

**Lenexa**  
K A N S A S

Community Forum at City Hall  
17101 W. 87<sup>th</sup> Street Parkway  
Lenexa, KS 66219

## CONSENT AGENDA

- 1. Redevelopment Project Plan 1L for the City Center TIF District - Consideration of a resolution for property located in the center block of 87th Street Parkway immediately west of Penrose Lane within the CC, Planned City Center, Zoning District.**

2. **Crowder Family Dentistry - Consideration of a final plan and final plat for a dental office located at 15906 W. 87th Street Parkway within the CP-O, Planned General Office District. PL23-15F & PT23-15F**
3. **Flite ATM (US Bank) - Consideration of a final plan for a new standalone drive-thru ATM located at 10135 Stevenson Street within the CP-2, Planned Community Commercial District. PL23-14F**
4. **Lenexa Old Town Activity Center - Consideration of a final plan for renovations to the community center located at 13420 Oak Street within the HBD, Planned Historic Business District. PL23-16F**
5. **Lenexa City Center Eleventh Plat (Midas Plat) - Consideration of a final plat for a mixed-use development with two hotels and retail space located between Elmridge Street and Penrose Lane and the east and west lanes of W. 87th Street Parkway within the CC, Planned City Center District. PT23-14F**

## REGULAR AGENDA

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## CONTINUED APPLICATIONS *(NO DISCUSSION)*

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6. **StorTropolis - Consideration of a final plan and final plat for a self-storage facility located near the southwest corner of 96th Street and Rosehill Road within the CP-2, Planned Community Commercial District. PL23-11F & PT23-13F**

## STAFF REPORTS

## ADJOURN

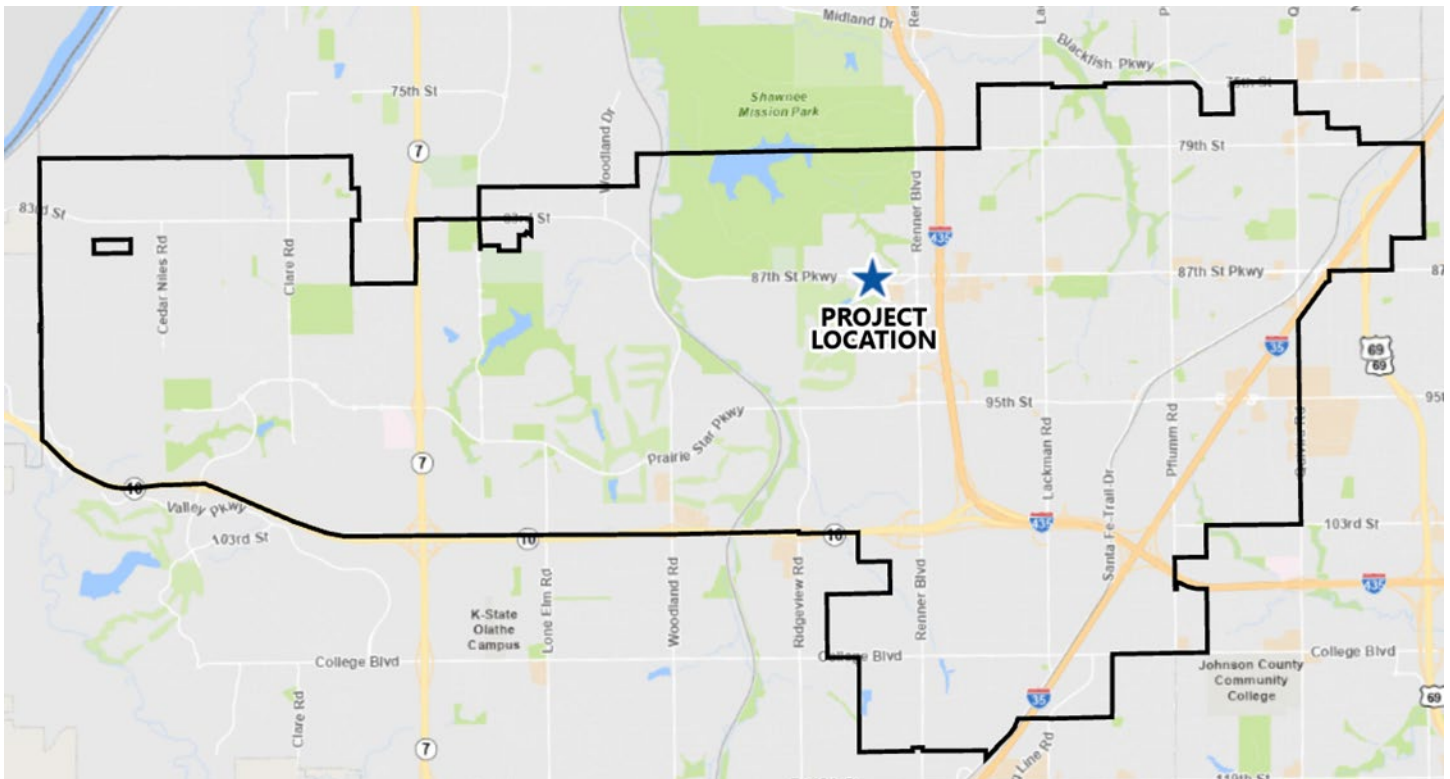
## APPENDIX

7. **Draft Minutes - June 5, 2023**

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

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

## REDEVELOPMENT PROJECT PLAN 1L FOR THE CITY CENTER TIF DISTRICT (CITY CENTER MIDAS LENEXA DUAL HOTEL PROJECT)



### PROJECT SUMMARY

On July 18, 2023, the City Council will consider a resolution giving notice of its intent to hold a public hearing on September 5, 2023 to consider approving Redevelopment (TIF) Project Plan 1L ("Project Plan 1L"). Project Plan 1L covers approximately 2.318 acres located in the center block of 87<sup>th</sup> Street Parkway immediately west of Penrose Lane (the "Project Plan 1L Area"). The Developer for Project Plan 1L is Midas Lenexa CC, LLC (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 1L.

Project Plan 1L contemplates construction of a mixed-use building containing two hotels, commercial and retail space, and structured parking as well as associated infrastructure improvements and reimbursement with TIF increment generated from the Project Plan 1L 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 1L 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 1L, as proposed, is consistent with the City's Comprehensive Plan for the reasons noted below:

- The Governing Body approved of the Final Plan for the Project Plan 1L development at its May 16, 2023 City Council meeting.
- Project Plan 1L is consistent with the Comprehensive Plan's designation for mixed-use development at this location, noting that City Center should have a "main street" feel, with buildings close to the street, walkable for pedestrians, retail at ground level, and plazas and other gathering places.
- Project Plan 1L is located within 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 1L 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.
- Project Plan 1L incorporates the unique rooftops consistent with the Comprehensive Plan's statement that City Center should be a distinguishing feature of the City's skyline in terms of building height and massing.
- The continued commercial, recreation and retail development of the City Center area will create a need for high-quality lodging which will be provided as part of Project Plan 1L.

