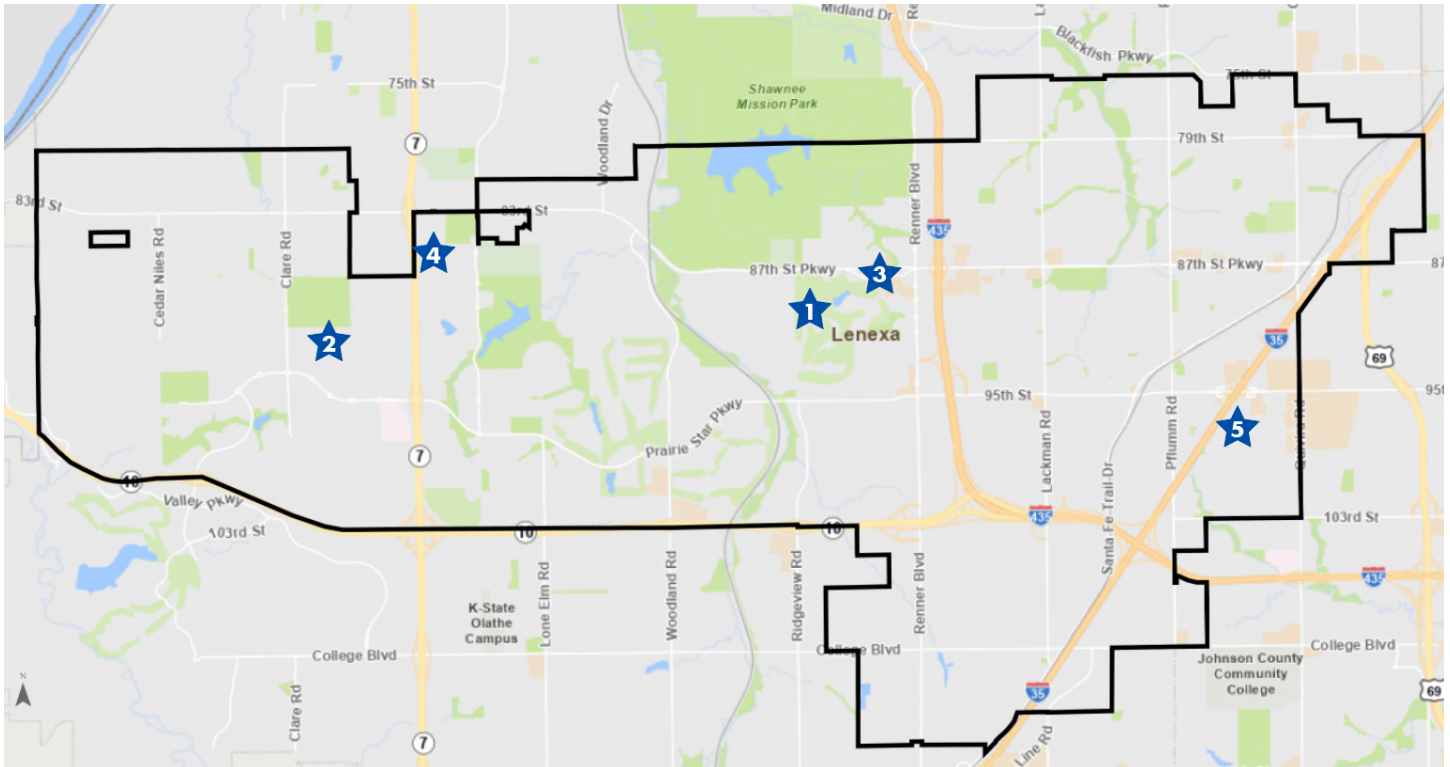


**AGENDA MAP**



**CALL TO ORDER**

**ROLL CALL**

**APPROVE MINUTES**

**CONSENT AGENDA**

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

- 1. Cottonwood Canyon, 14th Plat - Consideration of a revised final plat for a single-family residential lot located at 9309 Cottonwood Canyon Drive within the RP-1, Planned Residential (Low Density) District. PT23-02FR**

2. **Creekside Park First Plat - Consideration of a final plat for a single-family subdivision located near the southeast corner of 91st Street and Clare Road within the RP-1, Planned Residential (Low Density) District. PT23-12F**
3. **Midas Lenexa City Center - Consideration of a final plan for a mixed-use development with two hotels and retail space located between Elmridge Street and Penrose Lane and the east and west lanes of W. 87th Street Parkway within the CC, Planned City Center District. PL23-10F**

## REGULAR AGENDA

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4. **Westside Family Church Care Center - Consideration of a preliminary plan for a two-story office building accessory to the church/place of worship located at 8500 Woodsonia Drive within the R-1, Single-Family Residential District. PL23-02P**

## CONTINUED APPLICATIONS (NO DISCUSSION)

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5. **StorTropolis - Consideration of a final plan and final plat for a self-storage facility located near the southwest corner of 96th Street and Rosehill Road within the CP-2, Planned Community Commercial District. PL23-11F & PT23-13F**
6. **Proposed Amendment to the Unified Development Code - Regulations related to small scale alcohol production**

## STAFF REPORTS

## ADJOURN

## APPENDIX

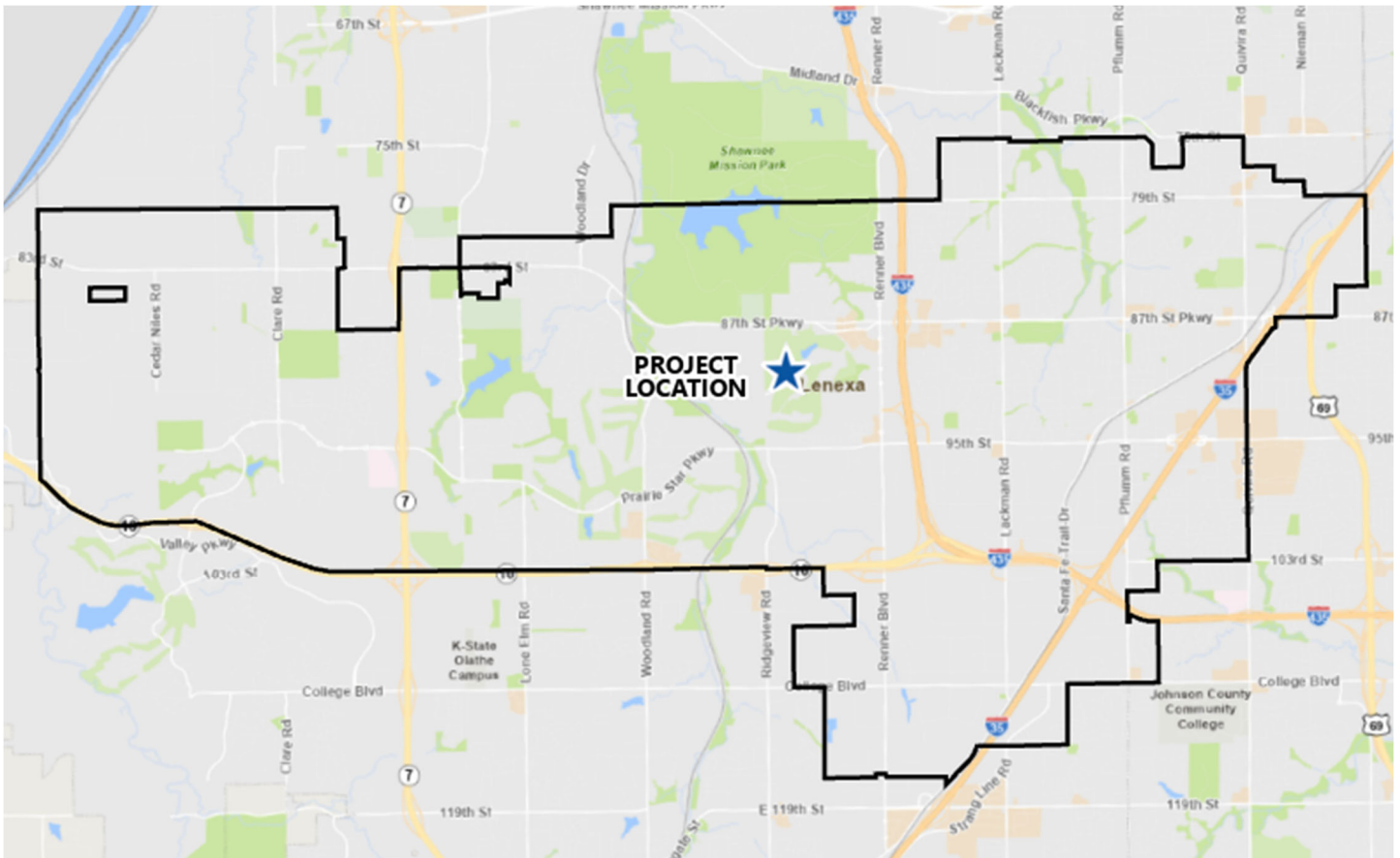
7. **Draft Minutes - April 3, 2023**

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

*If you need any accommodations for the meeting, please contact the City ADA Coordinator at 913-477-7550 at least 48 hours prior to the meeting.  
Kansas Relay Service: 800-766-3777*

## COTTONWOOD CANYON, 14<sup>TH</sup> PLAT

<b>Project #:</b>	PT23-02FR	<b>Location:</b>	9309 Cottonwood Canyon Drive
<b>Applicant:</b>	Schlagle & Associates	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Subdivision amenity tract



### PROJECT SUMMARY

The applicant is requesting approval of a final plat to replat a tract and two lots into a single tract. The replat will assemble the three parcels into a single tract to be owned by the homeowner's association. The tract will be used as a subdivision amenity. The plat is part of Cottonwood Canyon Subdivision. The Cottonwood Canyon subdivision originally began developing in the mid-2010's and is interwoven with the Canyon Farms Golf Course.

### STAFF RECOMMENDATION: APPROVAL



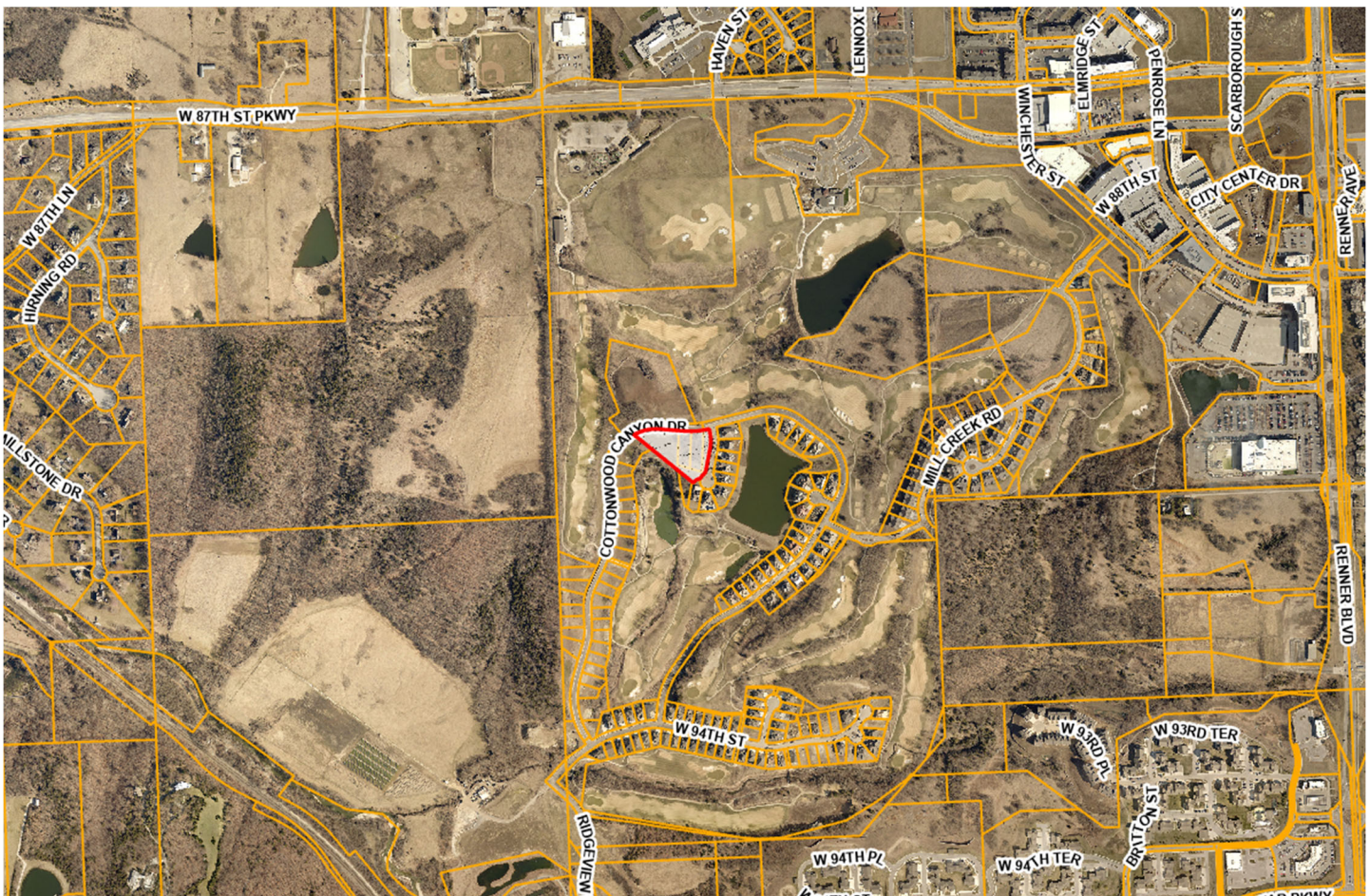
## SITE INFORMATION

The site is zoned RP-1, Planned Residential Single-Family (Low-Density) District (RZ06-16). The subdivision is integrated within the fairways of the Canyon Farms Golf Course. The subject property is currently a subdivision amenity tract with the subdivision pool, cabana, parking lot, and two undeveloped lots. The applicant is requesting final plat approval to replat the tract and two lots into a single tract. The new tract will be owned and maintained by the Cottonwood Canyon Homeowner's Association.

**LAND AREA (AC)**  
2.3

**ZONING**  
RP-1

**COMP. PLAN**  
Suburban Residential

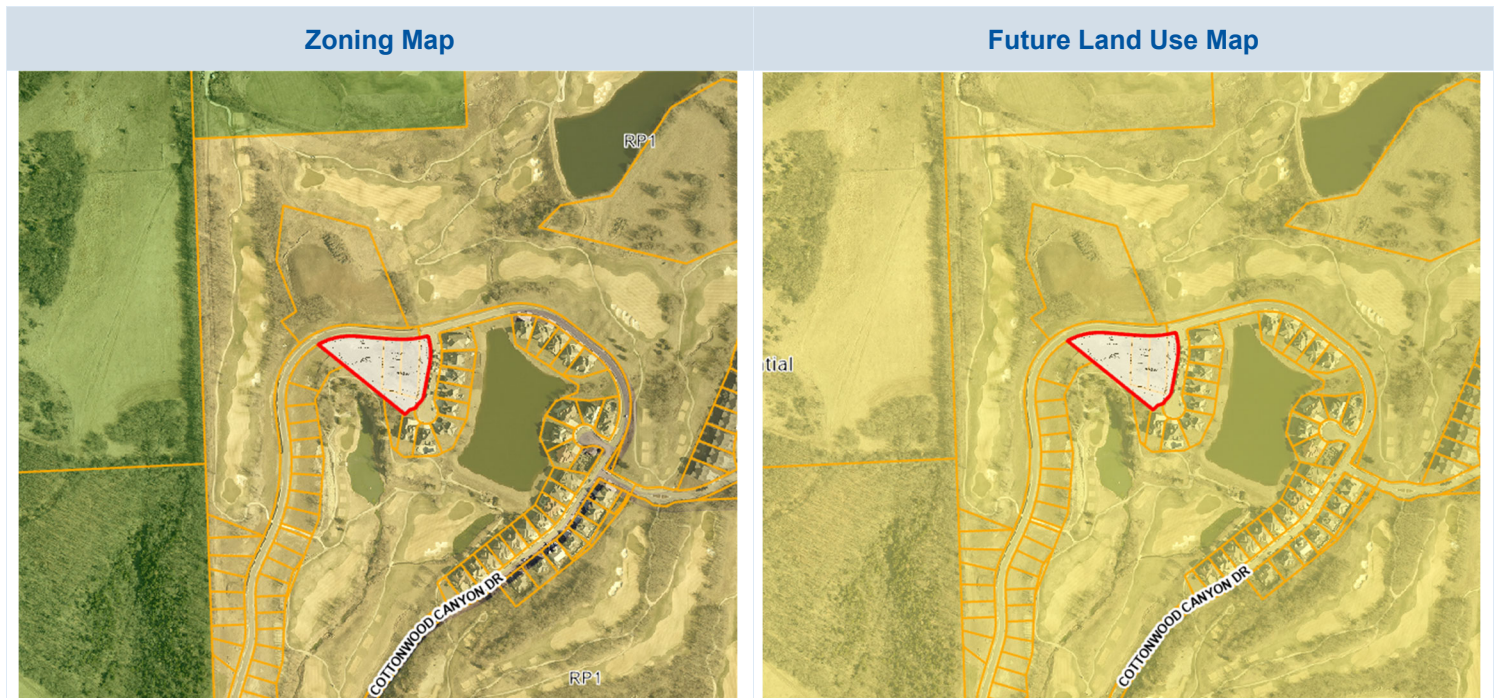


**Exhibit 1: Aerial Image of Subject Area.**



## LAND USE REVIEW

The existing tract is used for the subdivision pool and cabana. The two lots are undeveloped. The purpose of the replat is to create a single tract to be owned and maintained by the homeowner's association as a subdivision amenity tract. The use of the site will not change from the current use.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Single-family
<b>North</b>	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Golf Course
<b>South</b>	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Single-family, Golf Course
<b>East</b>	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District Manufacturing District	Single-family
<b>West</b>	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Single-family, Golf Course

## FINAL PLAT REVIEW

This final plat is a replat of a tract and two undeveloped lots in the Cottonwood Canyon subdivision. The replat will assemble the three parcels into a single tract to be owned and maintained by the homeowner's association. The site contains the subdivision pool, cabana, and a six-stall parking lot on the westerly part of the tract. The site will remain as it has currently developed. The two undeveloped lots will be open space.

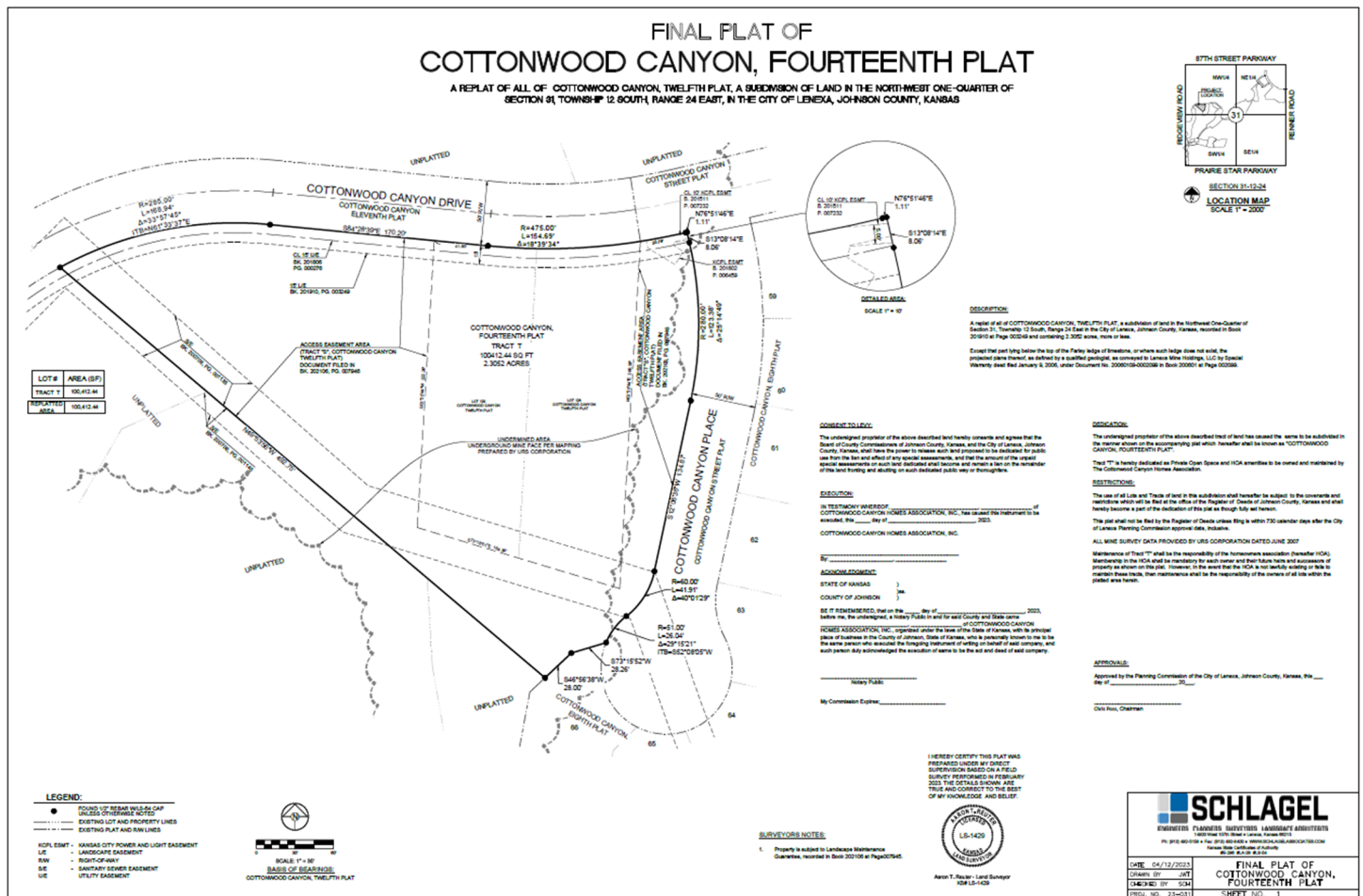


Exhibit 3: Final Plat

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## DEVIATIONS

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

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## REVIEW PROCESS

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- The Planning Commission is the final authority for approval of this plat. All easements dedicated with the original plat remain in place. No additional dedications are proposed.

