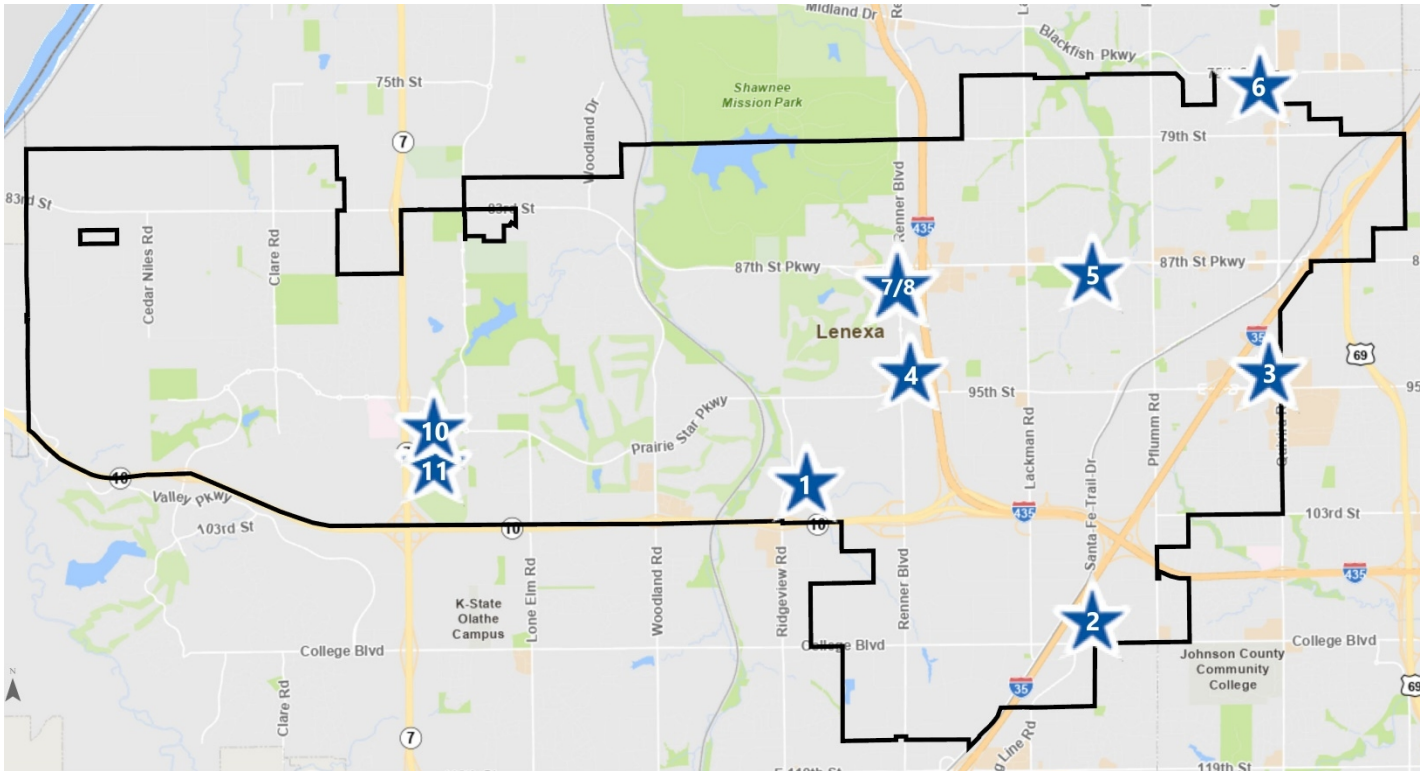


AGENDA MAP



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. 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

REGULAR AGENDA

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
8. Kiewit K3 Redevelopment Project Plan 1K for the City Center TID 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.
9. Proposed Amendment to the Unified Development Code - Regulations related to fences, walls, and retaining walls

CONTINUED APPLICATIONS (NO DISCUSSION)

10. Prairie Chase I (fka Blackhoof Reserve I) - Consideration of a conceptual plan for a mixed-use development and rezoning property from the CP-3, Planned Regional Commercial, Zoning District and unzoned former public right-of-way to the CP-1, Planned Neighborhood Commercial, RP-2, Planned Residential (Intermediate-Density), and RP-4, Planned Residential (High-Density) Zoning Districts on property located near the southeast corner of Prairie Star Parkway and Monticello Terrace. RZ23-01 & PL23-01CP
11. Prairie Chase II (fka Blackhoof Reserve II) - Consideration of a conceptual plan for a multi-family residential development and rezoning property from the AG, Agricultural, Zoning District to the RP-3, Planned Residential (Medium High-Density) and RP-4, Planned

Residential (High-Density), Zoning Districts on property located near the southeast corner of Prairie Star Parkway and Monticello Terrace. RZ23-02 & PL23-02CP

- 12. Good Spirits - Consideration of a special use permit for a basic industry use for property located at 9730 Alden within the BP-2, Planned Manufacturing District. SU23-03**

STAFF REPORTS

ADJOURN

APPENDIX

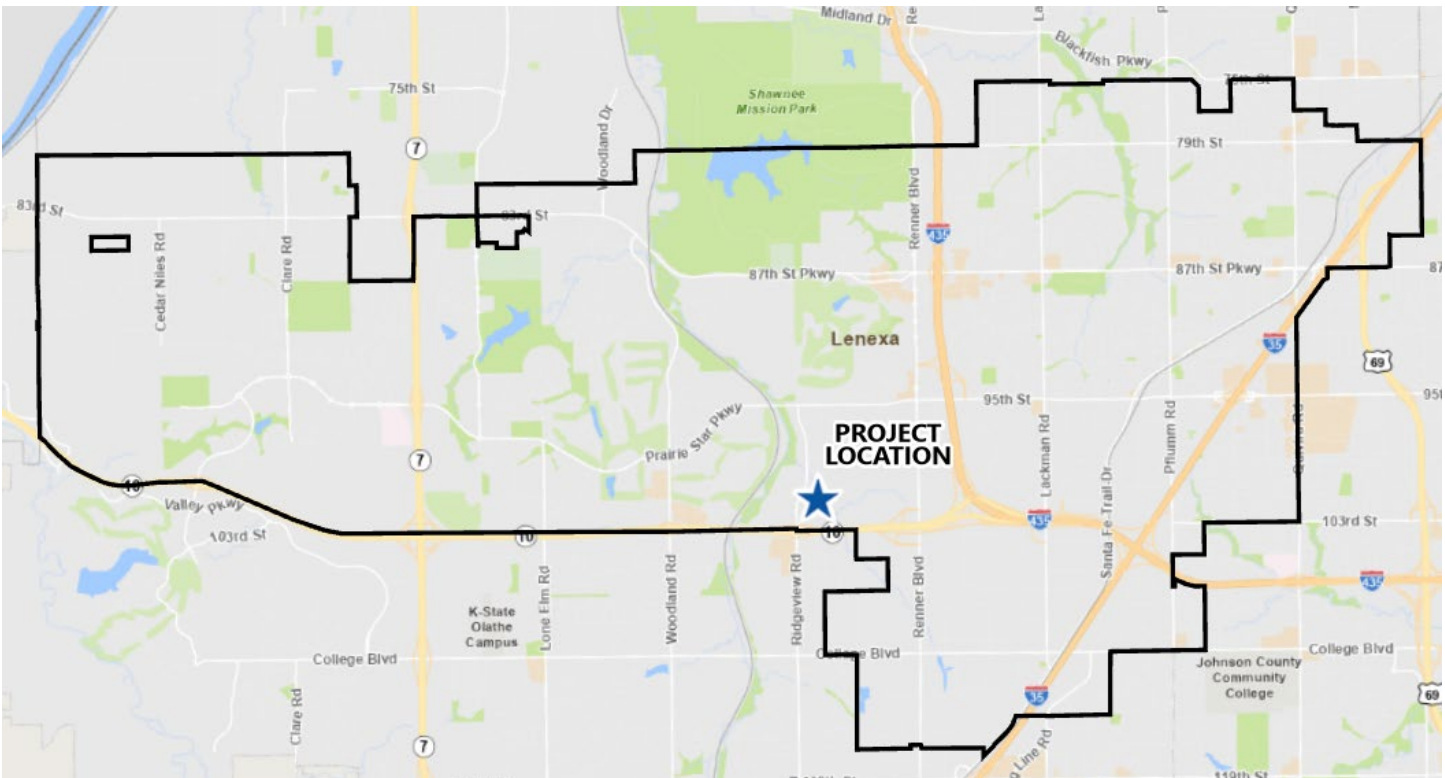
- 13. Draft Meeting Minutes - March 6, 2023**

If you have any questions about this agenda, please contact Stephanie Kisler, Planning Manager, at 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*

BERGER CONVENIENCE STORE

Project #:	PL23-06F	Location:	Near the NWC of K-10 Highway and Ridgeview Road
Applicant:	Chad Porter, Payne and Brockway	Project Type:	Final Plan
Staff Planner:	Dave Dalecky	Proposed Use:	Convenience Store with Gas



PROJECT SUMMARY

The applicant proposes to construct a multi-tenant commercial building in the Vista Ridge commercial center. The site is near the northeast corner of K-10 Highway and Ridgeview Road. The building will contain a convenience store and one additional tenant space. The convenience store will include a fuel canopy with 10 gas pumps. The building is 8,085 square feet and is approximately 29'3" feet tall. The project includes associated improvements for landscaping, lighting, parking, electric vehicle charging, and pedestrian connectivity.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

Vista Ridge is a commercial development at the northeast corner of K-10 Highway and Ridgeview Road. The Center has two points of access onto Ridgeview Road. The northernmost drive is a full-movement intersection, the southerly drive is a right-in, right-out and left-in only intersection.

The site has been zoned for commercial development since 2014 (RZ14-06). The development was originally called Mill Creek Village. This project was envisioned as a regional commercial center containing 170 acres with two “big box” retail stores, office buildings, and several out-parcel buildings. The most recent preliminary plan for Vista Village was approved in the spring of 2022 (PL22-01PR). Vista Village contains 13 acres, eight lots, and is envisioned to have nine buildings.

Vista Ridge and the Vista Village site, further north on Ridgeview Road, are associated developments as they are both owned by Westar and are proposed to share aesthetic characteristics. The developer intends to use complimentary branding of the two developments beginning with signs. Both use “Vista” as part of the name and both sites share architectural design guidelines. The buildings are not intended to all look identical but are to have the same level of detail and quality of materials. Vista Ridge is a smaller development than Vista Village and will have predominantly retail uses.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
2.6	8,085	CP-3	Mixed Use

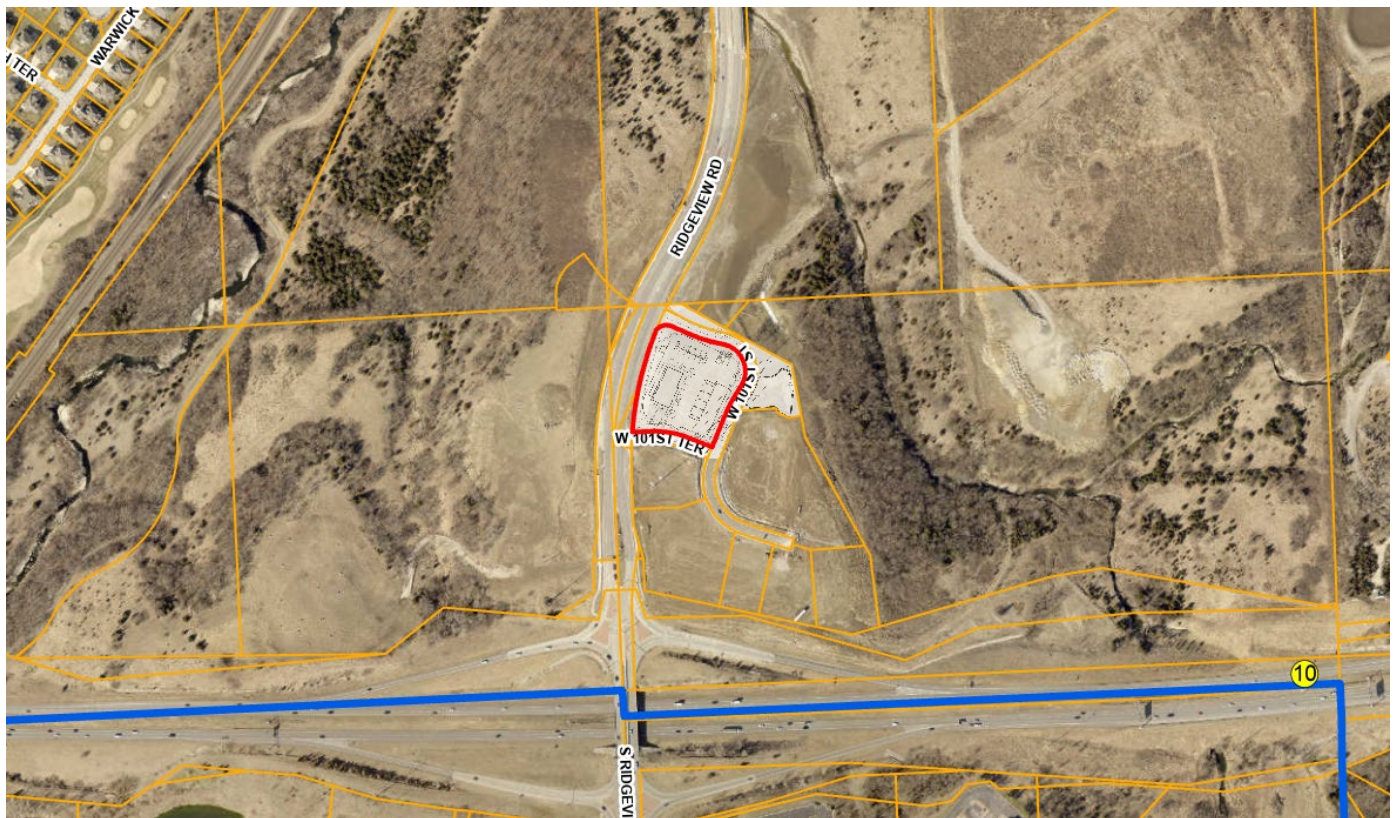


Exhibit 1: Vicinity Aerial Image of Subject Site

LAND USE REVIEW

Retail, convenience store, and gasoline sales are allowed uses in the CP-3 Zoning District. A convenience store is a specific type of retail use and is defined in [Section 4-3-C-3](#) of the Unified Development Code.

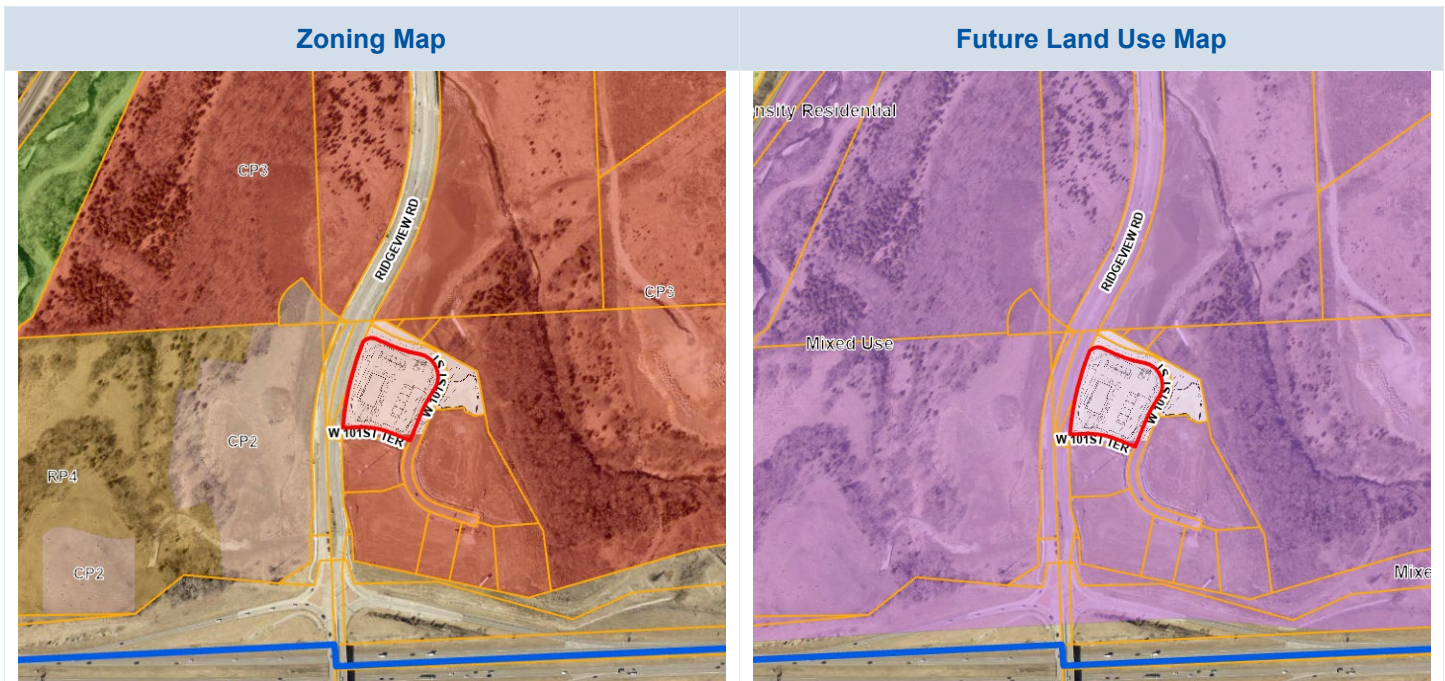


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Current Use
Subject Property	Mixed-use	CP-3, Planned Regional Commercial District	Undeveloped
North	Mixed-use	CP-3, Planned Regional Commercial District	Open space (stream corridor)
South	Mixed-use	CP-3, Planned Regional Commercial District	Undeveloped
East	Mixed-use	CP-3, Planned Regional Commercial District	Undeveloped
West	Mixed-use	CP-2, Planned Community Commercial District	Undeveloped

FINAL PLAN REVIEW

The proposed building is a two-story retail building that is 8,085 square feet in area. The building will have two tenants, including a convenience store and a second retail tenant. The convenience store will have a drive-thru on the west side of the building for serving food items from the convenience store. The building is located on the westerly side of the site, adjacent to Ridgeview Road. The fuel pump canopy structure is on the easterly side of the site. The most common placement of the fuel pump canopy for convenience stores is in front of the building along the street. This plan reverses the typical design by placing the primary structure along the street and the smaller structure internally of the site. This layout makes the convenience store building more visible and creates a more dramatic street presence. A small canopy is proposed over a row of parking stalls on the north side of the site. This canopy is for a solar panel array system and will cover four parking stalls that provide connection to electric vehicle charging stations.



Exhibit 2: Site Plan with Aerial.

TRAFFIC, ACCESS, AND PARKING

- The site provides well defined internal site circulation with defined drive aisles and parking areas.
- The site will have two points of access from the private drives in the Vista Ridge development.
- The site provides multiple aisles for full circulation around the fuel pump canopy and around the building.
- The drive-thru includes a bypass lane to allow traffic to pass the vehicles queued in lane for unencumbered circulation.
- The Vista Ridge development has an internal sidewalk network to allow for visitors and customers to walk from site to site. The main pedestrian link from Ridgeview Road is along the south side of this lot and connects to the internal sidewalk network. This sidewalk will cross the internal drives at the “T” intersection, both to the east and to south. The sidewalk will connect to the entrance to the convenience store building.
- Per [Section 4-1-D-1-N](#) of the UDC, the minimum space requirement of 50 feet around the fuel pump canopy is provided.
- Per [Section 4-1-D-1-R-2](#) of the UDC, parking for two bicycles is required. The bicycle rack is shown on the east side of the building next to the pedestrian amenity space in front of the building.
- The parking areas for customers are immediately next to the building and in close proximity to the building. It is expected that customers for either the convenience store or the additional tenant will share the provided parking spaces.
- Several spaces are provided for trucks to parallel park along the peripheral edge of the parking lot.
- The site exceeds the minimum parking requirements for a convenience store and retail use.

TABLE 2: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
Convenience store	1 space per 250 square feet, minimum of 5 spaces	21	21	0
Retail	1 space for every 250 square feet, 1 space per 300 square feet for a single tenant building greater than 100,000 square feet	12	33	+21
Totals		33	54	+21

STORMWATER

The overall stormwater management for this site has been previously constructed with the overall development. Given the nature of this site and its subsequent classification as a stormwater hotspot, an additional treatment BMP will be added on-site in the form of an oil-water separator to account for and treat the additional pollution hazards.

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

The site will include are lighting for pedestrian areas, building mounted lighting, and parking lot lighting for the parking areas. Parking lot light poles are 20 feet tall and are provided in parking lot islands and along the curb edge of the lot. Additional site lighting is provided with the fuel pump canopy. Fuel pump canopies are typically well-lit areas but are controlled with under-canopy light fixtures from a concealed light source. The space directly under the canopy will appear bright but the foot-candle level drops off outside of the canopy. The building will have light fixtures installed under the canopies that project outward for the building façade that illuminate the pedestrian spaces and the sidewalks. The site lighting complies with [Section 4-1-C-4-I](#) of the UDC.

LANDSCAPING

Landscaping will be installed around the perimeter of the lot and in parking lot islands. A convenience store site typically has a concentration of building and pavement and most of the open lawn and landscape spaces along the property lines. This site is consistent with the typical landscape pattern as other convenience stores. The site also has an overhead power line that crosses the site at the southeasterly corner limiting the ability to install trees within the easement. Rows of shade trees are placed along the Ridgeview Road frontage and two main drive aisles of the center along the north and south property lines. Additional landscape beds with shrubs and ornamental plantings are located along the pavement edge of the parking lot with a concentration of plantings at the southwest corner of the site.

A retaining wall will be installed at the northwest corner of the site extending along approximately three-fourths the length of the Ridgeview Road frontage and two-thirds of the drive along the north property line. The retaining wall is a tiered wall design. The two tiers will be a cumulative height of approximately 16 feet tall at the tallest point. Segments of the retaining wall are shown to be 14 to 15 feet tall where the lower tier intersects with the upper tier. The section of the retaining wall in question is shown in the red dashed line of the following exhibit.

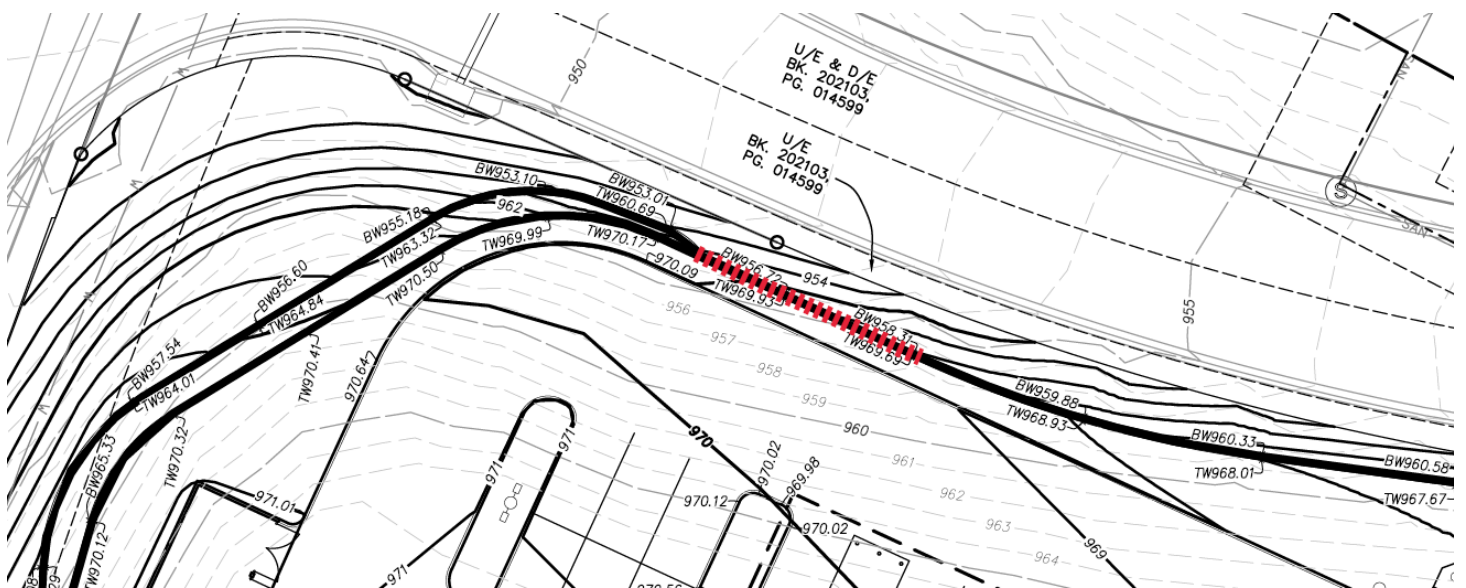


Exhibit 3: Retaining wall section highlighted in red.

These segments of the wall exceed the maximum allowed height of 10' for a wall per [Section 4-1-B-24-F-5-c-2](#) of the UDC. Staff will continue to coordinate the height with the applicant through the building permit process for the site. The retaining wall is to have tiered sections no greater than 10' feet in height with a span of approximately 3 feet between the tiered wall sections. The space between the tiered sections will taper to a point where the two wall sections converge. A condition is included with this final plan to resolve the retaining wall height issue prior to the issuance of a building permit.

ARCHITECTURE

The building is a commercial building with a convenience store and a second retail tenant space. The convenience store is the larger of the two tenants and is a one-story space. The second tenant is a two-story space. The building is scaled to appear two-stories tall. The convenience store will use clerestory windows and design elements reflective of a two-story building.

The building has multiple plane changes and articulations along all façades. The building materials are a mix of brick, stone, and composite siding material. The wall articulations are punctuated with material changes that further accentuate the variations of the façade. The building will have suspended metal awnings over entrances extending to the ends of the storefront windows. A metal trellis is located along a section of the building to define the outdoor pedestrian space. The trellis will have the same finish as the metal awnings.

The wall plane articulations extend to the roofline. The taller part of the building is the two-story section of the building. The second story will have a band of windows above the metal canopy. The roofline has an angle feature that creates a unique appearance and provides a balance to the opposite end of the building. The two-story is approximately one-third of the building. A tower element provides the terminus of the taller section of the building. The tower element uses a large metal canopy and clerestory windows. The tower feature is repeated at the corner of the building.



Exhibit 4: Rendering looking northwest.



Exhibit 5: Rendering looking northeast.

The fuel pump canopy and solar array structure use brick and steel columns. The fascia band of the fuel pump canopy is a white and gray fascia consistent in colors to the cornice colors of the building. The solar panel array is a steel frame structure painted gray. The panels are installed on a pitched frame in a “sail” design. The panels will be dark gray color.



Exhibit 6: Fuel pump canopy.

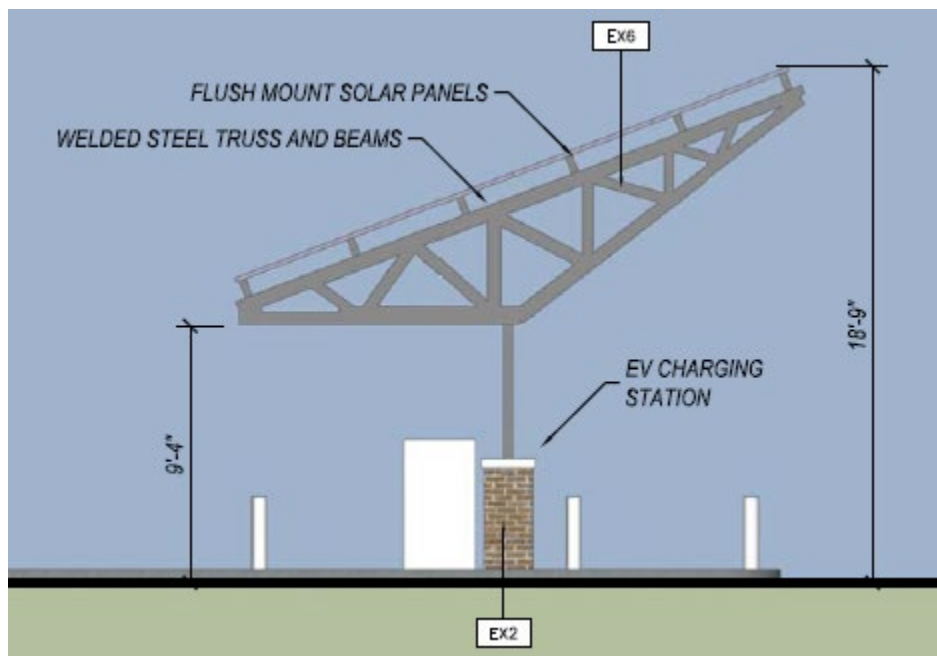


Exhibit 7: Solar array canopy.

The elevations show multiple signs for the convenience store and retail tenant. Signs will be allowed for each building tenant per the City sign regulations and the sign criteria for the Vista Ridge development. The signs on the fuel pump canopy show the logo extending above the fascia. These types of signs are considered roof signs and are not allowed to extend above the roofline of buildings. The fascia may be modified to allow the sign to be on wall plane that contains the entire sign. All signs will be reviewed and permitted separately from the final plan process.

DEVIATIONS

The applicant is requesting the convenience store be 5,065 square feet in floor area. Per [Section 4-3-C-3](#) of the UDC the definition of a convenience store states:

“An establishment, not exceeding 5,000 square feet of gross floor area,”

The proposed building is a multi-tenant building with the convenience store tenant space of 5,065 square feet and the second tenant space of 3,020 square feet. The intent of the maximum allowed square feet for a convenience store is to avoid large footprints and fueling stations that are disruptive to the surrounding neighborhood. This site is along a commercial corridor at a major highway intersection which will have high traffic volumes. This site is an ideal location for a convenience store.

The additional 65 square feet will not result in any additional level of intensity of the region than what is already anticipated. Staff supports the deviation request for a 5,065 square-foot convenience store.

REVIEW PROCESS

- The Planning Commission is the final authority for approval of this project.
- 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 Plan for Berger Convenience Store.**

- This project is consistent with Lenexa’s goals through **Responsible Economic Development** to promote **Vibrant Neighborhoods** and **Healthy People**.

FINAL PLAN

Staff recommends **approval** of the final plan for PL23-06F – **Berger Convenience Store** near the northeast corner of K-10 Highway and Ridgeview Road, for a convenience store, with the following deviation from the UDC and condition:

1. A deviation of 65 square feet to allow a 5,065 square foot convenience store where 5,000 square feet is the maximum floor area allowed for a convenience store.
2. Prior to the issuance of a Site Development, or higher-level permit for the site, the retaining walls of the site shall be modified so that the walls are tiered in a manner to comply with the requirements set forth in the Unified Development Code.



Document Path: R:\Vdata\dd_scratch\VIC MAP projects\Vantage_Template.aprx

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

Berger Convenience Store PL23-06F



BERGER CONVENIENCE STORE SITE DEVELOPMENT PLANS TEN RIDGE LOT 1 18275 W. 101st STREET CITY OF LENEXA, KANSAS

23-0006

Payne & Brockway P.A.
CIVIL ENGINEERS & LAND SURVEYORS
14501 Lenexa Ave., Overland, Kansas 66204
Ph: 913-252-4854 Fax: 913-276-0997
www.paynebrockway.com



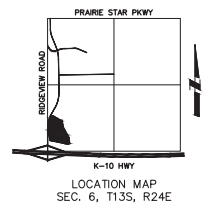
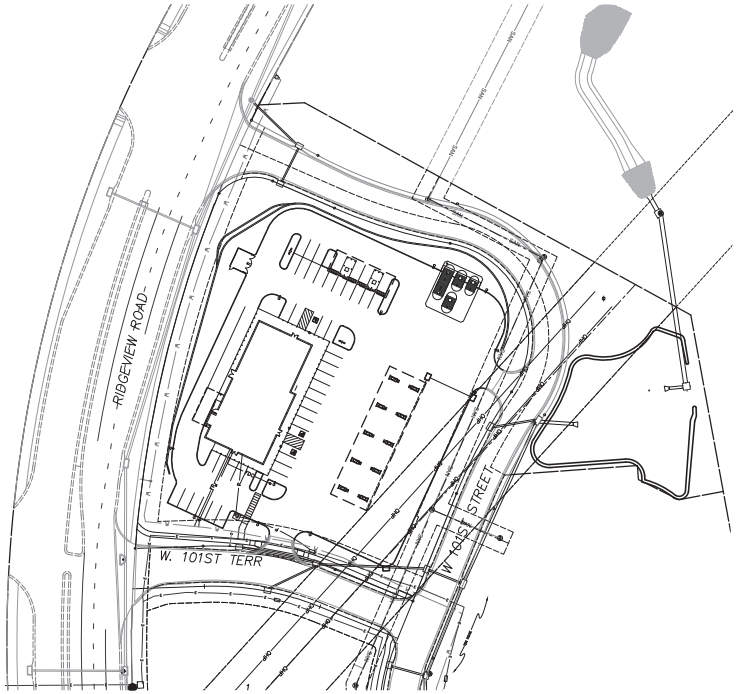
**BERGER CONVENIENCE STORE
LENEXA, KANSAS
TITLE SHEET**

NO.	DATE	DESCRIPTION	BY
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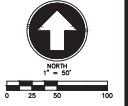
2-27-23

C000

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
C000	TITLE SHEET
C100	GRADING PLAN
C101	SITE PLAN
C102	SITE DETAILS
C103	TRUCK MANUEVER PLAN
C104	UTILITY PLAN
C105	SEWER CONNECTION PLAN
C200	STORM SEWER PLAN
C201	STORM SEWER DETAILS-1
C202	STORM SEWER DETAILS-2
A1.0	FIRST FLOOR LAYOUT PLAN
A1.1	MEZZANINE LAYOUT PLAN
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS
A2.2	CANOPY ELEVATIONS
A2.3	EXTERIOR FINISH KEY
A7.0	PERSPECTIVE VIEWS
E1.0	SITE PHOTOMETRIC PLAN
L100	LANDSCAPE PLAN



- UTILITIES**
- CONSOLIDATED COMMUNICATIONS**
MELISSA STRINGER
14859 W 95TH STREET
LENEXA, KANSAS 66215
OFFICE: (913) 322-8922
FAX: (913) 322-9876
E-MAIL: melissa.stringer@surewest.com
- SPECTRUM**
STEVE LAYMAN
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OVERLAND PARK, KANSAS 66213
OFFICE: (913) 451-5858
FAX: (913) 451-7652
E-MAIL: steve.layman@spectrum.com
- GOOGLE FIBER**
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- AT&T**
RICK THENO
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207-2516
OFFICE: (913) 383-4854
E-MAIL: rt7095@att.com
- ATMOS ENERGY**
DAVE HUGGINS (N/O 135TH)
25090 W. 110TH TERRACE
OLATHE, KANSAS 66061-8464
OFFICE: (913) 254-6355
FAX: (913) 768-4924
E-MAIL: dave.huggins@atmosenergy.com
- EVERGY**
CHRIS FELDHAUSEN
23505 W 86TH STREET
SHAWNEE, KANSAS 66227-3298
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- JOHNSON COUNTY WASTEWATER**
KEVIN FIGGE P.E., ENGINEERING
11811 S. SUNSET DRIVE, SUITE 2500
OLATHE, KANSAS 66061-7061
OFFICE: (913) 715-8500
FAX: (913) 715-8501
INSPECTIONS: (913) 715-8520
SENIOR INSPECTOR:
KEVIN FIGGE (913) 715-8551
E-MAIL: kevin.figge@jcw.org
- WATERONE (WATER MAIN CONSTRUCTION)**
KEIL JOHNSON
10747 REMER BLVD.
LENEXA, KANSAS 66219
OFFICE: (913) 895-5766
FAX: (913) 895-1827
E-MAIL: k.johnson@waterone.org



PLOT DATE: 03/20/2023
23-0006 23-0006 SITE.dwg - C000



NO.	DATE	DESCRIPTION	BY
1	12-20-22	PER CITY COMMENTS	CMP
2			
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SITE GRADING GENERAL NOTES

- IT IS THE INTENT OF THIS GRADING PLAN TO USE ON-SITE SOILS TO ACHIEVE THE GRADES SHOWN HEREON.
- ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING, AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER SHALL BE DESIGNATED AND PAID FOR BY THE OWNER.
- NO FILL SHALL BE PLACED WITHIN AREAS WHERE IN-SITU ROCK EXISTS PRIOR TO APPROVAL OF THE GEOTECHNICAL ENGINEER.
- ALL FILL MATERIAL SHALL BE FREE OF DEBRIS AND ORGANIC MATERIAL AND SHALL HAVE A LIQUID LIMIT AND PLASTICITY INDEX IN COMPLIANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- ALL FILL MATERIAL SHALL BE FREE OF ROOT FRAGMENTS OR STONES LARGER THAN RECOMMENDED IN THE GEOTECHNICAL REPORT.
- FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, AND WITHIN THE MOISTURE CONTENT RANGE DESCRIBED IN THE GEOTECHNICAL REPORT, AND AS DEFINED BY A.S.T.M. D-698.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED FOR SOILS INSPECTION AND TESTING DUE TO FAILURE TO COMPLY WITH THE GEOTECHNICAL REPORT'S MINIMUM REQUIREMENTS.
- ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR, APPROVED BY THE OWNER, HIRED BY THE CONTRACTOR.
- UPON COMPLETION OF GRADING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE OWNER WITH A LETTER INDICATING THAT THE SITE WAS PREPARED IN DIRECT CONFORMANCE WITH THE RECOMMENDATIONS AND CONCLUSIONS OF THE GEOTECHNICAL REPORT, AND ALL ADDENDUMS AND MEMORANDUMS PREPARED BY THE GEOTECHNICAL ENGINEER.

GEOTECHNICAL REPORT

- THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT SHALL BE THE MINIMUM GEOTECHNICAL REQUIREMENTS FOR THIS PROJECT. REFER TO THE PLANS AND SPECIFICATIONS FOR ANY FURTHER REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE GEOTECHNICAL REPORT FOR USE BY HIMSELF AND HIS SUBCONTRACTORS.



NO.	DATE	DESCRIPTION	BY	CHK
1	12-20-23	PER CITY COMMENTS		
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- DEVELOPMENT NOTES:
- SIDEWALKS SHALL BE CONCRETE.
 - CONTRACTOR SHALL REMOVE AND REPLACE EXISTING SIDEWALKS AS REQUIRED TO CONSTRUCT IMPROVEMENTS SHOWN ON THIS PLAN. REMOVAL OF EXISTING SIDEWALKS SHALL BE DONE BY SAWCUTTING AT JOINTS.
 - FIRE LANE DESIGNATION MAY BE REQUIRED FOLLOWING CONSULTATION WITH THE LENEXA FIRE DEPARTMENT. CURBS IN AGREED UPON AREAS SHALL BE PAINTED YELLOW. ACCORDINGLY, "NO PARKING FIRE LANE" SIGNS SHALL BE INSTALLED. SIGNS MUST BE DOUBLE SIDED AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. (IPC 2018; 503).
 - PRIVATE DRIVES SHOWN HEREON PROVIDE SHARED ACCESS FOR EACH LOT WITHIN THE DEVELOPMENT.
 - STORM SEWER DRAINAGE, WATER QUALITY, AND DETENTION SHALL BE DONE IN ACCORDANCE WITH THE PREVIOUSLY APPROVED PLAN AND STORM WATER LETTER, AND PER EXISTING STORMWATER FACILITIES ON-SITE.
 - OUTDOOR FEATURES SHALL BE PROVIDED IN ACCORDANCE WITH THE VISTA DESIGN GUIDELINES.
 - ALL SIDEWALK RAMPS SHOWN HEREON SHALL COMPLY WITH THE ADAAG 2010 STANDARDS.

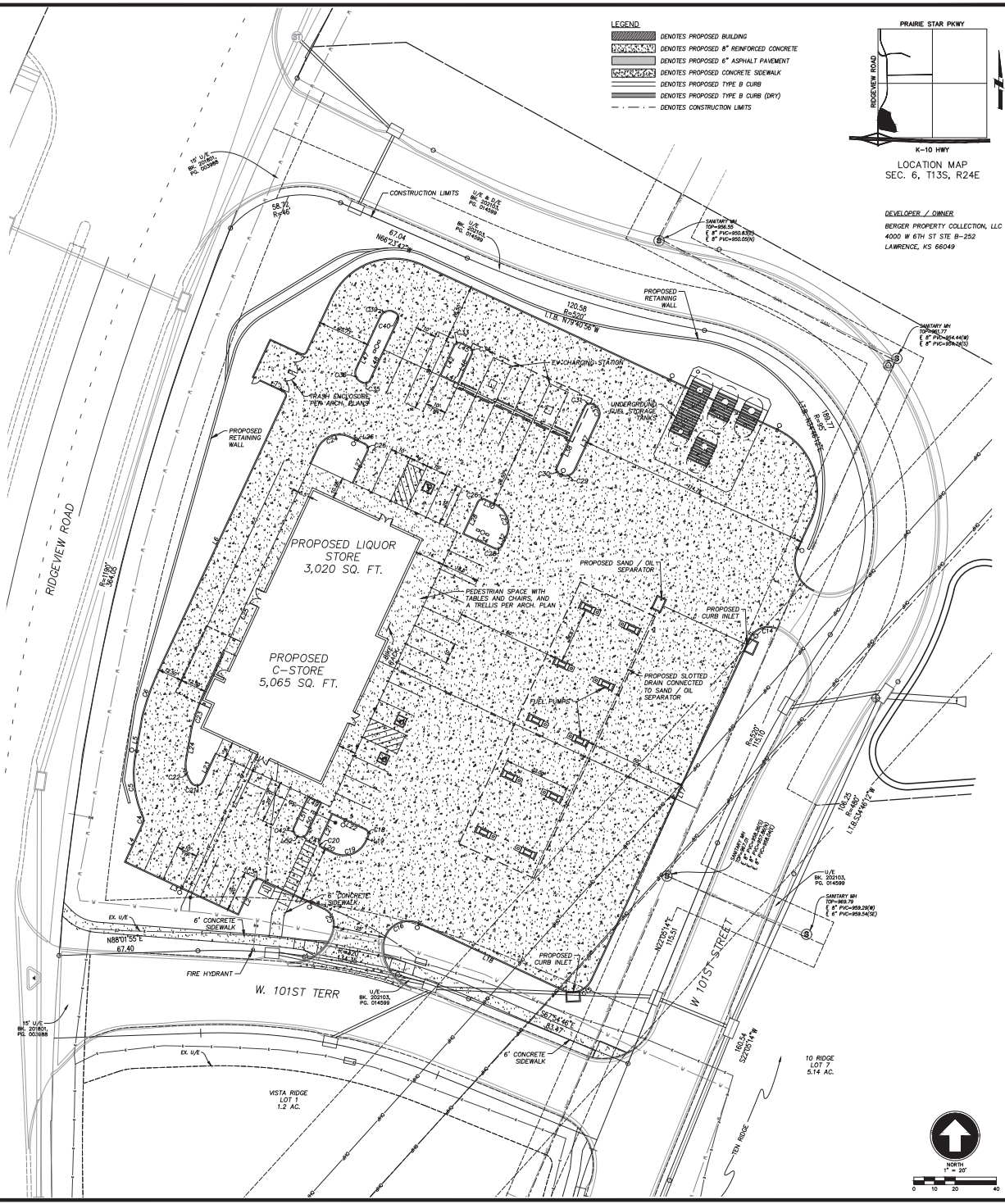
SITE DEVELOPMENT DATA	
SITE AREA	2.6 AC. +/-
TOTAL BUILDING AREA	8,085 S.F.
TOTAL IMPAVED AREA	74,824 S.F. (69.11%)
TOTAL GREEN SPACE	34,869 S.F. (30.89%)
PAVING	1293

PARKING CALCULATIONS				
USE	RATIO	SQUARE FOOTAGE	REQUIRED	PROVIDED
RETAIL	1 PER 260 S.F.	3,020	12	21
CONVENIENCE STORE	PER 260 S.F.	5,065	21	31
PARKING TOTALS			33	54

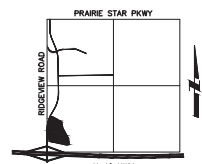
- PARKING NOTES:
- ALL REGULAR PARKING SPACES SHOWN HEREON ARE AT LEAST 10'x19'.
 - THE ANGLE OF ALL PARKING SPACES SHOWN HEREON IS 90°.

LINE TABLE	
LINE #	DIRECTION
L1	33.93° N65° 06' 28.93"W
L2	17.50° S24° 53' 31.07"W
L3	61.00° N65° 06' 28.93"W
L4	20.50° N24° 53' 31.07"E
L5	16.26° N9° 53' 58.50"E
L6	147.03° N24° 53' 31.07"E
L7	1.50° N65° 06' 28.93"W
L17	182.34° N24° 53' 31.07"E
L18	77.03° S65° 06' 28.93"E
L19	2.50° S24° 53' 31.07"W
L20	5.94° N65° 06' 28.93"W
L21	14.00° N24° 53' 31.07"E
L22	17.44° S65° 06' 28.93"E
L23	15.01° S24° 53' 31.07"W
L24	15.41° N9° 53' 58.50"E
L25	131.04° N24° 53' 31.07"E
L26	8.02° S65° 06' 28.93"E
L27	17.00° S24° 53' 31.07"W
L28	16.50° S24° 53' 31.07"W
L30	5.00° N65° 06' 28.93"W
L32	5.00° N24° 53' 31.07"E
L34	16.50° S65° 06' 28.93"E
L37	28.00° S24° 53' 31.07"W
L38	32.00° N24° 53' 31.07"E
L41	9.00° N65° 06' 28.93"W
L42	15.50° N24° 53' 31.07"E
L45	4.00° S65° 06' 28.93"E
L46	15.50° S24° 53' 31.07"W
L47	28.00° S24° 53' 31.07"W
L48	32.00° N24° 53' 31.07"E
L49	6.50° N65° 06' 28.93"W
L50	16.00° N24° 53' 31.07"E
L51	16.00° N24° 53' 31.07"E
L52	0.50° N65° 06' 28.93"W

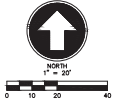
CURVE TABLE		
CURVE #	LENGTH	RADIUS
C1	29.92'	20.00'
C2	10.19'	8.00'
C3	3.93'	2.50'
C4	4.39'	4.50'
C5	31.81'	51.58'
C6	23.62'	119.65'
C14	15.53'	10.00'
C15	16.49'	10.50'
C16	22.96'	12.00'
C17	26.62'	20.00'
C18	3.93'	2.50'
C19	18.06'	11.50'
C20	3.93'	2.50'
C21	6.26'	3.00'
C22	11.51'	14.50'
C23	17.93'	94.65'
C24	18.06'	11.50'
C25	3.93'	2.50'
C26	3.93'	2.50'
C27	18.06'	11.50'
C28	3.93'	2.50'
C29	7.07'	4.50'
C30	3.93'	2.50'
C31	3.93'	2.50'
C32	7.07'	4.50'
C33	3.93'	2.50'
C34	3.93'	2.50'
C35	3.93'	2.50'
C36	7.07'	4.50'
C39	7.07'	4.50'
C40	3.93'	2.50'
C41	4.71'	3.00'
C42	4.71'	3.00'

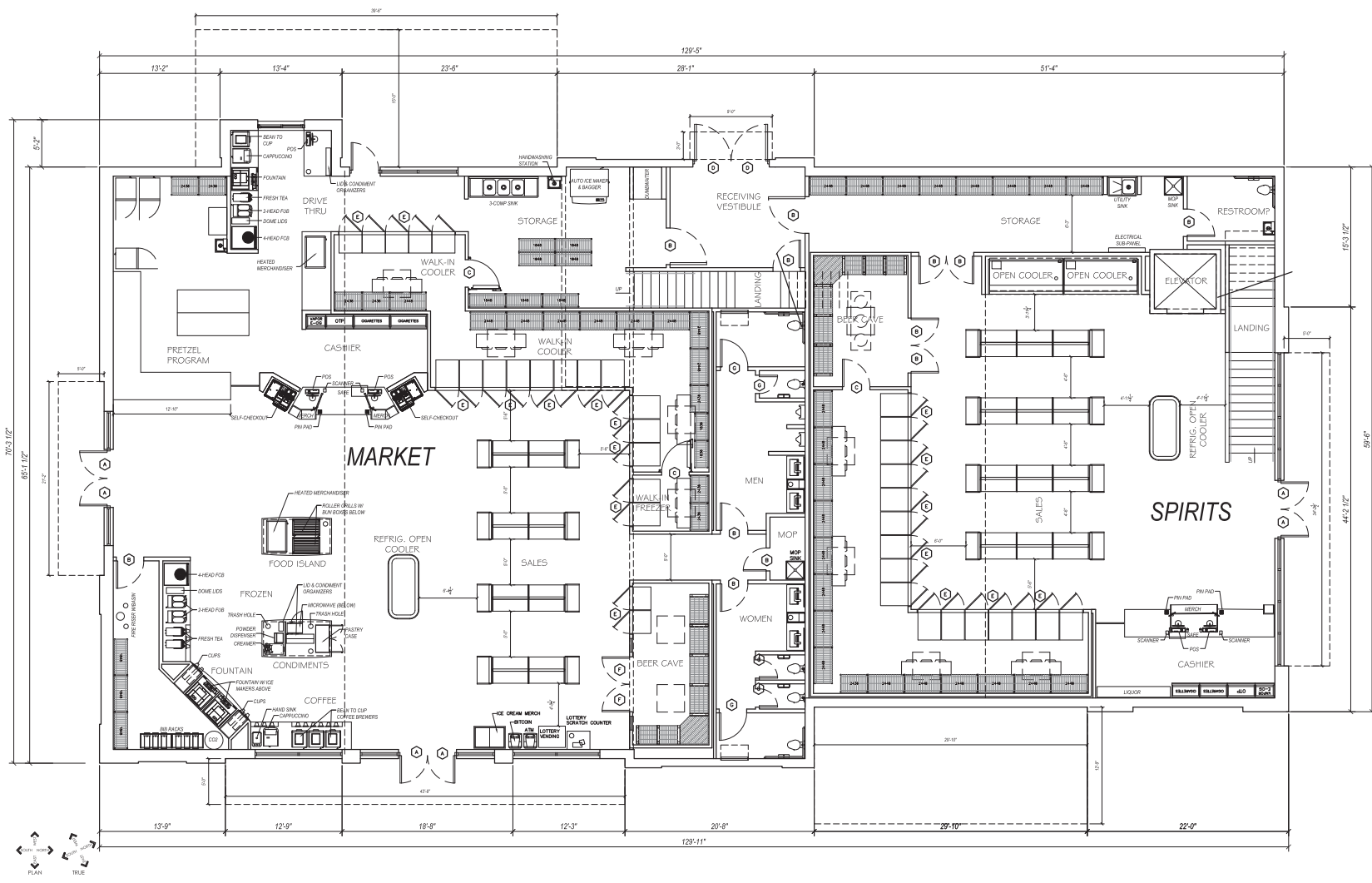


- LEGEND
- [Hatched Box] DENOTES PROPOSED BUILDING
 - [Dotted Box] DENOTES PROPOSED 6" REINFORCED CONCRETE
 - [Horizontal Lines Box] DENOTES PROPOSED 6" ASPHALT PAVEMENT
 - [Vertical Lines Box] DENOTES PROPOSED CONCRETE SIDEWALK
 - [Dashed Box] DENOTES PROPOSED TYPE B CURB
 - [Dotted Box] DENOTES PROPOSED TYPE B CURB (DRY)
 - [Dashed Line] DENOTES CONSTRUCTION LIMITS



DEVELOPER / OWNER
 BERGER PROPERTY COLLECTION, LLC
 4000 W 6TH ST. SUITE B-252
 LAWRENCE, KS 66049





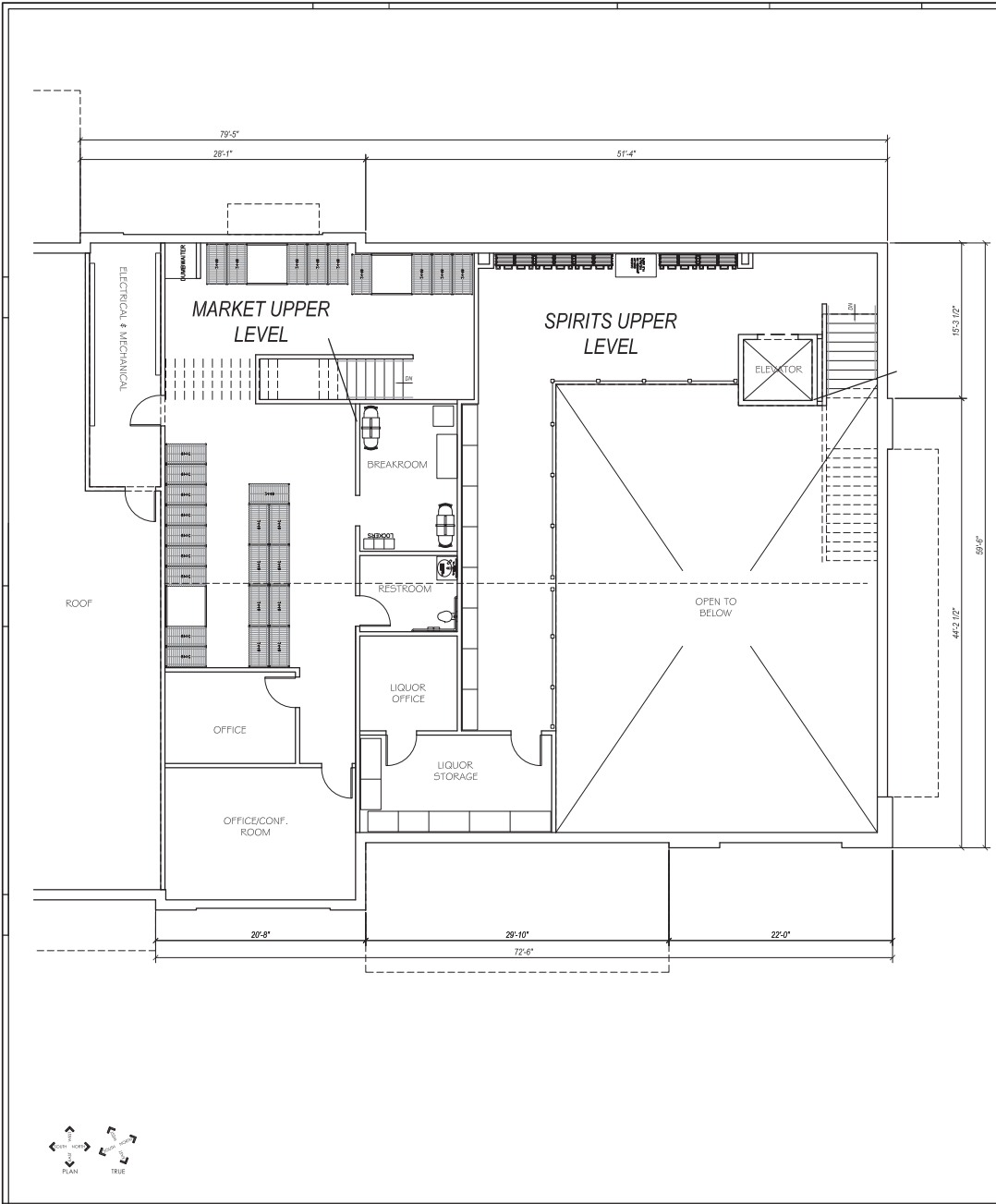
1 FIRST FLOOR LAYOUT PLAN
 3/16" = 1'-0"