## **STAFF RECOMMENDATION**

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

**RESOLUTION NO. 2023 - \_\_\_\_\_**

**A RESOLUTION FINDING CITY CENTER REDEVELOPMENT (TIF) PROJECT PLAN 1L 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 87<sup>th</sup> Street and Renner Blvd., as well as a tract of land located east of I-435 at 87<sup>th</sup> St Pkwy; and

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

WHEREAS, Project Plan 1L includes approximately 2.318 acres located in the center block of 87<sup>th</sup> Street Parkway immediately west of Penrose Lane 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 1L 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 1L 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 1L of a mixed-use building containing two hotels, commercial and retail space, and structured parking as well as 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 1L is consistent with the City of Lenexa Comprehensive Plan for development and makes the following specific findings:

- The Governing Body approved of the Final Plan for the Project Plan 1L development at its May 16, 2023 City Council meeting.
- Project Plan 1L is consistent with the Comprehensive Plan's designation for mixed-use development at this location, noting that City Center should have a "main street" feel, with buildings close to the street, walkable for pedestrians, retail at ground level, and plazas and other gathering places.
- Project Plan 1L is located within 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 1L 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.
- Project Plan 1L incorporates the unique rooftops consistent with the Comprehensive Plan's statement that City Center should be a distinguishing feature of the City's skyline in terms of building height and massing.
- The continued commercial, recreation and retail development of the City Center area will create a need for high-quality lodging which will be provided as part of Project Plan 1L.

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

ADOPTED by the City of Lenexa Planning Commission this 26<sup>th</sup> day of June, 2023.

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Chris Poss, Chairman

**ATTEST:**

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Scott McCullough, Secretary

**APPROVED AS TO FORM:**

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Sean McLaughlin, City Attorney

## REDEVELOPMENT PROJECT PLAN 1L FOR THE CITY CENTER TIF DISTRICT

(City Center Midas Lenexa Dual Hotel Project)

In accordance with K.S.A. 12-1770 *et seq.*, as amended (the “**Act**”), to promote, stimulate and develop the general and economic welfare of the city of Lenexa, Kansas (“**City**”), the Lenexa City Council adopted Ordinance No. 4427 on September 11, 2001, establishing a Redevelopment (TIF) District (the “**Original District**”). 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 legally described in attached **Exhibit A**. The City has identified multiple City Center development projects located within the City Center TIF District.

The Act allows one or more TIF projects to be undertaken by a city within an established district and any such project plan may be implemented in separate development stages. To date, the City has approved multiple TIF project plans in the area located on the southwest corner of 87<sup>th</sup> Street Parkway and Renner Boulevard, which area is commonly referred to as the “**Lenexa City Center**” area.

The City desires to establish another project plan in the City Center area as set forth herein (“**Project Plan 1L**”, also referred to as the “**Project Plan**”). Project Plan 1L will include approximately 2.318 acres located in the center block of 87<sup>th</sup> Street Parkway immediately west of Penrose Lane and is legally described on **Exhibit B** (the “**Project Plan 1L Area**”).

Anticipated within Project Plan 1L is construction of a mixed-use building containing two hotels, commercial and retail space, and structured parking as well as associated infrastructure improvements all of which are more specifically described in **Section 5** herein (the “**Private Project**”).

Project Plan 1L shall extend for a period of twenty (20) years from the date the Project Plan is approved by the City (the “**Project Plan Term**”). The tax increment generated from the real property in the Project Plan 1L Area during the Project Plan Term in excess of the amount of real property taxes collected for the base year assessed valuation constitute the “**TIF Revenues**”.

### 1. Financial Feasibility Study.

Staff prepared a Financial Feasibility Study (“**Feasibility Study**”) for Project Plan 1L. Projections on development in the Project Plan 1L Area were provided by Midas Lenexa CC, LLC (the “**Developer**”). The Feasibility Study incorporates a number of conservative assumptions, including a constant mill levy of 90.733, which excludes the 20 mill school levy and the 1.5 State mill levy. The mill levy may vary each year of the TIF Term based on legislative actions and budgetary decisions made by the individual taxing jurisdictions. It also assumes property tax collection at 100%, Private Project completion by January 1, 2026 and a one percent (1.5%) annual increase in appraised valuation after the Private Project is fully constructed and stabilized.

The Developer will advance funds necessary to construct the Private Project and to pay the costs associated with the estimated and approved, private TIF eligible reimbursable costs set forth generally on **Exhibit C** attached hereto (the “**TIF Reimbursable Costs**”), and it is contemplated that Developer will subsequently be reimbursed with TIF Revenues received by the City on a “pay-as-you-go” basis. Such advances and reimbursements will be made in accordance with the terms of a Disposition & Development Agreement executed by the Developer and the City (the “**DDA**”). The TIF Reimbursable Costs are set forth in more detail in the DDA. There is a total of \$25,825,875 in TIF Reimbursable Costs identified with Project Plan 1L, but reimbursement of TIF Reimbursable Costs is dependent upon the amount of TIF Revenues generated within the Project Plan 1L Area during the Project Plan Term and received by the City, and shall be paid in accordance with the amount, priority and duration set forth in the DDA. In no event will any TIF Reimbursable Costs be reimbursed in an amount that exceeds the amount of TIF Revenues available.

The Feasibility Study indicates that if projected development, assessed values and tax revenues are accurate, TIF Revenues will be sufficient to reimburse the Developer for a portion of the approved TIF Reimbursable Costs. Other revenue sources, including but not limited to private equity, are available to meet TIF Reimbursable Costs and other private development costs associated with the Project. TIF Reimbursable Costs must (1) be reasonably approved by the City in accordance with the terms of the DDA; (2) meet the definition of “redevelopment project cost” set out in K.S.A. 12-1770a(o), as amended; (3) be an eligible expense under the City’s adopted TIF Policy and/or Procedures, unless otherwise permitted in the DDA; (4) be authorized in this Project Plan 1L and in the City Center TIF District Plan; and (5) be in compliance with the terms for reimbursement and prioritization described with particularity in the DDA.

The City has identified up to \$25,825,875 in TIF Reimbursable Costs and anticipates reimbursing Developer for such TIF Reimbursable Costs incurred and paid by the Developer with available TIF Revenues generated during the twenty (20) year Project Plan Term. Based on the current projections and cash flow analysis contained in the Feasibility Study, it is determined that the Private Project benefits, TIF Revenues and other available revenues exceed the TIF Reimbursable Costs, and that the TIF Revenues and other available revenue sources, including private revenue sources for the private costs, should be sufficient to pay for such TIF Reimbursable Costs. For any improvements constructed by Developer in Project Plan 1L, the Developer is responsible for all expenses, including but not limited to, TIF Reimbursable Costs, even if they exceed the amount of available TIF Revenues. The City reserves the right to amend the specific approved TIF Reimbursable Costs, and the amount, duration and prioritization thereof, to conform to the provisions of the DDA. City may also amend this Project Plan 1L in accordance with state law and the DDA provided that such amendments shall not, without the consent of Developer, change the nature or scope of the Private Project improvements to be constructed by Developer, amend the timing of Project Plan 1L, or alter or affect the financial terms of this Project Plan 1L benefitting Developer.

The City anticipates the ad valorem property tax increment will generate approximately \$15,818,312 over the Project Plan Term (the “**Estimated Total TIF**”).

**Revenue Projection**"). The Developer will be responsible for all expenses of Developer, including the TIF Reimbursable Costs, above the TIF Revenue generated from the Project Plan 1L Area and allocated to the TIF Reimbursable Costs during the Project Plan Term. If the TIF Revenue does not meet the estimated total TIF Reimbursable Costs, the City shall be under no obligation to provide financial assistance to Developer beyond the TIF Revenues actually generated from the Project Plan 1L Area in accordance with the distribution formula and term set out in the DDA, subject to the provisions of any separate agreement between City and Developer regarding any incentives or appropriations other than tax increment financing under the Act. A summary of the feasibility assumptions and Estimated Total TIF Revenue Projection is included in **Exhibit E**.