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## RECOMMENDATION FROM PROFESSIONAL STAFF

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- ★ **Staff recommends approval of the proposed Final Plat for Cottonwood Canyon, Fourteenth Plat.**
  - This is a one-tract final plat.
  - The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create ***Vibrant Neighborhoods***.

### FINAL PLAT

Staff recommends **approval** of the final plat for PT23-02FR – **Cottonwood Canyon, Fourteenth Plat**, for a one-tract final plat.





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

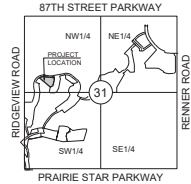
## Cottonwood Canyon, Fourteenth Plat PT23-02FR



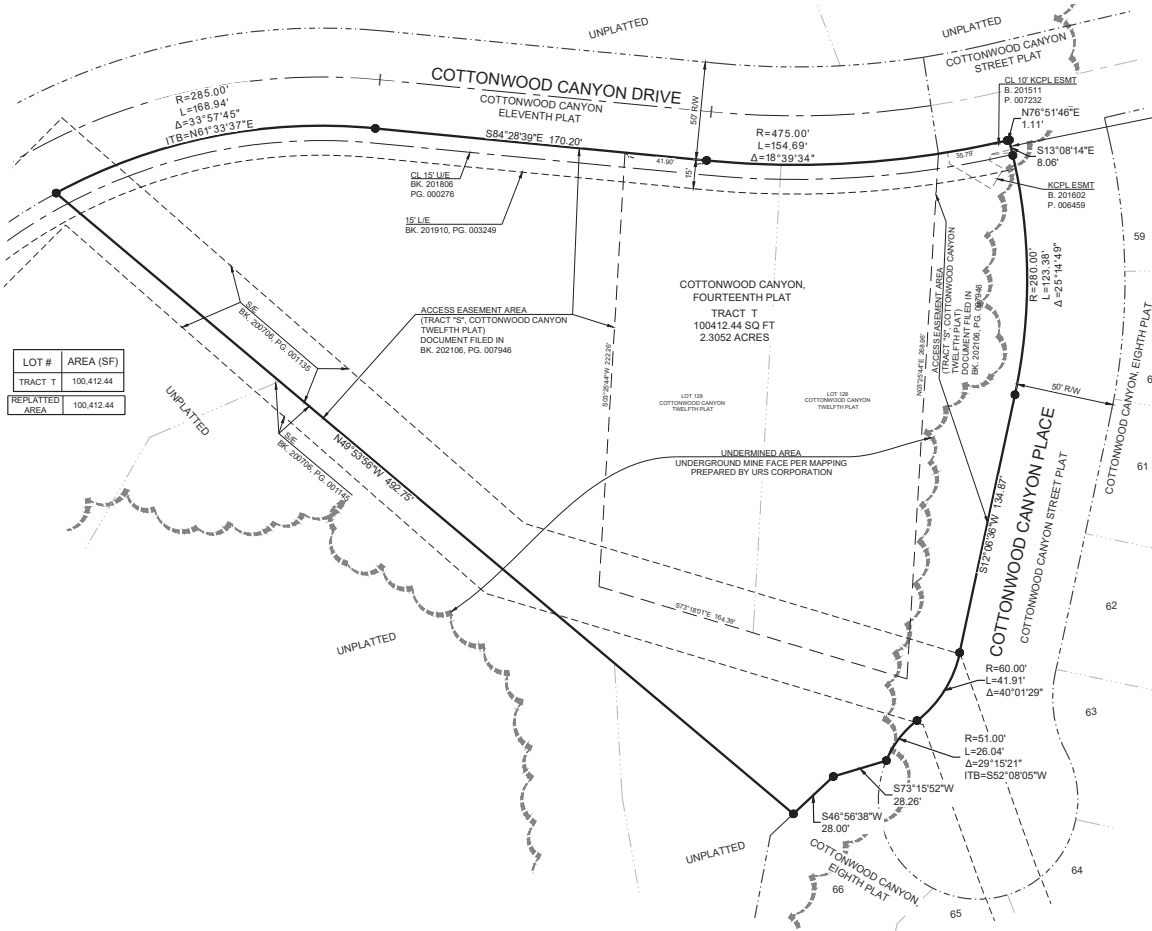


# FINAL PLAT OF COTTONWOOD CANYON, FOURTEENTH PLAT

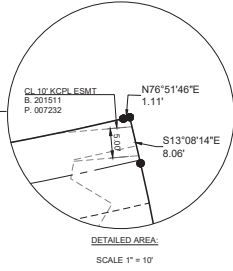
A REPLAT OF ALL OF COTTONWOOD CANYON, TWELFTH PLAT, A SUBDIVISION OF LAND IN THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 24 EAST, IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



SECTION 31-12-24  
LOCATION MAP  
SCALE 1" = 2000'



LOT #	AREA (SF)
TRACT T	100,412.44
REPLATED AREA	100,412.44



## DESCRIPTION:

A replat of all of COTTONWOOD CANYON, TWELFTH PLAT, a subdivision of land in the Northwest One-Quarter of Section 31, Township 12 South, Range 24 East in the City of Lenexa, Johnson County, Kansas, recorded in Book 201910 at Page 003249 and containing 2.3052 acres, more or less.

Except that part lying below the top of the Farley ledge of limestone, or where such ledge does not exist, the projected plane thereof, as defined by a qualified geologist, as conveyed to Lenexa Mine Holdings, LLC by Special Warranty deed filed January 5, 2006, under Document No. 20060109-002099 in Book 200601 at Page 002099.

## 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.

## EXECUTION:

IN TESTIMONY WHEREOF, COTTONWOOD CANYON HOMES ASSOCIATION, INC., has caused this instrument to be executed, this \_\_\_\_ day of \_\_\_\_, 2023.

COTTONWOOD CANYON HOMES ASSOCIATION, INC.

By: \_\_\_\_\_

## ACKNOWLEDGMENT:

STATE OF KANSAS )  
COUNTY OF JOHNSON )

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_, 2023, before me, the undersigned, a Notary Public in and for said County and State came \_\_\_\_\_ of COTTONWOOD CANYON HOMES ASSOCIATION, INC., organized under the laws of the State of Kansas, with its principal place of business in the County of Johnson, State of Kansas, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person duly acknowledged the execution of same to be the act and deed of said company.

Notary Public

My Commission Expires: \_\_\_\_\_

## 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 "COTTONWOOD CANYON, FOURTEENTH PLAT".

Tract "T" is hereby dedicated as Private Open Space and HOA amenities to be owned and maintained by The Cottonwood Canyon Homes Association.

## RESTRICTIONS:

The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to the covenants and restrictions which will be filed at the office of the Register of Deeds of Johnson County, Kansas and shall hereby become a part of the dedication of this plat as though fully set hereon.

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

ALL MINE SURVEY DATA PROVIDED BY URS CORPORATION DATED JUNE 2007

Maintenance of Tract "T" shall be the responsibility of the homeowners association (hereafter HOA). Membership in the HOA shall be mandatory for each owner and their future heirs and successors of property as shown on this plat. However, in the event that the HOA is not lawfully existing or fails to maintain these tracts, then maintenance shall be the responsibility of the owners of all lots within the platted area herein.

## APPROVALS:

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

Chris Poss, Chairman

## LEGEND:

- FOUND 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND ROW LINES
- KCPL ESMT - KANSAS CITY POWER AND LIGHT EASEMENT
- LIE - LANDSCAPE EASEMENT
- RW - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- UE - UTILITY EASEMENT



## SURVEYORS NOTES:

- Property is subject to Landscape Maintenance Guarantee, recorded in Book 202106 at Page 007945.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN FEBRUARY 2023. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Reiter - Land Surveyor  
KSI# LS-1429

**SCHLAGEL**  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

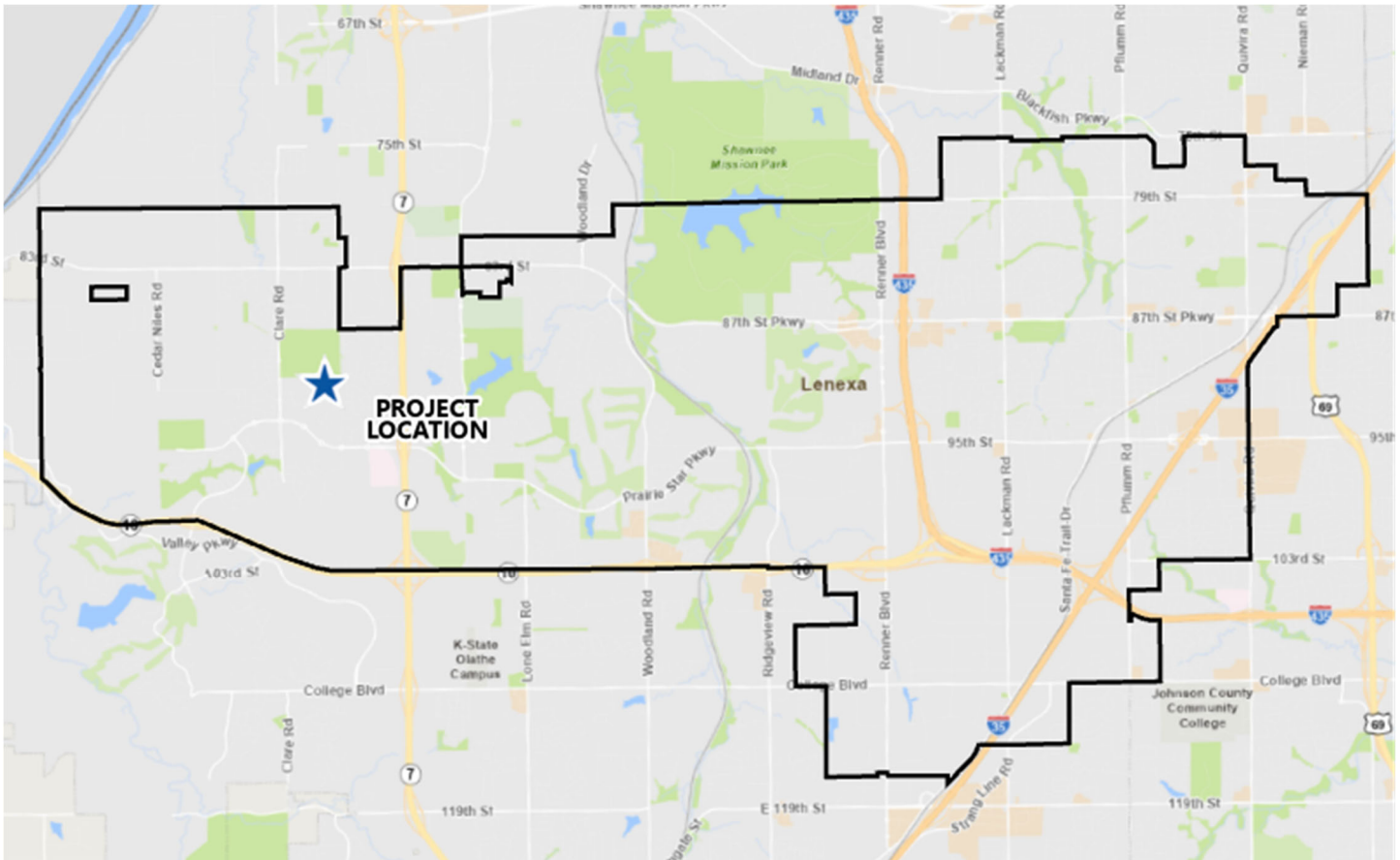
1402 West 107th Street • Lenexa, Kansas 66151  
Ph: (913) 492-5158 • Fax: (913) 492-5400 • WWW.SCHLAGEL-ASSOCIATES.COM  
Kansas State Certificate of Authority  
#C-208 /R-6-29 /R-5-54

DATE 04/12/2023  
DRAWN BY JMT  
CHECKED BY SCH  
PROJ. NO. 23-031

FINAL PLAT OF  
COTTONWOOD CANYON,  
FOURTEENTH PLAT  
SHEET NO. 1

## CREEKSIDE PARK FIRST PLAT, FINAL PLAT

<b>Project #:</b>	PT23-12F	<b>Location:</b>	SEC of 91 <sup>st</sup> Street and Clare Road
<b>Applicant:</b>	Corby Rust, Landplan Engineering	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Single-Family Residential



### PROJECT SUMMARY

The applicant is requesting approval of a 14-lot and two-tract final plat for Creekside Park subdivision. This is the first phase of this subdivision. The preliminary plat (PT22-02P) was approved for a total of 60 lots and eight tracts in December 2022. The plat is on the east side of the subdivision. The lots are accessed from the street connection to Gander Street in the Creekside Woods Addition subdivision. As the subdivision continues to develop, additional connections will be made to 91<sup>st</sup> Street, a collector street bordering the north line of the subdivision.

**STAFF RECOMMENDATION: APPROVAL**

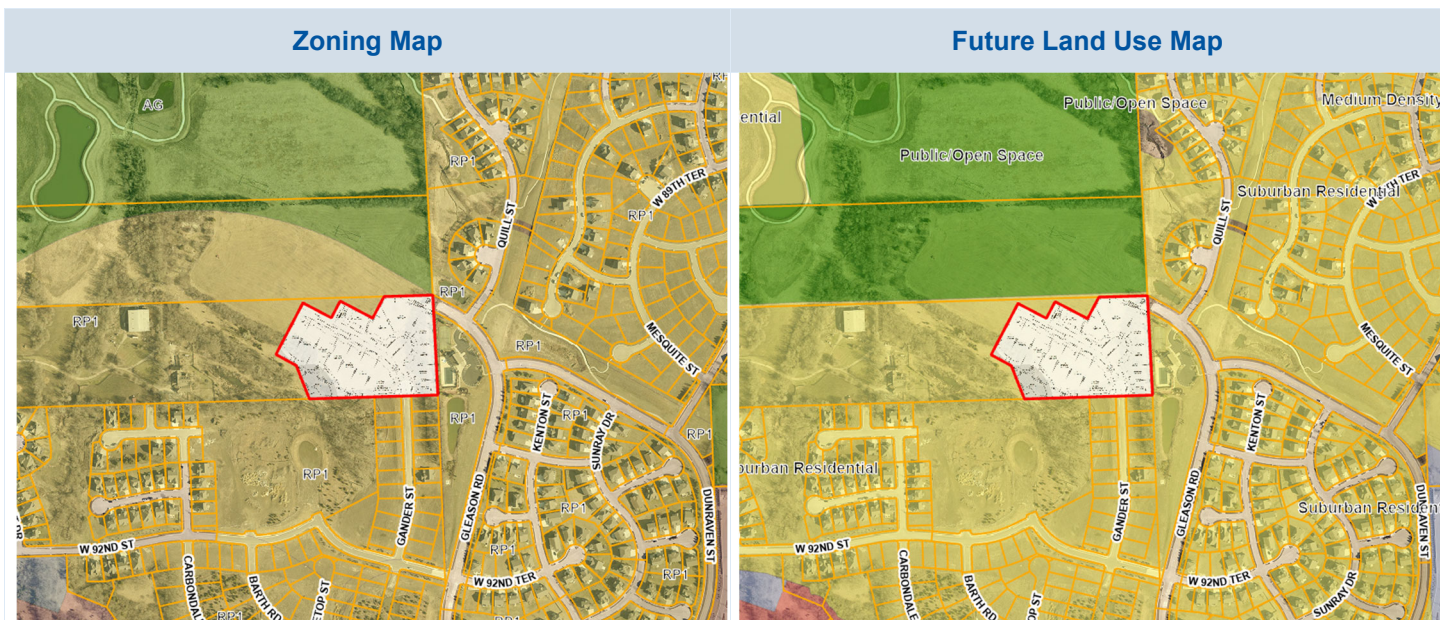






## LAND USE REVIEW

The single-family residential development is the anticipated use for this site and is consistent with the surrounding development, all predominantly single-family residential uses. The subdivision will continue along the south side of the future 91<sup>st</sup> Street extension from Gleason Road to Clare Road. The north side of 91<sup>st</sup> Street is a future City park. A system of public trails and a pond have been constructed on the City-owned land. Additional park features are anticipated as the plans for the park are established.



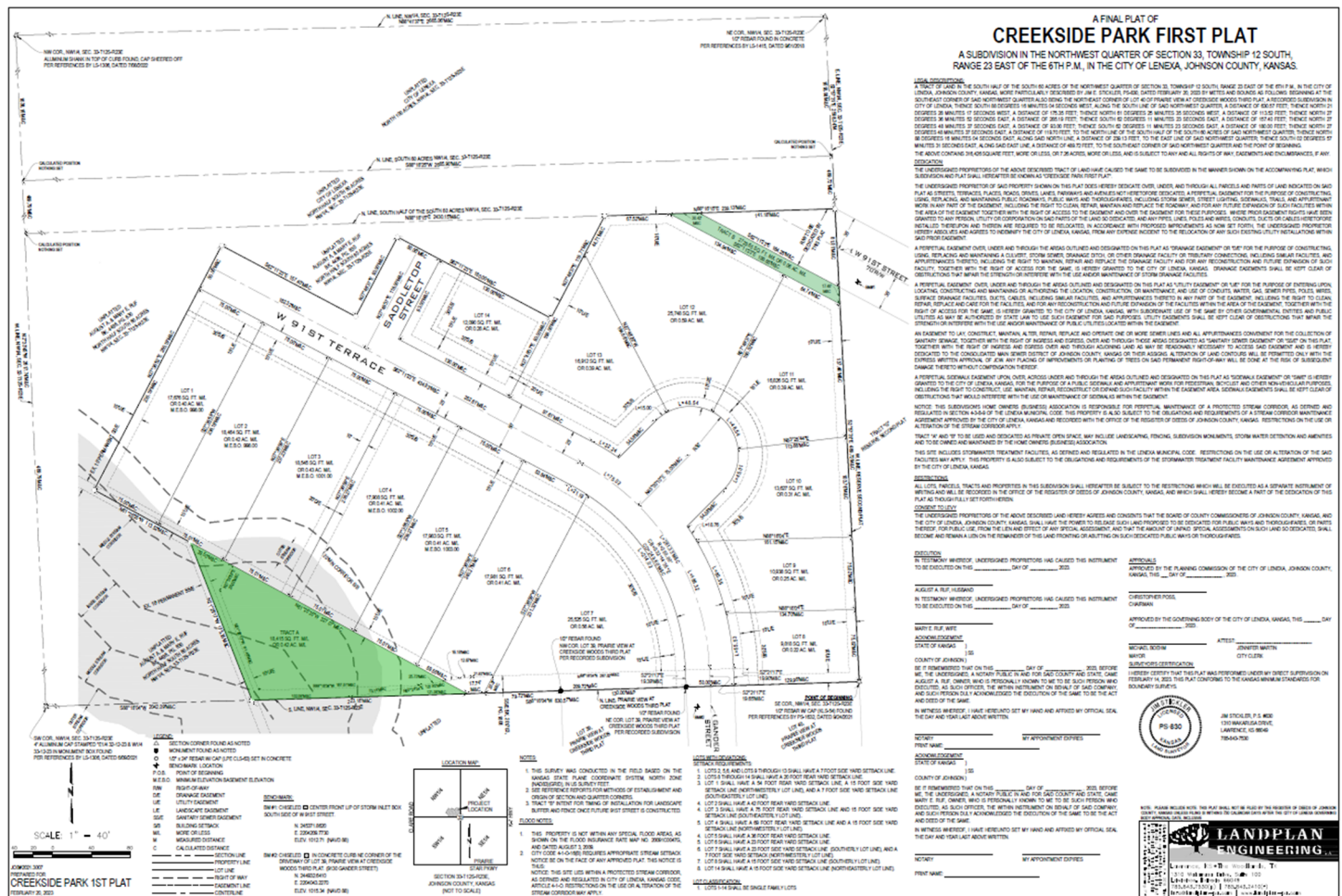
**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Suburban Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Undeveloped land
<b>North</b>	Public and Open Space	RP-1, Planned Residential Single-Family (Low-Density) District, and AG, Agricultural District	Undeveloped land
<b>South</b>	Suburban Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Single-family residential
<b>East</b>	Suburban Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Single-family residential, and subdivision private amenity
<b>West</b>	Suburban Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Undeveloped land

## FINAL PLAT REVIEW

This final plat is consistent with the approved preliminary plat and this first phase includes 14 lots and two tracts, shown in green on the following exhibit. The street access to this first phase is from Gander Street in the subdivision to the south. All lots exceed the minimum requirements of the Unified Development Code. A tract is provided at the northeasterly corner of the plat for the required landscape buffer along a collector street. This tract is 165 feet long. It is not reasonable for the landscaping to be installed until after the section of 91<sup>st</sup> Street is constructed, otherwise the plant materials will be damaged. The landscaping and fence are to be installed with a future phase of the subdivision that includes the construction of the section of the street. The homeowner's association is ultimately responsible for the landscaping and fence should the landscaping not be installed by the developer.

Staff notes this subdivision takes advantage of the relatively newly constructed regional detention facility just to the north, and instead of providing on-site stormwater facilities, has opted to pay an in-lieu stormwater fee. This fee will need to be paid prior to the plat being released for recording.