BERGER MARKET & SPIRITS
 18275 W. 101st Street - RIDGEVIEW & K-10
 LENEXA, KS

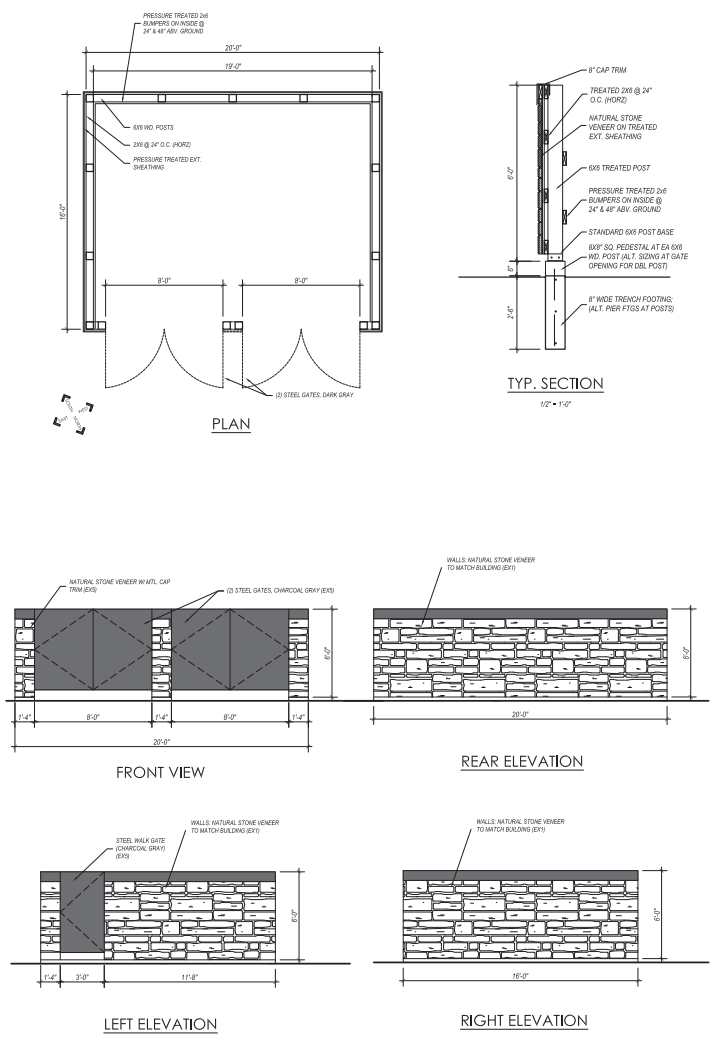
Hernly ASSOCIATES
 1100 Nichols Blvd St.
 Lenexa, Kansas 66244
 785-749-5856
 FAX: 785-749-1515

FLOOR PLANS
 Date: 20230201
 Drawn by: SBAGRELLI
 Checked by: JAWIERS
 Project #: 202301

A1.0



1 MEZZANINE LAYOUT PLAN
3/16" = 1'-0"



2 TRASH ENCLOSURE
1/4" = 1'-0"

BERGER MARKET & SPIRITS
18275 W. 101st Street - RIDGEVIEW & K-10
LENEXA, KS

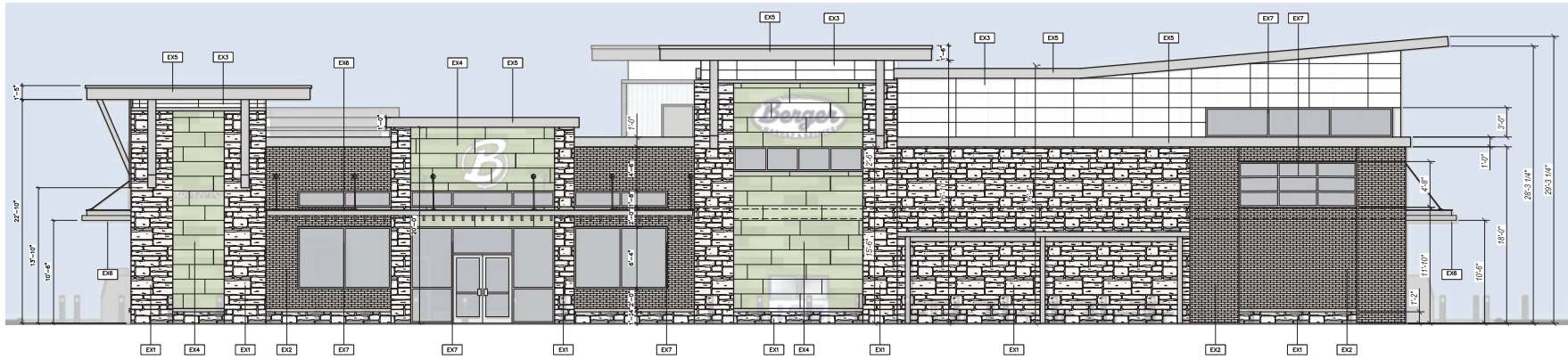
Hernly ASSOCIATES
1100 Nichols Blvd St.
Lawrence, Kansas
66044
785-749-2856
FAX 785-749-1515

FLOOR PLANS
TRASH ENCLOSURE

Date: 20230523
Drawn by: SBAGWELL
Checked by: JMWIERG
Revisors: none

A1.1

SEE SHEET A2.3 FOR EXTERIOR FINISH KEY



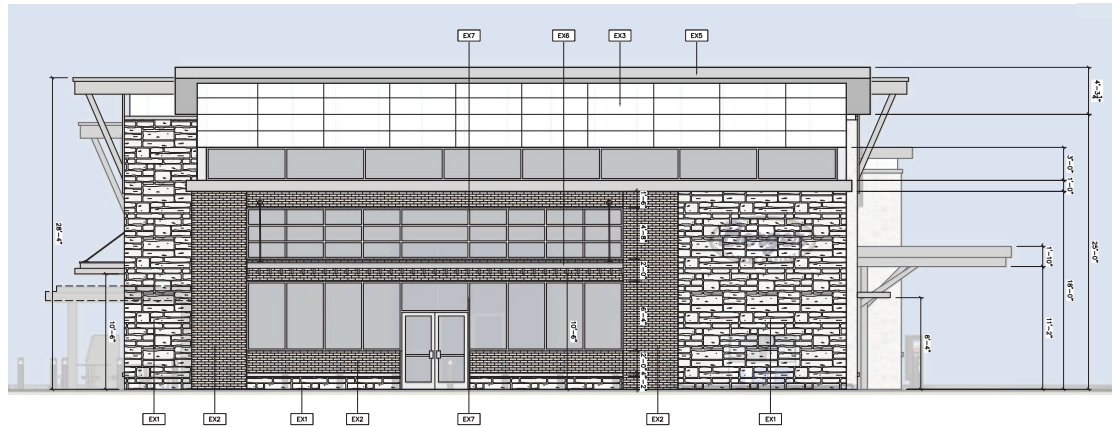
REV. 2023/03/20:
 RENDERING UPDATED; ALL SIGNAGE TO BE
 PERMITTED SEPARATELY; FEATURED
 PRODUCT POSTERS REMOVED



1 EAST ELEVATION
 3/16" = 1'-0"

BERGER MARKET & SPIRITS
 18275 W. 101st Street - RIDGEVIEW & K-10
 LENEXA, KS

SEE SHEET A2.3 FOR EXTERIOR FINISH KEY



REV. 2023/03/20:
 RENDERING UPDATED; ALL SIGNAGE TO BE
 PERMITTED SEPARATELY; FEATURED
 PRODUCT POSTERS REMOVED



2 NORTH ELEVATION
 3/16" = 1'-0"

**Hernly
 ASSOCIATES**

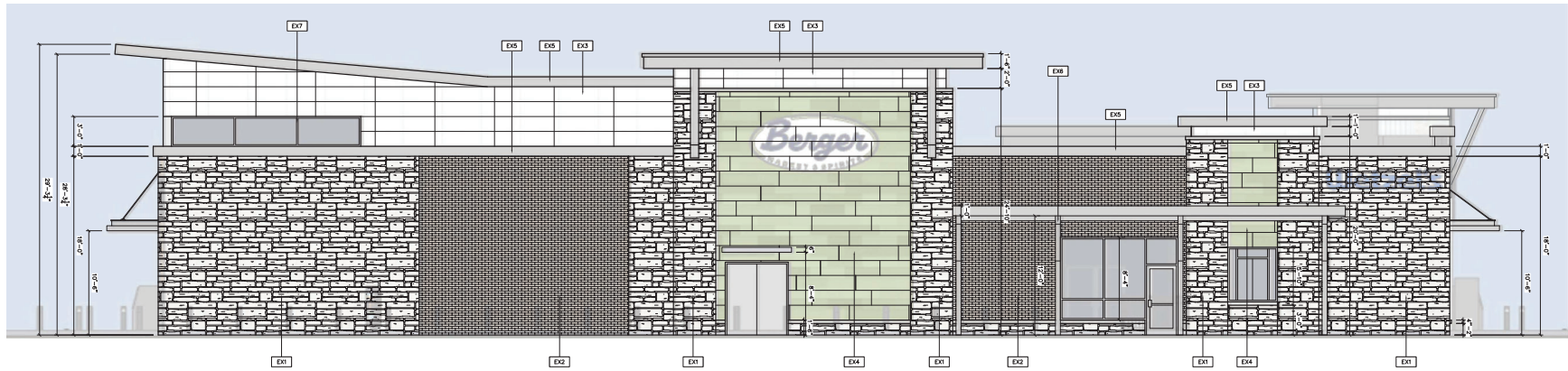
1100 Rhoads Road St.
 Leawards, Kansas
 66244
 785-749-5856
 FAX 785-749-1515

ELEVATIONS

Date: 2023/02/27
 Drawn by: S.BAGWELL
 Checked by: J.W.HERNLY
 Titleblock: 000000

A2.0

SEE SHEET A2.3 FOR EXTERIOR FINISH KEY



REV. 2023/03/20:
RENDERING UPDATED; ALL SIGNAGE TO BE
PERMITTED SEPARATELY; FEATURED
PRODUCT POSTERS REMOVED



1 WEST ELEVATION
3/16" = 1'-0"

SEE SHEET A2.3 FOR EXTERIOR FINISH KEY



REV. 2023/03/20:
RENDERING UPDATED; ALL SIGNAGE TO BE
PERMITTED SEPARATELY; FEATURED
PRODUCT POSTERS REMOVED



2 SOUTH ELEVATION
3/16" = 1'-0"

BERGER MARKET & SPIRITS
18275 W. 101st Street - RIDGEVIEW & K-10
LENEXA, KS

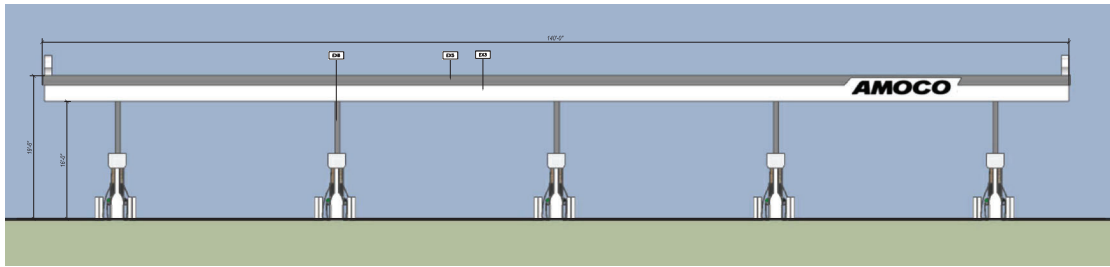
Hernly
ASSOCIATES

1100 Rhoads Blvd St.
Lenexa, Kansas
66044
785-749-2856
FAX 785-749-1515

ELEVATIONS

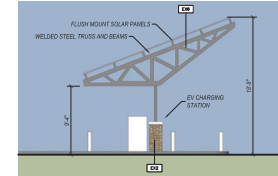
Date: 3/20/2023
Drawn by: S.BAGWELL
Checked by: M.WEBB
Reviewed by: J.HARRIS

A2.1



1 EAST ELEVATION - GAS CANOPY

1/8" = 1'-0"



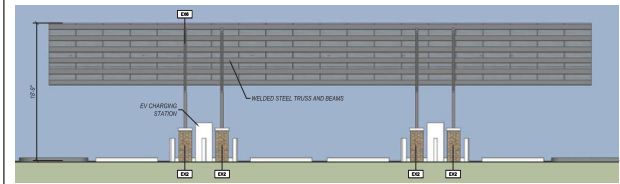
5 EAST ELEVATION - EV CANOPY

1/8" = 1'-0"



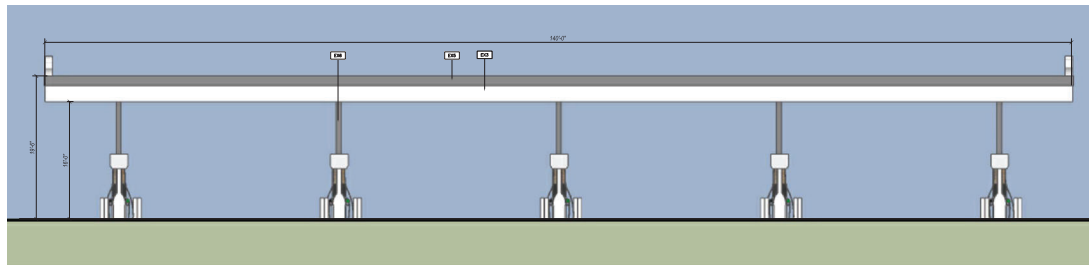
2 NORTH ELEVATION - GAS CANOPY

1/8" = 1'-0"



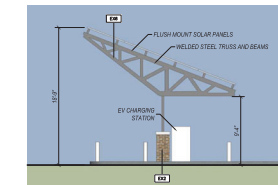
6 NORTH ELEVATION - EV CANOPY

1/8" = 1'-0"



3 WEST ELEVATION - GAS CANOPY

1/8" = 1'-0"



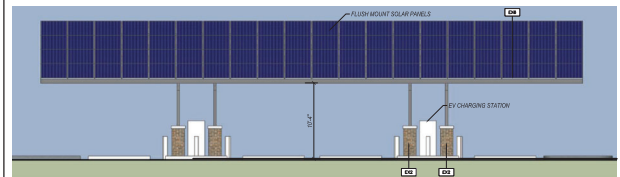
7 WEST ELEVATION - EV CANOPY

1/8" = 1'-0"



4 SOUTH ELEVATION - GAS CANOPY

1/8" = 1'-0"



8 SOUTH ELEVATION - EV CANOPY

1/8" = 1'-0"

REV. 2023/03/20:
GAS CANOPY AND EV CHARGING CANOPY
RENDERINGS UPDATED; MATERIALS TO
MATCH PROPOSED BUILDING

BERGER MARKET & SPIRITS
18275 W. 101st Street - RIDGEVIEW & K-10
LENEXA, KS

Hernly
ASSOCIATES

1100 Rhoads Blvd St.
Lawrence, Kansas
66044
785-749-2856
FAX: 785-749-1515

ELEVATIONS

Date: 20230203
Drawn by: SBAGWEL
Checked by: WAMERS
Reviewed: WAMERS

A2.2



MATERIAL EX1
ARCHITECTURAL STONE VENEER
WESTERN MALT LIMESTONE
LANDMARK COLLECTION
GLEN-GERY



MATERIAL EX2
ARCHITECTURAL BRICK VENEER
CEDAR LAKE
ELEMENT SERIES
GLEN-GERY



MATERIAL EX3
EXTERIOR LAP SIDING
WHITE
ILLUMINATION SERIES - STOCK
NICHHA



Mélange Green SW 6712



Luuu Green SW 6712



Inverness SW 6433

MATERIAL EX4
EXTERIOR LAP SIDING
GREEN FINISHES - RANDOM
#SW 6710 MELANGE GREEN
#SW 6712 LUUU GREEN
#SW 6433 INVERNESS
ILLUMINATION SERIES - CUSTOM
NICHHA



MATERIAL EX5 / EX6
METAL CAPS/CORNICES/PANELING/ AWNINGS
CHARCOAL GRAY
BERRING MANUFACTURING (OR SIM)
MAPES AWNINGS (OR SIM)



BUILDING PERSPECTIVE - LOOKING NORTHWEST

REV. 2023/03/20:
RENDERING UPDATED

JOB NUMBER - EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	COLOR	MANUFACTURER/CONTACT
EX1	ARCHITECTURAL STONE VENEER	#WESTERN MALT LIMESTONE LANDMARK COLLECTION	GLEN GERY
EX2	ARCHITECTURAL BRICK VENEER (COURSER & FLUNNING POINT INSTALLATION)	#CEDAR LAKE ELEMENT SERIES - EXCLUDED STYLE	GLEN GERY
EX3	EXTERIOR LAP SIDING	#WHITE	NICHHA
EX4	EXTERIOR LAP SIDING GREEN COLORS	ILLUMINATION SERIES - STOCK COLORS	NICHHA
		#SPF 6710 MELANGE GREEN	
		#SPF 6712 LUUU GREEN	
		#SW 6433 INVERNESS	
EX5	METAL CAPS/CORNICES	GREEN FINISHES TO BE RANDOMLY OCCURRING	BERRING MANUFACTURING (OR SIM)
		ILLUMINATION SERIES - CUSTOM COLORS	
EX6	METAL PANELING/ AWNINGS/ PLAT AWNINGS	COLOR: CHARCOAL GRAY	MAPES AWNINGS (OR COMPARABLE)
EX7	ALUMINUM STOREFRONT MULLIONS	CLEAR ANODIZED ALUMINUM (INSIDE & OUTSIDE)	LANEER (OR COMPARABLE)
EXTERIOR FINISH GENERAL NOTES			
1. CONSULT LOCAL CONTRACTOR FOR STANDARD MATERIALS			
2. CONSULT PARAGON SOLUTIONS FOR COLOR VERIFICATIONS AND GRAPHICS.			
3. MATERIALS MAY NOT BE SUBSTITUTED WITHOUT PERMISSIONS FROM OWNERS OR PARAGON SOLUTIONS.			
4. FIELD VERIFY ALL EXTERIOR ELEVATIONS AND GRAPHICS FOR ACCURATE DIMENSIONS.			

BERGER MARKET & SPIRITS
18275 W. 101st Street - RIDGEVIEW & K-10
LENEXA, KS

Hernly
ASSOCIATES

1100 Rhoads Blvd St.
Lenexa, Kansas
66344
783.749.2856
FAX 783.749.1915

EXTERIOR FINISH KEY

Date: 3/20/2020
Drawn by: SBAGMELL
Checked by: WATERS
Reviewed by: WATERS

A2.3

1 EXTERIOR FINISH KEY
N.T.S.



SITE PERSPECTIVE - LOOKING SOUTH



SITE PERSPECTIVE - LOOKING NORTH



SITE PERSPECTIVE - LOOKING NORTHEAST
FROM K-10 & RIDGEVIEW



SITE PERSPECTIVE - LOOKING NORTHEAST
AERIAL VIEW



SITE PERSPECTIVE - LOOKING NORTHWEST
AERIAL VIEW

BERGER MARKET & SPIRITS
18275 W. 101st Street - RIDGEVIEW & K-10
LENEXA, KS

Hernly
ASSOCIATES

1100 Rhoads Blvd St.
Lawrence, Kansas
66044
785-749-2856
FAX: 785-749-1915

PERSPECTIVES

Date: 05/30/21
Drawn by: SBAGWELL
Checked by: MWIBS
Reviewed by: WMM



PLANT SCHEDULE

Table with columns: ORNAMENTAL TREE, CODE, QTY, BOTANICAL NAME, COMMON NAME, SIZE, CONTAINER. Includes rows for CC, MR, GR, SHADE TREE, AM, AS, AT, GD, EVERGREEN TREES, JY, TP, SHRUBS, ish, gtl, dtl, tes, and GRASSES, mag.

LANDSCAPE PLAN NOTES:

- 1. Existing underground (u/g), overhead (o.h.) utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the contractors to verify existence and location of all utilities before starting any work.
2. No substitutions for variety or cultivars shall be accepted without first obtaining written approval from Owner's Representative.
3. All plant material shall be of excellent quality, free of disease and infestation, and true to type, variety, size specified, and form per American Nursery Association Standards (#60.1).
4. All planting beds shall receive 3" minimum depth of 2-4" Missouri Rainbow river rock on DeWitt Pro-5 weed fabric as detailed, unless otherwise noted. In landscape beds, mulch shall be a consistent 3" depth throughout and weed fabric shall not be visible. For trees planted in turf areas, a ring of dried brown shredded hardwood mulch shall be formed into a saucer in a minimum ring twice the diameter of the rootball from the trunk with minimum depth of 3" water settled. Elevation of top of mulch shall be 1/2" below any adjacent pavement. River rock landscape beds shall have black 1/2" x 4" steel edging between landscape bed and turf. No edging shall be used between pavement and landscape bed. Hardwood mulch tree rings shall have a natural edge.
5. Contractor shall thoroughly water in each plant immediately following installation.
6. Contractor shall be responsible for calculating all areas of sod and seed and the amounts of each needed for optimum coverage. Quantities on this plan are for reference only.
7. Contractor shall install sod in all areas, including right-of-ways, disturbed during construction not otherwise designated as another material. Sodded areas greater than 4:1 slope shall have sod secured in place with sod staples spaced evenly and adequately to hold sod in place. Sod shall be 90% heat tolerant turf-type tall fescue blend (3 minimum varieties) + 10% Bluegrass. Starter fertilizer with moisture management agent shall also be applied to topsoil at time of sodding.
8. Proposed trees shall not be placed over existing or proposed utility service lines. It is the contractor's responsibility to understand utility locations and have them marked during tree planting operations. If utility is damaged during planting, contractor is responsible for notifying the general contractor and owner of utility and paying for repair of the damaged utility.
9. A fully automated irrigation system will be supplied for this project by the Contractor. Design shall be provided by the contractor and approved by the landscape architect prior to ordering materials or installing any aspect of the irrigation system. Irrigation system shall consist of top, backflow, smart controller, heads, pipe, valves, wire, flow sensing, weather station, and any other feature to give the most efficient and comprehensive system as deemed necessary by the owner and landscape architect. System shall cover all areas designated as turf or landscape beds. Turf, trees and shrubs shall all be on separate zones so that they can be watered at different rates. Submit all irrigation plans to the landscape architect for approval.
10. No trees shall be planted within 15 feet of a street or parking lot light pole.
11. All land area which is not paved or covered by buildings will be brought to finished grade, and planted with turf.
12. Plantings near parking area curbs shall be a minimum of 4' from back of curb to allow for vehicle overhang.

LANDSCAPE CALCULATIONS:

PER SECTION 4-1-D-2 OF THE LENEXA UDC. THE FOLLOWING IS REQUIRED:

SECTION 4-1-D-2-J MINIMUM STREET TREE REQUIREMENTS:

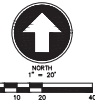
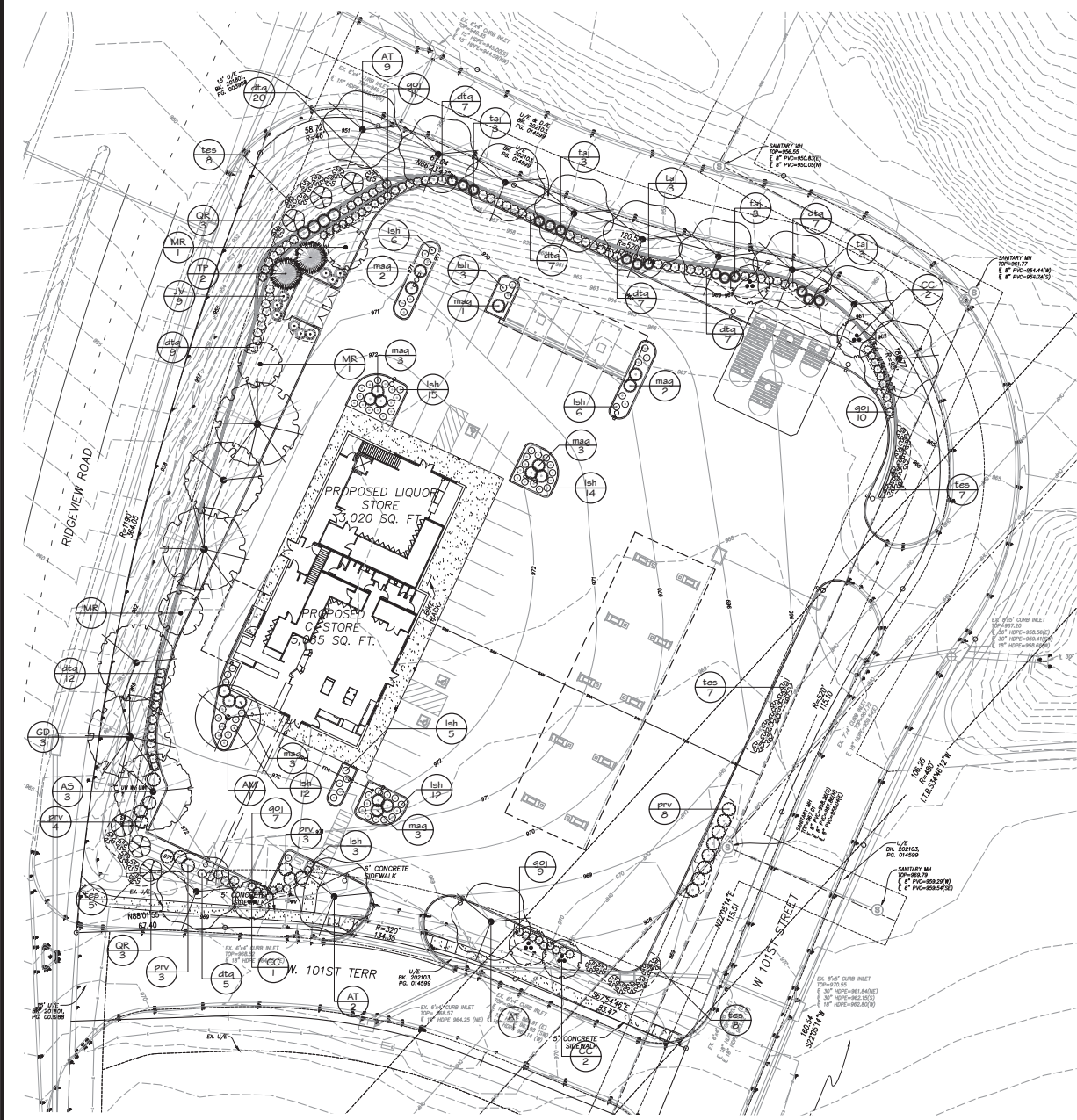
- STREET TREES - ONE TREE PER 40' OF PUBLIC OR PRIVATE STREET FRONTAGE
- W. 101st ST (N) = 436.11 LF / 40 = 11 TREES REQ. / 11 TREES PROVIDED
- RIDGEVIEW (W) = 364.05 LF / 40 = 10 TREES REQ. / 10 TREES PROVIDED
- W. 101st TERR (S) = 285.22 LF / 40 = 8 TREES REQ. / 8 TREES PROVIDED
- W. 101st ST (E) = 230.61 LF / 40 = 6 TREES REQ. / 0 TREES PROVIDED DUE TO UTILITY EASEMENT

SECTION 4-1-D-2-K MINIMUM PERIMETER LANDSCAPE REQUIREMENTS:

- ALONG STREET FRONTAGE 9 SHADE TREES AND 12 SHRUBS REQ. PER 100 LF
- W. 101st ST (N) = 436.11 LF = 9 TREES AND 53 SHRUBS REQ. / 8 TREES AND 58 SHRUBS PROVIDED
- RIDGEVIEW (W) = 364.05 LF = 8 TREES AND 44 SHRUBS REQ. / 8 TREES AND 44 SHRUBS PROVIDED
- W. 101st TERR (S) = 285.22 LF = 6 TREES AND 35 SHRUBS REQ. / 8 TREES AND 35 SHRUBS PROVIDED
- W. 101st ST (E) = 230.61 LF = 5 TREES AND 28 SHRUBS REQ. / 0 TREES AND 35 SHRUBS PROVIDED (NO TREES DUE TO UTILITY EASEMENT)

SECTION 4-1-D-2-M INTERNAL PARKING LOT LANDSCAPE AREAS:

- A MINIMUM OF 5% OF TOTAL PARKING LOT AREA TO BE LANDSCAPE ISLANDS.
- ONE TREE PER ISLAND / PROVIDED



1 FDP LANDSCAPE PLAN 1" = 20'

PLT DATE: 03/19/2023 23-0006 23-0006 FDP_LSP_pln_101st_23_0006.dwg - L100

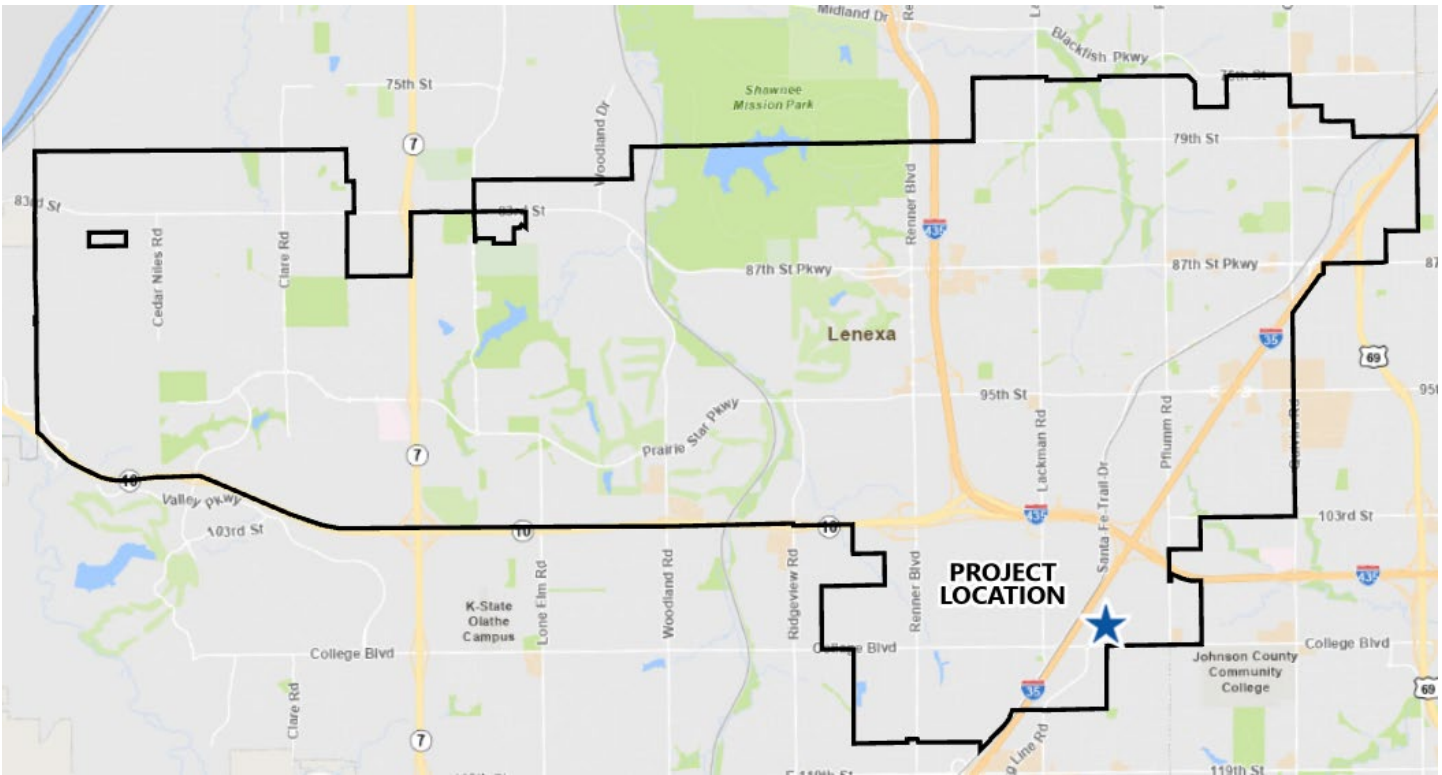
Chad D. Weinand, P.L.A., ASLA Landscape Architecture 15173 W. 167th Terrace, Olathe, Kansas 66062 913.884.2738 cweinand74@gmail.com Copyright 2023

Table with columns: NO., DATE, REVISIONS, DESCRIPTION, CITY REVIEW, COMMENTS, DRAWN, CHECKED. Includes rows for 1, 2, 3, 4, 5, 6, 7.

ONE DRAWING NOT PRELIMINARY FOR CONSTRUCTION

COLLEGE CROSSINGS BUSINESS PARK, FOURTH PLAT

Project #:	PT23-11F	Location:	NEC of College Boulevard and Strang Line Road
Applicant:	Scott Corwine, McClure Engineering	Project Type:	Final Plat
Staff Planner:	Dave Dalecky	Proposed Use:	Business Park



PROJECT SUMMARY

The applicant is requesting approval of a final plat to replat a portion of College Crossings Business Park. This replat of College Crossings Business Park, Second Plat (PT06-26F) will subdivide Lot 4 into two lots. The replat will divide one lot with two buildings into two lots, each with one building. The proposed subdivision of the lot will create a nonconforming setback internal to the lot. The applicant is requesting a deviation to reduce the setback to 7 feet where 30 feet is required.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The site is zoned BP-1, Planned Business Park District (RZ99-02). College Crossings Business Park includes several buildings on approximately 50 acres. The development includes both BP-1 and BP-2 Zoning Districts. The development includes several different uses including manufacturing, warehousing, laboratory, and office uses. The two buildings on the subject site are multi-tenant buildings with office tenants.

<p>LAND AREA (AC) 8.4</p>	<p>ZONING BP-1</p>	<p>COMP. PLAN Business Park</p>
--------------------------------------	-------------------------------	--

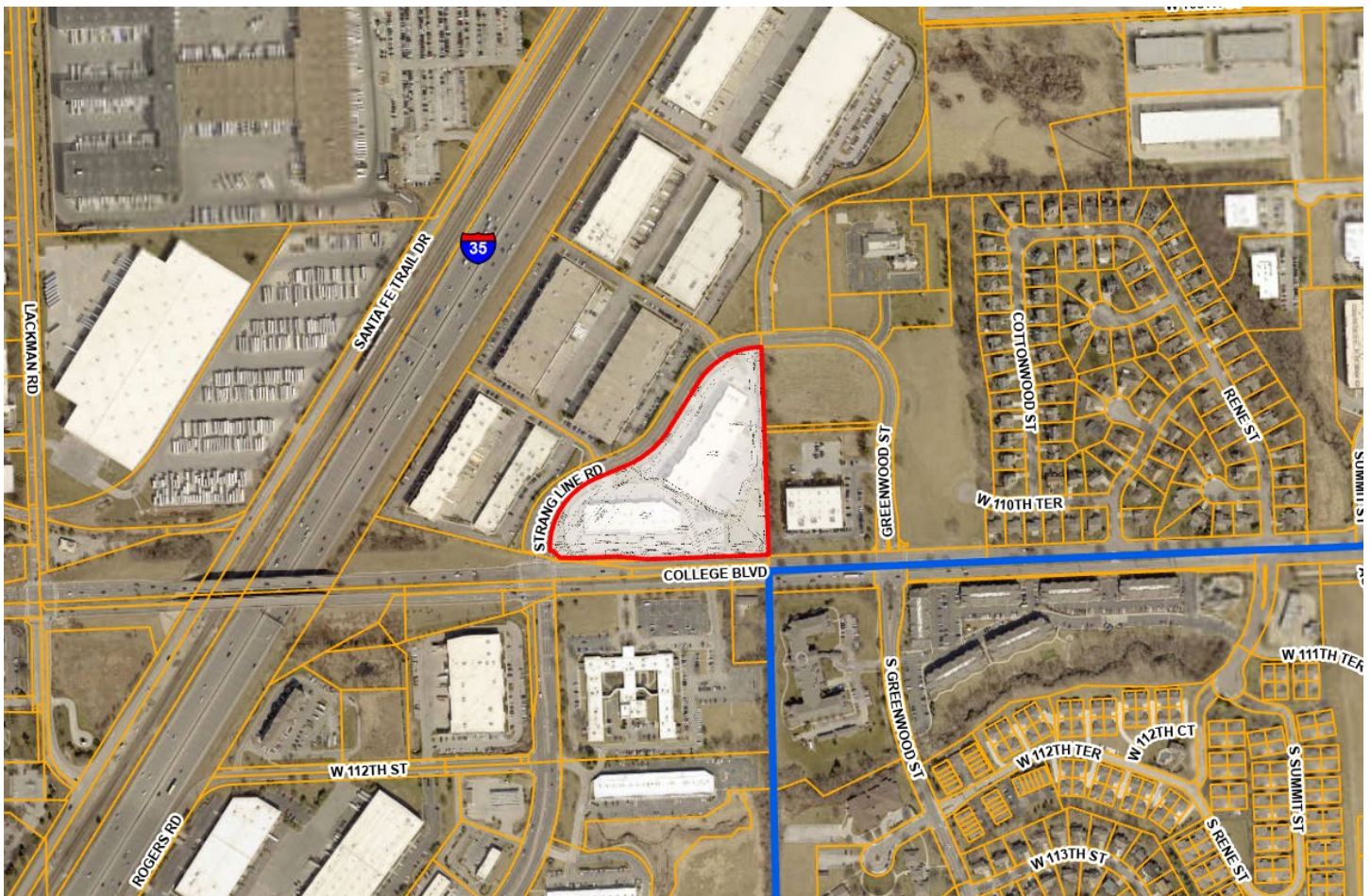


Exhibit 1: Aerial Image of Subject Area.

LAND USE REVIEW

The plat will subdivide the current lot into two lots, one lot for each building and associated parking. The tenants and uses of each building are businesses typically located in business parks. They are office, warehousing and wholesale, and laboratory uses. The neighboring properties are also zoned BP-1 or BP-2 and have a consistent tenant mix as the subject property.

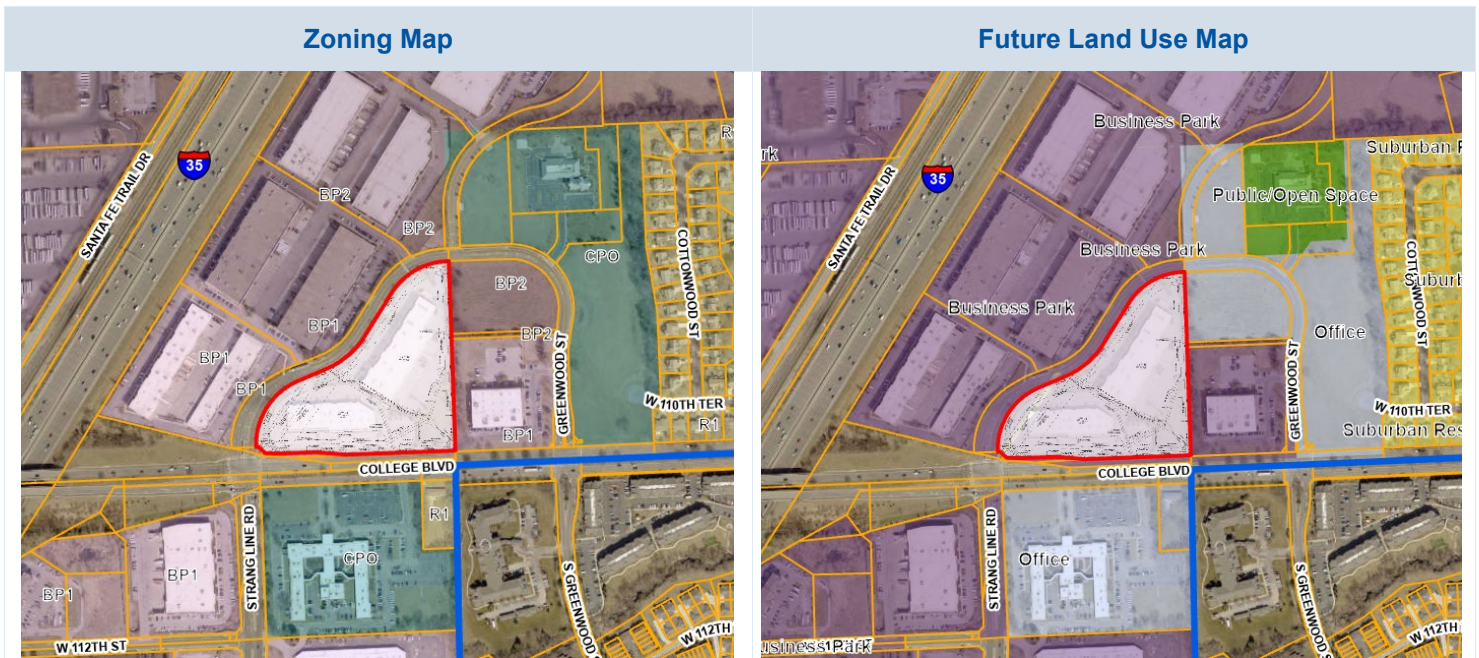


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Current Use
Subject Property	Business Park	BP-1, Planned Business Park District	Office, Wholesale and Warehousing, and Limited Retail
North	Business Park	BP-2, Planned Manufacturing District	Office, Laboratory, Manufacturing, Wholesale and Warehousing and Manufacturing
South	Office/Employment Center	CP-O, Planned General Office district, and R-1, Residential Single-Family District	Office
East	Business Park, and Office/Employment Center	BP-1, Planned Business Park district, and BP-2, Planned Manufacturing District	Office
West	Business Park	BP-1, Planned Business Park district, and BP-2, Planned Manufacturing District	Office, Laboratory, Manufacturing, Wholesale and Warehousing and Manufacturing

FINAL PLAT REVIEW

This final plat is a replat of part of College Crossings Business Park. The replat will divide one lot with two buildings into two lots, each with one building. The buildings and parking are self-contained. The northerly building has two drives onto Strang Line Road and parking on the west side of the building, a delivery and loading area and additional surface parking on the west side. The southerly building has one drive onto Strang Line Road with parking around all sides of the building. The parking areas do not interconnect. The new property line will divide the site between the edge of the parking lot and the northerly building resulting in a self-contained parcel for each building.

Lot	Area	Addresses
4A	4.7 acres	11001 – 11021 Strang Line Road
4B	3.7 acres	11025 – 11091 Strang Line Road

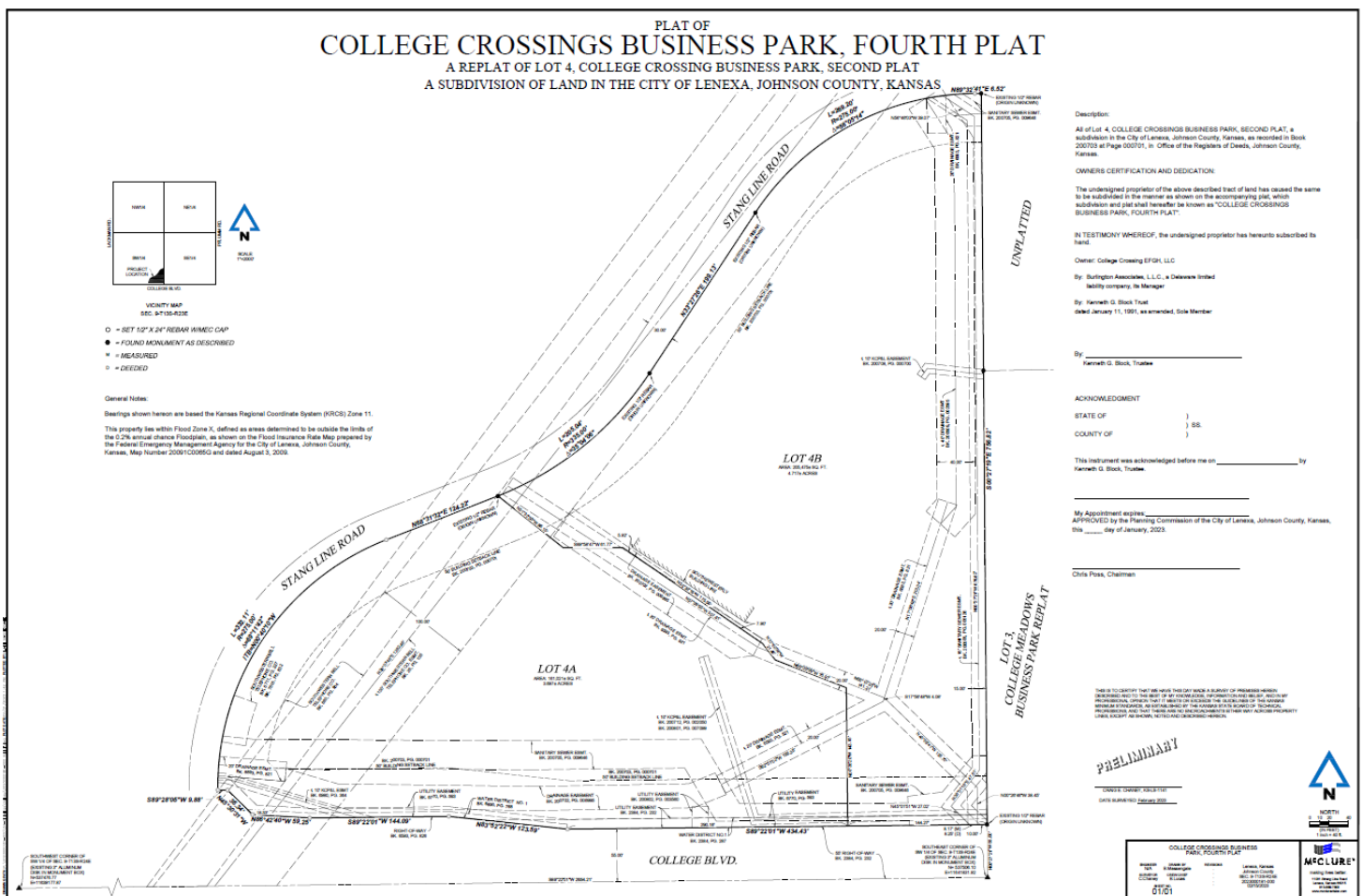


Exhibit 3: Final Plat

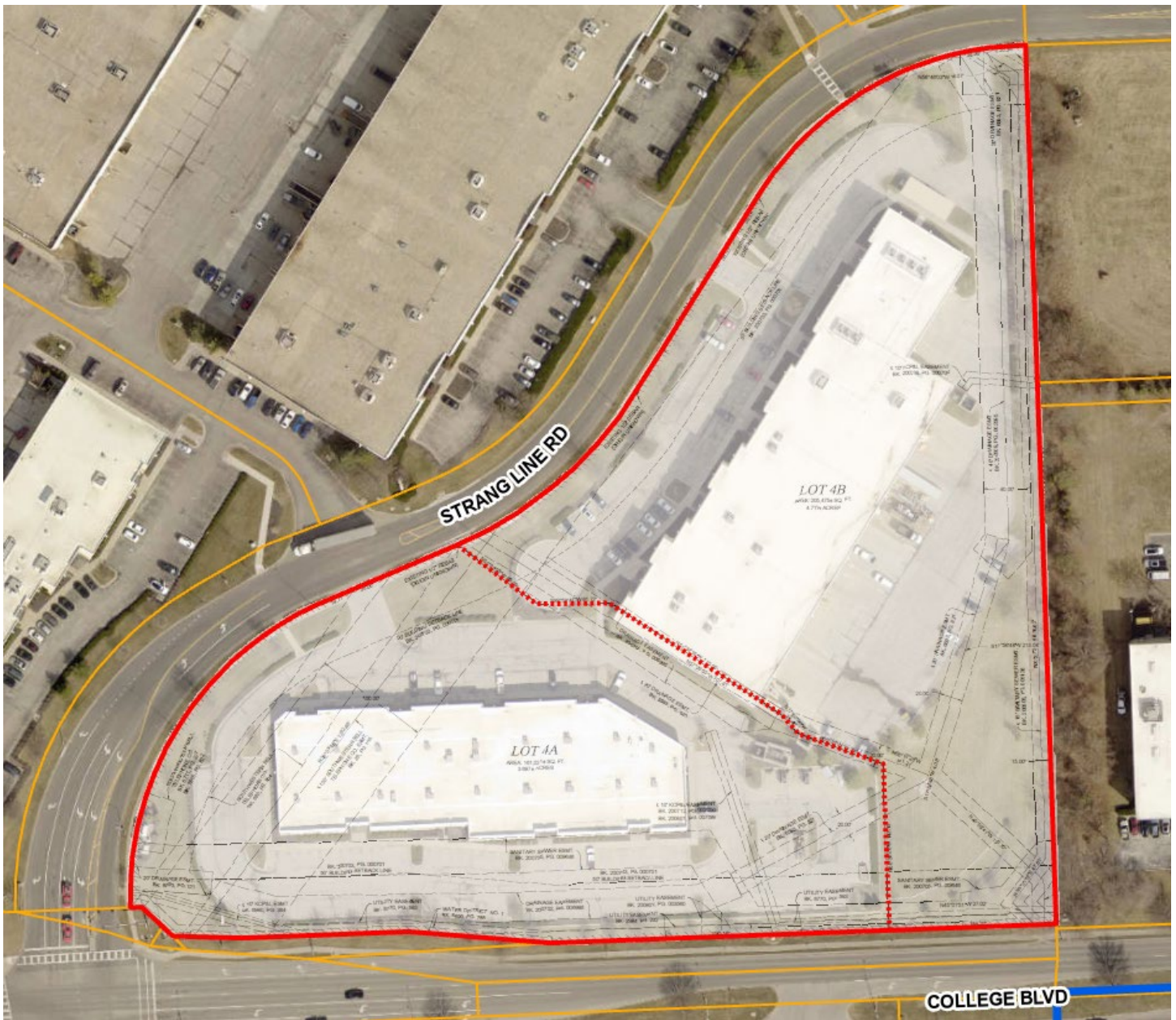


Exhibit 4: Aerial with Plat overlay.

DEVIATIONS

The applicant is requesting a deviation for a reduced setback of the new internal lot line between the two lots. Section [4-1-B-18-F](#) of the Unified Development Code states the building setback is 30 feet from property lines other than streets. The applicant is requesting the setback from the proposed internal property line by 7 feet at the westernmost corner of the building gradually tapering to 9.5 feet at the southeasterly corner of the building. Section [4-1-B-27-G-4](#) of the UDC states the following:

“Side yards between buildings may be reduced to 0; provided, that agreements and easements for proper maintenance are provided.”

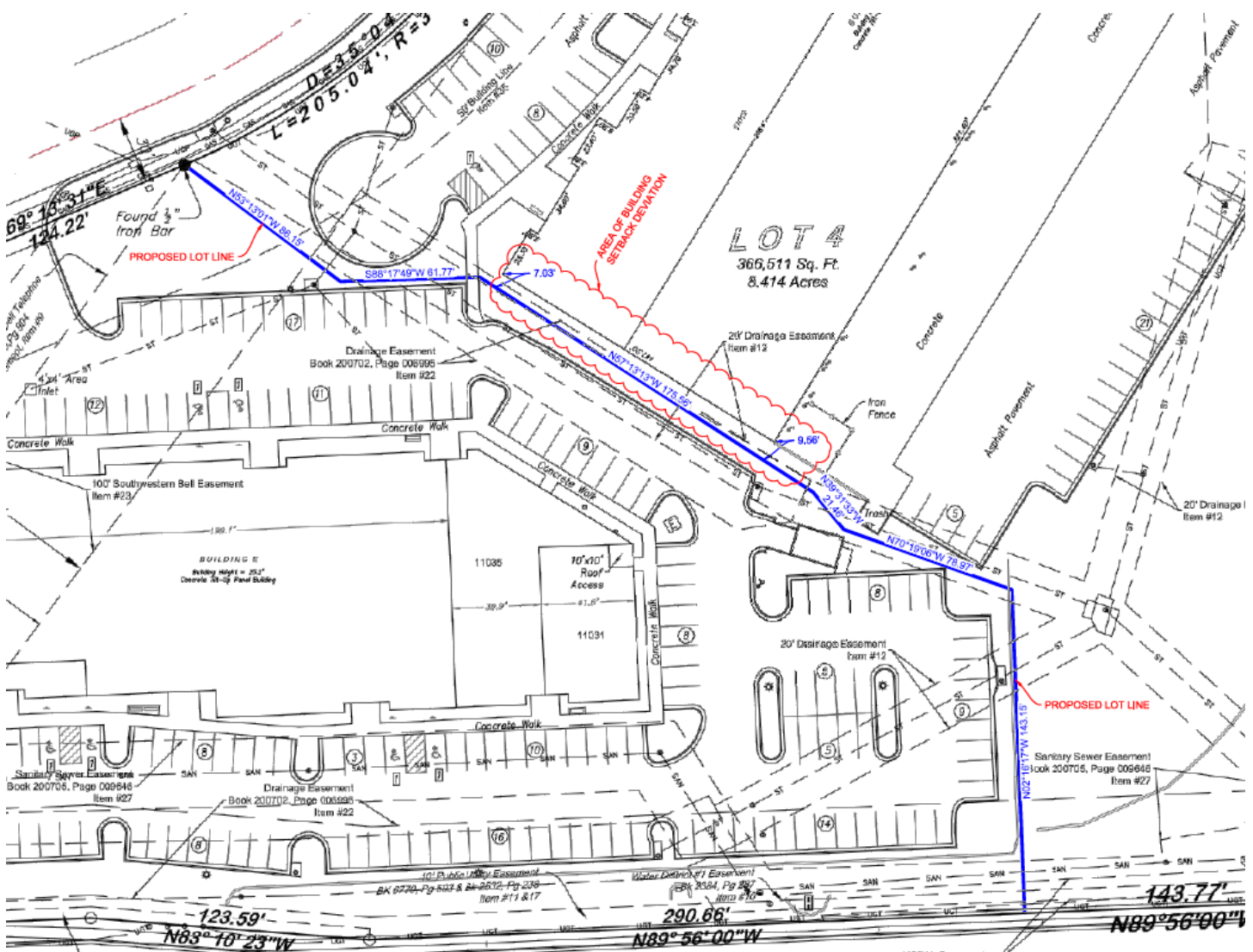


Exhibit 5: Survey

Staff supports the deviation request for the reduced setback for the existing building from the proposed property line. The new property line is an internal property line between two existing buildings of the contiguous business park development. The site contains existing easements for utilities and storm drainage. The reduced setback will result in no observable changes to the development.

REVIEW PROCESS

- 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.

RECOMMENDATION FROM PROFESSIONAL STAFF

- ★ **Staff recommends approval of the proposed Final Plat for College Crossings Business Park, Fourth Plat.**
 - This is a two-lot final plat.
 - The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Thriving Economy*.

FINAL PLAT

Staff recommends **approval** of the final plat for PT23-11F – **College Crossings Business Park, Fourth Plat**, for a two-lot final plat with a 23' setback deviation to allow a 7' setback where 30' is required.