## **2.     Redevelopment District Plan and Redevelopment (TIF) Project Plan 1L.**

### Redevelopment District Plan (City Center TIF District Plan)

The City Center TIF District area includes land within the City of Lenexa, Kansas as legally described on **Exhibit A**, but generally described as an area of approximately 424 acres located on all four corners of 87<sup>th</sup> Street and Renner Blvd., as well as a tract of land located east of I-435 at 87<sup>th</sup> St Pkwy. The Redevelopment (TIF) District Plan for the City Center TIF District contemplates development of multiple mixed use urban development projects to include office, retail, residential and public uses to be located on all four corners of Renner Boulevard and 87<sup>th</sup> St Pkwy, as well as on a tract located east of I-435 at 87<sup>th</sup> St Pkwy (the "**City Center Project**").

Lenexa City Center will be constructed on approximately 56.85 acres located on the southwest corner of Renner Boulevard and 87<sup>th</sup> Street Parkway and is the subject of a Development Agreement dated May 31, 2006 (as amended) between City Center Lenexa, LLC (the "**Master Developer**"), and the City (the "**Master Development Agreement**"). Lenexa City Center is proposed to be developed in multiple phases as a mixed-use project consistent with the Master Plan included in the Master Development Agreement, which is contemplated to include approximately 1,900,000 square feet of retail, residential, hotel, office, entertainment and civic uses. The Lenexa City Center project proposes to utilize on-street, structured and surface parking consistent with the Master Plan in the Master Development Agreement. Development of additional City Center projects of a smaller scale are anticipated on the other tracts of land included in the District.

In accordance with the City Center District Plan, TIF increment may be used to pay for eligible project expenses within specific project areas for such items including but not limited to public infrastructure; land acquisition; site preparation; street improvements and their appurtenances; sidewalks; storm and sanitary sewers; utility improvements as permitted in the Act; parks; surface and structured parking facilities; landscaping; water mains; storm water detention; sculptures, public art and similar amenities; plazas and open space; reimbursement for special assessments levied pursuant to KSA 12-6a01 *et seq.* for eligible public infrastructure authorized in the District Plan; and other authorized uses set forth in the District Plan and permitted by the Act and the City TIF Policy & Procedures.

## Redevelopment (TIF) Project Plan 1L

Project Plan 1L incorporates approximately 2.318 acres of improvements located in the City Center TIF District. Project Plan 1L Area is legally described in **Exhibit B** and will include site improvements described in Section 5 herein (the “**Project**”).

### **3. Map of Redevelopment Project Plan 1L Area.**

A map of the Project Plan 1L Area is attached as **Exhibit D**.

### **4. Relocation Assistance Plan.**

No relocation will occur as a result of Project Plan 1L and therefore no relocation assistance plan is provided.

### **5. Description of the Buildings and Facilities Proposed to be Constructed or Improved.**

Developer intends to construct a mixed-use building containing an approximately 187,695 s.f. dual-branded hotel under the AC Hotel by Marriott flag and Residence Inn by Marriott flag or similar upscale flags (the “**Hotel**”); approximately 11,797 s.f. of commercial and retail space; and approximately 129,412 s.f. of structured parking (collectively, these constitute the “Midas Dual Hotel Project”). The Midas Dual Hotel Project is referred to as the “**Private Improvements**”. TIF Reimbursable Costs incurred as a result of the Private Improvements constructed as part of Project Plan 1L include, but are not limited to: land acquisition, architectural and engineering costs; site development; parking; lighting; landscaping; hardscape; associated utilities; amenities; financing costs associated with the improvements financing and special assessments costs. The TIF Reimbursable Costs are described in more detail in **Exhibit C** and in the DDA.

### **6. Other Relevant Information.**

- a. Reimbursement of TIF Reimbursable Costs shall be made from ad valorem property tax increment actually received by the City from Project Plan 1L Area and deposited into the special fund established by the City in accordance with K.S.A. 12-1778 (the “**City Center Project Plan 1L Fund**”).
- b. If sufficient TIF Revenues are not available to pay all of the TIF Reimbursable Costs, the City is under no obligation to reimburse TIF Reimbursable Costs from any other public source, except as may be provided under any separate agreement between City and Developer regarding any incentives or appropriations other than tax increment financing under the Act.
- c. Prior to any reimbursement of TIF Reimbursable Costs, each entity receiving reimbursement with TIF Revenues shall enter into a separate, valid and enforceable DDA with the City. The procedure for distribution, reimbursement

and priority of payment of the TIF Reimbursable Costs shall be set out in the DDA and consistent with this Project Plan 1L.

- d. The City does not anticipate issuing TIF Bonds, however, upon future request of Developer, the City shall reasonably consider any such request to issue TIF Bonds if the market can feasibly support such a bond issue and if the TIF Revenues and any other collateral provided for such TIF Bonds provide reasonable assurance that the principal of and interest on the TIF Bonds will be paid on a timely basis. A decision on whether or not a TIF Bond issue is feasible and adequately secured, will be the City's final decision and within the City's sole discretion. The City is under no obligation to issue TIF Bonds and makes no commitment to do so.

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF CITY CENTER REDEVELOPMENT DISTRICT**

Beginning at the Northwest corner of the Northeast Quarter of Section 31, Township 12 South, Range 24 East; thence South along the West line of the Northeast Quarter of said Section 31 to the Southwest corner of the Northeast Quarter of said Section 31; thence East along the South line of the Northeast Quarter of said Section 31 to the Southeast corner of the Northeast Quarter of said Section 31, and continuing East along the South line of the Northwest Quarter of Section 32, Township 12 South, Range 24 East to the Easterly right-of-way line of Renner Boulevard as it now exist; thence North along the Easterly right-of-way line of said Renner Boulevard to the intersection with the South line of the Northwest Quarter of the Northwest Quarter of Said Section 32; thence East along the South line of the Northwest Quarter of the Northwest Quarter of said Section 32, to the intersection with the centerline of Interstate Route 435, as it now exists; thence South along the centerline of said Interstate Route 435 to the South line of the Northwest Quarter of said Section 32; thence East along the South line of the Northwest Quarter of said Section 32, to the Southeast corner of the Northwest Quarter of said Section 32; thence North along the East line of the Northwest Quarter of said Section 32, to the Northeast corner of the Northwest Quarter of said Section 32; thence West along the North line of the Northwest Quarter of said Section 32, to the centerline of Interstate Route 435, as it now exists; thence North along the centerline of said Interstate Route 435 to the North line of the Southwest Quarter of Section 29, Township 12 South, Range 24 East; thence West along the North line of the Southwest Quarter of said Section 29, to the Northwest corner of the Southwest Quarter of said Section 29; thence South along the West line of the Southwest Quarter of said Section 29, to the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 30, Township 12 South, Range 24 East; thence West along the South line of Stonecreek of Parkhurst 1<sup>st</sup> Plat, Stonecreek of Parkhurst 2<sup>nd</sup> Plat, and Estates of Parkhurst 1<sup>st</sup> Plat, all subdivisions of land in Johnson County, Kansas, to the Northeast corner of Horizons West Re-Plat 3<sup>rd</sup> Plat, a subdivision of land in Johnson County, Kansas; thence South along the East line of said Horizons West Replat 3<sup>rd</sup> Plat, and its extension South, to the South line of the Southeast Quarter of said Section 30; thence West along the South line of the Southeast Quarter of said Section 30 to the Point of Beginning, containing approximately 424 acres.

