRESENTATION

Neil Sander, representing Independence Engineering, spoke on behalf of the applicant for the special use permit. He explained that Aquagon is a subsidiary of Heritage Landscape and Pool Supplies, which in turn is owned by Home Depot. He emphasized that the company operates similar facilities across the country and follows strict standard operating procedures for the storage and containment of materials, including protocols for spill containment and specific storage guidelines. Mr. Sander assured the Planning Commission that the operation is highly professional and that no environmental impact is anticipated. He confirmed that all hazardous or reactive chemicals are stored in closed containers and separated appropriately. Given the warehouse setting and industrial zoning of the site, he stated that this is an appropriate use for the building.

STAFF PRESENTATION

Jessica Lemanski, Planner II, presented a request for a special use permit for SRS Pool Supply to allow the storage of hazardous materials at 14303 W. 100th Street. The request applies to a single tenant space within an existing warehouse facility, where approximately 8,800 square feet will be used for the storage of pool supply materials that include oxidizers, corrosives, and one combustible liquid. An additional 1,000 square feet is designated for office use. Because these materials are classified as hazardous, the use falls under the "basic industry" category, which requires a special use permit within the BP-2 Planned Manufacturing Zoning District. The site, located in southeast Lenexa near the I-35 and 435 interchange, is already developed, and no exterior modifications or outdoor storage of hazardous materials are proposed. The surrounding area is zoned and used primarily for warehousing and distribution, consistent with the intended use. To support the application, the tenant provided an engineer-prepared occupancy classification and commodity letter, confirming the use qualifies as a Class S-1 storage occupancy under the International Fire Code. The facility is equipped with a full sprinkler system and will be subject to annual inspections by the Lenexa Fire Department to ensure ongoing compliance.

Ms. Lemanski also addressed environmental concerns, noting that the facility is compliant with both the International Fire Code and NFPA standards. Spill response procedures are in place, including spill kits and acid neutralizers, and oxidizers are stored in dry, granular form to avoid moisture exposure. The nearest stream is across two major highways, reducing any risk of water contamination. Staff concluded that the proposed use would not negatively impact nearby properties or the environment and recommended approval of the special use permit for a period of three years.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Burson, seconded by Commissioner Horine, and carried by a unanimous voice vote.

PLANNING COMMISSION DISCUSSION

Commissioner Horine asked Staff if the Fire Department had reviewed and approved the storage of materials at the site. Jessica Lemanski responded that the Fire Department had indeed reviewed the plans and found no issues with the materials or quantities proposed. She clarified that the facility is classified as Class S storage rather than hazardous, as it meets specific criteria outlined in an engineer's

letter. Commissioner Horine also asked the applicant, Neil Sander, whether the materials stored include both liquids and granules and what are the response to the spills. Mr. Sander confirmed this, explaining that granules are swept up and contained if spilled, while liquids are treated with congealing agents to make it easier to clean up, emphasizing that nothing would be washed down the drain.

Commissioner Wagner asked whether any unneutralized materials could potentially enter the sanitary system. Mr. Sander responded that he did not know if floor drains exist at the site. Commissioner Wagner also asked about the demising wall between the applicant's space and neighboring tenants. Mr. Sander said he did not know the specific wall type but noted that typical warehouse construction avoids permanent concrete dividers for flexibility. Commissioner Wagner acknowledged that such construction is normal but emphasized the importance of Fire Department review. Mr. Sander reiterated that due to the relatively small volume and lower classification of stored materials, the site does not require H occupancy.

Commissioner Dharod asked whether the presence of hazardous materials would trigger any upgrades to the building's safety systems. Mr. Sander answered that no upgrades are anticipated, either because the building already has a sprinkler system or because the scale of operations does not warrant additional measures. Commissioner Dharod also asked if employees would be trained to handle hazardous materials, and Mr. Sander confirmed that they would. Chairman Poss reiterated for the record that the building is already equipped with a fire sprinkler system.

Commissioner Katterhenry noted that the tenant's location at the end bay of the building is advantageous in this situation. He said he believed that code requires at least a one-hour fire-rated separation wall between tenants, which adds an extra layer of protection.

Chairman Poss asked Scott McCullough if this would be a part of the occupancy review. Mr. McCullough confirmed that this, along with other aspects, would be reviewed during the building occupancy process. He also conveyed a message from Fire Prevention Chief Diekemper, who was not present during this presentation, but confirmed that the application had passed a full technical review by both the Fire and Building Departments. Mr. McCullough reiterated that the building is compliant with safety codes at the proposed storage levels, and any increase in those levels would trigger additional requirements.

Chairman Poss concluded by stating that he had no concerns with the proposed special use permit or its three-year term. He emphasized that the permit could be revoked at any time if the applicant failed to comply with its conditions. Mr. Sander asked if a renewal would require another public hearing, and Chairman Poss confirmed that it would. Scott McCullough explained that the initial three-year term is intended to monitor the business's performance, and subsequent renewals typically come with longer durations, such as five or ten years.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of SU25-05 – a special use permit for a *basic industry* use for **SRS Lenexa** at 14303 W. 100th Street for a period of three years.

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

SU 25-05

ORDINANCE NO. _____

AN ORDINANCE GRANTING A THREE-YEAR SPECIAL USE PERMIT ON PROPERTY LOCATED AT 14303 100th STREET, LENEXA, KANSAS.

WHEREAS, on March 24, 2025, Neil E. Sander, agent for The Westroads Limited Partnership, owner of record, filed a request for a special use permit to allow the “basic industry” use on property located at 14303 100th Street in the BP-2, Planned Manufacturing District; and

WHEREAS, on May 5, 2025, the Lenexa Planning Commission held a public hearing to hear the request for said special use permit. Notice for the public hearing was provided in accordance with K.S.A. 12-757; and

WHEREAS, the Lenexa Planning Commission recommended approval of a three-year special use permit to allow the use of a “basic industry” use, on property located at 14303 100th Street in the BP-2, Planned Manufacturing District, as reflected in the minute record for said meeting; and

WHEREAS, on May 20, 2025, the Governing Body considered the request and Planning Commission recommendation, as reflected in the minute record for said meeting; and

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

SECTION ONE: That the Governing Body hereby approves the issuance of a three-year special use permit to expire on May 20, 2028, to allow the use of a “basic industry” use, on property located at 14303 100th Street in the BP-2, Planned Manufacturing District as reflected in the minute record of the May 20, 2025, Governing Body meeting for the tenant space known as 14303 100th Street, described as:

All that part of the southwest quarter of Section 4, Township 13, Range 24, in Johnson County, Kansas, more particularly described as follows:

Beginning at the southwest corner of said southwest quarter; thence north 00° 25' 00" east along the west line of said Section 4, a distance of 1,480.33 feet; thence north 89° 59' 46" east a distance of 1,298.64 feet; thence easterly and southeasterly on a curve to the right with a radius of 459.0 feet a distance of 163.15 feet to the true point of beginning of subject tract; thence north 00° 25' 00" east a distance of 535.68 feet to the north line of the south one-half of the north one-half of the southwest quarter of said Section 4; thence north 89° 59' 46" east along said north line of the south one-half of the southwest quarter of Section 4 a distance of 1.092.81 feet to a point on the west right-of-way line of the Old U.S. Highway 50 as now located; thence south 00° 32' 19" west along said westerly right-of-way line a

distance of 662.28 feet to a point on the existing south line of the north one-half of the southwest quarter of said Section 4; thence south 00° 33' 08" west along the westerly right-of-way line of Old U.S. Highway 50 a distance of 44.25 feet; thence south 89° 59' 46" west a distance of 738.00 feet; thence north 00° 33' 08" east a distance of 53.33 feet to a point in the center line of the right-of-way for the existing lead tract; thence north 85° 00' 14" west along said right-of-way a distance of 39.06 feet; thence westerly and northwesterly along the center line of said right-of-way on a curve to the right with a radius of 459.0 feet a distance of 160.22 feet; thence north 65° 00' 14" west a distance of 138.47 feet; thence northwesterly and westerly along the center line of said right-of-way on a curve to the left with a radius of 459.0 feet a distance of 37.13 feet to the true point of beginning of subject tract.

SECTION TWO: The Clerk of the City of Lenexa, Kansas, is hereby authorized and directed to record the issuance of this three-year Special Use Permit in accordance with the above and foregoing change including notation upon the City's official land use map.

SECTION THREE: This Ordinance shall be construed as follows:

- A. Liberal Construction. This Ordinance shall be liberally construed to effectively carry out its purposes that are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.
- B. Savings Clause. The repeal of any ordinance or code section, as provided herein, shall not affect any rights acquired, fines, penalties, forfeitures or liabilities incurred thereunder, or any action or proceeding commenced under or by virtue of the ordinance or code section repealed. Any ordinance or code section repealed continues in force and effect after the passage, approval, and publications of this Ordinance for the purposes of such rights, fines, penalties, forfeitures, liabilities and proceedings.
- 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 Lenexa City Code, or other ordinances.

SECTION FOUR: This Ordinance shall take effect and be in force from and after publication of an ordinance summary in the City's official newspaper as provided by State law.

PASSED by the Governing Body May 20, 2025.

SIGNED by the Mayor May 20, 2025.

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

ATTEST:

Mike Nolan, Acting City Clerk

APPROVED AS TO FORM:

Steven Shrout, Assistant City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 11

SUBJECT: Consideration of a preliminary plan for Retail Lenexa Old Town located at 9213 Pflumm Road in the HBD, Historic Business District

CONTACT: Stephanie Sullivan, Planning Manager

DATE: May 20, 2025

ACTION NEEDED:

Approve the preliminary plan for a retail building for Retail Lenexa Old Town located at 9213 Pflumm Road in the HBD, Historic Business District.

APPLICANT:

Tom Nolte, Nolte Architecture

OWNER:

Highland Lane Properties LLC

PROPERTY ADDRESS:

9213 Pflumm Road

DESIGN PROFESSIONAL:

Phelps Engineering

PROJECT BACKGROUND/DESCRIPTION:

The applicant requests approval of a preliminary plan for a multitenant building located at 9213 Pflumm Road within the HBD, Historic Business District. The preliminary plan includes a one-story building with three tenant spaces with an associated overhead insulated door for loading and unloading on the east side of the building. Three parallel parking spaces are provided on the south side of the site along with a sidewalk. The brick sidewalk along Pflumm Road will remain with additional concrete added to expand the pedestrian walkways. The entrance to the public alley leading to the City-owned parking lot to the east of the site will also be widened. A 16-foot public access easement exists within the public alley to allow the movement of vehicles through the drive aisle. The architectural design and additional tenant spaces aim to achieve the goal of the Historic Business District to preserve the historical significance of the area while encouraging economic vitality and compatible development.

STAFF RECOMMENDATION:

Approve the preliminary plan.

PLANNING COMMISSION ACTION:

This item was considered as Regular Agenda Item 5 at the May 5, 2025 Planning Commission Meeting.

Commissioners discussed several site-related issues, including a property line encroachment involving parking spaces from an adjacent property, which will be resolved through the platting process. Staff confirmed that access to the site will be improved during construction by widening the entrance and adjusting the curb. Questions were also raised about the location of the accessible parking space, which Staff indicated will be addressed during the final plan and permitting stages. Safety concerns were brought up regarding visibility at a corner near the trash enclosure; the project engineer explained that the

enclosure was intentionally set back to preserve sight distance and that signage could be added if needed. Commissioners expressed support for the project, noting that the design complements the area's historic character. Chairman Poss highlighted the significance of this being the first new development in Old Town during his time on the Planning Commission and credited public investment in nearby facilities for helping spur revitalization efforts.

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for Retail Lenexa Old Town located at 9213 Pflumm Road for a mixed-use development.

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

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

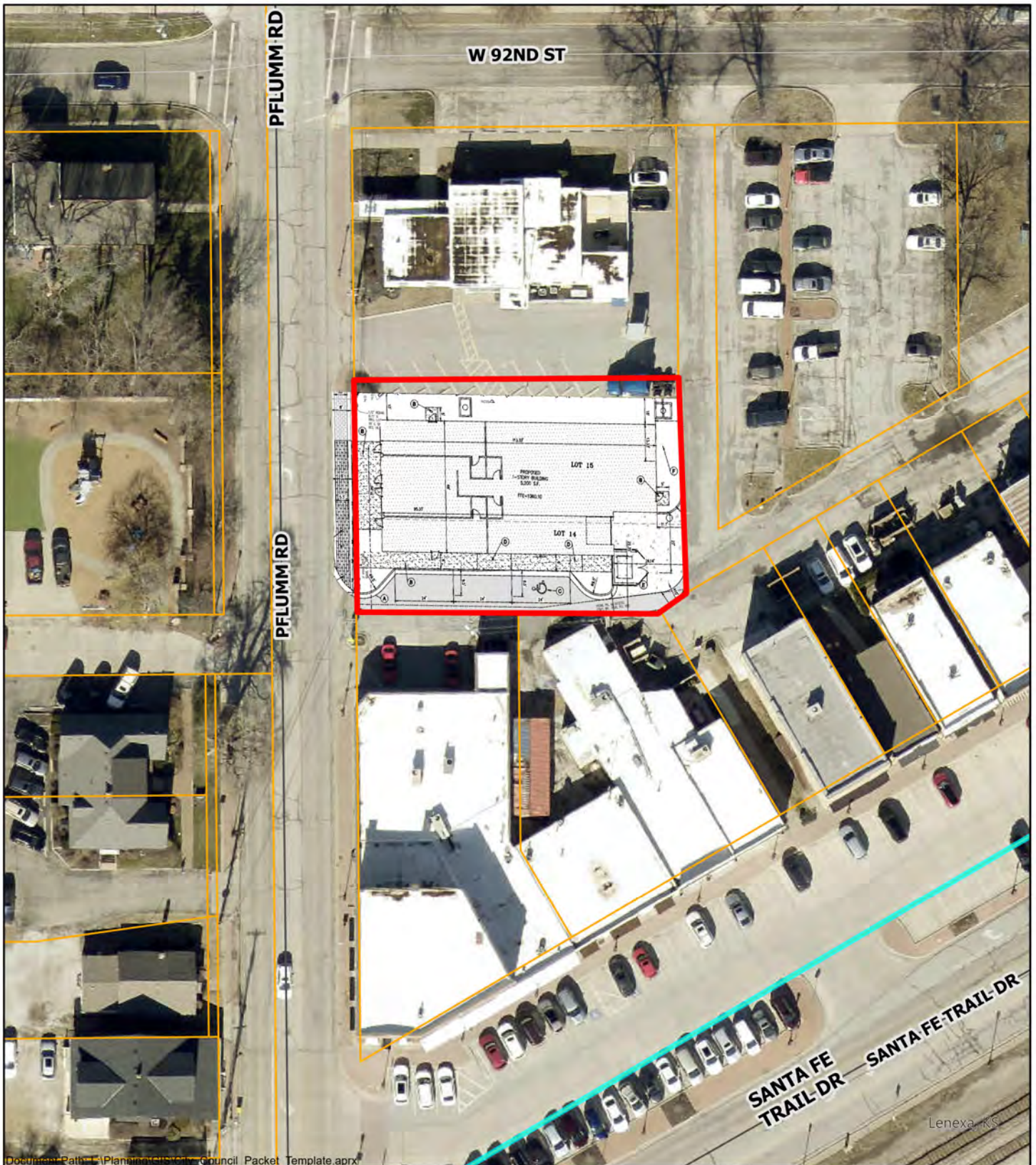
Thriving Economy

Guiding Principles

Responsible Economic Development

ATTACHMENTS

1. Map
2. PC Staff Report & Exhibits
3. PC Draft Minutes Excerpt



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

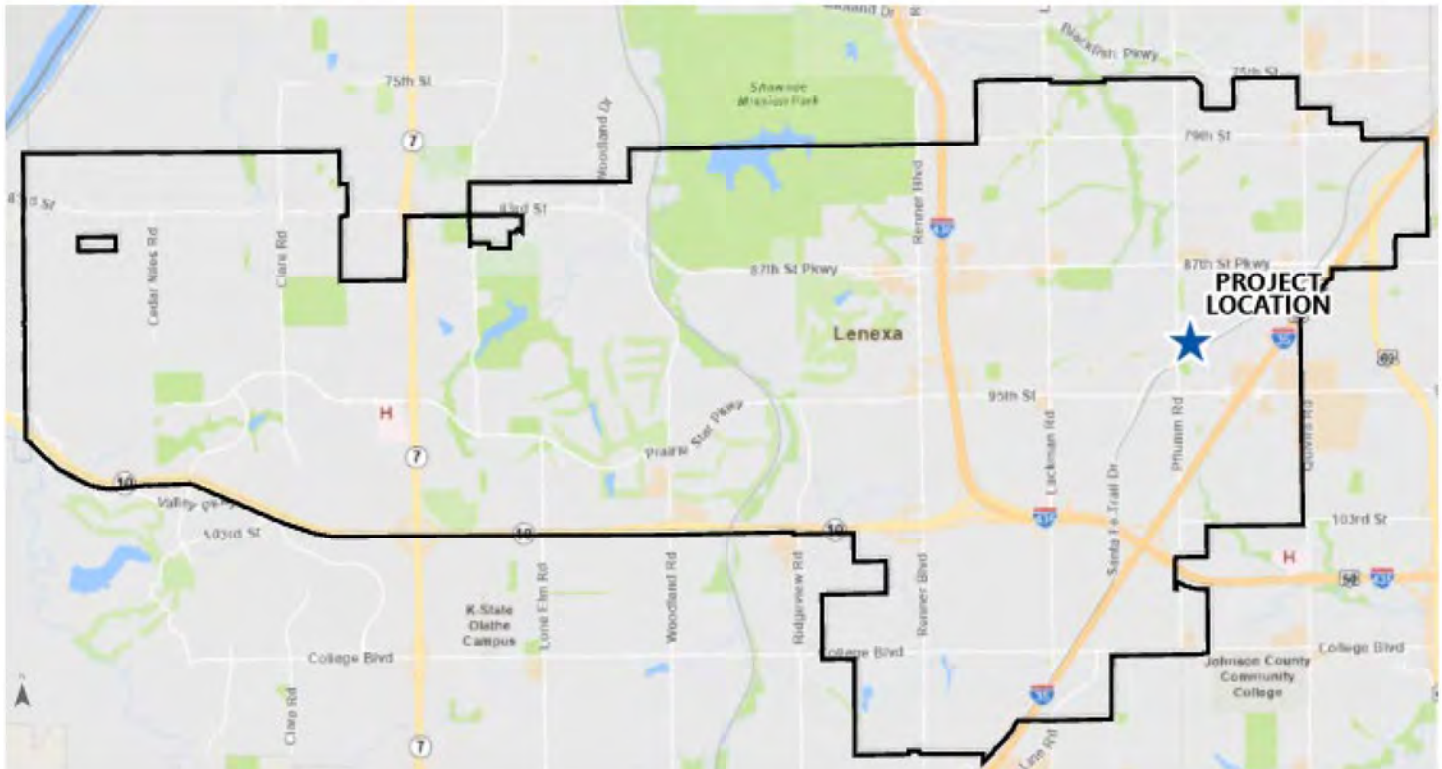
Retail Old Town Lenexa Preliminary Plan



0 25 50 100
Feet

RETAIL LENEXA OLD TOWN

Project #:	PL25-07P	Location:	9213 Pflumm Road
Applicant:	Tom Nolte, Nolte Architecture	Project Type:	Preliminary Plan
Staff Planner:	Jessica Lemanski	Proposed Use:	Retail and other uses



PROJECT SUMMARY

The applicant requests approval of a preliminary plan for a new, 5,200 square-foot building in the HBD, Planned Historic Business District, located at 9213 Pflumm Road to accommodate retail and other uses allowed in the district. The site is currently undeveloped, but three structures (a house, garage, and shed) existed on the property until they were demolished in 2018. The building is proposed to be situated at the midblock of Pflumm Road between W. 92nd Street and Santa Fe Trail Drive. The HBD District, which covers the City's historic commercial core, aims to preserve the historical significance and unique qualities of the area while encouraging economic vitality and compatible development.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The site is at the midblock of Pflumm Road between W. 92nd Street and Santa Fe Trail Drive. The site is currently an empty grassed lot with a sidewalk featuring historic brick pavers along Pflumm Road. The property fronts the northwest section of the public alley that provides access to the City-owned parking lot from Pflumm Road, as well as to the back entrances of the retail and restaurant buildings that front along Santa Fe Trail Drive.

LAND AREA (AC) 0.25	BUILDING AREA (SF) 5,200	CURRENT ZONING HBD	COMP. PLAN Mixed Use
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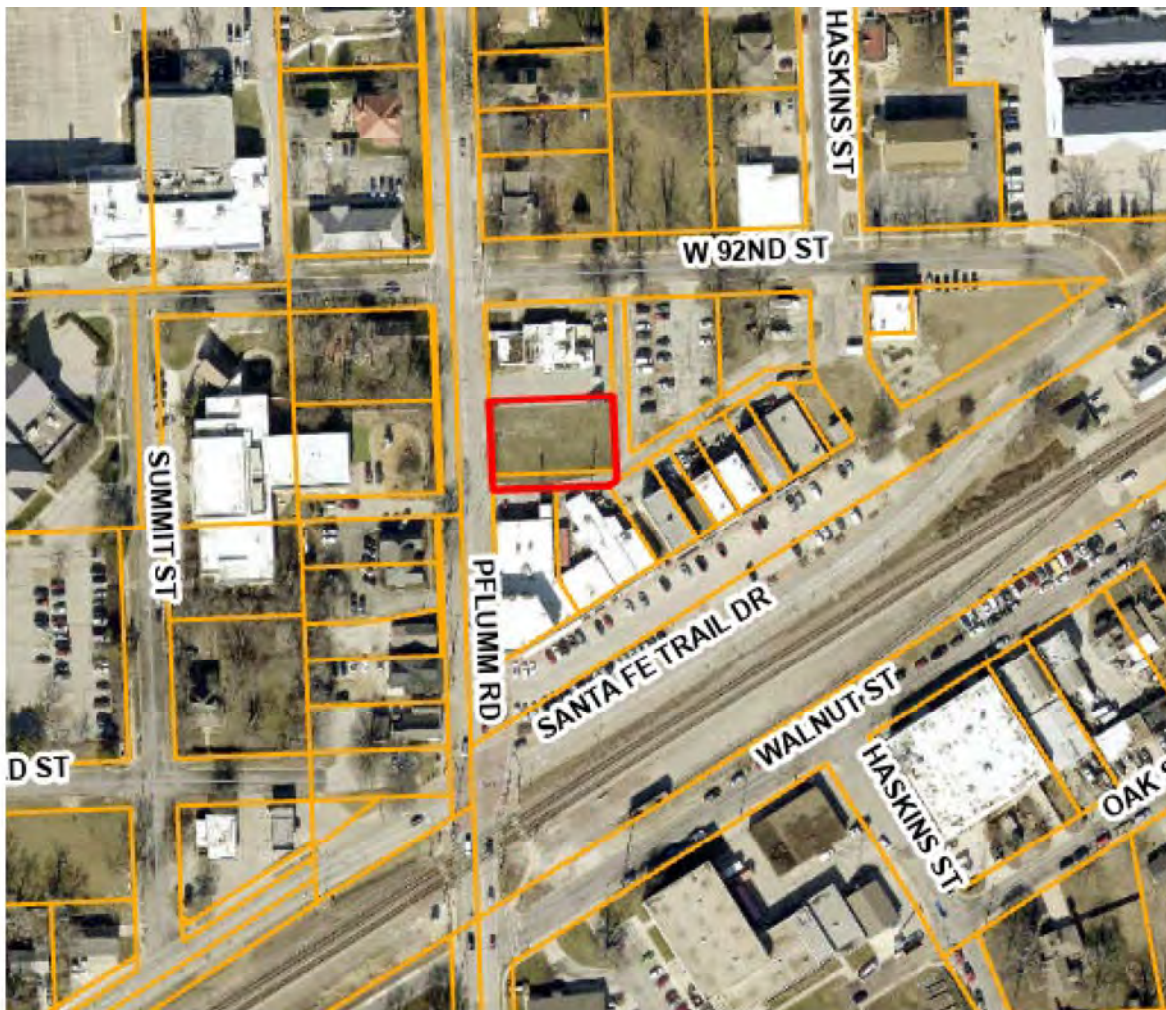


Exhibit 1: Aerial image of subject site.

LAND USE REVIEW

The subject property is situated on Lot 14 and 15, Block 4 of the Lenexa City Plat, recorded in 1869. The site is zoned HBD, Planned Historic Business District. The property is situated behind several retail and restaurant businesses that front Santa Fe Trail Drive within Historic Old Town Lenexa. A City-owned parking lot sits east of the site and is accessed by the public alley from either W. 92nd Street or Pflumm Road.

The applicant is proposing a multi-tenant retail and mixed-use building. The middle tenant space is proposed to be a custom tailor shop, with no other tenants currently proposed by the applicant. Retail is a permitted use within the HBD District.