### Exhibit 3: Final Plat



## DEVIATIONS

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

## REVIEW PROCESS

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- The Planning Commission is the final authority for approval of this plat, pending Governing Body acceptance of easements for utilities as shown on the final plat, which is tentatively scheduled for the May 16, 2023, City Council meeting.
- The applicant should inquire about additional City requirements, such as permits and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

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★ **Staff recommends approval of the proposed Final Plat for Creekside Park First Plat.**

- This is a 14-lot final plat with two tracts for common open space.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create ***Vibrant Neighborhoods***.

## FINAL PLAT

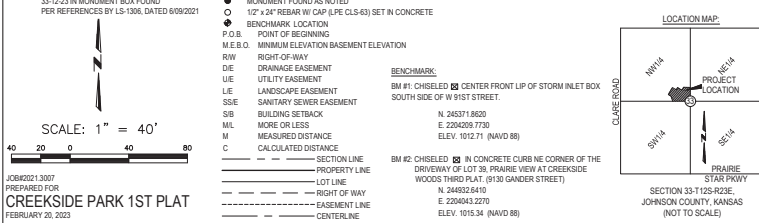
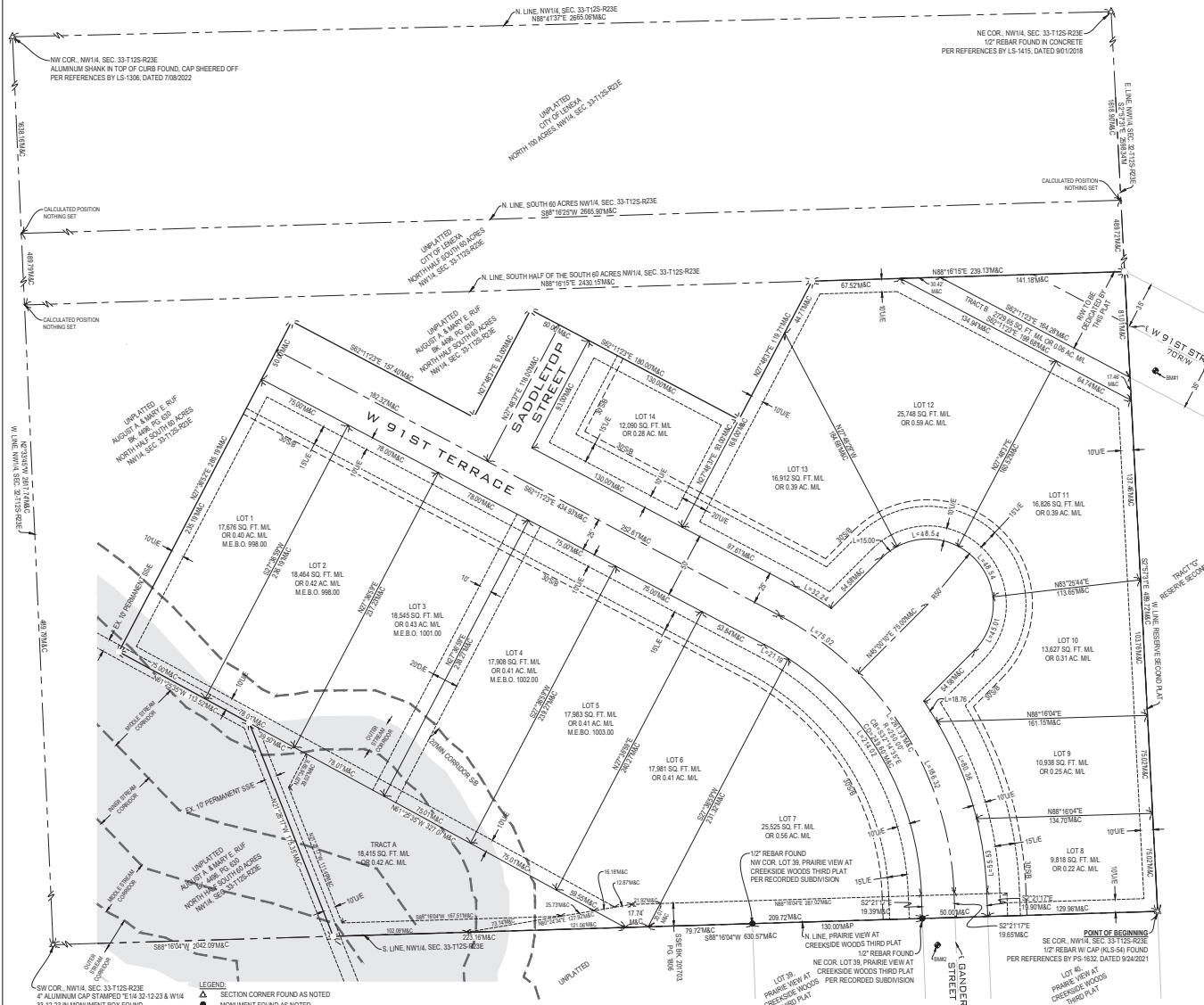
Staff recommends **approval** of the final plat for PT23-12R – **Creekside Park First Plat** at the southeast corner of 91<sup>st</sup> Street and Clare Road, for 14 lots and two tracts.







FILE NAME: Y:\Shorea\2021\Projects\2021\007\CAD\Plan\1st Plat\1st Plat.dwg LAST SAVED BY: Speller, Alex SAVED DATE: 4/12/2023 3:00 PM PLOTTED: 4/12/2023 3:00 PM



**NOTES:**

- THIS SURVEY WAS CONDUCTED IN THE FIELD BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83/GRS), IN US SURVEY FEET.
- SEE REFERENCE REPORTS FOR METHODS OF ESTABLISHMENT AND ORIGIN OF SECTION AND QUARTER CORNERS.
- TRACT "F" INTENT FOR TOWN OF INSTALLATION FOR LANDSCAPE BUFFER AND FENCE ON FUTURE 91ST STREET IS CONSTRUCTED.

**FLOOD NOTES:**

- THIS PROPERTY IS NOT WITHIN ANY SPECIAL FLOOD AREAS, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 20091047G, AND DATED AUGUST 3, 2009.
- SEE REFERENCE REPORTS FOR METHODS OF ESTABLISHMENT AND ORIGIN OF SECTION AND QUARTER CORNERS.

**NOTICE:** THIS SITE LIES WITHIN A PROTECTED STREAM CORRIDOR, AS DEFINED AND REGULATED IN CITY OF LENEXA, KANSAS CODE, ARTICLE 6-1-0. RESTRICTIONS ON THE USE OR ALTERATION OF THE STREAM CORRIDOR MAY APPLY.

# A FINAL PLAT OF CREEKSIDE PARK FIRST PLAT

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH,  
RANGE 23 EAST OF THE 6TH P.M., IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.

**LEGAL DESCRIPTIONS:**

A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTH 60 ACRES OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 23 EAST OF THE 6TH P.M., IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JIM E. STICKLER, P.S. 830, DATED FEBRUARY 29, 2023 BY METES AND MEASURES AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER ALSO BEING THE NORTHEAST CORNER OF LOT 40 OF PRAIRIE VIEW AT CREEKSIDE WOODS THIRD PLAT, A RECORDED SUBDIVISION IN CITY OF LENEXA, THENCE SOUTH 88 DEGREES 18 MINUTES 14 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 630.57 FEET; THENCE NORTH 21 DEGREES 28 MINUTES 17 SECONDS WEST, A DISTANCE OF 175.39 FEET; THENCE NORTH 61 DEGREES 25 MINUTES 15 SECONDS WEST, A DISTANCE OF 113.52 FEET; THENCE NORTH 27 DEGREES 38 MINUTES 52 SECONDS EAST, A DISTANCE OF 265.19 FEET; THENCE SOUTH 62 DEGREES 11 MINUTES 23 SECONDS EAST, A DISTANCE OF 157.67 FEET; THENCE NORTH 27 DEGREES 48 MINUTES 37 SECONDS EAST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 62 DEGREES 11 MINUTES 23 SECONDS EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 27 DEGREES 48 MINUTES 37 SECONDS EAST, A DISTANCE OF 119.70 FEET; TO THE NORTH LINE OF THE SOUTH 60 ACRES OF SAID NORTHWEST QUARTER, THENCE SOUTH 62 DEGREES 11 MINUTES 23 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 230.13 FEET; TO THE EAST LINE OF SAID NORTHWEST QUARTER, THENCE SOUTH 62 DEGREES 11 MINUTES 23 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 483.72 FEET; TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING.

THE ABOVE CONTAINS 316.428 SQUARE FEET, MORE OR LESS, OR 7.26 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES, IF ANY.

**DEDICATION:**

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "CREEKSIDE PARK FIRST PLAT".

THE UNDERSIGNED PROPRIETOR OF SAID PLAT DOES HEREBY DEDICATE OVER, UNDER, AND THROUGH ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANS, PARKWAYS AND AVENUES NOT HERETOFORE DEDICATED, A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTING, USING, REPLACING, AND MAINTAINING PUBLIC ROADWAYS, PUBLIC WAYS AND THROUGHFARES, INCLUDING STORM SEWER, STREET LIGHTING, SIDEWALKS, TRAILS, AND APPURTENANT WORK IN ANY PART OF THE EASEMENT, INCLUDING THE RIGHT TO CLEAN, REPAIR, MAINTAIN AND REPLACE THE ROADWAY, AND FOR ANY FUTURE EXPANSION OF SUCH FACILITIES WITHIN THE AREA OF THE EASEMENT TOGETHER WITH THE RIGHT OF ACCESS TO THE EASEMENT AND OVER THE EASEMENT FOR THESE PURPOSES. WHEREFOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OR CORPORATION ON SAID PARTS OF THE LAND SO DEDICATED, AND ANY PIPES, LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLES HERETOFORE INSTALLED THEREUPON AND THEREIN ARE REQUIRED TO BE RELOCATED, IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH. THE UNDERSIGNED PROPRIETOR HEREBY ASSURES AND AGREES TO INDEMNIFY THE CITY OF LENEXA, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

A PERPETUAL EASEMENT OVER, UNDER AND THROUGH THE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "DIE" FOR THE PURPOSE OF CONSTRUCTING, USING, REPLACING AND MAINTAINING A CULVERT, STORM SEWER, DRAINAGE DITCH, OR OTHER DRAINAGE FACILITY OR TRIBUTARY CONNECTIONS, INCLUDING SIMILAR FACILITIES, AND APPURTENANCES THEREON, INCLUDING THE RIGHT TO MAINTAIN, REPAIR AND REPLACE THE DRAINAGE FACILITY AND FOR ANY RECONSTRUCTION AND FUTURE EXPANSION OF SUCH FACILITY, TOGETHER WITH THE RIGHT OF ACCESS FOR THE SAME, IS HEREBY GRANTED TO THE CITY OF LENEXA, KANSAS. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF STORM DRAINAGE FACILITIES.

A PERPETUAL EASEMENT OVER, UNDER AND THROUGH THE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "UE" FOR THE PURPOSE OF ENTERING UPON, LOCATING, CONSTRUCTING AND MAINTAINING OR AUTHORIZING THE LOCATION, CONSTRUCTION, OR MAINTENANCE, AND USE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, SURFACE DRAINAGE FACILITIES, DUCTS, CABLES, INCLUDING SIMILAR FACILITIES, AND APPURTENANCES THEREON IN ANY PART OF THE EASEMENT, INCLUDING THE RIGHT TO CLEAN, REPAIR, REPLACE AND CARE FOR THE FACILITIES, AND FOR ANY RECONSTRUCTION AND FUTURE EXPANSION OF THE FACILITIES WITHIN THE AREA OF THE EASEMENT. TOGETHER WITH THE RIGHT OF ACCESS FOR THE SAME, IS HEREBY GRANTED TO THE CITY OF LENEXA, KANSAS, WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SUCH PURPOSES. UTILITY EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF SUCH UTILITIES LOCATED WITHIN THE EASEMENT.

AN EASEMENT 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 ALONGSIDE LAND AS MAY BE REASONABLY NECESSARY TO MAINTAIN, REPAIR, REPLACE AND OPERATE THE SAME, IS HEREBY GRANTED TO THE CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS OR THEIR ASSIGNS. ALTERATION OF LAND CONTOURS WILL BE PERMITTED ONLY WITH THE EXPRESS WRITTEN APPROVAL OF JCOW. ANY PLACING OF IMPROVEMENTS OR PLANTING OF TREES ON SAID PERMANENT RIGHT-OF-WAY WILL BE DONE AT THE RISK OF SUBSEQUENT DAMAGE THEREON WITHOUT COMPENSATION THEREOF.

A PERPETUAL SIDEWALK EASEMENT UPON, OVER, ACROSS UNDER AND THROUGH THE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "SIDEWALK EASEMENT" OR "SWE" IS HEREBY GRANTED TO THE CITY OF LENEXA, KANSAS, FOR THE PURPOSE OF A PUBLIC SIDEWALK AND APPURTENANT WORK FOR PEDESTRIAN, BICYCLIST AND OTHER NON-VOLUNTARY PURPOSES, INCLUDING THE RIGHT TO CONSTRUCT, USE, MAINTAIN, REPAIR, RECONSTRUCT OR EXPAND SUCH FACILITY WITHIN THE EASEMENT AREA. SIDEWALK EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT WOULD INTERFERE WITH THE USE OR MAINTENANCE OF SIDEWALKS WITHIN THE EASEMENT.

**NOTICE:** THIS SUBDIVISION'S HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR PERPETUAL MAINTENANCE OF A PROTECTED STREAM CORRIDOR, AS DEFINED AND REGULATED IN SECTION 4-3-8.9 OF THE LENEXA MUNICIPAL CODE. THIS PROPERTY IS ALSO SUBJECT TO THE OBLIGATIONS AND REQUIREMENTS OF A STREAM CORRIDOR MAINTENANCE AGREEMENT APPROVED BY THE CITY OF LENEXA, KANSAS AND RECORDED WITH THE OFFICE OF THE REGISTER OF DEEDS OF JOHNSON COUNTY, KANSAS. RESTRICTIONS ON THE USE OR ALTERATION OF THE STREAM CORRIDOR APPLY.

TRACT "A" AND "B" TO BE USED AND DEDICATED AS PRIVATE OPEN SPACE, MAY INCLUDE LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER DETENTION AND AMENTIES AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' BUSINESS ASSOCIATION.

THIS SITE INCLUDES STORMWATER TREATMENT FACILITIES, AS DEFINED AND REGULATED IN THE LENEXA MUNICIPAL CODE. RESTRICTIONS ON THE USE OR ALTERATION OF THE SAID FACILITIES MAY APPLY. THIS PROPERTY IS ALSO SUBJECT TO THE OBLIGATIONS AND REQUIREMENTS OF THE STORMWATER TREATMENT FACILITY MAINTENANCE AGREEMENT APPROVED BY THE CITY OF LENEXA, KANSAS.

**RESTRICTIONS:**

ALL LOTS, PARCELS, TRACTS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE RESTRICTIONS WHICH WILL BE EXECUTED AS A SEPARATE INSTRUMENT OF WRITING AND WILL BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF JOHNSON COUNTY, KANSAS, AND WHICH SHALL HEREBY BECOME A PART OF THE DEDICATION OF THIS PLAT AS THOUGH FULLY SET FORTH HEREIN.

**CONSENT TO JURY:**

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED LAND HEREBY AGREE AND CONSENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS, AND THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THROUGHFARES, OR PARTS THEREOF, FOR PUBLIC USE, FROM THE LIE AND EFFECT OF ANY SPECIAL ASSESSMENT, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND SO DEDICATED, SHALL BECOME AND REMAIN A LIEN ON THE REMAINDER OF THE LAND FRONTING OR ABUTTING ON SUCH DEDICATED PUBLIC WAY OR THROUGHFARES.

**EXECUTION:**

IN TESTIMONY WHEREOF, UNDERSIGNED PROPRIETORS HAS CAUSED THIS INSTRUMENT TO BE EXECUTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**APPROVALS:**

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**AUGUST A. RUF, HUSBAND**

IN TESTIMONY WHEREOF, UNDERSIGNED PROPRIETORS HAS CAUSED THIS INSTRUMENT TO BE EXECUTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**CHRISTOPHER POSS,**  
CHAIRMAN

**MARY E. RUF, WIFE**

APPROVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**ACKNOWLEDGEMENT:**

STATE OF KANSAS ) SS  
COUNTY OF JOHNSON )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME MARY E. RUF, OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE SUCH PERSON WHO EXECUTED AS SUCH OFFICER, THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND SUCH PERSON DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE ACT AND DEED OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

**NOTARY:** MY APPOINTMENT EXPIRES \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF KANSAS ) SS  
COUNTY OF JOHNSON )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME MARY E. RUF, OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE SUCH PERSON WHO EXECUTED AS SUCH OFFICER, THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND SUCH PERSON DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE ACT AND DEED OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

**NOTARY:** MY APPOINTMENT EXPIRES \_\_\_\_\_

**PRINT NAME:**

**LOT CLASSIFICATION:**

1. LOTS 1-14 SHALL BE SINGLE FAMILY LOTS

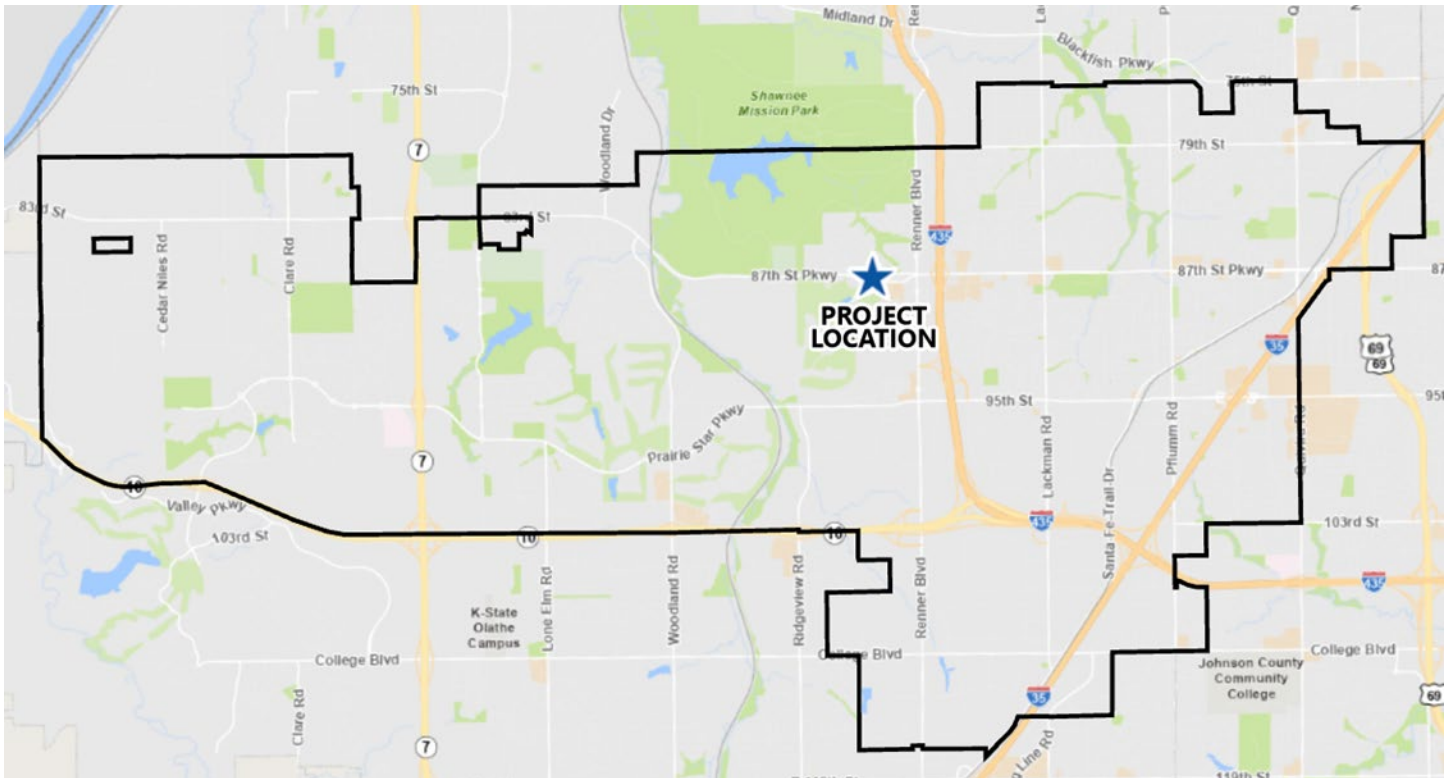
**LOT DESCRIPTIONS:**

TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 SHALL HAVE A 7 FOOT SIDE YARD SETBACK LINE.  
LOTS 8 THROUGH 14 SHALL HAVE A 20 FOOT REAR YARD SETBACK LINE.  
LOT 1 SHALL HAVE A 54 FOOT REAR YARD SETBACK LINE. A 15 FOOT SIDE YARD SETBACK LINE (NORTHEASTERN LOT LINE).  
LOT 2 SHALL HAVE A 42 FOOT REAR YARD SETBACK LINE.  
LOT 3 SHALL HAVE A 75 FOOT REAR YARD SETBACK LINE AND A 15 FOOT SIDE YARD SETBACK LINE (SOUTHEASTERN LOT LINE).  
LOT 4 SHALL HAVE A 48 FOOT REAR YARD SETBACK LINE AND A 15 FOOT SIDE YARD SETBACK LINE (NORTHWESTERN LOT LINE).  
LOT 5 SHALL HAVE A 36 FOOT REAR YARD SETBACK LINE.  
LOT 6 SHALL HAVE A 20 FOOT REAR YARD SETBACK LINE.  
LOT 7 SHALL HAVE A 23 FOOT REAR YARD SETBACK LINE (SOUTHERLY LOT LINE), AND A 7 FOOT SIDE YARD SETBACK LINE (NORTHWESTERN LOT LINE).  
LOT 8 SHALL HAVE A 15 FOOT SIDE YARD SETBACK LINE (SOUTHERLY LOT LINE).  
LOT 14 SHALL HAVE A 15 FOOT SIDE YARD SETBACK LINE (NORTHEASTERN LOT LINE).



