
CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:16 p.m. on Monday, January 8, 2024. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

ROLL CALL

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Commissioner Don Horine

STAFF PRESENT

Scott McCullough, Director of Community Development
Stephanie Kisler, Planning Manager
Tim Collins, Engineering Construction Services Administrator
Andrew Diekemper, Assistant Chief – Fire Prevention
Steven Shrout, Assistant City Attorney II
Kim Portillo, Planner III
Dave Dalecky, Planner II
Logan Strasburger, Planner I
Will Sharp, Planning Intern
Gloria Lambert, Senior Administrative Assistant

APPROVAL OF MINUTES

The minutes of the December 4, 2023 meeting were presented for approval. Chairman Poss entertained a motion to **APPROVE** the minutes. Moved by Commissioner Katterhenry seconded by Commissioner Handley and **APPROVED** by a unanimous voice vote.

CONSENT AGENDA

1. **Brentwood East VI - Consideration of a final plat for a lot line adjustment for properties located at 14602 West 91st Terrace and 14606 West 91st Terrace within the RP-1, Planned Residential (Low-Density) District. PT24-02F**
2. **Vista Village, 3rd Plat - Consideration of a final plat to combine Lot 7 and Lot 8 of Vista Village, 1st Plat into a single lot to accommodate development of a restaurant with accessory microbrewery use on property located near the southeast corner of Prairie Star Parkway & Ridgeview Road within the PUD, Planned Unit Development District. PT24-01F**
3. **First Watch - Consideration of a revised final plan for exterior changes for a restaurant use on property located at 12242 West 95th Street within the CP-3, Planned Regional Commercial District. PL23-06F**
4. **Sar-Ko-Par Aquatic Center Sign - Consideration of a sign deviation to allow a monument sign to exceed the maximum allowable sign height for Sar-Ko-Par Aquatic Center located at 8801 Greenway Lane in the R-1, Residential Single-Family District. DV24-01**

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Items 1-4. Moved by Commissioner Burson seconded by Commissioner Harber and carried by a unanimous voice vote.

REGULAR AGENDA

5. **Santa Fe Commerce Center - Consideration of rezoning and preliminary plan/plat for an industrial development on property located at 15620 Santa Fe Trail Drive. RZ24-01, PL24-01P**
 - a. **Consideration of a rezoning from the AG, Agricultural District to the BP-2, Planned Manufacturing District. RZ24-01**
 - b. **Consideration of a preliminary plan/plat for an industrial development. PL24-01P**

APPLICANT PRESENTATION

Dan Finn, Phelps Engineering, showed an aerial and gave the location of the 19-acre site that is currently zoned AG, Agricultural District but is requesting to rezone to BP-2, Planned Manufacturing District. Mr. Finn explained the property consisted of two new industrial buildings. He gave the location of auto parking for both buildings and explained where the truck stalls and docks would also be located. He said there will be an outdoor storage yard on the northwest corner of the development that will be screen with an 8-foot-tall vinyl fence, per the City's request. There will be four points of access to the site including new entrances and turn lanes. The stormwater detention tracks will be located at the north end of the site. The detention tracks will handle both stormwater and water detention for the development as well as the existing Fry Wagner development to the west. The stormwater plans will meet all BMP requirements set by the City of Lenexa. He said they are asking to vacate the public right-of-way at Lakeview Avenue and maintenance responsibility will be taken over by the private property owner. He noted that the owner and developer of the property is also owner of the western lot, currently occupied by Fry Wagner. Mr. Finn discussed the landscape plan and noted that ten feet of the property line will not be disturbed to ensure

that the existing tree line remains. He added, there will be additional berming installed to help screen the truck docks. A screen wall will be installed on the southern end of the docks to help with additional screening. He pointed out all the building materials that would be used and displayed architecture elevations that included store front entry areas on the office side and of the dock area. He said the applicant is requesting a deviation on the outdoor storage area and the location of the fence. Due to the uniqueness of the site, the curvature of the road and length of building they are requesting a 50-foot yard setback for the outdoor storage area. He discussed the three conditions from the Staff Report that included the public sidewalk along Santa Fe Trail Drive, the internal sidewalk connection linking the two buildings and the masonry columns into the vinyl fence to screen the outdoor storage area. He stated that with the future City trail they are providing a 10-foot trail easement along the entire frontage of the property. He said they are requesting that in lieu of the sidewalk being installed at this time, to instead provide private sidewalks into the right-of-way for future trail connections. He said they are also asking that internal sidewalks between buildings be removed from Staff's conditions as it is the expectation that each building will have a separate tenant. They also request that the condition for masonry columns on the northern side of the fence be removed, but agreed to install the columns along the Santa Fe Drive side of the fence.