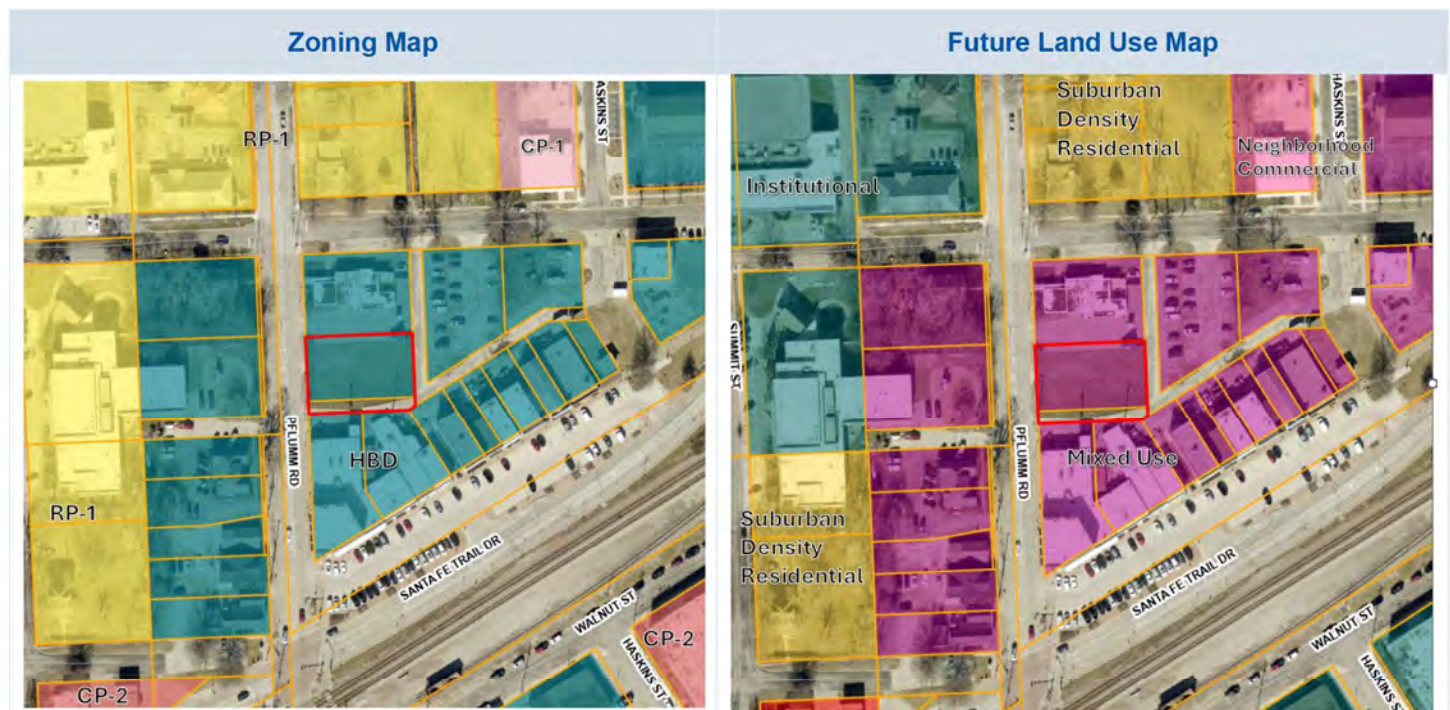


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Mixed Use	Historic Business District	Undeveloped
North	Mixed Use	Historic Business District	Banking Services
South	Mixed Use	Historic Business District	Restaurant, General
East	Mixed Use	Historic Business District	Church or Place of Worship
West	Mixed Use	Historic Business District	Public Parking

PRELIMINARY PLAN REVIEW

The 0.25-acre site is located at the midblock of Pflumm Road between W. 92nd Street and Santa Fe Trail Drive. The site is currently undeveloped and sits adjacent to a City-owned parking lot, a bank, a public alleyway that provides access to the parking lot, and the rear of the retail buildings that front along Santa Fe Trail Drive. The rear of the Holy Trinity Early Education Center is across Pflumm Road.

The preliminary plan proposes a one-story, three-tenant-space building fronting Pflumm Road, with associated parallel parking spots on the south side of the building along the public alley, and sidewalks along the east and south sides of the building.

The north side of the site is planned to be landscaped. An insulated overhead docking door is situated on the east side of the building to accommodate deliveries and shipments for tenants. The dumpster enclosure is also placed on the east side of the building next to the overhead door and adjacent to the public alleyway.



Exhibit 2: Site Plan.

The building occupies the majority of the site, while still complying with required setbacks under the HBD standards. The brick sidewalk along Pflumm Road will remain and concrete will be added to expand the pedestrian walkway leading up to the main entrance of the building. A concrete sidewalk will also be added to the south side of the building with bulb outs on the corners where the public alley intersects with Pflumm Road and the driveway along the east side of the building.

DIMENSIONAL STANDARDS

TABLE 2: DIMENSIONAL STANDARDS		
Feature	Requirement	Proposed
Minimum District Size	n/a	10,730 SF (0.25 ac)
Maximum District Size	n/a	
Minimum Setback from Streets	10'	East (Pflumm Road): 10'
Minimum Setbacks, Other	10'	North: 10' South: 22.35' West: 11.1'
Maximum Height	45'	19'4" (top of parapet)
Minimum Open Space	n/a	2,578 SF (24%)

The front façade of the building is set back at least 22 feet from Pflumm Road, and 10 feet from the property line on the north and east sides of the lot, which is in compliance with the setbacks for the Historic Business District. The south side of the building is proposed to be constructed at least 22 feet from the opposite curb of the public alley drive aisle. A 16-foot public-access easement exists within the drive aisle to allow the movement of vehicles through the alley. The curb along the south side of the building bulbs out on either side of the property line and allows for 3 parallel parking spaces along the alley, including one accessible space.

The parking spaces for the neighboring property to the north currently encroach into the northern area of the subject property. The applicant intends to replat the property to adjust the lot line and eliminate the encroachment. The subject property is currently platted as Lot 14 and 15, Block 4 of the Lenexa City Plat. The plat was recorded in 1869. The applicant submitted a final plat for the property, which is currently scheduled for consideration at the June 2, 2025 Planning Commission meeting, to remove the lot line between Lots 14 and 15 and create one lot so that the building does not cross the platted lot line. Additionally, the lot line on the north side of the property, between Lot 15 and Lot 16, will be adjusted to eliminate the encroachment of the neighboring property's parking spaces onto the subject property. There is a 5' permanent drainage easement on the east corner of the southern lot line and a permanent parking, access, and utility easement along the southern lot line. The final plat will need to comply with UDC [Section 4-2](#) and must be approved prior to or with Final Plan approval. The development will still need to comply with setbacks pursuant to the adjusted north lot line or a deviation will need to be sought at the time of final plan consideration.

PUBLIC IMPROVEMENTS

The sidewalk along Pflumm Road is planned to be widened to allow for a pedestrian oriented configuration. Additionally, the driveway entrance and concrete curb and gutter that currently exist along Pflumm Road that provided access for the former house are planned to be removed and the sidewalk will be replaced with brick pavers to match the adjacent sidewalks. All utilities serving structures immediately surrounding the demolition boundary shall remain in service throughout the project. Although the public alley will be widened as it enters from Pflumm Road, no new streets are proposed with the construction of the building.

ACCESS TRAFFIC, AND PARKING

Per UDC Section 4-1-D-C, a retail use would normally be required to provide 1 space per 250 square feet; however, per UDC Section 4-1-D-E, development within the HBD District is exempt from strict compliance with the parking space requirements listed in Section 4-1-D-C. In lieu of strict compliance with the parking requirements, the site was analyzed by Staff and, based on the limited use of the building and public parking provided adjacent to the site, Staff determined that the development is able to be parked by the City public parking lot and the three spaces on the south side of the property.

The changes to the site include the addition of 3 parallel parking spaces along the public alley that provides access to the City-owned public parking lot. These spaces will provide convenient access to the building for users. The City-owned parking lot provides approximately 50 parking spaces, with an additional 86 regular spaces and 4 handicapped accessible spaces at the front of the buildings along Santa Fe Trail Drive.

TABLE 3: PARKING ANALYSIS

Use	Requirement	Required	Provided
Retail	1 space per 250 square feet (HBD exempt from strict compliance)	To be determined by Staff	3 plus public spaces in City lot
TOTAL			3 plus public spaces in City lot

STORMWATER

Stormwater management will be handled on-site, with underground treatment and detention being provided along the north property line in a 48-inch HDPE pipe.

FIRE PREVENTION

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

LIGHTING

Details regarding site lighting are not required with a preliminary plan. It is expected for the building to include light fixtures and potentially some pedestrian scale lighting along the walkways. A photometric plan and details of exterior lighting will be provided with the final plan.

LANDSCAPING

The site will have new landscape materials planted. There are no existing trees or landscaping on the site. The new landscaping will be installed primarily on the north- and southeast corners of the building, with additional plantings on the southwest corner.

A detailed landscape plan that identifies the plant type and size will be provided with the final plan submittal.



Exhibit 3: Preliminary landscape plan.

ARCHITECTURE

The new building features a brick and wood front façade with four doors for tenant spaces and windows. The doorways will be painted wood with bronze colored metal awnings to emphasize the main entrance. The sides of the building carry the brick detailing throughout the bottom of the structure but primarily consist of stucco walls with a side entrance door and window on each side. Brick pillars along the sides of the building serve to break up the longer walls where there are less architectural features. An overhead insulated door, painted to match the wood on the front façade is located at the rear of the building on the east side. Roof-mounted mechanical equipment will be screened by the parapet of the building. The dumpster is proposed to be on the southeast side of the building to minimize any obstructions with the parking lot drive aisle adjacent to the east property line.



Exhibit 4: West façade facing Pflumm Road.

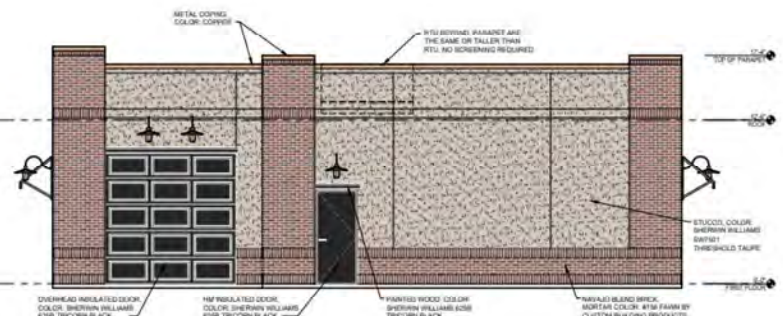
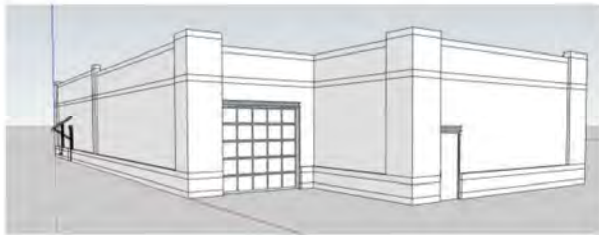


Exhibit 5: East façade facing City-owned parking lot.

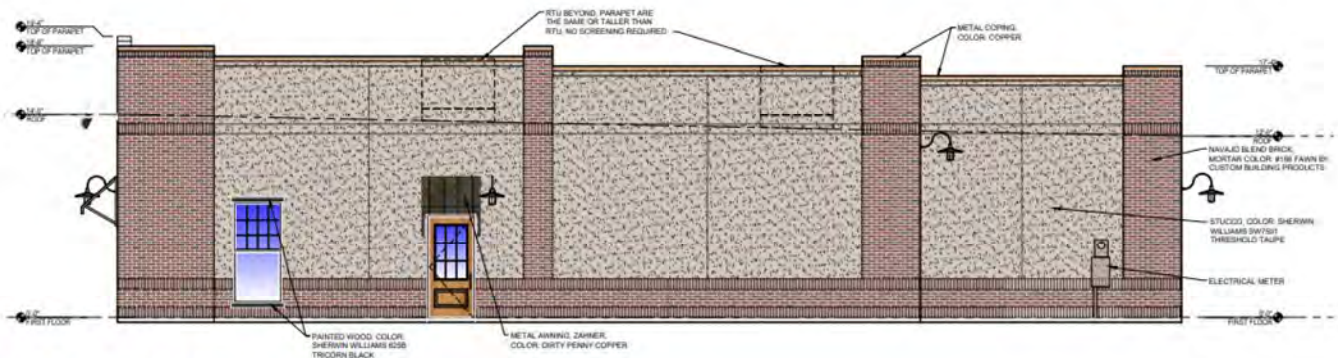


Exhibit 6: South side elevation.

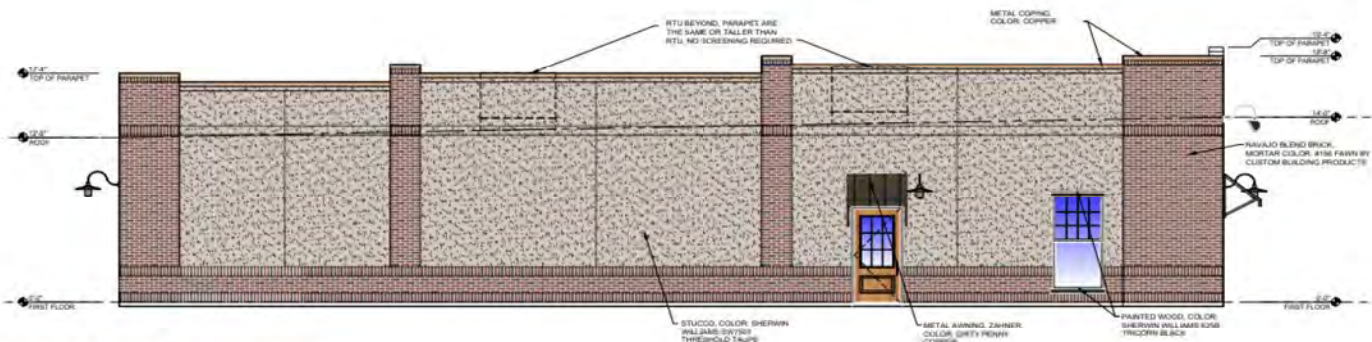


Exhibit 7: North side elevation.

REVIEW PROCESS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on May 20, 2025.
- The applicant must submit a final plan and a final plat application prior to applying for permit(s).
- The plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements, such as permits and development fees.

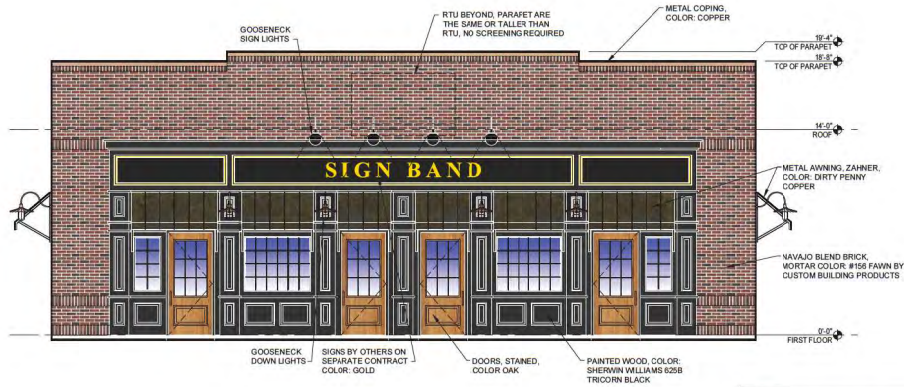
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Preliminary Plan for Retail Lenexa Old Town.**

- The preliminary plan will allow the development of a mixed-use building in the Historic Business District.
- The project is consistent with Lenexa's goals through ***Strategic Community Investment and Superior Quality Services*** to create ***Healthy People and Vibrant Neighborhoods***.

PRELIMINARY PLAN

Staff recommends **APPROVAL** of the preliminary plan for PL25-07P – **Retail Lenexa Old Town** located at 9213 Pflumm Road for a mixed-use development.



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

NOTE
RTU BEYOND PARAPET ARE
THE SAME OR TALLER THAN
RTU, NO SCREENING REQUIRED



SOUTH WEST
PERSPECTIVE
2
SCALE: N.T.S.



SOUTH
SIDE ELEVATION
3
SCALE: 1/4" = 1'-0"

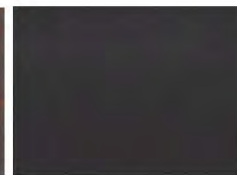
0' 2' 4' 8'
SCALE: 1/4" = 1'-0"



METAL COPING,
MELROY METAL, COLOR:
COPPER PENNY METALIC



AWNINGS,
ZAHNER SURFACES, COLOR:
DIRTY PENNY COPPER



PAINTED WOOD,
SHERWIN WILLIAMS, COLOR:
SW 6258 TRICORN BLACK



STUCCO,
SHERWIN WILLIAMS, COLOR:
SW 7501 THRESHOLD TAUPE



MORTAR,
CUSTOM BUILDING PRODUCTS,
COLOR: #156 FAWN



BRICK,
CLOUD CERAMICS, COLOR:
NAVAJO BLEND



NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS
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NEW BUILDING
RETAIL / OFFICE BUILDING
in OLD TOWN LENEXA
9211 PELLIUM ROAD
LENEXA, KANSAS 66215

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DATE PRINTED
18 APRIL 2025

DATE REVISION
18 APRIL 2025

REVISIONS

ARCHITECTURAL PROJECT NUMBER
2024062

EXTERIOR
ELEVATIONS

SHEET NUMBER

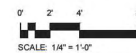
A-201



NEW BUILDING
RETAIL / OFFICE BUILDING
in OLD TOWN LENEXA
3211 PELUMM ROAD
LENEXA, KS 66043-1005

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A-202



Retail Old Town Lenexa - Consideration of a preliminary plan for construction of a 5,200 square-foot mixed-use building on property located at 9213 Pflumm Road within the HBD, Planned Historic Business District. PL25-07P**APPLICANT PRESENTATION**

Thomas Nolte, Nolte and Associates Architects and Land Planners, addressed the Commission on behalf of the applicant, joined by owner John Higgins, contractor Bruce Rieke, and civil engineer Judd Claussen. Mr. Nolte expressed appreciation for Staff's thorough review and support of the preliminary plan, noting that a final plan and plat would follow. He explained that the application is somewhat rare, as it involves property within the Historic Business District of Old Town Lenexa. The site is currently vacant and bordered on three sides by City-owned property, including Pflumm Road and adjacent driveways. He presented the site and elevation plans. The building would be a light-use commercial structure with only three on-site parking spaces. He also emphasized the significance of the City's investment in nearby infrastructure, specifically the senior and recreation facilities across the railroad tracks and described this proposal as a positive example of private investment following public improvements. He closed by expressing enthusiasm for the project's contribution to Old Town's revitalization.

STAFF PRESENTATION

Jessica Lemanski, Planner II, presented the preliminary development plan for 9213 Pflumm Road, located in the heart of Lenexa's Historic Business District (HBD). The 0.25-acre site sits mid-block along Pflumm Road between West 92nd Street and Santa Fe Trail Drive, just east of a City-owned parking lot and adjacent to a bank to the north.

Ms. Lemanski noted the site is currently vacant and is part of the original Lenexa City plat recorded in 1869. It is designated as mixed-use retail in the Future Land Use Map, and the proposed development is consistent with both the zoning and land use guidelines. Ms. Lemanski explained that the proposed development includes a small multitenant building with one confirmed tenant: a custom tailor shop. The building will front Pflumm Road and includes a widened sidewalk to enhance pedestrian activity. Additionally, three new parallel parking spaces will be added on the south side of the site. While HBD zoning exempts the project from strict parking minimums, the adjacent public lot provides adequate support for the limited parking demand. A 16-foot-wide public access easement runs through the alley to the south of the site to provide access between Pflumm Road and the public parking lot. Some existing parking spaces from the neighboring bank currently encroach onto the property, which will be addressed through an upcoming final plat submittal. The final plat and plan are scheduled for review at the June 2nd Planning Commission meeting. The building's architecture draws inspiration from historic storefronts, using painted wood doors, bronze metal awnings, brick, and stucco. The structure features entrances on both the front and rear, a designated loading area, and a trash enclosure. Landscaping will primarily be installed along the northern property line, with additional details forthcoming in the final plan. Staff recommends approval of the preliminary plan, noting that it complies with zoning and land use policies and supports the revitalization efforts in Old Town Lenexa. The proposal is scheduled to go before the Governing Body on May 20th.

PLANNING COMMISSION DISCUSSION

Commissioner Horine inquired about a property line encroachment on the parking that Ms. Lemanski's mentioned during presentation. Ms. Lemanski responded that the current lot line, shown in red on the site plan, runs across an area where several parking spaces from the adjacent bank are located. These spaces currently encroach onto the applicant's property. She explained that as part of the platting process, that lot line will be adjusted downward so that the bank's parking spaces no longer sit on the subject property. She further commented that the GIS image may have been a bit exaggerated, but the

parking encroachment would be addressed at time of final plan and final plat. Commissioner Horine raised concern about access to the site. He asked whether this situation would be addressed during the construction process. Tim Collins responded that the issue is essentially being addressed. Mr. Collins explained that the curb is being pulled back to the north, which will result in a wider, more defined alley-like entrance on the left side. In reference to the earlier comment about staying to the left of the utility pole, Mr. Collins confirmed that this area will be made significantly wider. As a result, it will be more apparent where the proper entrance is located.

Commissioner Dharod asked Staff to pull up the landscaping slide for clarification of the handicap parking. He inquired whether the handicap parking symbol was correctly placed on the easternmost parking spot, questioning if that was the intended and appropriate location for the designated accessible space. Ms. Lemanski replied that there was a discussion concerning the ADA parking and that it will be addressed more in depth with the final plan and the building permit.

Commissioner Wagner said she was excited to see something happening within that space. She did, however, raise a safety concern about a potential blind corner when approaching from the north on the eastern access road. She acknowledged that there appears to be enough open space between the building and the roadway where the trash enclosure is located but asked whether there would be any signage installed along that east side to help guide drivers into the alleyway intersection or if the area is considered too small for such signage. Judd Claussen of Phelps Engineering explained that the trash enclosure was intentionally set farther back from the corner to help preserve sight distance and improve safety. He noted that the team worked with City Staff to identify the best placement for both the trash area and the overhead service door. The driveway on the east side of the building begins further south of the trash area, which helps open up visibility as vehicles approach the corner. Claussen emphasized that, while the layout already provides a buffer for improved visibility, they remain open to evaluating the need for signage and are willing to add it if necessary.

Commissioner Katterhenry commented that he was glad to see this activated on this site and that the architecture seemed to blend with the historic theme, giving it an Irish pub feel that he liked.

Chairman Poss reflected that this is the first new project in Old Town that has come before the Planning Commission during his tenure. He recalled serving on the Old Town Revitalization Committee around 2016 and expressed enthusiasm for seeing the vision begin to materialize. He credited the City's public investment in the nearby community center as a catalyst for this kind of private development and revitalization. Chairman Poss thanked the applicant and City Staff for their presentations and stated that the project appears to be well thought out. He looks forward to seeing more detailed plans as the project advances.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for PL25-07P – **Retail Lenexa Old Town** located at 9213 Pflumm Road for a mixed-use development.

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



**CITY COUNCIL
MEMORANDUM**

ITEM 12

SUBJECT: Consideration of a revised preliminary plan for Lenexa City Center North Village Townhomes located at the northeast corner of Winchester Street & Penrose Lane in the CC, Planned City Center District

CONTACT: Stephanie Sullivan, Planning Manager

DATE: May 20, 2025

ACTION NEEDED:

Approve a revised preliminary plan for Lenexa City Center North Village Townhomes located at the northeast corner of Winchester Street & Penrose Lane in the CC, Planned City Center District.

APPLICANT:

Tim Breece

OWNER:

Lenexa City Center Holdings, LLC

PROPERTY LOCATION:

Northeast corner of Winchester Street & Penrose Lane

PROJECT BACKGROUND/DESCRIPTION:

The applicant requests approval of a preliminary plan for a 61-unit townhome development known as Lenexa City Center North Village Townhomes. The proposed plan is substantially similar to previous plans for the site that were approved in September 2020.

The development contains 10 buildings that range from three to nine townhome units per building. The applicant indicated the dwellings will be for sale. This is an "L"-shaped site with a central access drive between two rows of buildings. The buildings are two-three-story split buildings. Two-story facades will face out to Cardinal Street and Penrose Lane and three-story facades face out to Central Green Park. The buildings use several design features, such as gable roof elements, wall articulations, mixed exterior finish materials, and tall window bays.

The site includes an amenity space in a tract between Penrose Lane and Winchester Street. The amenities include a pool, clubhouse building, dog park, and a patio space. The clubhouse building has a reduced setback of one foot from the property line. The building setback for residential development in City Center is five to 20 feet. Staff supports the reduced setback proposed for the clubhouse. The building is several feet from the curb of the street with on-street parallel parking. Each townhome unit has a two-space garage with space for two vehicles to park in the driveway in front of each garage door. A parking area for three spaces is provided on the site and parallel parking is provided along the streets adjacent to the development.

STAFF RECOMMENDATION:

Approve the preliminary plan.

PLANNING COMMISSION ACTION:

This item was considered as Regular Agenda Item 4 at the May 5, 2025 Planning Commission meeting. Chairman Poss asked if anyone from the public wished to speak.

One member of the public spoke in opposition to the proposed development. The speaker raised concerns regarding the intensity of the development, indicating the project will add to parking and traffic congestion in the area, that the presentation did not include any landscaping, and the buildings are too large. Staff responded that the development would include landscaping and explained where the landscaping would be located. The landscaping will include new trees along the streets and foundation landscaping around buildings. The site is a compact site and the landscaping will reflect an urban design.

Several Commissioners commented that the buildings are well-designed and will present an attractive appearance to the neighborhood. One Commissioner asked if the internal private drive is adequately sized for vehicular circulation. The applicant replied that the drive is 20-feet-wide with areas that are 27-feet-wide for larger vehicles to pass each other. This design is consistent with the previously approved plan for a similar townhome development.