## MIDAS LENEXA CITY CENTER

<b>Project #:</b>	PL23-10F	<b>Location:</b>	Between Elmridge Street and Penrose Lane and the east and west lanes of W. 87 <sup>th</sup> Street Parkway
<b>Applicant:</b>	Haidan O'Keefe, Olsson	<b>Project Type:</b>	Final Plan
<b>Staff Planner:</b>	Kimberly Portillo, AICP	<b>Proposed Use:</b>	Hotel, Retail



### PROJECT SUMMARY

The applicant proposes to construct a mixed-use development in the City Center District. The building will include two hotels, four retail spaces and a parking garage. The structure is five stories tall and totals 79,956 square feet. The development includes construction of pedestrian amenity zones along the public rights-of-way. The applicant requests approval of a final plan for the development. The proposed final plan is consistent with the approved preliminary plan (PL23-02P), which was approved by the Governing Body on March 21, 2023. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL**

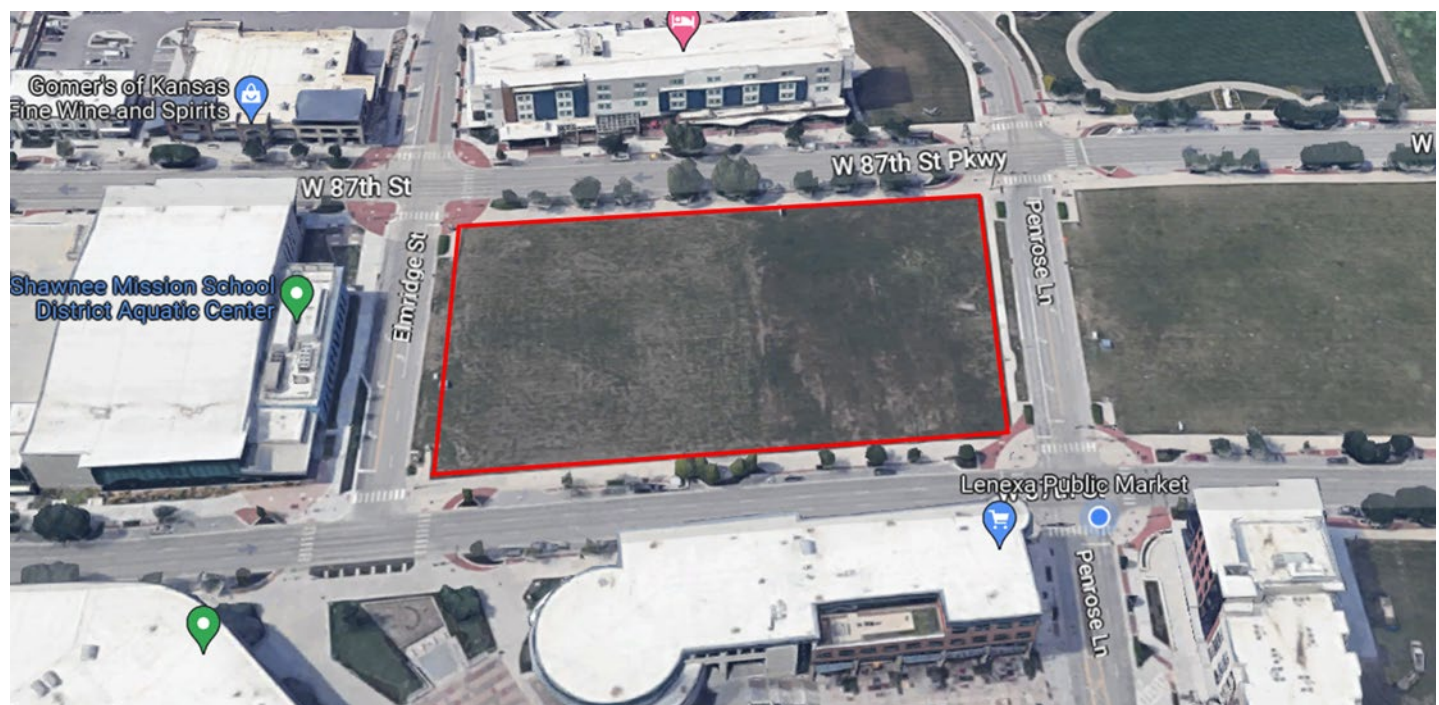
## SITE INFORMATION

This site is located within the designated City Center District. The site is subject to the City Center Neighborhood Design Standards and Guidelines, which was adopted April 17, 2007 and amended in 2015. The site is undeveloped and is not currently platted. A preliminary plan/plat for Midas Lenexa City Center (PL23-02P) was approved by the Governing Body on March 18, 2023.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
2.32	79,956	CC	City Center



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



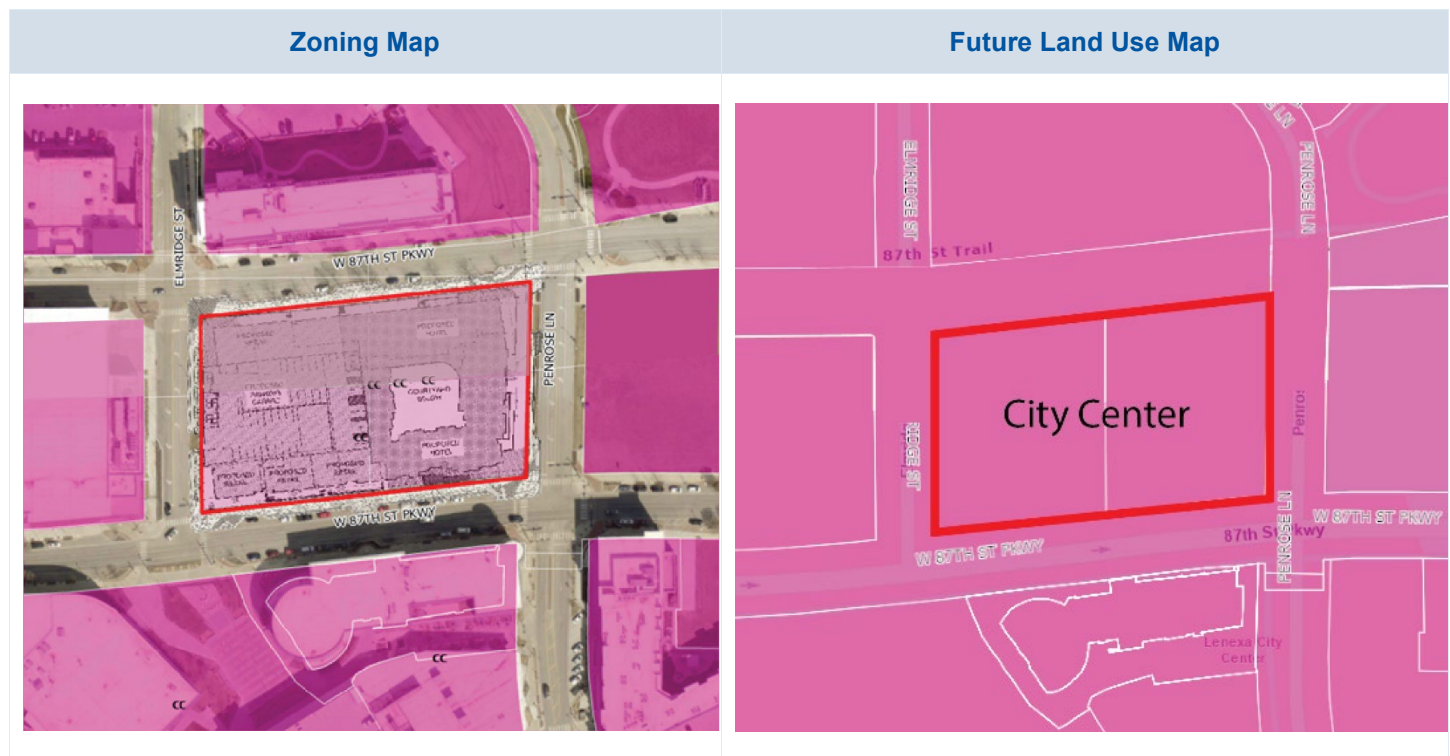
**Exhibit 2: Bird's eye view of subject site.**



## LAND USE REVIEW

This development proposal includes the following uses:

- Two Hotels totaling 260 guest rooms;
  - AC Hotel, which will have 130 rooms.
  - Residence Inn, which will have 128 rooms.
  - Hotel lobby open 24 hours, with access limited between midnight and 5:00 AM to only registered guests or guests checking in.
  - Each hotel will have between 20 to 30 employees working during normal operating hours.
- A bar and restaurant.
  - The bar and restaurant, located adjacent to the hotel check-in area, will be accessible to hotel guests and the general public and includes an exterior entrance from the sidewalk.
- Four ground-floor retail spaces totaling 11,079 square feet.
  - Retail hours and services to be determined once tenants have been finalized.
- An off-street parking garage with 284 spaces that will have both public parking and designated hotel parking.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	City Center	CC, Planned City Center	Undeveloped
	City Center	CC, Planned City Center	Hotel and Retail

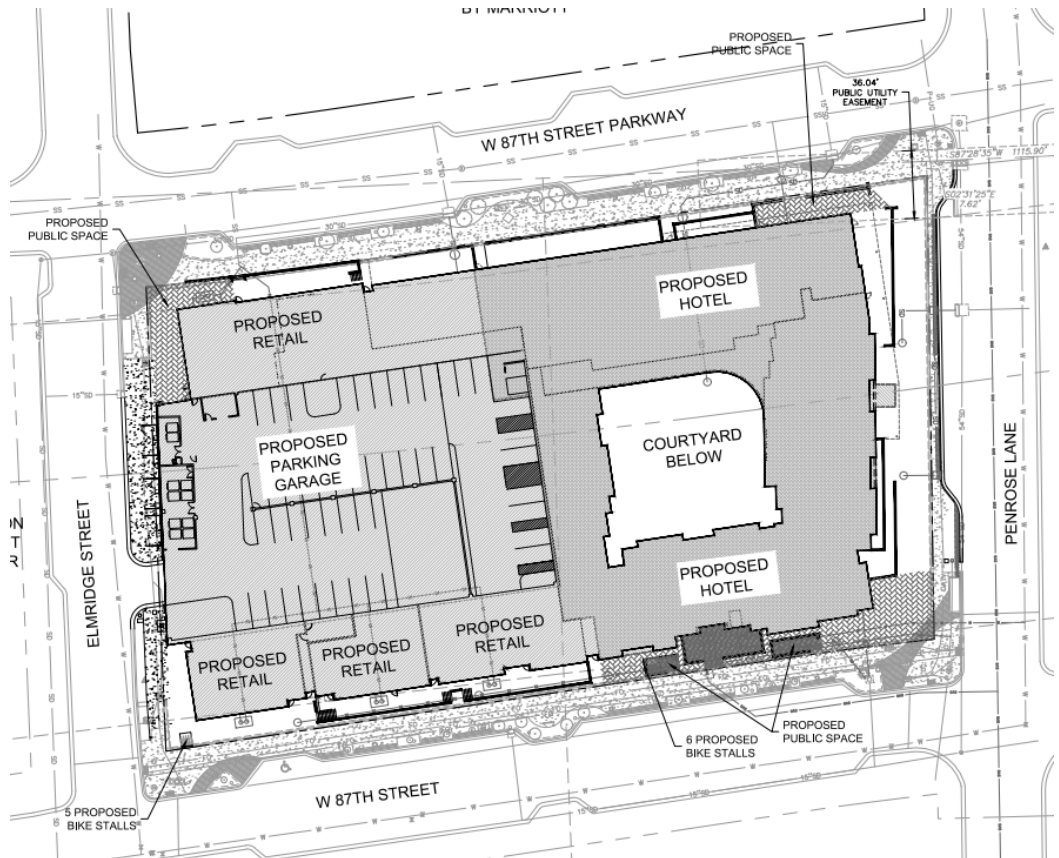


<b>South</b>	City Center	CC, Planned City Center	City Hall and Retail
<b>East</b>	City Center	CC, Planned City Center	Undeveloped
<b>West</b>	City Center	CC, Planned City Center	Aquatics Center

The future land use designation for this site is City Center, described as “unique mixed-use development in the geographic center of Lenexa. Development should be tailored to an urban environment, and thus be of a greater intensity or density, with public open spaces and pedestrian-friendly streets.” The proposed use is compatible with the future land use designation. The development uses styles of architecture that promote interaction with the pedestrian space. The hotel and retail uses align with the dense, mixed-use goals of City Center and the proposed parking garage is intended to provide additional public parking for the District as well as private parking for the hotel.

## FINAL PLAN REVIEW

This final plan is for a mixed-use development in the City Center District. A preliminary plan/plat were approved in March 2023. The proposal includes two hotels, AC Hotel and Residence Inn, with retail and restaurant space at the ground level. AC Hotel occupies the north half of the block while Residence Inn fronts the south and the majority of the eastern façade. The two hotels have a shared entrance and lobby space on the east with a drop-off lane to the east of the building on Penrose Lane. Construction is anticipated in one phase and is projected to begin in the fall of 2023. Vertical construction is projected to begin in 2024 and scheduled to be completed in 2026.



**Exhibit 3: Site plan.**

## DIMENSIONAL STANDARDS

The Planned City Center Zoning District has a minimum height of 35 feet and maximum height of 110 feet for mixed-use buildings. The height of the proposed building varies from approximately 40 feet to 67 feet in height due to grade changes and is within the allowable range.

Setbacks from rights-of-way or property lines are more flexible in the City Center district than standard zoning districts, with mixed-use buildings ideally having a setback of 0 to 15 feet to reflect the district’s urban scale of

development. Alternative setbacks are allowable as part of an approved final development plan. Proposed setbacks are within this limit except for the eastern property line adjacent to Penrose Lane which has a setback of approximately 28 feet from the building to the right-of-way line in some locations. Staff does not have an issue with this setback considering that the intervening space is used for the public amenity zone and sidewalk.

## **PUBLIC IMPROVEMENTS**

This proposal includes development of public space as required in the City Center District. Pedestrian amenity zones are to be provided along street frontages with landscaping and amenities. Some of these amenities are located on private property rather than in the public right-of-way; however, they are intended for public use. Pedestrian amenity zones include the following:

- Landscape zones between the sidewalk and street. These areas will contain trees, shrubbery, and a modular brick pattern hardscape consistent with other areas of City Center.
- Two pedestrian plazas at the southeast corner. Plaza 1 is a hardscaped area with six bike racks, benches, and a decorative pole light. Plaza 2 is a hardscape area with scooter storage, a bench, a decorative pole light and trash receptacles.
- An additional five bike racks are located at the southwest corner.
- A restaurant patio area is located at the northeast corner.



**Exhibit 4: Sample pedestrian bench: Austin Series backless wood finish.**



**Exhibit 5: Sample pedestrian lighting: Cree Edge Series Pathway Luminaire**



**Exhibit 6: Sample planter: Vienna 3' Durawood Planter in Black.**



**Exhibit 7: Sample bike rack: Landscape Forms Ring Collection**



## TRAFFIC, ACCESS, AND PARKING

Guest check-in parking is proposed along W. 87<sup>th</sup> Street westbound lane in 15-minute on-street parking. Additional 15-minute guest check-in parking is planned along Penrose Lane near the main entrance to the hotel lobby. Guests can skip check-in parking by using a mobile app that will deliver a room key to their phone. Mobile room keys can be used to access the reserved parking areas for hotel guests in the parking garage.

On-street parallel parking along W. 87<sup>th</sup> Street will remain while additional parking will be provided in a structured parking garage access from Elmridge Street. The parking garage will have 284 spaces, of which 216 will be located behind a gate on the second floor of the garage and reserved for hotel guests only. 68 spaces on the bottom two floors of the garage will be open for public parking. There will also be a reserved parking space for hotel check-in on each of the first two floors. All retail tenants will have rear access to the parking garage through the corridors running behind the retail tenant spaces. Eight electric vehicle charging stations are provided in the parking garage. Two staircases, located on the north and south sides of the parking garage, allow visitors to park and access the ground-level sidewalk network. An elevator located at the northeast corner of the parking garage provides access through a corridor into lobby area on the ground floor of the hotel.

Bicycle parking is provided within pedestrian amenity zones along the sidewalk. Eleven bicycle stalls are provided in accordance with the bicycle parking standard of the Unified Development Code. Bicycle parking is provided in two locations along W. 87<sup>th</sup> Street Parkway.

The applicant, in partnership with the City of Lenexa, may provide an additional level of public parking if determined to be feasible. Staff supports approval of the final plan with an option to add the additional parking without need for a revised final plan submittal. An additional level of parking will yield approximately 73 parking spaces for an estimated total of 357 parking spaces within the garage. Table 2 shows approximate parking counts for both alternatives. Staff would ensure that the aesthetics of an additional level of parking would remain consistent with the architectural design of the development provided within this final plan. Exhibit 15 in the *Architecture* section of this staff report shows a sample rendering of the proposal with an added deck of parking.

**TABLE 2: PARKING DECK ALTERNATIVES**

Vicinity	Designated Hotel Parking	Public Parking	Total Parking
<b>As Proposed</b>	216	68	284
<b>With Added Deck</b>	216	141	357

## STORMWATER

With the addition of a hot-spot stormwater best management practice (BMP) for the parking garage and two structural water quality BMPs on-site (similar to those used for the City Hall campus) for this project, stormwater management for the proposed improvements will be consistent with City Center requirements.

## 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

Existing streetlamps along street frontages will remain. Lighting of the site includes wall lights, pedestrian pathway lighting, downlit LED at hotel entry, and parking garage lights. The photometric plan is in compliance with the UDC.

## LANDSCAPING

Landscaping is provided in designated pedestrian amenity zones and along the base of the building in certain areas. Three new street trees will be planted along Elmridge Street and six new trees will be planted along Penrose Lane. Existing street trees along W. 87<sup>th</sup> Street Parkway will be preserved. If construction activity deems it necessary to remove any existing trees or landscaping, the applicant shall be responsible for replacement in-kind. Additional ornamental trees and shrubs will be planted at select locations near the base of the building near pedestrian plaza space. Planter boxes are also planned along retail frontages.



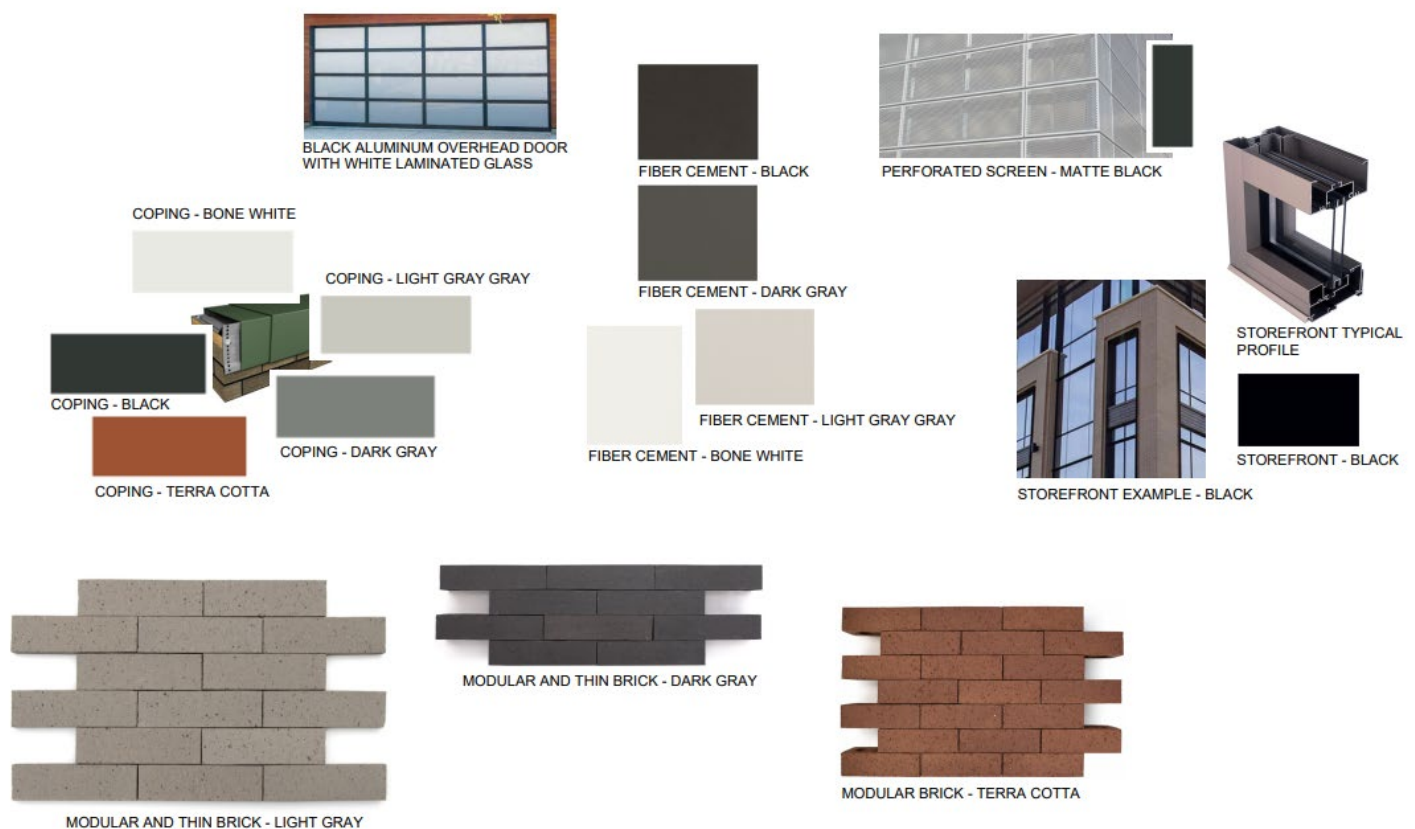
**Exhibit 8: Landscaping plan.**



## ARCHITECTURE

Ground floor architecture is designed to create visual interest at street-level and reinforce pedestrian activity. Retail entrances are oriented towards the street and given distinct architectural expression through design elements. Materials include aluminum storefront windows, light gray modular thin brick along the lengths of the building and terra cotta colored modular brick accents and at corners. Storefronts and entrances feature steel canopies, fabric awnings and in some locations glass entry vestibules. Additional ground-level architectural detailing includes planters, light sconces, horizontal masonry reveals, and soldier course detailing.