Document Path: R:\vdata\dd_scratch\VIC MAP projects\Vantage\Template.aprx

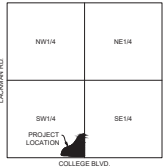
Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

College Crossings Business Park, Fourth Plat PT23-11F



PLAT OF COLLEGE CROSSINGS BUSINESS PARK, FOURTH PLAT

A REPLAT OF LOT 4, COLLEGE CROSSING BUSINESS PARK, SECOND PLAT
A SUBDIVISION OF LAND IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



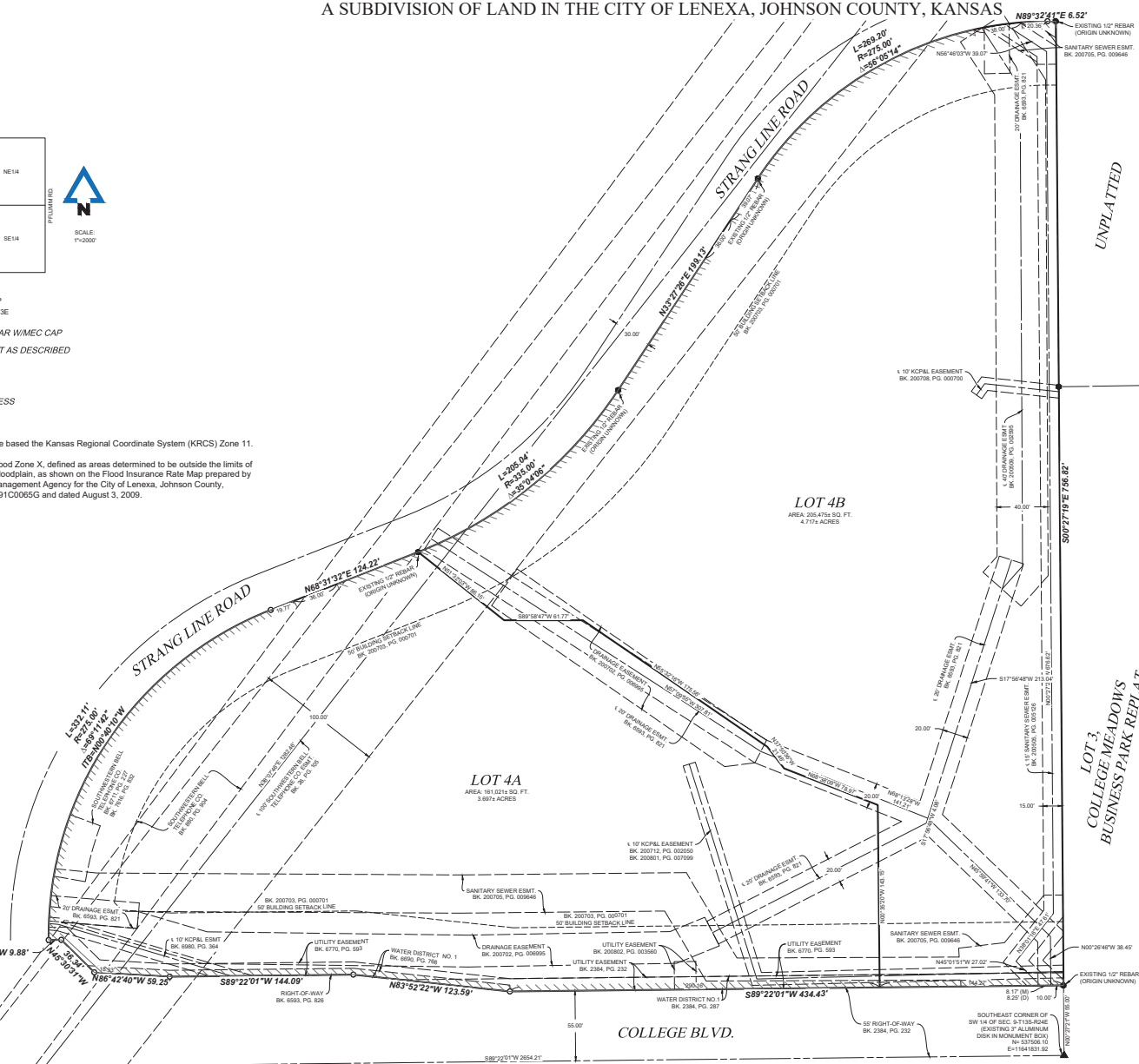
VICINITY MAP
SEC. 9-T13S-R23E

- = SET 1/2" X 24" REBAR W/MEC CAP
- = FOUND MONUMENT AS DESCRIBED
- M = MEASURED
- D = DEEDED
- ▨ = LIMITS OF NO ACCESS

General Notes:

Bearings shown hereon are based the Kansas Regional Coordinate System (KRCS) Zone 11.

This property lies within Flood Zone X, defined as areas determined to be outside the limits of 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, Johnson County, Kansas, Map Number 20091C005G and dated August 3, 2009.



UNPLATTED

LOT 3,
COLLEGE MEADOWS
BUSINESS PARK REPLAT

Description:
All of Lot 4, COLLEGE CROSSINGS BUSINESS PARK, SECOND PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas, as recorded in Book 200703 at Page 000701, in Office of the Registers of Deeds, Johnson County, Kansas.

OWNERS CERTIFICATION AND DEDICATION:
All previous dedications of Storm Sewer easements within the plat boundary are as dedicated with "COLLEGE CROSSINGS BUSINESS PARK, SECOND PLAT" as recorded at the Johnson County Register of Deeds Office in Book 200703 at Page 000701.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "COLLEGE CROSSINGS BUSINESS PARK, FOURTH PLAT".

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his hand.

Owner: College Crossing EFGH, LLC
By: Burlington Associates, L.L.C., a Delaware limited liability company, its Manager
By: Kenneth G. Block Trust dated January 11, 1991, as amended, Sole Member

By: _____
Kenneth G. Block, Trustee

ACKNOWLEDGMENT
STATE OF)
) SS.
COUNTY OF)

This instrument was acknowledged before me on _____ by Kenneth G. Block, Trustee.

APPROVED by the Planning Commission of the City of Lenexa, Johnson County, Kansas,
this ____ day of January, 2023.

Chris Poss, Chairman

PRELIMINARY

ORLANDO E. CRANEY, 2464E-1141
DATE SURVEYED: February 2023



COLLEGE CROSSINGS BUSINESS PARK, FOURTH PLAT			
ENGINEER	DRAWN BY	REVISIONS	Lenexa, Kansas
O. Craney	B. Messing		Johnson County
C. Chaney	B. Lucas		SEC. 9-T13S-R23E
			202300181-1-00
			02/15/2023
01/01			



ALTA/NSPS LAND TITLE SURVEY
LOT 3 & 4, COLLEGE CROSSINGS BUSINESS PARK,
SECOND PLAT, A SUBDIVISION IN THE CITY OF
LENEXA, JOHNSON COUNTY, KANSAS



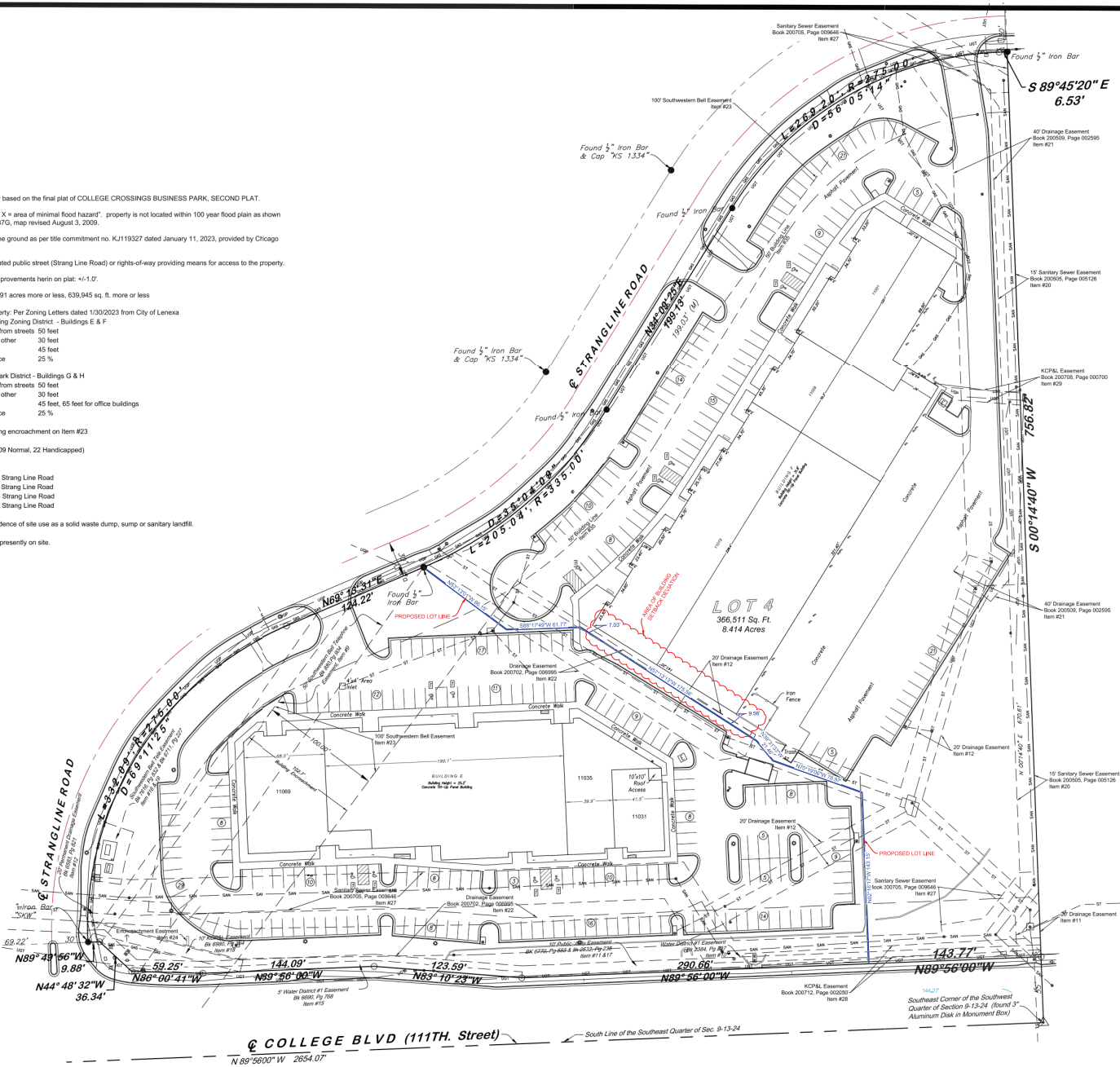
Prepared For:
Block Real Estate Services, Inc.
700 West 47th Street, Suite 200
Kansas City, Missouri 64112
816-932-5563

NO.	DATE	REVISION
1.	11/14/23	1. M/J, M.E. 2/1/23 IND. BY: GBJ
		Original

MJS CONSULTING, LLC
LAND SURVEYING AND PLANNING
1913341819 mjohnson@mcjr.com
LEAWOOD, KANSAS 66205

- NOTES:**
- Basis of bearings for survey surveyed on the final plat of COLLEGE CROSSINGS BUSINESS PARK, SECOND PLAT.
 - Property is located in "Zone X" (area of minimal flood hazard); property is not located within 100 year flood plain as shown on firm map no. 20091C0037G, map revised August 3, 2009.
 - This survey was made on the ground as per title commitment no. KJ119327 dated January 11, 2023, provided by Chicago Title Insurance Company.
 - The property abuts a dedicated public street (Strang Line Road) or rights-of-way providing means for access to the property.
 - Dimensional tolerance of improvements herein on plat: +/-1.0'.
 - Measured land area: = 14.691 acres more or less, 639,945 sq. ft. more or less
 - Zoning information for property: Per Zoning Letters dated 1/30/2023 from City of Lenexa
BP-2 Planned Manufacturing Zoning District - Buildings E & F
Minimum setbacks from streets 50 feet
Minimum setbacks, other 30 feet
Maximum height 45 feet
Minimum open space 25 %
BP-1 Planned Business Park District - Buildings G & H
Minimum setbacks from streets 50 feet
Minimum setbacks, other 30 feet
Maximum height 45 feet, 65 feet for office buildings
Minimum open space 25 %
 - Note: Telephone and Building encroachment on Item #23
 - Total Parking Stalls: 531 (509 Normal, 22 Handicapped)
 - Property Addresses:
Building E: 11025 - 11091 Strang Line Road
Building F: 11031 - 11037 Strang Line Road
Building G: 11066 - 11068 Strang Line Road
Building H: 11066 - 11068 Strang Line Road
 - There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
 - There is no fill construction presently on site.

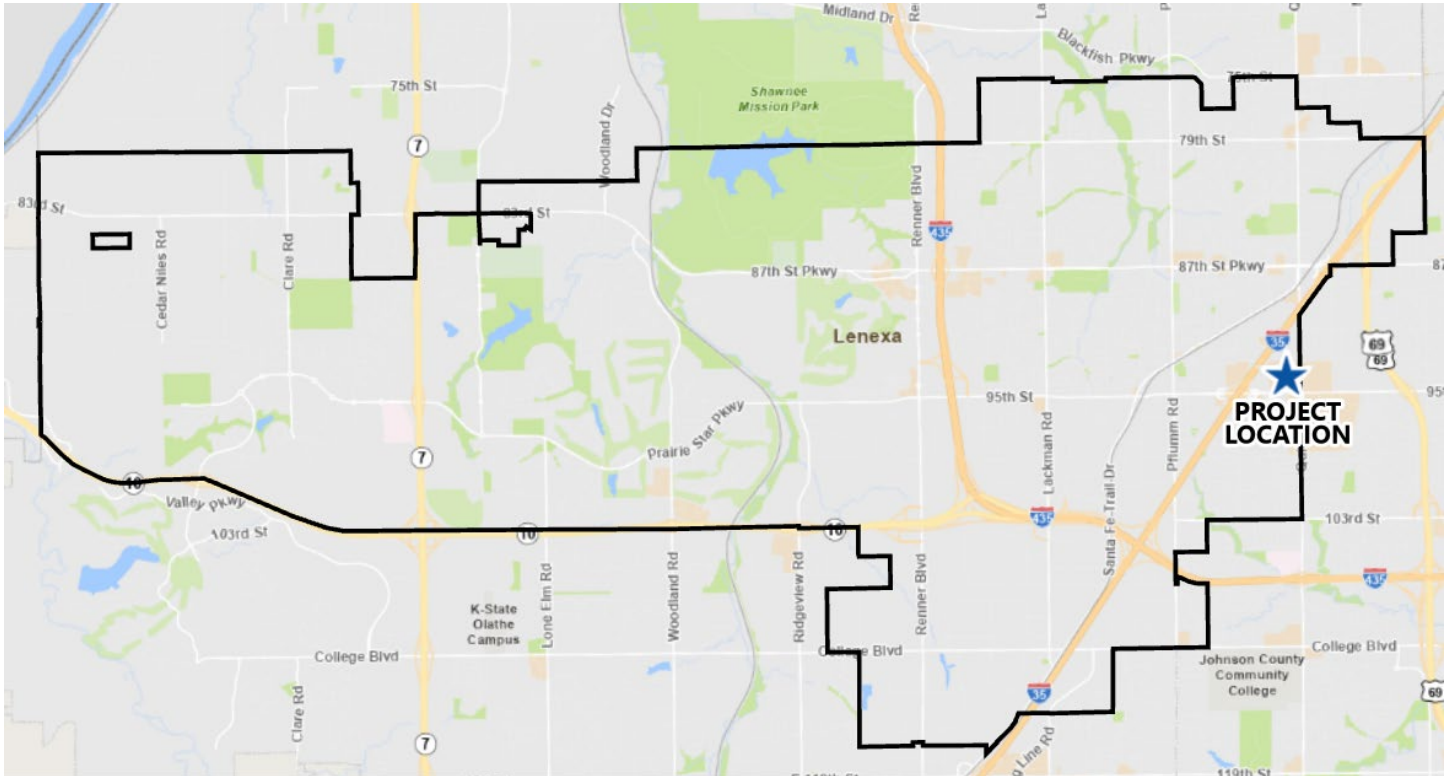
- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET 1/2" x 24" REBAR WITH 1/4" WOODScrew CAP
 - U/E UTILITY EASEMENT
 - CABLE BOX
 - ⊕ ELECTRICAL BOX
 - ⊕ ELECTRICAL METER
 - ⊕ ELECTRICAL TRANSFORMER
 - ⊕ GAS METER
 - ⊕ GAS VALVE
 - ⊕ FLOOD LIGHT
 - ⊕ STREET LIGHT
 - ⊕ YARD LIGHT
 - ⊕ BOLLARD
 - ⊕ PARKING, HANDICAP SPACE
 - ⊕ SIGN
 - ⊕ TREE, DECIDUOUS
 - ⊕ SANITARY MANHOLE
 - ⊕ SANITARY SEWER LINE
 - ⊕ STORM MANHOLE
 - ⊕ STORM SEWER LINE
 - ⊕ TELEPHONE BOX
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ SPIGOT



South Line of the Southeast Quarter of Sec. 9-13-24
N 89° 56' 00" W 2654.07'

KIDS EMPIRE

Project #:	PL23-05F	Location:	12124 W. 95 th Street
Applicant:	Polo Padilla, ID Studio 4	Project Type:	Final Plan
Staff Planner:	Kimberly Portillo, AICP	Proposed Use:	Indoor Entertainment



PROJECT SUMMARY

The applicant seeks final plan approval to facilitate façade changes to a tenant space in the Oak Park Commons shopping complex located at 12124 W. 95th Street. The final plan is for exterior improvements to one tenant space of approximately 15,000 SF in a multi-tenant building. The applicant proposes an indoor entertainment use. The development does not include any site modifications other than required maintenance for parking lot island landscaping. The Oak Park Commons Development was constructed in 1987. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL WITH A CONDITION

SITE INFORMATION

This application is for modifications to one storefront of a tenant space in the Oak Park Commons shopping center. This shopping center also includes large scale retailers Sam’s Club and DSW Designer Shoe Warehouse as well as smaller retail and restaurants. The multi-tenant building was built in 1987.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
12.8	15,383	CP-3	Regional Commercial Center



Exhibit 1: Aerial Image of Subject Site

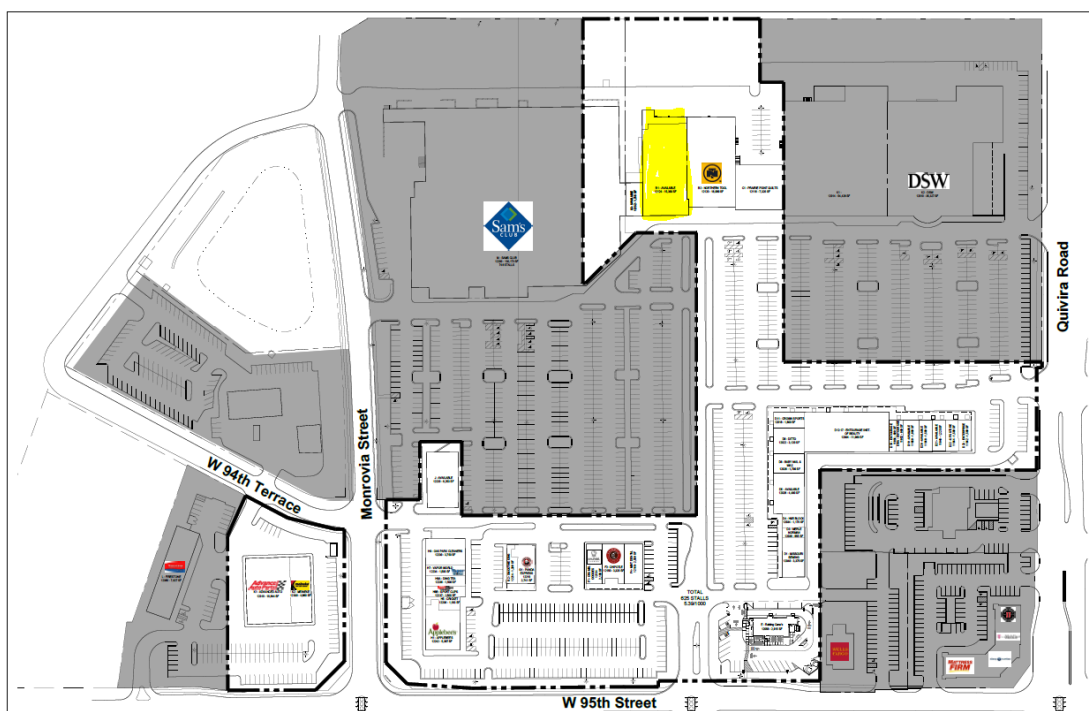


Exhibit 2: Oak Park Commons shopping center with subject parcel outlined and tenant space highlighted.

LAND USE REVIEW

The applicant proposes an indoor entertainment use known as Kids Empire, which is an allowed use in the CP-3, Planned Regional Commercial District. Other tenant spaces in the building are retail, with surrounding uses in the shopping center including retail, restaurants, and personal services. There are no changes to other tenant spaces in Oak Park Commons. The proposed use is commonly located in shopping centers as is being proposed here and is appropriate for this location.

Kids Empire is an indoor playground with jungle-gym style equipment, climbing equipment, slides, a ball pit, and other play opportunities aimed at elementary-aged children. The use will also have a snack bar and birthday party packages. Hours of operation are intended to be consistent with the Olathe location, which is between 10am and 8pm weekdays and 10am-10pm weekends.

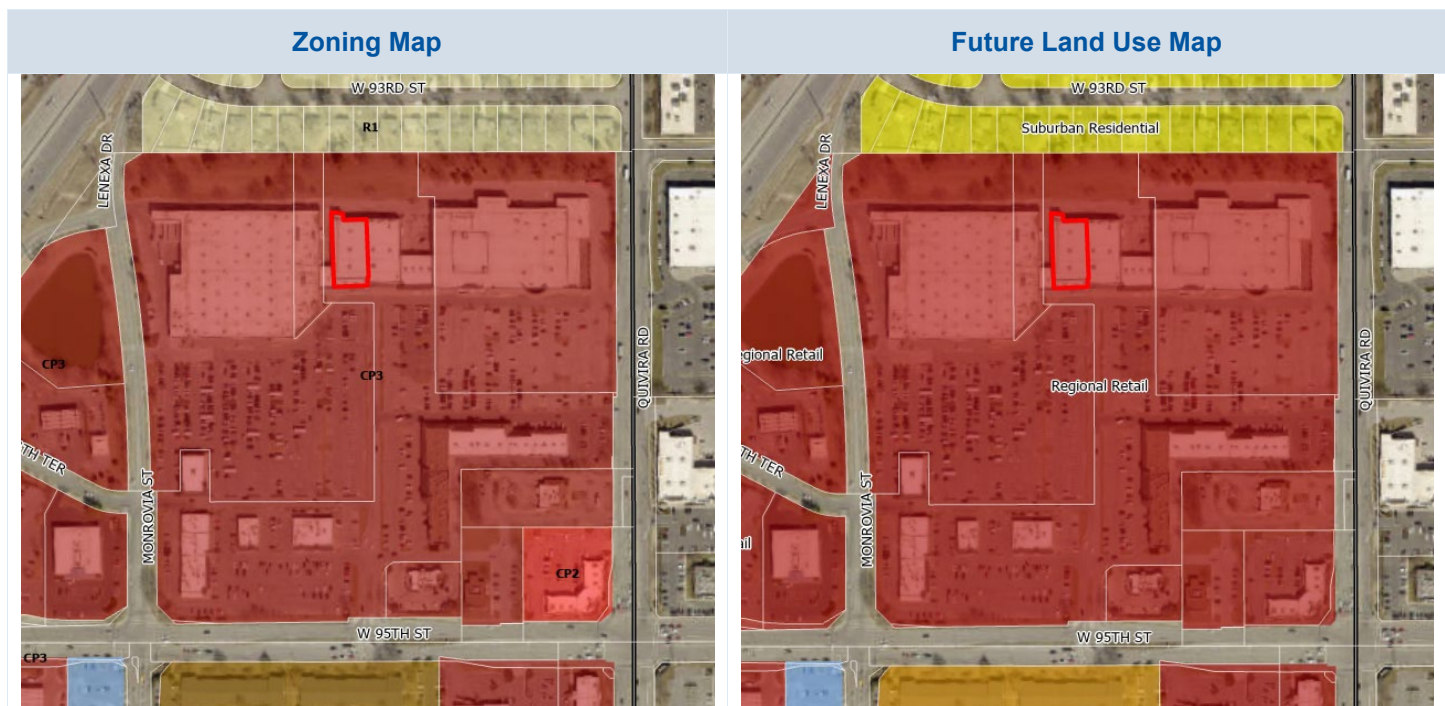


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Regional Commercial Center	CP-3, Planned Regional Commercial District	Shopping Center
North	Suburban Residential	R-1, Single Family Residential	Single-Family Homes
South	High Density Residential	RP-4, Residential Planned (High-Density) District	Commercial and Multi-Family
East	(Overland Park) Shopping Center	CP-2, Planned General Business District (OP)	Shopping Center
West	Regional Commercial Center	CP-3, Planned Regional Commercial District	Retail

FINAL PLAN REVIEW

This final plan proposes refacing a single-tenant space in the Oak Park Commons shopping center. The proposed tenant space is adjacent to Northern Tool and Equipment Retail Store. The tenant space was formerly occupied by Northern Tool, which has since vacated this portion of the building. Proposed work includes refacing a portion of the façade to convert a former service entrance into a primary entrance. No site modifications are proposed other than maintenance and replacement of parking lot landscaping.

PUBLIC IMPROVEMENTS

No public improvements are proposed with this project.

TRAFFIC, ACCESS, AND PARKING

The Oak Park Commons shopping center is comprised of multiple parcels and numerous tenant spaces with shared parking. This style of shared parking is common in the area and is typical for large shopping centers as it allows for flexibility of parking requirements. The applicant provided shared parking and access agreements with the adjacent parcels to the east and west. Tenant spaces include a mixture retail, restaurant, and personal services with notable large-scale tenants Sam’s Club and DSW Designer Shoe Warehouse.

Shopping centers have a standard parking requirement of 1 space per 250 square feet. The shopping center has a surplus of 668 parking stalls based on this standard. An indoor entertainment use has a slightly higher standard of 1 space per 200 square feet. Kids Empire will have a floor area of 15,383 SF, which would require 77 parking stalls if it were not located in a standalone building. Staff is comfortable that the existing level of parking for the shopping center is sufficient to accommodate this change of use from retail to indoor entertainment for the single tenant space.

TABLE 2: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
Shopping Center 343,498 SF	1 space per 250 square feet	1,374	2,042	+ 668

Access into the shopping complex is available at two points along Monrovia Drive to the west, at five points along Quivira Road to the east, and at three locations along W. 95th Street to the south.

- Monrovia Street is a collector road.
- W. 95th Street is an arterial road.
- Quivira Road is an arterial road.

STORMWATER

No modifications to the existing stormwater system for the shopping center are proposed or required.

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

Parking lot lighting is provided through existing light poles. Lighting changes are not proposed.

LANDSCAPING

While no site changes are proposed with this application, Staff has expressed concerns to the applicant regarding overall maintenance of the parking lot landscaping. During a site visit, Staff noted that several landscape islands in the parking lot are missing trees or have dead or dying grass. The applicant provided Staff with a plan for replacement of dead or dying landscape material.

Staff recommends one condition for the final plan related to landscaping and correcting parking lot maintenance deficiencies.

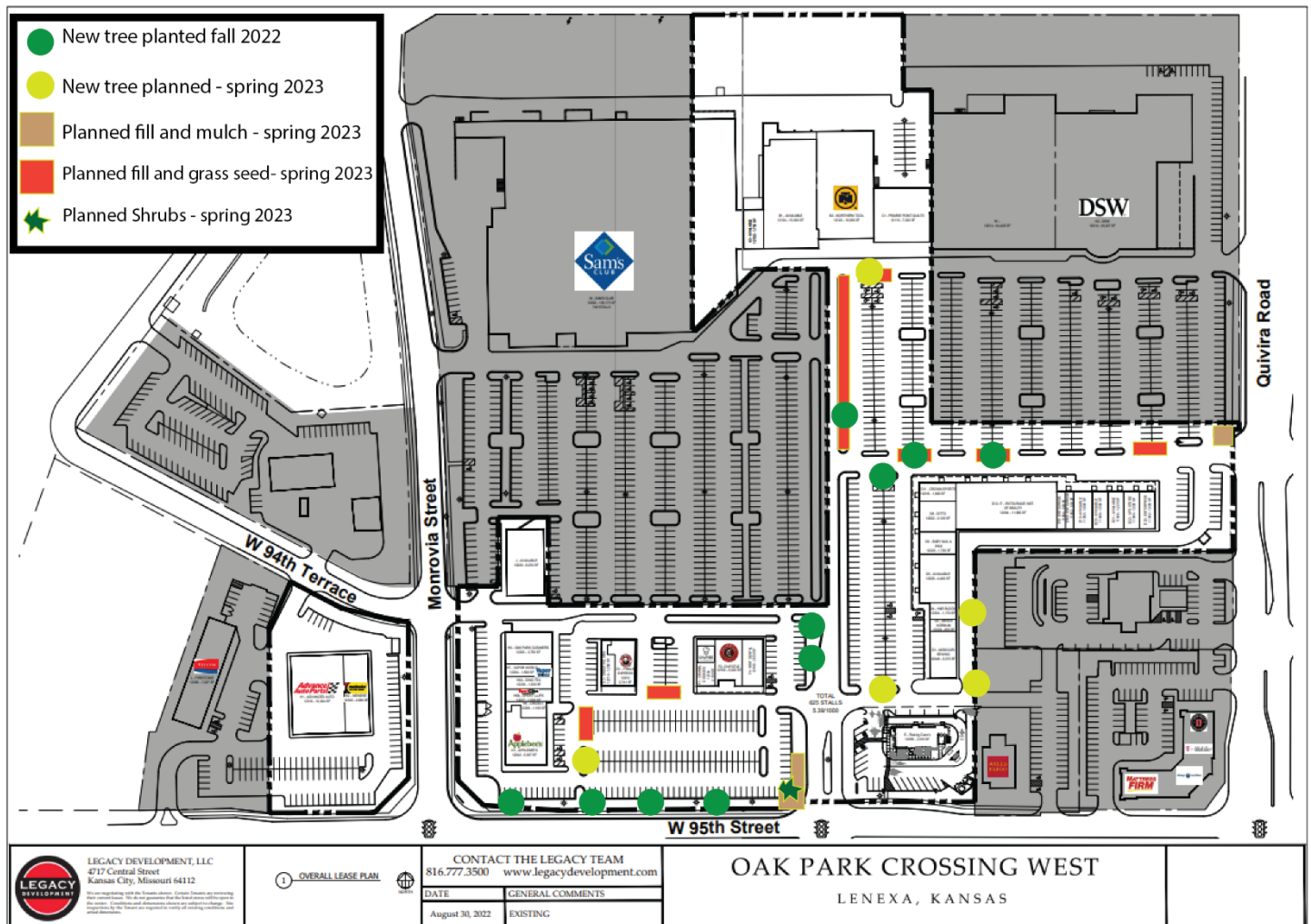


Exhibit 3: Planned and completed landscaping improvements.

ARCHITECTURE

The Kids Empire Tenant space is 15,383 SF. The existing form of the building, which includes a gable feature element, sign band, metal sloped roof with parapet, and portico will remain. A service entry door east of the gabled roof will be removed and a new aluminum storefront with glass panels and windows will be centered under the gable feature. Materials and colors will match the existing building, which includes brick and block materials painted tan and brown. Additionally, the front walkway will be slightly elevated to create a level sidewalk with a stair. A three-foot tall block wall, painted brown to match the building, will enclose a portion of the sidewalk.

The applicant is also proposing to raise a 4,602 SF portion of the roof six feet in height. The existing south parapet is 3-foot, 6-inches high with building height to the top of the parapet at 22-feet, 5-inches. The roof slopes down to the north and the area to be raised is approximately 80 feet north of the south parapet. Consequently, the area of roof to be raised would not be visible from the southern approach and would still be well below the allowed maximum height of 100 feet in the CP-3, Planned Regional Commercial District.



Exhibit 4: Existing elevation of Kids Empire tenant space, with portion of surrounding tenant spaces shown.



Exhibit 5: Proposed elevation. Note: Signage shown for reference only. Signs require separate permitting.

DEVIATIONS

The applicant is not requesting any deviations.

REVIEW PROCESS

Identify the process moving forward

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

RECOMMENDATION FROM PROFESSIONAL STAFF

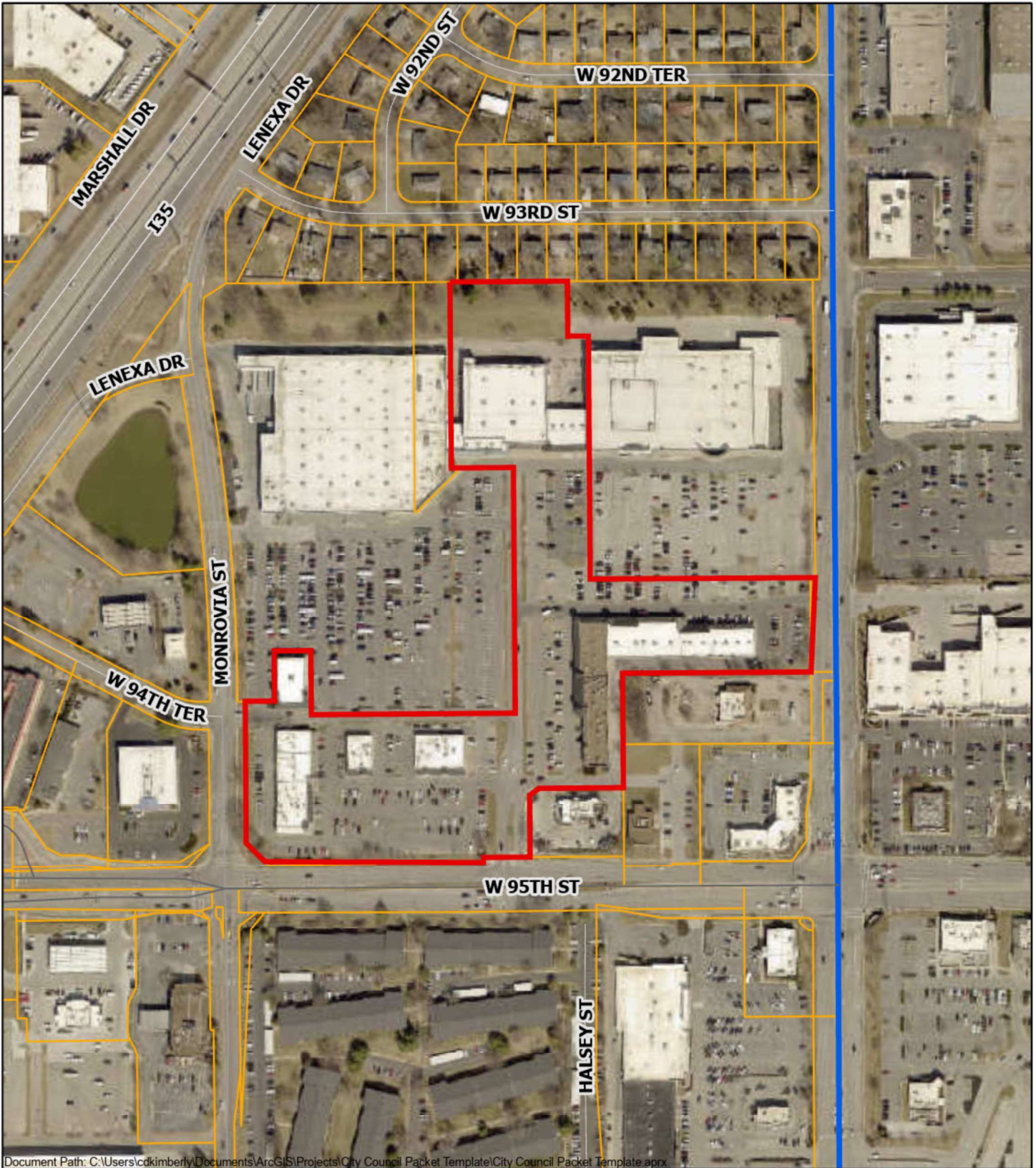
★ **Staff recommends approval of the proposed Final Plan for Kids Empire.**

- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Thriving Economy*.

FINAL PLAN

Staff recommends **approval** of the final plan for PL23-05F – **Kids Empire** at 12124 W. 95th Street, for an indoor entertainment use, with the following condition:

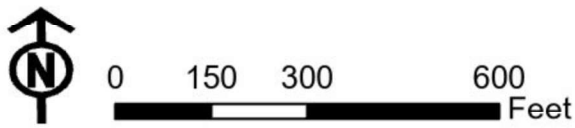
1. Prior to issuance of either temporary or final Certificate of Occupancy for Kids Empire, all landscaping improvements outlined in the plan shall be completed, inspected, and accepted by the City.



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

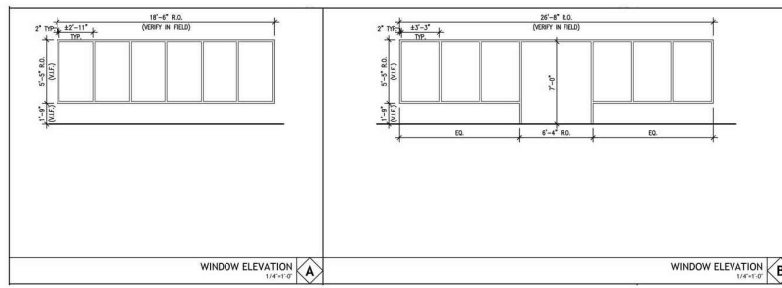
Data Source: City of Lenexa and Johnson County Keweenaw
For further information, please call 913-477-7500

Kids Empire Final Plan PL23-05F



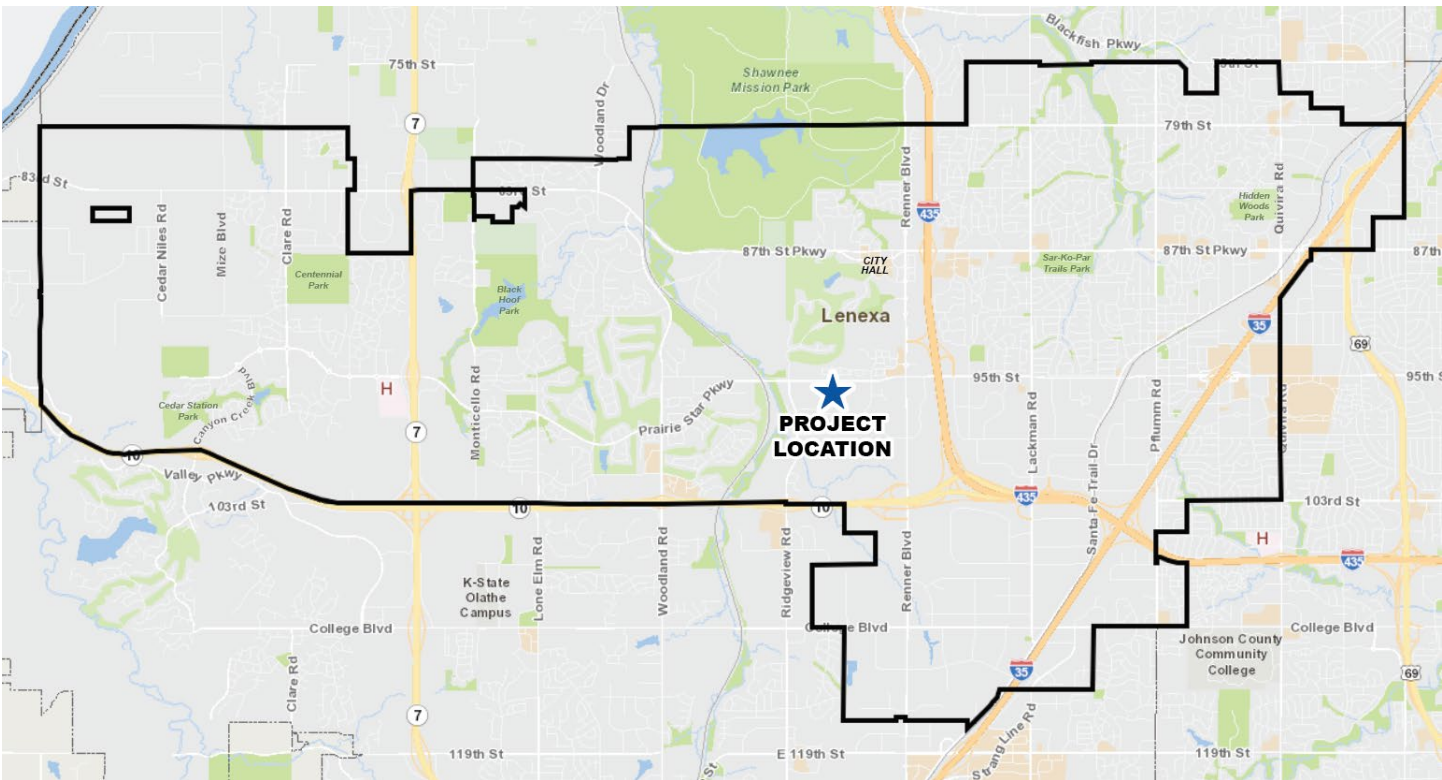


- KEY NOTES**
1. SIGNAGE PROVIDED BY SIGN CONTRACTOR. (SHOWN FOR REFERENCE ONLY).
 2. NEW ENTRY DOOR. REFER TO SCHEDULE.
 3. NEW STOREFRONT SYSTEM. REFER TO SCHEDULE.
 4. EXISTING METAL CAN.
 5. EXISTING EXTERIOR FINISHES TO REMAIN.
 6. EXISTING METAL ROOF TO REMAIN.
 7. EXISTING SIGN BAND TO REMAIN.
 8. EXISTING SHINGLE ROOF CHIMNEY TO REMAIN.
 9. LOW MASONRY RETAINING WALL.
 10. 1/2" STEEL PIPE HANDRAIL.
 11. BROWARD LANDSCAPING BOUND CORE.



THE RESIDENCES AT RENNER 95

Project #:	PL23-07F	Location:	9401 Renner Boulevard
Applicant:	Curtis Holland, Polsinelli	Project Type:	Final Plan
Staff Planner:	Kimberly Portillo, AICP	Proposed Use:	Mixed- Use: Multi-family Residential and Commercial



PROJECT SUMMARY

The applicant proposes to renovate a former office building and construct a new multi-family building for a mixed-use development at the northeast corner of 95th Street and Renner Road. The uses include one, two, and three-bedroom apartment units, commercial and office space, clubhouse, and amenities. The existing building is five stories and totals 150,000 square feet and the new building is five stories and totals 353,744 square feet. The applicant requests approval of a final plan for the development and two deviations related to parking and setback along Renner Boulevard from the Unified Development Code (UDC). Staff supports the proposed deviations. The proposed final plan is consistent with the approved preliminary plan (PL22-17P), which was approved by the Governing Body on December 6, 2022. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL WITH DEVIATIONS

SITE INFORMATION

This site is part of the Renner Corporate Centre, which was platted in 2008. Prior to platting, the site was rezoned from AG, Agricultural Zoning District to CP-O Planned General Office Zoning District. The site was platted and developed as the southern lot of two lots intended for office uses. A five-story office building was built in 2008. The property was once again rezoned, from CP-O to PMU, Planned Mixed-Use District and approved for a mixed-use preliminary plan under RZ22-08 and PL22-17P, respectively in December of 2022.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
10.5	Building 1: 150,000 Building 2: 353,744	PMU	Office, Research & Development

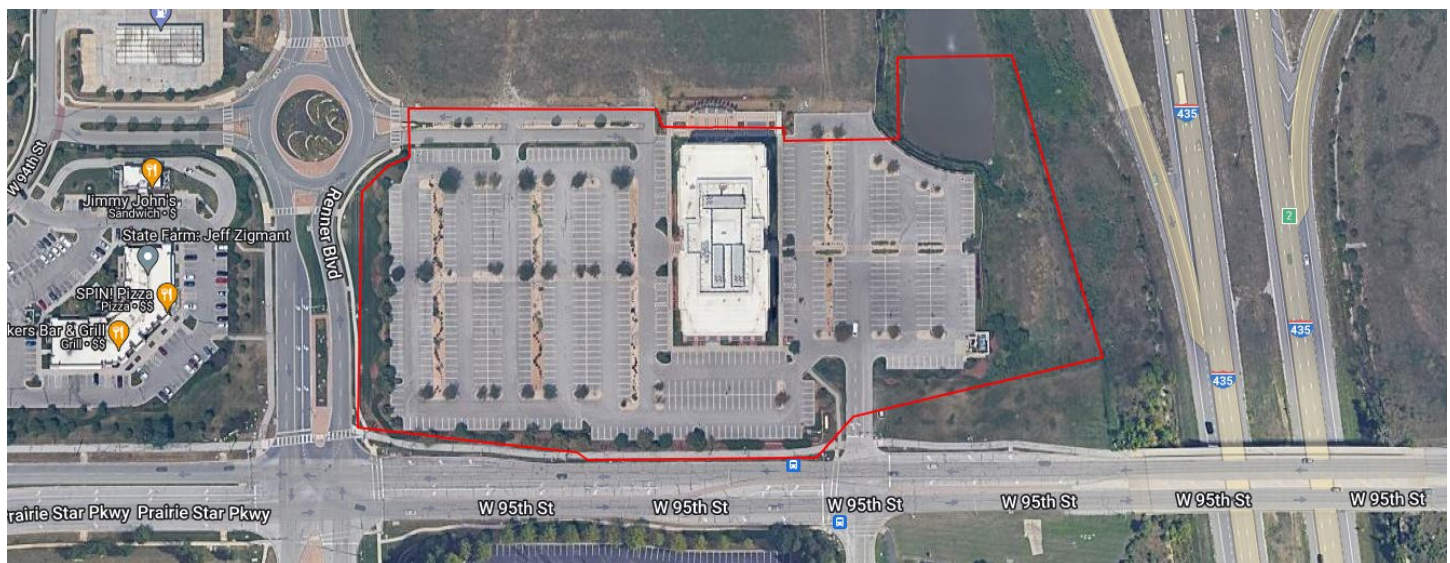


Exhibit 1: Aerial image of subject site.



Exhibit 2: Rendering of proposed development, view from southeast.

LAND USE REVIEW

The applicant proposes a mixed-use development that includes conversion of an existing 150,000 SF office building into multi-family, commercial, office and clubhouse use. A second, new construction multi-family building is also proposed with an internalized parking structure. The project’s residential density is 29.8 dwelling units per acre. The density, located at an intersection of two major arterials, is compatible with the PMU, Planned Mixed-Use Zoning District, which encourages higher density in areas close to major roadway intersections. Public amenity space is provided along Renner Boulevard and in a courtyard shared with the property to the north. The commercial, retail or office spaces will be located on the ground floor of the converted building.

The proposed uses are compatible with the PMU, Planned Mixed-Use Zoning District, which is intended to have a mix of residential, office, retail, public spaces, entertainment uses, and other specialty facilities.

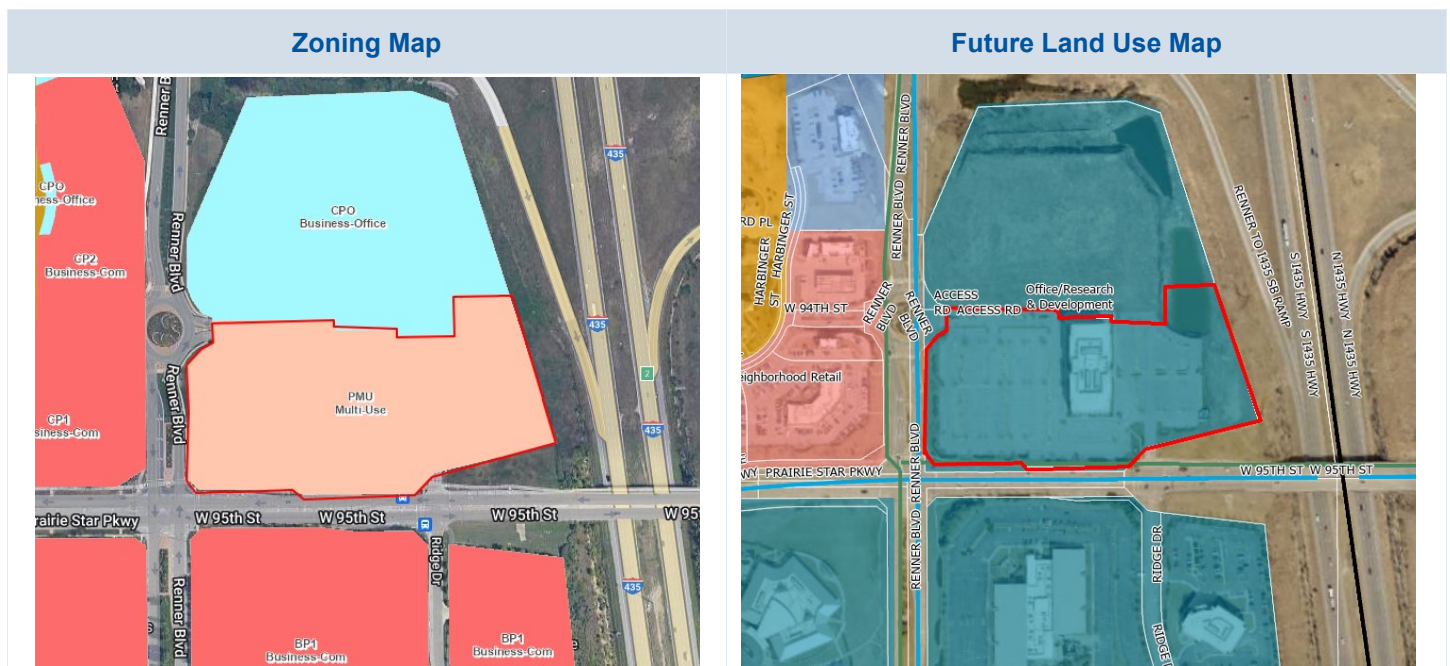


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Office, Research & Development	PMU, Planned Mixed Use Zoning District	Office
North	Office, Research & Development	CP-O, Planned General Office District	Undeveloped
South	Office, Research & Development	BP-1, Planned Business Park District	Office
East	I-435 Right-of-Way	I-435 Right-of-Way	I-435 Right-of-Way
West	Neighborhood Commercial Center	CP-1, Planned Neighborhood Commercial District & CP-2, Planned Community Commercial District	Commercial

The subject site has direct access to highway and arterial roads, with a mixture of surrounding uses including restaurants, commercial, office space, a large church administration building, and nearby townhomes. A similar mixed-use residential and office development, known as Reflections, has been approved on the west side of Renner Boulevard, approximately 1,000 feet north of the subject site. The proposed uses would fit within the character of the neighborhood and surrounding uses.

The Comprehensive Plan recommendation for the area is Office, Research and Development. The proposal does include limited office space. The proposed use is not fully in line with the Comprehensive Plan’s designation, which calls for medical research spaces, bioscience, technology or product development testing; however, it is aligned with how actual land uses in the area have developed and was determined to be compatible with approval of the preliminary plan.

FINAL PLAN REVIEW

The proposed mixed-use residential and commercial/office development is located at the northeast corner of 95th Street and Renner Boulevard. The proposal includes renovation of an existing five-story office building located centrally on the parcel. The use will be converted from offices to multi-family residential with 22,478 SF of ground-floor commercial, retail, co-working office space, and clubhouse amenities. Each commercial tenant space will have an individual entrance with shared surface parking. This building will include 74 one, two, and three-bedroom units on the upper four floors.

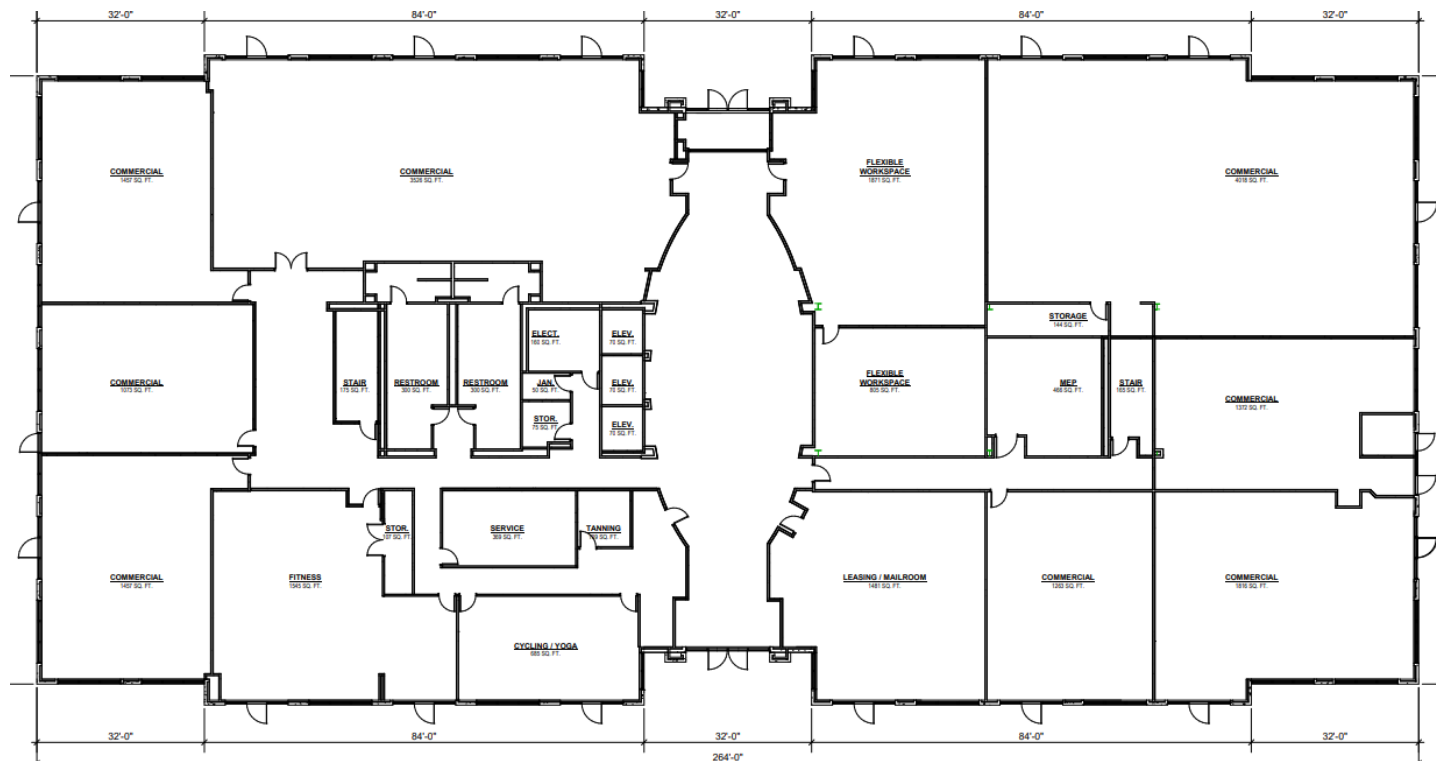


Exhibit 3: Building 1, ground floor layout showing commercial spaces.

A second, new construction building is proposed as a podium style multi-family residential structure with 239 one, two and three- bedroom units. A one-story, 199 space parking garage will be provided internal to the building with the apartment units wrapped around it. Units that wrap the parking structure have direct access to it. Four elevators provide access for all residents. Through connectivity is provided on the parking structure level with a drive on the north and drive on the east. An amenity courtyard for residents is located at the center of the building above the parking garage. Amenities in this area include a pool, bocce ball court, putting green, grills, fire pit, and seating areas. Five electrical vehicle charging stations will be provided in the parking garage with initial development, with the infrastructure capacity to have up to 20 total charging stations in the future.

Other residential amenities, located at the far east end of the subject site include a dog park, two pickleball courts and covered parking. A trash enclosure is provided at the southeast corner of the site. A second trash and loading areas is located internally at the southeast corner of the new residential building.

A public open space area is provided along Renner Boulevard. Two benches are proposed along the public sidewalk. Additionally, a sidewalk will connect the public sidewalk to an internal sidewalk adjacent to the building. Public art is proposed at the southwest corner of the site, visible from the intersection of 95th Street and Renner Boulevard. Specific art has not been identified, but this will be a sculpture piece. There is also a shared public amenity courtyard located at the north of the site. This courtyard will have benches, bike racks, and landscaping and is shared with the parcel to the north.