Chairman Poss entertained a motion to recommend **APPROVAL** of the revised preliminary plan for Lenexa City Center North Village Townhomes at the northeast corner of Winchester Street & Penrose Lane.

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

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Inviting Places

Guiding Principles
Responsible Economic Development

ATTACHMENTS

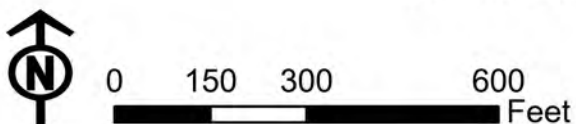
1. Map
2. PC Staff Report & Exhibits
3. PC Draft Minutes Excerpt



Document Path: L:\Planning\GIS\vic map template.aprx

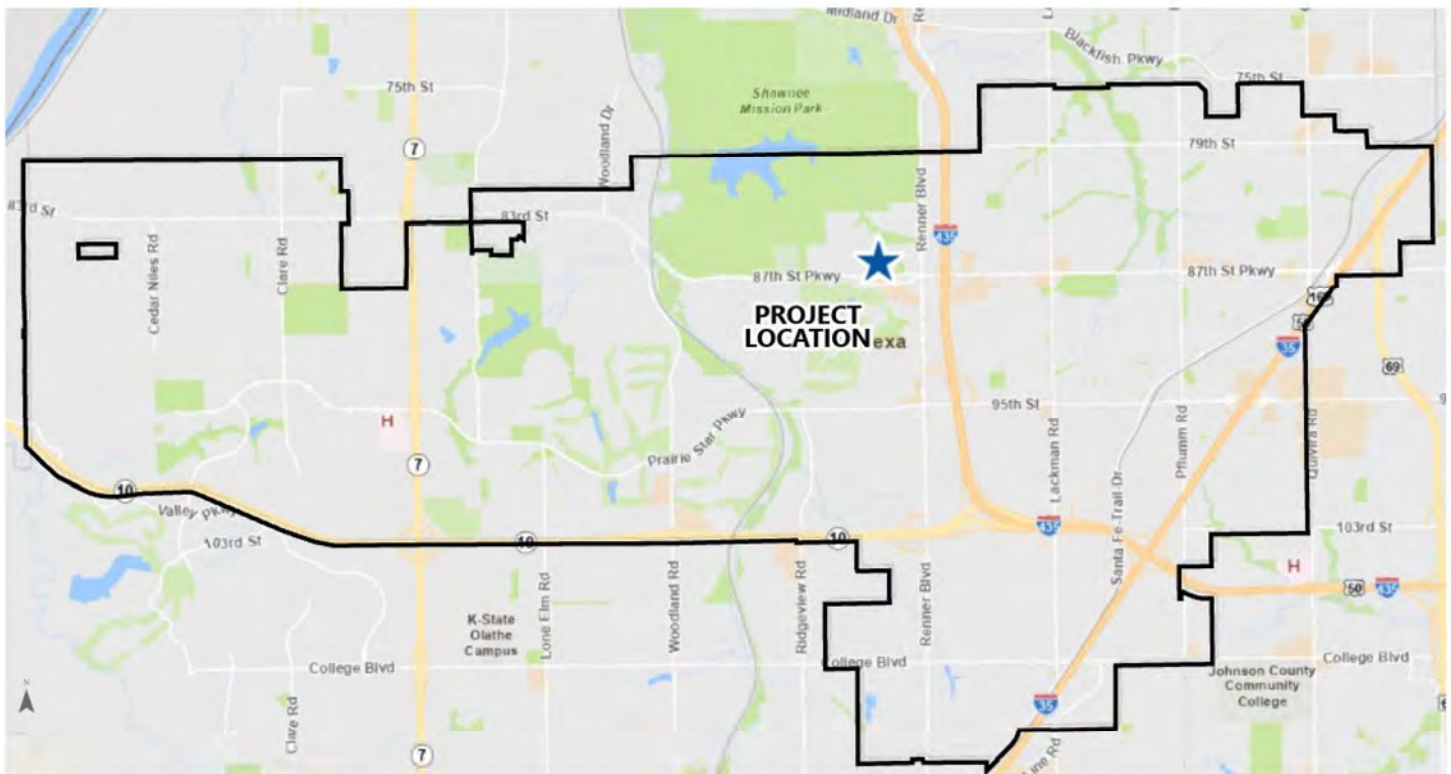
Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Lenexa City Center North Village Townhomes Revised Preliminary Plan



LENEXA CITY CENTER NORTH VILLAGE TOWNHOMES

Project #:	PL25-01PR	Location:	NEC of Winchester Street and Penrose Lane
Applicant:	Tim Breece, Lenexa City Center Holdings, LLC	Project Type:	Revised Preliminary Plan
Staff Planner:	Dave Dalecky	Proposed Use:	Multifamily



PROJECT SUMMARY

The applicant requests approval of a revised preliminary plan for a multifamily development in City Center. The development includes 61 townhomes distributed among ten buildings. The site is located at the northeast corner of Winchester Street and Penrose Lane in City Center.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The site is at the northeast corner of Winchester Street and Penrose Lane in City Center. The proposed development includes 61 townhomes distributed among ten buildings. Preliminary and final plans for townhomes were previously approved for this site (PL06-20P, PL06-34F, PL15-34FR, and PL20-08P). A special use permit and final plan were approved for this site in 2017 (SU17-04 and PL17-01FR) for a development consisting of 31 single-family homes. Per [Section 4-1-B-28-D](#) of the Unified Development Code (UDC), a special use permit is required for single-family development in City Center.

This site is currently platted in two lots and one tract as part of Lenexa City Center – North Village First Plat (PT06-19F). The proposed plan accounts for the lot boundaries and easements on the recorded plat.

LAND AREA (AC) 4.42	DWELLING UNITS 61	CURRENT ZONING CC	COMP. PLAN City Center
-------------------------------	-----------------------------	-----------------------------	----------------------------------



Exhibit 1: Aerial image of subject site.

LAND USE REVIEW

The site is zoned CC, Planned City Center District. The site is at the northeast corner of Winchester Street and Penrose Lane, in the region of City Center known as North Village. This area of the North Village has been approved for a townhome development from the earliest approved plans for the region. Per [Section 4-1-B-28-C](#) of the UDC, multifamily is an allowed use in the CC Zoning District.

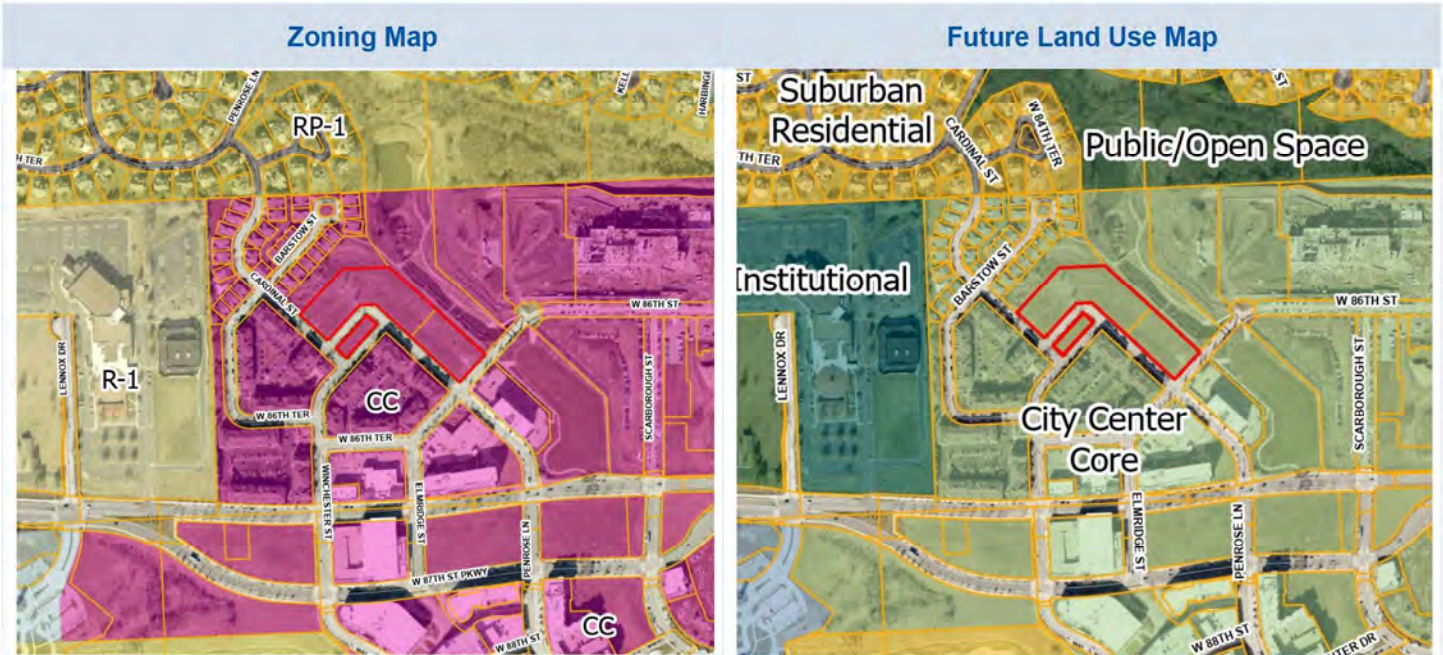


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	City Center	CC, Planned City Center District	Undeveloped land
North	Cite Center	CC, Planned City Center District	City park and Single-family residential
South	City Center	CC, Planned City Center District	Mixed-Use
East	City Center	CC, Planned City Center District	City park
West	City Center	CC, Planned City Center District	Multifamily residential

PRELIMINARY PLAN REVIEW

The 4.42-acre site is “L” shaped and located at the northeast corner of Winchester Street and Penrose Lane. The development contains 61 townhomes among ten buildings yielding 13.8 dwelling units per acre. The buildings range from three to nine-unit buildings. The front facades of the townhomes will face out to the adjacent streets and to the City-owned park spaces of the Central Green. The grade of the site is sloped, descending from the streetside to Central Green Park. The buildings are two-three-story split elevation buildings; two stories on the up-slope side and three stories on the down slope side. The buildings are two stories facing the street and three stories facing out to Central Green Park. The buildings that face the street are called Cityside and the buildings that face Central Green Park are called Parkside.

An internal drive will provide access to the garages. Each townhome will have a two-stall garage. On-street parking is provided on Winchester Street and Penrose Lane around the site. Each unit has a two-stall garage and driveway space where two vehicles can be parked. Three surface-grade parking spaces are provided along the internal drive.

A tract of land is incorporated with this development across the public street. This space contains an amenity feature for the development that includes a pool, a clubhouse with an exercise room and restrooms, and a dog park. This tract has been shown as a part of the townhome development in each of the previously approved plans. The amenity tract has sidewalk access from all sides. This tract has parallel parking along the two long sides of the tract.



Exhibit 2: Site Plan.

The units will each have entrances directly out to the street or to Central Green Park. A door to each unit will also be provided along the internal drive for direct access to the driveway. The individual building entrances and the interconnections of sidewalks throughout the development are an important element for the project to encourage pedestrian circulation around City Center.

DIMENSIONAL STANDARDS

City Center is a unique region where projects are designed to create an urban environment where buildings are placed close to the street. Per [Section 4-1-B-28-F-3](#) of the UDC, the setback range for residential streets is 5 to 20 feet. The Cityside townhome buildings are setback 6 feet from the adjacent street right-of-way along the front side of the buildings. The side yard setbacks range from 6 to 15 feet from the right-of-way. The buildings will have front entry stoops to the front door. The stoops range from 2 to 7 feet tall, or 4 to 13 steps. The stoops may encroach into the setback, provided the design defines the public and private spaces of the development.

The amenity feature, which is within a tract between Penrose Lane and Winchester Street, has a reduced setback for the cabana building along the south side. The setback is reduced to 1 foot. Staff does not object to this setback because the structure will be several feet from through lanes of Winchester Street. The street right-of-way includes parallel parking, a sidewalk, and space for landscaping between the features of the amenity tract site. A deviation is not required for an encroachment into the setback for City Center, provided the encroachments are approved as part of a development plan or development agreement. This encroachment is the same that was approved with the previous preliminary plan in 2020.



Exhibit 3: Cabana setback reduction.

The building height range for residential development in City Center is 20 to 100 feet. The buildings are two-three-level structures that range in height from 20 to 37.5 feet in height.

PUBLIC IMPROVEMENTS

New sidewalks will be constructed along the public streets adjacent to the Cityside buildings and along the amenity feature tract. The existing sidewalks are not along the curb where parallel parking is provided. The new sidewalks will allow entering and exiting a parked vehicle without stepping through landscaping or on mulched ground. The design of the sidewalks will be reviewed in greater detail with the final plan. A decorative scoring pattern that emulates the modular pavement of the Pedestrian Amenity Zones may be provided for the new sections of sidewalks. Two access drives exist, one on Cardinal Street and one on Elmridge Street, but are only curbed. The construction of the two drive entrances must be completed to City standards with this project. No additional public improvements are provided with this development.

ACCESS, TRAFFIC, AND PARKING

The site has one private drive between the Cityside and Parkside rows of buildings. This drive provides access to the driveway and garage of each unit. This access drive is generally 20 feet wide with two sections that widen out to 27 feet, which allows larger vehicles, such as trash and delivery trucks, to pass each other.

Sidewalks are provided along the public streets and a paved trail is in Central Green Park along the easterly side of the site. A sidewalk is proposed on-site from Penrose Lane, between buildings, then to Central Green Park. New sidewalks will be installed along the public streets with parallel parking. The existing sidewalks have a strip of landscaping between the curb and the sidewalk which does not provide a space for a person to enter or exit a vehicle that is parked. New sidewalks will be constructed adjacent to the curb of the public street.

The site plan provides 247 parking spaces. A two-space garage is provided for each unit, and two spaces are provided in the driveway of each unit. Three spaces are provided in a parking area along the access drive. Parallel parking is provided along the public street. These spaces are not designated for a specific use and are available for any resident or visitor to City Center. 31 parallel parking spaces are provided along the streets adjacent to the Cityside buildings. [Section 4-1-D-1](#) of the UDC requires 122 parking spaces per the ratio requirements for multifamily uses. The requirement for additional visitor parking is not applicable to this development because parking spaces are not located in a common area.

TABLE 2: PARKING ANALYSIS

Use	Requirement	Required	Provided
Multifamily	1 space per efficiency unit, 1.5 spaces per 1-bedroom unit, 1.75 spaces per 2-bedroom unit, 2 spaces per 3+-bedroom units and 0.25 spaces per unit for visitor parking if parking spaces are located in common parking area	122	247

STORMWATER

Stormwater for City Center North was designed, approved, and constructed in 2007. Stormwater infrastructure to handle this project has already been constructed and the project will only need to tie into the system. This system includes the Central Green basins, which provide most of City Center with the necessary 1-year and 10-year detention that was required, as well as an existing hydrodynamic separator that is installed on the storm line running through this project (it is located within the center alley way of this project).

FIRE PREVENTION

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

LIGHTING

New lighting will be installed along the access drive between the buildings. This will be the area lighting for the space between the buildings. The townhomes will also have building mounted light fixtures at the entrances and the deck spaces. Streetlights are installed along the public streets.

A photometric plan is provided with the preliminary plan. Lighting and photometric details are required with a final plan submittal. The lighting information will be reviewed in greater detail with a final plan.

LANDSCAPING

The preliminary plan shows landscaping throughout the site consistent with the UDC requirements. Trees and foundation landscaping are provided along the townhome buildings. Trees are installed between driveways on either side of the access drive. The landscaping will continue around the ends of the buildings. Foundation plantings are installed along the Parkside buildings that face Central Green Park. This side of the buildings have patio and raised decks which will not provide space for trees to mature. Trees, shrubs, and ornamental landscaping are installed in Central Green Park which enhance the landscaping adjacent to the site.



Exhibit 4: Landscape plan.

ARCHITECTURE

The buildings use an eclectic design combining traditional and contemporary characteristics. The buildings will have offset façade planes with frequent material changes of smooth block, brick, lap siding and cementitious wall board. The buildings use varying window patterns, some being floor to ceiling windows and some using distinctive mullion patterns. The design of the entry doors of the Cityside units will vary among the units within the same building. An entry door may have a sidelight window or a clerestory window or may not have either. The Cityside buildings will have entry stoops to the front door of the townhomes. The stoops will use masonry columns and metal rails to create an old-world character for the townhome entrances. Raised patios are provided for the buildings, the Cityside buildings will have a cantilever patio facing the interior access drive and the Parkside buildings will have a post supported patio facing Central Green Park. The post supported patios use an angled metal frame support design to add an additional contemporary detail to the building design.



Exhibit 5: Cityside building elevation.



Exhibit 6: Parkside building elevation.

The entry doors of the Parkside units will have a more consistent appearance. The space for the entry doors is limited due to the garage doors being on the same level as the entrances. The townhome buildings will use different garage door designs to create variation among the units and buildings. The different style of the garage doors will create a more aesthetically pleasing view of the internal drive than if all the doors are the same.

The roof forms will vary among the buildings alternating between flat and pitched roof elements. The roof line will articulate between adjacent units, creating a dramatic street presence for the series of townhome buildings.

The buildings are well designed and include a reasonable level of detail for the preliminary plan. A more extensive review of the buildings will be done with a final plan submittal.

SIGNS

A monument sign is proposed with the development. The sign is located at the northwesterly part of the site. The sign is within a lawn area between the end of a building and Cardinal Street right-of-way. The sign is a contemporary styled sign that is a formed concrete monument with stone accents and cut letters installed on the sign face.

The Lenexa City Center Neighborhood Design Standards & Guidelines state that signs are to be oriented to pedestrians rather than passing vehicles. Monument signs are less common in City Center than wall signs. Monument signs are often vehicle oriented and can cause visibility concerns for compact development such as City Center. The proposed sign is in a location that will not obstruct drivers' sight distance at the southeast corner of the intersection of the private drive entrance and Cardinal Street. Other projects in City Center have monument signs that are well designed and coordinated with the surrounding site features. This sign is appropriately sized and is in an acceptable location. Additional landscaping will be required around the base of the sign. A separate sign permit is required for all signs.

DEVIATIONS

The applicant is not requesting any deviations.

REVIEW PROCESS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on May 20, 2025.
- The applicant must gain approval of a final plan application prior to applying for permit(s).
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements, such as permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

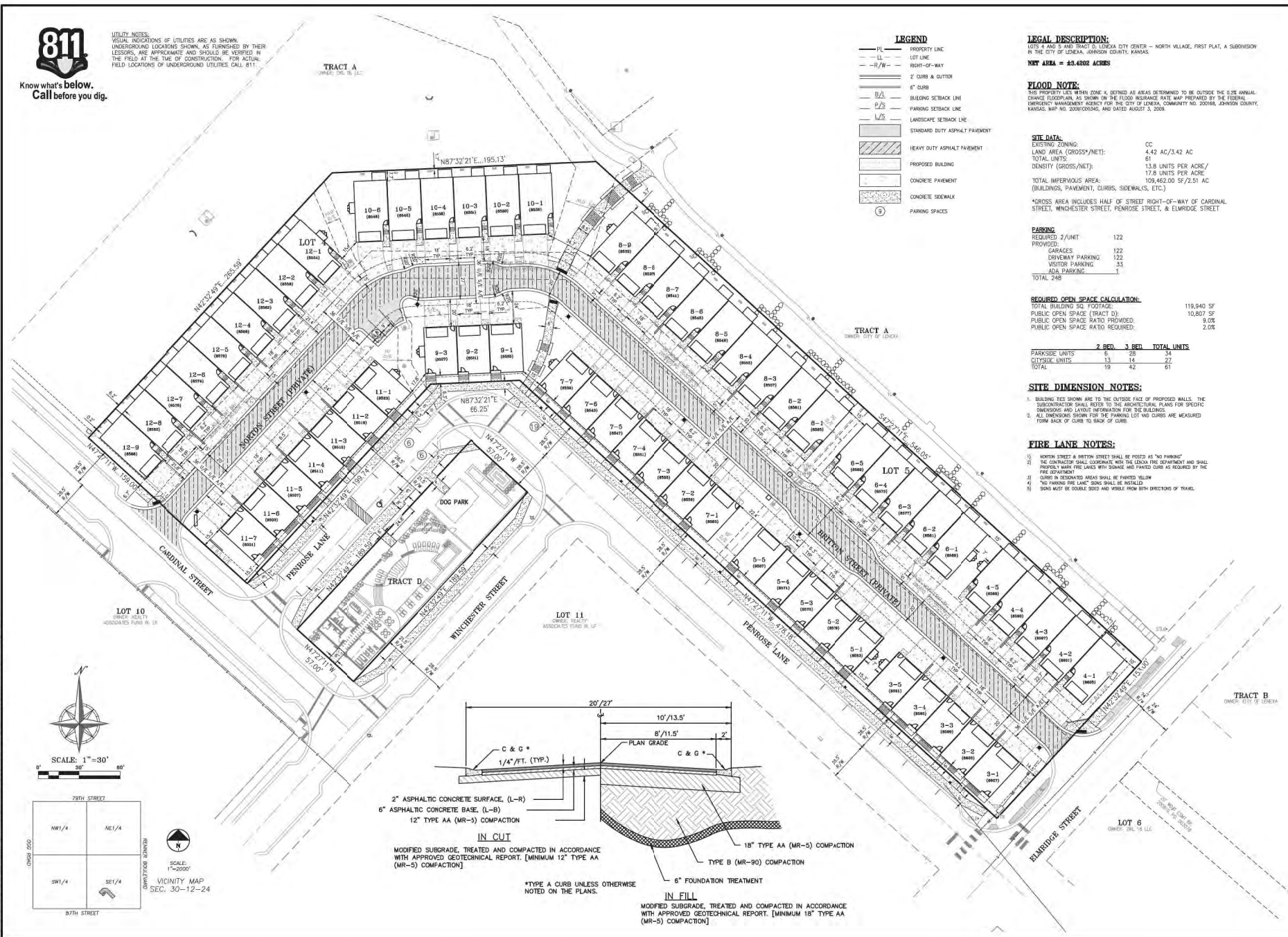
- ★ **Staff recommends approval of the proposed Revised Preliminary Plan for Lenexa City Center North Village Townhomes.**
 - The revised preliminary plan will allow the development of a multifamily project in City Center.
 - The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Inviting Places*.

PRELIMINARY PLAN

Staff recommends **APPROVAL** of the revised preliminary plan for PL25-01PR – **Lenexa City Center North Village Townhomes** at the northeast corner of Winchester Street and Penrose Lane, for a multifamily development.



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



LEGAL DESCRIPTION

LOTS 4 AND 5 AND TRACT D, LENEXA CITY CENTER - NORTH VILLAGE, FIRST PLAT, A SUBDIVISION
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.

NET AREA = ±3.4202 ACRES

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LENEXA, COMMUNITY NO. 200168, JOHNSON COUNTY KANSAS, MAP NO. 2009C0034G, AND DATED AUGUST 3, 2009.

SITE DATA:

EXISTING ZONING:	CC
LAND AREA (GROSS*/NET):	4.42 AC/3.42 AC
TOTAL UNITS:	61
DENSITY (GROSS*/NET):	13.8 UNITS PER ACRE/ 17.8 UNITS PER ACRE
TOTAL IMPERVIOUS AREA:	109,462.00 SF/2.51 AC
(BUILDINGS, PAVEMENT, CURBS, SIDEWALKS, ETC.)	

*GROSS AREA INCLUDES HALF OF STREET RIGHT-OF-WAY OF CARDINAL STREET, WINCHESTER STREET, PENROSE STREET, & ELMRIDGE STREET.