The applicant has also provided an alternative view of elevations depicting the option for an additional floor in the parking garage, shown in Exhibit 15.



**Exhibit 9: Material board**



***Exhibit 10: View at northwest corner, Retail A.***

Upper floors on the north and south elevations have similar yet varying design to provide distinction between the two hotel brands. Architecture for the AC Hotel (north elevation) includes the use of dark gray fiber cement panels to create a distinguished roofline. There are four rows of windows for guest rooms with off-white fiber cement panels and light gray fiber cement panels. Louver details are spaced between every double-set of windows. The northeast corner of the building is made prominent with a raised roofline and distinctive colors using the terra cotta-colored coping and darkest gray fiber cement panels.



***Exhibit 11: View at southeast corner, Residence Inn.***



Architecture for the Residence Inn (south and east elevations) includes light gray fiber cement panels, dark gray fiber cement panels, and masonry veneer. A bone white coping band around sections of the building and protrusions and recession in the facade create visual depth. Materials are consistent with other facades and include light gray fiber cement panels, dark gray fiber cement panels and masonry veneer.



**Exhibit 12: View at northeast corner.**



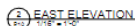
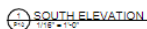
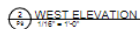
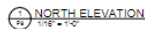
**Exhibit 13: View at southwest corner, Retail B.**



***Exhibit 14: West elevation garage entrance and service doors.***

The west elevation along ElmrIDGE Street includes the most visible section of the parking garage, with the parking garage entrance and trash enclosure overhead doors at ground level. At the time of preliminary plan approval, the Planning Commission requested that the applicant improve the aesthetics of the overhead service doors along ElmrIDGE Street. The applicant has modified the design to use frosted glass overhead doors for access to service areas. The materials are consistent with the high-quality material standard requirements of the City Center Zoning District.





12 of 13

## DEVIATIONS

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The applicant is not requesting any deviations.

## REVIEW PROCESS

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- This project requires a recommendation from the Planning commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on May 16, 2023.
- Approval of a final plat is required prior to submittal of any building permit other than a Land Disturbance Permit. A Land Disturbance Permit can be issued prior to platting and requires approval of a preliminary plan.
- The applicant should inquire about additional City requirements, such as permits and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

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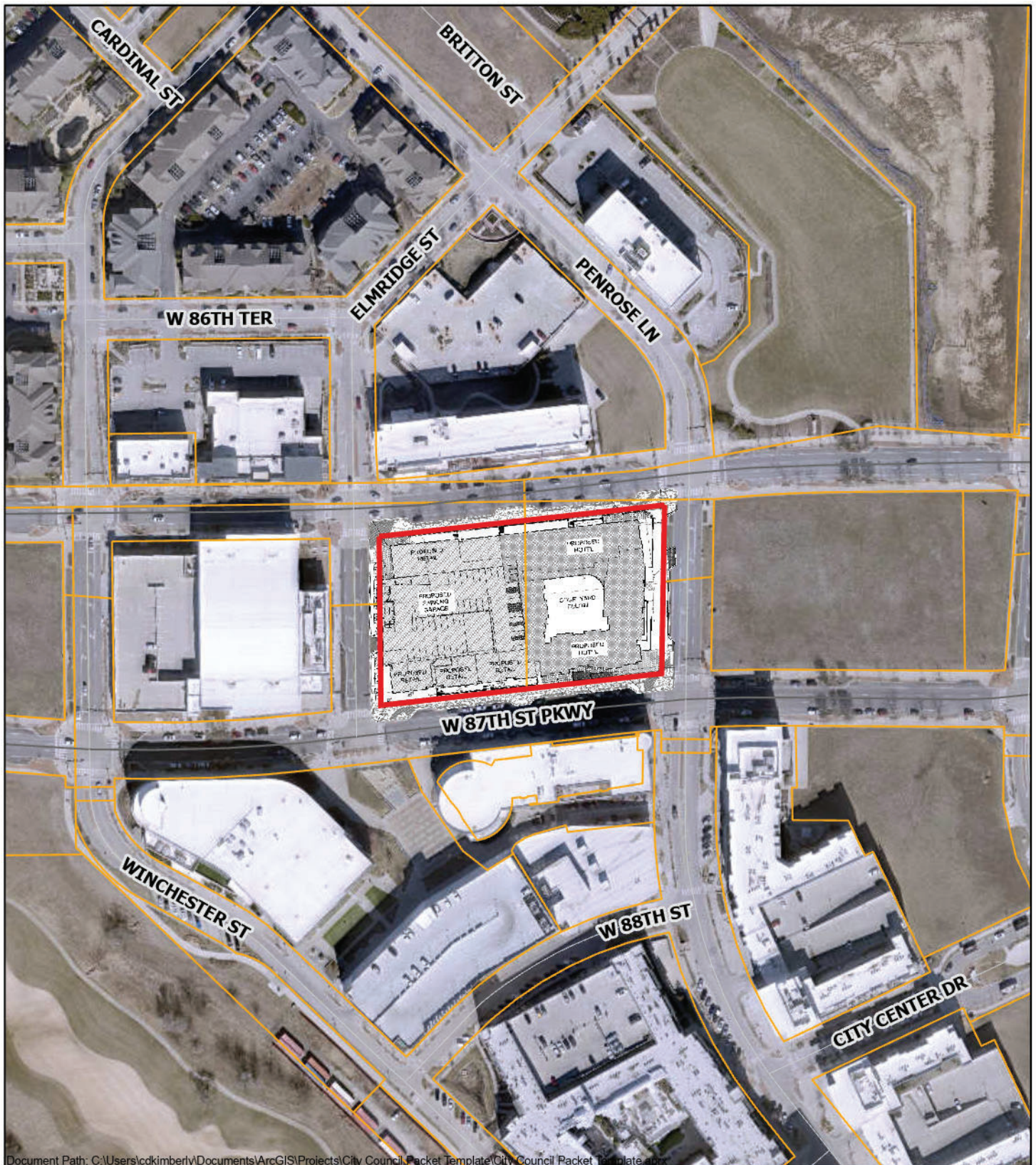
★ **Staff recommends approval of the proposed Final Plan for Midas Lenexa City Center.**

- This is a proposal for a mixed-use development with hotel, retail and public space.
- The project is consistent with Lenexa's goals through **Strategic Community Investment** and **Responsible Economic Development** to create **Vibrant Neighborhoods**.
- Staff supports an option to allow an additional level in the parking garage to be used for public parking without the need for a revised final plan.

## FINAL PLAN

Staff recommends **approval** of the final plan for PL23-10F – **Midas Lenexa City Center**, located between Elmridge Street and Penrose Lane and the east and west lanes of W. 87<sup>th</sup> Street Parkway, for a retail and hotel mixed-use development. This recommendation includes both the proposed plan and the plan with the option to add parking garage capacity.





Document Path: C:\Users\cdkimberly\Documents\ArcGIS\Projects\City Council Packet Template\City Council Packet Template.aprx

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

## Midas Lenexa City Center PL23-10F



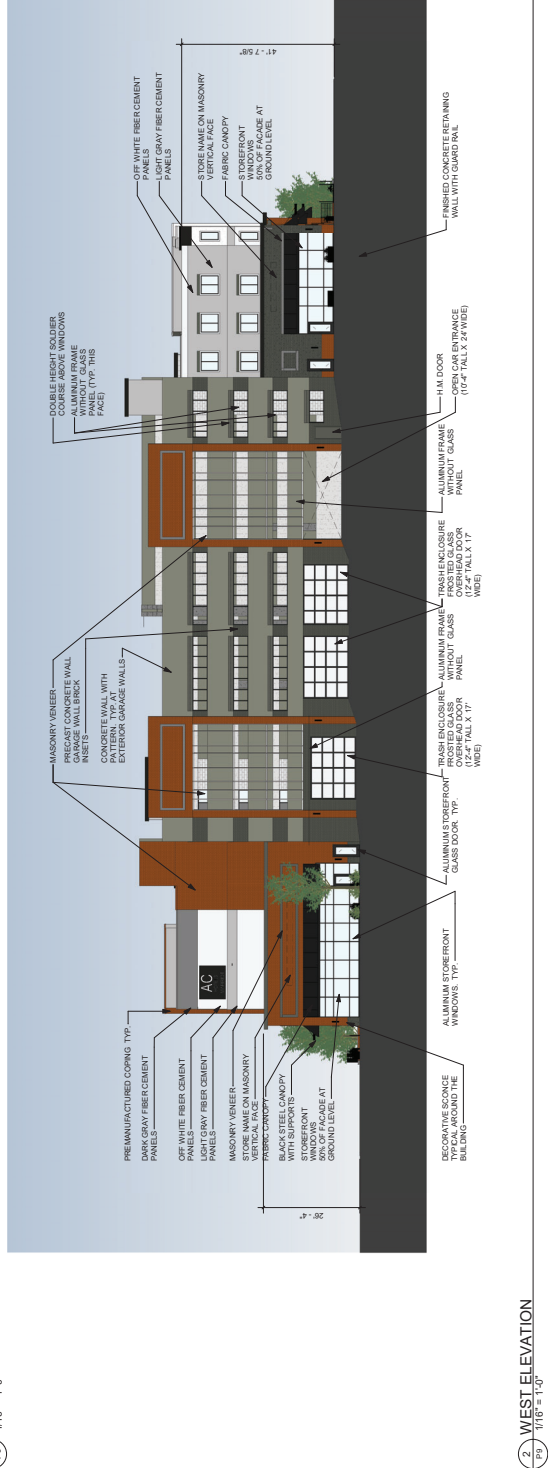
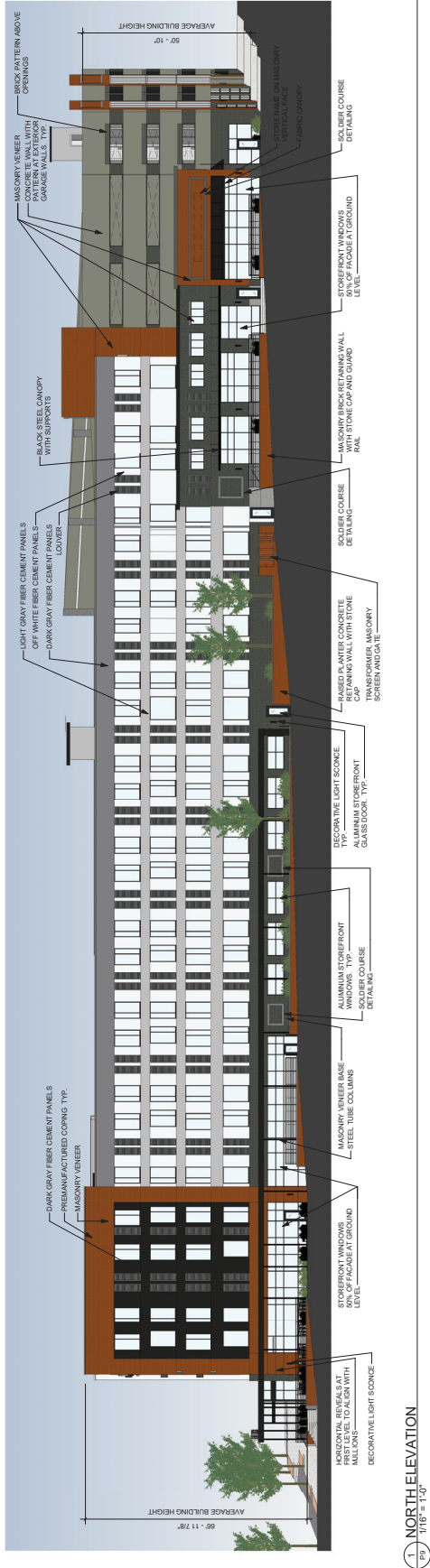
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# Residence Inn AC Dual Brand Hotel at City Center

Lenexa, Kansas 66219



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Lenexa, Kansas 66219



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4/24/2023

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BUILDING ELEVATIONS  
1/16"=1'-0"

Lenexa, Kansas 66219



4/24/2023

22446.00

BUILDING ELEVATIONS  
1/16"=1'-0"

Lenexa, Kansas 66219



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1/16"=1'-0"

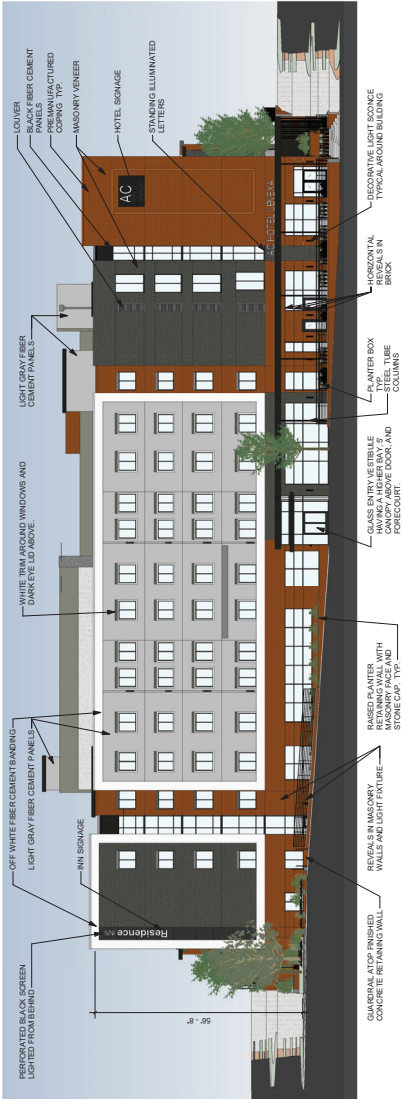
Lenexa, Kansas 66219



4/24/2023



1 SOUTH ELEVATION  
1/16" = 1'-0"



2 EAST ELEVATION  
1/16" = 1'-0"

## Residence Inn AC Dual Brand Hotel at City Center

Lenexa, Kansas 66219



4/24/2023

22446.00

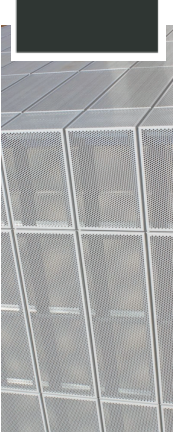
BUILDING ELEVATIONS  
1/16"=1'-0"

gray





BLACK ALUMINUM OVERHEAD DOOR  
WITH WHITE LAMINATED GLASS



PERFORATED SCREEN - MATTE BLACK



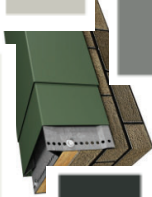
FIBER CEMENT - BLACK



FIBER CEMENT - DARK GRAY



COPING - LIGHT GRAY GRAY



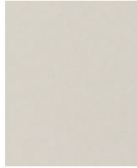
COPING - BLACK



COPING - DARK GRAY



COPING - TERRA COTTA



FIBER CEMENT - LIGHT GRAY GRAY



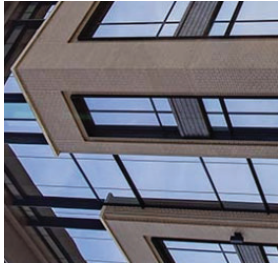
FIBER CEMENT - BONE WHITE



STOREFRONT TYPICAL  
PROFILE



STOREFRONT - BLACK



STOREFRONT EXAMPLE - BLACK



MODULAR AND THIN BRICK - DARK GRAY



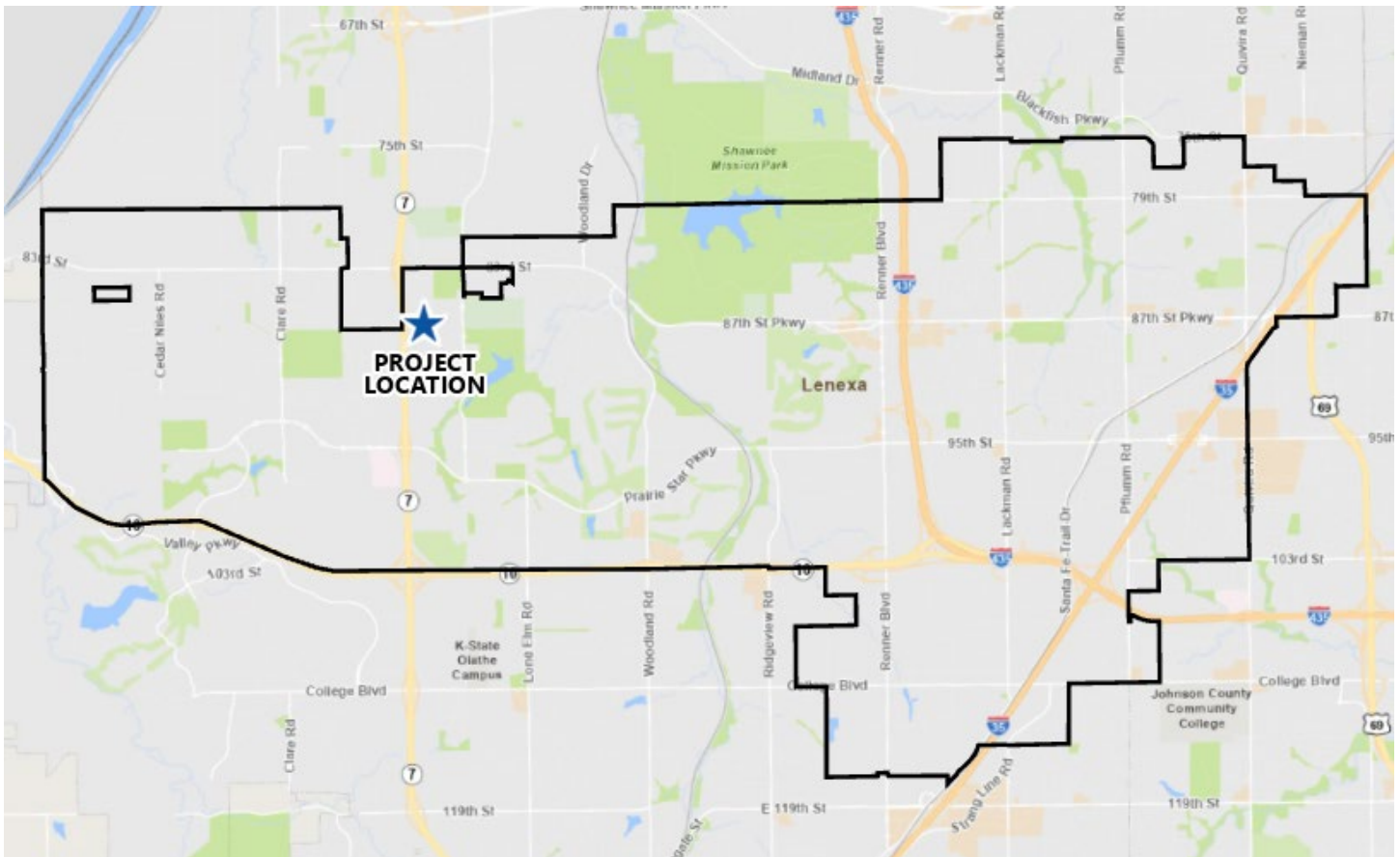
MODULAR AND THIN BRICK - LIGHT GRAY



MODULAR BRICK - TERRA COTTA

## WESTSIDE FAMILY CHURCH CARE CENTER

<b>Project #:</b>	PL23-03P	<b>Location:</b>	8500 Woodsonia Drive
<b>Applicant:</b>	Matthew Schlicht, Engineering Solutions	<b>Project Type:</b>	Preliminary Plan
<b>Staff Planner:</b>	Christa McGaha, AICP	<b>Proposed Use:</b>	Accessory Office Building for Church