## **EXHIBIT B**

### **LEGAL DESCRIPTION OF PROJECT PLAN 1L**

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 24 EAST, IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 87°28'35" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,115.90 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 02°31'25" EAST A DISTANCE OF 7.62 FEET TO A POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 87TH STREET PARKWAY AND THE WEST RIGHT-OF-WAY LINE OF PENROSE LANE, AS THEY BOTH NOW EXIST, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00°52'05" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 246.27 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 87TH STREET PARKWAY, AS IT NOW EXISTS; THENCE WESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,056 FEET, AND A CHORD WHICH BEARS SOUTH 82°38'52" WEST, A DISTANCE OF 85.19 FEET, FOR AN ARC LENGTH OF 85.19 FEET; THENCE SOUTH 81°27'38" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 327.39 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ELMRIODE STREET, AS IT NOW EXISTS; THENCE NORTH 02°26'24" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 246.82 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 87TH STREET PARKWAY; THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,056 FEET, AND A CHORD WHICH BEARS NORTH 83°02'26" EAST, A DISTANCE OF 113.38 FEET, FOR AN ARC LENGTH OF 113.40 FEET; THENCE NORTH 81°27'38" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 305.87 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS AND PUBLIC RIGHTS OR WAY.

## EXHIBIT C

### TIF REIMBURSABLE COSTS

The following items are estimated TIF eligible private and public costs for reimbursement with TIF Revenues generated from Project Plan 1L. The priority and duration of reimbursement is set forth in the DDA.

Description of Expenditure	Reimbursement to:	Maximum Reimbursement
<b>TIF Fee</b>	Developer	\$50,000 <sup>1</sup>
<b>Itemized TIF Reimbursable Costs paid by Developer, including:</b>  Land acquisition within the Project Plan area; site development; A/E (excluding vertical buildings owned or leased by the Developer other than parking structures); water mains; surface and structured parking; landscaping, lighting, sidewalks, benches and similar amenities; contingency; and temporary construction interest.	Developer	\$25,825,875 <sup>2,3</sup>
<b>Annual Administrative TIF Fee:</b> 0.5% of the annual TIF Revenues reimbursed to Developer	City	TBD
<b>Total Maximum Aggregate of Eligible TIF Reimbursable Costs</b>	Developer	\$25,875,875 <sup>4</sup>
<b>Total Maximum TIF Reimbursable Costs</b>		<b>\$25,875,875<sup>4</sup></b>

Notwithstanding any other provision of this Plan to the contrary, reimbursable expenditures shall at all times be consistent with the Act, including judicial interpretation of the Act.

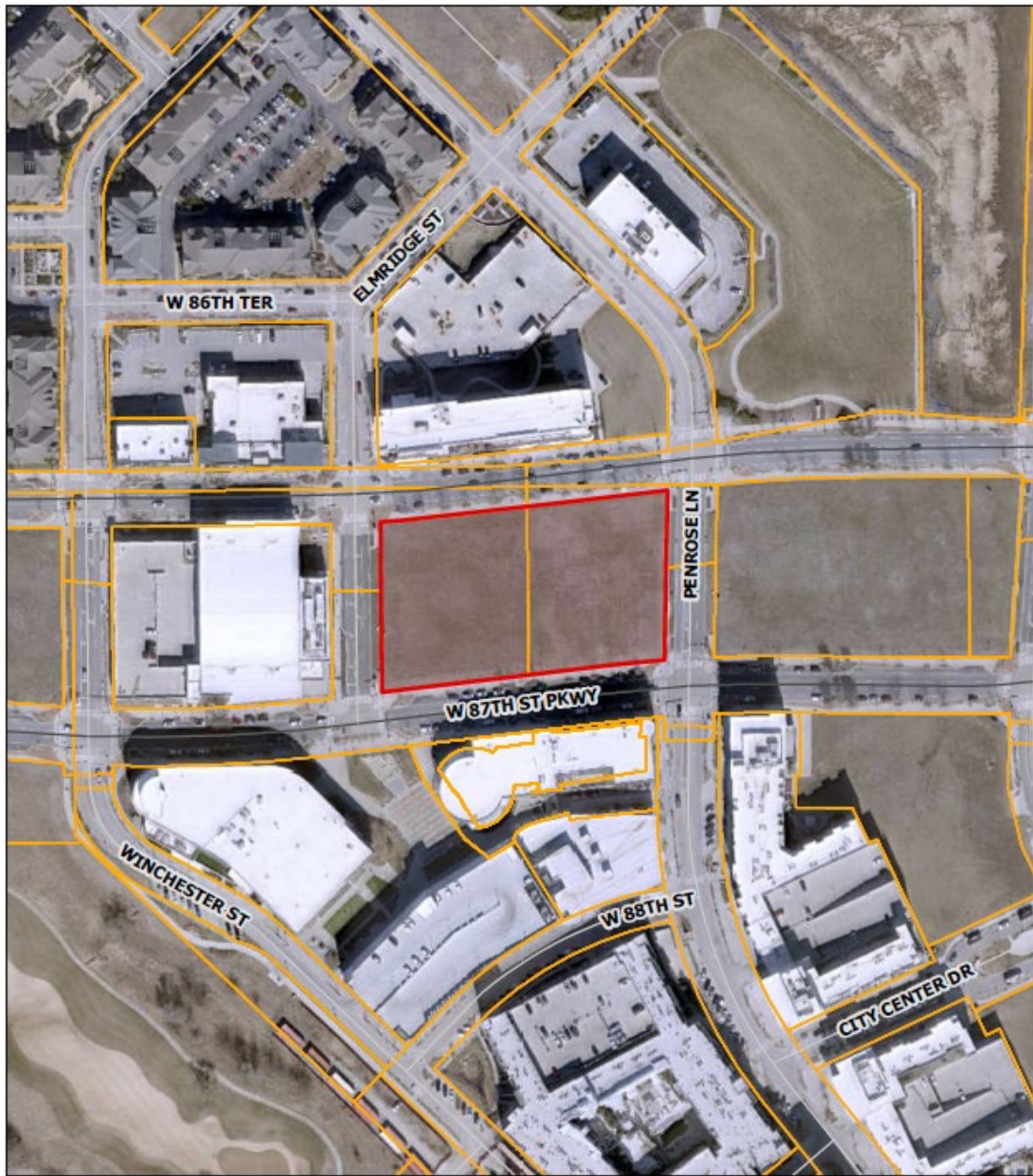
<sup>1</sup>The TIF Fee is based upon 1% of the TIF reimbursable Costs in the estimated amount of \$25,825,875 (which amount represents the Total TIF Reimbursable Costs less the TIF Fee). This total excludes the Annual Administrative TIF Fee as it is TBD based upon eligible TIF Revenue disbursed. This sum shall be reimbursed to Developer if it has been paid by Developer and if not, it shall be deducted from the first TIF Reimbursable Cost payment (and thereafter until paid in full) and paid to the City.

<sup>2</sup>The Total TIF Reimbursable Costs do not include interest cost to carry which is not an eligible expense in this Project Plan; however, interest during construction on TIF Reimbursable Costs (excluding TIF Fee, interest and contingency) is an eligible expense and shall be reimbursed at the rate of 6% for up to 36 months. The interest shall be simple interest and shall not be compounded.