PARKING

REQUIRED 2/UNIT	122
PROVIDED:	
GARAGES	122
DRIVEWAY PARKING	122
VISITOR PARKING	33
ADA PARKING	1
TOTAL	248

REQUIRED OPEN SPACE CALCULATION:

TOTAL BUILDING SQ. FOOTAGE:	119,940 SF
PUBLIC OPEN SPACE (TRACT D):	10,807 SF
PUBLIC OPEN SPACE RATIO PROVIDED:	9.0%
PUBLIC OPEN SPACE RATIO REQUIRED:	2.0%

	2 BED.	3 BED.	TOTAL UNITS
PARKSIDE UNITS	6	28	34
CITYSIDE UNITS	13	14	27
TOTAL	19	42	61

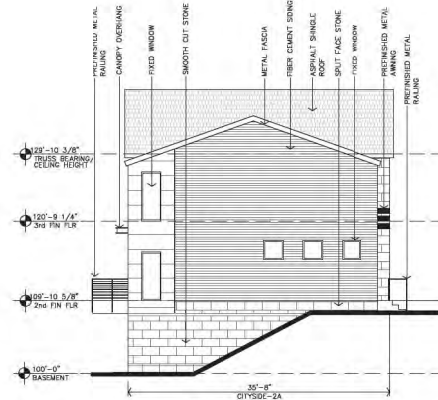
SITE DIMENSION NOTES:

1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

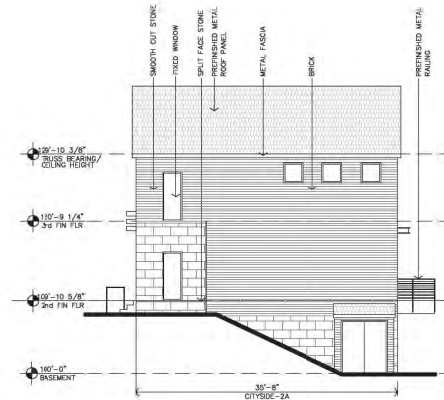
FIRE LANE NOTES:

- 1) NORTON STREET & BRITTON STREET SHALL BE POSTED AS "NO PARKING"
- 2) THE CONTRACTOR SHALL COORDINATE WITH THE LENOX FIRE DEPARTMENT AND SHAL PROPERLY MARK FIRE LANES WITH SIGNAGE AND PAINTED CURB AS REQUIRED BY THE FIRE DEPARTMENT
- 3) CURBS IN DESIGNATED AREAS SHALL BE PAINTED YELLOW
- 4) "NO PARKING FIRE LANE" SIGNS SHALL BE INSTALLED
- 5) SIGNS MUST BE DOUBLY SIZED AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL

All wall mounted equipment will be painted a blending or coordinating color will wall finish



D BUILDING 7 WEST ELEVATION
1/8"-1'-0"



C BUILDING 7 EAST ELEVATION
1/8"-1'-0"



B BUILDING 7 STREET ELEVATION
1/8"-1'-0"



A BUILDING 7 GARAGE ELEVATION
1/8"-1'-0"

Preliminary Plan Set

LENEXA CITY CENTER _ NORTH VILLAGE TOWNHOMES
NEW TOWNHOMES COMPLEX
LENEXA, KANSAS



REVISION:

DATE: 3-27-2025
JOB: 25-3090
SHEET NO.:

A3.5

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Suite 3
Spokane, WA 99201
509.482.0386
jr@jgarchitect.com

LENEXA NORTH VILLAGE TOWNHOMES



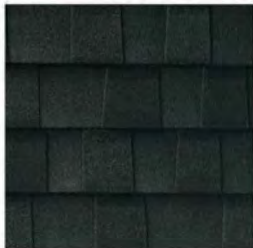
WOOD ACCENT



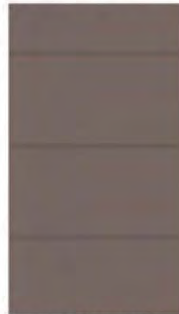
METAL
KYNAR - EXTRA DARK BRONZE
WINDOWS, AWNINGS, RAILINGS, ROOF FASCIA



ASPHALT SHINGLES



SIDING COLOR 2



SIDING COLOR 1



SIDING COLOR 3



BRICK BLEND - FACEBRICK



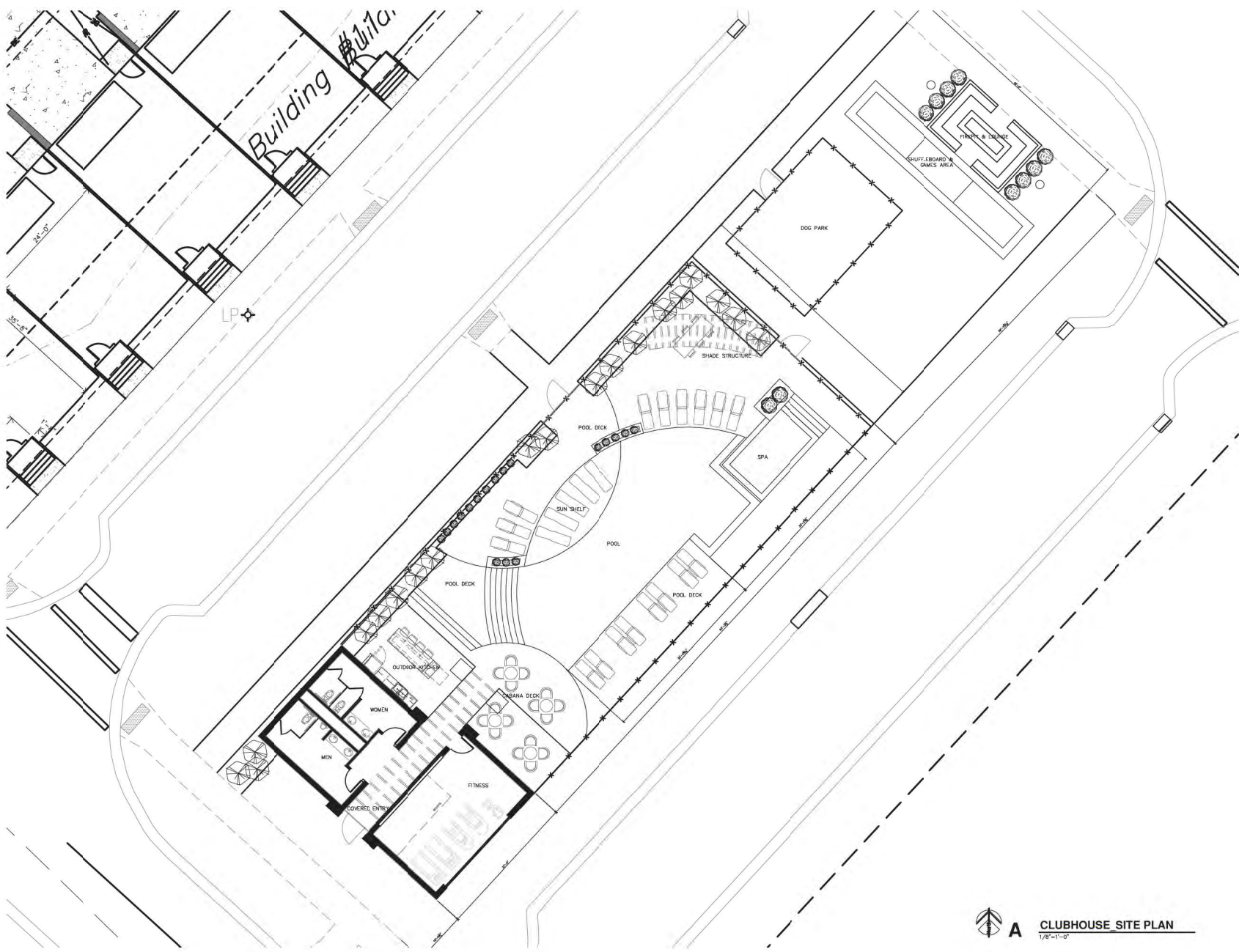
SPLIT FACE STONE



HONED - SMOOTH CUT

SAMPLE EXTERIOR FINISHES





A CLUBHOUSE SITE PLAN
1/8"=1'-0"

Preliminary Plan Set

LENEXA CITY CENTER _ NORTH VILLAGE TOWNHOMES
NEW TOWNHOMES COMPLEX
LENEXA, KANSAS

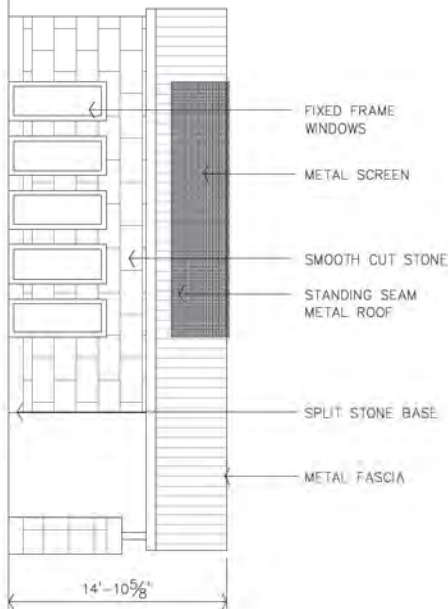


REVISION:	
DATE:	3-27-2025
BY:	25-3090
SHEET NO.:	

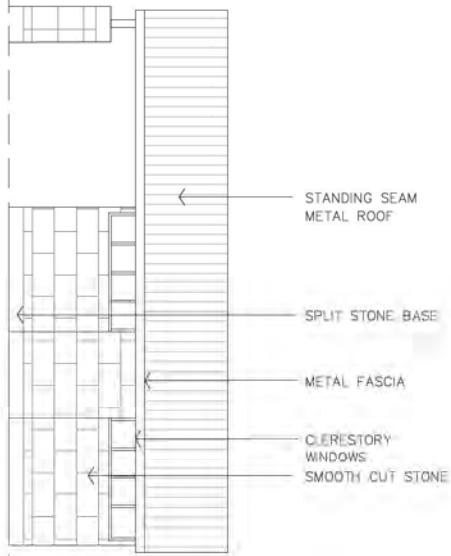
AC2.1

JGR JonesGilliamRenz
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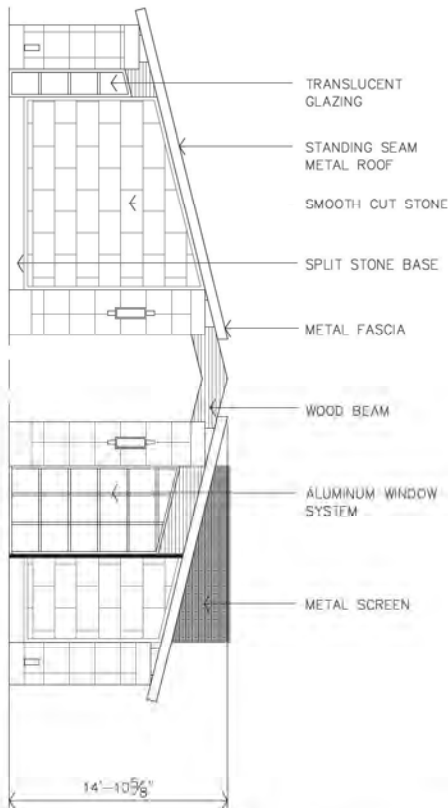
B
SOUTH SIDE ELEVATION
CLUBHOUSE



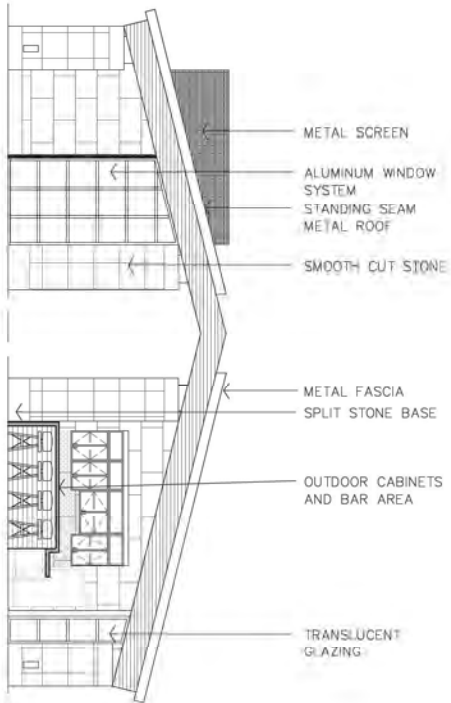
D
NORTH SIDE ELEVATION
CLUBHOUSE



A
WEST FRONT ELEVATION
CLUBHOUSE



C
EAST POOL ELEVATION
CLUBHOUSE



Preliminary Plan Set

LENEXA CITY CENTER _ NORTH VILLAGE TOWNHOMES
NEW TOWNHOMES COMPLEX
LENEXA, KANSAS

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Kansas City, MO 64108
jgr@jgarchitects.com

AC3.1

DATE: 3-21-2023
JOB: 23-0000
SHEET NO.: 23-0000



Lenexa City Center North Village Townhomes - Consideration of a revised preliminary plan for a multifamily development on property located at 8601 Penrose Lane within the CC, Planned City Center District. PL25-01PR**APPLICANT PRESENTATION**

Doug Ubben, Phelps Engineering, introduced the development team present for the evening, including Chris Gillam from Jones Gillam Renz (JGR) Architecture and Gary Gosa, representing the ownership and builder group. He noted that the proposal was a revised version of a plan originally approved in 2020 but brought back for review due to its expiration. Mr. Ubben explained that the project, located in the northern part of Lenexa City Center, includes 61 townhome units spread across 10 buildings. The development is divided into "city side" units facing Penrose and "park side" units backing up to green space and a trail system. Due to the sloped topography, city side units will have garage access from below with main living areas above, while park side units will function more like traditional walkouts. He described an internal alley providing rear garage access and mentioned the inclusion of an amenity center located to the southwesterly side of the site, which will be discussed in more detail by the architect. He also highlighted a pedestrian trail connecting the neighborhood to the adjacent park. Key revisions from the 2020 version included breaking up previously long building facades by splitting large buildings into two smaller segments for improved aesthetics and relocating a sidewalk along Penrose to sit directly adjacent to the curb, addressing feedback from city staff to provide safer and more functional pedestrian access.

Chris Gillam, Jones Gillam Renz (JGR) Architecture, provided a detailed explanation of the architectural elements of the proposed townhome development. He noted that the plans were largely unchanged from the previous submittal in 2020, with a few refinements made in response to updated Staff feedback and site grading conditions. The project consists of two distinct unit types, those facing Penrose Lane, referred to as the city side units, and those facing the adjacent park, called the park side units. The city side units will appear as two stories from the street, with a garage level below that is accessed from the alley at the rear. In contrast, the park side units will appear as three stories from the park-facing side due to the site's sloping topography but will have two stories from the alley or garage entrance. Mr. Gillam emphasized that careful consideration was given to how the buildings interact with the grade and surrounding context. In some instances, the city side units require stairs leading up to the main entrance due to elevation differences, but these transitions lessen as you move deeper into the site, resulting in more accessible and pedestrian-friendly entries. He also addressed updates made to the exterior materials, which included brightening the brick color and incorporating subtle variations in siding colors to meet City Staff recommendations and introduce more architectural diversity, while still maintaining consistency within the development. The chosen stone matches existing materials in the surrounding area, helping to visually tie the new construction into the neighborhood. The architectural presentation also included an overview of the amenity area. This space features a small clubhouse containing a fitness room and restrooms, along with an outdoor pool, gathering areas, a small dog enclosure, and open green space. The entire amenity area will be enclosed by a fence to provide controlled access. He noted that the team remains committed to creating a cohesive and well-integrated addition to the community.

STAFF PRESENTATION

David Dalecky, Planner II, presented the Staff Report and summarized the North Village Townhomes project located within Lenexa City Center. Mr. Dalecky explained that the project was a reintroduction of a nearly identical plan first reviewed and approved by the Planning Commission in 2020, which has since expired and required resubmittal. The site is situated in the northern portion of City Center, bordered to the east by the AdventHealth campus, to the west and south by the West End apartments, and to the north by single-family homes along Cardinal Street. It is part of the City Center Zoning District and is designated as such on the Future Land Use Map. The development includes 61 townhome units spread

across 10 buildings, with an internal private access drive connecting to both Cardinal Street and Elm Ridge, serving garages for units on both the city side and park side of the development. The density is calculated at 13.8 units per net acre, though density limitations do not apply within City Center zoning. He noted the inclusion of a clubhouse building with pool, cabana, and exercise area, located in an amenity tract to the southwest of the townhomes. This building slightly encroaches into the required five-foot residential setback. However, the City Center district allows encroachments when included as part of an approved development plan. Planning Staff support this minor encroachment, particularly since the street curb sits several feet from the property line, providing ample space. Sidewalk reconstruction was also addressed. Existing sidewalks, which currently sit farther from the curb due to temporary installation measures, will be reconstructed closer to the curb to support better pedestrian access and allow for safer entry and exit from parallel-parked vehicles along Penrose Lane and adjacent streets. He explained the architectural variety between the city side and park side buildings, emphasizing their distinct elevations due to topography. City side units feature prominent staircases and traditional townhome facades, while park side units present three-story elevations toward the park and two-story facades facing the alley. He described the buildings as having a “neo-traditional” appearance and said staff believes they will provide a striking presence along the streetscape. Staff recommends approval of the revised preliminary development plan, which is scheduled to appear before the City Council on May 20.

PUBLIC COMMENTS

Although it was not a formal Public Hearing, Chairman Poss asked if anyone from the public wished to speak on this item.

Mary Jean Brown, 8515 Barstow Street, said that although she had not initially planned to speak, she felt compelled to raise several issues after viewing the presentation. Her first concern was the apparent lack of visible green space in the proposed design. Ms. Brown questioned whether the existing open green area, which she described as currently used and enjoyed by community members, dog walkers, and disc throwers, would be entirely lost due to the construction. She also asked how many bedrooms each townhome unit would include. She then raised concerns about traffic and parking. Assuming that each unit would house at least two vehicles, she estimated that 122 cars would be circulating in the development. She cautioned that if residents included families with teenage drivers, the vehicle count could rise even higher, compounding congestion in an already tight space. She closed by expressing strong disapproval of the project’s scale and density, calling it a “monstrosity.” She said the development felt overcrowded and lacked aesthetic and environmental sensitivity, arguing that it misuses what she sees as a valuable and well-used green space. While she acknowledged support for the broader vision of a walkable community, she emphasized that the proposed project did not align with that goal in a meaningful or appealing way.

PLANNING COMMISSION DISCUSSION

Chairman Poss asked David Dalecky to respond to the comments concerning proposed landscaping. Mr. Dalecky confirmed that a landscape plan does exist and was included in the Staff Report available on the City's website. He explained that the plan includes the installation of street trees along the area between the buildings and Penrose Lane, as well as landscaping along the edges of the buildings in other parts of the site. While no trees are planned between the park side buildings and Central Green Park, the development will feature urban-style landscaping appropriate for the City Center area. He emphasized that more detailed plans will be required and reviewed at the final plan stage. Chairman Poss noted that it appeared the driveways in the development were deep enough to allow for double-stacked parking. In response, Mr. Dalecky confirmed that each unit includes a two-stall garage, and the driveways are indeed long enough to accommodate an additional car parked behind the garage. He also explained that parallel parking is available along the adjacent streets, though it is not reserved for any specific unit. Additionally, there are three surface parking spaces located on the site, accessible from the

private drive. Chairman Poss then asked the applicant how many bedrooms in each unit. Doug Ubben replied that 19 of the units are two bedrooms, and 42 of the units are three bedrooms.

Commissioner Jamison asked about the width of the road between the two buildings and whether it supports two-way traffic. Mr. Ubben clarified that the road is 20 feet wide, which is narrower than a typical street and designed more like an alleyway. It is designed to allow a fire truck to pass through and because of this narrower width, the design includes bump-outs that widen the road to 26 or 27 feet at specific intervals, allowing vehicles to pull over and let others pass, thereby accommodating two-way traffic in those areas.

Commissioner Woolf asked if the parallel parking was just on one side of the street. Doug Ubben replied that there would be no parking in the alley way. There would only be garage and driveway parking allowed.

Commissioner Katterhenry expressed appreciation for the architectural design of the townhomes, noting the variation in the facades that helps prevent the buildings from appearing monotonous despite their length due to the grouping. He stated that he likes the overall look of the project. However, he also mentioned a desire to see the landscape plan, expressing concern that the development appears fairly tight on the site.

Commissioner Horine asked the applicant whether the buildings would be for sale or lease. Doug Ubben responded that the intent of the owner is for the townhomes to be sold as individual units. Commissioner Horine then inquired about Tract A on the northern edge of the site, which shows a different ownership designation. Mr. Ubben explained that Tract A is owned by the City and contains existing detention basins that were incorporated into the original City Center development. These basins and associated stormwater infrastructure, including storm sewers and treatment manholes, are already in place, and the development does not plan to make any changes to Tract A. Commissioner Horine also noted confusion about building numbering, particularly the labeling of a structure as Building 12 when the applicant stated there are only 10 buildings. The applicant clarified that building numbers start at Building 3, a carryover from the original City Center plan, which accounts for the apparent discrepancy. Commissioner Horine raised a question about grade changes near Buildings 10 and 12. He observed that as the buildings descend toward the park, the architectural plans show stepped elevations. Mr. Ubben confirmed that Building 12, due to a flatter grade, will not have a walkout basement, unlike the others. Instead, it will have a full basement without exterior access, as there is no viable walkout path on that side. This clarification resolved Commissioner Horine's concern about access from the rear of the building.

Chairman Poss remarked that the proposed plans align well with City Center's goal of fostering a more urban environment, noting that density is a crucial aspect of achieving that vision. He recalled supporting the initial version of this plan when it was first introduced and said that each subsequent iteration has shown improvement. In his view, the project has progressed positively over the years and now represents a well-designed, visually appealing development. He agreed with both the Staff and Commissioner Katterhenry, that the architecture is strong and consistent with the City's intent for the area.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the revised preliminary plan for PL25-01PR – **Lenexa City Center North Village Townhomes** at the northeast corner of Winchester Street and Penrose Lane, for a multifamily development.

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



**CITY COUNCIL
MEMORANDUM**

ITEM 13

SUBJECT: Ordinance approving a rezoning for property known as White Oak Estates, Second Plat for the construction of a single-family residence located near the northeast corner of 79th Street & Cottonwood Street

CONTACT: Stephanie Sullivan, Planning Manager

DATE: May 20, 2025

ACTION NEEDED:

Pass an ordinance approving a rezoning for property known as White Oak Estates, Second Plat for the construction of a single-family residence located near the northeast corner of 79th Street & Cottonwood Street.

APPLICANT:

Matt Cox, Allenbrand-Drews

OWNER:

Jonathan and Abbey Gripka

PROPERTY LOCATION:

Near the northeast corner of 79th Street & Cottonwood Street

DESIGN PROFESSIONAL:

Matt Cox, Allenbrand-Drews

PROJECT BACKGROUND/DESCRIPTION:

The applicant requests approval to rezone the 0.22-acre subject property from the R-1, Residential Single Family District, to the RP-1, Planned Residential (Low-Density) District, and to combine two parcels into a single 1.86-acre lot to accommodate a one-story, 4,100 square foot single-family residence on the newly created lot. The final plat serves as the plan accompanying the rezoning request in this unique circumstance. Rezoning the property from R-1 to RP-1 allows for unified zoning throughout the new lot and does not significantly impact the property or surrounding area because the regulations applicable to both R-1 and RP-1 are substantially similar.

The final plat, approved by the Planning Commission at the May 5, 2025 meeting, replats portions of Lots 35 and 36 of the White Oak Estates subdivision, which were originally platted in 1977, and plats an unplatted parcel, which was split in 1986, to create one new lot to accommodate the proposed single-family residence. This replat will not dedicate any additional street right-of-way, tracts, or utility easements. All existing easements dedicated to White Oak Estates will remain as dedicated.

STAFF RECOMMENDATION:

Pass the ordinance.

PLANNING COMMISSION ACTION:

This item was considered as Regular Agenda Item 4 at the May 5, 2025 Planning Commission meeting. A public hearing was held.

The neighbors to the north spoke and raised concerns about losing access to their backyard pool, which they've maintained for 28 years using a gate on a narrow strip of land now owned by the applicant. Believing it was public or an easement, they were surprised to learn it was private property. City staff confirmed no legal access exists and said the issue is a private civil matter. The residents noted the new owners are open to working with them on continued access.

The Commissioners discussed the current zoning designation and concluded the proposed rezoning is consistent with the White Oak Estates subdivision. Commissioners acknowledged that the requested frontage deviation is unusual but supported it due to the unique circumstances. Although the parcel has frontage on 79th Street, access is restricted for traffic safety reasons, making Cottonwood Street the only viable option.

Chairman Poss entertained a motion to recommend **APPROVAL** of rezoning property from R-1 to RP-1 near the northeast corner of 79th Street & Cottonwood Street.