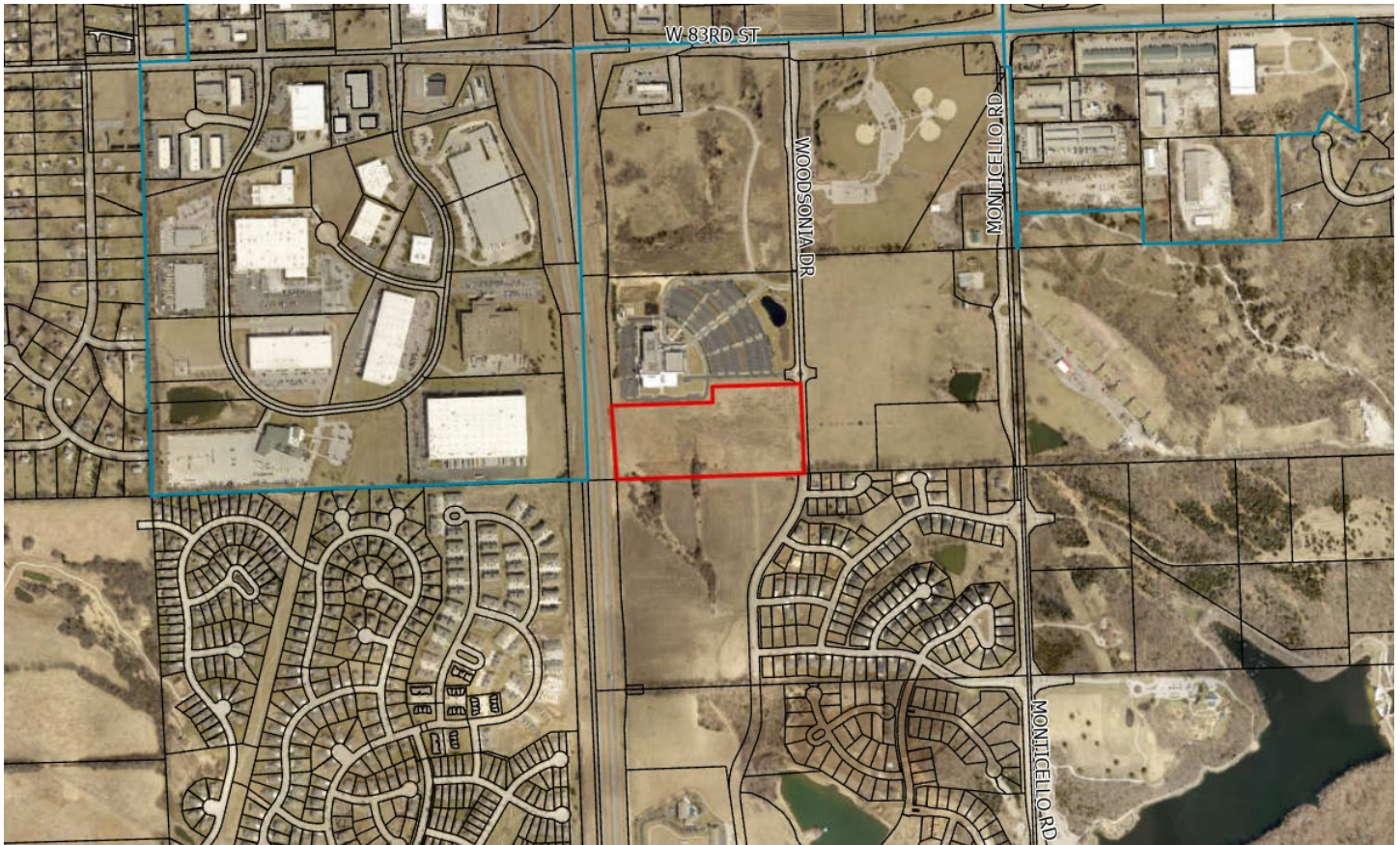
### PROJECT SUMMARY

The applicant seeks preliminary plan approval for construction of an accessory office building to serve as a care center for the Westside Family Church. The site is located southeast of the existing church. The proposed care center building includes classrooms, meeting rooms, playrooms, and counseling rooms for the church to use to provide services for their congregation. The proposed two-story building totals 19,838 square feet. The proposed care center building was not approved with the original preliminary plan (PL04-11P) for the overall 34-acre church campus, so preliminary and final plan approval is required. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL**



## SITE INFORMATION



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

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
13.36	19,838	R-1	Public/Open Space

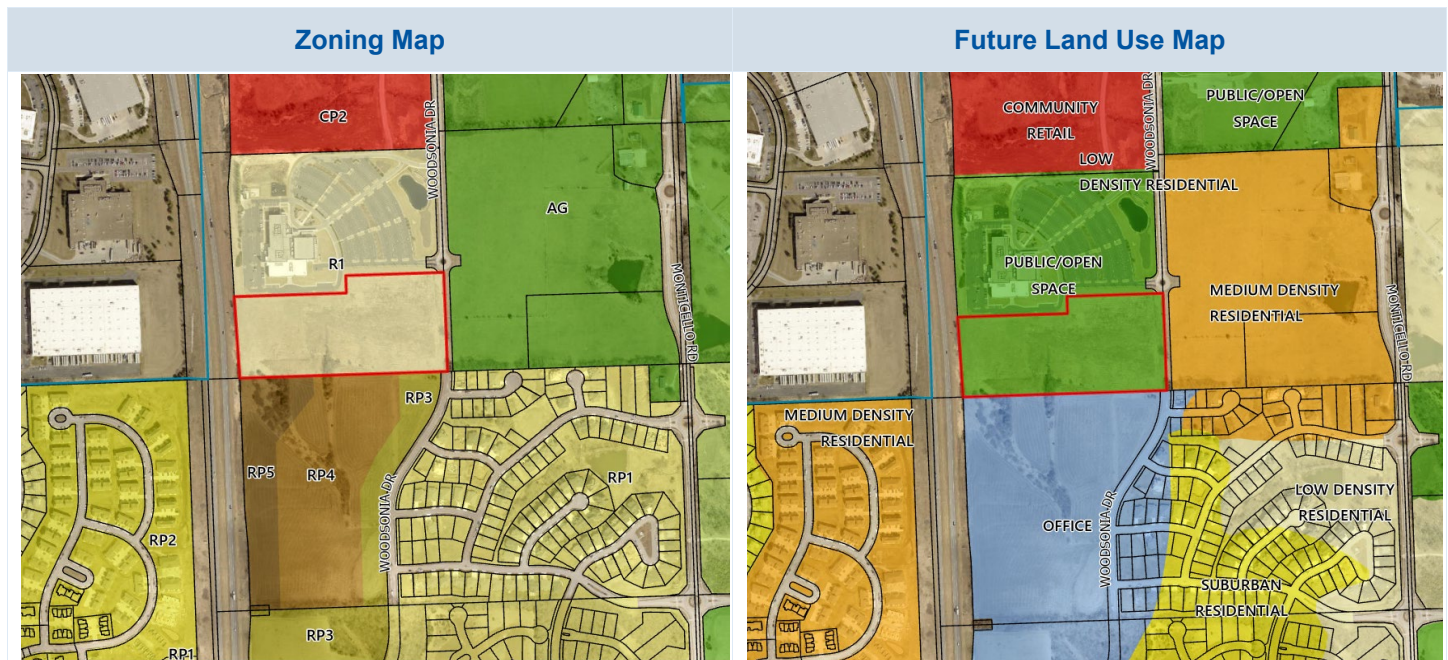
The subject property is located on the west side of Woodsonia Drive south of W. 83<sup>rd</sup> Street. In June 2004, the rezoning and overall preliminary plan was approved for Westside Family Church (PL04-11P & RZ04-12) to rezone the 34-acre property from AG, Agricultural to R-1, Residential Single-Family and to construct a 168,300 square foot church facility to include a 2,200-seat sanctuary, classrooms, activity rooms, multi-purpose room, auditorium, administration offices, and outdoor play and athletic courts with a total of 1,592 parking spaces provided at completion.

In August 2004, a final plan for Phase I (PL04-30F) was approved for the north 18.71 acres. This phase included a 70,000 square foot building, including a sanctuary, activity rooms, multi-purpose room, auditorium, administration offices, and classrooms. In February 2014, the final plan and final plat were revised for Phase II (PL14-02FR & PT14-02FR). The revised final plan consisted of a one-story, 19,775 square foot building addition for an overall total of 89,779 square feet. The addition provided for more worship space on the main floor of the building and revised associated parking.



## LAND USE REVIEW

The proposed development is a care services office building that is accessory to the overall church campus. The church buildings fall within the “church or place of worship” land use category in the Unified Development Code (UDC). The building will include classrooms, meeting rooms, playrooms, and counseling rooms for the church community. Churches are permitted land uses within the R-1, Residential Single-Family Zoning District. The proposed office building is to function as a part of the existing Westside Family Church campus and is compatible with the existing church use.



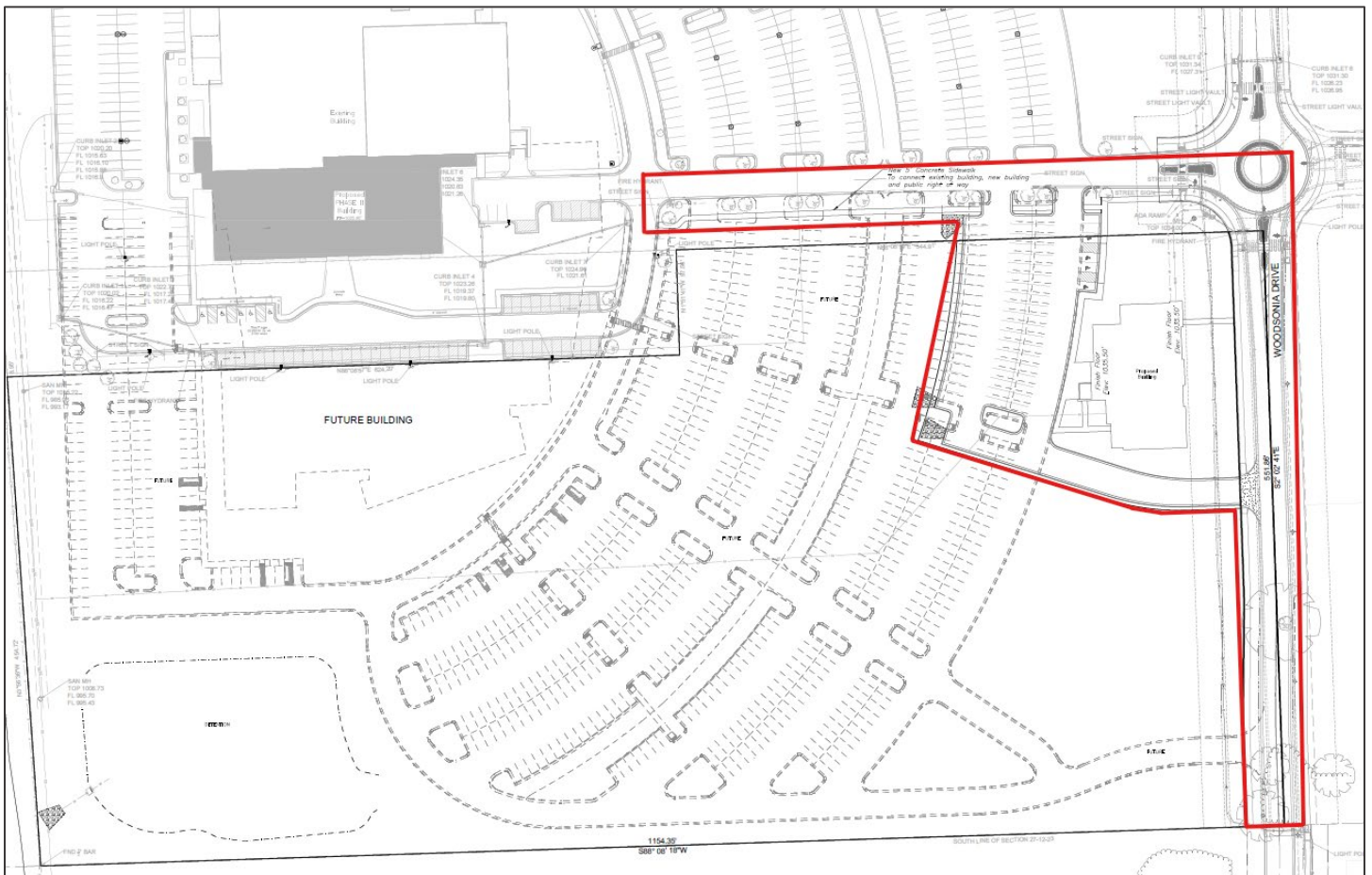
**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Public/Open Space	R-1, Residential Single-Family District	Undeveloped
	Community Retail	R-1, Residential Single-Family District	Church or place of worship, Westside Family Church
	Office	RP-3, RP-4, RP-5 Planned Residential Medium-High, High, & High-Rise Density Districts	Undeveloped
	Medium Density Residential	AG, Agricultural District	Undeveloped
	K-7 Highway/Medium Density Residential/ City of Shawnee	KDOT Right-of-Way/RP-2, Planned Residential Intermediate Density District/ PI, Planned Industrial (Shawnee)	KDOT Right-of-Way/ Townhomes at the Reserve/ Ford Motor Co. (Shawnee)

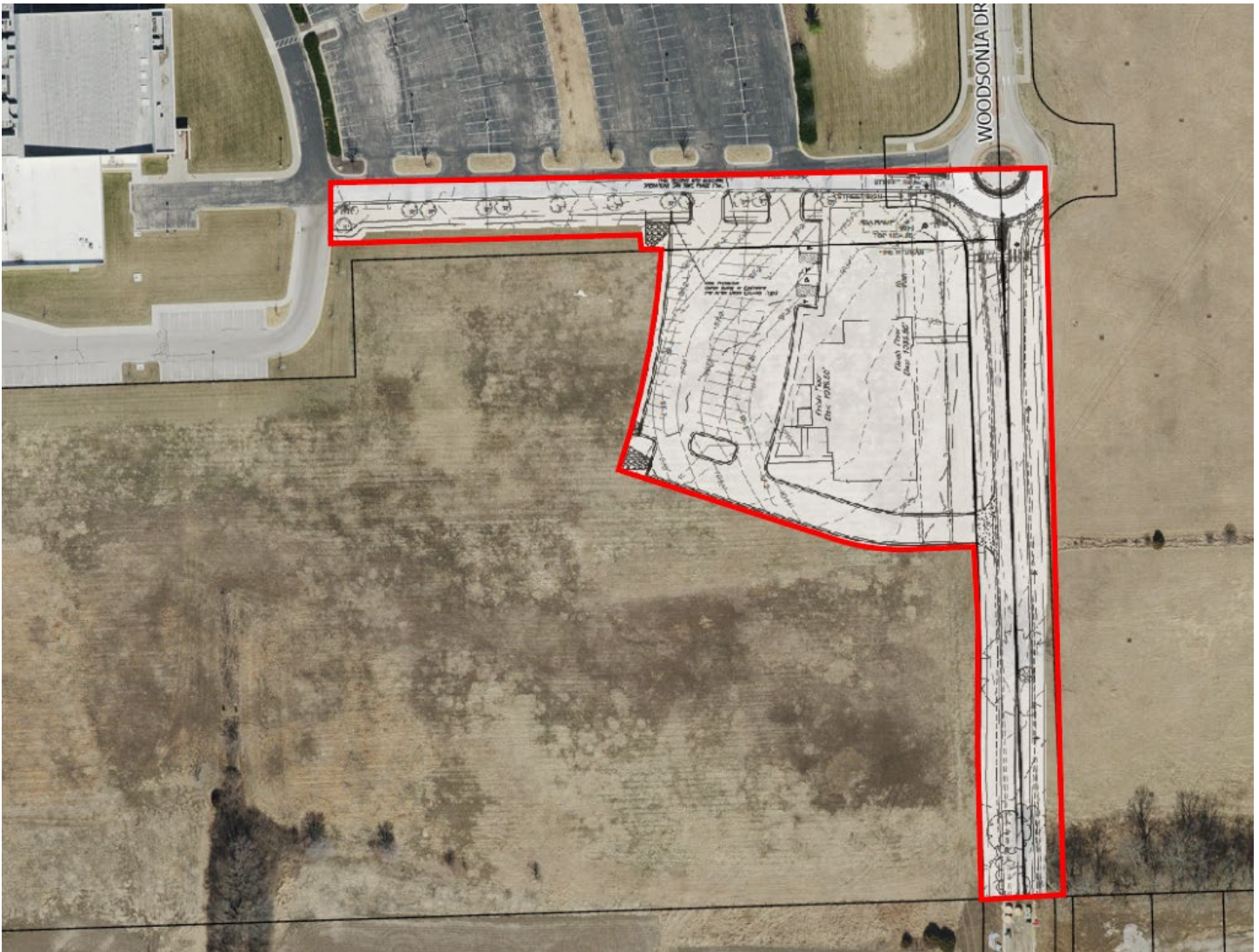


## FINAL PLAN REVIEW

The applicant is requesting approval of a new preliminary plan and preliminary plat for the construction of a two-story 19,838 square foot care center for Westside Family Church that will include classrooms, meeting rooms, playrooms, and counseling rooms.

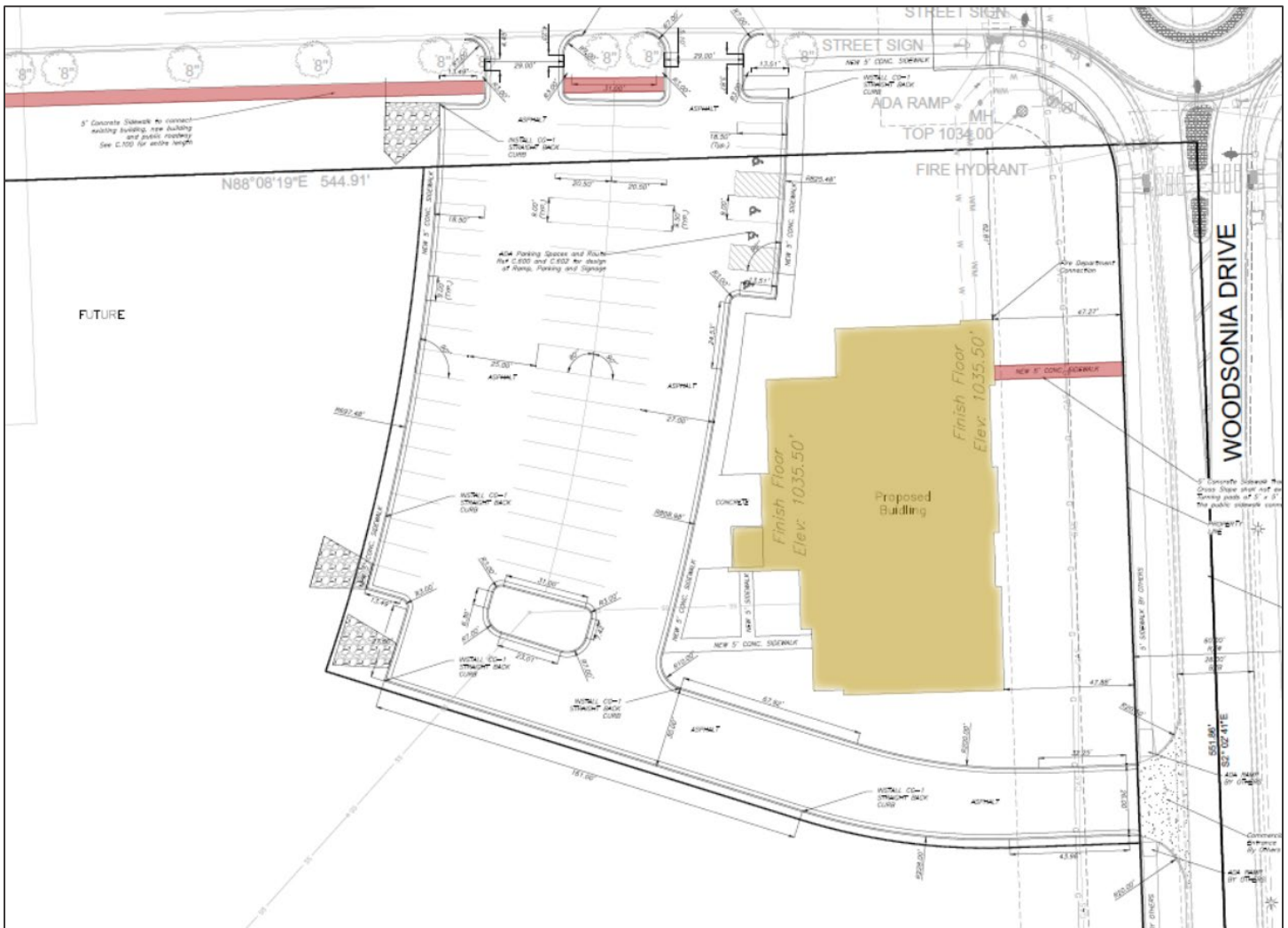


**Exhibit 2: Proposed Site Plan with Future Building and Parking Lot Plans.**



**Exhibit 3: Aerial Image with Site Plan.**





**Exhibit 4: Site Plan.**

The proposed care center (see Exhibit 4; shown in brown) is two-stories and 19,838 square feet. The center will include classrooms, meeting rooms, playrooms, and counseling rooms. Proposed site improvements to the area include the construction of Woodsonia Drive from the roundabout to connect to the south entry drive, a parking area, and sidewalks. The parking lot will include 70 new parking spaces and one internal parking lot island. New 5-foot concrete sidewalks are proposed along both sides of Woodsonia Drive and along the perimeter of the parking lot to the main entrance of the building. Additional sidewalk connections (see Exhibit 4; shown in red) include a 5-foot sidewalk along the north side of the site that continues to the west to provide a pedestrian connection from the care center to the existing Westside Family Church building. Another connection is shown from the future sidewalk on Woodsonia Drive to the stairwell entrance at the northeast corner of the building.

## PUBLIC IMPROVEMENTS

While there are not public improvements physically on the site, the construction of Woodsonia Drive from the existing roundabout to the south property line to connect into the existing segment of Woodsonia Drive south of this property will be a required improvement. The permit to perform this work must be obtained prior to or concurrently with the building for this project, and the construction of this segment of Woodsonia Drive is required to be completed prior to approval of occupancy for the building.

## TRAFFIC, ACCESS, AND PARKING

- Woodsonia Drive is classified as a collector roadway.
- There are two points of access to the site from the existing internal drive to the north.
- There is one point of access to the site from Woodsonia Drive to the east.
- The site plan does not meet the required 80 parking spaces for office uses; however, the remaining 10 spaces can be accounted for in the existing parking lot to the north.

**TABLE 3: PARKING ANALYSIS**

Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
Office	1 space per 250 square feet	80	70	-10

## STORMWATER

The applicant has provided a preliminary stormwater management report for this phase, addressing both the interim condition (this application) as well as the ultimate condition with the remaining church property build-out. This report indicates that the applicant intends to meet the City’s requirements with a combination of extended dry detention and an infiltration trench.