<sup>3</sup> This amount includes sums which may be included in a subsequent Community Improvement District and/or an agreement with the City as reimbursement from transient guest taxes (TGT). At the time of certifying its costs to the City, Developer must elect the Project Plan and the incentive source for which it desires reimbursement and it shall not submit those same costs for reimbursement from any other reimbursement source. CID revenues are anticipated to reimburse tenant finish costs associated with the restaurant, which are not an eligible TIF reimbursable cost. This amount also includes costs associated with surface parking and footings for future parking structure, including site work, that may be reimbursed with TIF revenue or TGT in future phases that utilize the surface parking and parking structure, to the extent those TIF reimbursable costs are not reimbursed with TIF revenues from Project Plan 1L, TGT, or CID revenues.

<sup>4</sup>The amount of the total TIF Reimbursable Costs does not include a sum for the Annual Administrative TIF Fee as this amount is to be determined as it is based upon the annual amount of TIF Revenues disbursed to Developer.

EXHIBIT D  
TIF PROJECT PLAN 1L AREA



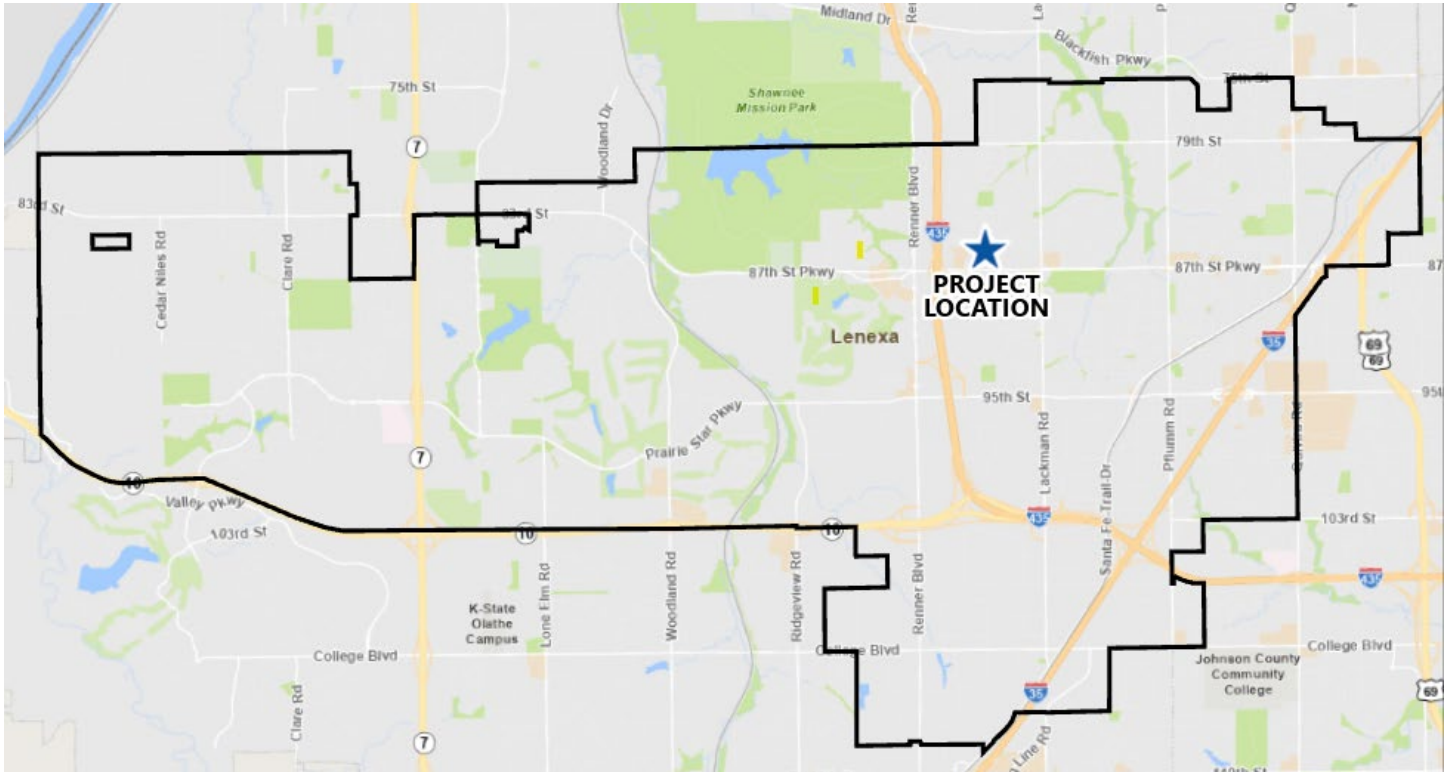
Midas Lenexa City Center

City Center TIF District  
Project Plan 3I - TIF Revenue Projections  
Midas Lenexa City Center

SL 6015064.2

## CROWDER FAMILY DENTAL

<b>Project #:</b>	PL23-15F & PT23-15F	<b>Location:</b>	15906 W. 87 <sup>th</sup> Street Parkway
<b>Applicant:</b>	Jay Healy, GBA	<b>Project Type:</b>	Final Plan and Final Plat
<b>Staff Planner:</b>	Kimberly Portillo, AICP	<b>Proposed Use:</b>	Dental Clinic



### PROJECT SUMMARY

The applicant requests approval of a final plan and final plat to construct a 7,330 SF dental clinic at 15906 W. 87<sup>th</sup> Street Parkway. The building will include dental offices on the ground floor with associated storage in the basement. The preliminary plan approval included three deviations related to side-yard setback, monument sign lot frontage requirement, and parking lot setback. The proposed final plan is consistent with the approved preliminary plan (PL21-10P), which was approved by the Governing Body on October 19, 2021. This project does not require a Public Hearing.

### STAFF RECOMMENDATION: APPROVAL WITH A CONDITION

## SITE INFORMATION

This site has been vacant since 2018 when a single-family residence was demolished. The site underwent a rezoning from the R-1, Residential Single-Family District to the CP-O, Planned Neighborhood Office District (RZ21-13) in 2021. The rezoning and accompanying preliminary plan (PL21-10P) for the development of a dental office were recommended approval by the Planning Commission on October 4, 2021 and approved by the Governing Body on October 19, 2021.