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

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Vibrant Neighborhoods

Guiding Principles
Responsible Economic Development

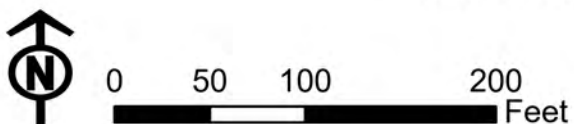
ATTACHMENTS

1. Map
2. Plat
3. PC Staff Report & Exhibits
4. PC Draft Minutes Excerpt
5. Ordinance



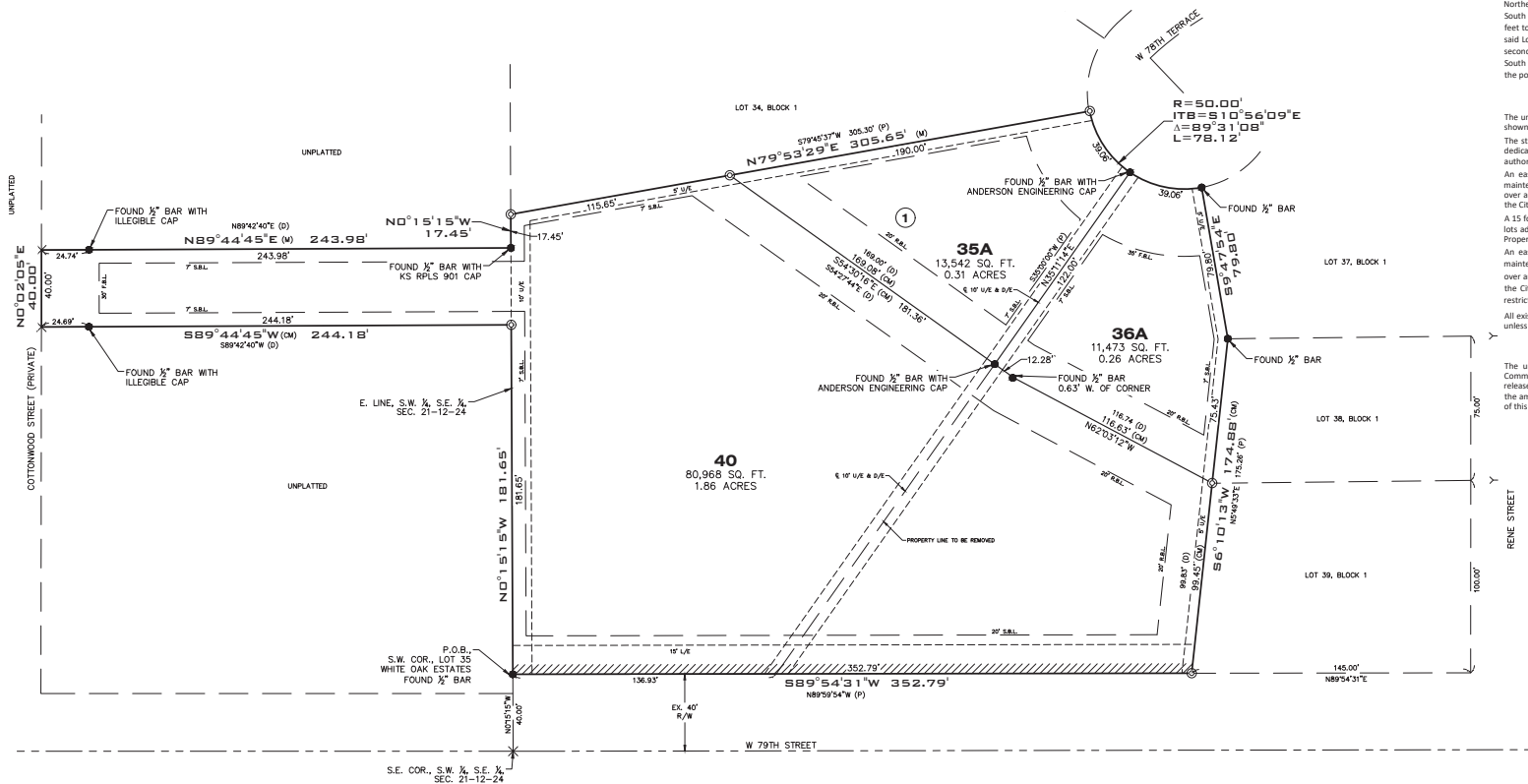
Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

White Oak Estates Second Plat Rezoning and Final Plat



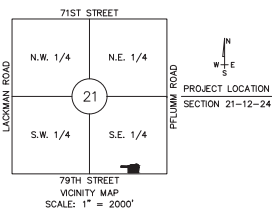
FINAL PLAT OF WHITE OAK ESTATES, SECOND PLAT

PT. S.W. 1/4, S.E. 1/4, SEC. 21-12S-24E &
REPLAT OF LOTS 35 & 36, BLOCK 1, WHITE OAK ESTATES
CITY OF LENEXA, JOHNSON COUNTY, KANSAS



ERROR OF CLOSURE
Perimeter: 1718.49' Area: 105982.33 Sq. Ft.
Error Closure: 0.0057 Course: S29°24'00"E
Error North: -0.00501 East: 0.00282
Precision 1: 300138.60

BASIS OF BEARINGS: N0°15'15"W along the west line of Lot 35, Block 1, White Oak Estates



EXECUTION
OWNER OF LOT 35A
IN TESTIMONY WHEREOF, JOYCE L. MALL TRUST DATED SEPTEMBER 19, 2001 has caused this instrument to be executed this ____ day of ____ 20__.

By: _____
Joyce L. Mall, Trustee
STATE OF KANSAS)
COUNTY OF JOHNSON) SS:

BE IT REMEMBERED that on this ____ day of ____ 20__, before me, the undersigned, a Notary Public in and for said County and State, came Joyce L. Mall, Trustee of the Joyce L. Mall Trust dated September 19, 2001, who is personally known to me to be such person who executed the within instrument.

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

Notary Public: _____ My appointment expires: _____

OWNER OF LOT 36A
IN TESTIMONY WHEREOF, DANIEL GRODZICKI has caused this instrument to be executed this ____ day of ____ 20__.

By: _____
Daniel Grodzicki
STATE OF KANSAS)
COUNTY OF JOHNSON) SS:

BE IT REMEMBERED that on this ____ day of ____ 20__, before me, the undersigned, a Notary Public in and for said County and State, came Daniel Grodzicki, who is personally known to me to be such person who executed the within instrument.

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

Notary Public: _____ My appointment expires: _____

OWNER OF LOT 40
IN TESTIMONY WHEREOF, JONATHAN R. GRIKPA AND ABBEY A. GRIKPA have caused this instrument to be executed this ____ day of ____ 20__.

By: _____
Jonathan R. Grikpa
STATE OF KANSAS)
COUNTY OF JOHNSON) SS:

BE IT REMEMBERED that on this ____ day of ____ 20__, before me, the undersigned, a Notary Public in and for said County and State, came Jonathan R. Grikpa and Abbey A. Grikpa, who are personally known to me to be such persons who executed the within instrument.

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

Notary Public: _____ My appointment expires: _____

LEGAL DESCRIPTION

All that part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 12 South, Range 24 East and all of Lots 35 and 36, Block 1, White Oak Estates, a subdivision of land in the City of Lenexa, Johnson County, Kansas, being more particularly described by Matthew R. Cox, PS-1637 on March 17, 2025 as follows:

Beginning at the Southwest corner of said Lot 35; thence North 0 degrees 15 minutes 15 seconds West, along the West line of said Lot 35 and the East line of the Southwest Quarter of the Southeast Quarter of said Section 21, a distance of 181.65 feet; thence South 89 degrees 44 minutes 45 seconds West, a distance of 244.18 feet; thence North 0 degrees 02 minutes 05 seconds East, a distance of 40.00 feet; thence North 89 degrees 44 minutes 45 seconds East, a distance of 243.98 feet to a point on the West line of said Lot 35 and the East line of the Southwest Quarter of the Southeast Quarter of said Section 21; thence North 0 degrees 15 minutes 15 seconds West, along the West line of said Lot 35 and the East line of the Southwest Quarter of the Southeast Quarter of said Section 21, a distance of 17.45 feet to the Northwest corner of said Lot 35; thence North 79 degrees 53 minutes 29 seconds East, along the North line of said Lot 35, a distance of 305.65 feet to the Northeast corner of said Lot 35; thence Southeasterly and Easterly, along the Northeasterly lines of said Lots 35 and 36, along a curve to the left, having a radius of 50.00', an initial tangent bearing of South 10 degrees 56 minutes 09 seconds East, a central angle of 89 degrees 31 minutes 08 seconds, a distance of 78.12 feet to the Northeast corner of said Lot 36; thence South 9 degrees 47 minutes 54 seconds East, along the East line of said Lot 36, a distance of 79.80 feet to the most Easterly corner of said Lot 36; thence South 6 degrees 10 minutes 13 seconds West, along the East line of said Lot 36, a distance of 174.88 feet to the Southeast corner of said Lot 36; thence South 89 degrees 54 minutes 31 seconds West, along the South line of said Lots 35 and 36, a distance of 352.79 feet to the point of beginning, containing 2.43 acres, more or less.

DEDICATION

The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which hereafter shall be known as "WHITE OAK ESTATES, SECOND PLAT".

The streets, terraces and roads shown on this plat were dedicated for public use and public ways and thoroughfares dedicated to the City of Lenexa, Johnson County, Kansas at Book 43, Page 25 for its use and that of its designees or duly authorized agents.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Utility Easement" was "U/E" is hereby granted to the City of Lenexa, Kansas.

A 15 foot wide "Landscape Easement" or "L/E" is hereby dedicated to the City of Lenexa, Johnson County, Kansas, off of lots adjoining and parallel with all street right-of-way lines. Maintenance of the "L/E" shall be the responsibility of the Property Owner.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Drainage Easement" or "D/E", is hereby granted to the City of Lenexa, Kansas. Drainage easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage.

All existing easements or rights-of-way heretofore dedicated shall remain and be unaffected with the filing of this plat unless otherwise noted.

CONSENT TO LEVY

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

APPROVALS

APPROVED BY the Planning Commission of the City of Lenexa, Kansas, this ____ day of ____ 20__.

By: _____
Chris Poss, Chairman

APPROVED BY the Governing Body of the City of Lenexa, Kansas, this ____ day of ____ 20__.

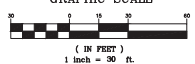
By: _____ Attest: _____
Michael A. Boehm, Mayor Jennifer Martin, City Clerk

LEGEND

- BAR FOUND AS DESCRIBED
- SET 1/2" X 24" REBAR WITH PLASTIC KS GLS 90 CAP
- ✕ CALCULATED POINT
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- L/E LANDSCAPE EASEMENT
- B/L BUILDING LINE
- (P) PLATTED BEARING OR DISTANCE
- (D) DEED BEARING OR DISTANCE
- (M) MEASURED BEARING OR DISTANCE
- (CM) CALCULATED MEASUREMENT
- ////// LIMITS OF NO ACCESS



GRAPHIC SCALE



**WHITE OAK ESTATES,
SECOND PLAT**

**CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS**



122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
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14 W. PLORIA
PAOLA, KANSAS 66071
PHONE: (913) 557-1076
FAX: (913) 557-6904

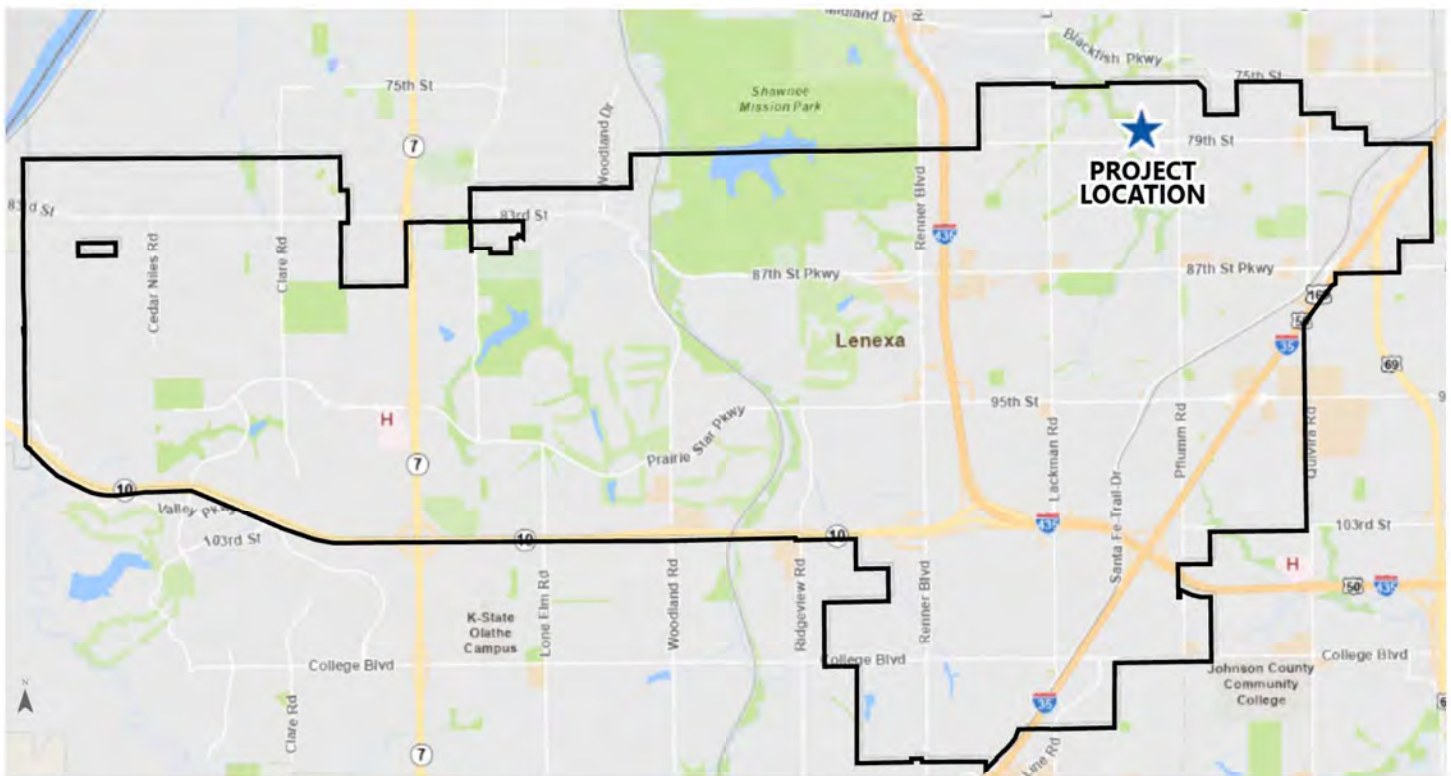
AD PROJECT #41080

SEC. 21-12-24

FINAL PLAT

WHITE OAK ESTATES, SECOND PLAT

Project #:	RZ25-03 and PT25-03F	Location:	NEC of 79 th Street and Cottonwood Street
Applicant:	Matt Cox, Allenbrand-Drews	Project Type:	Rezoning and Final Plat
Staff Planner:	James Molloy	Proposed Use:	Single-family



PROJECT SUMMARY

The applicant requests approval to rezone the property, Parcel IF241221-4011, from the R-1, Residential Single-Family District, to the RP-1, Planned Residential (Low-Density) District, as well as Final Plat approval to modify to platted lots and to combine Parcels IF241221-4011 and IP8460001-0035 to create one new single-family lot (Lot 40) as part of White Oak Estates, Second Plat.

The applicant intends to construct a one-story, 4,100 square-foot single-family residence on the newly created lot. A public hearing is required for the rezoning request.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS ON THE PLAT

SITE INFORMATION

The site is located near the northeast corner of 79th Street and Cottonwood Street in the White Oak Estates Subdivision. The site currently consists of two undeveloped “remnant” parcels, one unplatted, and one containing portions of Lots 35 and 36 of White Oak Estates.

LAND AREA (AC)
1.86

BUILDING AREA (SF)
4,100

CURRENT ZONING
R-1 / RP-1

COMP. PLAN
Suburban Residential



Exhibit 1: Aerial Image of Subject Site.



Exhibit 2 and 3: Site photo, taken by Staff and Google Street View of the subject site.

LAND USE REVIEW

The proposed rezoning and final plat request will allow the property to be replatted as one lot with the same zoning to accommodate the construction of a single-family residence on the site with access from Cottonwood Street, a local street. The platted portion of the site was originally rezoned and platted as part of White Oak Estates in 1977 as Lots 35 and 36, while the unplatted portion of the property is a “remnant” parcel that was an access easement to the rear portions of proposed Lots 35A/36A, created in 1986. This unplatted parcel provides access to the proposed single-family residence, as per Section 4-1-C-6-C, “direct access to collector streets from single-family lots is discouraged”, and W. 79th Street is a designated collector street.

Zoning Map



Future Land Use Map




TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Suburban Residential	R-1 / RP-1	Vacant Property
North	Suburban Residential	RP-1	Single Family Residence
South	Institutional	R-1	School
East	Suburban Residential	RP-1	Single Family Residence
West	Institutional	R-1	Church

REZONING REVIEW

TABLE 2: REZONING ANALYSIS

Current Zoning	Proposed Rezoning
	

The applicant requests rezoning for a 0.22-acre parcel off Cottonwood Street from the R-1, Residential Single-Family District, to the RP-1, Planned Residential (Low-Density) District. Since the applicant proposes to utilize this parcel for access and construct a single-family home on the adjacent RP-1 parcel to the east (see Exhibit 3), rezoning is required to avoid having a lot with split zoning. R-1 and RP-1 are essentially identical zoning districts, except that the RP-1 requires a preliminary plan be accompanied with it and allows for deviation requests to be made. Staff provides the following analysis for the review criteria within [Section 4-1-G-5](#) of the UDC.

1. The character of the neighborhood.

The neighborhood consists primarily of single-family subdivisions, as well as a church, elementary school, a park, and the City of Lenexa's Municipal Services service center. This rezoning is compatible with the character of the neighborhood.

2. The zoning and use of properties nearby.

The subject property is located adjacent to and within the White Oak Estates subdivision. Adjacent properties are zoned either R-1 or RP-1, consisting of primarily single-family residences, with an elementary school and church located directly south and west, respectively. The surrounding land use and zoning designations are listed in Table 1 of this report.

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

The property as it exists is not suitable for any development, due to its relatively small size. By rezoning the property to RP-1, this property can be platted and combined with the adjacent parcel and will serve as the access point for a single-family residence.

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

The proposed use is not expected to detrimentally affect nearby property. The requested change of zoning will allow two properties, which are currently undevelopable, to be developed with a single-family residence. It is Staff's opinion that the proposed use matches the character of the surrounding properties.

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

The subject property has been undeveloped and used as an access easement since its creation in 1986.

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

It is Staff's opinion that denial of this rezoning would have no gain to public health, safety, or welfare.

7. Recommendation of City's permanent professional staff.

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

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

The Future Land Use (FLU) Map of the Comprehensive Plan designates the site as Suburban-Density Residential, which allows for single-family residences which resemble the character and form of a traditional single-family neighborhood. The RP-1 Zoning District is intended to accommodate low-density, single-family residential development in areas where adequate public facilities and services are available. It is Staff's opinion that the Suburban-Density Residential FLU category is well suited for the RP-1 zoning designation.

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

The site is in a developed area of the City. Adequate utilities and services are provided to the subject property.

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

It is Staff's opinion that the proposed use will not adversely impact the capacity or safety of the street network or present a parking problem within the vicinity of the property. The subject property is proposed to be platted into the adjacent parcel and will serve as the primary access into the property. This is necessary, as W. 79th Street is a collector street, which discourages additional curb cuts and access points, particularly for low-density residential.

Cottonwood Street does have peak periods of traffic backup (school or soccer, for example) and this may become an inconvenience for the eventual resident of the new single-family residence, but the new residence will generate approximately 10 additional vehicle trips per day to the street system.

The site will provide adequate parking as shown in Table 3.

TABLE 3: PARKING CALCULATIONS

Use	Standard	Required	Provided
Single-Family Residence	2 spaces per dwelling unit	2 spaces	3 spaces
TOTAL		2	3

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

The site is currently an undeveloped lot, within a built-out, suburban residential neighborhood. Development of a residence on this parcel will inherently create an increase in run-off, as there will be impervious surface added to the lot. It is not expected that this increase in run-off will be excessive or create any additional issues with water, air, or noise pollution, or any other environmental harm.

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

It is Staff's opinion that the development of a single-family residence will have a limited impact on the stormwater system.

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

The proposal to combine the subject property and adjacent property and construct a single-family residence can satisfy all zoning requirements, including requirements within the RP-1 Zoning District and subdivision standards set by Section 4-2 of the Unified Development Code.



Exhibit 4: Proposed Site Plan.

FINAL PLAT REVIEW

The applicant proposes a final plat creating three lots on 1.86 acres and entails replatting portions of Lots 35 and 36 of the White Oak Estates subdivision, which were originally platted in 1977, and platting an unplatted parcel, which was split in 1986.



Exhibit 5: Proposed Plat Map

This replat will not dedicate any additional street right-of-way, tracts, or utility easements. All existing easements dedicated to White Oak Estates will remain as dedicated. Utility service is provided to the subject property and will not require additional utilities to be constructed, aside from those necessary to connect the subject property into existing service.

The final plat complies with the subdivision requirements of [Section 4-2](#) of the UDC with the exception of a requested deviation for lot width. This deviation is discussed in detail within the Deviations section of this report.

DEVIATIONS

The applicant requests a 30-foot deviation from [Section 4-1-B-5-F](#) of the UDC related to the minimum required lot width of 70 feet. The applicant is requesting a lot width of 40 feet for the portion of the lot adjacent to Cottonwood Street. The lot currently exists at this nonconforming width of 40 feet. The City Planning Commission has the authority to approve deviations provided the criteria from [Section 4-1-B-27-G-4](#) of the UDC are met.

The following table details the lot width deviation request.

TABLE 4: REQUESTED DEVIATION			
Lot	Proposed Lot Width	Required Lot Width	Difference
Lot 40	40 feet	70 feet	-30 feet

[Section 4-1-B-27-G-4-c](#) of the UDC states that lot width deviations may be granted for up to 50% of the required minimum required lot width of the zoning designation. The required minimum lot width is 70 feet, which calculates to a maximum deviation of 35 feet. The proposed lot width is 40 feet, which requires a deviation of 30 feet.

The deviation request is necessitated by the requirement for access from Cottonwood Street. While the property primarily fronts W. 79th Street, the property may not receive access from that street, as it is a collector street and is prohibited from singular residential access. As the property is accessed from Cottonwood Street, the Cottonwood Street frontage would be considered the front yard, while W. 79th Street would be considered a side yard. The applicant has also designed the layout of the residence to face Cottonwood Street, as opposed to W. 79th Street. While short width of the lot would not be supported in most other scenarios, considering the limited site access, Staff is supportive of the lot width deviation to allow the lot width of 40 feet, which will allow the proposed lot to be developed and gain access off Cottonwood Street.

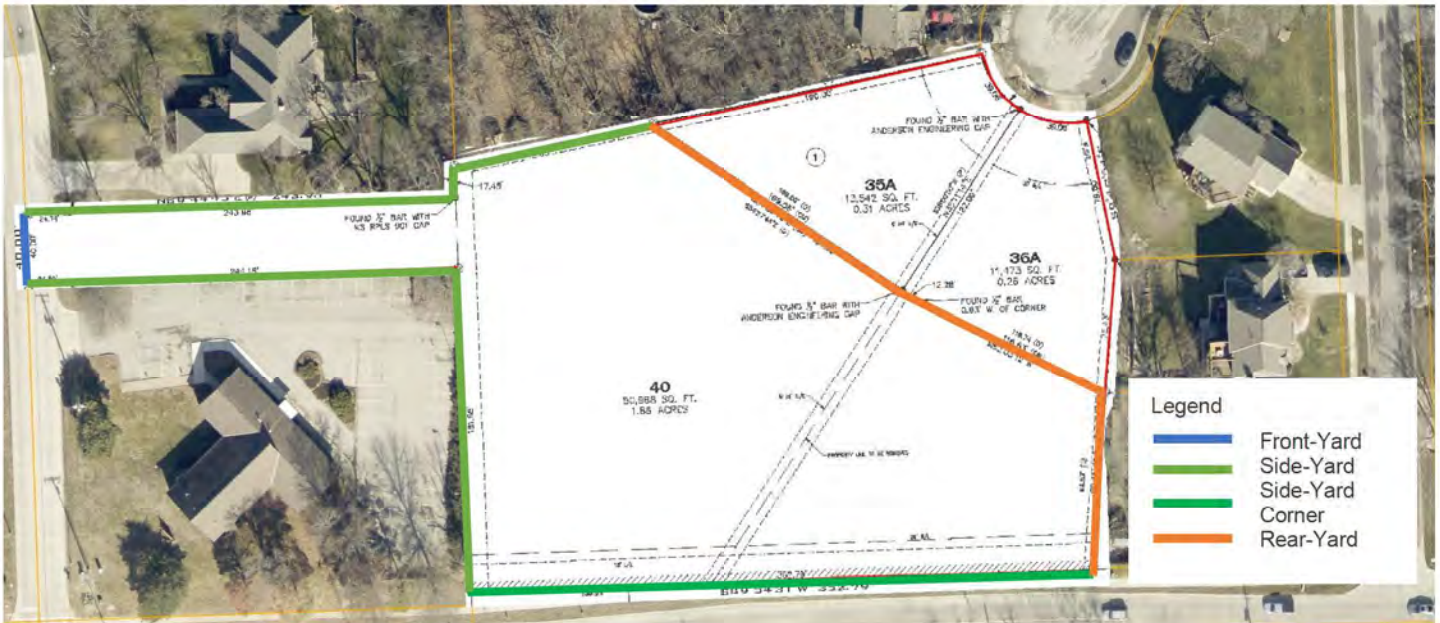


Exhibit 6: Yard Designations

NEXT STEPS

- The Planning Commission is the final authority for the final plat pending rezoning approval. The rezoning request requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on May 20, 2025.
- Prior to submitting the final plat, the applicant must make requested revisions to the plat document.
- A landscape plan, including a code-compliant fence detail and plant schedule, shall be provided to and approved by City staff, prior to the plat being recorded.
- 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

★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed rezoning and final plat for White Oak Estates, Second Plat.**

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

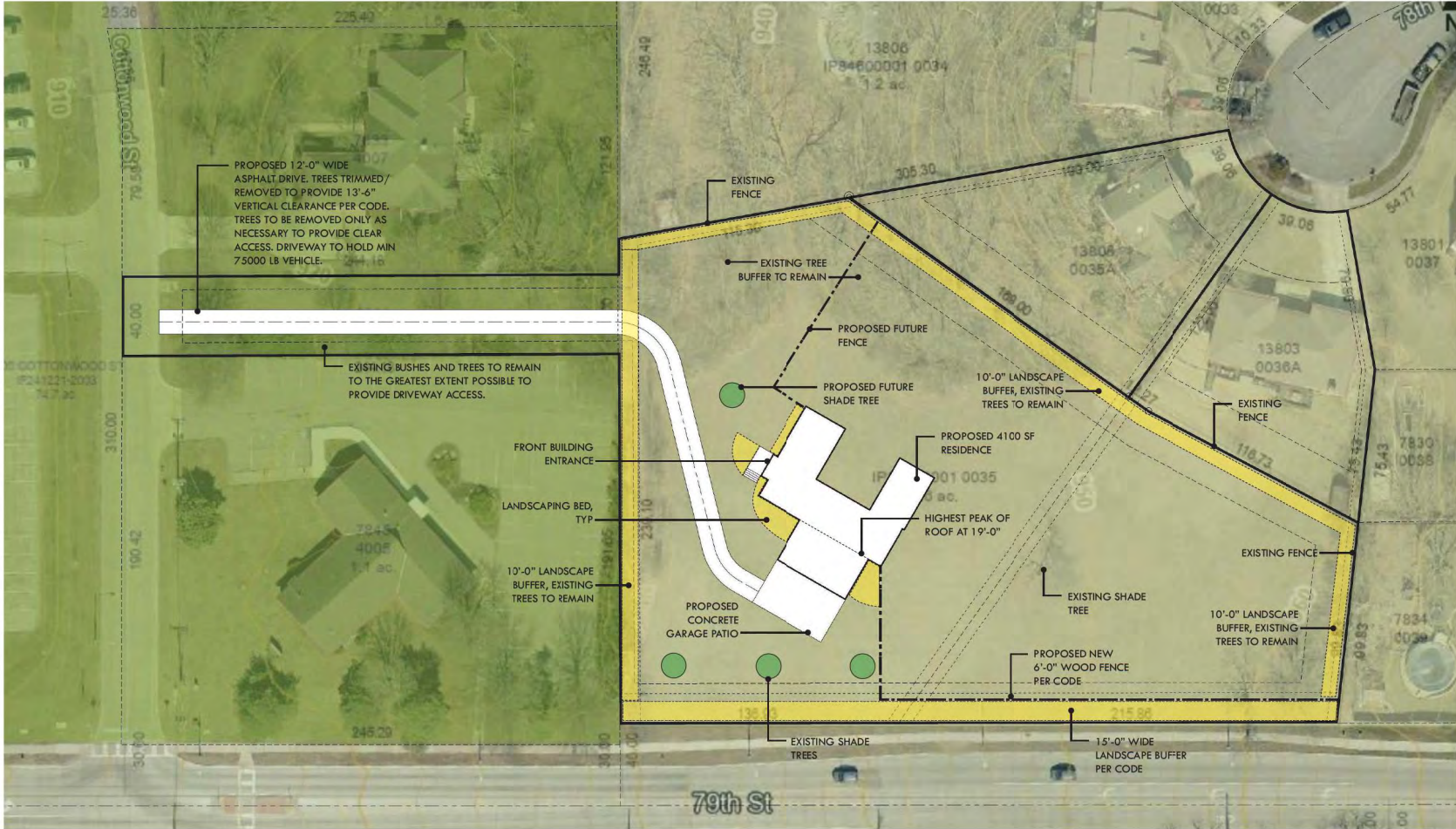
REZONING

Staff recommends **APPROVAL** of rezoning property from R-1 to RP-1 for RZ25-03 near the northeast corner of W. 79th Street & Cottonwood Street.

FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT25-03F – **White Oak Estates, Second Plat**, near the northeast corner of 79th Street & Cottonwood Street, to accommodate the construction of one single-family residence with the following condition:

1. A landscape plan, including a code-compliant fence detail and plant schedule, shall be provided to and approved by City Staff, prior to the plat being recorded.



NOTES
 PROPOSED RESIDENCE TO BE EQUIPPED WITH NFPA 13D SPRINKLER OR P2904 SPRINKLER AS DIRECTED BY LENEXA FIRE DEPARTMENT.
 EXISTING TREES TO REMAIN TO THE GREATEST EXTENT POSSIBLE. TREES WILL BE REMOVED AT A MINIMUM TO ALLOW FOR DRIVEWAY ACCESS.
 RESIDENCE ANGLED EAST OF NORTH 30 DEGREES WITH FRONT BUILDING FACADE FACING COTTONWOOD STREET.

JON GRIPKA, AIA

No.	Description	Date

THE DOCUMENTS AND SPECIFICATIONS IN THIS SET ARE THE PROPERTY OF JONATHAN AND ABBEY GRIPKA AND SHALL NOT BE USED FOR ANY OTHER WORK OR IN ANY OTHER LOCATION.

GRIPKA RESIDENCE
 NOT FOR REET LENEXA, KANSAS
 CONSTRUCTION
 79TH STREET AND COTTONWOOD
 66215

SITE PLAN CONCEPT

ISSUE DATE
Issue Date

SP100

SITE PLAN CONCEPT
 NTS



4/10/2025 10:52:28 PM

White Oak Estates - Consideration of a rezoning and final plat to allow the development of a single-family residence on property located near the northeast corner of 79th Street and Cottonwood Street. (Public Hearing)

- a. Consideration of a rezoning from R-1, Single-Family Residential District, to RP-1, Planned Residential (Low Density) District. RZ25-03**
- b. Consideration of a final plat for the development of a single-family residence. PT25-03F**

APPLICANT PRESENTATION

John Gripka, accompanied by his wife Abbey, addressed the Commission to explain their plans for two properties they purchased near 79th and Cottonwood. Mr. Gripka shared that the larger property was originally landlocked without a driveway or utility access to 79th Street. To resolve this, they acquired a smaller parcel from a nearby church, which now provides access to Cottonwood Street for both a driveway and utilities. Their goal is to construct a single-family home of approximately 4,000 square feet that will serve as their family residence. Mr. Gripka clarified that they are not developers and have no intention of building anything beyond their future home. They have been working with City Staff to ensure their project meets requirements for plantings, fencing, and overall site planning. Mr. Gripka, an architect, is still refining the design of the home due to current economic uncertainties but emphasized their commitment to following the City Code and building a residence for their family.

STAFF PRESENTATION

James Molloy, Planner II, presented a rezoning and final plat proposal for property located near the northeast corner of 79th and Cottonwood Drive. The site consists of just under two acres and includes four existing parcels. Mr. Molloy explained that the request is to rezone a portion of the property from R-1 to RP-1, primarily to align zoning across the entire site for consistency, since the two designations (R-1 and RP-1) function similarly with minor differences in requirements. The rezoning applies specifically to a small segment of the property, an easement purchased to provide driveway and utility access to the otherwise landlocked main parcel. This access easement connects to Cottonwood Drive, which will serve as the property's front yard and address point, as direct residential access to West 79th Street, a collector road, is discouraged. He also discussed the proposed site plan for the single-family home to be built by the property owners, John and Abby Gripka. In addition to rezoning, the proposal includes a final plat to reconfigure and clean up existing lots, including replatting two northern lots (Lots 35 and 36) and establishing the larger lot for the new residence. All proposed lots meet zoning code requirements.

Mr. Molloy noted that a lot width deviation is necessary, as the RP-1 District requires a 70-foot frontage, but the proposed parcel only provides 40 feet due to the orientation of the lot. Staff identified the appropriate front, side, and rear yard setbacks and requested that the applicants submit a landscape and fence detail in compliance with the City Code prior to plat recording. He concluded by stating that Staff recommends approval of both the rezoning and the final plat, with the sole condition being submission of the required landscaping and fencing plan.

PUBLIC HEARING

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

Samir and Theresa Al-Ani, 13806 W. 78th Terrace, are neighbors to the north of the subject property. They came forward to express concerns regarding access to their backyard pool. They explained that their home sits on a cul-de-sac, and due to the steep grade of their property, the only feasible access for pool maintenance equipment is through a narrow strip of land adjacent to the property being replatted. This access point includes a large swinging construction-style gate that they inherited when they purchased

the home, and they have used it for nearly 28 years to bring in equipment for major repairs like pool plastering. They were surprised to learn that the strip of land they've been using is actually part of a neighboring lot, now owned by the applicants. The Al-Ani's had believed the strip was intended as a public access route or easement, possibly for future road access to the landlocked parcel. They stated that this access is essential for maintaining their pool, and without it, they risk effectively condemning part of their property. Ms. Al-Ani mentioned she had spoken with Planning Staff, who indicated there was no record of an access easement or permit related to the pool or the fence. However, the Al-Ani's said they have spoken with Mr. Gripka, who expressed a willingness to work with them on continued access. They also raised the possibility of adverse possession, noting that they've used the access point without objection for nearly three decades.

Chairman Poss asked Scott McCullough if he had any thoughts to add related to the Al-Ani's comments. Mr. McCullough deferred to Steven Shrout, representing legal counsel for the City. Mr. Shrout stated that it was essentially a civil matter between the parties and not something that the City would get involved in.

The Al-Ani's expressed further concern about the lack of documented permits for the existing pool and fence on their property. They purchased the home with both features already constructed and believe that, due to the location and steep grade of their lot, the only practical way the pool could have been built was by accessing it through the adjacent property, likely by using the large construction-style fence gate that currently exists there. They believe there should be some records such as permits, for either the pool or the fence, but City Staff have been unable to locate any. Mr. McCullough stated that the home appears to have legal access and frontage along the cul-de-sac, likely 78th Terrace, and any historical use of adjacent property for access to the pool was likely granted as a courtesy rather than by legal right. He clarified that City Staff have not identified any public access easements or rights-of-way over that strip of land and therefore believes the proposed project complies with City Code. He reiterated that any further dispute over access would be considered a private civil matter. Mr. Al-Ani added that they have already spoken with the new property owners, who expressed a willingness to provide some form of access in the future. They indicated a desire to work together cooperatively, as neighbors often do.

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

PLANNING COMMISSION DISCUSSION

Commissioner Burson stated for the record that while the frontage deviation being requested is substantial and not something he would typically support; he recognizes this as a very unique situation. The parcel in question actually has significant frontage along 79th Street, but due to best practices in traffic management, access is being limited to Cottonwood instead. Because of that context, he expressed his support for the deviation.

Chairman Poss agreed with Commissioner Burson, acknowledging that while the deviation request was unusual, he understood the reasoning behind it, particularly because access from 79th Street is not permitted.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of rezoning property from R-1 to RP-1 for RZ25-03 near the northeast corner of W. 79th Street & Cottonwood Street.

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

Chairman Poss entertained a motion to recommend **APPROVAL** of the final plat for PT25-03F – White Oak Estates, Second Plat, near the northeast corner of 79th Street & Cottonwood Street, to accommodate the construction of one single-family residence with the following condition:

1. A landscape plan, including a code-compliant fence detail and plant schedule, shall be provided to and approved by City Staff, prior to the plat being recorded.

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

DRAFT

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY NEAR THE NORTHEAST CORNER OF 79TH STREET AND COTTONWOOD STREET, IN THE R-1, RESIDENTIAL SINGLE-FAMILY DISTRICT TO RP-1, PLANNED RESIDENTIAL SINGLE-FAMILY (LOW DENSITY) DISTRICT.

WHEREAS, on March 24, 2025, Matt Cox, agent for Jon and Abbey Gripka, owner of record, filed a request to rezone property located near the northeast corner of 79th and Cottonwood Street in Lenexa, Kansas (the "Property") from the R-1 Residential Single-Family District to RP-1, Planned Residential (Low-Density) District; and

WHEREAS, on May 5, 2025, the Lenexa Planning Commission held a public hearing to hear the rezoning request. Notice for the public hearing was provided in accordance with K.S.A. 12-757; and

WHEREAS, on May 5, 2025, the Lenexa Planning Commission recommended approval of said rezoning, as reflected in the minute record for said meeting; and

WHEREAS, on May 20, 2025, the Governing Body considered the rezoning request and Planning Commission recommendation, as reflected in the minute record for said meeting; and

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

SECTION ONE: The real estate hereinafter described, now zoned R-1, Residential Single-Family, is hereby rezoned to RP-1, Planned Residential (Low-Density) Zoning District as reflected in the minute record of the May 5, 2025, Governing Body meeting, to wit:

Beginning at the Southwest corner of Lot 35, White Oak Estates, a subdivision in the City of Lenexa, Johnson County, Kansas; thence North 0 degrees 15 minutes 15 seconds West, along the West line of said Lot 35 and the East line of the Southwest Quarter of the Southeast Quarter of said Section 21, a distance of 181.65 feet; thence South 89 degrees 44 minutes 45 seconds West, a distance of 244.18 feet; thence North 0 degrees 02 minutes 05 seconds East, a distance of 40.00 feet; thence North 89 degrees 44 minutes 45 seconds East, a distance of 234.98 feet to a point on the West line of said Lot 35 and the East line of the Southwest Quarter of the Southeast Quarter of said Section 21; thence South 0 degrees 15 minutes 15 seconds East, along the West line of said Lot 35 and the East line of the Southwest Quarter of the Southeast Quarter of said Section 21, a distance of 40.00 feet to the point of beginning, containing 9,763 square feet, more or less.

SECTION TWO: The Community Development Director is hereby directed to amend the series of maps entitled "Official Copy Zoning District Map of the City of Lenexa" as adopted by the City via City Code Section 4-1-A-6(A) in accordance with said rezoning.

SECTION THREE: This Ordinance shall be construed as follows:

- A. Liberal Construction. This Ordinance shall be liberally construed to effectively carry out its purposes that are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.
- B. Savings Clause. The repeal of any ordinance or code section, as provided herein, shall not affect any rights acquired, fines, penalties, forfeitures or liabilities incurred thereunder, or any action or proceeding commenced under or by virtue of the ordinance or code section repealed. Any ordinance or code section repealed continues in force and effect after the passage, approval, and publications of this Ordinance for the purposes of such rights, fines, penalties, forfeitures, liabilities and proceedings.
- 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 Lenexa City Code, or other ordinances.

SECTION FOUR: This Ordinance shall take effect after publication of an ordinance summary in the City's official newspaper as provided by State law.

PASSED by the Governing Body May 20, 2025.

SIGNED by the Mayor May 20, 2025.

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

ATTEST:

Mike Nolan, Acting City Clerk

APPROVED AS TO FORM:

Steven Shrout, Assistant City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 14

SUBJECT: Consideration of a rezoning and preliminary plan known as Vantage at Lenexa for a multifamily residential development on property located at the northwest corner of Prairie Star Parkway and Monticello Road - **CONTINUED TO THE JULY 1, 2025 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST**

CONTACT: Scott McCullough, Community Development Director

DATE: May 20, 2025

PROJECT BACKGROUND/DESCRIPTION:

This item has been continued to the July 1, 2025 City Council meeting at the applicant's request.



**CITY COUNCIL
MEMORANDUM**

ITEM 15

SUBJECT: Approval of Amendment No. 2 to the construction agreement with Prosser Wilbert Construction, Inc. for the Ad Astra Reconstruction Project

CONTACT: Logan Wagler, Parks & Recreation Director

DATE: May 20, 2025

ACTION NEEDED:

Approve Amendment No. 2 to the construction agreement with Prosser Wilbert Construction, Inc. ("Prosser Wilbert") for the Ad Astra Reconstruction Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

In July 2024, the City entered into an agreement with Prosser Wilbert to serve as the Construction Manager for the Project at the northeast corner of 83rd Street & Maurer Road ("Construction Agreement"). Since entering the Construction Agreement, the City, Prosser Wilbert, and project architect SFS Architecture, Inc. have worked together to coordinate planning, design, and budget prior to providing a guaranteed maximum price (GMP) for the Project.

The City anticipated executing two separate GMP packages for different phases of the Project. The Governing Body approved the first GMP package consisting of site demolition ("GMP #1") through an Amendment ("Amendment No. 1") in late 2024. The early site demolition package allowed work at the site to begin in fall 2024, minimizing the risk of weather-related issues during the winter months and allowing the project team to uncover any concealed conditions on the site that may affect the design and construction of the Project.

Design has now been completed, and Prosser Wilbert has submitted the final GMP Package (GMP #2) consisting of all additional construction activities for the project with a GMP of \$8,094,928. This includes all base items and meets/exceeds all aquatic program elements identified through the public engagement process. The City and Prosser Wilbert now desire to proceed with this phase of work via Amendment No. 2.

If approved, construction would begin in June 2025 and be completed for the 2026 outdoor pool season (May 22, 2026).

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This Project is funded in the 2025-2029 Capital Improvement Program (Project No. 70010).

Total Project Cost	\$10,075,000
Amendment No. 1 - GMP for Bid Package #1	\$253,586
Amendment No. 2 - Final GMP for Construction	\$8,094,928

Design Fees, FFE, Contingency and other soft costs	\$1,726,486
Funding Sources:	
3/8-cent Sales Tax	\$8,000,000
Capital Improvement Fund - Cash	\$2,000,000
Pavement Maintenance Fund	\$75,000

STAFF RECOMMENDATION:

Approve Amendment No. 2 for the Project as approved by the City Attorney.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

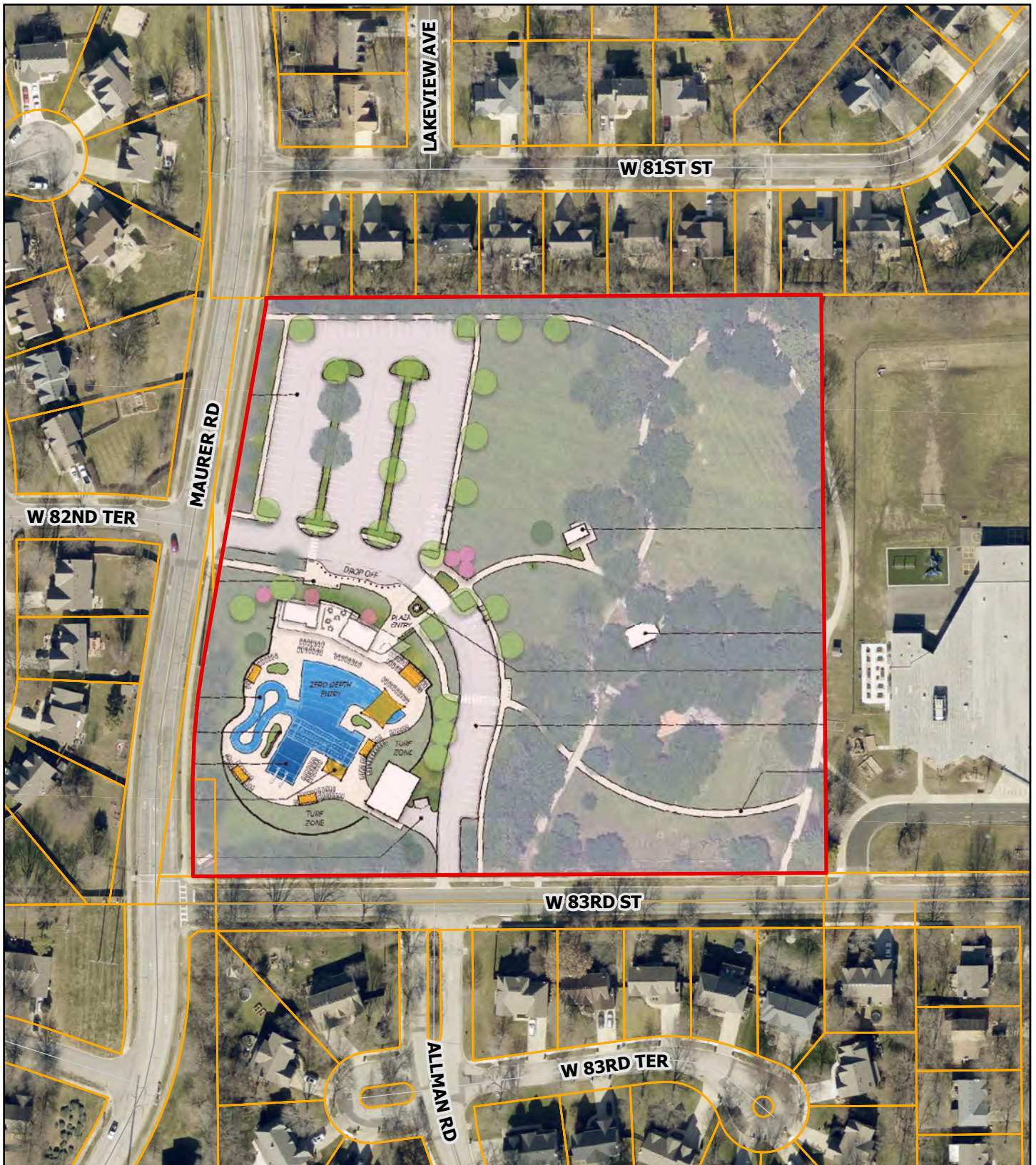
Inviting Places
Healthy People
Vibrant Neighborhoods

Guiding Principles

Strategic Community Investment

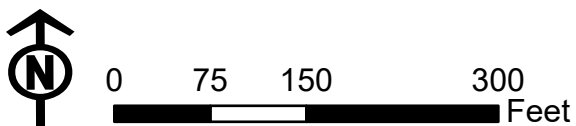
ATTACHMENTS

1. Map
2. Amendment
3. Presentation located in the Appendix



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

Ad Astra Pool



**AMENDMENT NO. 2
TO THE AGREEMENT BETWEEN
OWNER AND CONSTRUCTION MANAGER**

This Modification and Amendment No. 2 (the “Amendment No. 2”) is made as of the ____ day of May 2025 and modifies and amends the Standard Form AIA A133-2019 Agreement between Owner and Construction Manager (as modified) dated July 14, 2024 (the “Agreement”).

BETWEEN the Owner: City of Lenexa, Kansas, a Kansas municipal corporation
 17101 W. 87 Street Parkway
 Lenexa, Kansas 66219

And the Construction Manager: Prosser Wilbert Construction
 a Domestic For-Profit Corporation
 13730 W. 108th Street
 Lenexa, KS 66215

The Project: Ad Astra Reconstruction Project
 8265 Maurer Road
 Lenexa, KS 66219

The Architect: SFS Architecture, Inc.
 Foreign For-Profit Corporation
 2100 Central Street, Suite 300
 Kansas City, MO 64108

The Owner and the Construction Manager agree as set forth below:

WHEREAS, the Owner and Construction Manager have previously agreed to amend their agreement to establish scope, costs, schedule and Contract Documents; and

WHEREAS, the Owner and Construction Manager entered one such Amendment (“Amendment No. 1”) on October 1, 2024; and

WHEREAS, the Owner and Construction Manager now wish to further amend their Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Parties hereto agree to the modification and amendment of the Agreement as set forth below:

1. This Amendment No. 2 is to establish scope, Guaranteed Maximum Price, schedule, and Contract Documents for Bid Packages #2-12, which includes demolition and earthwork, site utilities, asphalt paving, concrete, carpentry, swimming pool, plumbing, and electrical.

2. In accordance with Paragraph 3.3.1.2 of the Agreement the date of the Notice to Proceed shall be the date of this Amendment, the Project schedule for the Work of this Amendment is set forth in Exhibit A, and the estimated Substantial Completion date for the overall work of the Project is also set forth in Exhibit A, however, the final Substantial Completion date shall be established by a subsequent amendment inclusive of all scopes of Work required to provide the complete Project.
3. In accordance with Paragraph 6.2 of the Agreement, the Guaranteed Maximum Price for the Work of this Amendment shall be: Eight Million Ninety-Four Thousand, Nine Hundred and Twenty-Eight Dollars and no/100s (\$8,094,928.00) and pursuant to Paragraph 6.1.2 of the Agreement, the Construction Manager's Fee for the Work of this Amendment shall be: Two Hundred Eighty-Nine Thousand, Eight Hundred and Seventy-Seven Dollars and no/100s (\$289,877.00).
4. Pursuant to Paragraph 3.2.3 of the Agreement, the alternates, unit prices, allowances, and assumptions upon which the Guaranteed Maximum Price is based are stated in Construction Manager's GMP Proposal dated September 25, 2024 (2 pages) attached as Exhibit A.
5. Pursuant to Paragraph 3.2.3 of the Agreement, the Contract Documents upon which the Guaranteed Maximum Price is based are stated in the attached Exhibit A.

This Modification and Amendment No. 2 is entered into as of May ___, 2025.

OWNER:

CITY OF LENEXA, KANSAS

By: _____

Julie Sayers, Mayor
printed name and title

CONSTRUCTION MANAGER:

PROSSER WILBERT CONSTRUCTION, INC.

By: _____

Mark Clayton, President
printed name and title

APPENDIX



**MINUTES OF THE
MAY 6, 2025
LENEXA CITY COUNCIL MEETING
COMMUNITY FORUM, 17101 W 87th STREET PARKWAY
LENEXA, KS 66219**

CALL TO ORDER

Mayor Sayers called the meeting to order at 7 PM.

ROLL CALL

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

APPROVE MINUTES

Councilmember Denny made a motion to approve the April 15, 2025 City Council meeting draft minutes and Councilmember Nicks seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

There were no modifications to the agenda.

PROCLAMATIONS

Municipal Clerks Week May 4-10
Emergency Medical Services Week May 18-24

CONSENT AGENDA

1. Bid award to Excel Constructors Inc. for the Western Fueling Station & Salt Storage Project at Freedom Fields
This project will replace the 750-ton salt structure with a larger 2,000-ton structure and add a fueling station with two diesel and two gasoline pumps for City vehicles. Excel Constructors Inc. bid \$2,326,477.56 to construct the project.
2. Award a contract to K&W Underground for the 2025 Fiber Optics and Conduit Installation Project and waive the sealed bid process
This project will install new fiber in an existing conduit along Monticello Road, along Maurer Road, and at the radio tower at Old City Hall for the City's communication network. The contract amount with K&W Underground to perform the work is \$120,286.63.