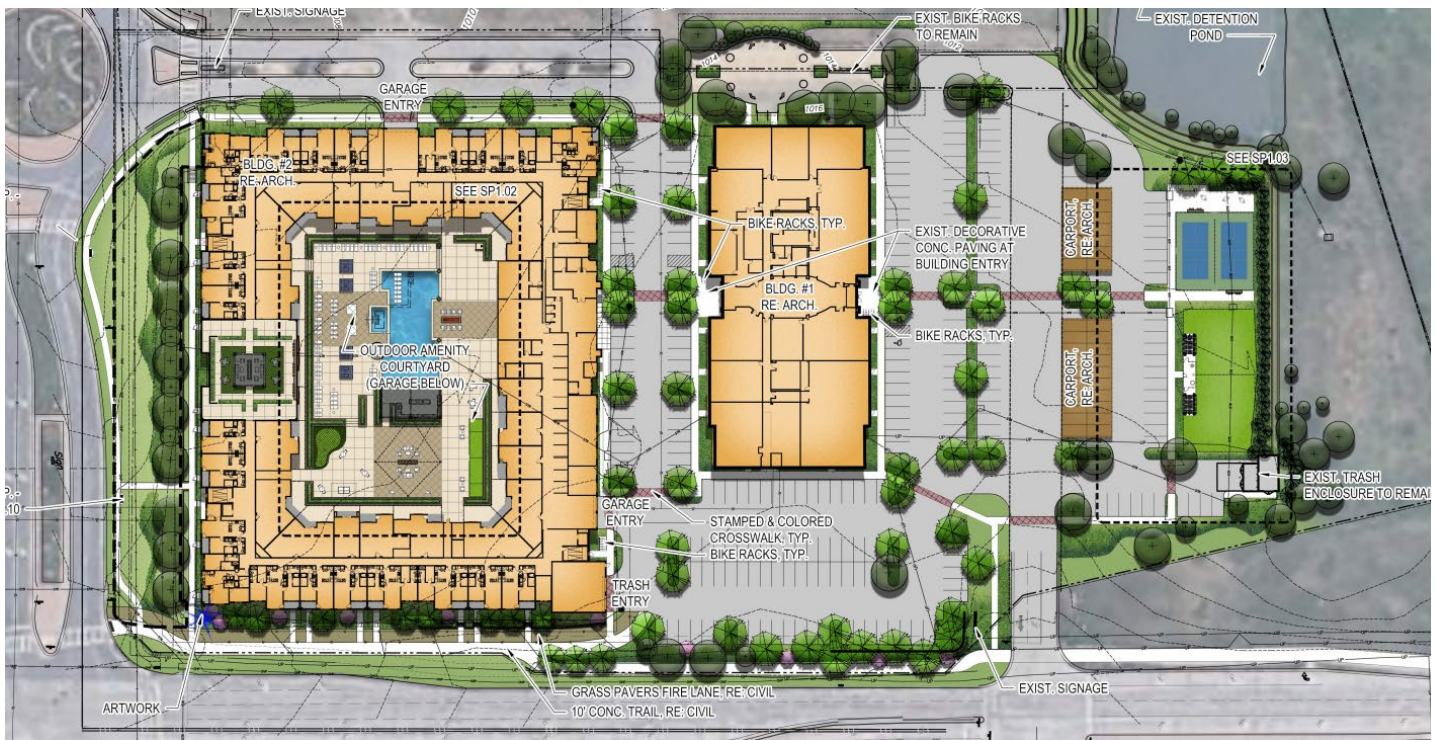


Exhibit 4: Development layout.

DIMENSIONAL STANDARDS

While the PMU district does not have specific setbacks, there is a required setback of 70 feet from Renner Boulevard. The applicant received a deviation with the preliminary plan to reduce this setback to 68 feet. Slight changes in the layout as the site design details have progressed have led to a request to modify the approved setback.

A building height deviation was also approved with the preliminary plan for this building. There are no proposed changes to this deviation.

TABLE 2: APPROVED HEIGHT DEVIATION

Building	Building Type	Maximum Height	Proposed Height	Approved Deviation
1 (Existing)	Mixed-Use	75 ft	75 ft	N/A
2 (New)	Residential	45 ft	64 ft	19 ft

PUBLIC IMPROVEMENTS

The development includes the addition of two benches along the Renner Boulevard sidewalk. The sidewalk along W. 95th Street will be partially re-aligned to accommodate a fire access lane. Any existing infrastructure impacted by the addition of the fire access lane may require subsequent public improvement plans to move or relocate.

TRAFFIC, ACCESS, AND PARKING

The site has access from a shared entrance off Renner Boulevard with a secondary access point off W. 95th Street. Renner Boulevard and W. 95th Street are both arterials. Sidewalks are provided along both street frontages and connect to an internal sidewalk network. W. 95th Street is designated as a trail and has a 10-foot-wide sidewalk to accommodate this. Interior pedestrian pathways that cross parking areas use an alternative patterned concrete for crosswalks. Based on the commercial floor area and number of residential units, 64 bicycle parking racks are required. Racks will be provided to the code standard and located throughout the site, with 17 located within the pedestrian plaza, 35 installed throughout the site near door entrances, the dog park, and along pedestrian areas, and the remainder required provided in the amenity spaces within the buildings.

The project received a parking deviation with the preliminary plan approval, along with a stipulation that the ground floor of Building 1 be modified to include more commercial/office space and no residential. This required modification of ground floor use resulted in a higher required parking count, thus creating a need for an update to the parking deviation. This deviation is further discussed in the *Deviations* section of the Staff Report.

STORMWATER

The site will retain use of existing stormwater detention approved as part of the Renner Corporate Centre Development Plan. Multiple bioretention basins in the existing parking lot will be removed with the proposed new building and drives. To replace the functionality of these facilities, underground detention utilizing an ADS Stormtech unit along with a proprietary modular wetland structure have been proposed.

FIRE PREVENTION

To meet the requirements of the International Fire Code, a 20'-wide fire lane is proposed south of Building 2, consisting of 10 feet of paved sidewalk and 10 feet of grass pavers. There are several conflicts in the right-of-way that need to be addressed with the connection of the fire lane to Renner Blvd.

The Fire Department reviewed the plans based on the current adopted fire codes and local amendments and had the following comment:

1. Applicant shall coordinate with the Community Development Engineering Division regarding construction details for the emergency access drive. The City will require Type D mountable curb be used at the

eastern parking lot access point. The standard ADA Ramp curb shall be used for the full width of the emergency access where it ties into Renner Blvd. The City will work with the applicant regarding revisions to the storm sewer inlet transition.

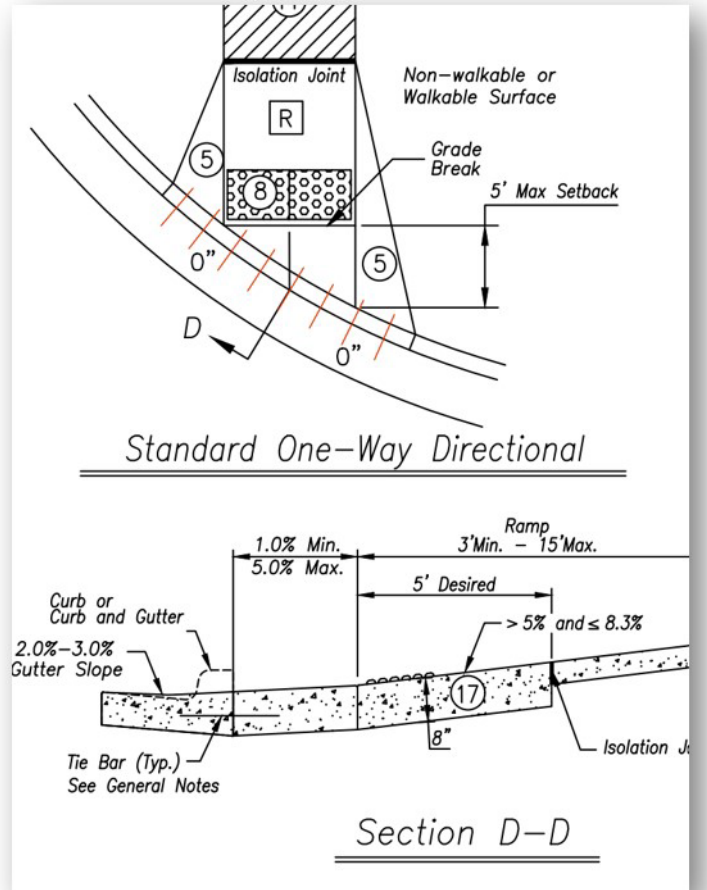
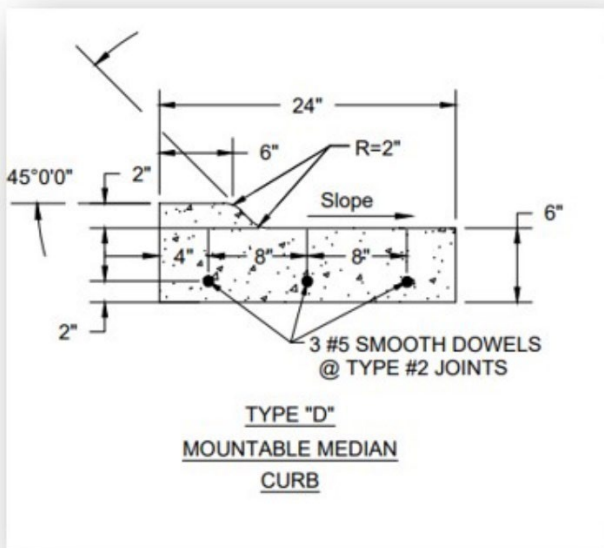


Exhibit 5: Engineering construction standards for the emergency access drive.

LIGHTING

Light poles are provided for parking lot lighting. The dog park and pickleball courts will have individual lighting. Proposed lighting will be in compliance with standards set forth in the Unified Development Code.

LANDSCAPING

Renner Boulevard and W. 95th Street, as arterials, require a landscape area 25 feet in depth. A deviation was granted with the preliminary plan to allow a reduced landscape area of 25 feet along W. 95th Street to accommodate a required fire lane. The additional ten feet will be used for grass pavers rather than plantings.

Landscaping along street frontages is mature and will be preserved to the greatest extent possible. Perimeter plantings and existing landscaping will be preserved to the greatest extent possible. Parking lot landscaping is required and has been provided to meet the requirements of the Unified Development Code. Additional landscaping is required and provided for screening of the trash enclosure.

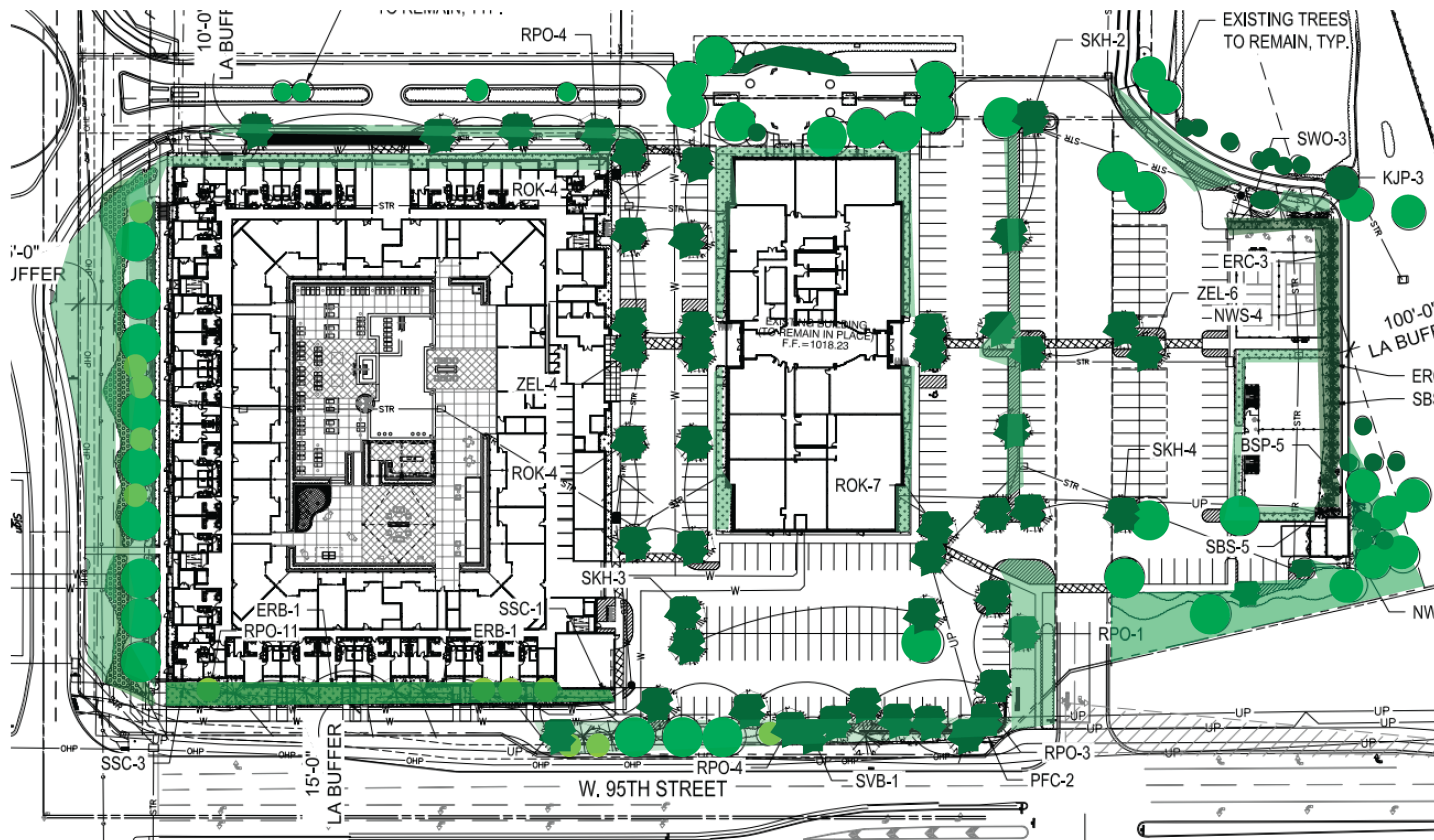


Exhibit 6: Landscape Plan.

A grassy open space area with two pedestrian benches along the public sidewalk is provided along Renner Boulevard. Additional private benches are located under the proposed trellis in the dog park at the east side of the site.

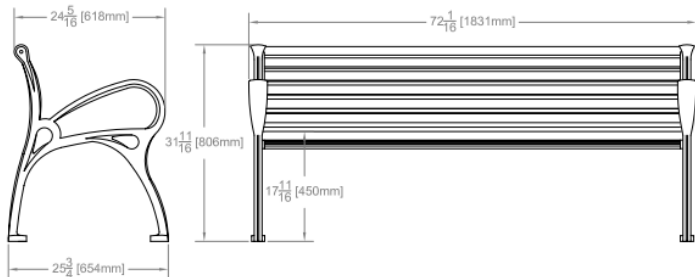


Exhibit 7: Pedestrian benches along Renner Boulevard.

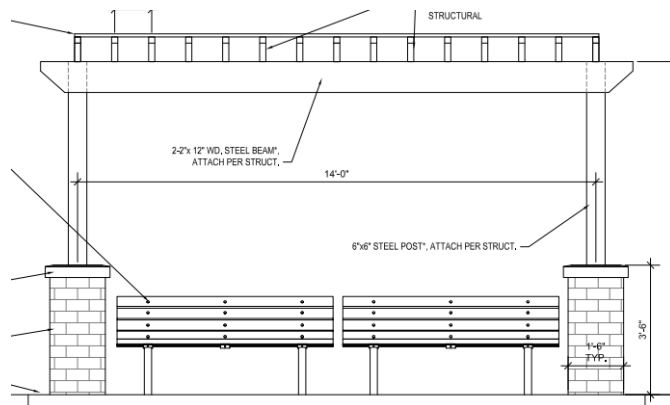


Exhibit 8: Trellis and bench in dog park.

ARCHITECTURE

Existing Building

The existing building was constructed in 2008 and features connecting window panels, variation in elevation color and patterning, and detail elements such as angled supports at the top level. It will retain its current form, material and colors with minor modifications. All four sides of the existing building make use of extensive glass panels. The building will be modified to incorporate protruding balconies for each unit and replacement of all windows and glass surfaces.



Exhibit 9: Representational perspective of building 1, existing building to be refurbished.

New Building

The new building has been designed to be complementary to the existing building without exact duplication of the material palette. The materials include stucco and brick in a similar color pattern to the existing building. The ground floor makes use of brick, mimicking the looking of the existing building which has a brick-colored ground floor. This design gives the building a specific base which helps to break up the overall height of the building. The new building includes inset balconies for each residential unit.



Exhibit 10: Representational perspective of building 2, new construction.

Other Structures

Two carports are proposed east of the buildings. These carports will have metal posts with a brick base and asphalt shingles.



Exhibit 11: Carport elevation.

The existing trash enclosure at the southeast corner of the site will remain. The trash enclosure matches the colors used on the existing building and has detail elements such as horizontal banding. The enclosure is made of concrete panels with wood gates.



Exhibit 12: Trash enclosure.

DEVIATIONS

PARKING DEVIATION

The applicant received a deviation for parking with the preliminary plan. Revisions to the plan set to meet the conditions of the preliminary plan’s stipulation for ground floor commercial in the existing building have increased the required parking. A revised deviation request has been submitted to reflect the updated parking standards based on the use change of the ground floor. While more parking is required based on specific uses, the peak parking hours for the increased commercial space would likely be during the daytime, when residents are less likely to be home and need parking. Staff supports the request to update the deviation.

TABLE 3: PREVIOUSLY APPROVED PARKING DEVIATION

Use	Parking Ratio	Required	Provided	Difference
Office, retail, showroom	1/250 SF	41	11	-30
Multi-family	Varies by unit type	578	473	-105
Total	-	619	484	-135 (22%)

TABLE 4: MODIFIED PARKING DEVIATION

Use	Parking Ratio	Required	Provided	Difference
Office, retail, showroom	1/250 SF	90	11	-79
Multi-family	Varies by unit type	567	473	-94
Total	-	657	484	-173 (26%)

RENNER SETBACK DEVIATION

The modified deviation request is to allow a setback reduction to 66 feet, 8 inches. The PMU District encourages reduced setbacks; however, the required 70 feet is a unique condition of Renner Boulevard established under the Special Property Development regulations. The approximate 66 feet of setback will be used as open green space with pedestrian bench amenities and landscaping. The deviation would not impact the required landscape buffer along Renner Boulevard. Staff supports this modified deviation.

TABLE 5: RENNER BOULEVARD SETBACK APPROVED DEVIATION

Location	Required Minimum Setback	Proposed Setback	Difference
Renner Boulevard	70'	68'	-2'

TABLE 6: RENNER BOULEVARD SETBACK MODIFIED DEVIATION

Location	Required Minimum Setback	Proposed Setback	Difference
Renner Boulevard	70'	66' 8"	-3'4"

REVIEW PROCESS

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

RECOMMENDATION FROM PROFESSIONAL STAFF

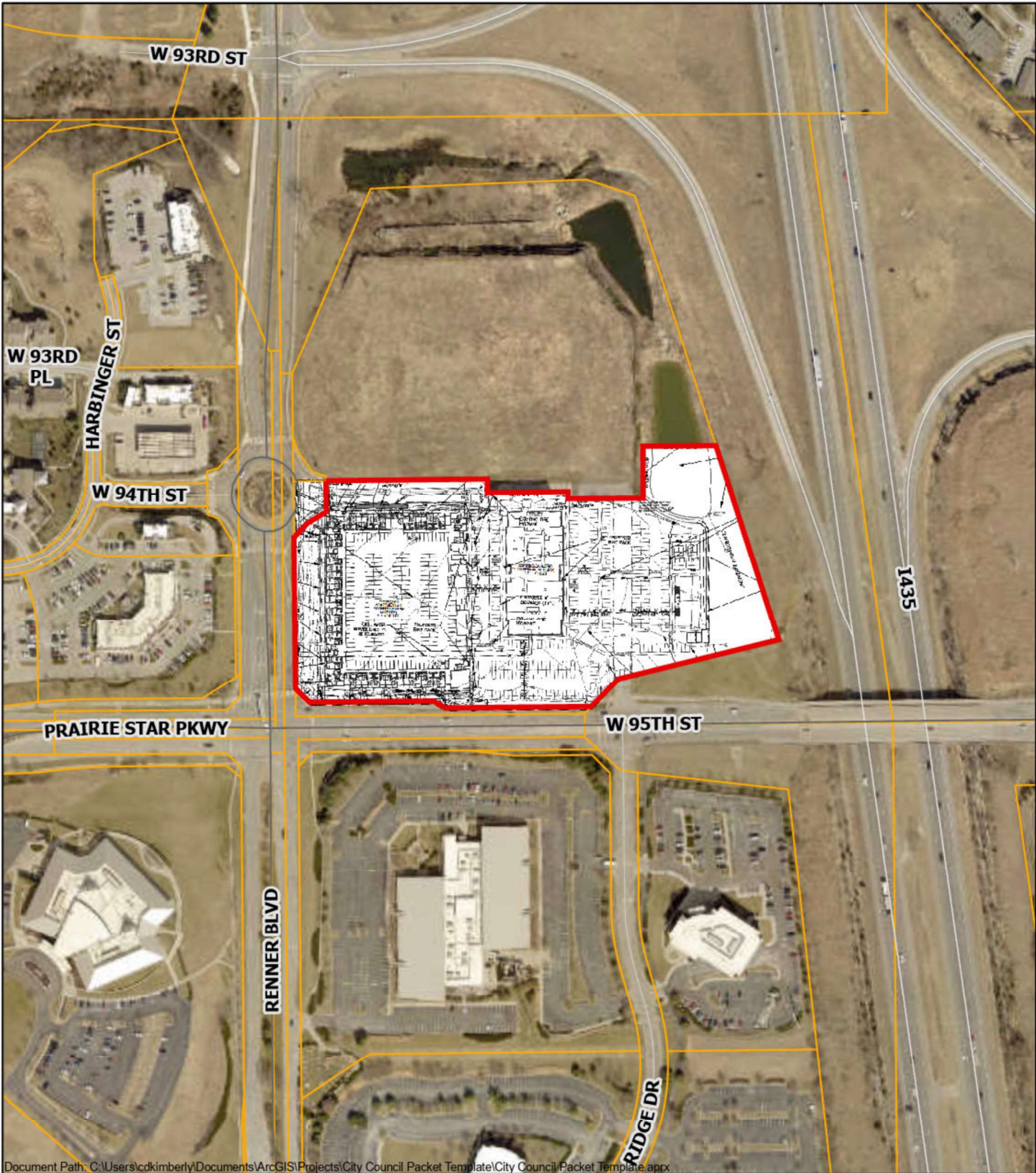
★ **Staff recommends approval of the proposed Final Plan for The Residences at Renner 95.**

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

FINAL PLAN

Staff recommends **approval** of the final plan for PL23-07F – **The Residences at Renner 95** at 9401 Renner Boulevard, for a mixed-use residential and commercial development, with the following deviations:

1. A parking deviation of 173 spaces from the required 619 spaces for a total of 484 spaces.
2. A deviation of three feet and four inches for a reduced setback of 66 feet and 8 inches along Renner from where a setback of 70 feet is required.



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 Kennes
For further information, please call 913-477-7500

The Residences at Renner 95 Final Plan PL23-07F





2 SOUTH ELEVATION
3/32" = 1'-0"

EXISTING EXTERIOR MATERIAL LEGEND:

- Precast Concrete - Color 'A' Sandblast
- Precast Concrete - Color 'A' Retarder
- Precast Concrete - Color 'B' Sandblast
- Precast Concrete - Color 'C' Sandblast
- Glass



1 WEST ELEVATION
3/32" = 1'-0"



DRAWING RELEASE LOG

- 02.23.23 FEP SUBMITTAL
- 03.20.23 FEP COMMENTS

REVISIONS

DATE:
02/27/2023
JOB NO.
715222
DRAWN BY:
RP / MM
SHEET NO.

FINAL DEVELOPMENT PLAN

A3.00



2 NORTH ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"

EXISTING EXTERIOR MATERIAL LEGEND:

- Precast Concrete - Color 'K' Sandblat
- Precast Concrete - Color 'K' Retarder
- Precast Concrete - Color 'B' Sandblat
- Precast Concrete - Color 'C' Sandblat
- Glass

ARCHITECTURE
L.A.N.D.S.C.A.P.E
ARCHITECTURE
ENERGY SERVICES
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F. 913.831.1563
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ARCHITECTS™
3515 W. 75TH ST., SUITE 201
PRairie VILLAGE, KS 66208

NOT FOR CONSTRUCTION

A NEW MULTIFAMILY DEVELOPMENT FOR:
THE RESIDENCES AT RENNER
95
LENEXA, KS

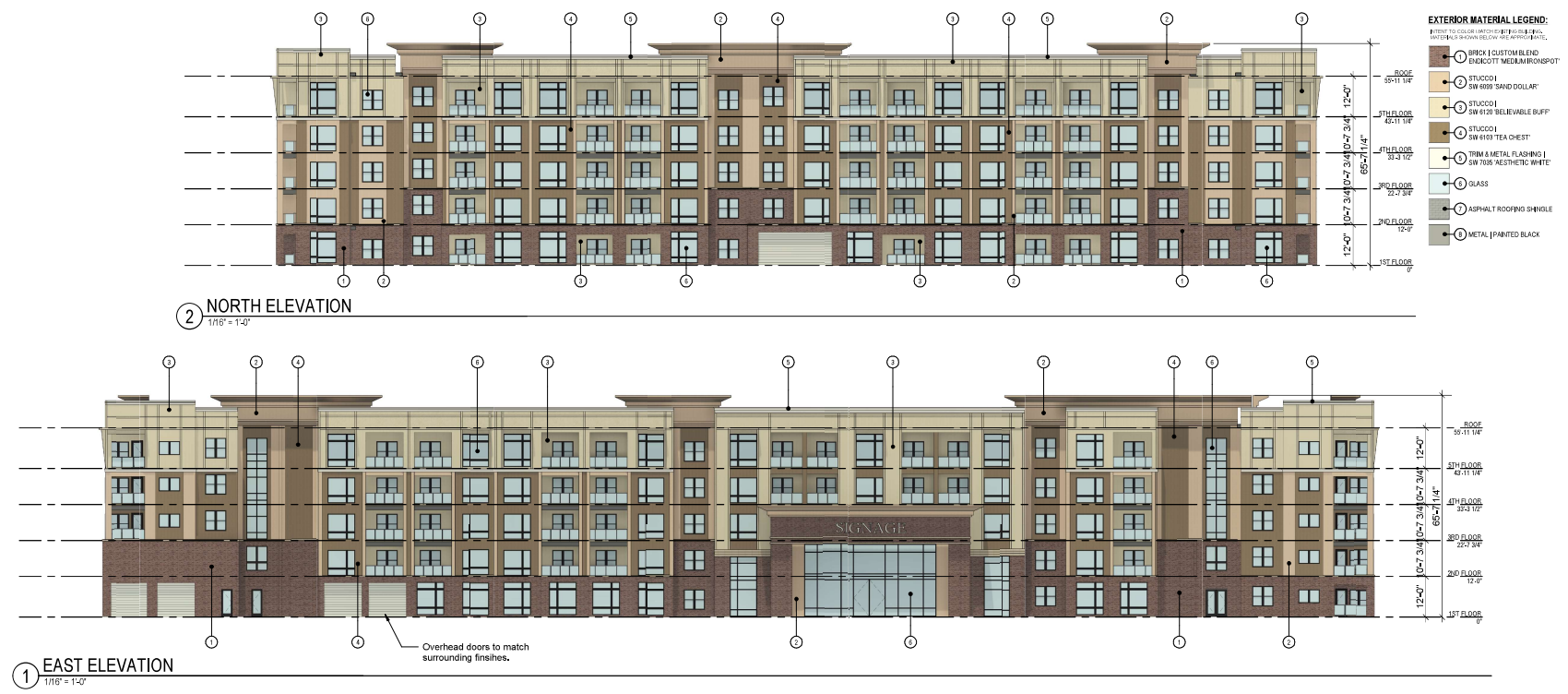
DRAWING RELEASE LOG
• 02/23/23 FDF SUBMITTAL
• 03/20/23 FDF COMMENTS

REVISIONS:

DATE:
02/27/2023
JOB NO.
715222
DRAWN BY:
RP / MM
SHEET NO.

FINAL DEVELOPMENT PLAN

A3.01



DRAWING RELEASE LOG

- 02/27/23 FCP SUBMITTAL
- 03/20/23 FCP COMMENTS

REVISIONS

DATE: 02/27/2023
 JOB NO. 715222
 DRAWN BY: RP / MM
 SHEET NO.

FINAL DEVELOPMENT PLAN

A3.10

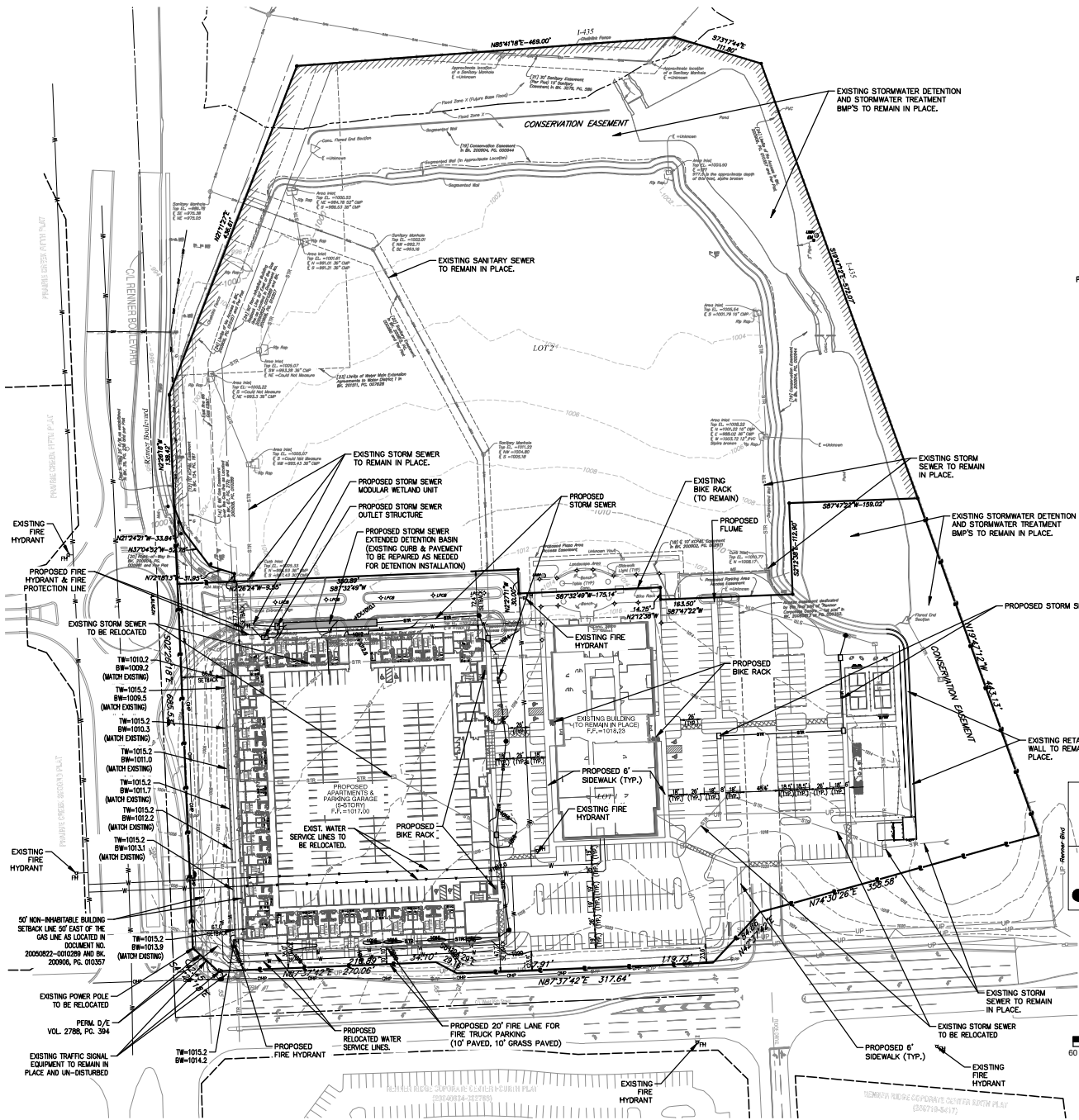


② SOUTH ELEVATION
1/16" = 1'-0"



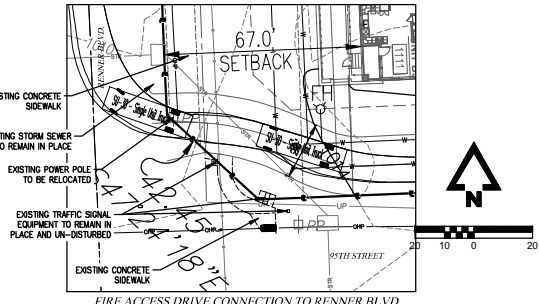
① WEST ELEVATION
1/16" = 1'-0"





SITE DEVELOPMENT DATA PANEL				
Site area in acres:	10.55	Total Lot Coverage (buildings and pavement) Square Footage:	270,460 SF	
Density: Units Per Acre:	29.67	Open Space Percentage:	40%	
Parking Calculations by Use:	Parking Ratios	Square Footage	Code Required	Provided
Office, Retail, showroom	1/250 ft ²	22,478 S.F.	30	30
	1.1 per efficiency units	32 units	32	32
	1.5 per 1-bdrm units	144 units	216	145
	1.5 per 2-bdrm units	133 units	233	275
	2.25 per 3-bdrm units	4 units	8	11
	1.5 per unit for visitor	313 units	78	9
Totals			657	484

Note: ADA stalls required 9 (provided ADA stall 6 on site + 4 in garage + 10 total)



- LEGEND**
- EM = ELECTRIC METER
 - SSBAM = SANITARY SEWER MANHOLE
 - SMHM = STORM MANHOLE
 - UMM = UNKNOWN MM
 - WV = WATER VALVE
 - FH = FIRE HYDRANT
 - LFCB = LIGHT POLE CONC. BASE
 - LP = LIGHT POLE
 - MS = METAL SIGN
 - G = GAS MARKER
 - YLT = YARD LIGHT
 - PP = POWER POLE
 - MS = WOOD SIGN
 - RS = SET 1/2" REBAR W/3/8" CAP
 - X- = CHAIN LINK FENCE

EXISTING ZONING: PMU "PLANNED MIXED USE"
 Area = 459,560± Sq. Ft.
 or 10.55± Acres

LEGAL DESCRIPTION:
 ALL OF LOT 1, RENNER CORPORATE CENTRE - 1ST PLAT, A SUBDIVISION OF LAND IN THE CITY OF LEXENA, JOHNSON COUNTY, KANSAS.

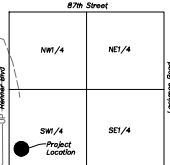
FLOOD NOTE:
 This property lies within Flood Zone X, defined as areas determined to be outside the limits of the 0.2% annual chance flood plain, and Flood Zone X (Future Base Flood), defined as area of 1% annual chance flood based on future conditions hydrology, as shown on the Flood Insurance rate map prepared by the Federal Emergency Management Agency for the City of Lenexa, Johnson County, Kansas, Community No. 200168, Panel No. 00300 and dated August 3, 2009.

GENERAL NOTES:
 The bearings shown hereon are based on the Final Plat of RENNER CORPORATE CENTRE - 2nd PLAT

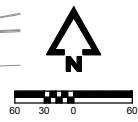
The subject property address is: 9351 Renner Boulevard.

At the time of this survey there was no observable evidence of earth moving work, building construction or building additions within recent months.

Names of adjoining owners of platted lands as shown, were taken from the Johnson County, Kansas AIMS Website.



VICINITY MAP
 SEC 32-12-24



DEVELOPER:
 BLOOM REAL ESTATE SERVICES, LLC
 4622 PENNSYLVANIA AVE., SUITE 700
 KANSAS CITY, MO 64112
 ATTN: KEVIN BLOCK
 PHONE: (816) 932-5551
 EMAIL: KBLOCK@BLOOMKSL.COM

ENGINEERS:
 MCCORMICK
 11031 STRANG LINE ROAD
 LEXENA, KANSAS 66215
 ATTN: TOM SWARTZ
 PHONE: (913) 888-7800
 EMAIL: TOM.SWARTZ@MCCORMICK.COM

DATE: 02.27.23
 JOB NO: 715222
 DRAWN BY: SLW / MLM
 SHEET NO: C1.00

FINAL DEVELOPMENT PLAN
 CIVIL SITE PLAN

ARCHITECTURE
 LANDSCAPE
 ARCHITECTURE
 ENERGY SERVICES
 ARCHITECTS P.A.
 P. 913.831.1416
 F. 913.831.1566
 3815 W. 75TH ST., SUITE 201
 PRABHU VILLAGE, KS 66208
 NSPJARCH.COM



A MULTI-FAMILY DEVELOPMENT FOR:
**THE RESIDENCES
 AT RENNER 95**
 LEXENA, KS

DRAWING RELEASE LOG
 02.27.23 FOP SUBMITTAL
 03.20.23 FOP COMMENTS

REVISIONS

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 Mr. R. B. 02/23 11:46am



PLANT LIST

Existing Trees to Remain or be Replaced				
Code	Common Name	Botanical Name	Size	Notes
Overstory Street Trees				
BSK	Red Oak	<i>Quercus rubra</i>	2" CB	BA8
DSH	Shingle Heartwood	<i>Cardinalis floribunda 'Wayne'</i>	2" CB	BA8
ENO	Swamp White Oak	<i>Quercus bicolor</i>	2" CB	BA8
EPD	Columnar Red Pine Oak	<i>Quercus rubra 'Sector Long'</i>	2" CB	BA8
DL	Doyle	<i>Quercus emoryi 'Sector Long'</i>	2" CB	BA8
Evergreen Trees				
ESP	Eastern Blue Spruce	<i>Picea pungens</i>	2" H	BA8
FKC	Red Cedar	<i>Juniperus virginiana</i>	2" H	BA8
KJP	Kelso's Juniper	<i>Juniperus chinensis 'Yakovlev'</i>	2" H	BA8
NWS	Norway Spruce	<i>Picea abies</i>	2" H	BA8
SBS	Scots Spruce	<i>Picea omorika</i>	2" H	BA8
Ornamental Trees				
ERS	Eastern Redbud	<i>Cercis canadensis</i>	2" H	BA8
PFC	Princeton Crabapple	<i>Malus x 'Princeton'</i>	2" H	BA8
SIS	Spirea	<i>Amelanchier alnifolia</i>	2" H	BA8
SSC	Spring Snow Crabapple	<i>Malus Spring Snow</i>	2" H	BA8

FOUNDATION SHRUB AND LANDSCAPE BEDS

INTERIOR PARKING PLANTING

EXISTING SHRUBS TO REMAIN, ANY DEAD EXISTING SHRUBS TO BE REMOVED & REPLACED.

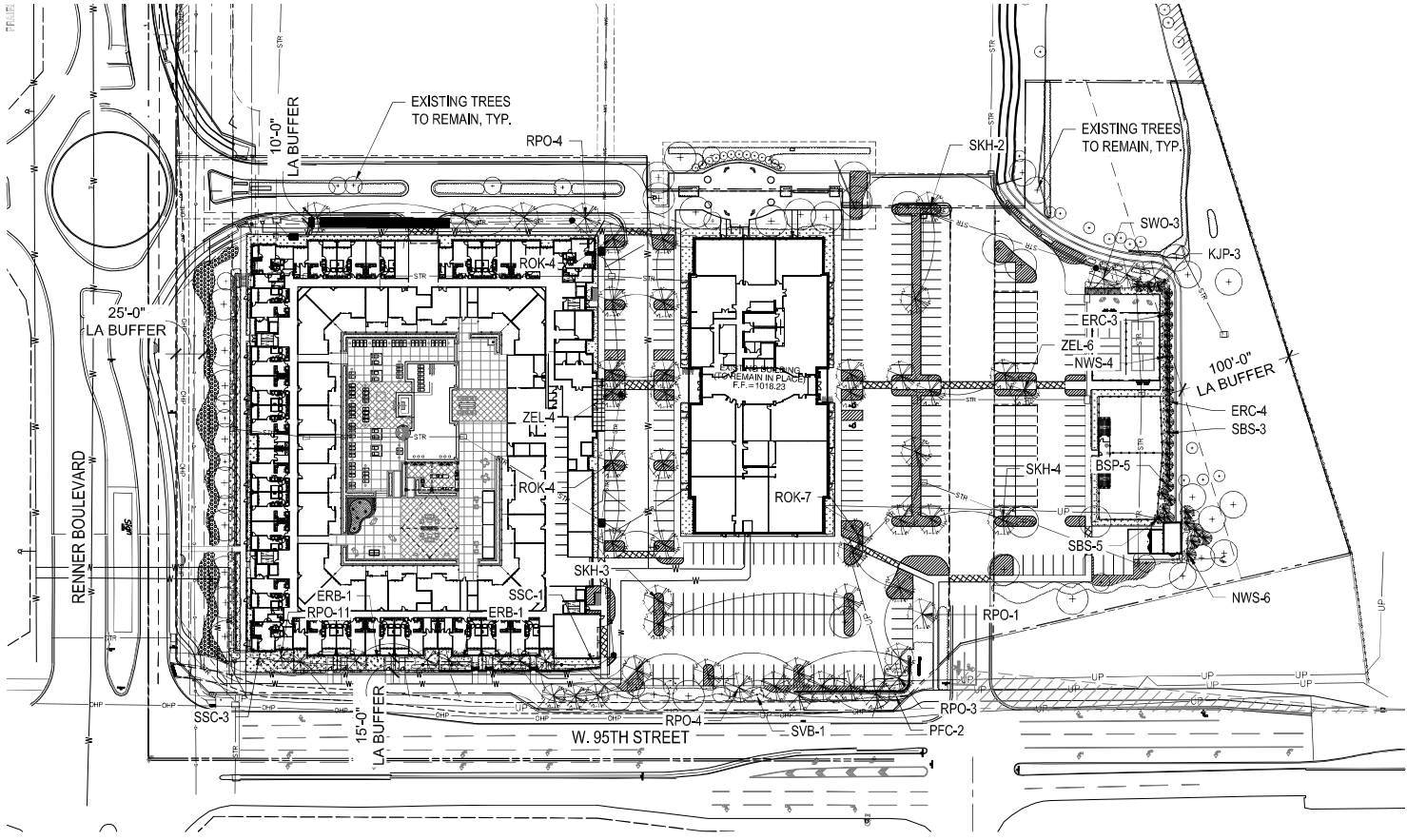
EXISTING TREE TO REMAIN

LANDSCAPE REQUIREMENTS

- PERIMETER PLANTINGS (4-1-0-2-4):
- NORTH PROPERTY LINE-ADJACENT LOT LINE**
MINIMUM 10' DEPTH
ADJ. BLDG. / OPEN AREA = 4-320' L.F. / 100 = 3.2 X 1 =
REQUIRED: 4 SHADE TREES
PROVIDED: 4 NEW TREES
EXISTING TO REMAIN
 - EAST PROPERTY LINE-ADJACENT TO FREEWAY (4-0-0)**
MINIMUM 10' DEPTH
ADJ. OPEN AREA = 4-1,100' L.F. / 100 = 11 X 1 =
REQUIRED: 11 SHADE TREES
PROVIDED: 11 EXISTING TO REMAIN
EXISTING TO REMAIN
 - SOUTH PROPERTY LINE-ADJACENT TO ARTERIAL (96TH STREET)**
MINIMUM 25' DEPTH
ADJ. BLDG. / OPEN AREA = 4-530' L.F. / 100 = 5.3 X 2 =
REQUIRED: 11 SHADE TREES
PROVIDED: 11 SHADE TREES
EXISTING TO REMAIN
 - WEST PROPERTY LINE-ADJACENT TO ARTERIAL (RENNER BOULEVARD)**
MINIMUM 25' DEPTH
ADJ. BLDG. / OPEN AREA = 4-380' L.F. / 100 = 3.8 X 2 =
REQUIRED: 8 SHADE TREES
PROVIDED: 8 EXISTING TO REMAIN
EXISTING TO REMAIN
- LAND USE BUFFERS (4-1-0-2-4): SITE HAS LULF FACTOR OF 7
- NORTH PROPERTY LINE-ADJACENT BUSINESS / OFFICE + LULF**
LULF FACTOR DIFFERENCE IS 2-1 = 1 (CREDIT FOR INTERVENING HIGHWAY #0)
REQUIRED: 2 SHADE TREES
PROVIDED: 2 EXISTING TO REMAIN
EXISTING TO REMAIN
 - EAST PROPERTY LINE-ADJACENT COMMERCIAL + LULF**
LULF FACTOR DIFFERENCE IS 1-1 = 0 (CREDIT FOR INTERVENING HIGHWAY #0)
REQUIRED: 1 SHADE TREE
PROVIDED: 1 EXISTING TO REMAIN
EXISTING TO REMAIN
 - SOUTH PROPERTY LINE-ADJACENT BUSINESS / MANUFACTURING + LULF**
LULF FACTOR DIFFERENCE IS 2-1 = 1 (CREDIT FOR INTERVENING HIGHWAY #0)
REQUIRED: 2 SHADE TREES
PROVIDED: 2 EXISTING TO REMAIN
EXISTING TO REMAIN
 - WEST PROPERTY LINE-ADJACENT COMMERCIAL + LULF**
LULF FACTOR DIFFERENCE IS 2-1 = 1 (CREDIT FOR INTERVENING HIGHWAY #0)
REQUIRED: 2 SHADE TREES
PROVIDED: 2 EXISTING TO REMAIN
EXISTING TO REMAIN
- INTERNAL PARKING LOT, LANDSCAPED AREAS (4-1-0-2-4):
- 10% OF TOTAL PARKING LOT AREA = 131,952' 10% = 13,195 SF
SHRUBS, GROUNDERCOVER, OR GRASS
 - 1 TREE PER 300 SF OF INTERNAL LANDSCAPED AREA = 13,195 SF / 300 SF = 44 TREES
- LANDSCAPING FOR MONUMENT SIGNAGE
- MONUMENT SIGN 16' LONG X 6' TALL = 96 SF
96 SF X 3 = 288 SF OF LANDSCAPE AREA EACH
- REQUIRED: 288 SF X 3 SIGN
PROVIDED: 288 SF X 3 SIGN

GENERAL NOTES

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS, EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE, THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
A. CRIPPLING GROUNDING SHALL BE A MINIMUM OF 2' FROM PAVING EDGE.
B. ALL TREES SHALL BE A MINIMUM OF 2' FROM PAVING EDGE.
C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED, REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
- REFER TO L1.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
- IN THE EVENT OF WORK IN OR ON THE JOB SANITARY MARK, ANY TREE OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS, EXCAVATE TO A DEPTH OF 12" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L1.00 FOR PLANTING SOIL MIX.
- RIVER ROCK BEDS SHALL BE MERRIMAC RIVERBED GRAVEL, 3/4"-1 1/2" SIZE, UNIFORM TAN/BROWN COLOR, OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

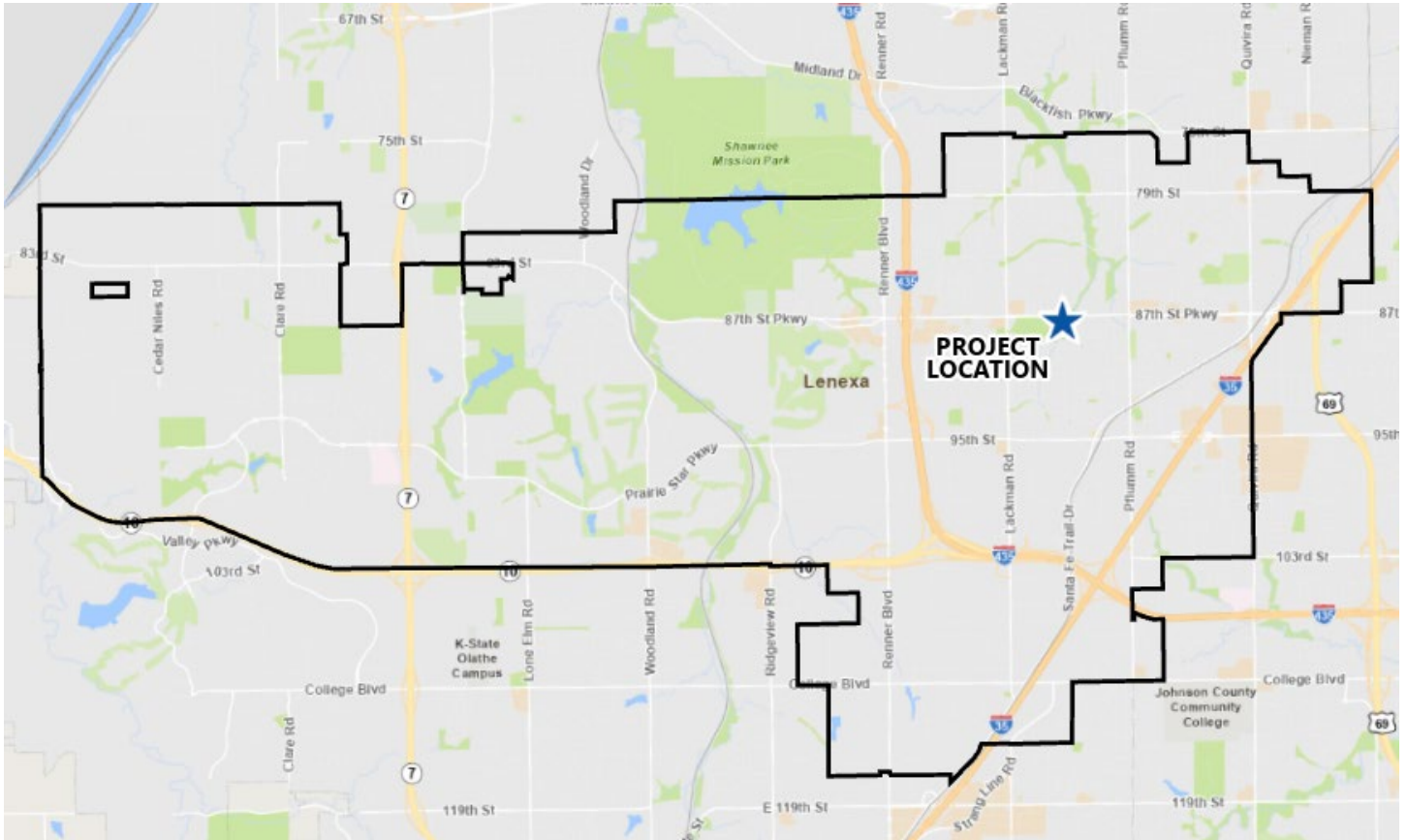


TREE PLANTING PLAN
1"=50'-0"

FINAL DEVELOPMENT PLAN

ROLLING MAGIC SKATE PARK

Project #:	PL23-09F	Location:	14915 W. 87 th Street Parkway
Applicant:	Logan Wagler, Lenexa Parks & Rec	Project Type:	Final Plan
Staff Planner:	Christa McGaha, AICP	Proposed Use:	Public Park



PROJECT SUMMARY

The proposed final plan is for the redevelopment of the existing skate park within the City of Lenexa’s Sar-Ko-Par Trails Park. The facility will be renamed Rolling Magic Skate Park in a tribute to a privately-run skate park of the same name that was built in Lenexa in the late 1970s. The current skate park is over 20 years old and the surface has deteriorated significantly. Modifications to the site include demolition of the existing skate park area and construction of a new skate park, pedestrian area, and multi-use paths. Parking lot improvements to accommodate additional parking stalls, better circulation, and safer pedestrian movements were approved with the Sar-Ko-Par Aquatic Center (PL22-21F) in 2022 and will be completed in conjunction with this project. The anticipated timeline is for the skate park to start construction during the summer of 2023. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

Sar-Ko-Par Trails Park is located on the 40 acres southeast of the intersection of W. 87th Street Parkway and Lackman Road. This final plan is for the redesign of Lenexa’s existing skate park located within Sar-Ko-Par Trails Park. The skate park is located southeast of the entrance to the park at W. 87th Street Parkway and Greenway Lane (outlined in green on Exhibit 1).

<p>LAND AREA (AC) 38.97</p>	<p>CURRENT ZONING R-1</p>	<p>COMP. PLAN Public & Open Space</p>
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Exhibit 1: Vicinity Aerial Image of Subject Site.

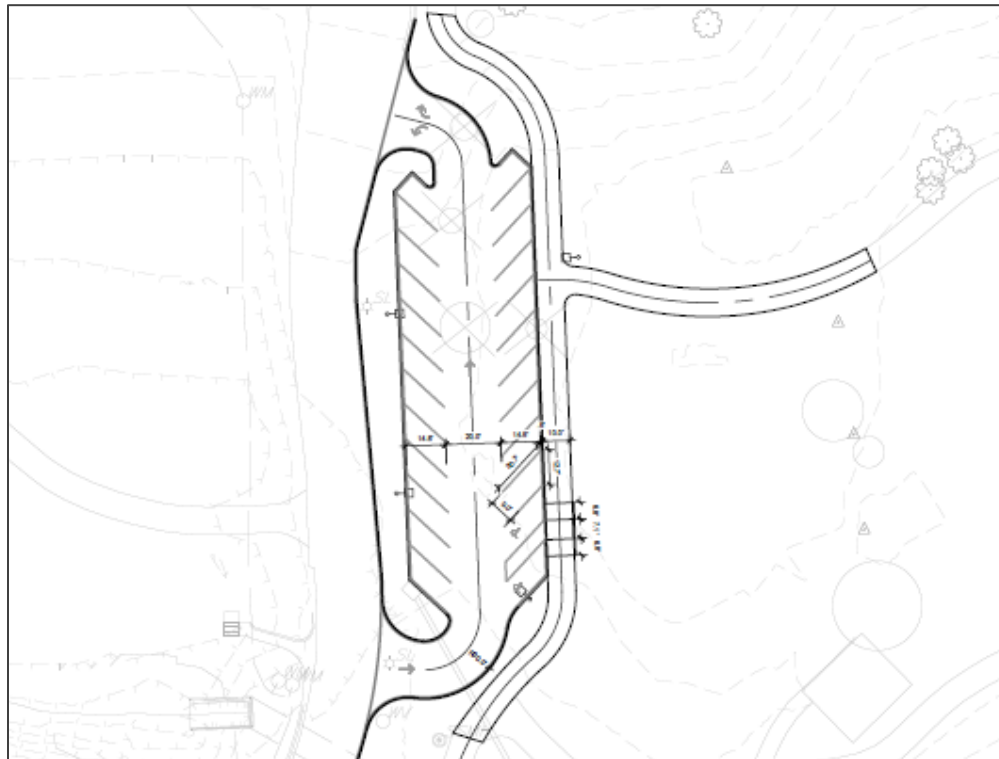


Exhibit 2: Skate Park Area Parking Lot Improvements Previously Approved with PL22-21F.

The parking lot that serves this skate park, tennis courts, and roller hockey rink is set up poorly and has limited capacity. In October 2022, parking area improvements were approved with the final plan for the Sar-Ko-Par Aquatic Center (formerly known as Indian Trails Aquatic Center) renovation (PL22-21F). Improvements to the parking area include the reconfiguring of the lot to increase the parking from 9 to 23 parking stalls and separating the parking area from the main drive in the park. Separating the parking promotes safety by reducing any conflict of parking movements with traffic circulating through the park. The parking area is configured to allow for one-way traffic entering from the south entrance and exiting from the north. This new parking lot is located directly west of the skate park and will serve as the primary parking area for the new Rolling Magic Skate Park.

LAND USE REVIEW

The proposed development is for the reconstruction of the existing skate park, which falls within the “public park” land use category in the Unified Development Code (UDC). The development will include the new skate park area, sidewalks, shade structure, and an entry monument sign. Public parks are permitted within the R-1, Single-Family Residential Zoning District and the proposed development is within the existing Sar-Ko-Par Trails Park.