STAFF PRESENTATION

Kim Portillo presented the Staff Report. Ms. Portillo noted the preliminary plan was also serving as the preliminary plat. She gave the site location and showed an aerial map of the property and stated that it borders the City of Olathe to the south. She presented the Future Land Use and Zoning Maps and said the applicant is requesting to zone the AG, Agricultural portion of the property to the BP-2, Planned Manufacturing District. She explained that the site plan consists of two industrial speculative buildings to be located on approximately 18-acres with an outdoor storage area and a stormwater tract in the northern corner. She talked about the proposed building materials and showed architectural drawings provided by the applicant. She spoke about the applicant's proposed landscape plan noting that it did not require any deviations; however, Staff and the applicant worked together to further improve the landscaping. She said the applicant is requesting a deviation related to the fence setback for the outdoor storage area and Staff is supportive of the 50-foot setback request as they have provided additional landscaping beyond requirements. It is Staff's recommendation that the applicant add masonry columns along the north and east fence lines. She gave an example, noting that a similar requirement was applied on Santa Fe Tow's prior application, which included a condition to add masonry columns to the outside of their fence. She talked about the recommended conditions relating to sidewalks. The first condition is a requirement that the applicant provide a 5-foot public sidewalk along Santa Fe Trail Drive with the current development. The applicant mentioned wanting to wait until the City builds the planned trail along Santa Fe Trail Drive, but there is no timeline of how long it would be before the trail would be built. Staff recommends the Planning Commission enforce the requirement for the public sidewalk. Staff is also requesting the required internal sidewalk connections from front entrance to front entrance of the individual industrial buildings. She presented a graphic of what the connection could potentially look like but stated that Staff is willing to work with the applicant in considering a different layout or different location for the internal sidewalks. Staff recommends the applicant install sidewalk connections to the public network and from building to building.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. No one from the audience came forward.

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

PLANNING COMMISSION DISCUSSION

Commissioner Katterhenry said he did not have a problem with the fence being beyond the face of the building as long as it meets the 50-foot setback. He agrees with Staff concerning the installation of internal sidewalks and the masonry on the fence.

Commissioner Woolf said that he is less concerned with internal sidewalks as long as there is a connector to the public sidewalks. He also feels the masonry should be installed wherever visible.

Commissioner Handley stated that the public sidewalks should be installed and would leave it up to Staff to decide where the internal sidewalks should be installed. He suggests requiring masonry columns on the first half of the third of the northern property line or to consider the first half of the southeast to northwest property line visual.

Chairman Poss asked if the fence would be installed on the property line. Ms. Portillo replied that it would be installed at a 10-foot setback from the north property line, inside the applicant's property. Chairman Poss asked if the trees are located on or inside the property line. Dan Finn replied that the precise tree location will be determined at final plan stage. Chairman Poss said it may not be necessary to install masonry columns along the fencing on the entire north side. Ms. Portillo said the Commissioners could recommend a condition for a greater expanse between masonry columns along the fence line. Chairman Poss said he agrees with the spacing that Staff recommended.

Chairman Poss asked that if the left-hand turn lane is deferred and who would install it in the future. Tim Collins said it is unknown at this time.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of rezoning property from AG to BP-2 for RZ24-01 – **Santa Fe Commerce Center** at 15620 Santa Fe Trail Drive and 15504 Santa Fe Trail Drive, for an industrial development.

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

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan/plat for PL24-01P – **Santa Fe Commerce Center** at 15620 Santa Fe Trail Drive and surrounding parcels, for an industrial development, with the following conditions:

1. A five-foot wide public sidewalk along Santa Fe Trail Drive shall be provided on the final plan and shall be constructed by the applicant in conjunction with the first building.
2. Internal sidewalk connections linking the two buildings within the development shall be provided on the final plan. The public sidewalk network can serve as this connection.
3. The final plan shall incorporate masonry columns into the white vinyl screening fence on the north and south fence lines at intervals of one column per three fence panels if 8-foot panels are used, or similar spacing, with a minimum of two columns worth of return on the north and south fence lines.

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

STAFF REPORT

Staff had nothing additional to report to the Commission.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 7:45 p.m. on Monday, January 8, 2024.