3. Approval of the purchase of snow equipment from American Equipment Co. to outfit four one-ton trucks
This purchase includes snow plows, salt spreaders, and beds for four one-ton trucks for the Municipal Services Department. The total cost of the equipment is \$288,732.
4. Approval of the purchase of Ubiqvia streetlight nodes from Stanion Wholesale Electric Company
These streetlight nodes are used to monitor, manage and control streetlights and other lighting systems. Nodes use a cellular connection to alert staff of damaged or stolen wire, and lights that are out due to failed fixture or power loss saving staff time and expense maintaining the street lighting system while improving the level of service to the public. The cost of the nodes from Stanion Wholesale Electric Company is \$119,000.
5. Approval of the purchase of batteries for the traffic signal backup energy system from Big Battery
These batteries will be used with a traffic signal backup energy system, which will provide up to 24 hours of runtime for the traffic signal during a power outage. The traffic signal backup batteries cost a total of \$123,804.10 from Big Battery.
6. Approval of the purchase of traffic signal cabinet locks from Mid-American Signal Corporation
The current locks on traffic signal cabinets are due for replacement. The purchase from Mid-American Signal Corporation cost \$99,872.
7. Approval of an engineering agreement with JEO Consulting Group for the design of the Santa Fe Trail Drive & Pflumm Road Traffic Signal Project
A design for the replacement of traffic signals and modifications to pedestrian accommodations at this intersection is needed due to the necessary coordination with the railroad and evaluation of railroad timings. This agreement with JEO Consulting Group is for that design at a total cost of \$157,130.
8. Approval of an engineering agreement with HNTB Corporation for final design services for the 83rd Street from Gleason Road to Clare Road Improvements Project
Phase 1 of the 83rd Street from Gleason Road to Clare Road Improvements Project included an engineering survey, a traffic study, and a concept design. Additional effort was also focused on traffic and concept analysis of the broader 83rd Street study limits from K-7 to the western city limits. This final design services contract with HNTB Corporation will include public engagement, preliminary and final design for \$954,488.
9. Approval of amendment one to the development agreement with Prairie Star Partners, LLC related to the 99th Street & Clare Road Project (Wheatley Point West)
Prairie Star Partners, LLC is the owner of property located at the northwest corner of 99th Street & Clare Road. This amendment to the development agreement updates and clarifies the responsibilities of each party regarding the construction of temporary sidewalk, estimated to cost \$24,768.
10. Approval of an agreement with Musco Sports Lighting, LLC for the purchase and installation of lights at Rolling Magic Skate Park

Lighting was part of the original reconstruction plan for the skate park and the City is ready to proceed with the purchase and installation of that lighting. Musco Sports Lighting, LLC will do the work for \$98,000.

11. Approval of an agreement with PGAV Architects, Inc. for the Municipal Services Campus Master Plan
This Master Plan will evaluate the current campus layout and infrastructure, identify opportunities for improvement, and develop a strategic, long-term vision that optimizes operational efficiency, enhances staff productivity, supports sustainable design practices, security, space needs, accessibility, and circulation. Staff selected PGAV Architects, Inc. for a total cost of \$180,000.
12. Resolution approving subordination and collateral assignment agreements in connection with economic development agreements with AC2CCL, LLC for the development of the Restaurant Row Project
In 2023, the City approved the Restaurant Row Community Improvement District ("CID") and City Center TIF Project Plan 1J ("TIF"), and the issuance of up to \$3.5 million in IRBs to help finance the construction of two restaurant/retail buildings totaling 17, 800 square feet located on the southwest corner of 87th Street Parkway & Renner Boulevard in City Center ("Project"). AC2CCL, LLC is refinancing the Project which requires City consent.
13. Resolution amending the parameters for the City's general obligation bonds, Series 2022A
In August 2022, the City issued general obligation bonds Series 2022A for the Oakhill Stormwater Improvements Project; the work was completed and came in under budget with \$222,614.27 in bond funds remaining. Staff is requesting authorization to reallocate the remaining bond funds to the 81st Street to 81st Terrace - East of Maurer Stormwater Project approved in the 2025-2029 Capital Improvement Plan.
14. Ordinance amending certain Lenexa City Code sections under Chapter 3-8 Public Offenses
The City closely follows Kansas state statutes for certain criminal offenses, including Battery, Assault, Criminal Damage to Property, and Giving a False Alarm. Over the years, several changes have been made to these state statutes. This ordinance updates the language under each City Code section to ensure the City remains consistent with state law.

END OF CONSENT AGENDA

Councilmember Nicks made a motion to approve items 1 through 14 on the consent agenda and Councilmember Arroyo seconded the motion. Motion passed unanimously.

PUBLIC HEARINGS

15. Consideration of establishing Project Plan 3I in the City Center Tax Increment Financing District (AdventHealth - Medical Office Building 2 & Parking Garage)
 - a. Public hearing to consider establishing Project Plan 3I

- b. Ordinance approving TIF Project Plan 3I by a 2/3 vote of the Governing Body
- c. Approval of a Disposition and Development Agreement with Shawnee Mission Medical Center, Inc.

Tax Increment Financing (TIF) Project Plan 3I contemplates construction of a 65,000-square-foot medical office building, structured and surface parking, sidewalks, landscaping and associated infrastructure, located in the southwest corner of 87th Street Parkway & Renner Boulevard in the City Center TIF District. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 3I. If passed by a 2/3 vote, the Governing Body will consider adoption of a Disposition and Development Agreement with Shawnee Mission Medical Center, Inc. dba AdventHealth, setting forth the terms and conditions for reimbursement of TIF-eligible costs with TIF revenues generated from the TIF District.

Sean McLaughlin, City Attorney, outlined several incentives related to the AdventHealth Campus located on 27 acres in City Center North. He said the development, approved in 2019, includes a hospital, medical office buildings, retail, restaurants, and infrastructure. He noted that a development agreement was established to guide phasing and responsibilities, including the use of public incentives to ensure quality development.

Mr. McLaughlin said that in 2023, the City approved the City Center North Special Benefit District and Project Plan 3 Tax Increment Financing (TIF) for the hospital, and sales-tax-only Industrial Revenue Bonds (IRBs) for a medical office building were approved earlier this year.

Mr. McLaughlin said the City is now considering City Center Project Plan 3I, which includes a 65,000-square-foot medical office building and a 465-stall parking garage. He said the eligible private TIF reimbursement is up to \$9.8 million with projected TIF revenue of \$5.7 million over 20 years. He added that IRBs have already been approved up to \$22.6 million.

Mr. McLaughlin said staff recommends approval of both the new project plan and its Development and Disposition Agreement (DDA).

Councilmember Nicks asked about the difference in the eligible costs and the projected revenue. Mr. McLaughlin explained that the project has \$9.8 million in eligible costs under TIF law and the approved project plan, but projected TIF revenue is only \$5.7 million over 20 years. Because Lenexa uses a "pay-as-you-go" TIF model, the developer will only be reimbursed from actual TIF revenue generated. They will need to cover the \$4.1 million gap using private financing. The incentive does not guarantee full reimbursement—it's capped by the revenue actually collected.

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

No one from the public spoke.

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

The public hearing closed at 7:09 PM.

Councilmember Handley made a motion to approve Item 15b and Councilmember Arroyo seconded the motion. Motion passed unanimously.

Councilmember Arroyo made a motion to approve Item 15c and Councilmember Nicks seconded the motion. Motion passed unanimously.

16. Consideration of establishing Project Plan 3J in the City Center Tax Increment Financing District (Village at City Center North – Mixed-Use Retail & Commercial Project)

- a. Public hearing to consider establishing Project Plan 3J
- b. Ordinance approving TIF Project Plan 3J by a 2/3 vote of the Governing Body
- c. Approval of a Disposition and Development Agreement with Shawnee Mission Medical Center, Inc.

Tax Increment Financing (TIF) Project Plan 3J contemplates construction a one-story, 9,495-square-foot restaurant building and a two-story, 25,000-square-foot mixed-use building, as well as associated infrastructure located in the northeast corner of 87th Street & Scarborough Street in the City Center TIF District. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 3J. If passed by a 2/3 vote, the Governing Body will consider adoption of a Disposition and Development Agreement with Shawnee Mission Medical Center, Inc. dba AdventHealth setting forth the terms and conditions for reimbursement of TIF-eligible costs with TIF revenues generated from the TIF District.

Mr. McLaughlin said Project Plan 3J pertains to a mixed-use commercial, retail, and restaurant development on the southwest corner of the AdventHealth Campus in City Center North. It includes two buildings, one 9,500-square-foot single-story and one 25,000-square-foot two-story, and the associated infrastructure improvements. He said the eligible private TIF reimbursement is up to \$9.1 million and the projected TIF revenue is approximately \$4.9 million over 20 years. As with previous plans, he said the TIF operates on a pay-as-you-go basis.

Mr. McLaughlin said staff recommends approval of both the project plan and the associated Development and Disposition Agreement (DDA).

Mayor Sayers opened the public hearing at 7:11 PM.

No one from the public spoke.

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

The public hearing closed at 7:11 PM.

Councilmember Charlton made a motion to approve Item 16b and Councilmember

Handley seconded the motion. Motion passed unanimously.

Councilmember Nicks made a motion to approve Item 16c and Councilmember Charlton seconded the motion. Motion passed unanimously.

17. Consideration of establishing the Village at City Center North Mixed-Use Retail & Commercial Community Improvement District

a. Public hearing to consider establishing the City Center North Mixed-Use Retail & Commercial Community Improvement District (CID)

b. Ordinance establishing the CID

c. Approval of a Development Agreement with CB AH #1, LLC

The proposed Community Improvement District (CID) includes the Village at City Center North Mixed-Use Retail & Commercial development area located on the AdventHealth Campus at the northeast corner of 87th Street Parkway & Scarborough Street. The CID revenues generated from the CID area will be used by CB AH #1, LLC for approved CID costs. The CID Development Agreement sets the terms and conditions for performance and reimbursement.

Mr. McLaughlin said this Community Improvement District (CID) for Mixed-Use Project (AdventHealth Campus) supports the same two-parcel mixed-use project in item 16 under Project Plan 3J but involves a different developer—Copaken & Brooks—who will construct and own the buildings. He said Shawnee Mission Health owns the land, which explains the prior TIF structure.

Mr. McLaughlin said the CID incentive is a 1.5% additional sales tax for 22 years, with projected CID revenue of \$6.4 million and a maximum reimbursement allowed of \$8.355 million.

Mr. McLaughlin said staff recommends approval of both the CID and the associated development agreement.

Keith Copaken, Copaken Brooks, joined by Aaron Johnson, Copaken Brooks, and Carla Sala, Stinson, presented details on the development. He said the two-building project includes three restaurants, including a first-to-market steakhouse in about 8,000 square feet, a breakfast concept, and Five Four Restaurant, a new 54th Street Grill concept in about 9,500 square feet. He added that about 11,000 square feet of office space would be above the restaurant spaces.

Mr. Copaken said the project mirrors other walkable, mixed-use developments like Saints and the AdventHealth brewery building. He noted that the TIF benefits go to AdventHealth, helping fund parking infrastructure; none of the TIF incentives go to Copaken Brooks. He said they are relying solely on a 1.5% CID to make the project viable, which is lower than the 2% CID previously granted to their Restaurant Row development. He said they have reviewed the financials with City staff and confirmed the necessity of the CID to close the funding gap.

Mr. Copaken emphasized the project's walkability, quality tenants, and partnership with AdventHealth.

Councilmember Nicks reflected on the approval of the hospital's location on north-end of the site and how he was not sure about it initially. He talked about how this has developed and these new buildings lead up to the hospital nicely.

Mayor Sayers opened the public hearing at 7:18 PM.

No one from the public spoke.

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

The public hearing closed at 7:19 PM.

Councilmember Eiterich said she is in support of the overall project concept and site plan but is opposed to the proposed 1.5% CID, citing concerns about precedent. She noted that the City has historically approved only 1% CIDs, and a 2% CID was a recent exception. She said she wanted to be on record voting no due to discomfort with exceeding the 1% threshold.

Councilmember Nicks said that in City Center the expectation is that things are nicer and to a higher finish, so that could be reason for a higher CID.

Staff acknowledged that multiple factors contributed to the 2% approval for Restaurant Row, including expectations for higher-quality finishes and design standards at City Center, which are supported by public financing tools like CIDs to ensure premium development outcomes.

Councilmember Denny made a motion to approve Item 17b and Councilmember Arroyo seconded the motion. Motion passed 6-1 with Councilmember Eiterich voting against.

Councilmember Charlton made a motion to approve Item 17c and Councilmember Arroyo seconded the motion. Motion passed 6-1 with Councilmember Eiterich voting against.

NEW BUSINESS

There was no new business.

COUNCILMEMBER REPORTS

Councilmember Arroyo announced she would not be running for reelection.

STAFF REPORTS

Beccy Yocham, City Manager, said there would be a Committee of the Whole meeting next Tuesday.

18. Property Tax Rebate Program

Kyle Glaser, Economic Development Analyst, presented a review of the Property Tax Rebate Program's 2024 pilot year and proposed adjustments for the 2025 program. He said the program is designed to assist eligible homeowners with rising property taxes due to increasing home values.

Mr. Glaser said the program's total budget was \$100,000 and there were 33 approved applications with an average rebate of \$683. The funds disbursed totaled \$22,539; the unused funds were returned to the general fund. He said the pilot program's eligibility required applicants to be seniors (65+) or fully disabled veterans with very low income ($\leq 50\%$ AMI) and homes under the median appraised value.

Mr. Glaser said the recommended policy changes for 2025 are to lower the age from 65 to 62+; reduce the disability requirement for veterans from 100% to 50%; raise the home value cap from median to average appraised value; and increase income eligibility from very low income (50% AMI) to low income (80% AMI).

In response to Councilmember Nicks questions about future reductions in the rebate, Mr. Glaser explained that the maximum rebate remains 75% of the City's portion of the property tax bill. If applications exceed the budget, he said that rebates will be prorated. He also said the application period will remain August 1 – October 31.

Councilmember Arroyo asked if there were any lessons learned or feedback received and Mr. Glaser said that many people he spoke to or received notes from said they were thankful and happy. He said there may be some minor changes to the application or the data entry in the system; the lessons learned led to the recommended program changes.

Councilmember Charlton asked how many applications were submitted and Mr. Glaser said there were 36, of which 33 were approved. Two that were not approved did not meet the income requirement and one was a veteran who was not 100% disabled. Mr. Glaser said these might meet the new criteria for 2025.

Continued outreach would be through TownTalk, the City website, social media, and e-newsletters, per Mr. Glaser. In response to Councilmember Handley's and Councilmember Herron's questions about outreach, Mr. Glaser said staff would explore booth or open house outreach at City events.

Councilmembers expressed support for the proposed changes. Staff noted that expanded eligibility could triple participation while remaining within budget.

Ms. Yocham said policy amendments reflecting these changes will likely be brought forward for consideration at the May 20th City Council meeting.

19. Traffic Signal Battery Backup Pilot Program update

Steve Schooley, Transportation Manager, presented findings from a pilot project evaluating battery backup systems for traffic signals. The project addresses concerns

related to power outages that disrupt traffic flow and safety at Lenexa's 83 signalized intersections.

Mr. Schooley said that traditional solutions (e.g., lead-acid batteries, generators, or portable units) offer limited run-time, high costs, or slow deployment. He said a new system using lithium iron phosphate batteries was tested. These batteries provide:

- 12–15 years lifespan with 3,000–5,000 cycles
- Up to 24 hours run-time for smaller signals
- Integration with solar panels, generators, and real-time monitoring

The pilot site, located at Marshall Drive & Pflumm Road, demonstrated that:

- 87% of signal power was supplied by solar energy
- Solar panels recharged batteries during the day; batteries then powered signals overnight
- Grid use was minimized, with estimated annual savings of \$300–\$400 per location
- Solar panels would pay off within 3–4 years

Mr. Schooley said staff would install 30 battery backup systems in 2025, which would be funded through the Equipment Reserve Fund. They would limit solar installations to eight locations, favoring less visible areas, with a focus on:

- Signals without current backup
- Signals with failed systems
- High-priority intersections with frequent outages or critical traffic needs

Mr. Schooley said one of the benefits is the real-time monitoring, which will enhance outage response and system management. He said the equipment is compatible with the purchases approved on this meeting's consent agenda.

Councilmembers supported the system's sustainability, reliability, and cost-efficiency. Discussion included signals remaining individually powered; cameras operating on the backup power and functioning during outages; and the long-term goal of equipping all 83 signals with backup systems and about 20–30% of locations feasibly including solar. Appreciation was expressed for staff innovation, the integration of sustainability goals, and coordination with other energy efficiency initiatives.

Mr. Schooley recognized Andrew Drummond (IT), John Culp (Community Development), and Municipal Services staff for their contributions to the project.

STUDENT INTRODUCTIONS

Desmond Alexander, Ashley Rocha, and Mufba Za Ahmudi, Shawnee Mission West High School students, attended the meeting for Government class.

Braylon Harrison, Mill Valley High School student, attended the meeting for AP Government and Politics class.

Connor Kessinger, Isabel Ray, and Sierra Bachta, Shawnee Mission Northwest High School students, attended the meeting for Government class.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

There was no business from the floor.

ADJOURN

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

The meeting adjourned at 7:59 PM.

PUBLIC ART STRATEGIC PLAN 2025–2030



INTRODUCTION

Public art in Lenexa enhances shared spaces, fosters a sense of community, and reflects the city's unique cultural identity. Lenexa views public art as a community asset that can enhance and change perceptions of public areas, improve safety, and encourage interaction. Public art can also be a powerful tool for economic development by attracting visitors, improving public spaces, and supporting local and regional artists. Community engagement during art creation can foster connection and inclusivity. Public art engages all age groups through interactive installations.

This strategic plan serves as a roadmap for integrating public art into Lenexa's future development while ensuring inclusivity, sustainability, and community engagement.

VISION & MISSION

VISION STATEMENT:

Lenexa's public art will enrich cultural vibrancy, enhance public spaces, and connect residents through creative expression.

MISSION STATEMENT:

To acquire, preserve, and promote public art that reflects Lenexa's vision/values, engages diverse communities, and contributes to a dynamic urban environment.

GOALS & OBJECTIVES

Goals provide direction and purpose, serving as the foundation for more specific actions and strategies. In the context of public art planning, goals outline the desired impact of the program, such as fostering community identity, enhancing cultural vibrancy, and increasing public engagement.

Lenexa's Public Art Goals:

- ◆ Create vibrant public spaces that attract people to explore our community.
- ◆ Build a sense of community through connection and collaboration.
- ◆ Enrich the cultural landscape by reflecting our heritage and community aspirations.

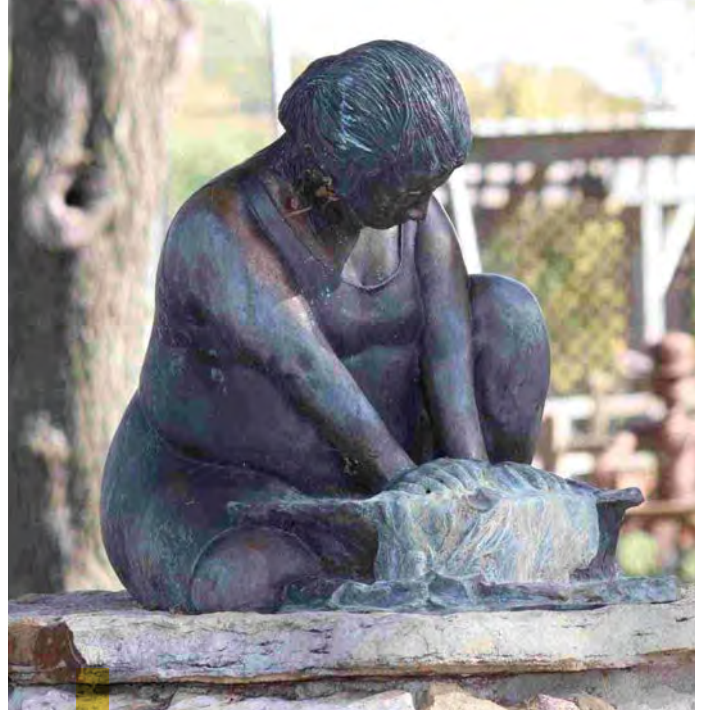
Goals are typically supported by objectives, which are measurable steps taken to achieve these broader ambitions.

Lenexa's Public Art Objectives

- ◆ Enhance cultural vibrancy and community identity by integrating art into public spaces.
- ◆ Foster diverse and inclusive artistic representation through broad calls for artists.
- ◆ Engage the public in meaningful ways through participatory and interactive art projects.
- ◆ Support local and regional artists while attracting national and international talent, when appropriate.
- ◆ Ensure sustainable funding and maintenance for long-term art preservation.

PUBLIC ART SELECTION & ACQUISITION PROCESS

- ◆ The Arts Council and staff will research, advise and guide selection to ensure alignment with city values, goals and expert recommendations.
- ◆ Final approval of purchases remains with the City Council.
- ◆ A three-stage approval process will be implemented:
 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.
- ◆ Criteria for Selecting Artwork:
 - » *Excellence & Quality* – Selection should prioritize high-quality pieces that enhance the aesthetic experience and evoke an emotional or narrative response.
 - » *Alignment with Vision & Values* – Public art should reflect the city’s evolving identity as well as the community’s goals and values.
 - » *Uniqueness* – Public art should be unique to Lenexa, while complementing the site as well as the existing public art collection.
 - » *Durability* – Artworks should be weather-resistant, long-lasting, sustainable, safe, resistant to vandalism and require minimal maintenance.
- ◆ Call for Artists Process: May include open or limited RFQs or RFPs at local, regional, and national levels.
- ◆ Community Engagement: The selection approach will balance targeted stakeholder input with broader community feedback and may be different depending upon project goals, size, and location. Public input may be used to guide themes and the individual selection of pieces, when appropriate.
 - » Projects with the largest investments (\$80,000+) may undergo city-wide engagement, while projects with smaller investments (less than \$80,000) may focus on local impact.
- ◆ Partnerships: When appropriate, seek opportunities for collaboration with local organizations, businesses, and artists to strengthen program reach.



FUNDING & RESOURCES

Public Art is funded through multiple funding sources but mostly using two dedicated funding sources: PRIF (Parks and Recreation Impact Fee) and CIF (Capital Improvement Fund).

The Parks and Recreation Impact Fee (PRIF) was adopted in 2005 and provides a systematic approach to funding recreation facilities and public art across the city. The PRIF is a fee charged against private development, collected and expended within three distinct PRIF zones. The CIF is monies transferred from the general fund – a dedicated pool of money for public art purchases. This equates to roughly \$1 per resident annually.

Other funding sources include the Lenexa Foundation sub-fund for Art and fundraising efforts specific for art.

◆ Budget Allocation (as of 12/31/24)

» City's PRIF:

- \$14,470.67 (Zone 1)
- \$33,520.20 (Zone 2)
- \$40,040.77 (Zone 3)

» CIF Dedicated Public Art Funds:

\$283,693.93

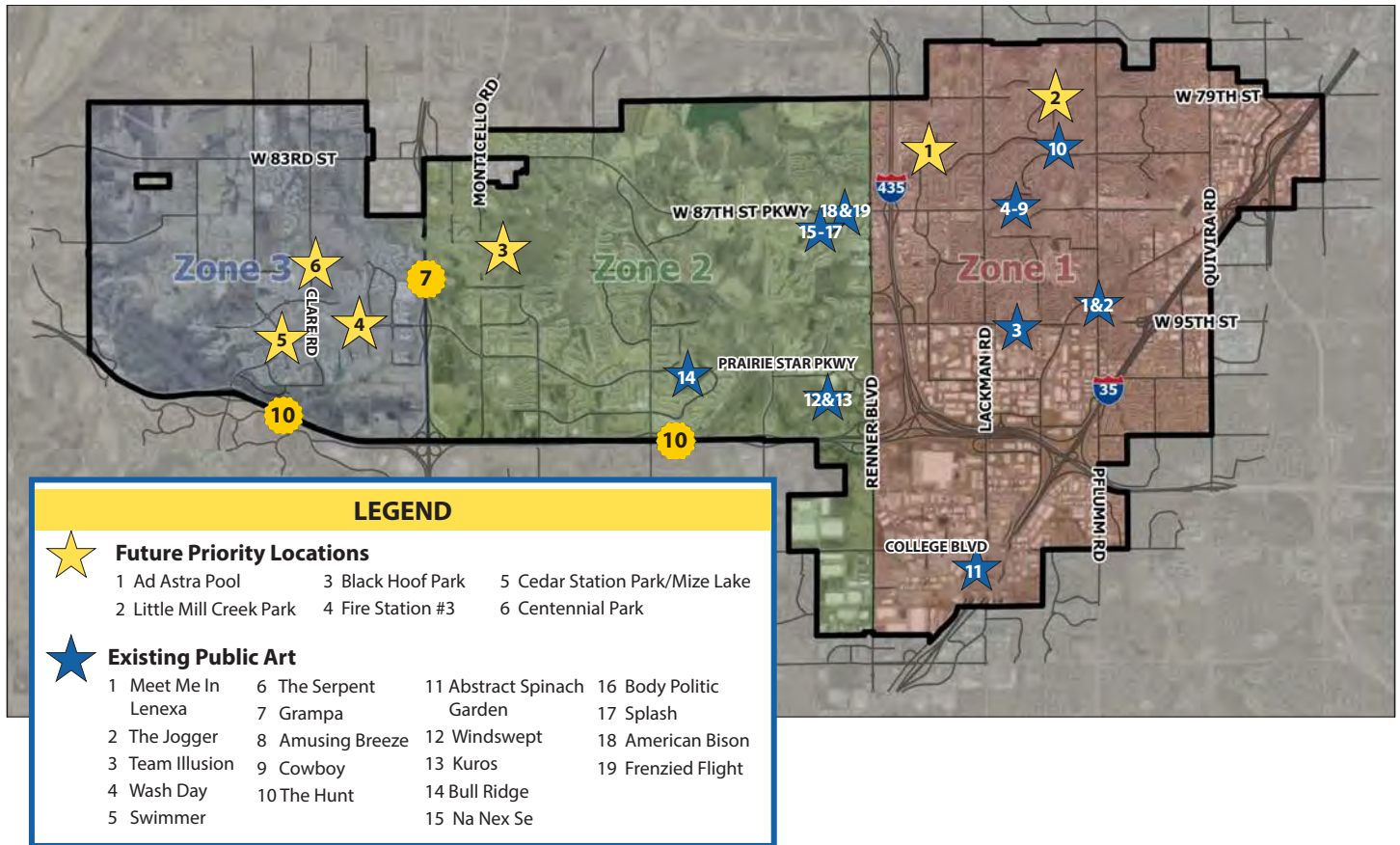
» Lenexa Foundation (Arts): \$100,772.80

◆ Long-Term Sustainability:

- » Explore additional grant opportunities.
- » Encourage corporate sponsorship and fundraising.
- » Develop public-private partnerships to leverage resources.