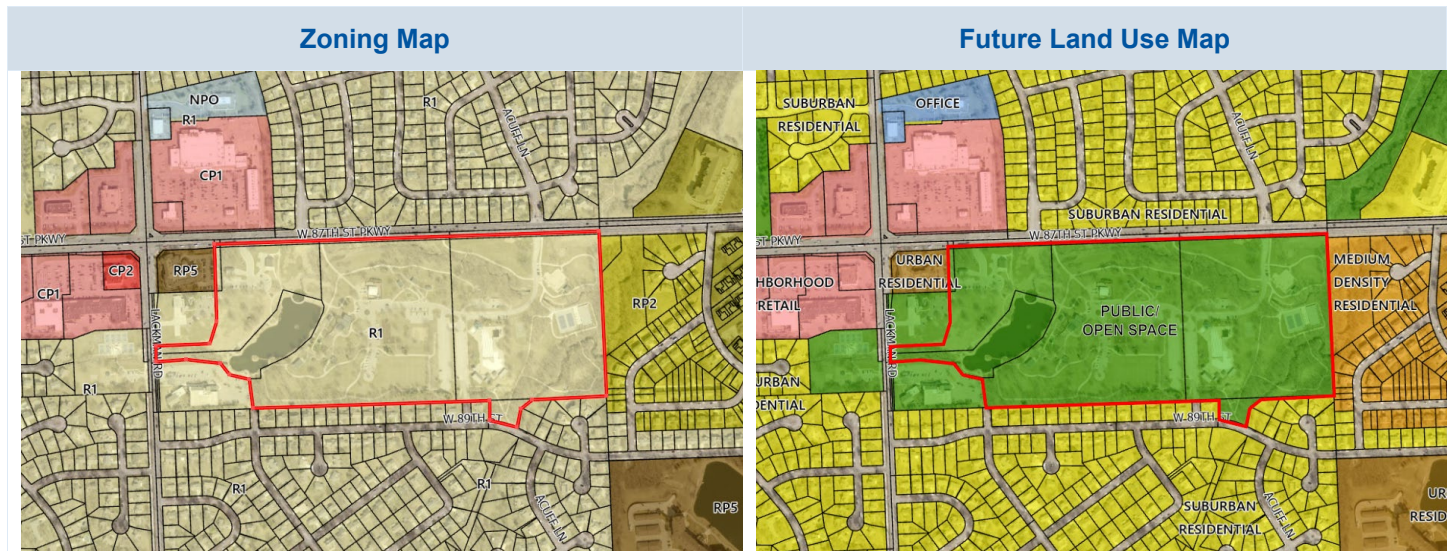


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Public/Open Space	R-1, Residential Single-Family District	Existing Sar-Ko-Par-Trails Park Skatepark
North	Suburban Residential	R-1, Residential Single-Family District	Single-Family Subdivision, The Cedars 6th Plat
South	Suburban Residential	R-1, Residential Single-Family District	Townhomes, Mill Creek Estates
East	Medium Density Residential	RP-2, Residential Planned (Intermediate-Density) District	Single-Family Subdivision, Country Hill Third Plat
West	Public/Open Space	R-1, Residential Single-Family District	City Park, Sar-Ko-Par Trails Park

The proposed skate park is planned in the same general location as the existing skate park located within Sar-Ko-Par Trails Park. There are no issues with the current location of the skate park and the proposed improvements are expected to continue to be compatible with the surrounding area.

FINAL PLAN REVIEW

The applicant requests final plan approval for renovation of an existing skate park. The new skate park will be known as Rolling Magic. Modifications to the site include demolition of the existing skate park area and construction of a new skate park, pedestrian area, and multi-use paths. Additionally, parking lot improvements will be completed in conjunction with the Sar-Ko-Par Aquatic Center project to improve traffic flow and increase the amount of parking to allow for safer access to the skate park, tennis courts, roller hockey rink, and restrooms.

The new skate park area is located slightly to the east of the current skate park within the center of the existing loop path. Exhibit 4 shows the approved parking lot improvements, the new skate park, and the new paths proposed with this application in context with the existing skate park area which is to be removed.

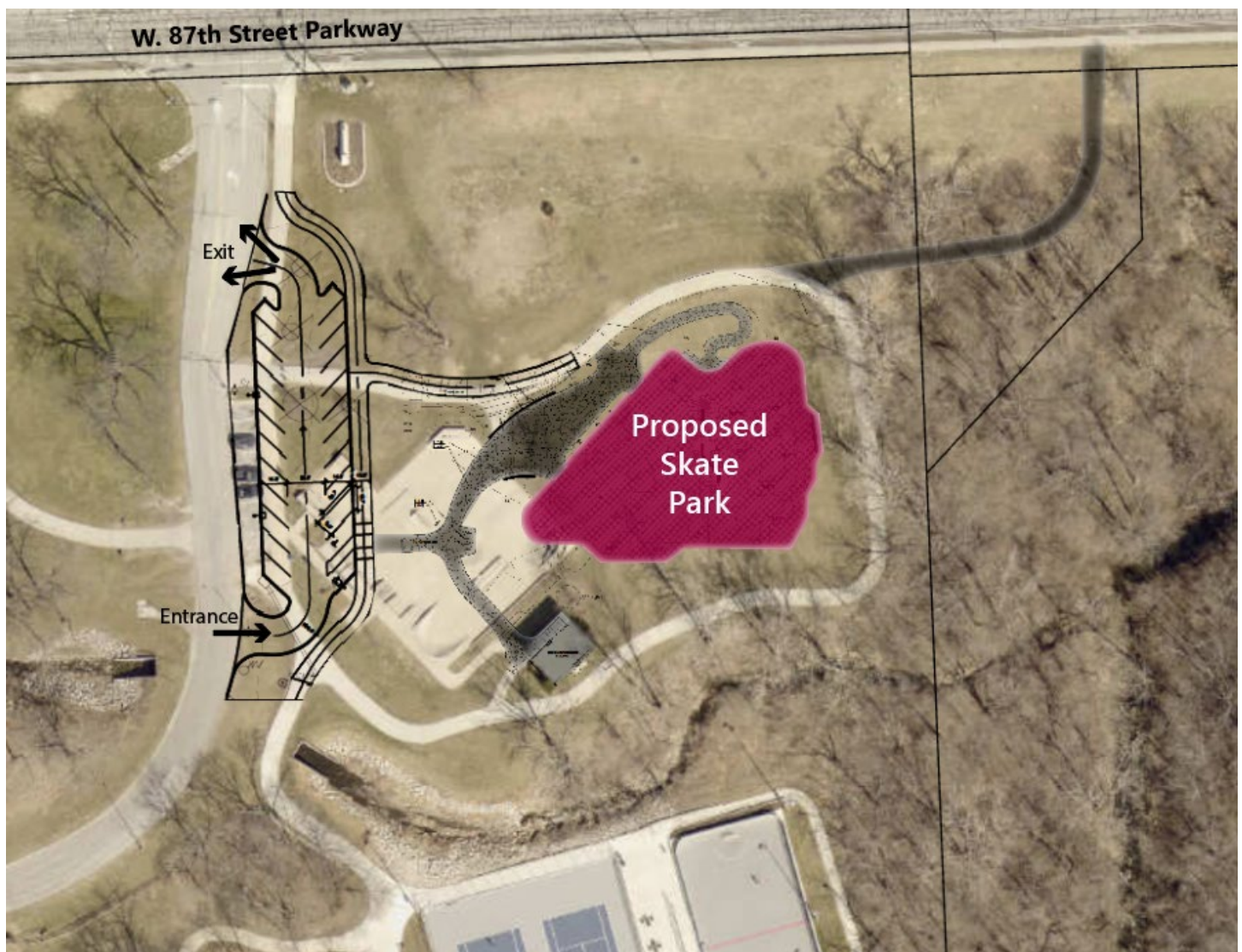


Exhibit 3: Aerial Image with Parking Lot Improvements and New Skate Park Area.



Exhibit 4: Color Site Plan.

The skate park's new design was developed by New Line Skateparks and was inspired by community input to meet a wide range of recreational level usage. The park is designed to provide a safe environment for people of all ages and abilities to meet and share experiences through action sports including skateboarding, BMX, scooters, wheelchairs, and inline skating. Public involvement in this process has included multiple community design workshops, online surveys, and discussions with various stakeholders and interest groups.

The main entry to the skate park from the new parking lot includes a plaza area with a steel shade structure, planting areas, seat walls for spectator seating, bike racks, and a rules and regulations sign (sign verbiage to be selected by Parks and Recreation Department). New walkways will tie into the existing paths in the park. This includes a new path proposed from the skate park to the existing restroom building and a new walkway on the northeast of the site. This is proposed to be an accessible path of entry to the skate park that will not exceed 5% running slope. This area includes a code-compliant landing and accessible spectator seating. Additional spectator seating areas are proposed on the east of the site adjacent to the flow bowl and in the central berm in the middle of the park.

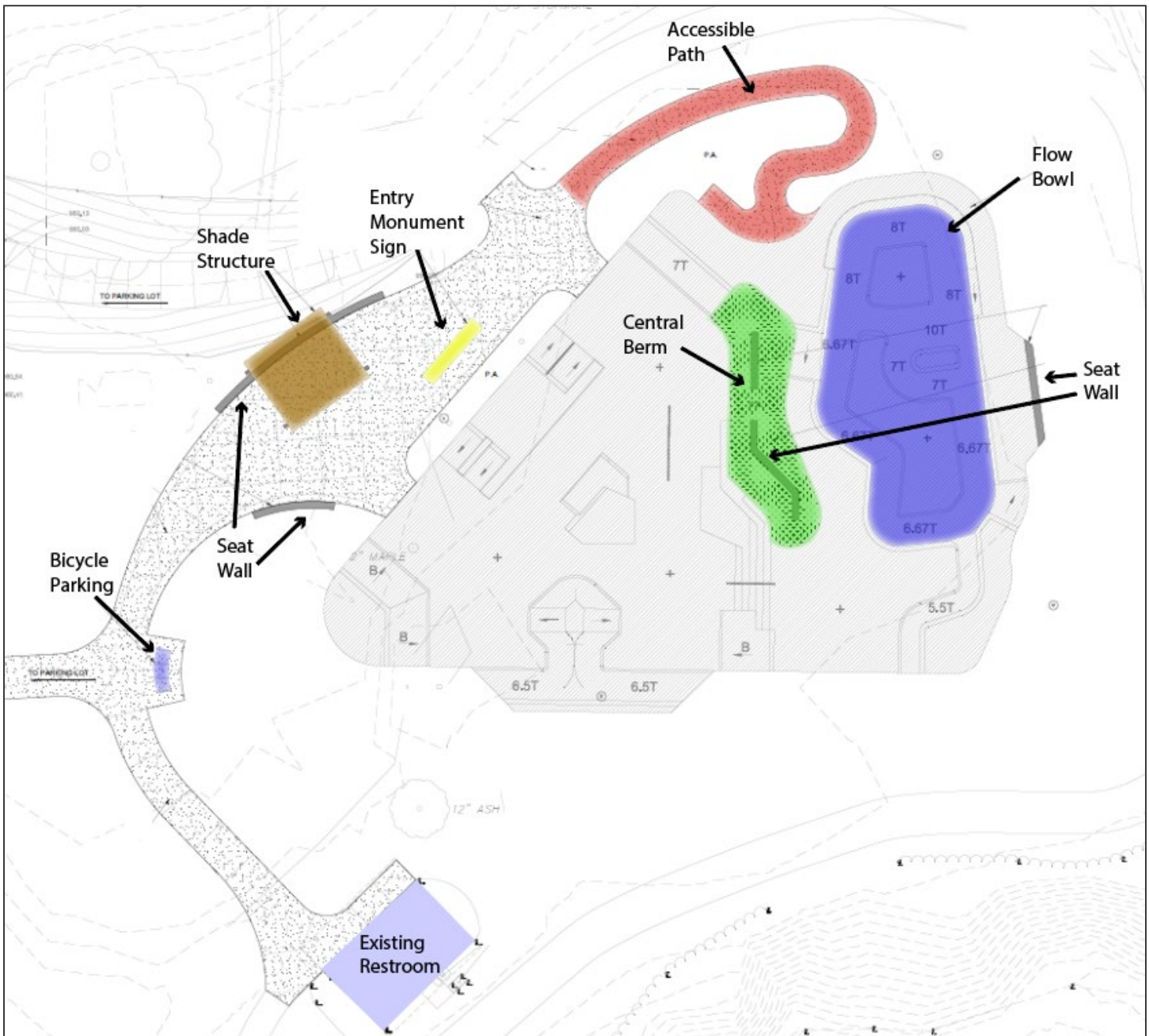


Exhibit 5: Site Plan.

Exhibit 5 shows the proposed site plan for the new skate park and highlights key elements of the plan. Notable features highlighted in the above plan include the shade structure, central berm with spectator seating, flow bowl, bicycle parking, accessible pedestrian path to bowl deck, “Rolling Magic” entry monument sign, and cast in place seat walls for spectator seating.

PUBLIC IMPROVEMENTS

This is a City project which includes improvements to the parking lot, main park drive, and multi-use paths in addition to the proposed skate park reconstruction.

TRAFFIC, ACCESS, AND PARKING

- W. 87th Street Parkway is classified as a Major Arterial roadway.
- The skate park is primarily accessed by car from the entrance at 87th and Acuff Lane.
- The skate park is also accessible via sidewalks and multi-use paths. Paths to the park include:
 - Multi-use path from the parking lot to the west
 - Multi-use path from the tunnel to the northeast
 - Multi-use path from the tennis courts to the south
- The new angled parking area has 23 stalls and is proposed to be one-way with the point of entry at the south of the parking lot and the exit at the north of the parking area.
- Bicycle parking is proposed at the east entry to the park near the parking lot.
- The proposed plans meet parking requirements.

STORMWATER

Stormwater management facility needs for this site have not changed from existing conditions with the proposed project and therefore no modifications to the system are necessary.

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

Skate park hours are consistent with the park hours which are from 5am – 12 midnight. Proposed lighting types include 50-foot pole lighting measured from top of foundation to fixture and the base of the pole shall not exceed 2 feet in height. A photometric plan has been provided. Light shields will be required for lighting visible from surrounding neighborhoods.

LANDSCAPING



Exhibit 6: Landscape Plan.

The landscape plan shows plantings for the skate park and parking area. The overall landscape plan proposes a total of five new oak shade trees, five ornamental redbud trees, five elm or maple trees, 71 shrubs, and various perennials and riparian seeded areas. Synthetic turf is an option for the central berm of the skate park in lieu of seeding the area. The proposed landscaping meets the landscape standards of [Section 4-1-D-2-M](#) of the UDC and all other applicable landscape standards. Staff is supportive of the proposed landscape plan.

ARCHITECTURE



Exhibit 7: Perspective Renderings.

Exhibits 7 and 8 show renderings of the proposed skate park area. The new skate park was designed by New Line Skateparks based on community feedback gathered in the outreach process. The elements in the park are intended to serve a wide range of the public with various elements that accommodate a wide range of skating ability from beginners to more expert skaters. The park is designed to provide a safe environment for people of all ages and abilities to meet and share experiences through action sports. Sports supported in the park include skateboarding, BMX, scooters, wheelchairs, and inline skating. Elements incorporated into the design of the new skate park include:

- 4.5-foot quarter pipe and spine
- 6-stair set with an up down rail
- Flow bowl with escalating extension
- Ledge garden
- Manual pad
- 1.5-foot platform with down rail and ledge
- 4-foot-high quarter pipe
- Flat rail
- 3.5-foot-high bank



Exhibit 8: Additional Perspective Renderings.

There is one proposed shade structure in the pedestrian plaza at the entry to the skate park. This structure is of a modern style with steel as the primary material. Exhibit 9 shows the proposed structure including steel columns, framing, panels, and overhead header beams. The proposed skate park site and shade structure meet the architectural standards required in [Section 4-1-C-5](#) of the UDC. Staff is supportive of the proposed design and materials.

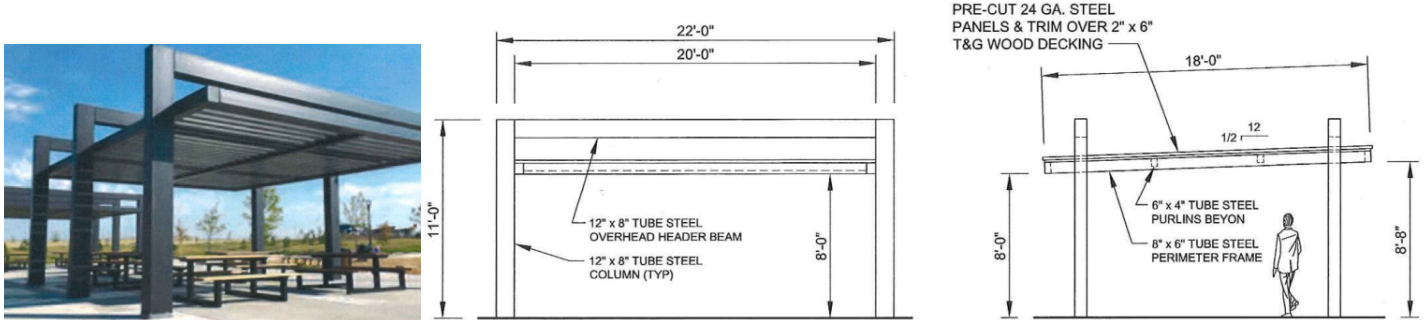


Exhibit 9: Shade Structure Architectural Details.

DEVIATIONS

[Section 4-1-E-14](#) of the UDC allows the Planning Commission to grant sign deviations based on unique architectural treatments, special project conditions, or specific hardship. The applicant is requesting a deviation from the 5-foot maximum height allowed for monument signs to allow an entry monument sign to the skate park with a height of 7 feet and 11 ¼ inches.



Exhibit 10: Sign Deviation Graphic.

Exhibit 10 shows the proposed 2 foot 11 ¼ inch deviation to exceed the maximum allowable sign height of 5-feet to allow construction of a 7 foot 11 ¼ inch entry sign to the skate park.

TABLE 2: DEVIATION ANALYSIS		
Maximum Sign Height	Proposed Sign Height	Deviation
5 feet	7 feet 11 ¼ inches	2 feet 11 ¼ inches

The proposed monument sign is proposed in Lenexa’s classic blue and yellow coloring and is intended to serve as a key identifying feature for the skate park. The sign is designed to function as a seat wall and will provide additional seating for the entry plaza to the skate park. Exhibit 11 shows a rendering of the proposed sign at the entry point to the skate park area.



Exhibit 11: Rolling Magic Sign Rendering.

Staff believes the proposed sign meets the deviation criteria outlined in [Section 4-1-E-14](#) of the UDC. Specifically, the proposed sign promotes a high quality and unique design that functions specifically for this skate park. Staff supports the proposed deviation to allow the sign height as proposed.

REVIEW PROCESS

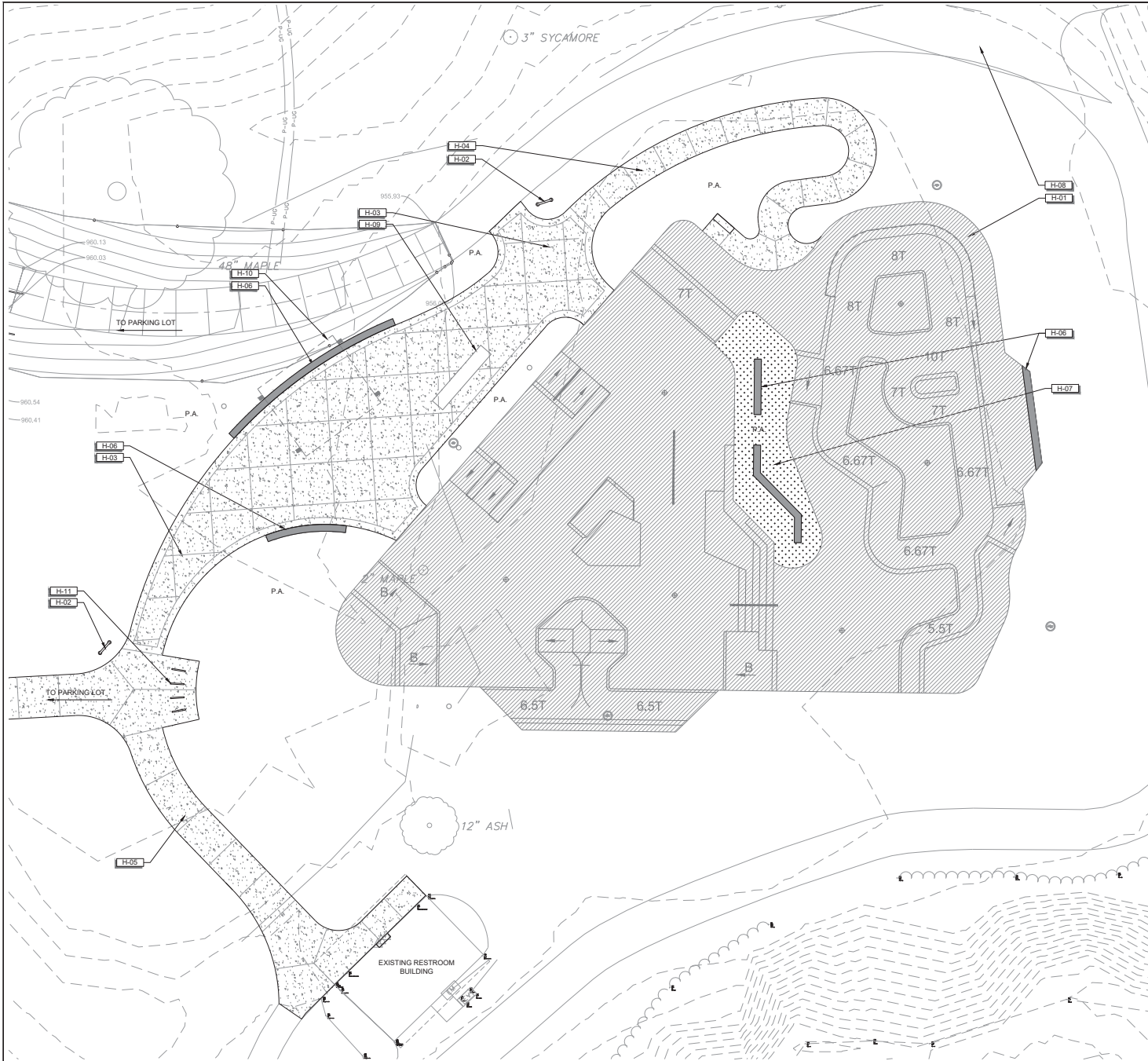
- The Planning Commission is the final authority for approval of this project.
- The applicant should inquire about additional City requirements, such as permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

- ★ **Staff recommends approval of the proposed Revised Final Plan for Rolling Magic Skate Park.**
 - This project is consistent with Lenexa’s goals through *Responsible Economic Development* to promote *Vibrant Neighborhoods* and *Healthy People*.

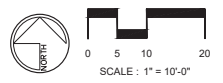
FINAL PLAN

Staff recommends **approval** of the final plan for PL23-09F – **Rolling Magic Skate Park** at 14915 W. 87th Street Parkway, to allow for the reconstruction of the skate park with a deviation from the 5-foot maximum sign height requirement to allow for a 7-foot, 11 ¼ inch monument sign.



HARDSCAPE CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION	DETAIL
[Hatched Pattern]	SKATE PARK - BY SKATE PARK CONTRACTOR	SP1.01
[Solid Line]	SKATE PARK RULES AND REGULATIONS SIGN - QUANTITY, LOCATIONS, SIGNAGE PANEL TEXT AND GRAPHICS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION (NOT INCLUDED IN SKATE PARK CONTRACTOR'S SCOPE OF WORK. SIGN VERBIAGE TO BE SELECTED BY OWNER)	06-06HS1.02
[Dotted Pattern]	MAIN ENTRY PLAZA CONCRETE	01-02HS1.02
[Stippled Pattern]	SECONDARY ENTRY / ACCESSIBLE PATH CONCRETE PAVING WITH CODE-COMPLIANT LANDING AND SPECTATOR SEATING AT (NOT INCLUDED IN SKATE PARK CONTRACTOR'S SCOPE OF WORK). PATH NOT TO EXCEED 5% RUNNING SLOPE.	01-02HS1.02 D-204
[Horizontal Line Pattern]	CONCRETE PAVING AT WALKWAY TO EX. RESTROOM BUILDING (NOT INCLUDED IN SKATE PARK CONTRACTOR'S SCOPE OF WORK)	01-02HS1.02
[Dark Grey Fill]	CAST IN PLACE SEAT WALL WITH SKATE BOARD DETERRENT NOTCHES AT ENTRY PLAZA (NOT INCLUDED IN SKATE PARK CONTRACTOR'S SCOPE OF WORK)	03-04HS1.02
[Small Square Pattern]	OPTIONAL SYNTHETIC TURF AT CENTRAL BERM IN LIEU OF SOD (NOT INCLUDED IN SKATE PARK CONTRACTOR'S SCOPE OF WORK)	07/HS1.02
[Dashed Line Pattern]	EXISTING CONCRETE WALK TO REMAIN. CONTRACTOR TO PROTECT IN PLACE UNLESS NOTED OTHERWISE. DEMOLITION AND/OR REPAIR AND RE-ALIGNMENT PER DEMOLITION PLAN (NOT INCLUDED IN SKATE PARK CONTRACTOR'S SCOPE OF WORK)	
[Dotted Pattern]	"ROLLING MAGIC" SKATE PARK ENTRY SIGN (NOT INCLUDED IN SKATE PARK CONTRACTOR'S SCOPE OF WORK)	01/HS1.03
[Horizontal Line Pattern]	SHADE STRUCTURE (NOT INCLUDED IN SKATE PARK CONTRACTOR'S SCOPE OF WORK)	02/HS1.03
[Vertical Line Pattern]	BIKE RACK - TO BE SELECTED (NOT INCLUDED IN SKATE PARK CONTRACTOR'S SCOPE OF WORK)	
[P.A. Label]	PLANTING AREA (NOT INCLUDED IN SKATE PARK CONTRACTOR'S SCOPE OF WORK)	LS-100



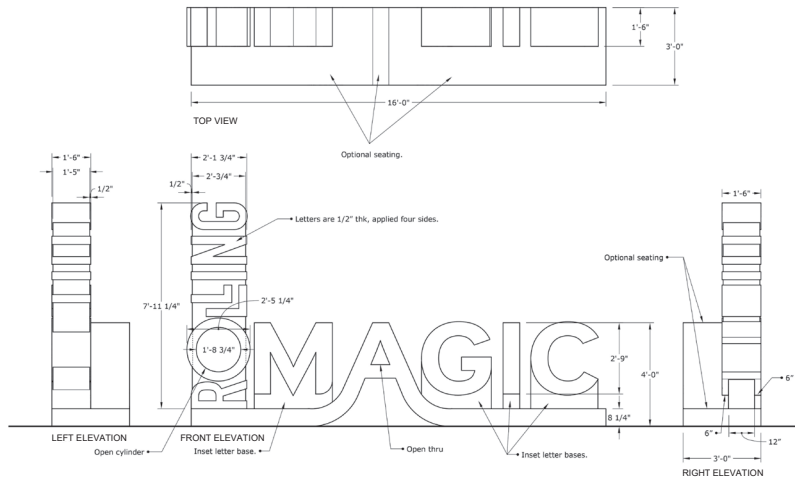
NEW LINE SKATEPARKS INC.
BUILDING SKATEBOARDING
127 W. Walnut Ave. #1 P. 866.228.1144
Esplanade, FL 32132 F. 688.438.1119
www.newlineparks.com

PROJECT:
LENEXA ALL-WHEEL SKATE PARK

LOCATION:
Sar-Ko-Par Trails Park
14353 W. 87th Street Pkwy., Lenexa, KS 66215

NO.	DATE	BY	DESCRIPTION

CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT PRIOR TO PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.			
DRAWN: CHECKED: APPROVED:	RCJ ASJ KRL	START DATE: 2023-03	
DRAWING TITLE: HARDSCAPE PLAN			
SCALE: AS SHOWN		PAGE SIZE: 24"x36"	
PROJECT NUMBER: 22-005			
DRAWING NUMBER: HS1.01	REV		

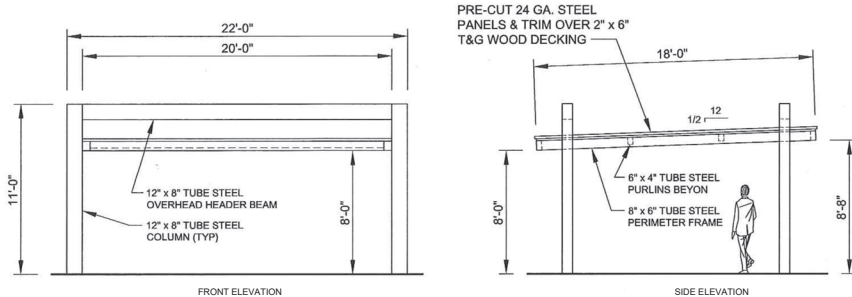


01 PARK SIGN
NOT TO SCALE



Notes
① 1/4" and 1/2" steel plate construction, continuous welds and grind smooth. Round over sharp edges. Removable panels on back surfaces for bolting access. Tamper-resistant hardware is painted to match adjacent surface.

NEW LINE SKATEPARKS INC.
BUILDING SKATEBOARDING
127 W. Woodland Ave #1 P.O. Box 228-1114
Esplanade, FL 32132 P. 688.228.1114
F. 688.228.1119
www.newlineskateparks.com



02 SHADE STRUCTURE
NOT TO SCALE

Model: Steelworx Custom Hanging Monoslope, 18' x 20'
Model # MO-1820-SW-C

Manufacturing Mission: To provide all prefabricated components and installation instructions for a free standing bolt together, tubular steel constructed kit.

Design Criteria: Structure shall be designed to meet site specific snow and wind load design criteria using most current applicable building codes. All structural members are ASTM A-500 U.S. grade B steel. Welded connection plates shall be ASTM A-36 hot rolled steel. All fabrication performed to latest AISC standards by AWS Certified welders. All framing connections are done using A325 grade bolts within concealed access openings when possible.

Tubular Steel Columns and Beams: Standard column dimension shall be 12" x 8" x 3/16" tubular steel welded to 5/8" base plates for surface mounting. Main support beams are 8" x 6" x 3/16" and mid purlins are 6" x 4" x 3/16". Steel sizes are preliminary and may change due to ongoing review and final engineering.

Roof Deck (Optional): 2" x 6" (nominal) #1 Grade, end matched, single tongue and groove with V-joint bottom face, kiln-dried to an average of 15% moisture content, Southern Yellow Pine. #30 roofing felt included.

Roofing: 24 Ga. pre-cut steel Multi-Rib panels with Kynar 500 finish in a variety of colors with white underside. Standard roof slope is a 1/2" per foot with an eave height of 8'-0". Attached to structural frame with exposed screws painted to match roof color. Matching 24 Ga. trim included.

Frame Finish: All steel framework will receive a corrosion protective TGIC Polyester powder coat, electro-statically applied and cured at 400°F. A large selection of standard colors are available.

Foundation: All columns need to be anchored to concrete footings (footing design provided separately). Columns can be surface mounted with anchor bolts at or below finish elevation or they can be embedded directly into the footing. Optional base plate covers are available at an additional cost.

Hardware: All structural hardware and roofing fasteners shall be provided.

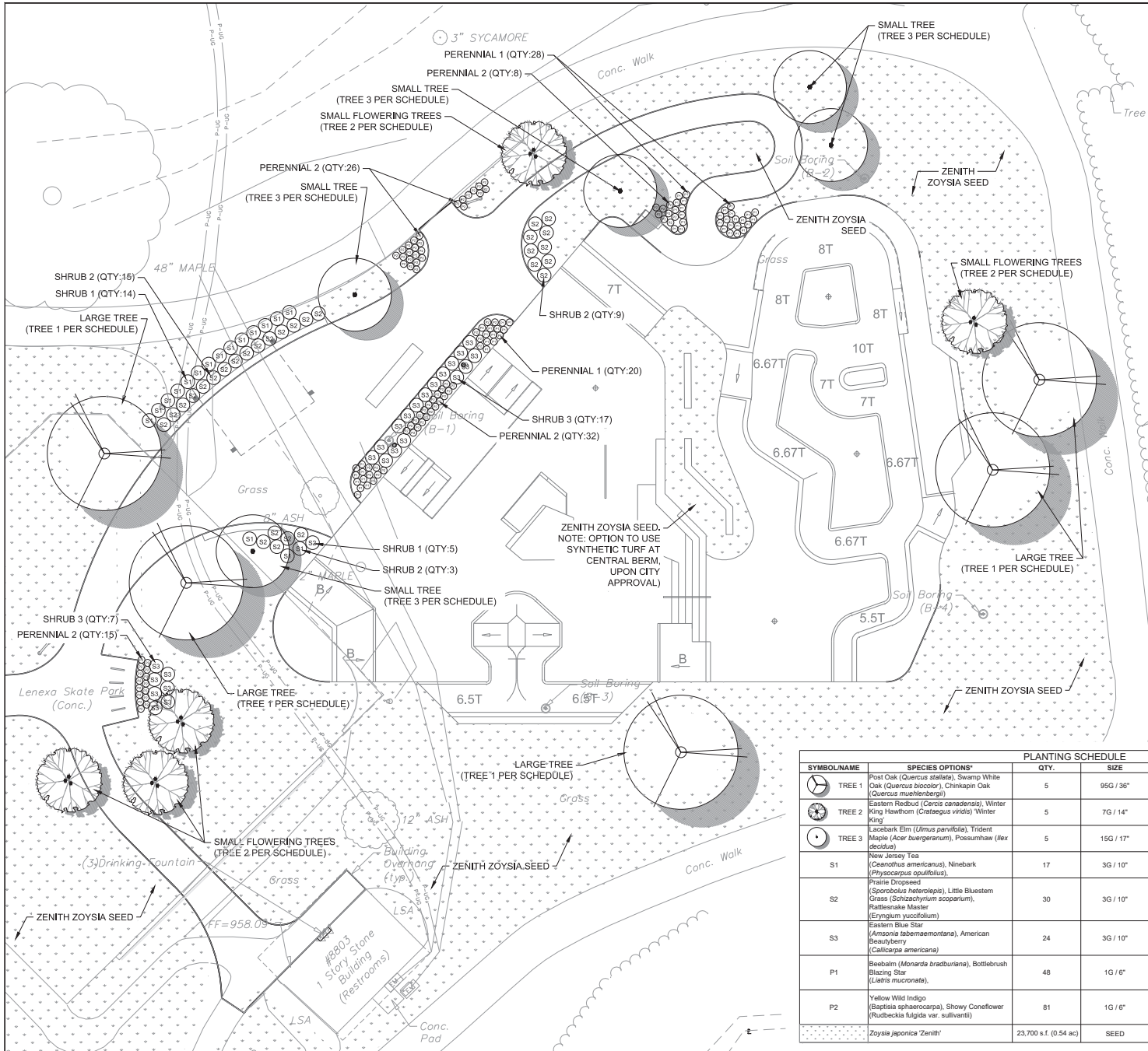
Warranty: 10 years against manufacturer defects.

Not Included: Concrete work of any kind, unloading of product and installation.

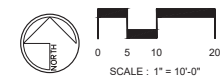
PROJECT:
LENEXA ALL-WHEEL SKATE PARK

LOCATION:
Sar-Ko-Par Trails Park
14353 W. 87th Street Pkwy., Lenexa, KS 66215

NO.	DATE	BY	DESCRIPTION
CONTRACTOR WARNING: This drawing and data is the property of New Line Skateparks Inc. and shall remain the property of New Line Skateparks Inc. All rights reserved.			
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.			
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CHECKED:	ASJ	DATE:	2023-03
APPROVED:	KRE		
DRAWING TITLE: HARDSCAPE DETAILS			
SCALE:	AS SHOWN	PAGE SIZE:	24"x36"
PROJECT NUMBER:	22-005		
DRAWING NUMBER:	REV		
HS1.03			



LANDSCAPE DESIGN / INSTALLATION NOTES:
 1. PLANTING DESIGN SHALL BE USED AS A BASIS OF DESIGN ONLY. FINAL LOCATION, SIZE, QUANTITY, AND SPECIES OF PLANT MATERIAL IS SUBJECT TO CHANGE AND SHALL BE DETERMINED BY THE CITY OF LENEXA. THE FOLLOWING REQUIREMENTS MUST BE MET:
 1.1. ALL MATERIALS MUST BE INSTALLED AND MAINTAINED PER STANDARD SPECIFICATION OF THE CITY OF LENEXA
 1.2. ANY AREA OF DISTURBANCE MUST BE RESTORED TO ITS PRE-CONSTRUCTION CONDITION.
 2. REFER TO SHEET LS-101 FOR ADDITIONAL NOTES AND REQUIREMENTS RELATED TO PLANTING



SYMBOL		SPECIES OPTIONS*	QTY.	SIZE	SPACING	NOTES
TREE 1		Post Oak (<i>Quercus stellata</i>), Swamp White Oak (<i>Quercus bicolor</i>), Chickasaw Oak (<i>Quercus muhlenbergii</i>)	5	95G / 36"	30' O.C. min.	Single, Standard, Tree, 4in Cal, 12-13ft HT, 6ft Spr
TREE 2		Eastern Redbud (<i>Cercis canadensis</i>), Winter King Hawthorn (<i>Crataegus viridis</i>) 'Winter King'	5	7G / 14"	15' O.C. min.	Multi-trunk, 5-6' HT
TREE 3		Lacebark Elm (<i>Ulmus parvifolia</i>), Trident Maple (<i>Acer buergerianum</i>), Possumhaw (<i>Ilex decidua</i>)	5	15G / 17"	20' O.C. min.	1.25-1.5in Cal, 7-9ft HT
S1		New Jersey Tea (<i>Ceanothus americanus</i>), Ninebark (<i>Physocarpus opulifolius</i>)	17	3G / 10"	3'-0" O.C.	0.8-1ft H, 24" Spd, full, dense, specimen
S2		Prairie Dropseed (<i>Sporobolus heterolepis</i>), Little Bluestem Grass (<i>Schizachyrium scoparium</i>), Rattlesnake Master (<i>Eryngium yuccifolium</i>)	30	3G / 10"	3'-0" O.C.	0.8-1ft H, 24" Spd, full, dense, specimen
S3		Eastern Blue Star (<i>Amsonia tabernaemontana</i>), American Beautyberry (<i>Callicarpa americana</i>)	24	3G / 10"	3'-0" O.C.	0.8-1ft H, 24" Spd, full, dense, specimen
P1		Bottlebrush (<i>Monarda bradburiana</i>), Bottlebrush Blazing Star (<i>Liatris mucronata</i>)	48	1G / 6"	12" O.C.	0.5-1ft H and Spd, full dense, specimen
P2		Yellow Wild Indigo (<i>Baptisia sphaerocarpa</i>), Showy Coneflower (<i>Rudbeckia fulgida</i> var. <i>sulivantii</i>)	81	1G / 6"	12" O.C.	0.5-1ft H and Spd, full dense, specimen
		Zoysia japonica 'Zenith'	23,700 s.f. (0.54 ac)	SEED	-	Certified 'Zenith' Zoysia seed installed per project specifications

PROJECT:
LENEXA ALL-WHEEL SKATE PARK

LOCATION:
 Sar-Ko-Par Trails Park
 14353 W. 87th Street Pkwy., Lenexa, KS 66215

DATE: _____ BY: _____

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

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APPROVED: _____	KRL	

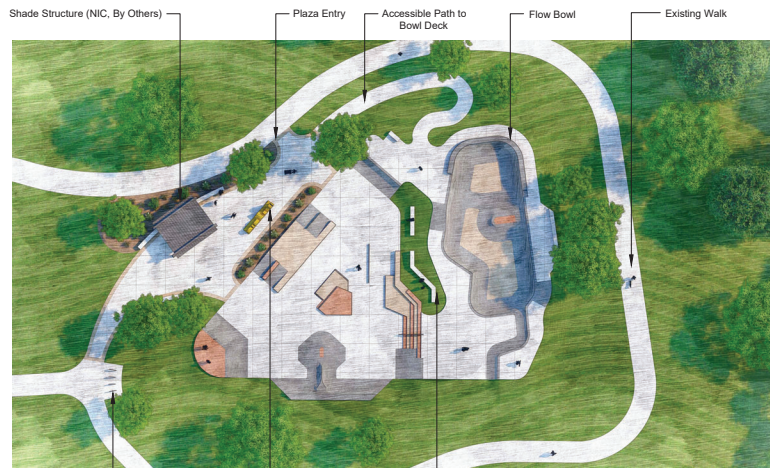
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PLANTING PLAN

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PROJECT NUMBER:
22-005

DRAWING NUMBER: LS-100	REV: _____
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Note: Not for construction reference.
Alterations will be made to model during detailed design phase
Images are shown to display broader design concept only.



View 1



View 2



View 3



View 4

PROJECT:
LENEXA ALL-WHEEL SKATE PARK

LOCATION:
Sar-Ko-Par Trails Park
14353 W. 87th Street Pkwy., Lenexa, KS 66215

NO.	DATE	BY	DESCRIPTION

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CHECKED:	AS	2023-03
APPROVED:	KRL	

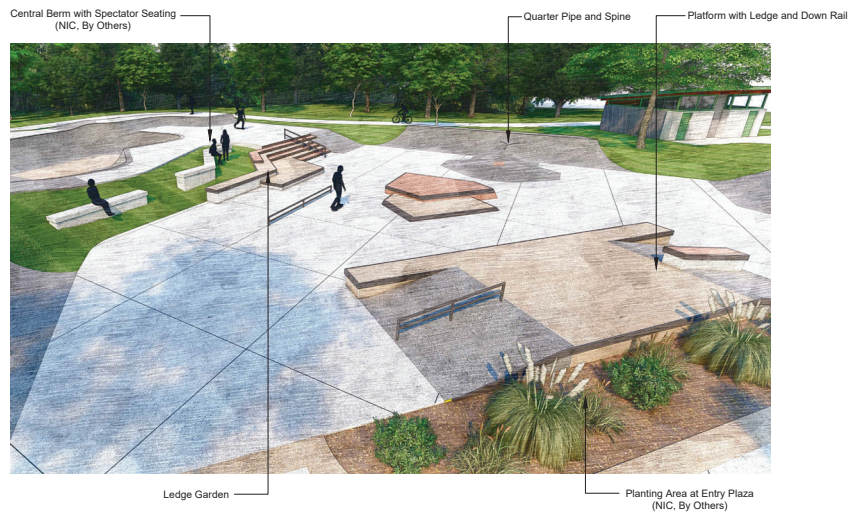
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**SKATE PARK
ARTISTIC RENDERINGS**

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PROJECT NUMBER:
22-005

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SP1.04		

Note: Not for construction reference.
 Alterations will be made to model during detailed design phase
 Images are shown to display broader design concept only.



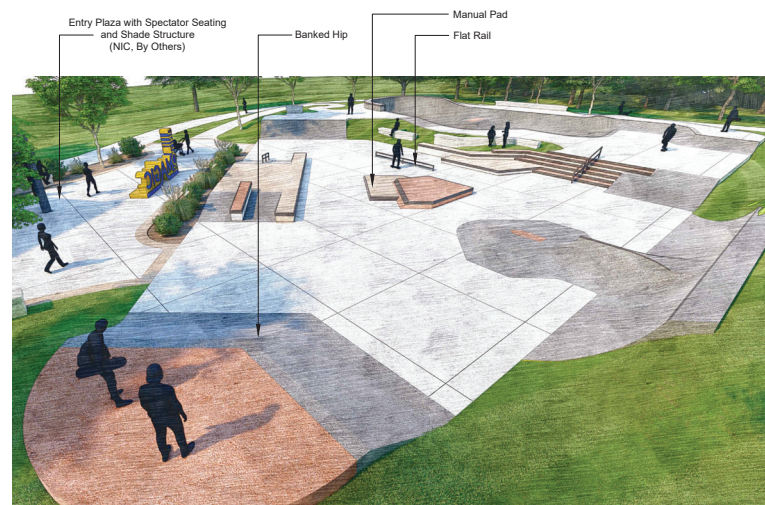
View 1



View 2



View 3



View 4

PROJECT:
 LENEAX ALL-WHEEL SKATE PARK

LOCATION:
 Sar-Ko-Par Trails Park
 14353 W. 87th Street Pkwy., Lenexa, KS 66215

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DRAWN:	RCJ	START DATE:
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APPROVED:	KRJ	

DRAWING TITLE:
**SKATE PARK
 ARTISTIC RENDERINGS**

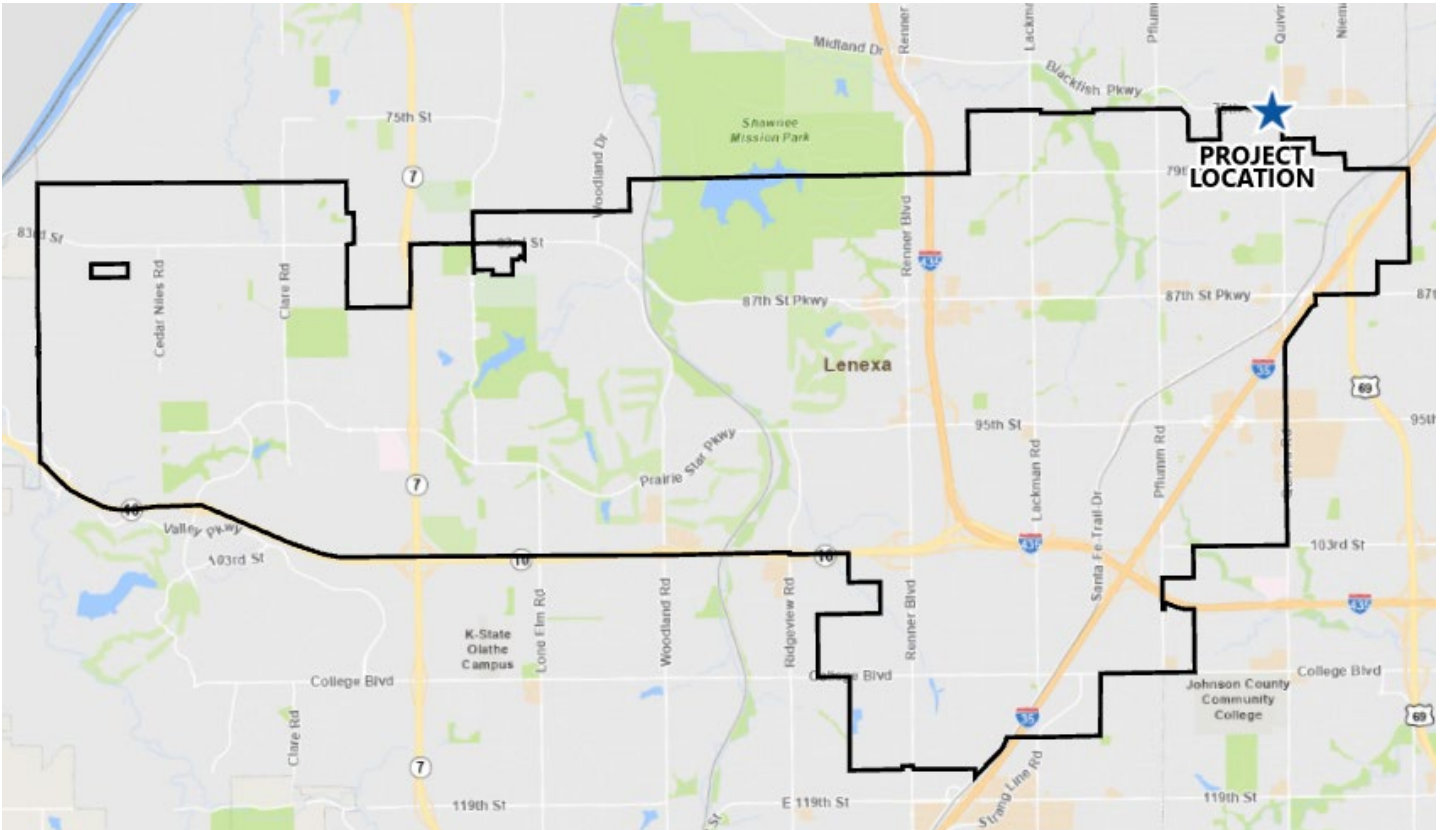
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PROJECT NUMBER: **22-005**

DRAWING NUMBER:	REV
SP1.05	

TRAILRIDGE MIDDLE SCHOOL ADDITION

Project #:	PL23-03FR	Location:	7500 Quivira Road
Applicant:	Ariel Peisen Burow, Incite Design	Project Type:	Revised Final Plan
Staff Planner:	Christa McGaha, AICP	Proposed Use:	School, Secondary



PROJECT SUMMARY

The applicant proposes construction of a 3,000 square foot addition to the west side of the existing building at Trailridge Middle School at 7500 Quivira Road, located at the southwest corner of 75th Street and Quivira Road. The addition will include a new entrance, lobby, reception area, administrative offices, workroom, and conference room. The project also includes site improvements within the east and west parking lots and relocating bus traffic to the east side of the building. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

Trailridge Middle School is located on 17.18 acres at the southwest corner of 75th Street and Quivira Road. The existing brick building was originally constructed in 1967 and spans 137,100 square feet. Currently, the site hosts the school building, soccer fields, tennis courts, and multiple baseball/softball diamonds on the campus. Trailridge Middle School has 750 students and 100 staff members. The school hours of operation are from 8:00am – 5:00pm on Monday through Friday.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
17.18	137,100 (existing) 3,000 (addition)	R-1	Medium Density Residential



Exhibit 1: Vicinity Aerial Image of Subject Site

Past approvals include a revised final plan for a parking lot expansion and building addition (PL11-07FR) and approval of a final plat (PT11-08F) in 2011. This included improvements for a new 22,500 square foot classroom and gymnasium addition at the southwest corner of the existing building and the remodeling of several areas of the existing building primarily focused on kitchen/multi-purpose room facilities, locker rooms, and administration offices and support facilities. Site improvements included expanding the parking lot to the west to provide 80 new stalls and improved queuing for bus and passenger car traffic and sidewalk, landscape, and stormwater management improvements.

LAND USE REVIEW

The existing middle school is classified as “school, elementary and secondary” in the Unified Development Code (UDC). Schools are permitted land uses within the R-1, Single-Family Zoning District and the site will continue to operate as a middle school. There are no known issues with the school as it relates to land use and the proposed improvements are expected to continue to be compatible with the surrounding area.

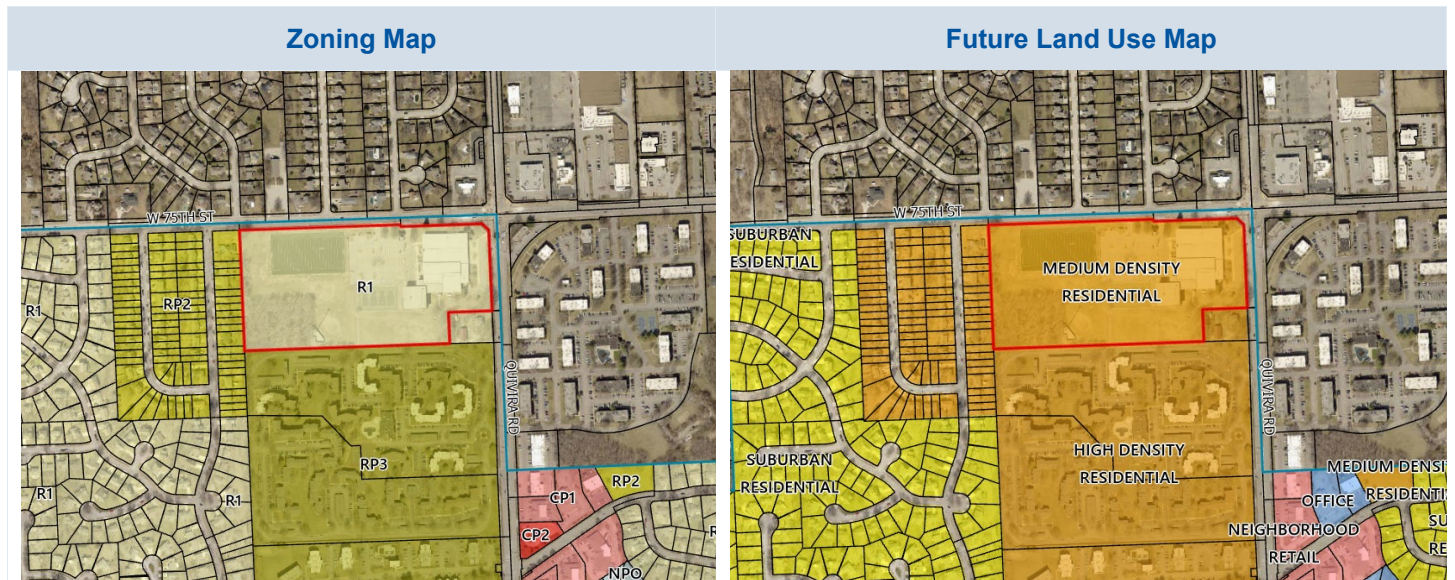


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Medium Density Residential	R-1, Residential Single-Family District	Trailridge Middle School
North	Single-Family Residential (City of Shawnee)	PSF, Planned Single-Family (City of Shawnee)	Madison Ranch Single-Family Subdivision
South	High Density Residential	RP-3, Planned Residential (Medium High-Density)	The Meadows Apartment Homes
East	Multi-Use (City of Shawnee)	PD, Planned Development (City of Shawnee)	Office; Carlyle Apartment Homes
West	Medium Density Residential	RP-2, Planned Residential (Intermediate-Density)	Williamsburg Estates Two-Family Subdivision

FINAL PLAN REVIEW

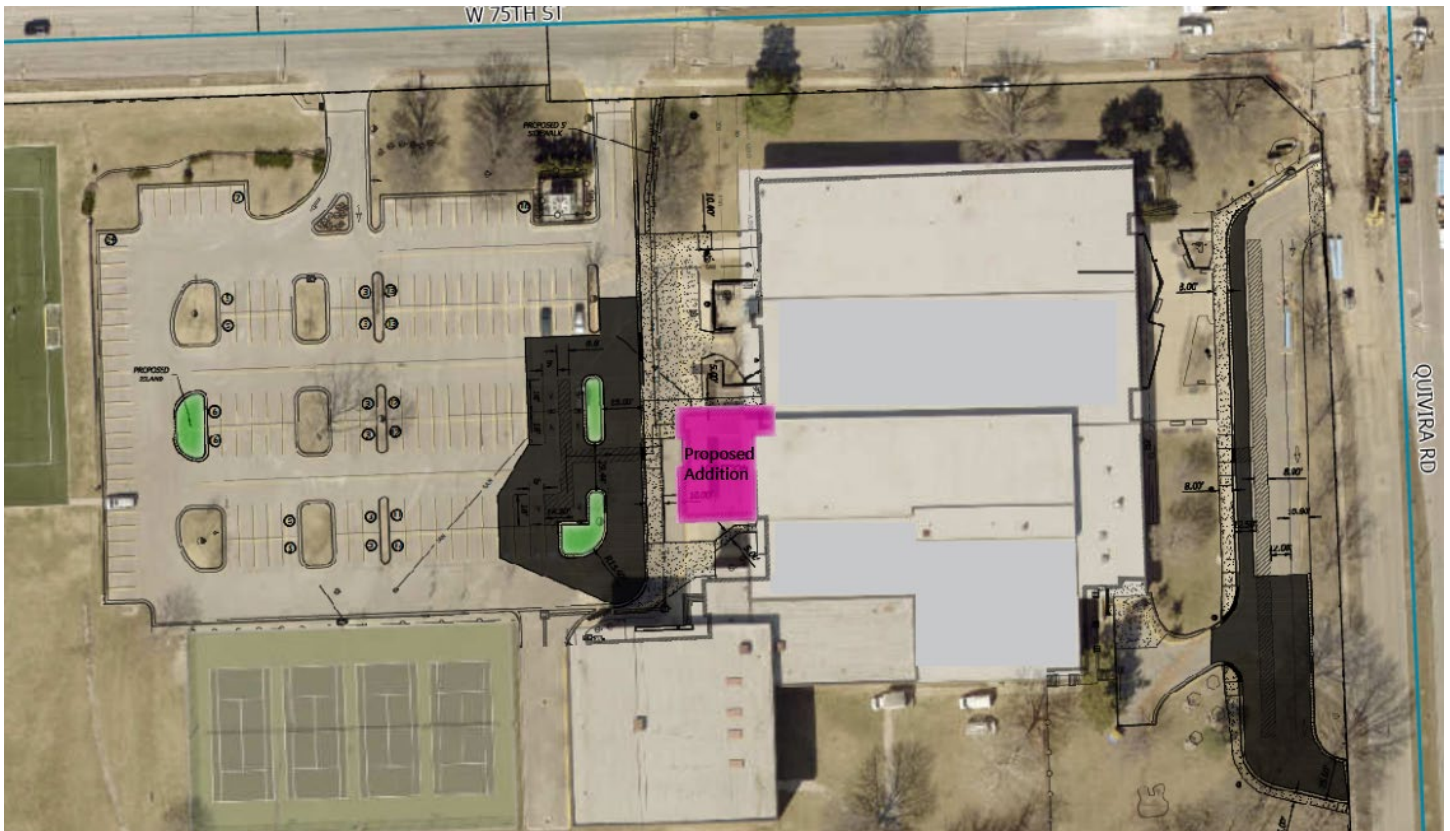


Exhibit 2: Aerial Image with Site Plan.