## FIRE PREVENTION

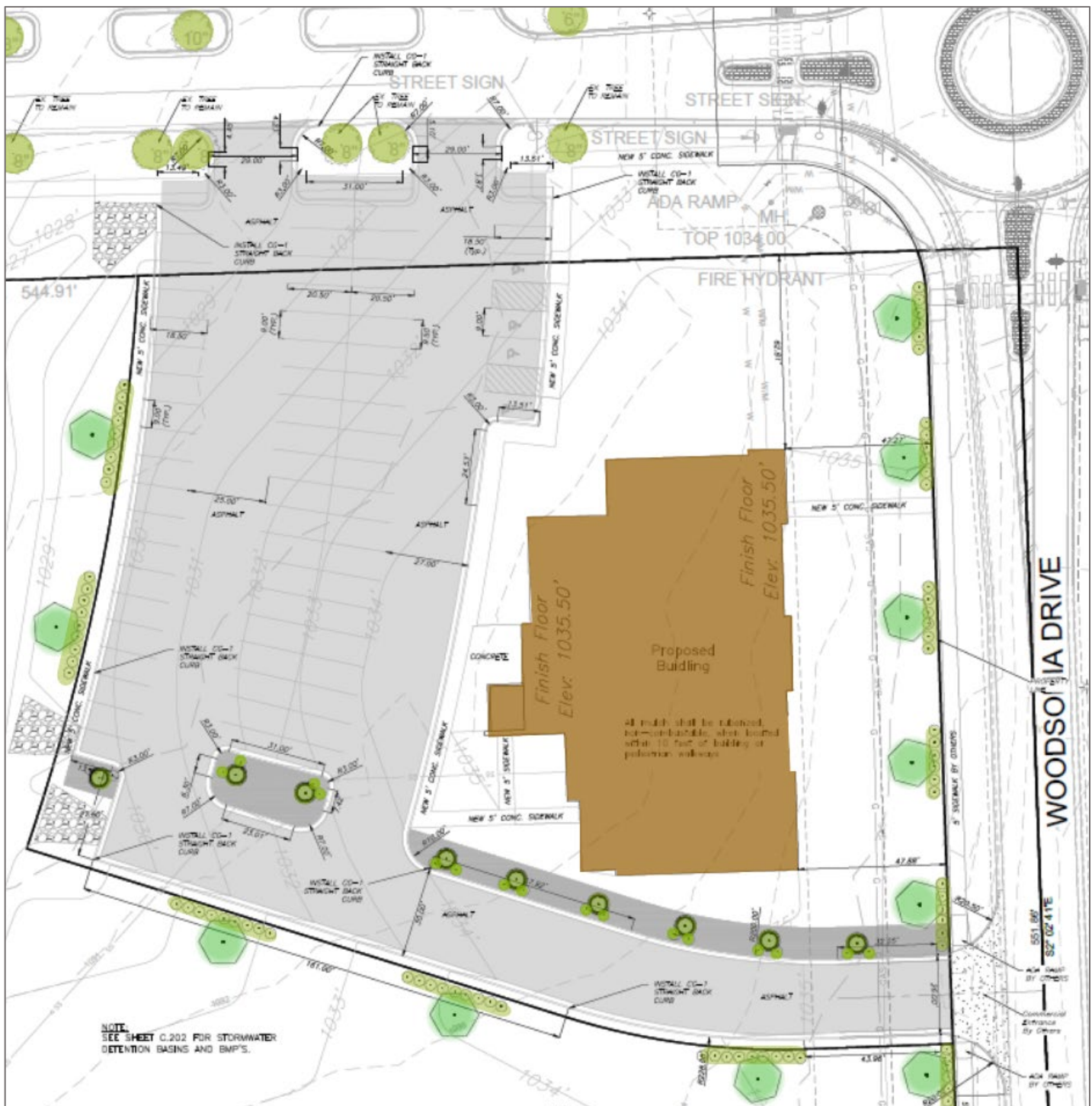
The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward.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

## LIGHTING

Proposed lighting types include street and internal parking lot lighting. A photometric plan that is in compliance with the performance standards of [Section 4-1-C-4-I](#) of the UDC is required to be submitted for review with the final plan application.



## LANDSCAPING



**Exhibit 5: Landscape Plan.**

The proposed landscape plan shows perimeter plantings along Woodsonia Drive and internal parking lot landscaping, which are subject to the requirements of [Section 4-1-D-2-L](#) of the UDC. The final landscape design will be submitted and reviewed with the final development plan for this lot to ensure all applicable landscaping code standards landscaping standards have been met.

## ARCHITECTURE

The proposed two-story care center office building is 19,838 square feet. Exterior building finish materials include multiple different shades of brick veneer, stone veneer, and decorative metal wall panels, stucco, and aluminum.



**BRICK VENEER**  
Endicott - Dark Ironspot



**BRICK VENEER**  
Endicott - Medium Ironspot #77



**STONE VENEER**  
Owens Corning - Chardonnay Country Ledge stone



**P.F. ALUMINUM**  
Storefront and Curtainwall -  
Clear Anodized



**SYNTHETIC STUCCO**  
(EIFS)  
Sand Finish - White Linen

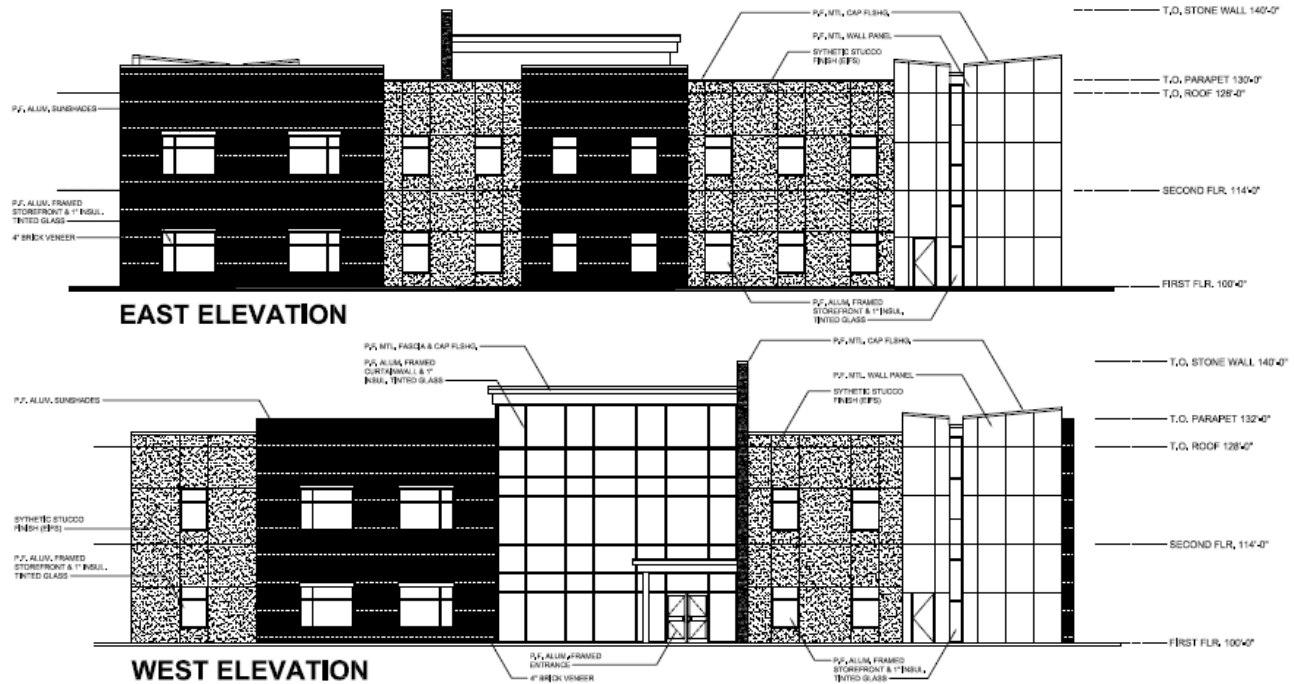
The materials and design are consistent in character with the existing Westside Family Church building to the west. Exhibit 6 shows the northeast elevation of the existing church building. Building materials for the proposed care center include similar brick, stone veneer, stucco, and aluminum accents.



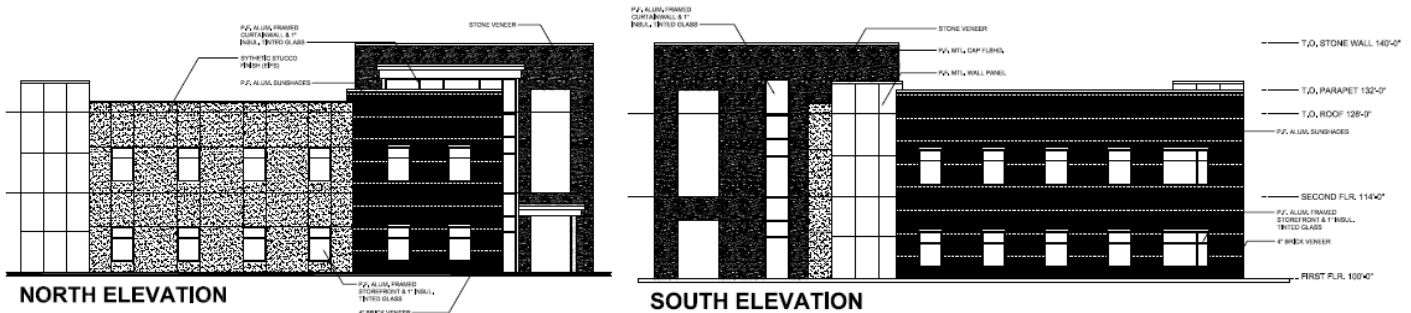
**Exhibit 6: Existing Church Building Architecture.**

The main entrance is located on the west building elevation facing the parking lot. The east and west elevations consist of a mix of brick, stucco, and metal to add visible interest by breaking the building into different sections. The building has several windows on each façade, with an aluminum framed tinted glass accent wall of windows spanning the height of the building surrounding the entrance on the west elevation. The north and south building elevations incorporate stone veneer as well as the brick, stucco, and metal wall panel finishes. The proposed building is subject to the architectural standards required in [Section 4-1-C-5](#) of the UDC and will be reviewed in further detail with the review of the final plan application.





**Exhibit 7: East and West Building Elevations.**



**Exhibit 8: North and South Building Elevations.**

## DEVIATIONS

The applicant is not requesting any deviations.

## REVIEW PROCESS

- The Governing Body is the final authority for approval of this project.
- The applicant should inquire about additional City requirements, such as permits and development fees.

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## RECOMMENDATION FROM PROFESSIONAL STAFF

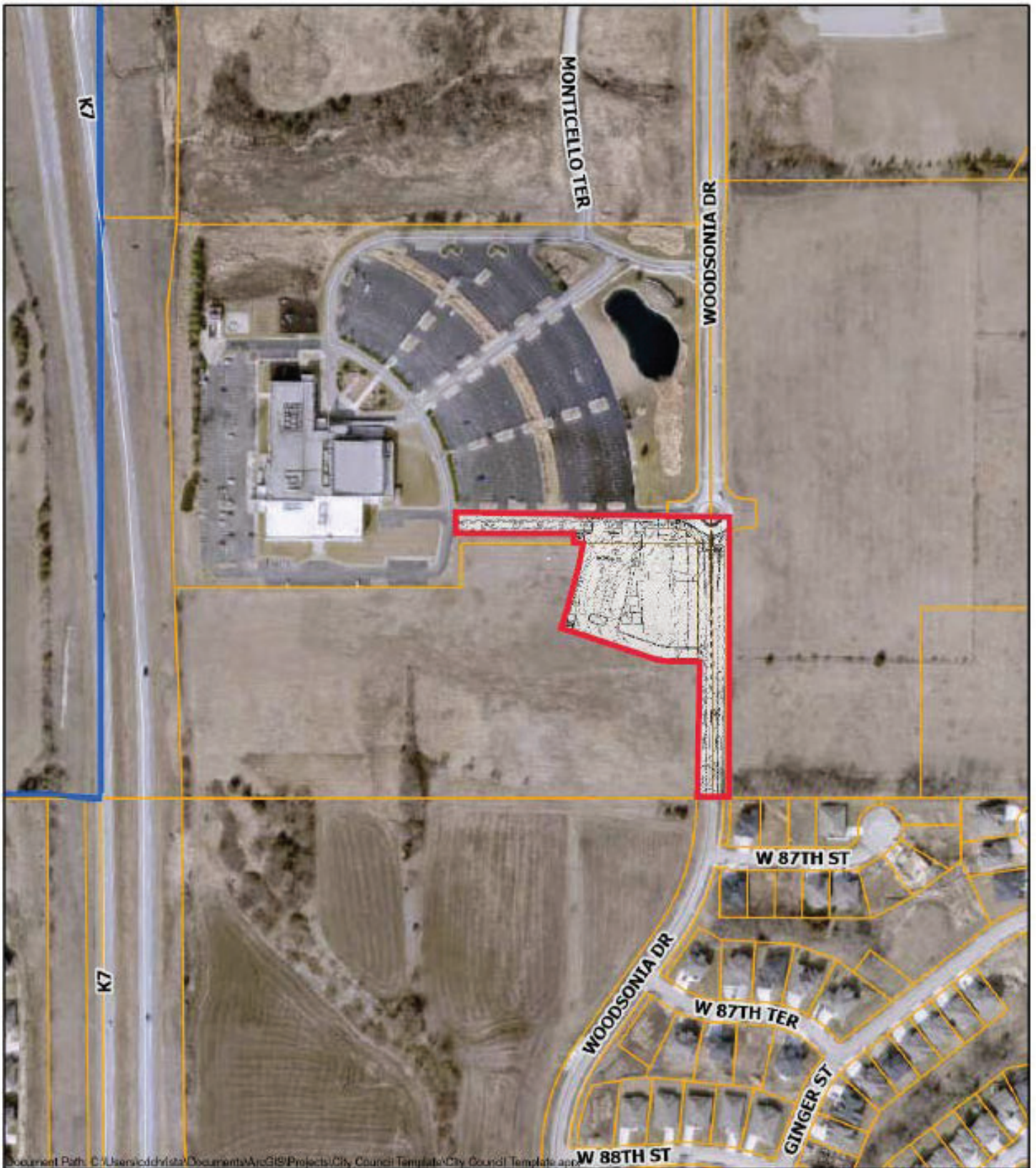
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- ★ Staff recommends approval of the proposed preliminary plan for Westside Family Church Care Center.
  - This project is consistent with Lenexa's goals through *Responsible Economic Development* to promote *Vibrant Neighborhoods* and *Healthy People*.

### PRELIMINARY PLAN

Staff recommends **approval** of the preliminary plan for PL23-03P – **Westside Family Church Care Center** at 8500 Woodsonia Drive, for an office building accessory to the church/place of worship.

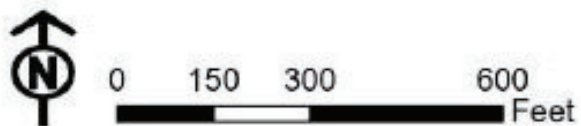




Document Path: C:\Users\chrysta\Documents\ArcGIS\Projects\City Council Template\City Council Template.aprx

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

## Westside Family Church Care Center PL23-03P





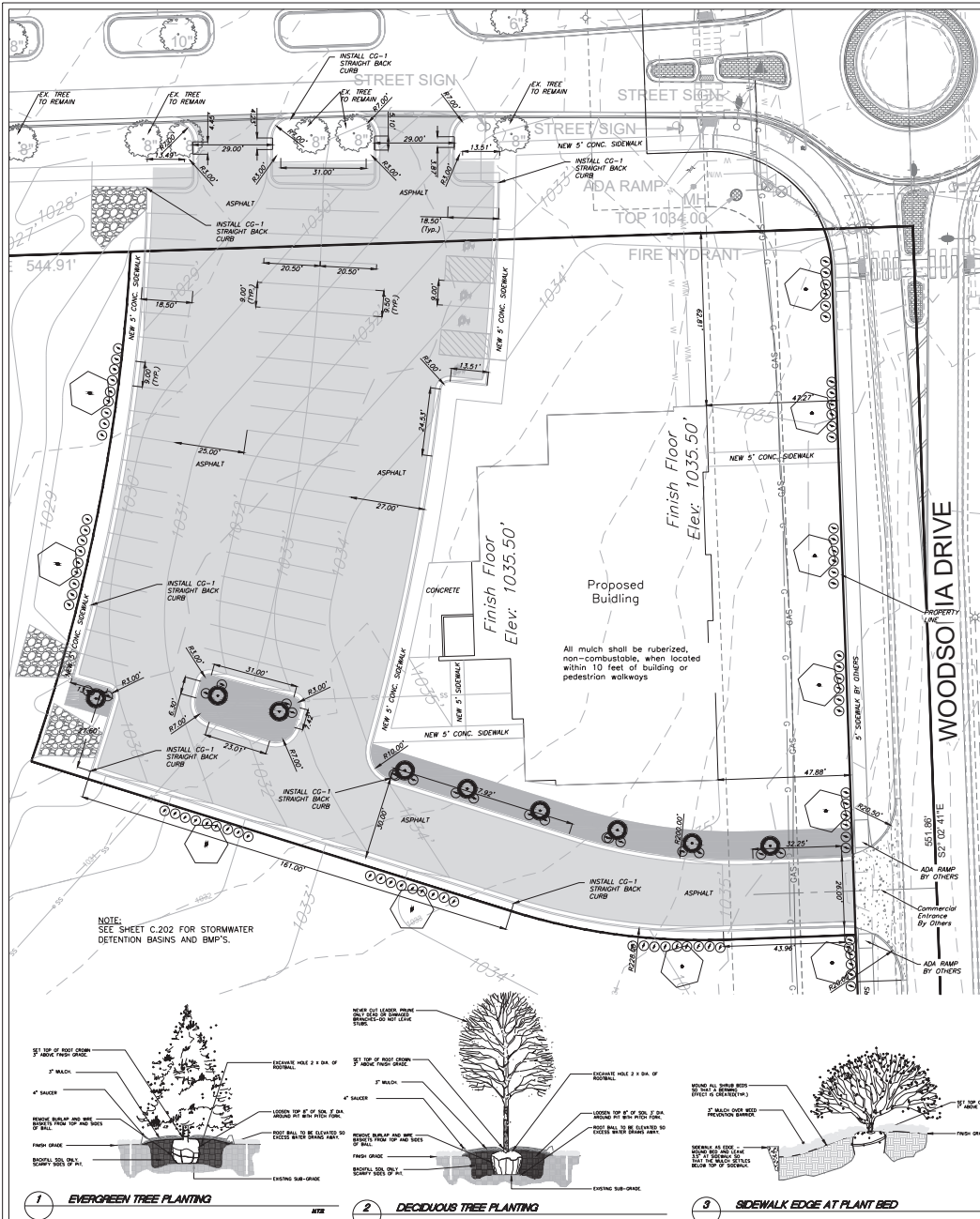












**Table 1 - Perimeter Plantings Along Street Frontages**

Per 100 Lin. Ft. Adjacent To	Parkway (minimum 50 ft. depth, or as designated)	Freeway (minimum 100 ft. depth)	Arterial and Collector (minimum 25 ft. depth)	Local (minimum 20 ft. depth)**
Building or Open Area	1 shade tree 25 shrubs and 200 of herb	1 shade tree, 1 evergreen tree, and 12 shrubs	1 shade tree 1 evergreen tree 12 shrubs and 75 of herb	2 shade trees and 12 shrubs
	As above and ADD shrubs or herbs to form a visual screen of no less than 3 feet in height along 75 percent of the length of the frontage adjacent to the parking lots and parallel drive areas and other vehicle use areas.	As above and ADD shrubs or herbs to form a visual screen of no less than 3 feet in height along 75 percent of the length of the frontage adjacent to the parking lots and parallel drive areas and other vehicle use areas.	As above and ADD shrubs or herbs to form a visual screen of no less than 3 feet in height along 75 percent of the length of the frontage adjacent to the parking lots and parallel drive areas and other vehicle use areas.	As above and ADD shrubs or herbs to form a visual screen of no less than 3 feet in height along 75 percent of the length of the frontage adjacent to the parking lots and parallel drive areas and other vehicle use areas.
Parking Lot and Parallel Drive Areas	As above and ADD evergreen trees, shrubs, and/or herbs to accomplish 75% screening	As above and ADD evergreen trees, shrubs, and/or herbs to accomplish 75% screening	As above and ADD evergreen trees, shrubs, and/or herbs to accomplish 75% screening	As above and ADD evergreen trees, shrubs, and/or herbs to accomplish 75% screening
Service Area (loading docks, outside storage and activity)	As above and ADD evergreen trees, shrubs, and/or herbs to accomplish 75% screening	As above and ADD evergreen trees, shrubs, and/or herbs to accomplish 75% screening	As above and ADD evergreen trees, shrubs, and/or herbs to accomplish 75% screening	As above and ADD evergreen trees, shrubs, and/or herbs to accomplish 75% screening

\* Assume all planting bed with flowers, other color, small shrubs and mounding ground covers. \*\* Also include private shade trees that serve as a local street.

**Table 2 - Perimeter Plantings Along Lot Lines**

Per 100 Lin. Ft. Adjacent To:	
Building	1 shade tree
Parking Lot	1 shade tree 10 shrubs
Parking Lot = 500 LF	5 shade trees and 45 shrubs
Service Area	As above and ADD evergreen trees and shrubs as necessary to accomplish a complete visual screen from public view*

\* May be reduced or deleted adjacent to other service area or other topographic area or where views are already obscured by other means such as existing vegetation, building or land form. The term "screen from public view" means that the area is not visible from on-site public access areas, adjoining property, public or private street or other public access ways.