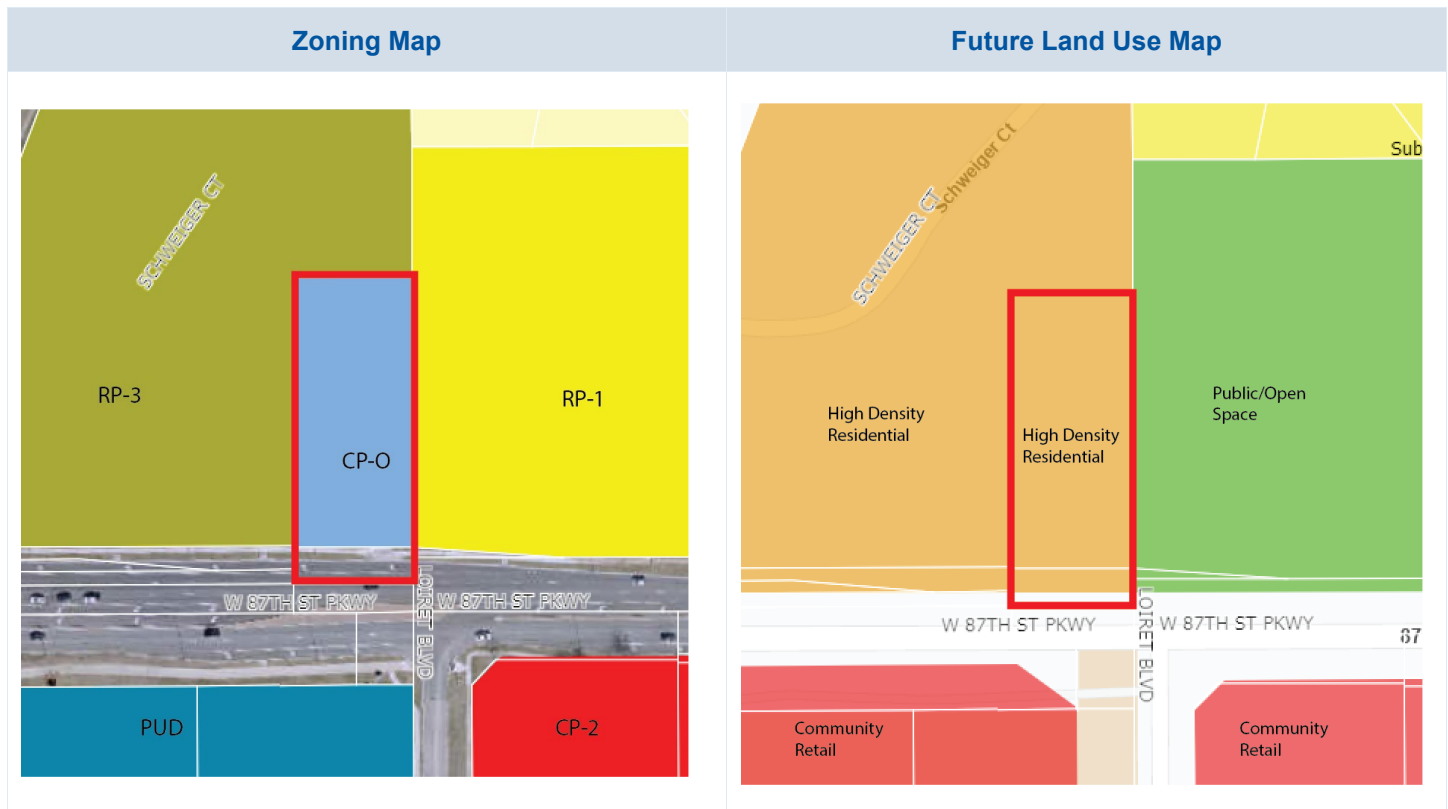
LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
.81	7,330	CP-O	High Density Residential



*Exhibit 1: Aerial Image of Subject Site*

## LAND USE REVIEW

The applicant proposes to operate a dental clinic at the subject site. A dental clinic is an allowed use in the CP-O, Planned General Office District. The 87<sup>th</sup> Street Parkway corridor has developed with a mix of commercial, residential, and religious institution uses and this is one of the few remaining infill sites in the vicinity. While the future land use designation for this area is High-Density Residential, Staff believes the proposed use is appropriate for the commercial character of the corridor. Performance standards including lighting, noise levels, and traffic generation of a dental office would be similar in intensity to surrounding uses.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	High Density Residential	CP-O, Planned Neighborhood Office District	Undeveloped
<b>North</b>	High Density Residential	RP-3 Residential Planned (Medium High-Density) District	High-Density Residential
<b>South</b>	Community Commercial Center	PUD, Planned Unit Development District	Restaurant and Retail
<b>East</b>	Public/Open Space	RP-1, Residential Single-Family (Low-Density) District	Church
<b>West</b>	High Density Residential	RP-3, Residential Planned (Medium High-Density) District	High-Density Residential

## FINAL PLAN REVIEW

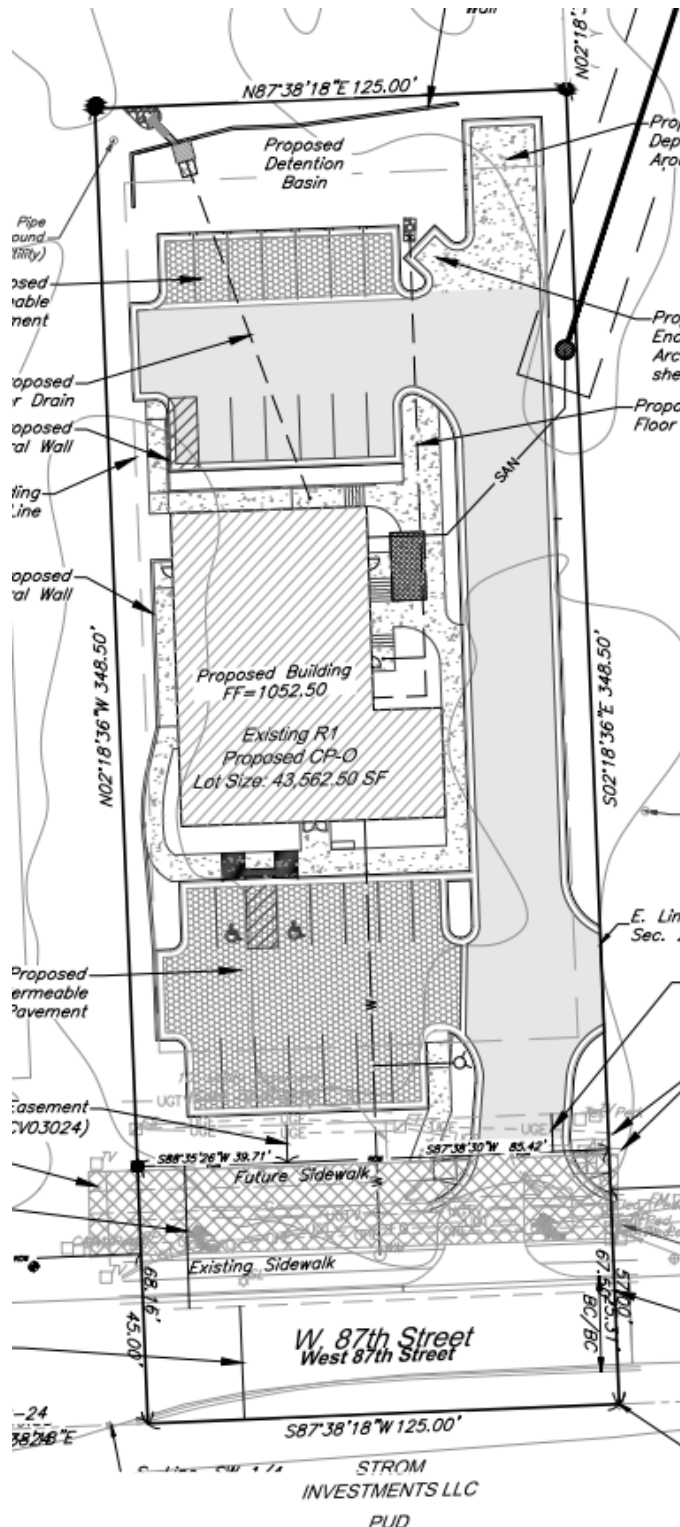


Exhibit 2: Site Plan (left)

The applicant requests approval of a final plan to construct a dental clinic. The building will include dental offices on the ground floor with associated storage in the basement. The structure totals 7,330 square feet. The preliminary plan approval included three deviations related to side-yard setback, monument sign lot frontage requirement, and parking lot setback, which are reflected on the final plan. The proposed final plan is consistent with the approved preliminary plan (PL21-10P).