Final plan improvements include the proposed building addition, modifications to the parking lot on the west side of the building, and the reconfiguration of the drop off area on the east side of the building. The applicant intends to expand the one-way drive aisle on the east side of the building to relocate bus drop-off and pick-up to the east of the building. Parent drop-off and pick-up will be in the west parking lot where the new building addition will serve as the main entrance to the school along with a new plaza area. Additional improvements to the west parking lot include the narrowing of the drive aisle, the addition of three new parking lot islands, and new sidewalk and pedestrian plaza areas.

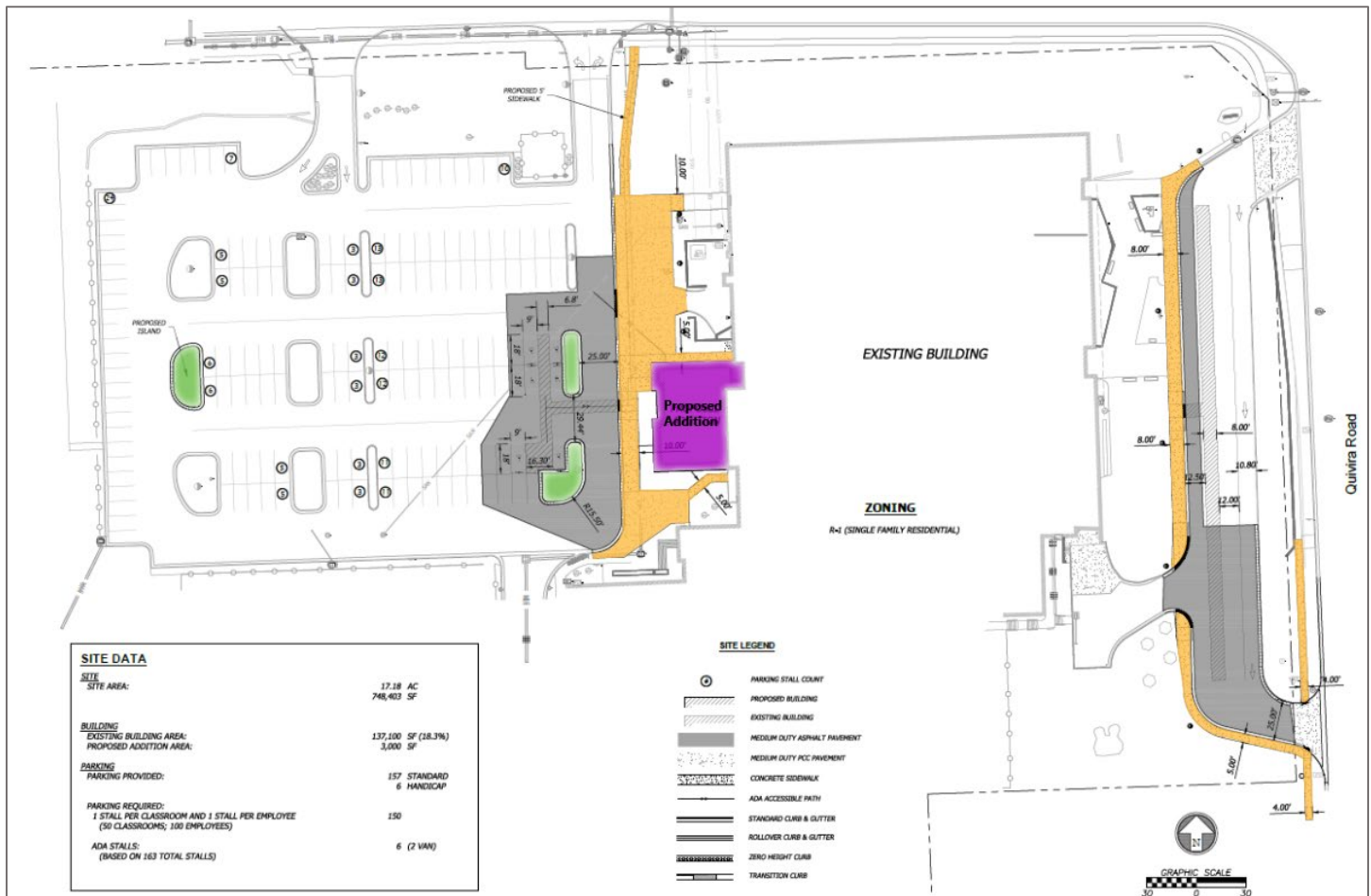


Exhibit 3: Site Plan.

Exhibit 4 shows the proposed site plan for the site improvements and highlights key elements of the plan. Notable features highlighted in the above plan include:

- New 3,000 square foot building addition (purple)
- New concrete sidewalk/pedestrian plaza areas (orange)
- New parking lot landscape islands (green)
- New heavy-duty asphalt pavement (dark gray)

PUBLIC IMPROVEMENTS

Public improvements include the reconstruction of a portion of public sidewalk along Quivira Road.

TRAFFIC, ACCESS, AND PARKING

- W. 75th Street and Quivira Road are both classified as a Major Arterial roadway.
- There are two points of access to the west parking lot from W. 75th Street.
 - The access point at the west end is an entrance only.
 - The access point at the east end is an exit only.
- The site plan exceeds the parking requirements by 13 spaces.

TABLE 2: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
School, Elementary or Secondary	1 stall per classroom and 1 stall per employee (50 classrooms; 100 employees)	150	157 standard 6 handicap	+13

Exhibit 5 shows traffic circulation for drop-off and pick-up of students at the beginning and end of the school day. The drop-off/pick-up circulation is organized similarly to other buildings in the district, which run successfully once parents and staff learn the flow during peak traffic periods. Peak parent traffic is staggered from when the parking lot is being filled/emptied (staff arrival and dismissal). In addition, parent traffic is queued to a single line before the main entry, allowing access between the parking rows.

Vehicles will enter the parking lot from the west entrance and travel one-way around the perimeter of the parking lot to pick up students at the proposed building entrance and will proceed to exit the parking lot via the east parking lot entrance. Bus drop-off and pick-up is proposed to be relocated to the east side of the building and bus queuing is shown in yellow in Exhibit 5. Space for 14 school buses is shown on the plan with a striped area between the bus queuing lanes to allow for students to safely board and exit the school buses.

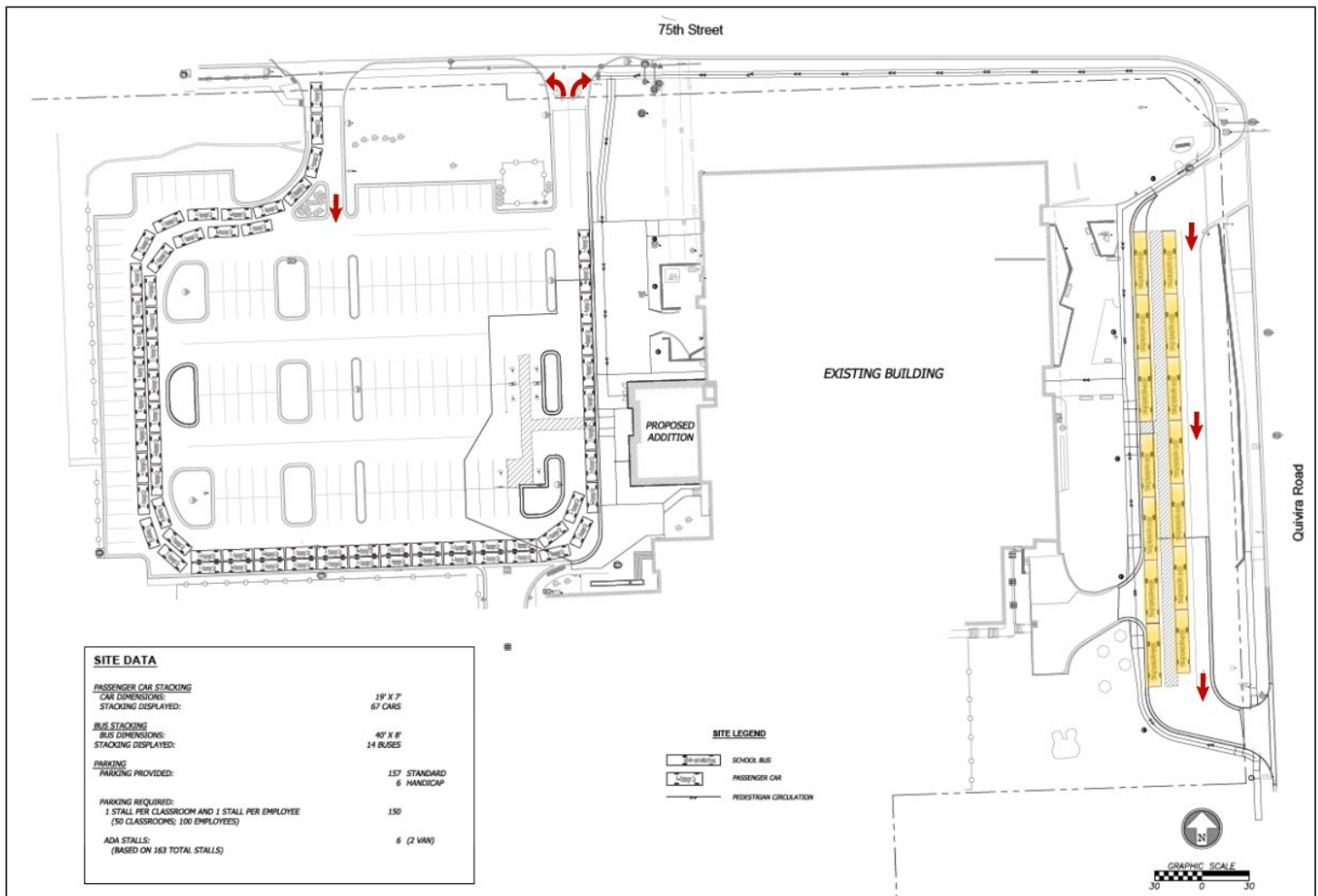


Exhibit 4: Drop-Off/Pick-Up Traffic Circulation.

Parents/guardians will pick up sick students at the new main office. The nurse's office will remain at the east side of the building. In the event that a sick student requires pick-up closer to the nurse's office, counseling staff will coordinate access at the east building entry. Visitor parking will be relocated from the east drive to the west lot.

STORMWATER

Stormwater management needs for this site will not significantly change between the existing conditions and the proposed conditions, such that the existing facilities will accommodate the changes. Therefore no modifications or new facilities are necessary with this addition.

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. Poles shall be square straight steel poles, 25 feet in height measured from top of foundation to fixture, with the base of the pole not to exceed 2 feet in height. The applicant is only proposing additional lighting with the improvements to the east drive of the site. A photometric plan has been provided which is in compliance with the performance standards of [Section 4-1-C-4-I](#) of the UDC.

LANDSCAPING

The landscape plan shows plantings for the modified parking areas. The overall landscape plan proposes a total of five new shade trees, three ornamental trees, 1 evergreen tree, 17 shrubs, and sodded and mulched areas. The proposed landscaping meets the landscape standards of Section 4-1-D-2-M of the UDC and all other applicable landscape standards. Staff is supportive of the proposed landscape plan. Existing mature trees are to be preserved wherever possible. New tree plantings are shown on the east side where existing trees will need to be replaced due to site improvements.



Exhibit 5: Landscape Plan.

ARCHITECTURE

The proposed 3,000 square foot building addition on the west side of the building will serve as the new main entrance to the school building, relocating the entrance from the east side of the building. The addition includes a secure vestibule for the main entrance, reception area, lobby, and the new administration suite which includes 4 office spaces, a conference room, and a workroom area. The old administration space will be used for the counseling department.



Exhibit 6: Rendering of Proposed Addition from the Northwest.

The proposed addition is one-story with a raised roofline for the vestibule and lobby areas to allow for additional windows and natural light inside the building.

Exterior finish materials include:



METAL PANEL
MILLENIUM FORMS
PRODUCT: LARGE FLAT TILE
COLOR: BRIGHT BLUE



ALUMINUM COMPOSITE PANEL & STOREFRONT
COLOR: CLEAR ANODIZED ALUMINUM

Materials for the building addition include aluminum siding and large blue metal tiling. The metal tiles are individual 10-inch x 15-inch panels. The panel color is created through a chemical process which results in each panel being unique in color. In addition to color, the panel finish is also reflective, which impacts how the façade can look throughout the day depending on sun angle and cloud coverage.



Exhibit 7: West Perspective Rendering.

The materials and design are not consistent in character with the existing building. However, Staff believes the unique design is complimentary to the existing building. The design introduces visually interesting elements such as windows and color, which are lacking in the current building design.

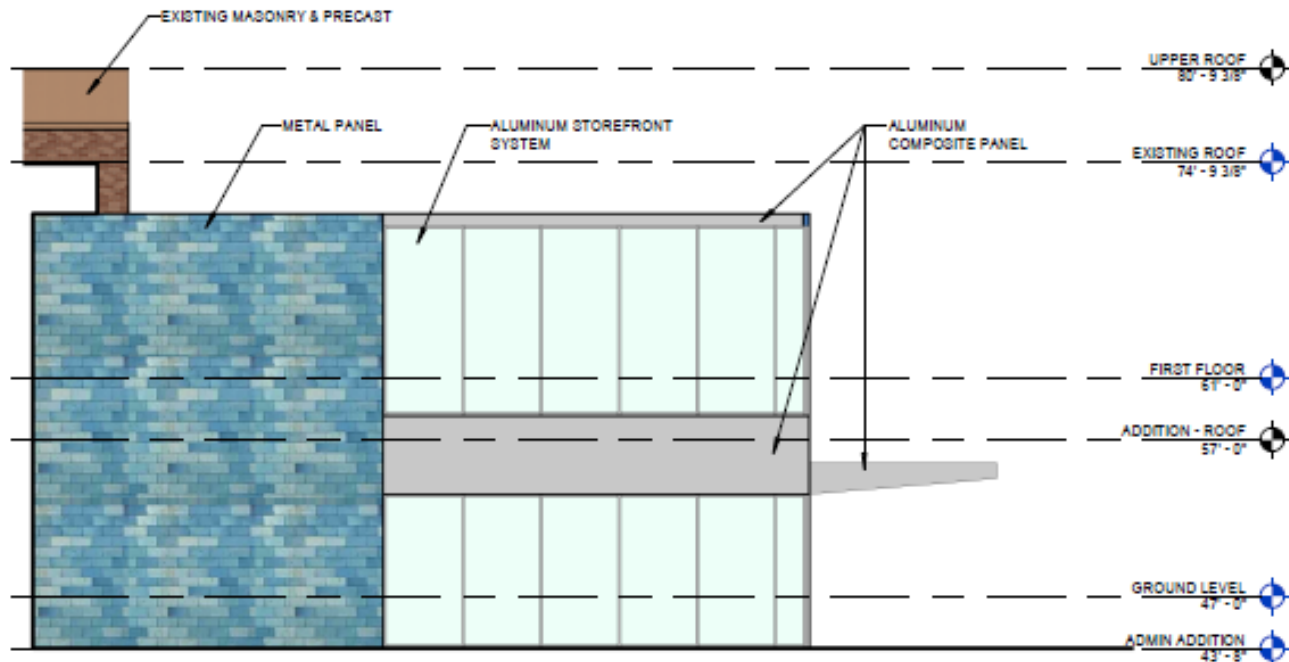


Exhibit 8: North Perspective Rendering.

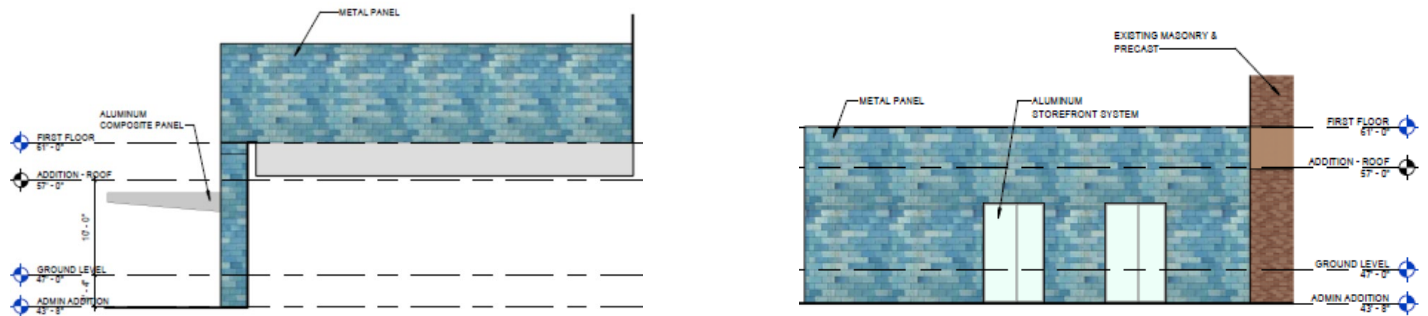


Exhibit 9: South Perspective Rendering upper (left) and lower (right).

Exterior site elements include the relocation of the bicycle parking from the east side of the building to the west to by the new main entrance and a paved pedestrian area for students to wait for pick-up. The proposed building meets the architectural standards required in [Section 4-1-C-5](#) of the UDC. Staff is supportive of the proposed architecture.

DEVIATIONS

The applicant is not requesting any deviations.

REVIEW PROCESS

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

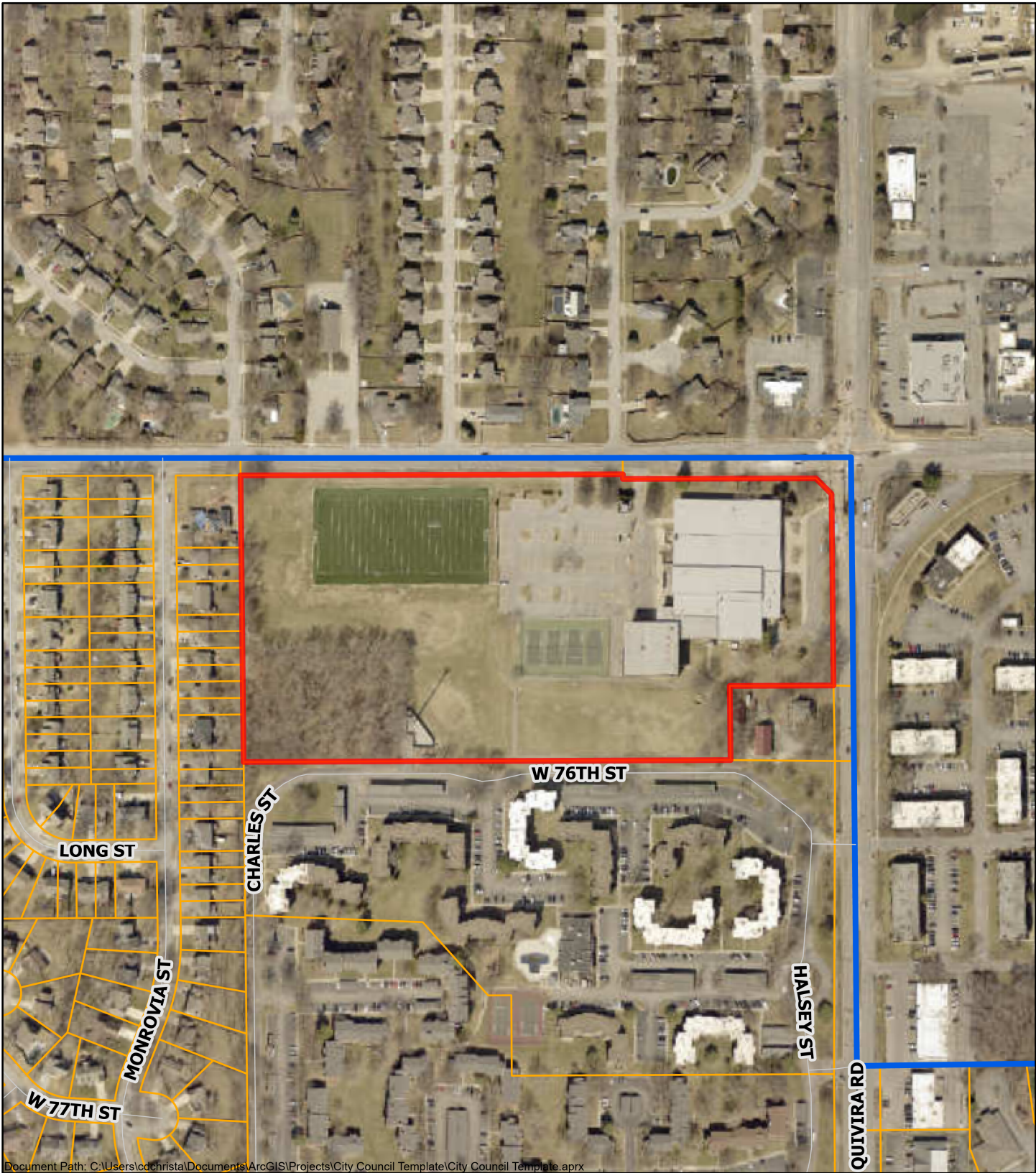
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Revised Final Plan for Trailridge Middle School Building Addition.**

- This project is consistent with Lenexa's goals through **Responsible Economic Development** to promote **Vibrant Neighborhoods** and **Healthy People**.

FINAL PLAN

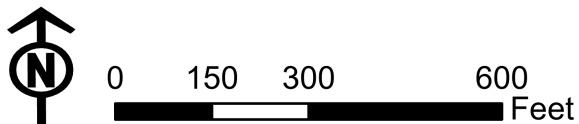
Staff recommends **approval** of the final plan for PL23-03FR – **Trailridge Middle School Building Addition** at 7500 Quivira Road, to allow a 3,000 square foot building addition for a secondary school.

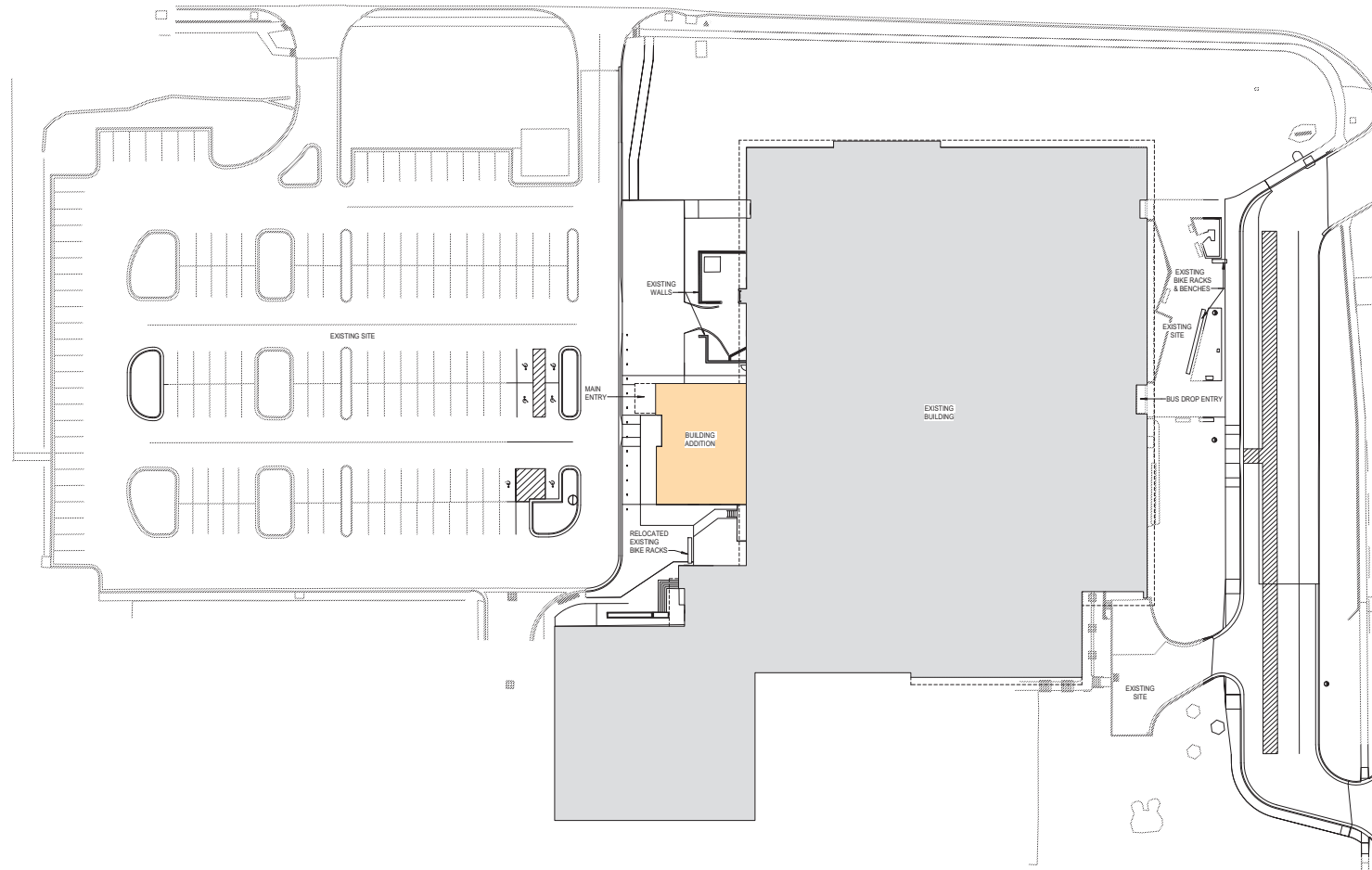


Data Source: City of Lenexa and Johnson County Kansas
 For further information, please call 913-477-7500

Trailridge Middle School Addition, Final Plan

PL23-03FR





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**TRAILRIDGE MIDDLE
 SCHOOL ADDITION &
 RENOVATION**

7500 QUIVIRA RD, SHAWNEE
 MISSION, KS 66216

Project Phase
**REVISED FINAL
 DEVELOPMENT PLAN**

Project Number

22-308

Issue Date

02/27/2023

Revision No.	Description	Date Issued

Area Plan

Sheet Name
**ARCHITECTURAL SITE PLAN
 & DETAILS**

Sheet Number

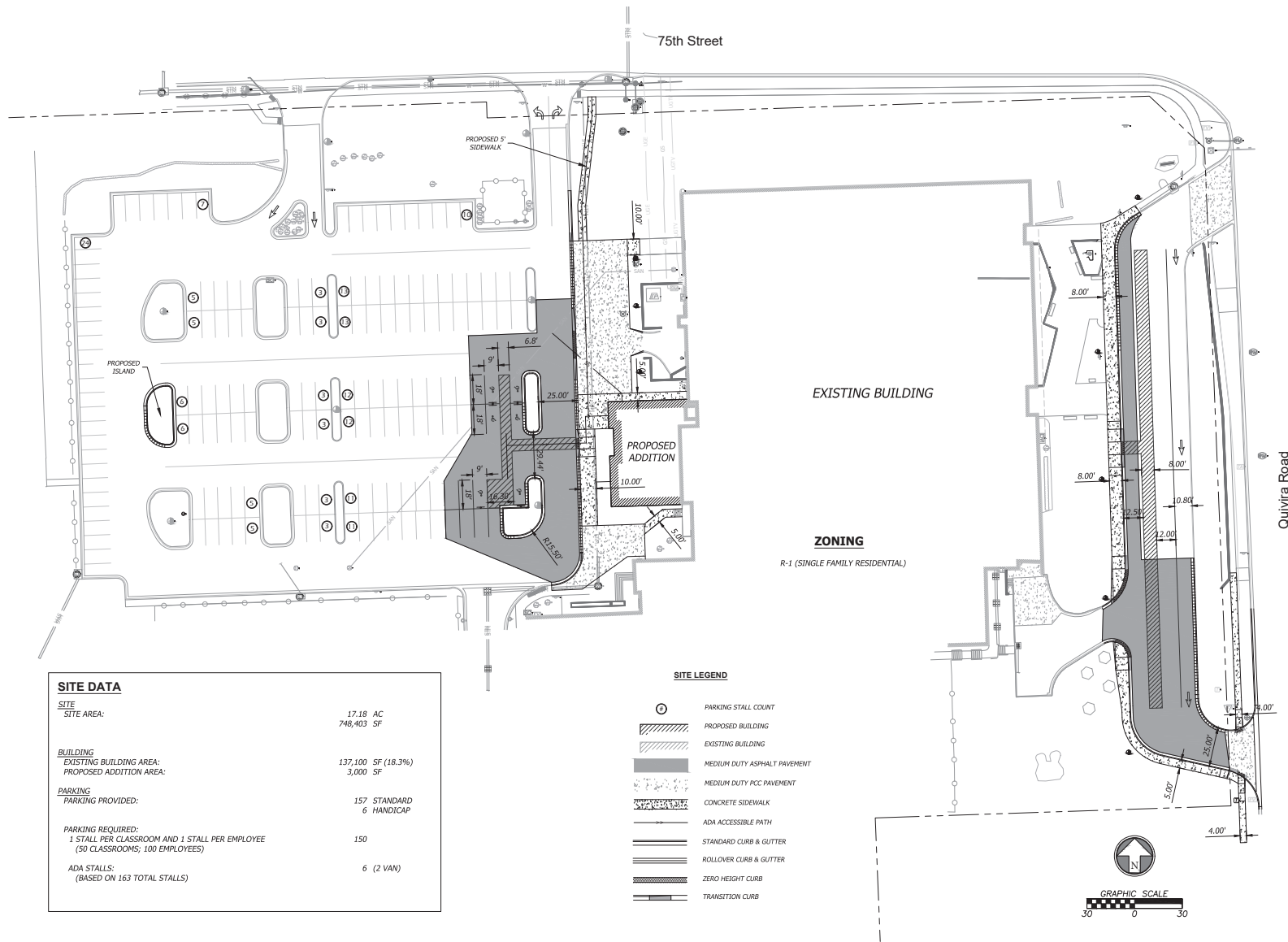
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A1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



SITE DATA

SITE	
SITE AREA:	17.18 AC 746,403 SF
BUILDING	
EXISTING BUILDING AREA:	137,100 SF (18.3%)
PROPOSED ADDITION AREA:	3,000 SF
PARKING	
PARKING PROVIDED:	157 STANDARD 6 HANDICAP
PARKING REQUIRED:	150
1 STALL PER CLASSROOM AND 1 STALL PER EMPLOYEE (50 CLASSROOMS; 100 EMPLOYEES)	
ADA STALLS:	6 (2 VAN)
(BASED ON 163 TOTAL STALLS)	

SITE LEGEND

- PARKING STALL COUNT
- PROPOSED BUILDING
- EXISTING BUILDING
- MEDIUM DUTY ASPHALT PAVEMENT
- MEDIUM DUTY PCC PAVEMENT
- CONCRETE SIDEWALK
- ADA ACCESSIBLE PATH
- STANDARD CURB & GUTTER
- ROLLOVER CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB

EXISTING BUILDING

ZONING
R-1 (SINGLE FAMILY RESIDENTIAL)

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TRAILRIDGE MIDDLE SCHOOL ADDITION & RENOVATION

7500 QUIVIRA RD
LENEXA, KS 66216

Project Phase
REVISED FINAL DEVELOPMENT PLAN

Project Number
22-308

Issue Date
2/27/2023

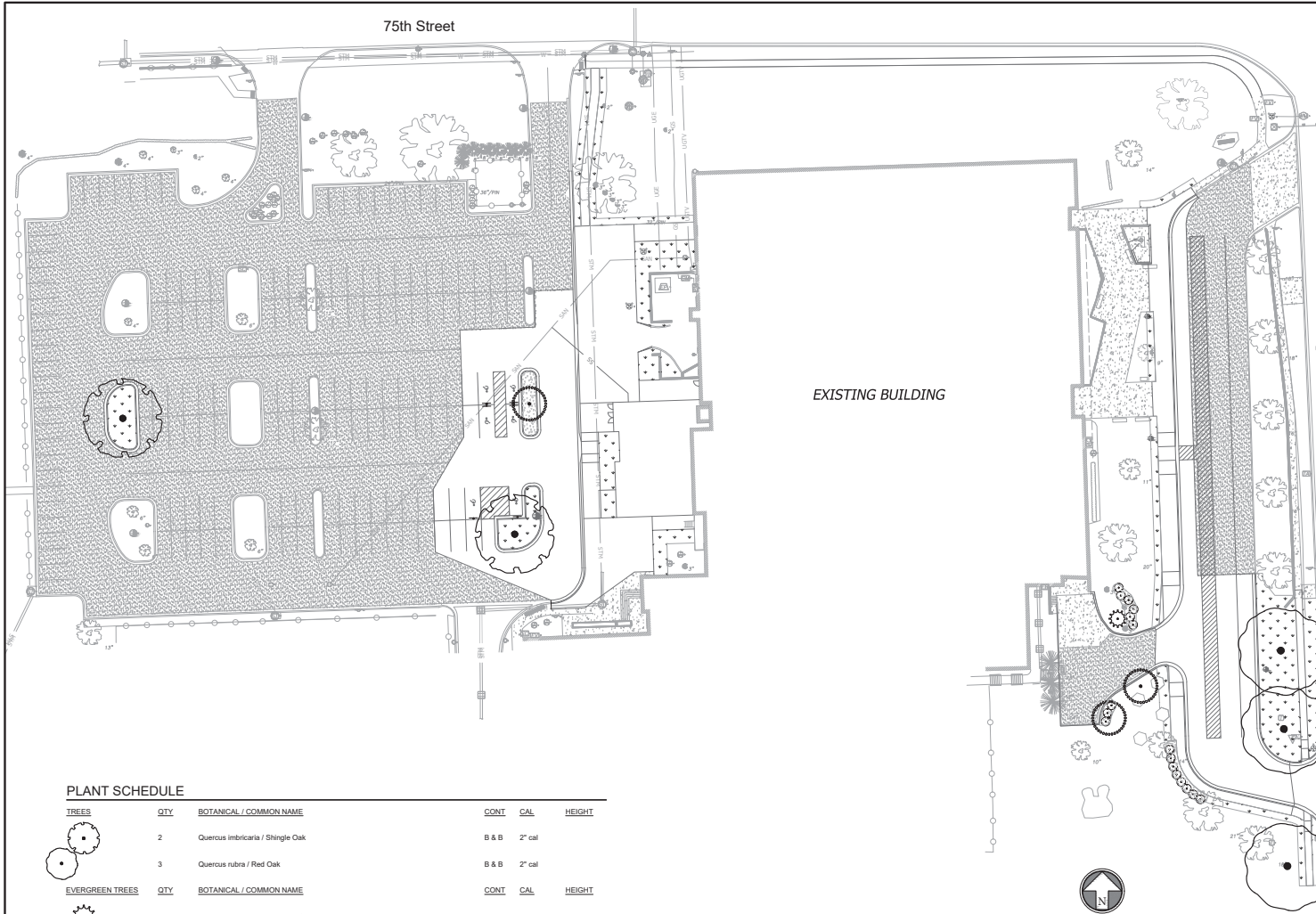
Revision No.	Description	Date Issued
1	City Comments	3/1/23

Area Plan

Sheet Name
SITE PLAN

Sheet Number
C1.0

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EXISTING BUILDING

Quivira Road

75th Street



LEGEND

- PROPOSED STORM SEWER LINE
- PROPOSED ROOF LINE DRAIN
- PROPERTY LINE
- RIGHT-OF-WAY LINE

SITE DATA

	Quantity	Required	Provided
Street Tree			
Installed w/10' of ROW		Y	Y
1 tree / 40 LF of street	135	3.38	3
Perimeter Landscape	135		
Quivira Road (LF)	1.35		
Plantings per 100 LF (for each below)			
2 shade trees		2.70	3
1 ornamental tree		1.35	2
12 shrubs		16.20	17
Parking			
1 tree/per island		3	3

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	2	Quercus imbricaria / Shingle Oak	B & B	2" cal	
	3	Quercus rubra / Red Oak	B & B	2" cal	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	1	Juniperus virginiana 'Canaertii' / Canaertii Eastern Redcedar	B & B		6' H
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	3	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	B & B	1.5" cal	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	17	Forsythia x intermedia 'Sunrise' / Sunrise Forsythia	5 gal	24"-36" H	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SPEC		
	8,395 sf	Festuca arundinacea 'Watersaver Blend' / Watersaver Blend of Tall Fescue	soil		

MULCH SCHEDULE

	WOOD MULCH	795 sf
	Double Ground Hardwood Mulch 3" Depth	

GENERAL LANDSCAPE NOTES

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the Lenexa, KS and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- Landscape Contractor shall provide rock mulch sample to owner for approval.

GENERAL IRRIGATION NOTES

- Irrigation plan to be provided during permitting phase of development.
- Irrigation plan to not interfere with any proposed improvements shown.
 - Irrigation system design to be based on available psi. Minimum operating pressure for spray heads shall be 30 psi and minimum operating pressure for drip zones shall be 40 psi.
 - The contractor shall be responsible for providing uninterrupted, 110v electrical service to the controller and for all hook-ups. All exposed low voltage wire shall be enclosed in a conduit.
 - Place valve boxes 12" minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
 - Install all mainlines to 1% minimum slope to drain valves located at low points of main system.
 - Irrigation controller and rain sensor shall be located in owner approved locations.



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TRAILRIDGE MIDDLE SCHOOL ADDITION & RENOVATION

7500 QUMIRA RD
 LENEXA, KS 66216

Project Phase
REVISED FINAL DEVELOPMENT PLAN

Project Number
 22-308

Issue Date
 2/27/2023

Revision No.	Description	Date Issued

Area Plan

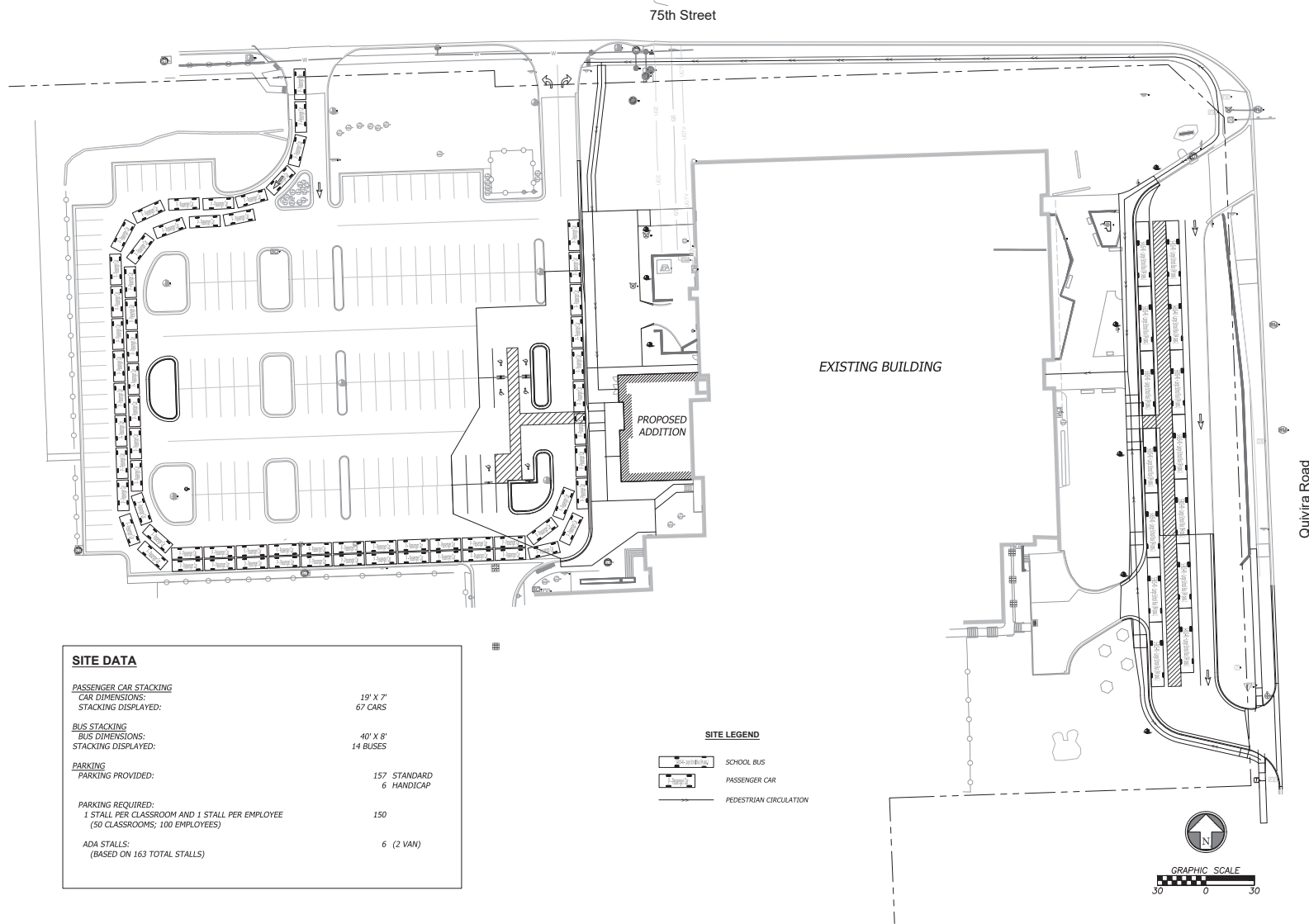
Sheet Name

LANDSCAPE PLAN

Sheet Number

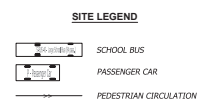
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SITE DATA

PASSENGER CAR STACKING	
CAR DIMENSIONS:	19' X 7'
STACKING DISPLAYED:	67 CARS
BUS STACKING	
BUS DIMENSIONS:	40' X 8'
STACKING DISPLAYED:	14 BUSES
PARKING	
PARKING PROVIDED:	157 STANDARD 6 HANDICAP
PARKING REQUIRED:	
1 STALL PER CLASSROOM AND 1 STALL PER EMPLOYEE (50 CLASSROOMS; 100 EMPLOYEES)	150
ADA STALLS:	6 (2 VAN)
(BASED ON 163 TOTAL STALLS)	



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1	City Comments	3/1/23

Area Plan

Sheet Name
CIRCULATION PLAN

Sheet Number
C4.0

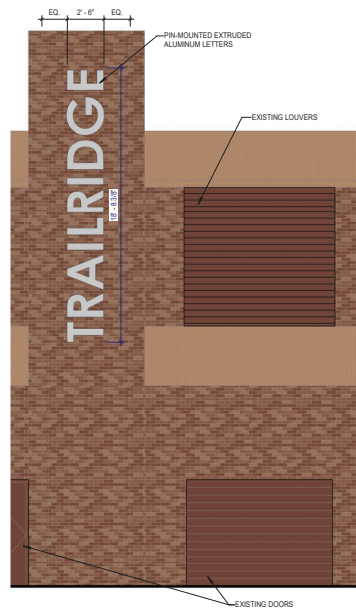
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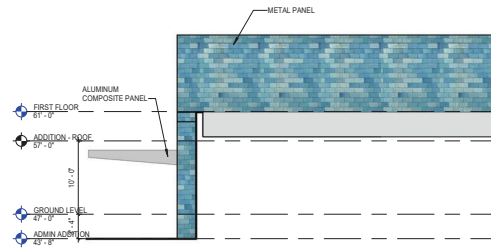
METAL PANEL
MILLENNIUM FORMS
PRODUCT: LARGE FLAT TILE
COLOR: BRIGHT BLUE



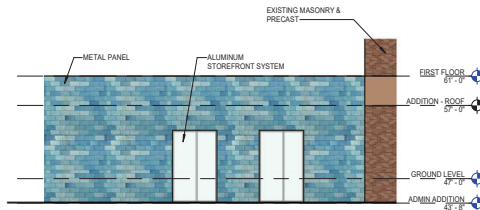
ALUMINUM COMPOSITE PANEL & STOREFRONT
COLOR: CLEAR ANNOXIDIZED ALUMINUM



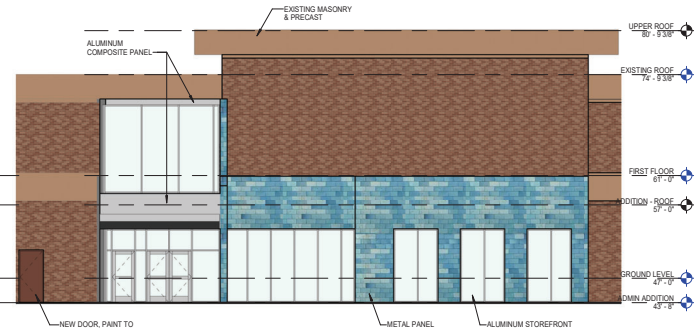
A5 EXTERIOR ELEVATION - CHIMNEY & LOUVER
SCALE: 1/4" = 1'-0"



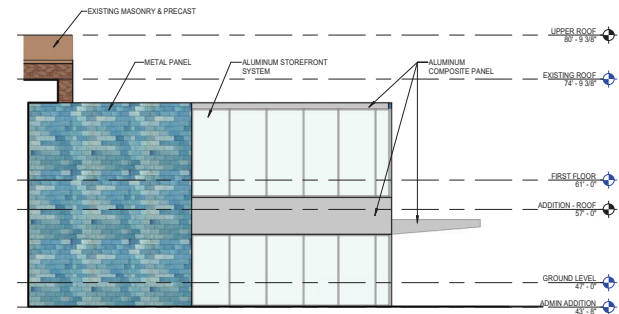
B3 EXTERIOR ELEVATION - UPPER ROOF SOUTH
SCALE: 1/8" = 1'-0"



A3 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



B1 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



A1 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



TRAILRIDGE MIDDLE SCHOOL ADDITION & RENOVATION

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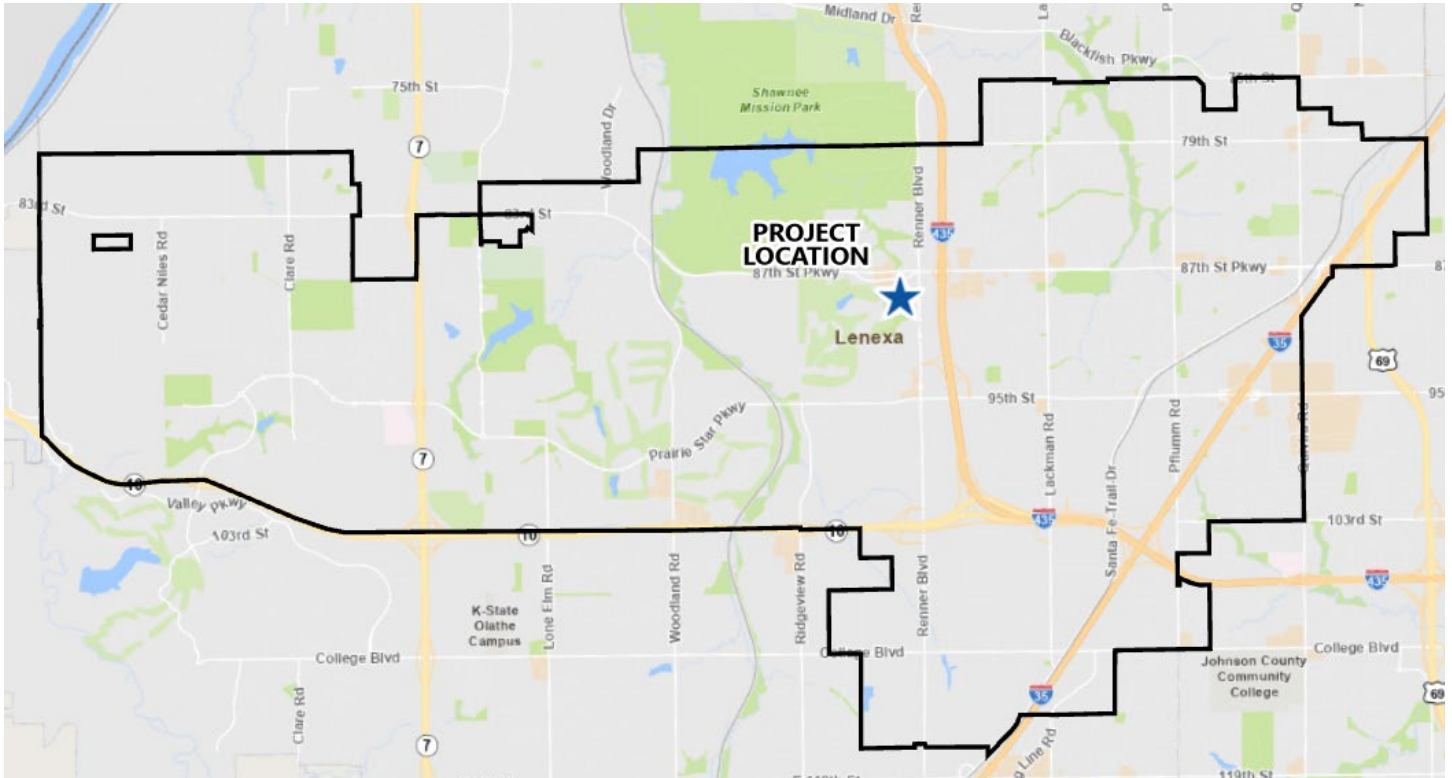
Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
FDP3.00

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KIEWIT K3 BUILDING

Project #:	PL23-08F	Location:	SWC of 89 th Street and Hampton Street
Applicant:	Clint Loumaster, GBA	Project Type:	Final Plan
Staff Planner:	Dave Dalecky	Proposed Use:	Office building



PROJECT SUMMARY

The applicant proposes to construct a 177,551 square-foot, six-story office building as part of the Kiewit campus. The site is located at the southwest corner of 89th Street and Hampton Street in southeasterly quadrant of City Center. The building is the final building of the Kiewit campus. The building is designed to complement both the recently constructed Kiewit office building and the “L” shaped building constructed prior to Kiewit acquiring the building and developing a multi-building campus.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The Kiewit campus is a group of buildings at the southerly end of the City Center region. The site is at the southwest corner of 89th Street and Hampton Street. The campus consists of four buildings referred to numerically as K1 through K4. Buildings K1 and K2 is the “L”-shaped building at the southwest corner of 89th Street and Renner Boulevard. This building was originally developed as the Perceptive Software Headquarters building, then was occupied by Lexmark, and is currently occupied by Kiewit. The most recently completed building is K4, a six-story building that began construction in 2018 and was completed in 2020. The proposed building, referred to as K3, is between the K2 and K4.

City Center was initially zoned in 2003. Many different proposals for City Center have been submitted in the 20-year history of the region. A preliminary plan (PL03-13) was established for this part of City Center, south of 87th Street and along Renner Boulevard in 2003 for a mixed-use development of office and townhouse buildings. Multiple revised plans have been approved for this area. A revised preliminary plan (PL12-02PR) for Perceptive Software was approved in 2012 to establish the current building pattern for the office building campus. A revised Concept Plan (PL15-01CPR) was most recently approved for several blocks in the southerly part of City Center, including this site, in early 2015.

Each building of the Kiewit campus has minimal setbacks from the street, as directed by the City Center Design Guidelines (CCDG), to create an urban character to the region. Parking for the office buildings is provided by a two-level parking structure on the southerly side of the buildings. The parking structure is a large portion of the campus but is located internally, which reduces the visibility of the parking from the street. Parking is to be effectively screened from view from the surrounding streets and located within parking structures whenever possible to minimize the visual impact of fields of surface parking common in typical suburban development.

LAND AREA (AC) 0.89	BUILDING AREA (SF) 177,551	CURRENT ZONING CC	COMP. PLAN City Center Core
-------------------------------	--------------------------------------	-----------------------------	---------------------------------------



Exhibit 1: Vicinity Aerial Image of Subject Site (Kiewit Campus Outlined in Red).

LAND USE REVIEW

The building is an office building for the Kiewit engineering firm. Office use is permitted in the CC Zoning District. The CCDG encourages development to incorporate a mix of uses to foster an active experience along the streets. All the Kiewit buildings contain only office uses. The Kiewit campus will generate activity by nature of the size and daytime population of the employees. The total floor area of all four buildings is 600,944 square feet. The buildings will not have retail activity at the ground floor but are designed so that the ground level is in clear view of the street with significant area of window openings providing visibility into the office spaces. The buildings will also have access doors for the employees to move from the buildings out to the sidewalks along the street.

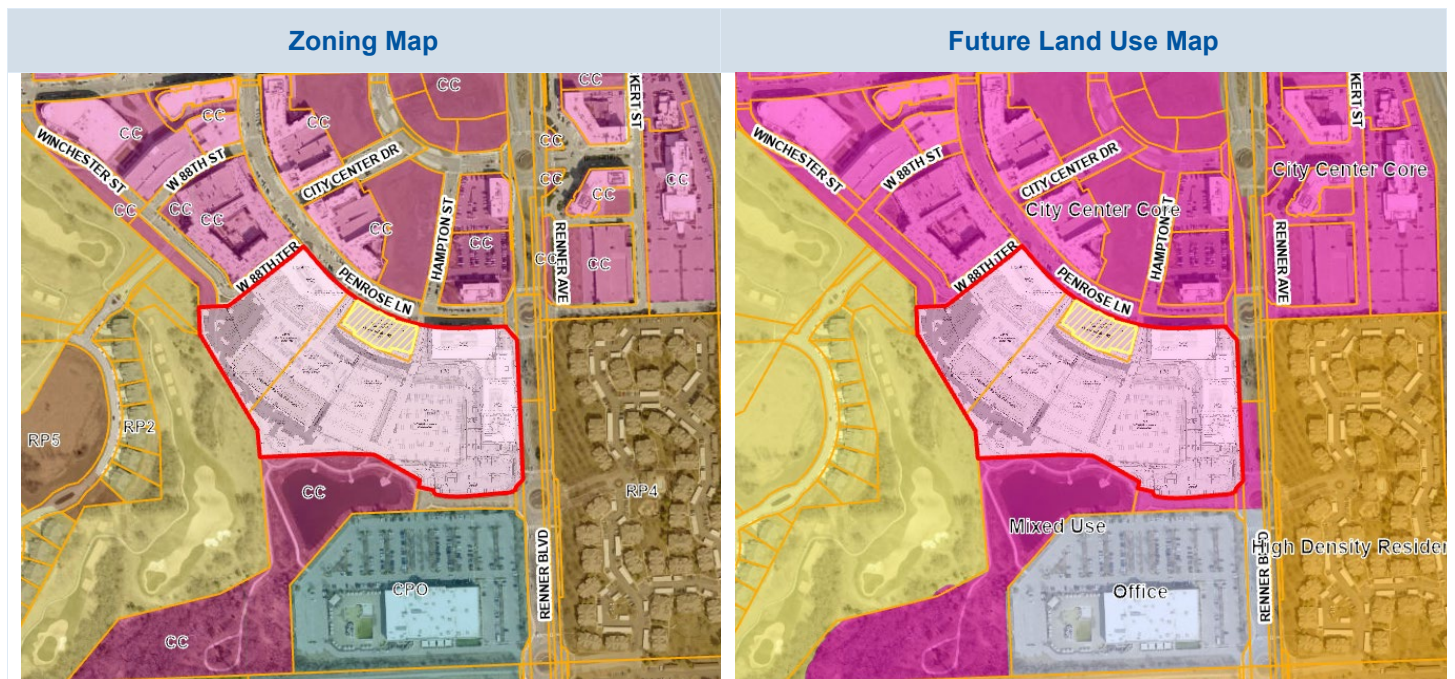


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Current Use
Subject Property	City Center Core	CC, Planned City Center District	Undeveloped land
North	City Center Core	CC, Planned City Center District	Mixed-Use
South	City Center Core, and Office/Employment Center	CC, Planned City Center District, and CP-O, Planned General Office District	Office and Fitness Center
East	City Center Core	CC, Planned City Center District	Office
West	City Center Core, and Suburban Residential	CC, Planned City Center District, and RP-1 Residential Planned Single-Family District	Office and golf course

FINAL PLAN REVIEW

The proposed final plan includes a 177,551 square-foot six-story building, a new parking structure, and additional surface parking. The building fronts onto 89th Street, a curving street that sweeps to the north becoming Penrose Lane. This is a significant street in City Center with several lots already developed. The six-story building creates a dramatic presence onto the street, similarly as the K4 building does. The design and configuration of the proposed K3 building takes several queues from the K4 building. The space along the street side of the building will include the pedestrian amenity zone (PAZ) with the modular streetscape features, including decorative pavement, scored patterning, and planters, but the primary entrance into the building is on the southerly side of the building facing the parking area. The main entrance is on the parking lot side of the building because most employees and visitors will access the building from this side. Secure access ways are provided on the street side of the building providing a direct route for employees to walk out to the street.