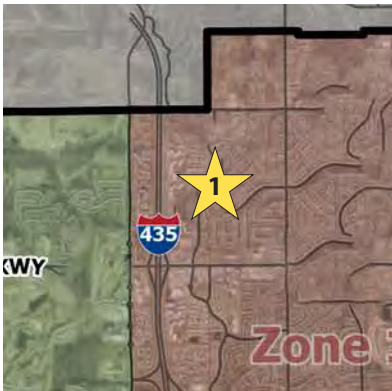


SITE SELECTION & PLANNING




PRIORITY PUBLIC ART LOCATIONS:

1 Black Hoof Park (Zone 2) Budget Range \$100,000–\$175,000: A large-scale, highly-accessible installation that enhances the park's identity as a public gathering space. Art should be accessible, durable, and reflective of the natural landscape, without overshadowing the dam and spillway, which is a piece of art itself. Determining a proper location could be challenging.



2 Cedar Station Park/Mize Lake (Zone 3) Budget range \$60,000–\$100,000: A highly interactive, functional art installation that is educational and community driven. Could be a good location for a piece that is auditory, visual or interactive. The art should be engaging for all ages and serve as a landmark for storytelling. A good location for a local or emerging artist. Community engagement may involve children and the neighborhood.

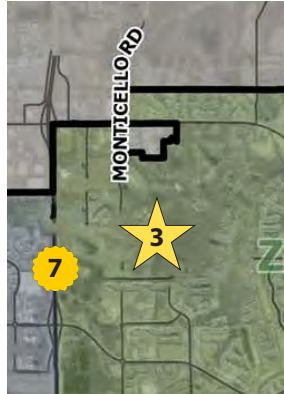


SITE SELECTION & PLANNING



Ad Astra Pool (Zone 1) **Budget range \$40,000–\$60,000:**

A welcoming, vibrant mural and/or sculpture that aligns with the pool's cosmic theme. The artwork should foster family-friendly engagement and may highlight Lenexa's diverse community. Call for art targeting local artists.



Centennial Park (Zone 3) **Budget range \$100,000–\$150,000:**

Future Park at 91st and Clare Road. A future placemaking initiative as this location has foot traffic. May be a good spot for multiple pieces along a trail. May focus on contemplative and reflective spots. Blend natural and built environment. Art at this site should emphasize innovation, creativity, and a sense of community aspiration. A long-term investment with a blank slate for future public art planning in coordination with the 2028 park development.



Fire Station #3 (Zone 3) **Budget range \$10,000–\$15,000:**

The piece could honor service and sacrifice. It should be visible from Prairie Star Parkway with fast moving traffic and won't often be viewed up close. The community should be engaged including Lenexa's first responders.



Little Mill Creek Park (Zone 1) Budget range

\$50,000–\$100,000: This installation may integrate educational and social themes, encouraging lifelong learning and creative expression. The artwork could be interactive, and it could integrate native landscaping, municipal services pollinator gardens and greenhouse, and educational elements with community engagement from nearby schools. This installation also could consider a focus on sports and play. The installation could involve multiple pieces within a theme and coordinate with the school across the street. The call for artists should be regional, including surrounding states. Consider a community engagement plan to establish partnership and additional fundraising.



COMMUNITY ENGAGEMENT & EDUCATION

The engagement process should prioritize community-wide participation rather than limit input to residents near specific installations. Key engagement opportunities include:

- ◆ School partnerships involving students.
- ◆ Stakeholder involvement.
- ◆ Neighborhood engagement when appropriate.
- ◆ Empowering residents by ensuring transparency and inclusivity in the process.

Action items include:

- ◆ Hold public workshops and artist talks or demonstrations when appropriate.
- ◆ School Partnerships: Involve students where appropriate.
- ◆ Public Feedback Mechanisms: Seek community feedback through existing community surveys and/or at existing programs and events.

IMPLEMENTATION TIMELINE

- ◆ Short-term (1–2 years): Ad Astra Pool/Park, Black Hoof Park
- ◆ Mid-term (3–5 years): Cedar Station Park/Mike Lake Fire Station #3
- ◆ Long-term (6+ years): Little Mill Creek Park, Centennial Park

MAINTENANCE & CONSERVATION

- ◆ Identify funding source and develop maintenance schedule for public art collection.
- ◆ Conduct regular assessments and define clear maintenance responsibilities.
- ◆ Update assessed valuation of public art collection every 10 years.

EVALUATION & IMPACT ASSESSMENT

- ◆ The Arts Council will provide an update on an annual basis to the Governing Body regarding public art. The report will include:
 - » Any new public art acquisitions in the previous 12 months
 - » Any recommendations regarding the priority list of locations for public art

- ◆ Plan Updates: Strategic revisions based on community needs and funding changes.

This plan ensures that Lenexa's public art program continues to be dynamic, engaging, and reflective of its community, fostering a lasting cultural legacy.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE LENEXA CITY CODE REGARDING ADOPTION OF THE JOHNSON COUNTY ENVIRONMENTAL SANITARY CODE AND THE JOHNSON COUNTY AQUATIC HEALTH CODE.

WHEREAS, on August 17, 2004, the City, by Ordinance No. 4673, adopted the Johnson County Environmental Sanitary Code, 2004 Edition, with some amendments, and allowed the County to administer the regulations on behalf of the City and to share in dual enforcement of said regulations in order to provide consistency in the administration and enforcement of provisions regulating on-site waste treatment systems and all public and semi-public swimming pools, spa pools and public bathing places; and

WHEREAS, on August 22, 2024, the Johnson County Board of County Commissioners adopted, by Resolution No. 058-24, the 2025 Environmental Sanitary Code and, by Resolution No. 059-24, the 2025 Aquatic Health Code; and

WHEREAS, the City desires to amend the Lenexa City Code to adopt by reference the new 2025 Environmental Sanitary Code and the 2025 Aquatic Health Code to ensure the highest level of safety and the greatest degree of uniformity in the administration and enforcement of on-site waste treatment systems and all public and semi-public swimming pools, spa pools and public bathing places.

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

Section One: Section 4-5-A-2 is hereby amended to read as follows:

Section 4-5-A-2 SANITARY SEWER DISTRICT.

The City of Lenexa, Kansas, is served by the Johnson County Unified Wastewater District. Effective January 1, 1994, Johnson County shall enforce its rules and regulations relating to industrial pretreatment and regulation of sanitary sewer use, including the 2025 Johnson County Environmental Sanitary Code adopted January 29, 2004August 22, 2024, by Johnson County Board of County Commissioner's Resolution No. 0058-204, as amended, in the City of Lenexa, Kansas (as adopted by reference in Code Section 4-5-A-16).

Section Two: Section 4-5-A-16 is hereby amended to read as follows:

Section 4-5-A-16 COUNTY REGULATIONS ADOPTED.

- A. The City hereby adopts by reference the Johnson County Unified Wastewater Districts - Pump Station Standards for Sanitary Sewers as approved by John A. Metzler, P.E., dated February 3, 1993, as if fully set out in this Code.

- B. The City hereby adopts by reference the Johnson County Unified Wastewater Districts - Construction and Material Specifications/Sanitary Sewers approved by John A. Metzler, P.E., dated August 29, 1989, as if fully set out in this Code.
- C. The City hereby adopted by reference the 2025 Johnson County Environmental Sanitary Code, adopted January 29, 2004August 22, 2024, by Resolution No. 0508-204, as amended.

Section Three: Section 4-5-D-2 is hereby amended to read as follows:

Section 4-5-D-2 RULES AND REGULATIONS.

The City has adopted in Code Section 4-5-A-16 the Johnson County's rules and regulations relating to industrial pretreatment and regulation of sanitary sewer use, including the 2025 *Johnson County Environmental Sanitary Code*, adopted January 29, 2004August 22, 2024, by Resolution 0508-024, as amended.

Section Four: Article 4-5-I is hereby amended to read as follows:

Article 4-5-I ENVIRONMENTAL SANITARY AND AQUATIC HEALTH REGULATIONS

Section 4-5-I-1 OBJECTIVES.

The purpose of these regulations is to provide minimum standards for the sanitary disposal of all sewage generated or transported within the City and for the provision of minimum standards for safety, cleanliness and general sanitation and for inspection and licensing of all public and semi-public swimming pools, spa pools and public bathing places. This Article shall not affect, in any manner, the laws, regulations and policies of the City relating to the permissible use of property, density of development, design and improvement standards and requirements or any other aspect of the development of land or provision of public improvements subject to the zoning and subdivision regulations* or other regulations of the City, which shall be operative and remain in full force and effect without limitation with respect to all such development.

See Chapter 4-1, Chapter 4-2, and Chapter 4-3 of this Title for zoning and subdivisions.

Section 4-5-I-2 JOHNSON COUNTY ENVIRONMENTAL SANITARY CODE AND AQUATIC HEALTH CODE ADOPTED.

A. Johnson County Environmental Sanitary Code: The City adopted the The Johnson County Environmental Sanitary Code, as approved and adopted by the Johnson County Board of County Commissioners, adopted January 29, 2004 on August 22, 2024, by Board of County Commissioners Resolution No. 008-04058-24, herein after referred to as the Johnson County Environmental Sanitary Code, is here by adopted by reference and said document is made a part of this Chapter and Article save and except such parts or portions thereof as specifically deleted, added or amended in the City Code. For purposes of this Chapter, the use of the term "Code" shall include the Johnson County

~~Environmental Sanitary Code found in this Article, as well as the provisions of the City Code.~~

B. Johnson County Aquatic Health Code: The Johnson County Aquatic Health Code, as approved and adopted by the Johnson County Board of County Commissioners on August 22, 2024, by Board of County Commissioners Resolution No. 059-24, herein after referred to as the Johnson County Aquatic Health Code, is here by adopted by reference and made a part of this Chapter and Article save and except such parts or portions thereof as specifically deleted, added or amended in the City Code.

Section 4-5-I-3 AMENDMENTS AND ADDITIONS.

Chapter 1, Article 1, Section 10 of the Johnson County Environmental Sanitary Code and Chapter 1, Part 1, Subpart 10 of the Johnson County Aquatic Health Code as incorporated by reference in Section 4-5-I-2 of this Article ~~is~~ are hereby amended by adding the following provision:

The City may, by ordinance, supplement or amend this Code. Prior to making any such modification, the City will notify the County of any such proposed change and provide opportunity for comment.

Section 4-5-I-4 AMENDMENT TO ~~JOHNSON COUNTY ENVIRONMENTAL SANITARY CODE~~ DEFINITIONS.

Unless the context requires or specifies otherwise, the following words, term or phrases, as used in this Code, shall be either amended or added to the definitions contained in ~~Chapter 1, Article 2, Section 4 of~~ the Johnson County Environmental Sanitary Code and the the Johnson County Aquatic Health Code as incorporated by reference in Section 4-5-I-2 of this Article and shall be given the meaning defined in this Section:-

ADMINISTERING AGENCY: The agency or official designated in any of the chapters contained in this Code to administer the provisions of that chapter or any section therein, including any official designated by the City of Lenexa.

CITY: The City of Lenexa, Kansas.

CITY COMMUNITY DEVELOPMENT DIRECTOR: The individual at the City of Lenexa employed in this position or his duly authorized representative.

HEALTH OFFICER: The legally appointed Health Officer of Johnson County appointed in accordance with K.S.A. 65-201, as amended, or his duly authorized representative and includes the person(s) designated by the City of Lenexa.

Section 4-5-I-5 PERMITS AND LICENSES REQUIRED.

A. On-site Waste Disposal: Any contractor engaged in the installation/construction of an individual on-site waste disposal system whose business is located within the City of Lenexa shall have a current business license from the City.*

See Title 2, Chapter 2-1 of the City Code for business licensing provisions.

B. Aquatic Recreation Facility, Venue, Feature, Pool, or Spa: Any contractor engaged in the installation/construction or remodeling of an Aquatic Recreation Facility, Aquatic

Venue, Aquatic Feature, Pool, or Spa within the City of Lenexa shall have a current Johnson County Contractors Class DS License**

**See Title 4, Chapter 4-8-A-4 of the City Code for contractor's licensing provisions.* *

Section 4-5-I-6 ABATEMENT OF NUISANCES.

A. Environmental Sanitary Code: Chapter 1, Article 5, Section 4 of the Johnson County Environmental Sanitary Code ~~and the Johnson County Aquatic Health Code~~ as incorporated by reference in Section 4-5-I-2 of this Article is hereby amended by adding the following provision:

In addition to other remedies set forth above, the City may maintain a civil action, including obtaining injunctive relief, to abate and enjoin a nuisance.

B. Aquatic Health Code: Chapter 1, Part 2, Subpart 1 (1.2.1) of the Johnson County Aquatic Health Code as incorporated by reference in Section 4-5-I-2 of this Article is hereby amended by adding the following provision:

In addition to other remedies set forth above, the City may maintain a civil action, including obtaining injunctive relief, to abate and enjoin a nuisance.

Section 4-5-I-7 NOTIFICATION AND PARTICIPATION OF CITY COMMUNITY DEVELOPMENT DIRECTOR.

Authorized representatives engaged in administration of the Johnson County Environmental Sanitary Code and the Johnson County Aquatic Health Code ~~this Code~~ shall be obligated to notify the City Community Development Director of the following matters that occur in the City by providing copies of the documents specified herein:

A. Appeal Hearing and Decision:

1. A copy of any notice of appeal for hearing; and
2. A copy of any written appeal decision within 10 days after the conclusion of the appeal hearing.

B. Rule Exceptions:

1. A copy of any report and recommendation made as the result of any application for a rule exception;
2. A copy of any final decision issued in the form of an administrative order;
3. Notice of any review proceeding held pursuant to a request for review of a final decision regarding an exception to any design criteria or technical specification or standard;
4. Notice of any review proceeding held pursuant to a request for review of a final decision regarding an exception to any land use consideration, including but not limited to minimum lot sizing; and
5. A copy of any written final decision on review.

- C. **Variances:** Any decision regarding an application requesting a variance from the minimum lot size requirements established by this Code for the installation, use or operation of any type of private sewage disposal system shall include a determination by the City Community Development Director that the system can and will comply with all other applicable requirements of this Code and the applicable zoning and subdivision regulations of the City.

Section 4-5-I-8 PROSECUTION.

A. Environmental Sanitary Code: Article 7, Section 3 of the Johnson County Environmental Sanitary Code ~~and the Johnson County Aquatic Health Code~~ as incorporated by reference in Section 4-5-I-2 of this Article is hereby deleted and a new Section 3 is added to read as follows:

Violations of this Code may be brought either by the County Counselor in the name of the Board of County Commissioners of Johnson County ("BOCC") or by the City Attorney in the name of the City. Prosecution in the name of the BOCC shall be in accordance with the Johnson County, Kansas, Code for Procedure and Enforcement, Board of County Commissioners Resolution No. 116-88, or any amendments or subsequent enactments and shall be commenced in the County Codes Section of the District Court of Johnson County, Kansas. Prosecution in the name of the City shall be brought in Lenexa Municipal Court in accordance with Title 1, Chapter 8, Article 1-8-A of the Lenexa City Code.

B. Aquatic Health Code: Chapter 1, Part 2, Subpart 2 (1.2.2) of the Johnson County Aquatic Health Code as incorporated by reference in Section 4-5-I-2 of this Article is hereby amended by adding the following provision:

Prosecution, administrative actions and decisions required or authorized for the administration of the Code in the name of the City shall be brought in Lenexa Municipal Court in accordance with Title 1, Chapter 8, Article 1-8-A of the Lenexa City Code.

Section 4-5-I-9 RESERVED FOR FUTURE USE.

Section 4-5-I-10 RESERVED FOR FUTURE USE.

Section 4-5-I-11 RESERVED FOR FUTURE USE.

Section 4-5-I-12 VIOLATION AND PENALTY.

Unless otherwise provided, penalties for violations of this Article shall be assessed as provided in Section 1-1-C-3 of this Code.

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

Section SixThree: Interpretation: This Ordinance shall be construed as follows:

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 any Ordinance or Code Section, as provided herein, shall not revive an Ordinance previously repealed, nor shall the repeal affect any right which accrued, any duty imposed, any penalty incurred or any proceeding commenced, under or by virtue of the Ordinance repealed. Said Ordinance or Code repealed continues in force and effect after the passage, approval, and publication of this Ordinance for the purpose of pursuing such rights, duties, penalties, or proceedings.

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, City Code or other ordinances.

Section FourSeven: Repeal: The existing Code Sections 4-5-A-2, 4-5-A-16, and 4-5-D-2 and -Article 4-5-I ~~is-are~~ hereby repealed.

Section FourEight: Effective Date: This Ordinance shall become effective after passage and publication of the ordinance summary in the official City newspaper as provided by State law.

PASSED BY the City Council on May 20, 2025

SIGNED BY the Mayor on May 20, 2025

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Steven D. Shrout, Assistant City Attorney

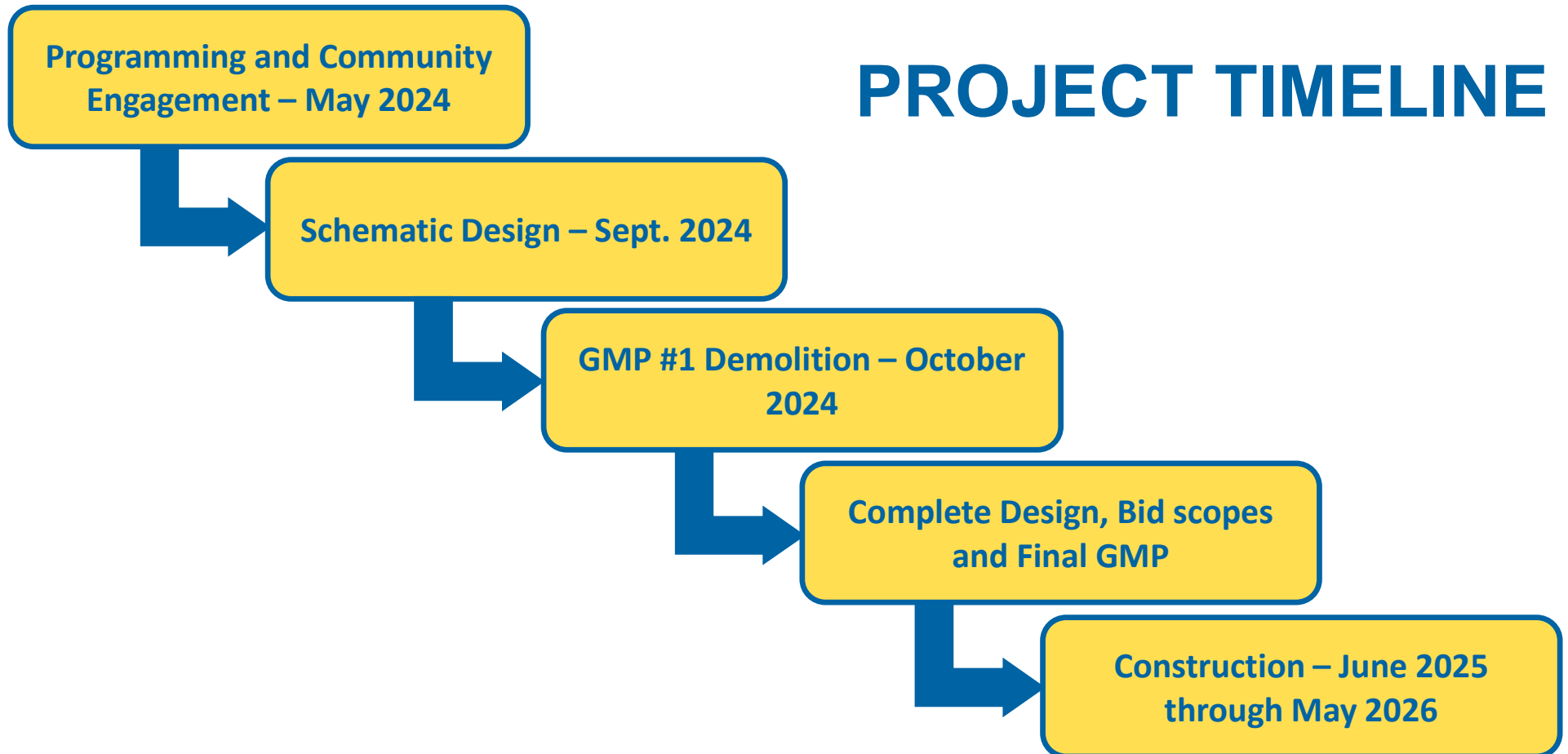
Ad Astra Pool Reconstruction

GMP # 2

Architect and Construction Partners

- Prosser Wilbert Construction
- SFS Architecture

PROJECT TIMELINE



PROJECT BUDGET

★ Total Project Budget:	\$10,075,000
★ GMP #1 – Demolition	\$ 253,586
★ GMP #2 – Construction	\$ 8,094,928
★ Soft Costs (Design, FFE, contingency, inspections, survey, etc.):	\$ 1,726,486

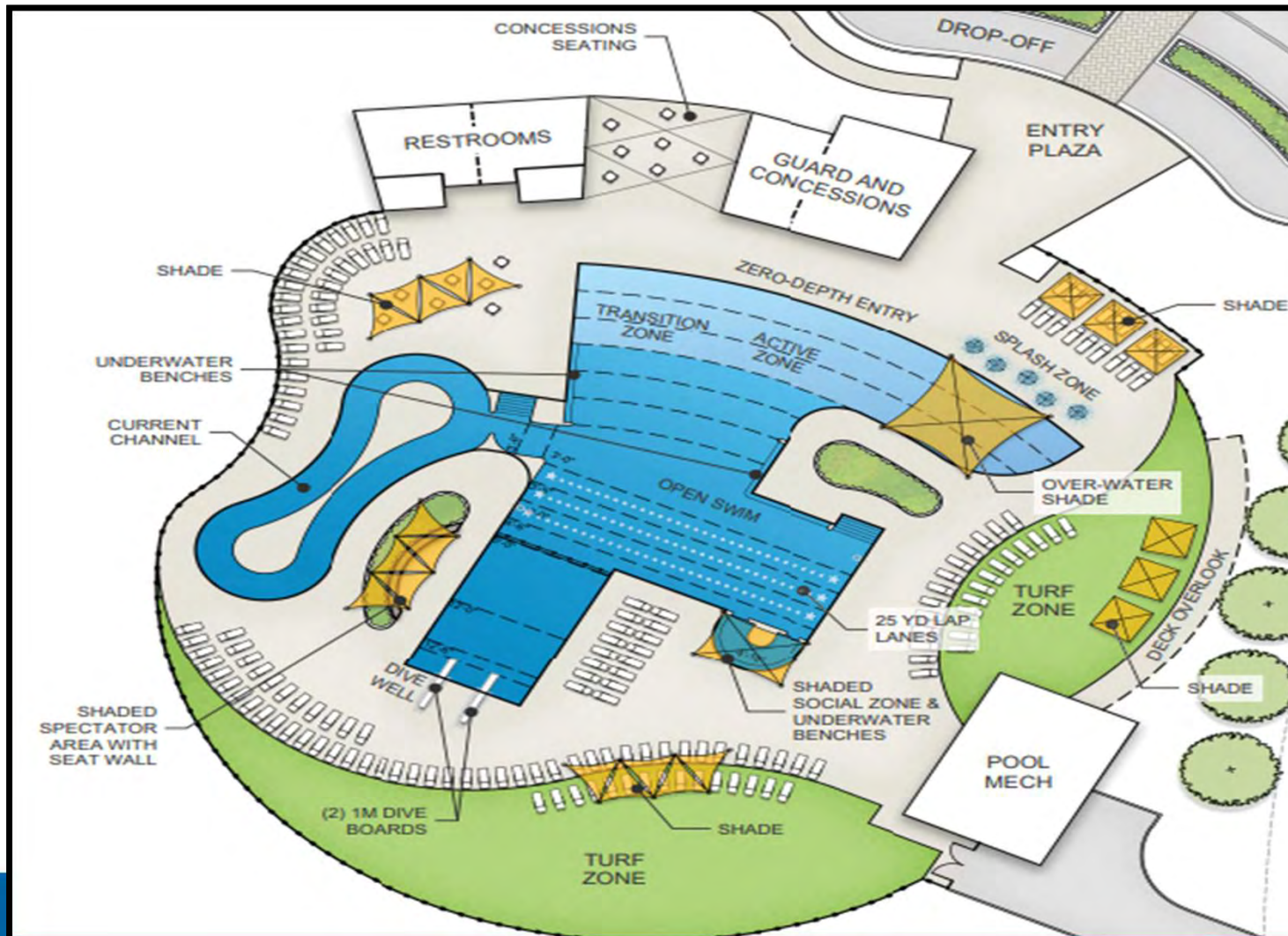
BID PROCESS

- ✓ 12 Scope areas competitively bid
- ✓ Coverage of each scope
- ✓ Pool Sub-contractor
- ✓ Add Alternates Currently not in project
 - Park Shelter
 - Additional shade structures

Construction Info and Schedule

- ★ Demolition complete
- ★ Concrete Recycling Efforts
- ★ Upcoming targets
 - ★ Start construction summer 2025
 - ★ Open for Memorial Weekend 2026!

Public Engagement Final Concept













 sfsarchitecture

Lenexa
KANSAS 

Questions