### DIMENSIONAL STANDARDS

The CP-O Zoning District has no maximum height limitation. The proposed building has a height between 19 feet and 25 feet, depending on the adjacent grade. This is compatible with the surrounding context. The site is in compliance with setback requirements with the exception of two deviations that were approved at the preliminary plan stage. The deviations are for side yard setback and parking lot setback and are highlighted in Table 4 of the *Deviations* section of this Staff Report.

### PUBLIC IMPROVEMENTS

Improvements to 87<sup>th</sup> Street Parkway were previously completed by the City of Lenexa, including widening of the street and relocation of the existing sidewalk approximately 12 feet to the north of its current location.

### TRAFFIC, ACCESS, AND PARKING

Vehicular access is available from an existing curb cut off W. 87<sup>th</sup> Street Parkway, which is designated as an arterial. This will be a right-in/right-out access point. The applicant will provide an access easement for future development to the east. It is currently reflected on the plat as being created via a separate instrument; however, this will need to be reflected on the plat document prior to recording the plat. The single dental clinic building is considered by Staff to be a low trip generating use. A sidewalk connection for pedestrian access is provided from the existing public sidewalk to the internal network in compliance with [Section 4-1-C-7-B](#) of the Unified Development Code. There are two parking lots, located north and south of the building.

**TABLE 2: PARKING ANALYSIS**

Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
Medical/Dental Office (Main Floor)	1 space per 200 square feet	25	25	0
Warehousing (Basement)	1 space per 1,500 square feet	2	2	0
<b>TOTAL PARKING</b>		<b>27</b>	<b>27</b>	<b>0</b>

## STORMWATER

Stormwater BMPs include the use of an extended dry detention basin at the northern end of the site as well as permeable pavement to be used in the south parking lot and a portion of the north parking lot. Staff is still working with the applicant to fine tune the stormwater management system.

## 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

A point-by-point photometric layout has been provided in compliance with the standards of the UDC. Fixtures are required to be full cut-off with flat lenses and non-adjustable mounting brackets.

## SIGNAGE

The architectural renderings show a proposed façade sign on the front façade of the building and a monument sign. A deviation to the required street frontage for a monument sign was approved with the preliminary plan. All signs will be further evaluated upon submittal of sign permits.



**Exhibit 3: Landscape Plan**

## LANDSCAPING

Land Use Intensity (LUI) buffers are required along the east, west and north property lines. The landscape plan includes deviations that have been approved with the preliminary plan as outlined in Table 3 in the *Deviations* section of this staff report. The applicant is not seeking any new deviations.

A pedestrian amenity area is provided on the east side of the building with two tables, seating and shrubs on a hardscaped patio.

## ARCHITECTURE

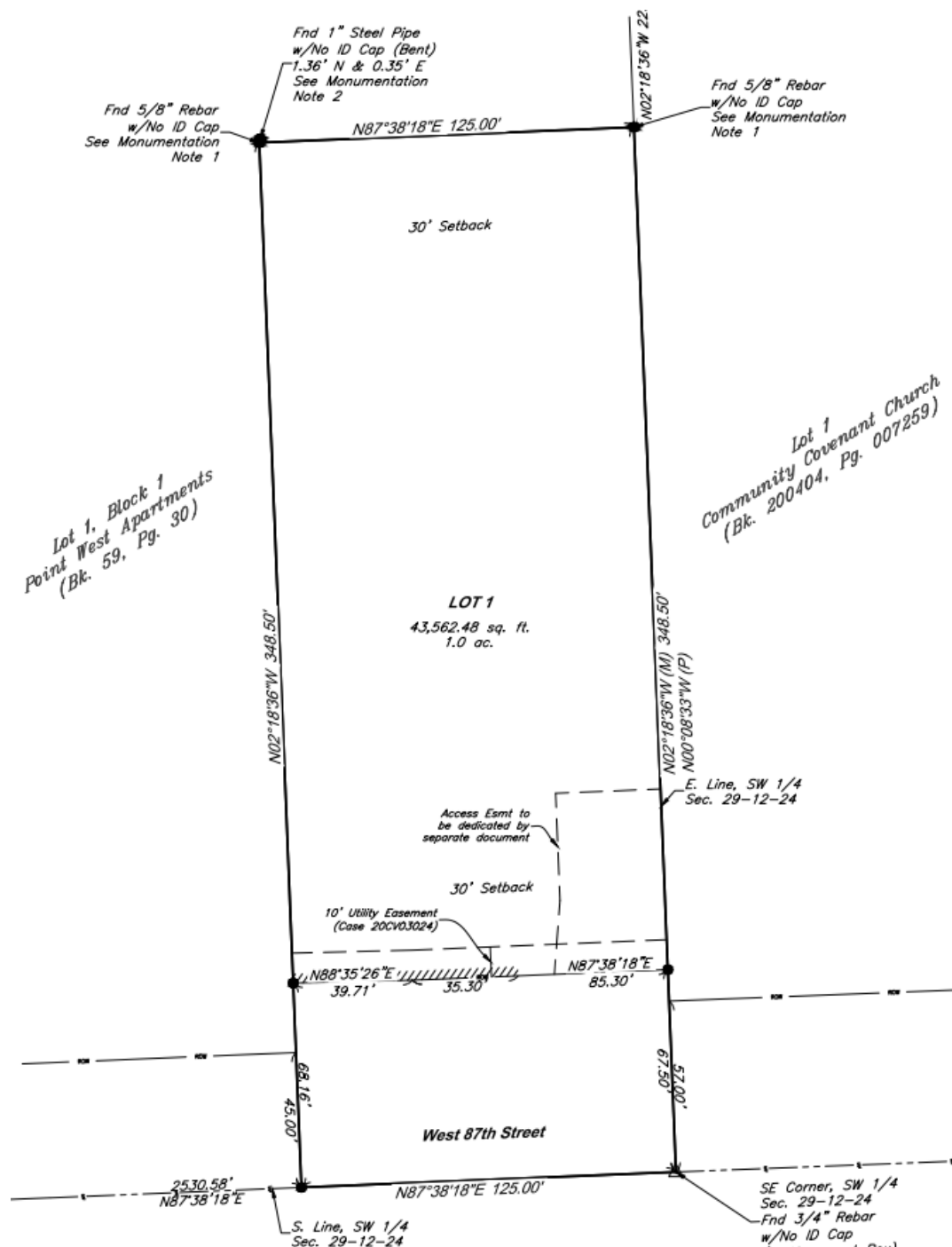
The proposed building is one story at ground level with a walkout basement. Downspouts are internalized and mechanical equipment shall be ground-mounted and screened from view at property lines and from the right-of-way. Architectural materials include manufactured stone, EIFS and fiber-cement wood-look siding. Additional detailing includes clerestory windows, aluminum framed storefront, metal copings.



**Exhibit 4: Elevation Plans**

## FINAL PLAT REVIEW

This is a final plat of a single, one-acre lot in the CP-O, Planned General Office District. The tract has access to W. 87<sup>th</sup> Street Parkway, a designated arterial. An existing sidewalk network along W. 87<sup>th</sup> Street Parkway provides pedestrian access. A shared access drive is proposed to accommodate future access to the adjacent property to the east. As noted above, the easement supporting this drive will need to be dimensioned and reflected on the plat prior to recording. Utilities are available to the site.