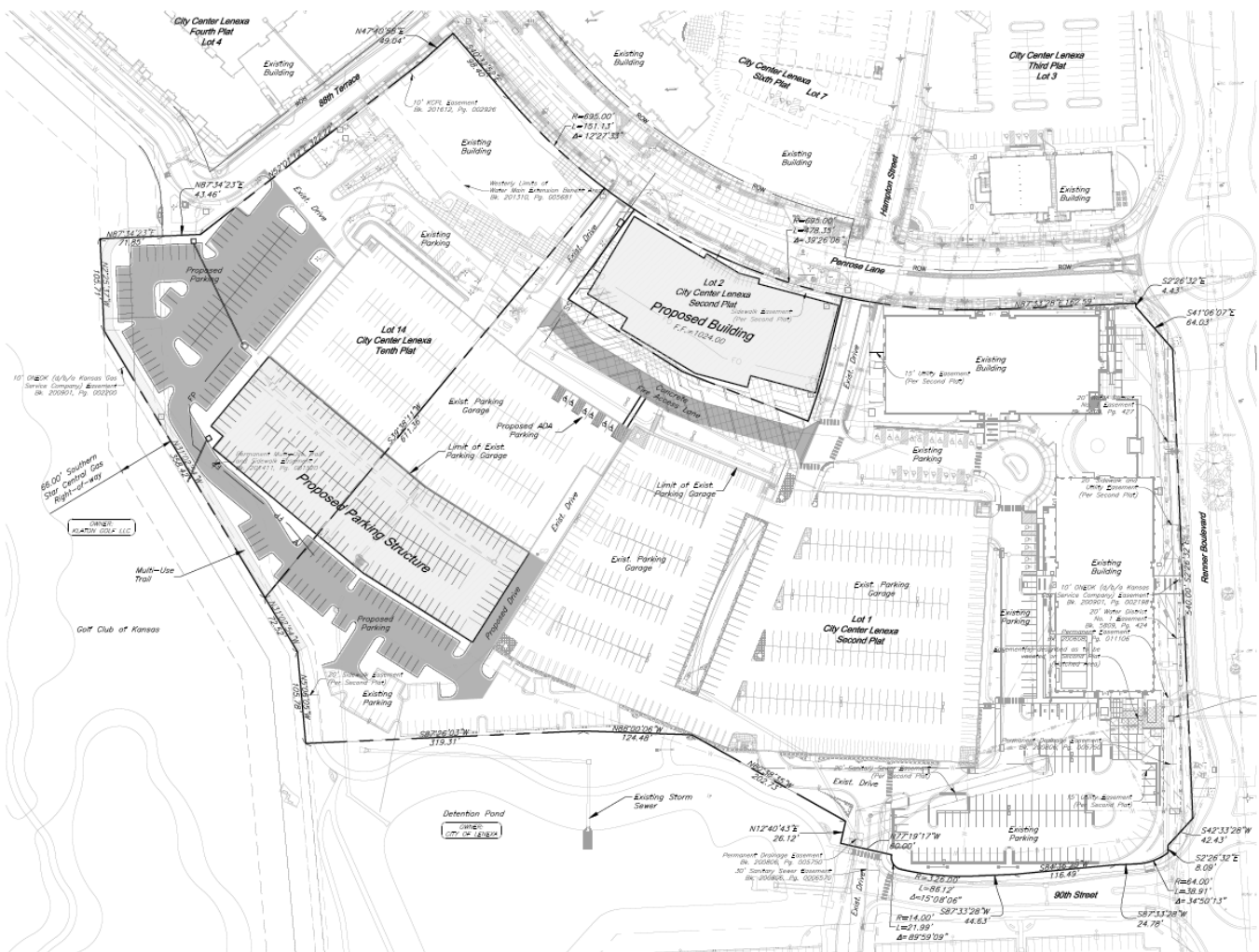


Exhibit 2: Site Plan.

This building will have a large plaza space on the side that faces the parking lot. The large plaza space will be used for events and teambuilding activities and for passive enjoyment for the employees. The plaza space will extend under the building at the ground level similar to the K4 building design. A sidewalk is provided on the east and west sides of the building to link the plaza to the sidewalk on the street.

The plaza incorporates a decorative pavement score pattern that will be askew to the wall plane of the building and will provide a slight contrast to the pavement pattern of the K4 plaza area. The two plaza spaces use similar materials and geometric dimensions but will be slightly different creating a unique visual character for this space. The plaza will also provide a fire apparatus access lane for the building in lieu of a vehicle drive aisle. The decorative pavement and appropriate signs identifying this space for emergency vehicles only and will be used to make it obvious that the space is not intended for vehicles to drive onto.

TRAFFIC, ACCESS, AND PARKING

- The site has multiple points of access from the surrounding streets and from the adjacent parking areas of the Kiewit campus.
- Multiple sidewalks are provided from the building to the parking areas and to the two-level parking structure.
- A pedestrian link is provided on the east side of the K4 building from the street side to the parking lot. This link is an extension of the outdoor plaza spaces which are partially covered by the building. The plaza spaces provide an integrated transition space from the PAZ on the 89th Street/Penrose Lane side of the buildings into the internal pedestrian spaces of the Kiewit campus. This building will not have as deliberate of a connecting link from the street to the interior portion of the campus as the K4 building. A second link is not necessary for the group of buildings.
- The overall parking ratio proposed for the four-building campus is 3.3 stalls per 1,000 square feet of floor area. The applicant is requesting approval of the parking ratio that is less than the standard 1 stall for every 250 square feet of floor area (or 4 stalls per 1,000 square feet). The applicant provided a parking study which shows the actual number of vehicles parked relative to the number of employees entering the building. The study shows the actual parking rate for the campus is approximately 3 cars for every 1,000 square feet of floor area. The applicant anticipates this same need for parking as for the completed campus. Staff supports the requested parking ratio for the Kiewit campus.

TABLE 2: PARKING ANALYSIS				
Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
City Center <i>(Office use)</i>	For City Center the applicant shall provide a parking study <i>(Office use requires 1 stall for every 250 square feet)</i>	Approved by PC and CC <i>(2,404)</i>	1,978	-426

An expansion of the parking structure and additional surface parking will be constructed with this phase of the campus. The parking structure is a “pedestal” type of parking structure which has ground level parking and one raised deck level. The two-level parking structure will expand the existing parking structure to the southwesterly part of the site. To the west of the site is a wooded area of the Canyon Farms Golf Club and to the south is a City-owned parcel that is the southernmost part of City Center.

A section of the trail is proposed to be moved to the edge of the property line which will allow for surface parking to be constructed at this southerly edge of the site. Portions of the sweeping curves of the trail will be straightened and will be directly adjacent to the curb of the parking areas. These sections are relatively short. Additional landscaping will be installed between the trail and the parking lot where adequate space is provided. The trail is close to, or immediately adjacent to, streets and parking in other areas of City Center; therefore, is not a unique condition.

The parking structure is proposed to have a solar array system. The solar array will cover the entire surface of the new section of the parking structure. The structure is an optional feature of the project but shown on the plan for consideration for approval with this final plan. The system is a metal frame structure with dark glass panels mounted onto the top at an angled, or “sail” position. Solar panels are most often installed on the roof portion of a building and are often not visible. The parking structure is reasonably obscured from the street system of City Center but is briefly visible from various vantages and is visible from the pedestrian trails around the site. The solar array will also be visible from those same vantages. Staff is supportive of the proposed solar panel array system on the parking structure.



Exhibit 3: Solar Array on Parking Structure.

STORMWATER

The overall stormwater management for this site has been previously constructed; however, some minor additions (an additional proprietary unit) are currently proposed to appropriately accommodate this project.

FIRE PREVENTION

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

LIGHTING

The site will include lighting for pedestrian areas, building-mounted lighting, and parking lot lighting for the parking areas. The site lighting will be a consistent design to the lighting fixtures used for the K4 building. The plaza space and sidewalks between the buildings will be illuminated with light bollards and multi-fixture lights on 15-foot-tall poles. The use of these light fixtures will more ambient lighting than a typical suburban office building setting. This is due to the regular placement of the light fixtures, proximity of the building lighting and the lights along the public street. The lights are an architectural style fixture of an aesthetic appearance and durable construction. The lighting level is expected for an urban area such as City Center.

LANDSCAPING

Landscaping in City Center is generally more compact spaces with no or minimal lawn spaces. The landscaping typically includes landscaping in the planter areas of the PAZ, landscape areas around the building and in parking areas and in islands whenever possible. This site will include planter spaces on 89th Street and spaces for landscaping around the building. The site will also have extensive landscaping in the plaza space on the south side of the building. Additional landscaping will be installed in new parking lot islands of the additional surface parking at the south end of the site and in the spaces between the pedestrian trail and the parking lot. The landscaping along the trail will include lower growing materials and mid-size ornamental trees.

ARCHITECTURE

The building is designed to transition between the K1 and K2 buildings and the more modern looking K4 building. This building will be more heavily weighted toward the architectural character of the K4 building using the same palette of materials and expressing the same features as the K4 building.

The building does apply the elements of the CCDG while paying less attention to others. This building has a distinctive base-middle-top hierarchy to the overall structure which is directly referenced in the CCDG. The ground level uses precast concrete with a smooth finish to represent a cast stone, extensive amounts of clear glass and metal frame elements positioned at an angle as a dramatic effect to the exposed steel framing. The second through fourth floors of the building incorporate brick into the horizontal and vertical lines of the building and substantial amounts of glass. Steel structural elements are visible behind the glass panels. The steel framing is angled and run parallel to the exposed framing elements of the ground floor. The north façade has an articulated element where a part of the building projects from the predominant wall plane. On either side of this projected element are “wing” features with a metal screen material for an accent. This metal material is also used on the south facing façade at articulated features of the façade.



Exhibit 4: Northeast and Northwest Perspective Renderings of the Proposed K3 Building.

To compensate for the main access into the building being on the non-street facing side is the substantial amount of clear glass used on all floors of the building including the ground floor. The Kiewit campus buildings activate the street by having such close visual connectivity of the interior space out to the sidewalk and from the sidewalk into the buildings. The relationship of the main entrance of the K3 building is identical to the recently completed K4 building.



Exhibit 5: Existing K4 Building.

The building contains a “hinge-point” at the middle of the building where the building appears like two intersecting planes. This is a repeated element from the K4 building and allows the building to wrap the curve of the alignment of 89th Street/Penrose Lane.

The applicant is proposing signs installed on multiple façades of the building and multiple signs on a single façade. City Center does encourage unique signs which are contextually integrated with the building architecture. Staff has typically discouraged multiple signs identifying a building occupant on the same façade. The signs proposed for the building will be further analyzed by Staff and a determination made if the signs would require additional review by the Planning Commission or potentially a sign deviation request. No signs are specifically approved with this final plan application. Separate sign permits are required for each individual sign.

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 from the City Council on April 18, 2023.
- 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 Plan for Lenexa Smart Storage.**

- This project is consistent with Lenexa’s goals through *Responsible Economic Development* to promote *Vibrant Neighborhoods* and *Healthy People*.

FINAL PLAN

Staff recommends **approval** of the final plan for PL23-08F – **Kiewit K3 Building** at the southwest corner of 89th Street and Hampton Street, for an office building.



Document Path: R:\A\data\dd_scratch\VIC MAP projects\A\antage\Template.aprx

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

Kiewit K3 Building PL23-08F



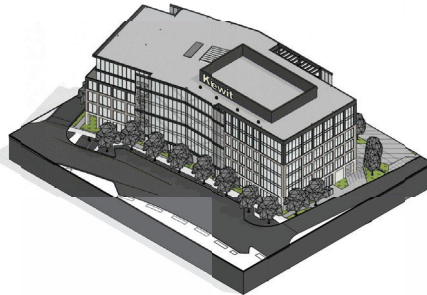
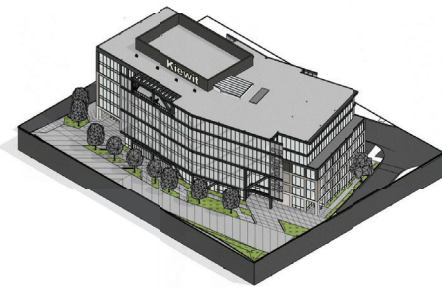


Kiewit

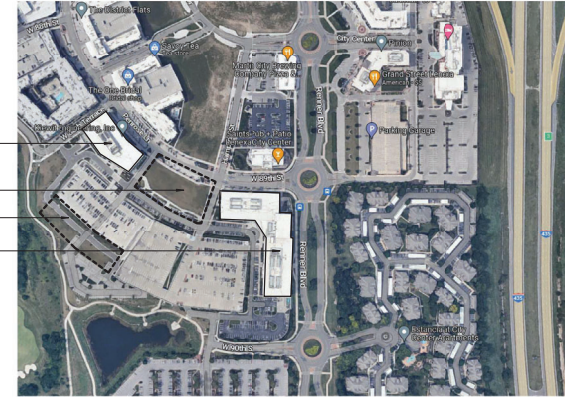
KIEWIT REGIONAL HEADQUARTERS - K3 LENEXA, KANSAS

ISSUANCE:
FINAL DEVELOPMENT PLAN - 2.27.2023

SHEET NUMBER	SHEET NAME
FDP 000	COVER
CI 0	GENERAL LAYOUT
CI 2	DETAILS & TYPICAL SECTIONS
CI 3	GRADING PLAN
CI 4	DIMENSION PLAN
CI 5	UTILITY PLAN
CI 6	DRAINAGE MAP & CALC'S
CI 7	BMP PLAN
CI 8	TRUCK TURNING MOVEMENTS
CI 9	GENERAL NOTES
UI 01	SITE REFERENCE PLAN
UI 02	FIRE LANE ACCESS
UI 03	MATERIAL AND LAYOUT PLANS
UI 04	MATERIAL AND LAYOUT PLANS
UI 05	MATERIAL AND LAYOUT PLANS
UI 06	PLANTING PLANS
UI 07	PLANTING PLANS
UI 08	PLANTING PLANS
UI 09	LANDSCAPE DETAILS
UI 10	PROSOLUTION (DESIGN)
FSP 101	FLOOR PLAN - LEVEL 1
FSP 102	FLOOR PLAN - LEVEL 2
FSP 103	FLOOR PLAN - LEVEL 3
FSP 104	FLOOR PLAN - LEVEL 4
FSP 105	FLOOR PLAN - LEVEL 5
FSP 106	FLOOR PLAN - LEVEL 6
FSP 107	FLOOR PLAN - ROOF
FSP-G100	FLOOR PLAN - LEVEL G0
FSP-G101	FLOOR PLAN - LEVEL G1
FSP-G102	PV ARRAY - POTENTIAL
FSP-201	EXTERIOR ELEVATIONS
FSP-202	EXTERIOR ELEVATIONS
FSP-301	EXTERIOR VIEWS
FSP-302	EXTERIOR VIEWS
FSP-303	MATERIALS
E100	SITE PLAN-SITE LIGHTING
E101	SITE PLAN-PARKING LIGHTING
E102	SITE PLAN-SITE PHOTOMETRIC
E103	SITE PLAN-PARKING PHOTOMETRIC
E104	SPECIFICATIONS
E105	SPECIFICATIONS



PROJECT LOCATION



- K4 FORMERLY K3 EXISTING KIEWIT BLDGS
- K3 BUILDING LOCATION
- PARKING GARAGE ADDITION
- K1K2 EXISTING KIEWIT BLDGS

BUILDING CODE INFORMATION

Authority Having Jurisdiction: City of Lenexa, Kansas

Applicable Codes:
 2018 International Building Code (IBC)
 2018 International Fuel Gas Code (IFGC)
 2018 International Mechanical Code (IMC)
 2017 National Electrical Code (NFPA)
 2018 International Plumbing Code (IPC)
 2018 International Fire Code (IFC)
 2012 International Energy Conservation Code (IECC)

Project Description:
 The scope of work is to construct a new office building in Lenexa, KS. The office building will be sprinklered. The type of construction is I-B.

The existing parking structure will be expanded to accommodate an additional 310 parking stalls. The parking structure type of construction is I-B. The amendment 903.2.13 exception 1 - a sprinkler system will not be required. Stand pipes will be provided.

Code Approach:
 1. The office building will be used for Group A-2, A-3, B, and S-1 occupancies.
 2. The office building is classified as six stories of Type I-B construction in accordance with Table 503 when a non-separated approach is utilized.
 3. The entire office building will be protected by an automatic sprinkler system in accordance with the requirements of Section 903.2.1.3 and NFPA 13.
 4. Per section 1027.1 Exception 1, up to 50% of the exits can discharge to the interior of the building. All other exits are required to exit directly to the exterior.
 5. Per amendments from the City of Lenexa, areas of refuge for stairways is not required when a building is fully sprinklered per NFPA 13 (Section 7007.3 Exception 6). Elevator lobbies are required to have areas of refuge per Section 1007.4.
 6. An unenclosed floor opening (with a circulation star) will be created. The horizontal area of the opening is required to be less than or equal to two times the area of the open star. This is permitted by Section 712.1.8. The star (stringers, landing and their supports) is not required to be fire resistive. An 18 inch deep draft curtain is required around the floor opening.

Occupancy Classifications:
 A-2 Cafeteria, Terrace
 A-3 Meeting Area
 B Business
 S-1 Moderate-hazard storage

Incidental Use:
 None

Accessory Use:
 None

Mixed Use Approach:
 Non-separated use A-2, A-3, B, and S-1

Type of Construction:
 Type I-B

Grade Plane:
 Elevation: 100'-00"
 Allowable height/stories: 180 ft / 12 stories (Table 503 and Section 504.2)
 Actual height/stories: 181 ft 0 in / 6 stories
 Top Occupied Floor: 73'-0" above the department access (Below 70'-0", not a high rise)

Basic Allowable Building Area:
 48,000 ft²
 Increase for Open Yard around Building: Not Used
 Increase for Fully Sprinklered 6-Story Building: 48,000 ft²
 Total: 144,000 ft²

Allowable area per story:
 144,000 ft² (Section 508)
 Actual area (largest story): 31,000 ft²

Maximum total building area:
 144,000 ft² x 3 = 432,000 ft² (Section 506)
 Actual total building area: 180,000 ft²



Project
Kiewit Lenexa Regional
Headquarters K3
Project Address

Prepared for
Kiewit
Lenexa KS



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Professional Seal

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No.	Description	Date
	FINAL DEVELOPMENT PLAN	2023-02-27

Project No: 22-70078.00

Sheet Title: COVER

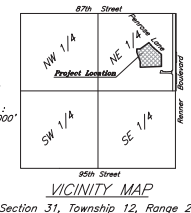
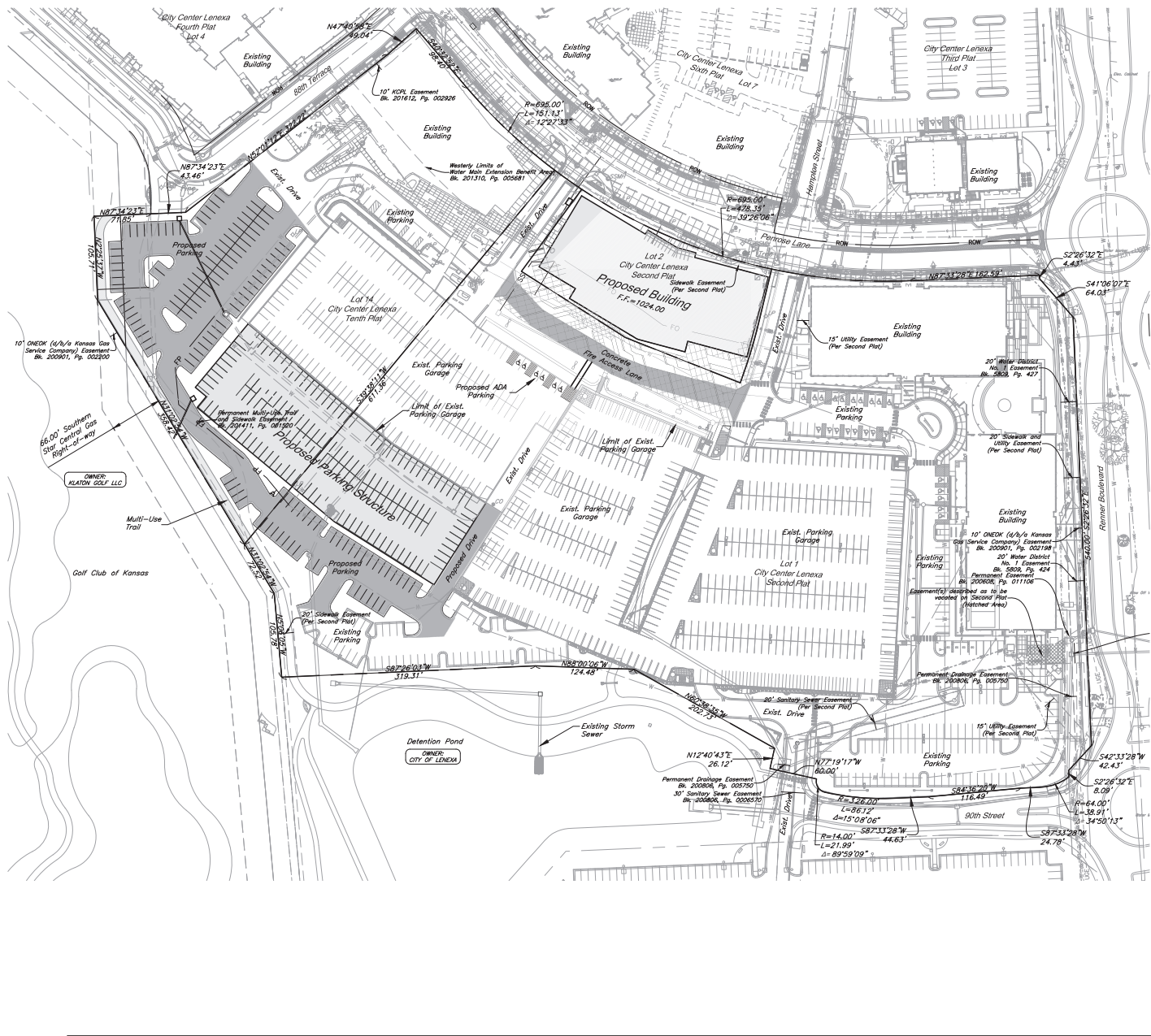
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 Sheet Number

FDP 000

2023-02-27 11:55:00 AM

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Monday March 20, 2023, 12:31am
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 G:\12656.43\Civil 3D\Production Drawings\FinalDevelopmentPlans\12656.43\02000.dwg Layout: General Layout.



CAUTION!
 Numerous Utilities on Site.
 Contractor to verify location and elevation of all utilities prior to commencing construction.

PROJECT BENCHMARKS
 BM/CP# 101 = Chisled Plus Out on top back of curb on West curb of Renner, Southwest corner of 89th Street Roundabout. EL = 1030.15'

Ties:
 1) SW 74.24' to centerline base of street light
 2) NE 41.48' to centerline base of street light
 3) NW 20.82' to centerline of metal sign post

CAF: 0.999923077

FLOODPLAIN:
 The project is located in Zone X, noted as areas determined to be outside the 0.2% annual chance floodplain per FEMA Flood Insurance Rate Map FM20091C0049C, dated August 3, 2009.

PROPERTY DESCRIPTION:
 A tract of land being part of the Northeast Quarter of Section 31, Township 12 South, Range 24 East, in the City of Lenexa, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence South 02°26'32" East, along the East line of said Northeast Quarter, a distance of 1,187.35 feet; thence South 87°33'28" West, departing said East line, a distance of 739.05 feet, to a point on the West Right-of-Way line of Penrose Lane, as now established; said point also being the Northwest corner of Lot 1, CITY CENTER LEXENA SECOND PLAT, and said point also being the Point of Beginning; thence South 30°18'11" West, along the West line of said Lot 1, a distance of 611.36 feet, to a point on the East line of a tract of land being described as Area 4, in a Warranty Deed, recorded in Book 201411, Page 006826; thence North 31°02'54" West, departing said West line, along the East line of said tract of land a distance of 358.82 feet, to a point on the West line of the Northeast Quarter of said Northeast Quarter; thence North 02°25'37" West, departing said East line, along said West line, a distance of 105.71 feet, to the Southwest Corner of Tract A, CITY CENTER LEXENA FOURTH PLAT; thence North 87°34'23" East, departing said West line, along the South line of said Tract A, and the Eastern extension thereof, a distance of 115.31 feet, to a point on the South Right-of-Way line of 88th Terrace, a distance of 115.31 feet, to a point on the South Right-of-Way line of Penrose Lane, as now established; thence North 52°01'12" East, along said South Right-of-Way line, a distance of 322.22 feet; thence North 47°40'58" East, continuing along said South Right-of-Way line a distance of 49.03 feet, to the intersection of said South Right-of-Way line, and said West Right-of-Way line of Penrose Lane; thence South 40°32'52" East, departing said South Right-of-Way line, along said West Right-of-Way line, a distance of 98.40 feet, to a point of curvature; thence Southeastery, continuing along said West Right-of-Way line, and along a curve to the left, having a radius of 695.00 feet, and a central angle of 122°33'11"; a distance of 151.13 feet, to the Point of Beginning, containing 176,317.82 square feet, or 4.05 acres, more or less.



Project
 Kiewit Lenexa Regional
 Headquarters K3
 Project Address

Prepared for
 Kiewit
 Lenexa KS



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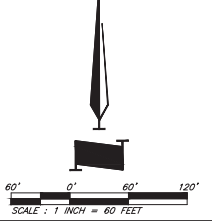
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No.	Description	Date
1	Final Development Plans	02/24/2023
2	FDP REVISIONS	02/24/2023

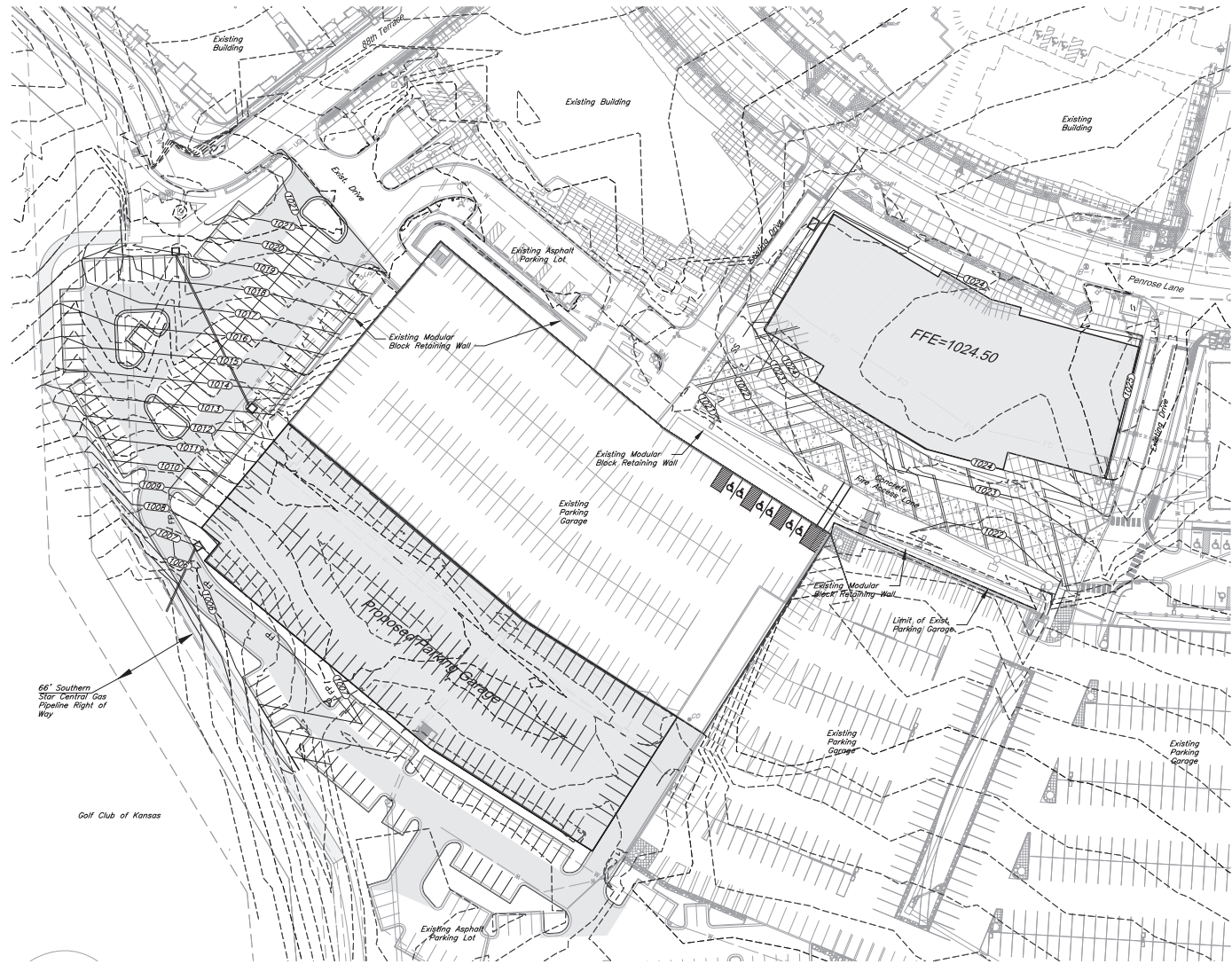
Project No.: 12656.43
 Sheet Title:

GENERAL LAYOUT

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FDP C1.0



Grading Legend

- 1010 Existing Contour
- 1010 Proposed Contour
- Drainage Flow Arrow
- Top of Wall
- Bottom of Wall
- Concrete Pavement
- Standard Duty Asphalt Pavement
- Heavy Duty Asphalt Pavement



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 Project Address

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 Lenexa KS



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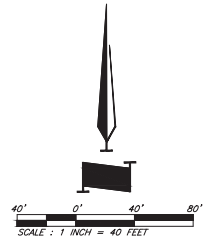
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No.	Description	Date
1	FINAL DEVELOPMENT PLAN	2023/03/20
2	FDP REVISIONS	2023/03/20



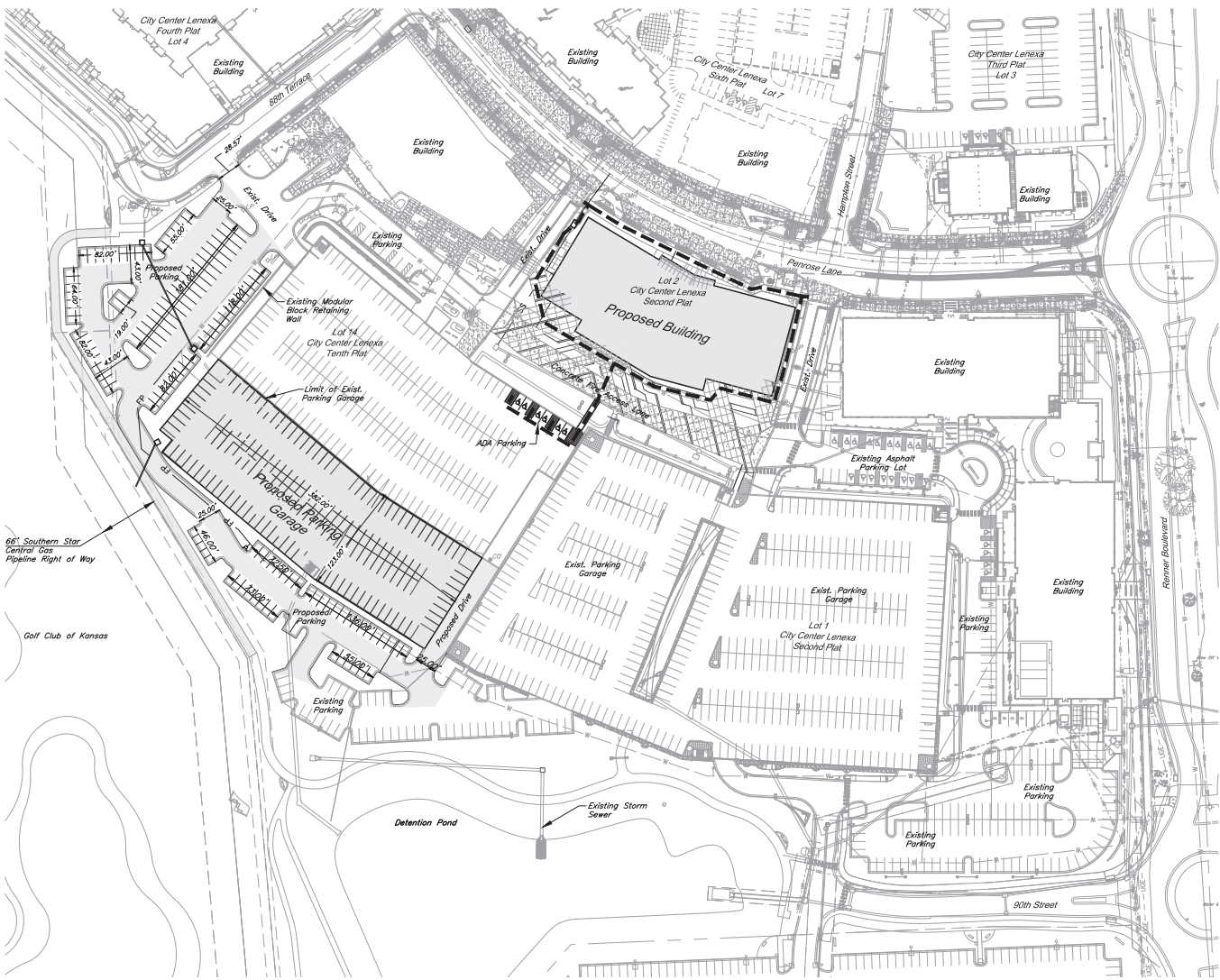
Project No: 12656.43
 Sheet Title:

GRADING PLAN

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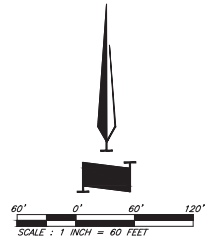
Original is in 24" x 36" and all contents of this drawing.
 Sheet Number
FDP C3.0



- Notes:**
1. Site Concrete shall be KCMMB-4K unless otherwise noted.
 2. All concrete within public Right of Way or Sidewalk Easements shall be KCMMB 4,000 PSI.
 3. Contractor shall prepare and submit concrete jointing plan to Engineer for review prior to construction.
 4. Refer to Architectural plans on the building permit plan set for specific dimensions on layout of score lines at entrances and courtyard.
 5. All Striping Dimensions, are dimensioned from face of curb.
 6. All pavement within 50' of building structure will be heavy duty pavement or concrete.

- Construction Notes:**
1. Construct Flat Curb
 2. Construct Concrete Walk, See Detail Sht. CB.2 and Landscape Plans
 3. Construct Handrail behind retaining wall, See Detail Sht. CB.3
 4. Install Ballard, See Detail Sht. CB.3
 5. Sawcut Asphalt Pavement for new construction
 6. Modular Block Retaining Wall (Design by others)
 7. Construct Heavy Duty Asphalt Pavement (Typ.), See Detail Sht. C2.0 for section.
 8. Construct 226 SY Standard Duty Asphalt Pavement (Typ.), See Detail Sht. C2.0 for section.
 9. Construct Type "A" ADA Ramp, See Detail Sht. CB.2
 10. Construct Heavy Duty Asphalt Pavement (Typ.), See Detail Sht. C2.0 for section.
 11. Construct Concrete Pavement Table Top Crosswalk (Typ.), See Construction Details. See Landscape Plan for Scoring Patterns.
 12. Install Crosswalk Sign. See Construction Details.
 13. Construct Concrete Pavement (Typ.), See Detail Sht. C2.0 for section.
 14. 6 ADA Parking Spaces with stop blocks and signage per Construction Details
 15. Construct Rock Edge per detail on sheet CB.8

- Legend**
- ADA Accessible Route
 - Concrete Pavement
 - Standard Duty Asphalt Pavement
 - Heavy Duty Asphalt Pavement



Project
 Kiewit Lenexa Regional
 Headquarters K3
 Project Address

Prepared for
 Kiewit
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No.	Description	Date
1	FINAL DEVELOPMENT PLAN	03/20/2023
2	FDP REVISIONS	03/20/2023

Project No.: 12656.43
 Sheet Title:

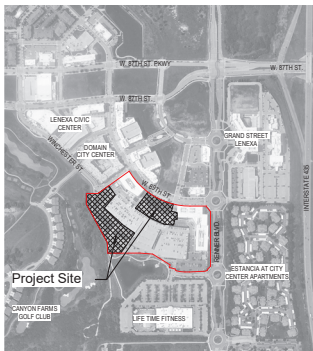
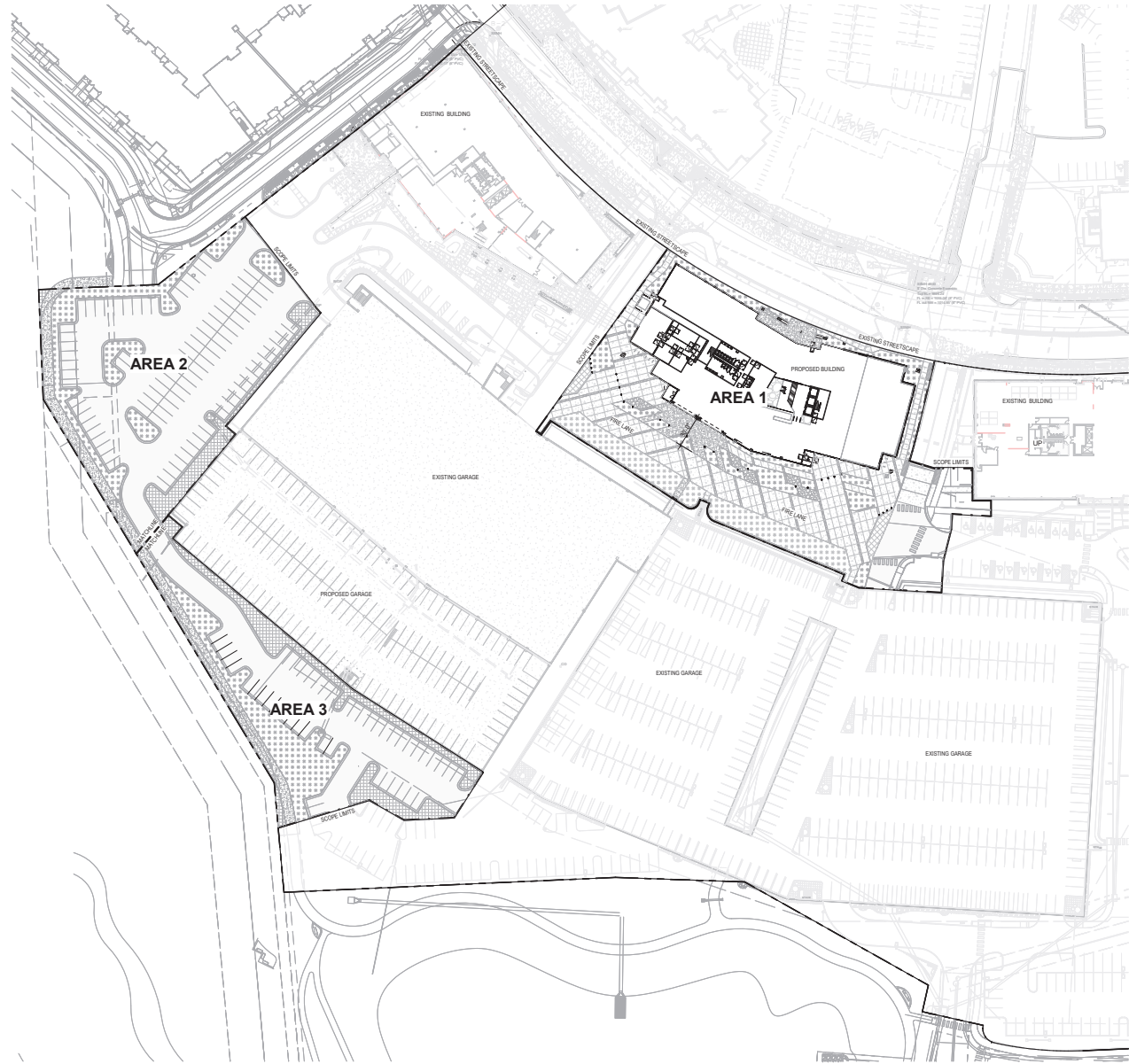
DIMENSION PLAN

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 Sheet Number
FDP C4.0

LEGEND

- — — — — PROPERTY LINE
- · - · - · SCOPE LIMITS
- · — · — MATCHLINE
- JOINT LINES



2 PROJECT LOCATION MAP
1" = 600'-0"

1 SITE REFERENCE PLAN
1" = 50'-0"



Project
Kiewit Lenexa Regional
Headquarters K3
Lenexa, KS

Prepared for
Kiewit



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**NOT FOR
CONSTRUCTION**

No.	Description	Date
1	FINAL DEVELOPMENT PLAN	2025-09-27
2	FDP RESUBMISSION	2025-09-29

Project No.: 22-700709.00

Sheet No.:

SITE REFERENCE PLAN

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**NOT FOR
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No.	Description	Date
1	FINAL DEVELOPMENT PLAN	2023-05-27
2	FOR PRELIMINARY	2023-05-29

Project No: 22-700078-00
 Sheet No:

**MATERIAL AND LAYOUT
 PLANS**

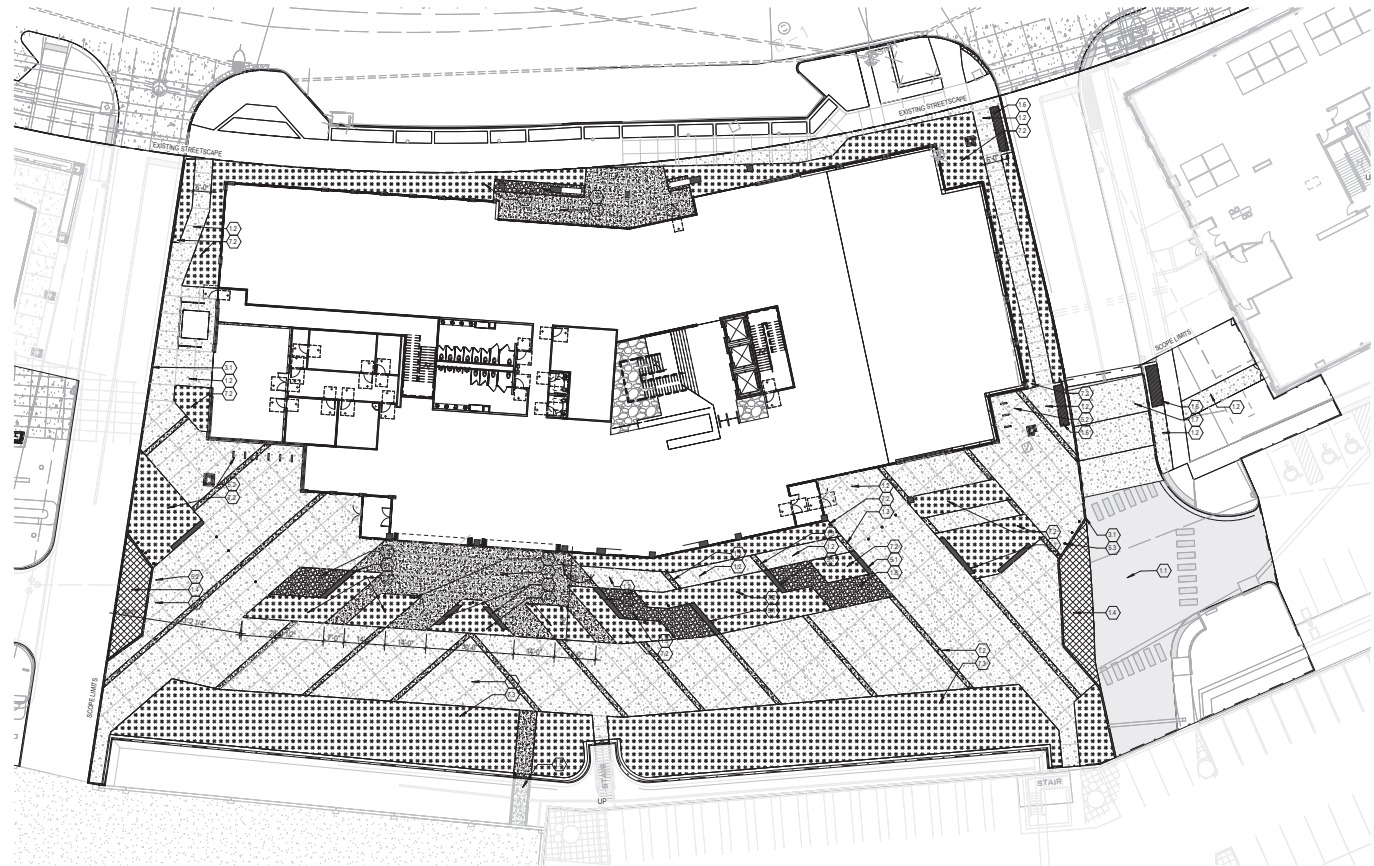
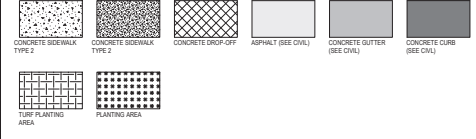
LEGEND

- PROPERTY LINE
- - - SCOPE LIMITS
- - - MATCHLINE
- JOINT LINES

MATERIALS SCHEDULE

SYM	MATERIAL / FEATURE	FINISH / MODEL	COLOR	COMMENTS
11	ASPHALT	SEE CIVIL	SEE CIVIL	SEE CIVIL
12	CAST-IN-PLACE CONCRETE TYPE 1	LIGHT BROOM FINISH	TBD	TBD
13	CAST-IN-PLACE CONCRETE TYPE 2	LIGHT SAND BLASTED FINISH	TBD	TBD
14	CONCRETE DROP-OFF	TBD	TBD	REINFORCED
15	PEDESTRIAN BRIDGE TO STRUCTURED PARKING	LIGHT BROOM FINISH	TBD	PER ARCHITECTURE FOR FINAL LOCATION
16	LINT PAVERS	MATCH EXISTING	TBD	TBD
17	RAISED PEDESTRIAN CROSSWALK	LIGHT BROOM FINISH	TBD	TBD
18	DECOMPOSED AGGREGATE	TBD	TBD	TBD
19	GRAVEL BALLAST	TBD	TBD	TBD
31	CONCRETE CURB & GUTTER	SEE CIVIL	SEE CIVIL	SEE CIVIL
51	BENCH	MATCH EXISTING K4	MATCH EXISTING K4	MATCH EXISTING K4
52	BIKE RACK	TBD	BLACK (MATCH ARCHITECTURE)	TBD
53	LIGHT BOLLARD	TBD	TBD	TBD
61	PEDESTRIAN LIGHT POLE	TBD	BLACK (MATCH ARCHITECTURE)	TBD
71	TURF AREA	SEE PLANTING SCHEDULES	N/A	SEE PLANTING PLANS
72	PLANTING AREA	SEE PLANTING SCHEDULES	N/A	SEE PLANTING PLANS
73	PLANTED BERM	SEE PLANTING SCHEDULES	N/A	SEE PLANTING PLANS

MATERIALS LEGEND



1 MATERIALS AND LAYOUT PLAN - AREA 1
 1" = 20'-0"

TREE SCHEDULE

CALLOUT	SCIENTIFIC NAME	COMMON NAME	INSTALL	SIZE	NOTE
AC	ACER TRICUNCTUM	SHANTUNG MAPLE	B & B	7' GAL	FULL & WELL FORMED
AG	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SERVICEBERRY	B & B	7' GAL	FULL & WELL FORMED
GB	GINKGO BILOBA FASTIGIATA BLAZON	GOLDSPRE GINKGO	B & B	7' GAL	FULL & WELL FORMED
HT	PRINUS PLEURIS WANDERBOLD'S PYRAMID	WANDERBOLD'S PYRAMID PINE	B & B	10" 12" HT	FULL & WELL FORMED
PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	7' GAL	FULL & WELL FORMED
PP	PICEA PENSILVANA TAT ALBERT	COLORADO BLUE SPRUCE	B & B	B18 HT	FULL & WELL FORMED
QP	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	4" GAL	FULL & WELL FORMED
QR	QUERCUS ROBUR FASTIGIATA	ENGLISH OAK	B & B	4" GAL	FULL & WELL FORMED
TD	TAXODIUM DISTICHUM SHAWANEE BRIDGE™	BALD CYPRESS	B & B	7' GAL	FULL & WELL FORMED

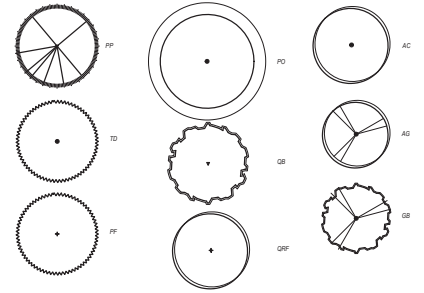
SHRUB SCHEDULE

CALLOUT	SCIENTIFIC NAME	COMMON NAME	INSTALL	SIZE	NOTE
BG	BIULAX X GREEN GEM	GREEN GEM BOWWOOD	CONT.	1 GAL	FULL & WELL FORMED (18" O.C.)
CS	CORNUS SERICEA ARCTIC FIRE	ARCTIC FIRE DOGWOOD	CONT.	3 GAL	FULL & WELL FORMED (24" O.C.)
KT	LEX VERTICILLATA RED SPRITE	RED SPRITE WINTERBERRY	CONT.	3 GAL	FULL & WELL FORMED (24" O.C.)
KJ	KERRIA JAPONICA PLENIFLORA	JAPANESE KERRIA	CONT.	3 GAL	FULL & WELL FORMED (36" O.C.)
SA	SHRUS ARBORNICA 'GRO-LLOW'	'GRO-LLOW SUMAC	CONT.	3 GAL	FULL & WELL FORMED (36" O.C.)

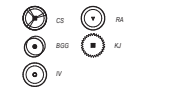
GRASSES & GROUNDCOVERS SCHEDULE

CALLOUT	SCIENTIFIC NAME	COMMON NAME	INSTALL	SIZE	NOTE
CA	CALAMAGROSTIS X ACUTIFLORA KARL FUCHSITER	FEATHER REED GRASS	CONT.	SP4	FULL & WELL FORMED (18" O.C.)
HM	HELICHERA MCRANTHIA V. DIVERSIFOLIA PALACE PURPLE	CORAL BELLS	CONT.	1 GAL	FULL & WELL FORMED (18" O.C.)
LM	LIRIOPE MISCANUS 'BIG BLUE'	BIG BLUE LILYTURF	CONT.	1 GAL	FULL & WELL FORMED (12" O.C.)
PV	PANICUM VIRGATUM HOT ROD	SWITCH GRASS	CONT.	SP4	FULL & WELL FORMED (18" O.C.)
PR	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	SP4	FULL & WELL FORMED (24" O.C.)

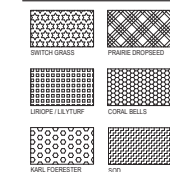
TREE LEGEND



SHRUB LEGEND



GRASSES LEGEND



1 PLANTING PLANS - AREA 1
1" = 20'-0"



Project
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Headquarters K3
Lenexa KS

Prepared for
Kiewit



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CONSTRUCTION

No.	Description	Date
1	FINAL DEVELOPMENT PLAN	03/24/22

Project No: 22-700709.00

PLANTING PLANS

Original in 31.18. Discard when creating other drawings.
Sheet Number

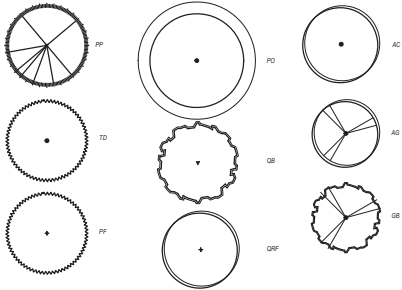
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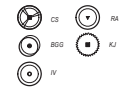
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 CONSTRUCTION**

No.	Description	Date
1	FINAL DESIGN SUBMITTAL PLAN	2023-03-27
2	FOR PRELIMINARY REVIEW	2023-03-29

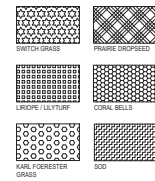
TREE LEGEND



SHRUB LEGEND



GRASSES LEGEND



TREE SCHEDULE

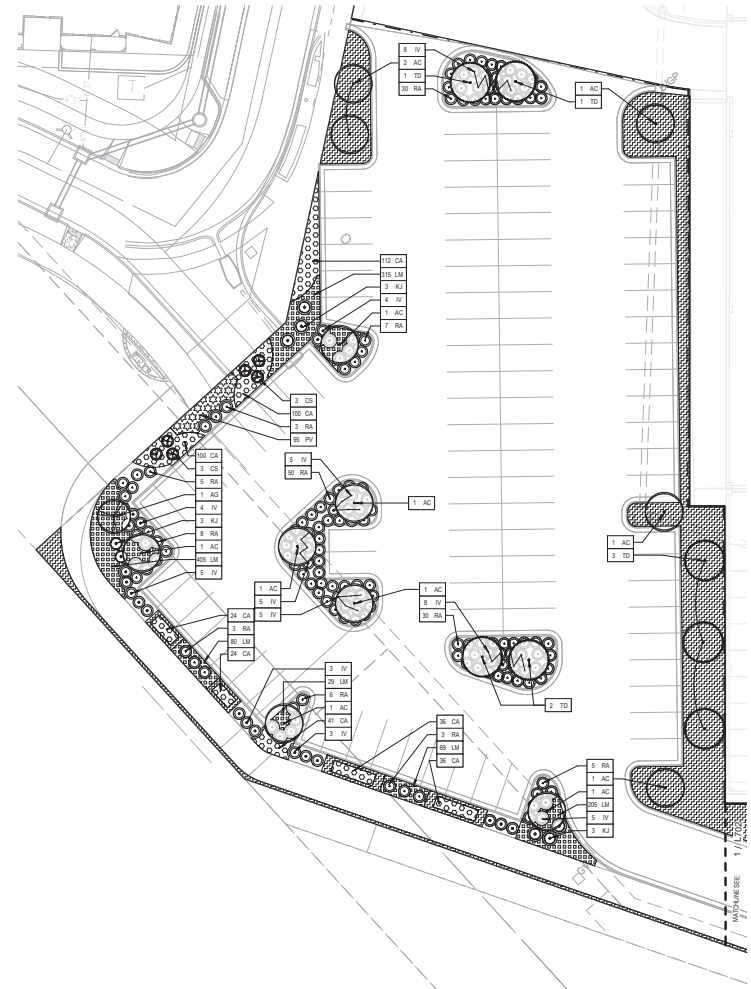
CALLOUT	SCIENTIFIC NAME	COMMON NAME	INSTALL	SIZE	NOTE
AC	ACER TRUNCATUM	SHANTUNG MAPLE	B & B	7 CAL	FULL & WELL FORMED
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	7 CAL	FULL & WELL FORMED
CB	SAWDO BILBOA FASTIGIATA BLAGON	GOLD SPIRE GINKGO	B & B	7 CAL	FULL & WELL FORMED
PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	B & B	10'-12' HT	FULL & WELL FORMED
PD	PLATANUS OCCIDENTALIS	AMERICAN SYPHORE	B & B	7 CAL	FULL & WELL FORMED
RP	PICEA PUNGENS 'FAT ALBERT'	COLORADO BLUE SPRUCE	B & B	6'-10' HT	FULL & WELL FORMED
GB	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	7 CAL	FULL & WELL FORMED
GP	QUERCUS ROBUR 'FASTIGIATA'	ENGLISH OAK	B & B	7 CAL	FULL & WELL FORMED
TD	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM	BALD CYPRESS	B & B	7 CAL	FULL & WELL FORMED

SHRUB SCHEDULE

CALLOUT	SCIENTIFIC NAME	COMMON NAME	INSTALL	SIZE	NOTE
BG	BUXUS X GREEN GEMF	GREEN GEM BOXWOOD	CONT.	1 GAL	FULL & WELL FORMED (10" O.C.)
CS	CORNUS SERICEA 'VICTIC FIRE'	VICTIC FIRE DOGWOOD	CONT.	5 GAL	FULL & WELL FORMED (10" O.C.)
IV	LEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	CONT.	5 GAL	FULL & WELL FORMED (10" O.C.)
KJ	KERRIA JAPONICA 'PLENIFLORA'	JAPANESE KERRIA	CONT.	5 GAL	FULL & WELL FORMED (10" O.C.)
RA	RHUS KAWAKATSU 'SROLOWAY'	SROLOWAY SUMAC	CONT.	5 GAL	FULL & WELL FORMED (10" O.C.)