Note to Table 2:  
The Community Development Director may approve reductions to the number of plant materials set forth in this table upon finding that the purpose and intent of this Section can be met with fewer plant materials.

**PLANTING GUIDE**

SYMBOL	QUANT	KEY	NAME	SIZE
	6	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	2.5" CAL
	9	NS	NORWAY SPRUCE PICEA OMNIS	6" HT.
	54	JCH	HOLM OAK QUERCUS ILEX	#3 POT

**GENERAL LANDSCAPE NOTES:**

**PLANT MATERIAL**

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR. IN HEALTHY CONDITION WITH NORMAL, WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF DISEASE, INFECTION, AND PESTS. PLANTS SHALL COMPLY WITH ALL APPLICABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERIES' AMERICAN STANDARDS OF NURSERY STOCK, AND 2001-2004.
2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT PLANT BEDS TO BE MAINTAINED TO A DEPTH OF 7" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. PLANT BEDS WITH A PRE-INSTALLED HERMOCIDE PRIOR TO PLANTING AND MULCH PLACEMENT. PLANTING SHALL BE IN ACCORDANCE WITH STANDARD PLANTING PRACTICES.
3. PLANT AREA FOR TREES TO BE FREE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOISTENED FOR WATER RUNOFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRIVING ACTION OF THE SUN AND WIND AFTER BEING PLANTED. MULCH SHALL BE MAINTAINED AND REPLACED AS NEEDED. MULCH SHALL BE MAINTAINED AND REPLACED AS NEEDED. MULCH SHALL BE MAINTAINED AND REPLACED AS NEEDED.
5. AFTER PLANTING IS COMPLETED, PRUNE IMMEDIATELY TO REMOVE DEAD OR DAMAGED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
7. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN RISK.
8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RECORDING THEM BY LEGAL AUTHORITIES.
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**LAWN AND TURF AREAS**

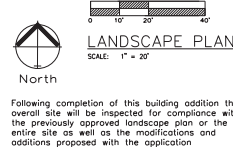
7. ALL LAWN AREAS TO BE SOOLED OR SEEDS AS SHOWN ON PLANS. SOO SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND SHALL BE SUBMITTED TO SUBMITTER FOR CERTIFIED SEED. SOO SHALL BE SEEDING, THICK TURF PLANTING, AND/OR A PROVISION OF REGULAR FERTILIZING, MOWING, AND WEED CONTROL. SOO SHALL BE A TURF-TYPE TALL FESCUE (1 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING: TURF-TYPE TALL FESCUE (1 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING: TURF-TYPE TALL FESCUE (1 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING: TURF-TYPE TALL FESCUE (1 WAY) BLEND.
8. ALL SEEDED AREAS TO BE MULCHED WITH STRAW OR HYDRALOM AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

**INSTALLATION**

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LENEXA, KS AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH. BACK FILLED WITH CLEAN FILL SOIL AND MULCH. MULCH SHALL BE 2" DEEP. TURF SHALL HAVE A JUMP RANGE OF 1/2 TO 7/8" AND A RE-GRASSING PERIOD OF 14 DAYS.
11. PLANT BEDS TO BE "BONDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EYES ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. REPAIRABLE PATCH GRASS TO BE WHEN ALLOWABLE TOLERANCES ALLOWING 1/4" FOR SOO AND 1/4" FOR MULCH IN PLANT BEDS. PATCH GRASS SHALL BE SMOOTH EVEN SURFACES FREE OF DEBRIS, CLUMPS, ROCKS, AND VEGETATIVE MATTER. PATCH GRASS SHALL BE SMOOTH EVEN SURFACES FREE OF DEBRIS, CLUMPS, ROCKS, AND VEGETATIVE MATTER.
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 2" OF DARK BROWN, HARDWOOD MULCH. MULCH SHALL BE MAINTAINED AND REPLACED AS NEEDED. MULCH SHALL BE MAINTAINED AND REPLACED AS NEEDED.
14. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL WATERING UPON INSTALLATION.
15. DUG EYES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO DRAINAGE IS REQUIRED ADJACENT TO PLANTING.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN RISK.
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RECORDING THEM BY LEGAL AUTHORITIES.
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**MAINTENANCE BY OWNER**

33. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
34. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
35. NEW SOO TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOO BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.



**ENGINEERING & SURVEYING SOLUTIONS**

Professional Registration  
Missouri  
Engineering 200002186-D  
Surveying 200000219-D  
Kansas  
Engineering E-1086  
Surveying S-110  
Oklahoma  
Engineering E-1086  
Surveying S-110  
Nebraska  
Engineering C-00271

**8500 Woodsonia Drive**  
Lenexa, Johnson County, Kansas

Project: Westside Family Church Phase 2  
Date: March 23, 2023

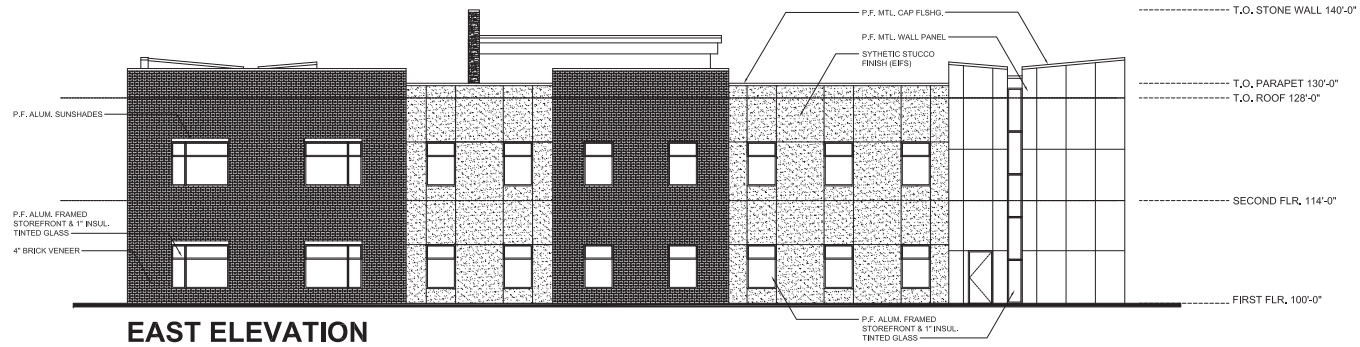
**LANDSCAPE PLAN**  
Construction Plans for:  
Westside Family Church Phase 2  
Lenexa, Johnson County, Kansas

Matthew J. Schmitt  
M.D. No. 200001708  
K.S. No. 10071  
P.E. No. 2-1235  
N.E. No. 2-1235

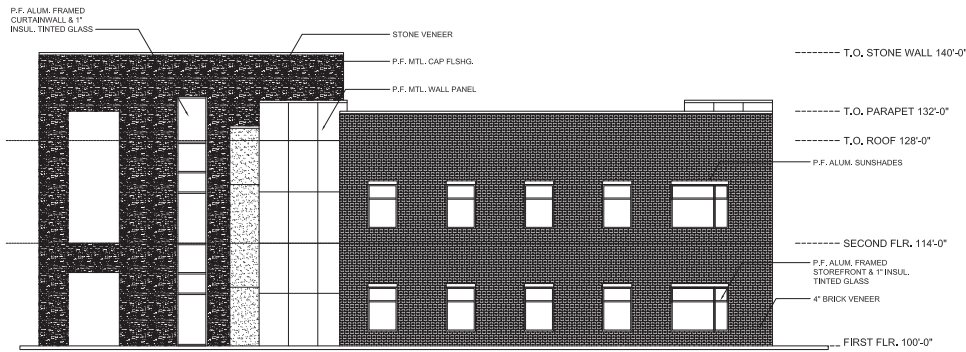
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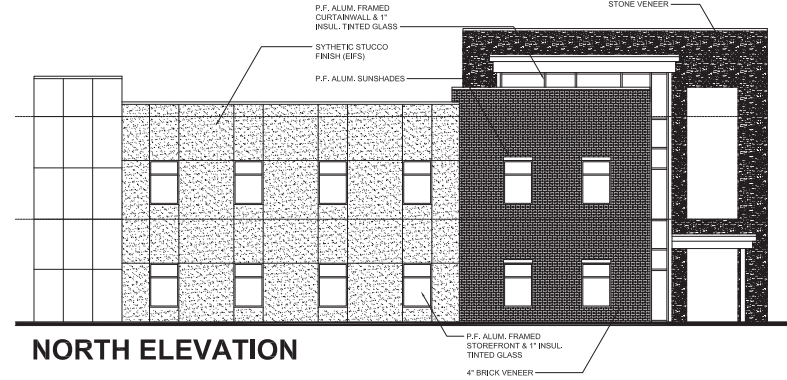




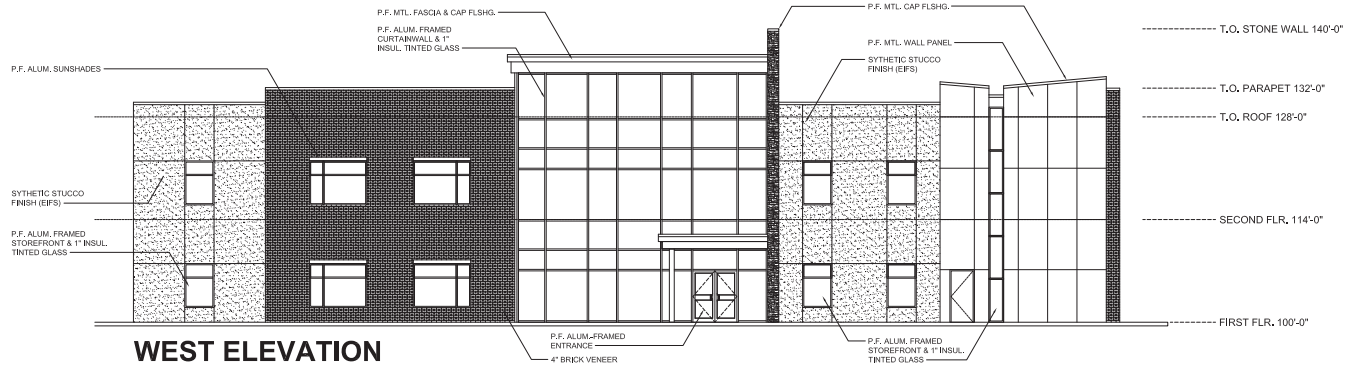
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

A CARE CENTER FOR:  
**WESTSIDE FAMILY CHURCH**  
8500 WOODSONIA DRIVE  
LENEXA, KANSAS 66227

PROJECT #: 22-877  
ISSUE DATE: 4/17/2023  
DRAWN BY:  
CHECKED BY:  
REVISIONS:

SHEET No.  
**A2**  
EXTERIOR ELEVATIONS

## CALL TO ORDER

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Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, April 3, 2023. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87<sup>th</sup> Street Parkway, Lenexa, Kansas.

## ROLL CALL

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### COMMISSIONERS PRESENT

Commissioner Ben Harber  
Commissioner Don Horine  
Commissioner Curt Katterhenry  
Commissioner Brenda Macke  
Vice-Chairman Mike Burson  
Commissioner David Woolf  
Commissioner John Handley  
Chairman Chris Poss

### COMMISSIONERS ABSENT

Commissioner Jason Leib

### STAFF PRESENT

Scott McCullough, Director of Community Development  
Stephanie Kisler, Planning Manager  
Tim Collins, Engineering Construction Services Administrator  
Andrew Diekemper, Fire Division Chief  
Steven Shrout, Assistant City Attorney  
Dave Dalecky, Planner II  
Gloria Lambert, Senior Administrative Assistant

## APPROVAL OF MINUTES

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The minutes of the March 6, 2023 meeting were presented for approval. Chairman Poss entertained a motion to **APPROVE** the minutes as amended. Moved by Commissioner Horine, seconded by Commissioner Katterhenry, and **APPROVED** by a majority voice vote.



## CONSENT AGENDA

1. **Berger Convenience Store** - Consideration of a final plan for a convenience store with a fueling station for property located near the northeast corner of Ridgeview Road and K-10 Highway within CP-3, Planned Regional Commercial District. PL23-06F
2. **College Crossings Business Park, Fourth Plat** - Consideration of a final plat to replat business park property located near the northeast corner of College Boulevard and Strang Line Road within the BP-1, Planned Business Park District. PT23-11F
3. **Kids Empire** - Consideration of a final plan for an indoor entertainment use for property located at 12124 95th Street within the CP-3, Planned Regional Commercial District. PL23-05F
4. **Residences at Renner 95** - Consideration of a final plan for a mixed-use development for property located at 9401 Renner Boulevard within the PMU, Planned Mixed Use District. PL23-07F
5. **Rolling Magic Skate Park** - Consideration of a final plan for a public park use for property located at Sar-Ko-Par Trails Park at 14915 W. 87th Street Parkway within the R-1, Single-Family Residential District. PL23-09F
6. **Trailridge Middle School Addition** - Consideration of a revised final plan for a secondary school use for property located at 7500 Quivira Road within the R-1, Single-Family Residential District. PL23-03FR

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Items 1 through 8. Moved by Commissioner Handley, seconded by Commissioner Harber, and carried by a unanimous voice vote.

## CONTINUANCES

Chairman Poss entertained a motion to **APPROVE** the continuance of **Prairie Chase I (RZ23-01 & PL23-01CP) and Prairie Chase II (RZ23-02 & PL23-02CP)**, Items 10 and 11, to a date uncertain. Moved by Commissioner Burson, seconded by Commissioner Handley, and carried by a unanimous voice vote.

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## REGULAR AGENDA

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7. **Kiewit K3** - Consideration of a final plan for an office use for property located at the southwest corner of 89th Street and Hampton Street within the CC, Planned City Center District. PL23-08F

### APPLICANT PRESENTATION:

Alan Lincoln, of Kiewit Companies, presented for the applicant. He gave the history and background of Kiewit and explained its progression in Lenexa. The first two buildings in Lenexa City Center are called K1 and K2. K4 located at 8801 Penrose was constructed in 2020 and the construction of the new building is referenced as K3. Jake Baker, an architect with HOK, presented an overview of the proposed project. In addition to the new building there will be site improvements, expansion of the parking garage for K4, as well as additional surface parking. The new K3 building will be 177,000 square feet and five stories, the same height as the K4 building. They are proposing a central plaza for campus employees with outdoor amenities. The architecture of the building will be a continuation of K1, K2 and K4. Some of the features will have balconies overlooking the golf course, plaza seating and a recessed patio along Penrose. He showed elevation exhibits of the proposed plans and concluded by saying he would take any questions upon the completion of staff's presentation.

### STAFF PRESENTATION:

David Dalecky gave staff's report and showed an aerial of the site and surrounding area. This is the fourth and final building constructed in the Kiewit campus at City Center. Expansion to the parking will include an addition to the two-level parking structure. The parking structure and surface parking areas serve the entire campus. A portion of the City's trail system will be relocated to the property edge that runs on the south side of the Kiewit campus. The applicant will also add additional landscaping. He presented a table of the parking analysis. He explained that parking is proposed at a ratio of 3.3 per 1,000 for the entire campus. They will make parking accommodations with other developments in the area if necessary. He showed the parking structure and explained the solar array that may possibly be installed over the parking addition at final plan stage. He pointed out where all the additional landscaping would be placed and highlighted the plaza and amenity zone. The architecture of the building is proposed to be similar to the K4 building recently constructed using brick, precast concrete and clear glass. Staff is supportive of the building architecture and materials.

### PLANNING COMMISSION DISCUSSION:

Commissioner Katterhenry said he likes the architecture and likes that it blends with the other buildings.

Commissioner Burson asked what the city's code and zoning requirements are for the solar array. David said there is not a specific standard for solar arrays in the city's code. Scott McCullough clarified that there are some residential standards for solar panels but no specific standards for commercial. Commissioner Burson said he is supportive of the solar array because it fits in with the architecture.

Commissioner Horine asked if the signage would be proposed to the Planning Commission at a later date. David Dalecky replied that the applicant will present a sign package for the building later that will be brought to the Planning Commission.

Chairman Poss remarked that he liked the project and is looking forward to it going forth.

### MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** of a final plan at the southwest corner of 89<sup>th</sup> Street and Hampton Street within the CC, Planned City Center District.



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

8. **Kiewit K3 Redevelopment Project Plan 1K for the City Center TIF District** - Consideration of a resolution for property located at the southwest corner of 89th Street and Hampton Street within the CC, Planned City Center District.

#### **STAFF PRESENTATION:**

Steven Strout said it would have normally been on the Consent Agenda but due to the previous project on the agenda for discussion, they moved it from Consent for purposes of making sure things were in order. He explained the 1K Project Plan covers .9 acres in the City Center TIF District and reimburses certain eligible cost associated with the Kiewit building project. He said it is Planning Commission's duty to determine if the agreement is consistent with the Comprehensive Plan.

#### **PLANNING COMMISSION DISCUSSION:**

There was no Planning Commission discussion.

#### **MOTION:**

Chairman Poss entertained a motion finding that Kiewit K3 Redevelopment Project Plan 1K for the City Center TIF District is **CONSISTENT** with the Comprehensive Plan.

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

## 9. Proposed Amendment to the Unified Development Code - Regulations related to fences, walls, and retaining walls

### STAFF PRESENTATION:

Stephanie Kisler presented staff's report and began by providing a summary of the objectives. Because of some of the questions and varying permit requests concerning fences, staff wanted to update the City's code. Staff also wanted to codify best practices for fences, walls, and retaining walls. There are some new requirements for fences, walls and retaining walls both residential and nonresidential. There is also a new deviation process being proposed. She summarized the six reasons of exemption from permit requirement. She stated one of the standards, if replacing less than 50% of the fence line, you do not need a permit, but it will need to be the same materials and height. She pointed out other standards pertaining to fences and retaining walls. She showed three graphics explaining the proposed code requirements. The first example showed dimension requirements for a walkway and retaining wall for the fence and the distance between. The middle graphic showed a height maximum for a fence on top of a retaining wall. The third image showed if a retaining wall is taller than six feet, the fence needs to be more than 24 inches away for safety reasons. Ms. Kisler showed several examples of fencing and retaining walls in Lenexa.

Chairman Poss asked what is driving the 2 foot setback requirement for retaining walls taller than 6-foot. He asked how they would mow that 2-foot strip. Ms. Kisler said it would just be the privacy fence that would require the 2-foot setback from the retaining wall. Mr. McCullough asked Ms. Kisler to go back to her diagrams to discuss the setbacks requirements further. He noted a case that a homeowner wanted privacy for their pool. He said they are trying to balance the appearance of the wall by reducing the overall height, also trying to effect when there must be a fence on top and what the aesthetic looks like. Chairman Poss said the code is geared more towards commercial construction. Mr. McCullough said it deals with the perimeter of the subdivision for residential developments. They discussed possible option requirements for fence setbacks and retaining walls.

Ms. Kisler showed a table to make things more understandable. She pointed out the changes from the current code to what is now being proposed for amendment. Mr. McCullough stated that the big picture is to open things up for the community and also to bring some fences into conformity. Ms. Kisler showed more aerial and street view examples of fences with corner lots, angled properties, cul-de-sacs, parallel lots. She pointed out that when we allow fences to encroach within a typical front yard, it encourages residents to put other objects within that fenced area.

Ms. Kisler provided an example of corner lot fence location from a former fence appeal. She explained to the Commissioners that they could talk about what they would like to have in the code and staff can revise the draft language as needed. Ms. Kisler talked about the process and stated the Planning Commission would review deviation requests at the time of a plan approval, but it would otherwise go through an administrative process by seeking the director's approval. Mr. McCullough stated staff is trying to clarify the issue with deviation and fence appeals that are requested. When a deviation is denied by staff, the applicant may then go through the Board of Zoning Appeals process to acknowledge whether the Staff correctly applied the City's code.

### PUBLIC HEARING:

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

Amanda Williams, 23600 West 90<sup>th</sup> Street, said her family wants to make more room in their yard for the four kids to play. She said the issue was the layout of their yard and that the flat space on their property is along the side of their home. The back of their yard is sloped so the kids are unable to fully utilize it as

a play area. She explained the layout of her corner lot home and how the code affects her current situation. She stated her Homeowners Association (HOA) only allows the 4-foot open-style fencing.

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

### PLANNING COMMISSION DISCUSSION:

Commissioner Burson commented that if the amended regulations were made the most stringent, there would always be allowances for conditions. Staff would have the ability to make more decisions that are in-line with what we want as a city without coming before the Planning Commission.

Mr. McCullough suggested the amendment be updated before submittal to the Governing Body for their approval.

Commissioner Horine said he was ok with staff updating the amendment accordingly between the Planning Commission meeting and Governing Body meeting without having the amendment return to the next Planning Commission meeting.

### MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** amending the Unified Development Code for regulations related to fences, walls, and retaining walls with the following revisions to staff's proposal:

1. When retaining walls include fences on top of the retaining wall or within close proximity of the retaining wall, the total height of the combined retaining wall and fence shall not be greater than ten (10) feet.
2. Fences installed along the street-side side yard 15' setback may be made of opaque materials up to the rear corner of a house in residential instances, but a fence shall be open-style if the fence is in front of the rear corner of the house.

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



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## **STAFF REPORT**

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Scott McCullough announced that Monday, May 8<sup>th</sup> the Comprehensive Plan steering committee will meet again and Tuesday, May 9<sup>th</sup> a joint meeting will take place between Planning Commission and City Council to review the steering committee's discussion on land use alternative exercise.

Stephanie Kisler showed photos sent to her from planners Kim Portillo and Christa McGaha from the National Planning Conference in Philadelphia, Pennsylvania.

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## **ADJOURNMENT**

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Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 8:52 p.m. on Monday, April 3, 2023.

DRAFT