GRASSES & GROUNDCOVERS SCHEDULE

CALLOUT	SCIENTIFIC NAME	COMMON NAME	INSTALL	SIZE	NOTE
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOSSBETTER'	FEATHER REED GRASS	CONT.	SP4	FULL & WELL FORMED (10" O.C.)
HM	HEUCHERA MICRANTHA V. DIVERSIFOLIA 'PALMIE PURPLE'	CORAL BELLS	CONT.	1 GAL	FULL & WELL FORMED (10" O.C.)
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LELYTURF	CONT.	1 GAL	FULL & WELL FORMED (10" O.C.)
PV	PANDIUM VIRGATUM 'HOT ROD'	SWITCH GRASS	CONT.	SP4	FULL & WELL FORMED (10" O.C.)
PH	SPOROBOLUS HETEROLEPIS	PHAIRE DROPSIED	CONT.	SP4	FULL & WELL FORMED (10" O.C.)



1 PLANTING PLANS - AREA 2
 1" = 20'-0"

TREE SCHEDULE

CALLOUT	SCIENTIFIC NAME	COMMON NAME	INSTALL	SIZE	NOTE
AC	ACER FRAXINUM	SWITCHING MAPLE	B & B	7" CAL	FULL & WELL FORMED
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	7" CAL	FULL & WELL FORMED
GB	GINKGO BILBOA 'FASTIGIATA' BLACON	GOLDSPIRE GINKGO	B & B	7" CAL	FULL & WELL FORMED
PF	PRINUS FELIXIS 'VANDERWALF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	B & B	10'-12" HT	FULL & WELL FORMED
PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	7" CAL	FULL & WELL FORMED
PP	PICEA PARSONS 'TAT ALBERT'	COLORADO BLUE SPRUCE	B & B	6'-10" HT	FULL & WELL FORMED
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	7" CAL	FULL & WELL FORMED
QR	QUERCUS ROBUR 'FASTIGIATA'	ENGLISH OAK	B & B	7" CAL	FULL & WELL FORMED
TD	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM	WALD CYPRESS	B & B	7" CAL	FULL & WELL FORMED

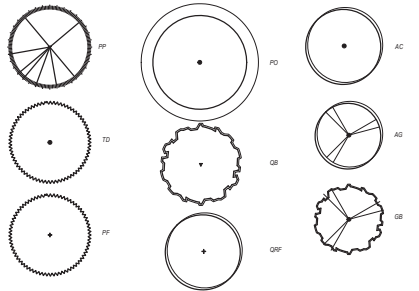
SHRUB SCHEDULE

CALLOUT	SCIENTIFIC NAME	COMMON NAME	INSTALL	SIZE	NOTE
BS	BELLAIS X GREEN GEM	GREEN GEM DOGWOOD	CONT.	1 GAL	FULL & WELL FORMED (18" O.C.)
CS	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT.	5 GAL	FULL & WELL FORMED (24" O.C.)
IV	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	CONT.	5 GAL	FULL & WELL FORMED (24" O.C.)
KJ	KERIA JAPONICA 'FLORIDA'	JAPANESE KERIA	CONT.	5 GAL	FULL & WELL FORMED (36" O.C.)
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	CONT.	5 GAL	FULL & WELL FORMED (36" O.C.)

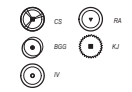
GRASSES & GROUNDCOVERS SCHEDULE

CALLOUT	SCIENTIFIC NAME	COMMON NAME	INSTALL	SIZE	NOTE
GA	CALAMAGROSTIS X ACUTIFLORA VAR. FOEISTER	FEATHER REED GRASS	CONT.	5 GA	FULL & WELL FORMED (18" O.C.)
HM	HEUCHERA MICRANTHA V. DIVERSIFOLIA 'PALACE PURPLE'	CORAL BELLS	CONT.	1 GAL	FULL & WELL FORMED (18" O.C.)
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	CONT.	1 GAL	FULL & WELL FORMED (12" O.C.)
PV	PANICUM VIRGATUM 'HOT ROD'	SWITCH GRASS	CONT.	5 GA	FULL & WELL FORMED (18" O.C.)
SH	SPODOPODIUM HELIOPOLIS	PINKIE DROPSIED	CONT.	5 GA	FULL & WELL FORMED (24" O.C.)

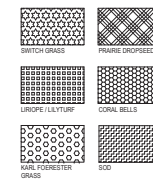
TREE LEGEND



SHRUB LEGEND



GRASSES LEGEND



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No.	Description	Date
1	FINAL DEVELOPMENT PLAN	2023-05-27
2	FOR PERMISSSION	2023-05-29

Project No: 22-700078-00

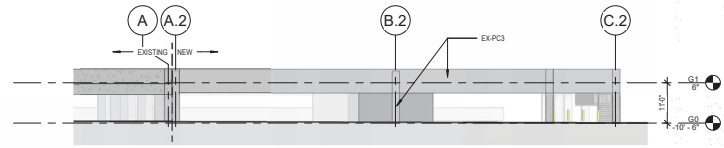
Sheet No:

PLANTING PLANS

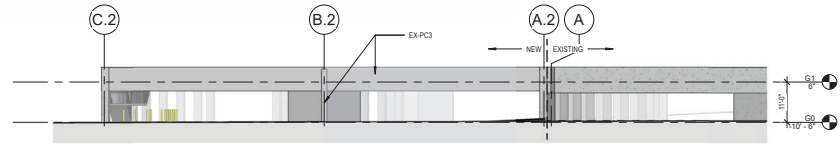
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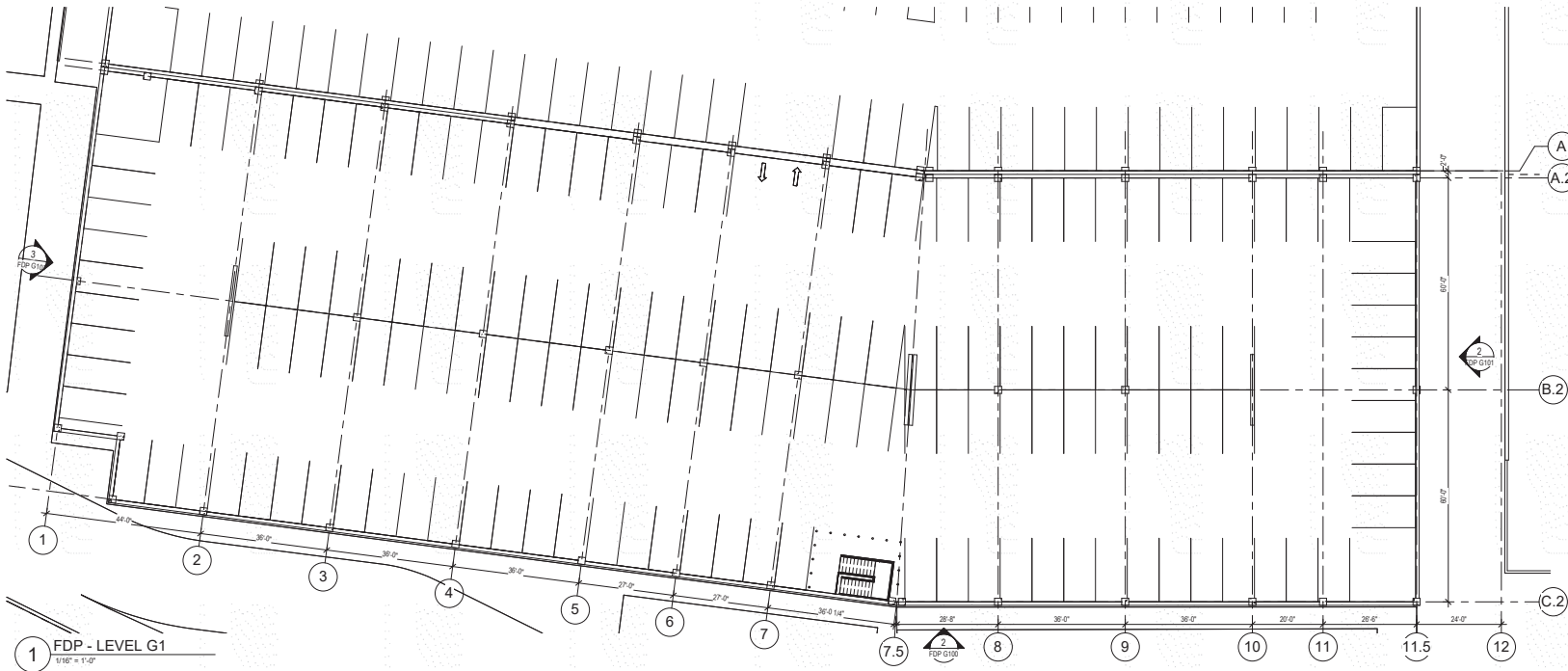
1 PLANTING PLANS - AREA 3
1" = 20'-0"



3 GARAGE WEST ELEVATION
3/16" = 1'-0"



2 GARAGE EAST ELEVATION
3/16" = 1'-0"



1 FDP - LEVEL G1
3/16" = 1'-0"



Project
Kiewit Lenexa Reginal
Headquarters Garage
Expansion

Lenexa KS

Prepared for
Kiewit
Lenexa KS



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No.	Description	Date
1	FINAL DEVELOPMENT PLAN	2023-02-27

Project No: 22.70078.00

Sheet Title

FLOOR PLAN - LEVEL
G1

Original is 24" x 36" Do not scale contents of this drawing.

Sheet Number

FDP G101



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All dimensions & technical notes subject to 20%.

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No.	Description	Date
1	PANEL DEVELOPMENT PLAN	2023-02-27

Project No: 22-70078-00

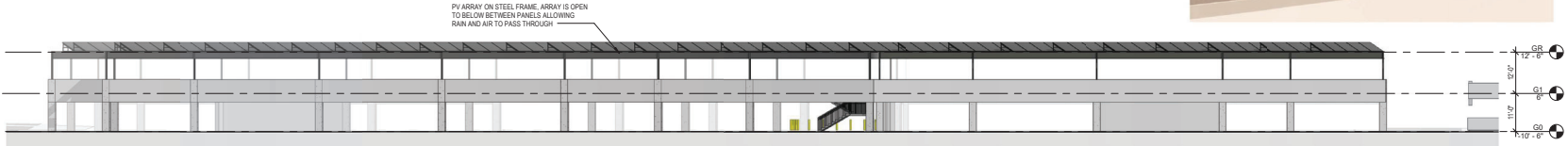
Sheet Title:

PV ARRAY - POTENTIAL

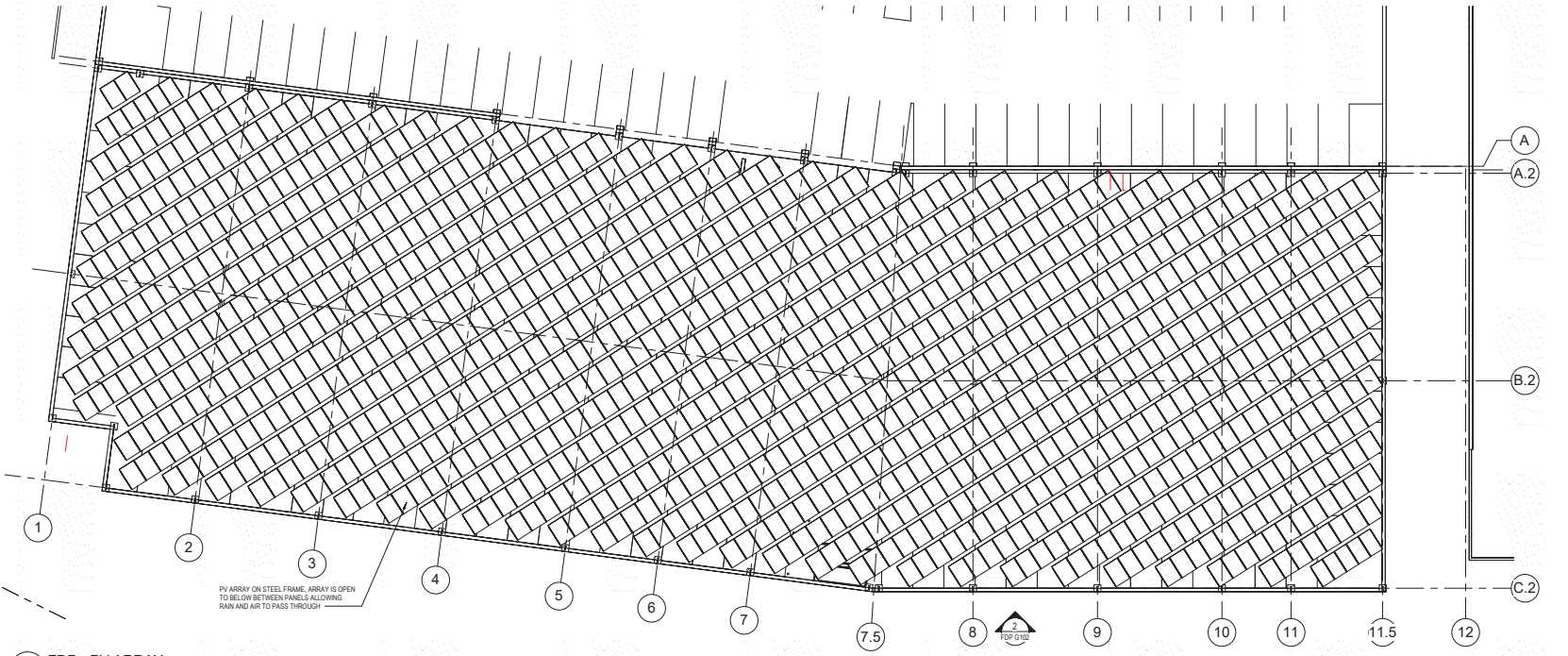
Original is 24" x 36" Do not scale contents of this drawing.

Sheet Number:

FDP G102



2 GARAGE SOUTH ELEVATION - PV ARRAY
1/16" = 1'-0"



1 FDP - PV ARRAY
1/16" = 1'-0"

POTENTIAL OPTION - PROVIDE ON SITE SOLAR ARRAY OVER THE GARAGE.
THIS IS AN OPTION ONLY AND HAS NOT BEEN APPROVED BY THE OWNER



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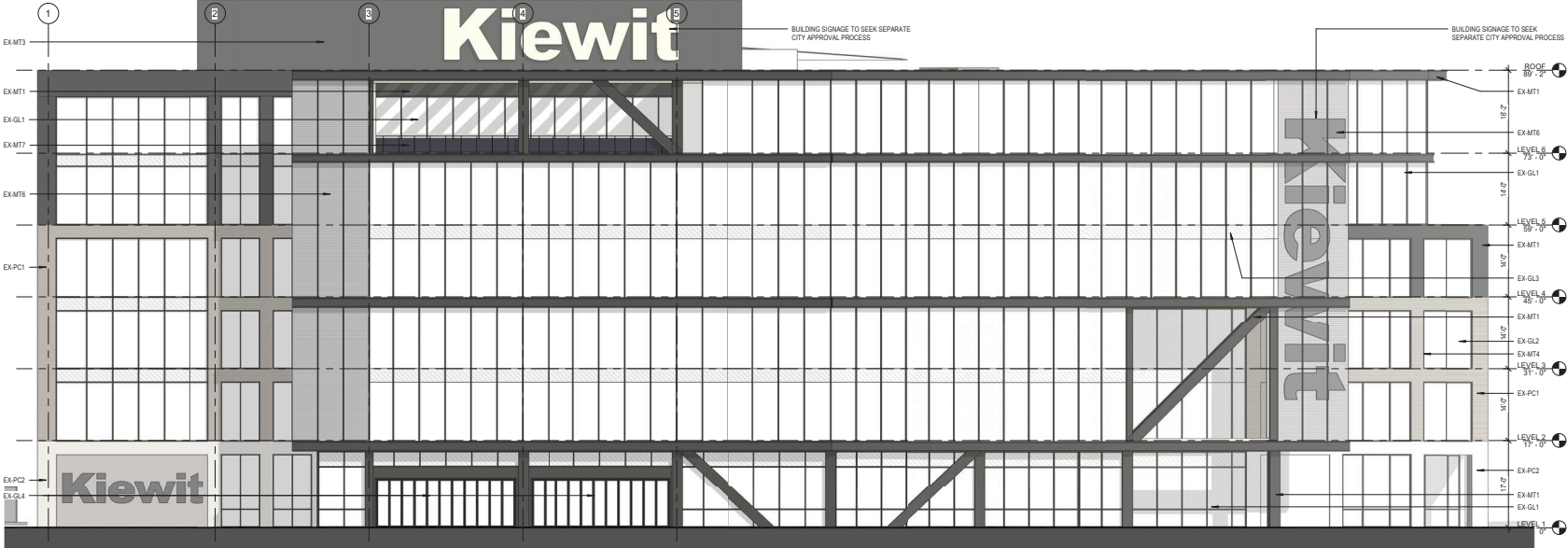
No.	Description	Date
	FINAL DEVELOPMENT PLAN	2023-02-27

EXTERIOR MATERIAL LEGEND

EX-MT1	REINFORCED PAINTED METAL PANEL
EX-MT2	CLEAR ANODIZED ALUMINUM STOREFRONT WITH METAL PANEL INFILL
EX-MT3	METAL ROOF SCREEN- EQUIPMENT ENCLOSURE
EX-MT4	CLEAR ANODIZED ALUMINUM METAL PANEL (TRIM AT GL2 WINDOWS ONLY)
EX-MT5	PERFORATED REINFORCED PAINTED METAL PANEL (BRANDING T & D)
EX-MT6	ARCHITECTURAL METAL RAILING
EX-GL1	SOLARBAN 700L2 - CLEAR CURTAIN WALL
EX-GL2	SOLARBAN 700L2 - CLEAR ALUMINUM STOREFRONT
EX-GL3	SOLARBAN 700L2 - CLEAR SPANDREL PANEL
EX-GL4	OPERABLE GLASS WALL
EX-PC1	INSULATED PRECAST CONCRETE WITH IN SET BROCK
EX-PC2	INSULATED PRECAST CONCRETE BASE WITH LIGHT SAND BLAST
EX-PC3	PRECAST CONCRETE PANEL WITH LIGHT SAND BLAST, MATCH EXISTING GARAGE



2 FDP - WEST ELEVATION
3/32" = 1'-0"



1 FDP - SOUTH ELEVATION
3/32" = 1'-0"

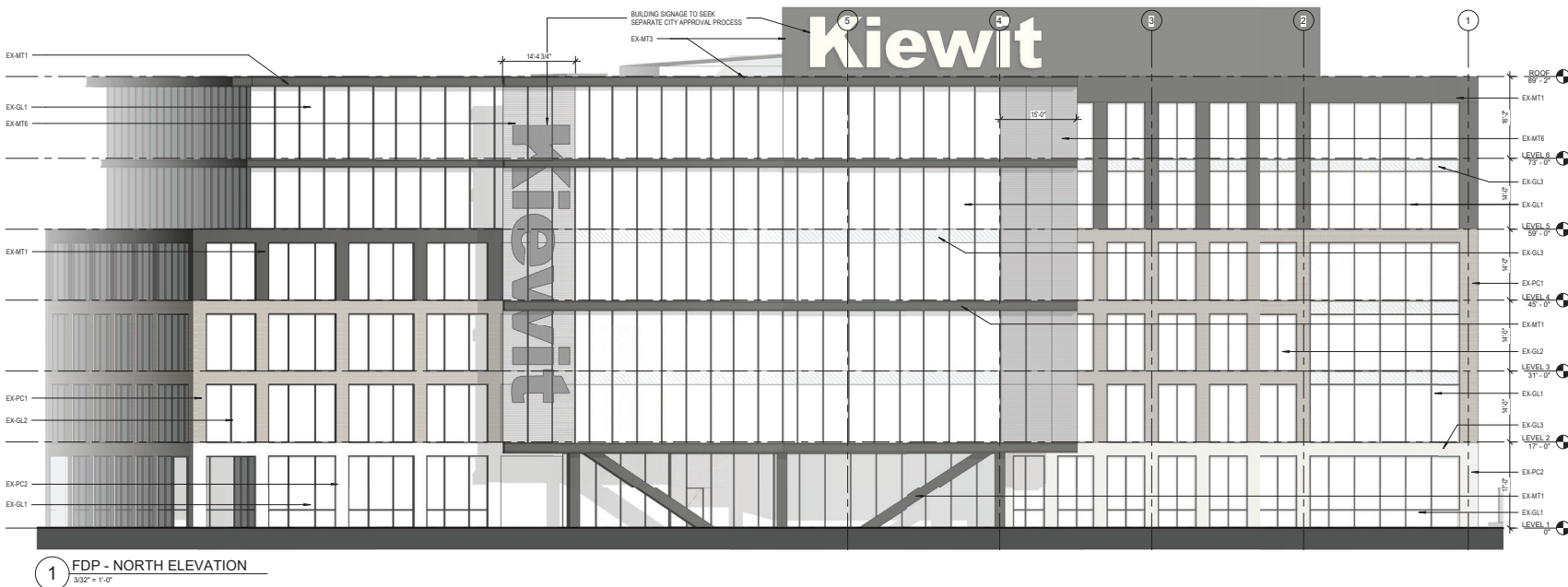
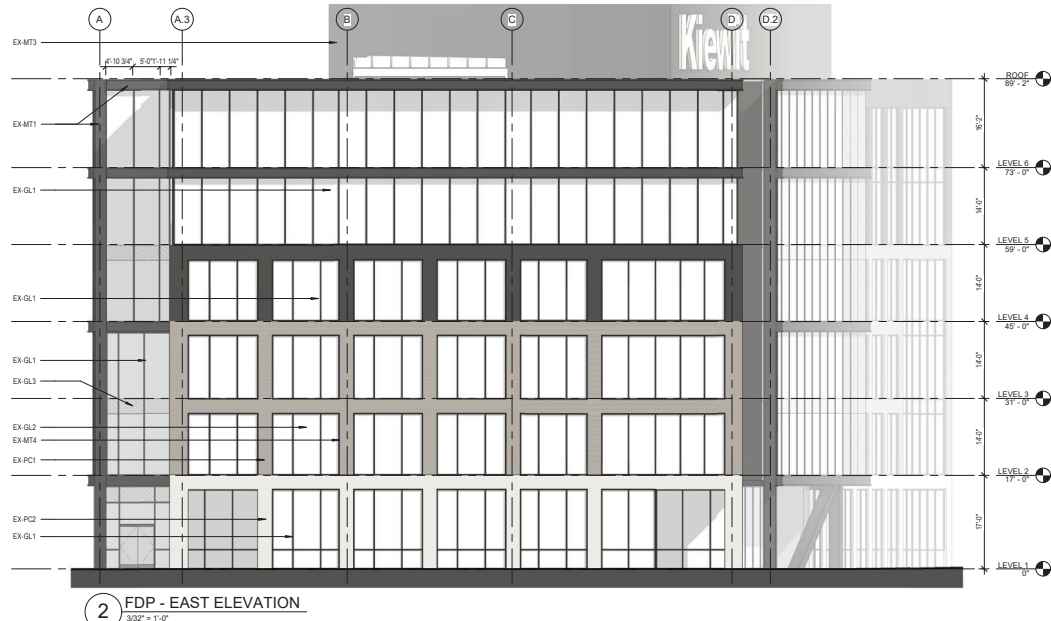


**NOT FOR
CONSTRUCTION**

No.	Description	Date
1	FINAL DEVELOPMENT PLAN	2023-02-27

EXTERIOR MATERIAL LEGEND

- EX-MT1 REINFORCED PAINTED METAL PANEL
- EX-MT2 CLEAR ANODIZED ALUMINUM STOREFRONT WITH METAL PANEL INFILL
- EX-MT3 METAL ROOF SCREEN - EQUIPMENT ENCLOSURE
- EX-MT4 1" CLEAR ANODIZED ALUMINUM PLATE FRAME
- EX-MT5 CLEAR ANODIZED ALUMINUM METAL PANEL (TRIM AT GLZ WINDOWS ONLY)
- EX-MT6 PERFORATED REINFORCED PAINTED METAL PANEL (BRANDING T.B.D.)
- EX-MT7 ARCHITECTURAL METAL RAILING
- EX-GL1 SOLARBAN T0102 - CLEAR CURTAIN WALL
- EX-GL2 SOLARBAN T0102 - CLEAR ALUMINUM STOREFRONT
- EX-GL3 SOLARBAN T0102 - CLEAR SPANDREL PANEL
- EX-GL4 OPERABLE GLASS WALL
- EX-PC1 INSULATED PRECAST CONCRETE WITH IN SET BRICK
- EX-PC2 INSULATED PRECAST CONCRETE BASE WITH LIGHT SAND BLAST
- EX-PC3 PRECAST CONCRETE PANEL WITH LIGHT SAND BLAST, MATCH EXISTING GARAGE



Project
**Kiewit Lenexa Regional
 Headquarters K3**
 Project Address

Prepared for
Kiewit
 Lenexa KS



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No.	Description	Date
	FINAL DEVELOPMENT PLAN	2023-02-27

Project No: 22-70078-00

Sheet Title
EXTERIOR VIEWS

Original is 24" x 36". Do not scale contents of this drawing.

Sheet Number
FDP 301



NORTH ELEVATION VIEW



NORTHEAST CORNER VIEW



SOUTHEAST CORNER VIEW - DUSK



SOUTHEAST CORNER VIEW - DAY

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No.	Description	Date
1	FINAL DEVELOPMENT PLAN	2023/02/27

Project No: 22-70078-00
 Sheet Title:

EXTERIOR VIEWS

Original is 24 x 36. Do not scale contents of this drawing
 Sheet Number



**NOT FOR
 CONSTRUCTION**

No.	Description	Date
	FINAL DEVELOPMENT PLAN	2023-02-27

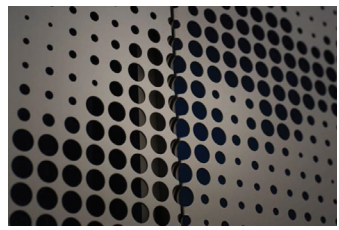
Project No: 23-70078-00

Sheet Title:

MATERIALS

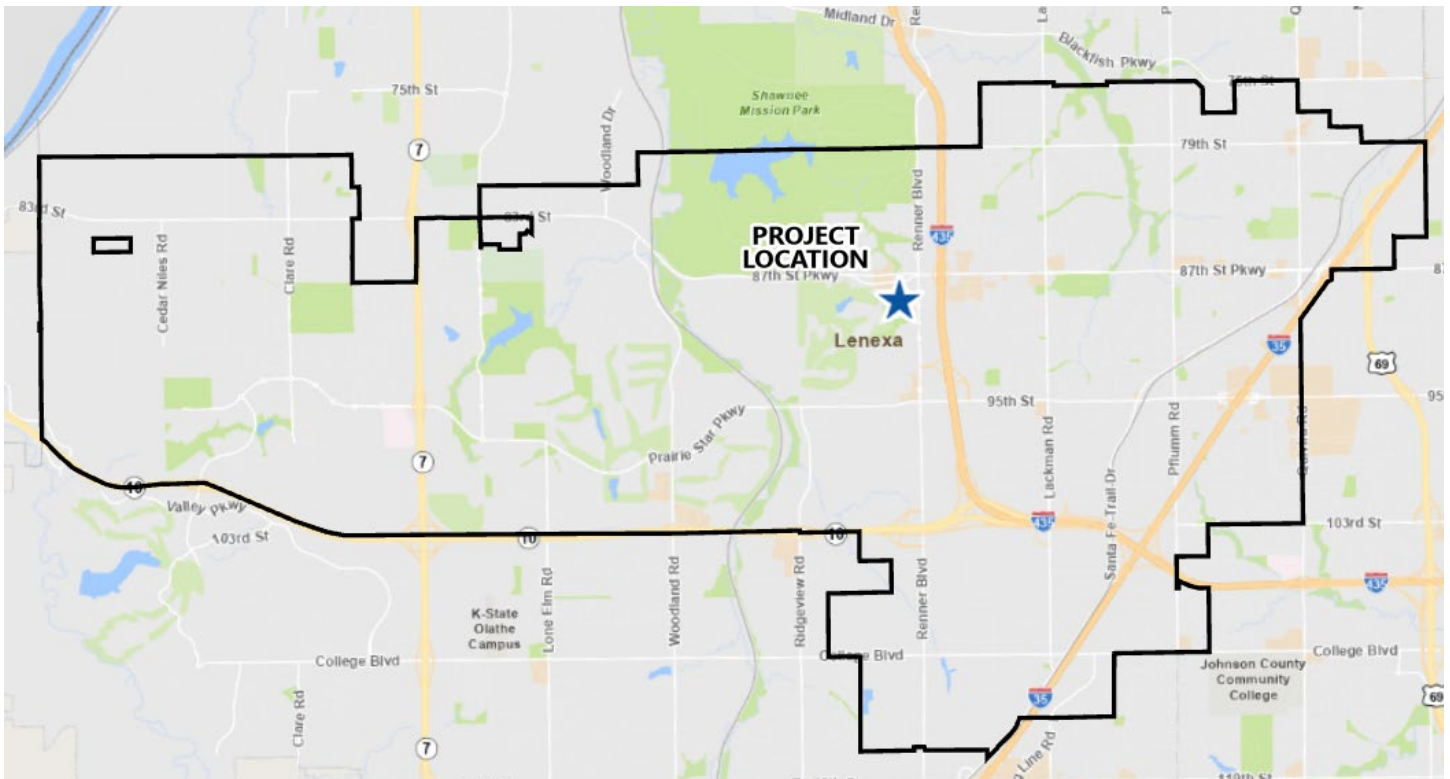
EXTERIOR MATERIAL LEGEND

EX-MT1	REINFORCED PAINTED METAL PANEL
EX-MT2	CLEAR ANODIZED ALUMINUM STOREFRONT WITH METAL PANEL INFILL
EX-MT3	METAL ROOF SCREEN - EQUIPMENT ENCLOSURE
EX-MT4	1" CLEAR ANODIZED ALUMINUM PLATE FRAME
EX-MT5	CLEAR ANODIZED ALUMINUM METAL PANEL (TRIM AT GLZ WINDOWS ONLY)
EX-MT6	PERFORATED REINFORCED PAINTED METAL PANEL (BRANDING T.B.D.)
EX-MT7	ARCHITECTURAL METAL PANELING
EX-GL1	SOLARBAN TONALZI - CLEAR CURTAIN WALL
EX-GL2	SOLARBAN TONALZI - CLEAR ALUMINUM STOREFRONT
EX-GL3	SOLARBAN TONALZI - CLEAR SPANDREL PANEL
EX-GL4	OPERABLE GLASS WALL
EX-PC1	INSULATED PRECAST CONCRETE WITH IN SET BRICK
EX-PC2	INSULATED PRECAST CONCRETE BASE WITH LIGHT SAND BLAST
EX-PC3	PRECAST CONCRETE PANEL WITH LIGHT SAND BLAST, MATCH EXISTING GARAGE



EXISTING KIEWIT BUILDING - MATERIAL COMPARISON

REDEVELOPMENT PROJECT PLAN 1K FOR THE CITY CENTER TIF DISTRICT (KIEWIT PENROSE LANE BUILDING PROJECT)



PROJECT SUMMARY

On April 4, 2023, the City Council will consider a resolution giving notice of its intent to hold a public hearing on April 18, 2023 to consider approving Redevelopment (TIF) Project Plan 1K (“Project Plan 1K”). Project Plan 1K covers approximately 0.90 acres located south of 89th Street/Penrose Lane and west of Renner Boulevard (the “Project Plan 1K Area”). The Developer for Project Plan 1K is Kiewit Engineering Group, Inc. (the “Developer”).

Pursuant to state law, before a redevelopment project plan may be considered by the City Council at a public hearing and formally adopted, the Planning Commission must first examine the proposed project plan in light of the City’s Comprehensive Plan and make a finding that the two plans are consistent. Attached for your review is a copy of the proposed Project Plan 1K.

Project Plan 1K contemplates construction of a six-story, office building, two-level parking structure, surface parking, landscaping, sidewalks and related site amenities, signage and associated infrastructure improvements and reimbursement with TIF increment generated from the Project Plan 1K Area for Private TIF Reimbursable Costs consisting of structured and surface parking, landscaping, hardscaping, sidewalks, related site amenities, signage, infrastructure improvements, and land acquisition within the Project Plan 1K Area.

A description of all the TIF reimbursable costs, the amount, priority and duration of reimbursements are set forth in a separate Disposition & Development Agreement between the City and the Developer.

Staff believes Project Plan 1K, as proposed, is consistent with the City's Comprehensive Plan for the reasons noted below:

- A principle articulated in the Comprehensive Plan is that the City will create neighborhoods that include varying developments that relate to each other, as well as to parks, schools and other shared amenities. These neighborhoods, larger than just subdivisions, will include or directly relate to the commercial areas that serve their daily needs. They will include these different residential and commercial uses by employing logical and attractively designed transitions.
- Project Plan 1K is located within, but on the outer edge, of the City Center Core. The Comprehensive Plan designates the City Center Core as a unique mixed-use development in the geographic center of Lenexa that will form the future heart of the City. Development should be tailored to an urban environment, and thus be of a greater intensity or density, with public open space and pedestrian-friendly streets and include a mix of employment, entertainment, office, retail, residential, recreation and civic uses.
- The Comprehensive Plan recommends that parking in the City Center Core should primarily be on street or in structures, carefully integrated into the building architecture and site layout. While mixing of uses within each building is preferred, the mixing of uses on a street is also desirable.
- Parking for the Project Plan 1K office building will be in a multi-level garage thereby integrating into the building architecture and site layout. A portion of the parking garage space will be available to the public for special events.
- Construction of Project Plan 1K and the expansion of a large, corporate campus will drive the need for retail, restaurant and residential uses, helping incorporate the mixing of uses, which is an important component of the City Center concept. The mixing of uses will also provide the opportunity for reduced travel distances and thereby greater efficiency in the infrastructure.
- The land use guide illustrates the concept of decreasing land use intensities as one moves away from the City Center Core. Project Plan 1K provides a land use transition from the higher density City Center development on its north and future office/research and residential land uses to the south and east.

RECOMMENDATION FROM PROFESSIONAL STAFF

Staff recommends adoption of the attached resolution, making findings that Project Plan 1K for the City Center (TIF) District is consistent with the Comprehensive Plan for the City of Lenexa, Kansas.



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

Kiewit K3

City Center Project Plan 1K



RESOLUTION NO. 2023 - _____

A RESOLUTION FINDING CITY CENTER REDEVELOPMENT (TIF) PROJECT PLAN 1K IS CONSISTENT WITH THE CITY OF LENEXA'S COMPREHENSIVE PLAN FOR DEVELOPMENT.

WHEREAS, the Lenexa City Council on September 11, 2001 adopted Ordinance No. 4427 establishing a Redevelopment District pursuant to K.S.A. 12-1770 *et seq.*, as amended ("Original District"); and

WHEREAS, the Original District was amended on December 20, 2005, by Ordinance No. 4824 to include a total of approximately 424 acres (the "District", also referred to as the "City Center TIF District"); and

WHEREAS, the District is generally described as an area of approximately 424 acres located on all four corners of 87th Street and Renner Blvd., as well as a tract of land located east of I-435 at 87th St Pkwy; and

WHEREAS, pursuant to K.S.A. 12-1772, as amended, the City prepared Redevelopment Project Plan 1K for the City Center TIF District ("Project Plan 1K"); and

WHEREAS, Project Plan 1K covers an area of approximately 0.90 acres located south of 89th/Penrose Lane and west of Renner Blvd in the area referred to as City Center; and

WHEREAS, K.S.A. 12-1772(b), as amended, requires the Planning Commission to make a finding that Redevelopment Project Plan 1K is consistent with the City of Lenexa Comprehensive Plan before said Plan may be considered at a public hearing and officially adopted by the Lenexa City Council; and

WHEREAS, as required by law, the Planning Commission has reviewed Project Plan 1K in light of the City's Comprehensive Plan for development; and

WHEREAS, the Planning Commission finds that the proposed development for the District as a mixed use, urban development is a valuable resource for the City; and

WHEREAS, the Planning Commission finds that the development of the property within Project Plan 1K as a six-story office building with multi-level parking structure, related site amenities, and associated infrastructure improvements is consistent with the City's Comprehensive Plan for development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission:

SECTION ONE: The Lenexa Planning Commission pursuant to K.S.A. 12-1772 hereby finds that Redevelopment Project Plan 1K is consistent with the City of Lenexa Comprehensive Plan for development and makes the following specific findings:

- A principle articulated in the Comprehensive Plan is that the City will create neighborhoods that include varying developments that relate to each other, as well as to parks, schools and other shared amenities. These neighborhoods, larger than just subdivisions, will include or directly relate to the commercial areas that serve their daily needs. They will include these different residential and commercial uses by employing logical and attractively designed transitions.
- Project Plan 1K is located within, but on the outer edge, of the City Center Core. The Comprehensive Plan designates the City Center Core as a unique mixed-use development in the geographic center of Lenexa that will form the future heart of the City. Development should be tailored to an urban environment, and thus be of a greater intensity or density, with public open space and pedestrian-friendly streets and include a mix of employment, entertainment, office, retail, residential, recreation and civic uses.
- The Comprehensive Plan recommends that parking in the City Center Core should primarily be on street or in structures, carefully integrated into the building architecture and site layout. While mixing of uses within each building is preferred, the mixing of uses on a street is also desirable.
- Parking for the Project Plan 1K office building will be in a multi-level garage thereby integrating into the building architecture and site layout. A portion of the parking garage space will be available to the public for special events.
- Construction of Project Plan 1K and the expansion of a large, corporate campus will drive the need for retail, restaurant and residential uses, helping incorporate the mixing of uses, which is an important component of the City Center concept. The mixing of uses will also provide the opportunity for reduced travel distances and thereby greater efficiency in the infrastructure.
- The land use guide illustrates the concept of decreasing land use intensities as one moves away from the City Center Core. Project Plan 1K provides a land use transition from the higher density City Center development on its north and future office/research and residential land uses to the south and east.

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

ADOPTED by the City of Lenexa Planning Commission this 3rd day of April, 2023.

Chris Poss, Chairman

ATTEST:

Scott McCullough, Secretary

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney

UDC AMENDMENT: FENCES, WALLS, AND RETAINING WALLS

Project #:	UDC23-01	Location:	City-wide
Applicant:	City of Lenexa, Kansas	Project Type:	Text Amendment
Staff Planner:	Stephanie Kisler	Code Sections:	4-1-B-24-F-5 , 4-3-B-7 , 4-3-B-24



PROJECT SUMMARY

Staff proposes an amendment to the Unified Development Code (UDC) related to regulations for fences, walls, and retaining walls. The proposed amendments also include updates to definitions related to fences, walls, and retaining walls. The proposed amendments to 4-1-B-24-F-5 will replace the current section entirely while the amendments to 4-3-B-7 and 4-3-B-24 will revise or delete definitions. Staff will provide a presentation of the draft amendments (page 2-7 of this Staff Report) at the Planning Commission meeting. This project requires a Public Hearing.

The proposed draft incorporates the following:

- Allowing fences beyond the front building line on the street-side side yard on corner lots when no safety issues are present
- New requirements related to fences used in conjunction with retaining walls
- New requirements for tiering tall retaining walls
- Allowing a code deviation process for fences, walls, and retaining walls
- General simplification and clarification of existing regulations
- Codifying best practices

STAFF RECOMMENDATION: APPROVAL

PROPOSED UDC SECTION 4-1-B-24-F-5

5. Fences, Walls, and Retaining Walls

a. General

1. Permit Requirements

- a. New or Replacement Fence, Wall, or Retaining Wall: All new and replacement fences, walls, or retaining walls require a permit prior to construction. The permit application shall include a scaled and dimensioned plot plan showing the proposed fence, wall, or retaining wall along with all property lines, easements, setbacks, and structures. The permit application shall also include details about the proposed fence, wall, or retaining wall, including materials, heights, and design. Additional information may be required on a case-by-case basis.

- b. Exceptions to Permit Requirement: A permit is not required in the following instances:

- 1. When installing a decorative fence or wall in accordance with Section 4-1-B-24-F-5-b.
- 2. When installing an agricultural fence or wall in accordance with Section 4-1-B-24-F-5-b.
- 3. When installing a retaining wall 4 feet or less in height in accordance with Section 4-1-B-24-F-5-b.
- 4. When replacing less than 50% of a single fence line with the same fence materials, height, and design, in the same location as the fence was previously permitted. See *Figure 5-A-1-B-4*.
- 5. Replacing a fence, wall, or retaining wall that was removed in order to complete work within an easement with the same materials, height, and design, in the same location as was previously permitted.
- 6. Replacing non-structural components of an existing fence or wall, such as pickets.

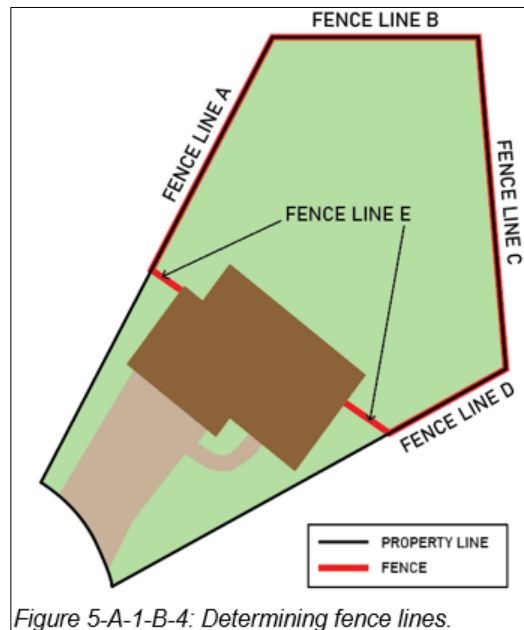


Figure 5-A-1-B-4: Determining fence lines.

2. Design and Installation Standards

- a. Materials must be durable and suitable for year-round outdoor conditions.
- b. Fence and wall posts shall be set in concrete footings with a minimum depth of 18 inches.
- c. Fences, walls, and retaining walls must be installed with the finished side facing outward and supporting elements on the inside, when applicable.
 - 1. The Community Development Director shall have the authority to waive the requirement that a fence be constructed with a finished side facing outward from the property in unique situations where the topography, vegetation, or other site conditions screen the fence from the affected neighboring property.
- d. Retaining walls that retain in excess of 48 inches of unbalanced fill shall be designed and installed to ensure stability against overturning, sliding, excessive foundation pressure, rotational failure, and water uplift. Design should provide a minimum safety factor of 1.5 against sliding, overturning, and rotational failure. Retaining walls shall be designed to support lateral loads.

- e. Retaining walls that will be either periodically or permanently inundated with water must be appropriately designed to withstand said inundation.
- f. All fences, walls, and retaining walls shall be constructed to allow for proper surface drainage.
- g. Retaining Walls with Fences on Top:
 - 1. Retaining walls do not require a fence on top of them unless they are within three feet of a walkway and there is a drop of 30 inches or more. In that case, a fence with a minimum height of 42 inches to a maximum height of 72 inches is required to be installed directly on top of or within 18 inches of the retaining wall. See *Figure 5-A-2-E-1*. The Community Development Director shall have the authority to approve an alternative barrier, such as shrubbery, in certain circumstances.
 - 2. In cases where a retaining wall is not within three feet of a walkway:
 - i. If the combination of fencing and retaining wall is equal to or less than 6 feet tall when measured on the outside of the retaining wall, then a fence may be installed directly on top of the retaining wall. See *Figure 5-A-2-E-2-I*.
 - ii. If the combination of fencing and retaining wall is greater than 6 feet tall when measured on the outside of the retaining wall, then a fence may be installed if it is at least 24 inches from the top of the retaining wall. See *Figure 5-A-2-E-2-II*.

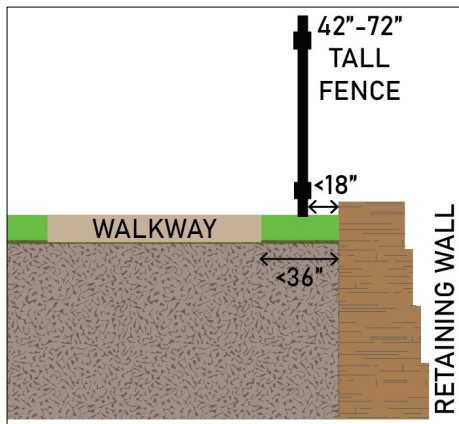


Figure 5-A-2-E-1: Requirement for fence when retaining wall is adjacent to walkway.

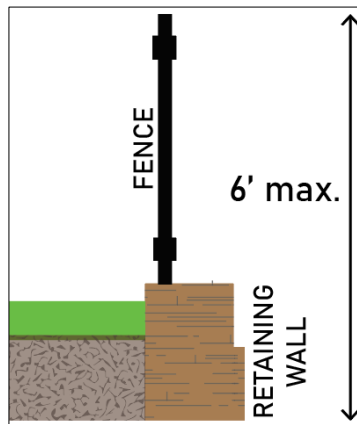


Figure 5-A-2-E-2-I: Requirement for fence location when retaining wall is not adjacent to walkway.

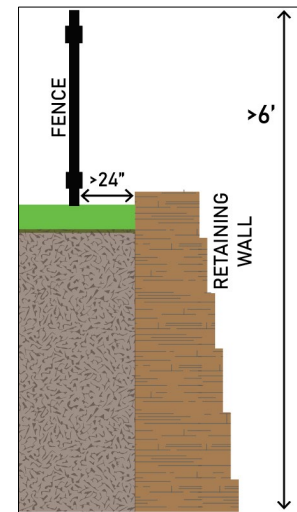


Figure 5-A-2-E-2-II: Requirement for fence location when retaining wall is not adjacent to walkway and fence + wall is taller than six feet.

- h. Easements:
 - 1. Fences, walls, and retaining walls proposed within any easement require approval from the applicable entity.
 - 2. Fences, walls, and retaining walls must be installed in a manner that will allow access to dedicated easements. A gate may be required to provide necessary access.
 - 3. Easements for retaining walls must be of sufficient width to allow for maintenance of said wall to be performed fully within the easement.
 - 4. If the Community Development Director, or their designee, determines that any fence, wall, or retaining wall is negatively impacting any easement then the Community

Development Director shall have the authority to require the relocation or removal of the fence, wall, or retaining wall.

5. Fences, walls, and retaining walls constructed within City or private easements may be altered or removed to allow access to utilities. The property owner shall be responsible for the reconstruction and replacement of any fences, walls, and retaining walls that are altered or removed.
6. Drainage Easements:
 - i. Walls and retaining walls are prohibited within drainage easements.
 - ii. Fences are generally prohibited within drainage easements; however, fences may be allowed on a case-by-case basis depending on the impact on drainage. Fences allowed within a drainage easement for conveyance must be open-style and have a minimum of 4 inches clearance between the bottom of the fence pickets and grade.
7. Landscape Easements: Fences, walls, and retaining walls proposed within landscape easements are subject to review and may be allowed on a case-by-case basis for the purpose of providing decorative buffering features between private property and public rights-of-way with collector, arterial, and freeway road classifications.
- i. Swimming Pool and Hot Tub Enclosures: Swimming pool and hot tub enclosures shall be installed pursuant to the standards of Section 4-1-B-24-F.

b. Fence, Wall, and Retaining Wall Requirements

Type	Zoning Districts Allowed	Is a Permit Required?	Maximum Height Allowed	Location Allowed	Materials Allowed
Fence/Non-Retaining Wall on Residential Property	All residential zoning districts and mixed-use districts that include residential uses	Yes	6'	<ul style="list-style-type: none"> May be located on the side and rear¹ property lines Front yard: Cannot be closer to the front property line(s) than the front of the constructed building 	<ul style="list-style-type: none"> Wood Aluminum Steel Wrought Iron PVC Chain-Link Masonry Stone Concrete
Fence/Non-Retaining Wall on Non-Residential Property	All non-residential zoning districts and mixed-use districts that do not include residential uses	Yes	10'	<ul style="list-style-type: none"> Corner lots: Along a street-side side property line the fence or wall may encroach up to a setback of 15' from the street-side side property line² (See Figure 5-B-1) 	
Agricultural Fence/Non-Retaining Wall	AG for agricultural purposes	No	6'	<ul style="list-style-type: none"> May be located anywhere on the property 	
Decorative Fence/Non-Retaining Wall	All zoning districts	No	3'	<ul style="list-style-type: none"> ≤ 75% of the lot width. Cannot fully enclose the yard May be located anywhere on the property 	
Recreational Fence/Non-Retaining Wall	All zoning districts	Yes	6' for private swimming pools; 10' for other uses	<ul style="list-style-type: none"> 6' fence or wall may be located on side and rear property lines >6' fence or wall must be minimum 15' setback from property lines Cannot be closer to the front property line than the front of the constructed building 	
Underground Electric Fence	All zoning districts	No	n/a	<ul style="list-style-type: none"> May be located anywhere on the property 	Underground electric fencing
Security Fence (Barbed Wire)	AG for agricultural purposes	No	8'	<ul style="list-style-type: none"> May be located anywhere on the property 	Barbed Wire
	BP-1, BP-2, BP-S	Yes	18"	<ul style="list-style-type: none"> On top of fences with a 6' minimum height 	3 Horizontal Strands of Barbed Wire
	All zoning districts	Yes	Per Planning Commission approval in conjunction with a site plan or Special Use Permit		Barbed Wire
Razor Ribbon	Prohibited				
Retaining Wall < 4' Tall ³	All zoning districts	No	4' of wall from the bottom of the footing to the top of the wall; shall not be > 6" above retained surface	<ul style="list-style-type: none"> May be located anywhere on the property with minimum 2' setback from property lines 	<ul style="list-style-type: none"> Masonry Stone Concrete
Retaining Wall ≥ 4' Tall ³	All zoning districts	Yes	10' of exposed wall per tier; shall not be > 6" above retained surface	<ul style="list-style-type: none"> May be located anywhere on the property with minimum 2' setback from property lines; however, a greater setback may be required depending on the design of the retaining wall Tiers shall be at least 36" deep 	

¹ *Rear Setback: Fences constructed within a designated residential fence/wall buffer area or land use buffer area must comply with the location shown on the approved plan. On a double-frontage lot where the rear property line abuts a collector or local street and where a house on adjacent property fronts on that street or where adjacent property has the potential to be subdivided into a lot which fronts on that street, the rear yard fence of the double-frontage lot shall be located no closer to the abutting street than a line established by the platted front building line of the adjacent property or, if unplatted, the distance from the street to the required front building line. However, the Community Development Director shall have the authority to reduce the required rear fence setback for such a double-frontage lot, provided that safe visibility at driveways, the view to the street for the neighboring properties, and the general character of the neighborhood along the street are maintained. This determination shall*

take into consideration the height and opaqueness of the proposed fence, the difference in elevation of the affected properties, and other existing site characteristics.

- ² Provided that the fence or wall does not impede safe visibility for pedestrians and vehicles as determined by the Community Development Director.
- ³ Retaining Wall Height: Height of a retaining wall is defined as the distance between the bottom of the footer to the top of the wall, regardless of the amount of exposed wall.



Figure 5-B-1: Corner lot fence location showing street-side side yard.

c. Deviations from Strict Compliance

1. Deviation Approval: It is recognized that site conditions vary greatly among sites and that the design, scale, and character of neighborhoods is varied. The Planning Commission shall have the authority to approve deviations from strict compliance with the regulations of this subsection at the time of project review for planned districts and the Community Development Director shall have the same authority for administrative plan and permit approvals, provided that the purpose and intent of this subsection is met. Deviations shall be clearly identified on plans submitted for plan and permit approval. The criteria to be considered by the Planning Commission and Community Development Director shall include, but not be limited to:
 - i. Purpose and intent of the Code.
 - ii. Impact on adjacent properties.
 - iii. Safety.
 - iv. Unique site conditions and constraints.
 - v. Promotion of high quality or unique design.
 - vi. Character of the neighborhood.

PROPOSED DEFINITIONS WITHIN UDC SECTION 4-3-B-7

FENCE/WALL: An above-grade structure or barrier, usually constructed of wooden, metal, masonry, or fiberglass parts, and used to mark a boundary or to define and enclose a specific area for the purposes of protection, privacy, safety, or confinement.

FENCE/WALL TYPES:

AGRICULTURAL: A fence or wall structure installed for agricultural purposes, such as farming or keeping of livestock. Such fencing includes, but is not limited to split rail, electric fencing, and barbed-wire fencing.

DECORATIVE: An open-style fence or wall structure used in a manner which is designed to add to the aesthetics or attractiveness of the lot or tract upon which it is placed, rather than as an enclosure or barrier. Railings along or adjacent to front stoops, porches, steps, landings, culverts, bridges, or sidewalks, shall not be considered as decorative fences.

RECREATIONAL: A fence or wall used in conjunction with basketball courts, tennis courts, racquetball courts, softball/baseball fields, school playgrounds, swimming pools, or other similar recreational areas.

RESIDENTIAL BUFFERS: A fence or wall placed within a residential fence/buffer.

SWIMMING POOLS/HOT TUB ENCLOSURES: A fence or wall used to enclose a swimming pool or hot tub.

TRANSITION BUFFER: A wall or fence placed within a transition buffer.

WALL, RETAINING: A structure or barrier situated at or below grade, usually constructed of masonry, used to retain earth.

PROPOSED DEFINITIONS WITHIN UDC SECTION 4-3-B-24

WALL: See "FENCE/WALL".

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 from the City Council on April 18, 2023.

RECOMMENDATION FROM PROFESSIONAL STAFF

- ★ **Conduct a Public Hearing.**
- ★ **Staff recommends approval of the proposed Text Amendment to Sections 4-1-B-24-F-5, 4-3-B-7, and 4-3-B-24 of the UDC.**
 - The project is consistent with Lenexa's goals by providing *Superior Quality Services* and *Sustainable Policies and Practices* to create *Inviting Places*.

TEXT AMENDMENT

Staff recommends **approval** of a Text Amendment to Sections 4-1-B-24-F-5, 4-3-B-7, and 4-3-B-24 of the Unified Development Code relating to regulations for fences, walls, and retaining walls as drafted within the Staff Report.