**Exhibit 5: Final Plat**

## DEVIATIONS

The applicant is not requesting any new deviations. A summary of the deviations approved with the preliminary plan/plat is provided below.

**TABLE 3: LAND USE INTENSITY (LUI) BUFFER DEVIATION ANALYSIS**

LUI Buffer	UDC Requirement	Requested Alternative	Difference
East Side - 4	6 shade trees, 24 evergreens, 60 shrubs, 30-foot width	3 shade trees, 12 evergreens, 44 shrubs, 7-foot width	-3 shade trees, -12 evergreens, -16 shrubs, 23-foot width
West Side - 1	3 shade trees, 6 evergreens, 44 shrubs, 10-foot width	3 shade trees, 6 evergreens, 85 shrubs, 7-foot width	+41 shrubs, -3-foot width
North Side - 1	1 shade tree, 2 evergreens, 12 shrubs, 10-foot width	3 shade trees, 0 evergreens, 43 shrubs, 7-foot width	+3 shade trees, -2 evergreens, +31 shrubs, -3-foot width
87 <sup>th</sup> Street	1 shade tree, 12 shrubs, 25-foot width	3 shade trees, 32 shrubs, 14-foot depth	+2 shade trees, +20 shrubs, -11-foot width

**TABLE 4: SETBACK DEVIATION ANALYSIS**

	Required Minimum Setback	Proposed Setback	Difference
Side Yard	30 feet	15 feet	- 15 feet
Parking lot	10 feet	7 feet	-3 feet

**TABLE 5: MONUMENT SIGN DEVIATION ANALYSIS**

	Required Frontage	Proposed Frontage	Difference
Lot Frontage	200 feet	120 feet	- 80 feet

## REVIEW PROCESS

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- 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

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- ★ **Staff recommends approval of the proposed Final Plan and Final Plat for Crowder Family Dental.**
- This is a final plan and plat for development of an infill site for a dental clinic use.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** and ***Strategic Community Investment*** to create ***Thriving Economy***.

### FINAL PLAN

Staff recommends **approval** of the final plan for PL23-15F – **Crowder Family Dental** at 15906 W. 87<sup>th</sup> Street Parkway, for a dental clinic.

### FINAL PLAT

Staff recommends **approval** of the final plat for PT23-15F – **Crowder Family Dental** at 15906 W. 87<sup>th</sup> Street Parkway, for a dental clinic.

1. An access easement providing access to the property to the east shall be dimensioned and described on the plat prior to recording.



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

## Crowder Family Dental PL23-15F & PT23-15F



**FINAL PLAT**  
**CROWDER FAMILY DENTAL**  
(A plat of part of the Southwest Quarter of Section 29-12-24,  
Lenexa, Johnson County, Kansas)

**Description:**

The South 348.5 feet of the East 125 feet of the Southeast Quarter of the Southwest Quarter of Section 29, Township 12, Range 24 in Johnson County, Kansas.

**Dedications:**

The undersigned proprietors of the above-described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which hereafter shall be known as "Crowder Family Dental".

The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Lenexa, Johnson County, Kansas, for its use and that of its designees or duly authorized agents.

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

**Consent to Levy:**

The undersigned proprietors of the above described tract of land hereby consent and agree that the Board of County Commissioners of Johnson County, Kansas, and the City of Lenexa, Johnson County, Kansas, shall have the power to release such land herein dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

**Execution:**

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
CFD HOLDINGS L.L.C., a limited liability company, Owner of record of described property.

By: Richard D. Crowder, Member By: Susan E. Crowder, Member

**Acknowledgement:**

STATE OF KANSAS )  
COUNTY OF JOHNSON ) SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard D. Crowder and Susan E. Crowder, Trustees of Richard D. Crowder Revocable Trust dated December 5, 2014, Members of CFD Holdings, L.L.C., to me personally acknowledged the execution of the same to be the free act and deed of said Company.

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

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

Print Name: \_\_\_\_\_

**Approval:**

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

By: Chris Poss, Chairperson

APPROVED by the City Council of the City of Lenexa, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: Michael Boehm, Mayor Attest: Jennifer Martin, City Clerk

**Certification:**

I, Darren Sean Cahalan, hereby certify that during the month of August, 2021, I or someone under my direct supervision has made a survey of the above described tract of land and the results of said survey are correctly represented on this plat. The field work was completed on August 16, 2021.



Darren Sean Cahalan  
Kansas Land Surveyor No. 1341

**CROWDER FAMILY DENTAL,**  
a subdivision in  
Section 29, Township 12, Range 24,  
Lenexa, Johnson County, Kansas

**GBA**

GEORGE BUTLER ASSOCIATES, INC.  
CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS  
ONE RENNER ROAD, 9801 RENNER BLVD, LENEXA, KS 66150 / (913) 692-1400  
Surveyor Email: scaldan@gbainc.com

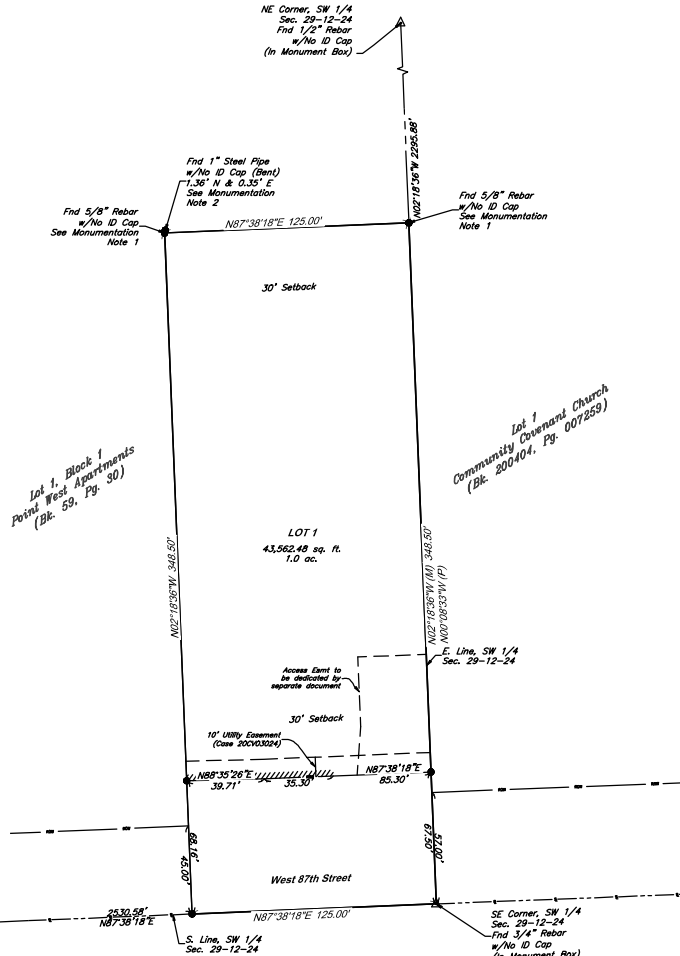
**Basis of Readings:**

Kansas State Plane System 1983, North Zone, with the South line of the Southwest Quarter of Section 29, Township 12, Range 24 East, measured from a 3-1/2" Bronze Cap in a Monument Box at the Southwest corner of the Southwest Quarter, to a 3/4" Rebar w/No ID Cap in a Monument Box at the Southeast corner of the Southwest Quarter, having a bearing of North 87°38'22" East.

Job No. 14943 February, 4th, 2022 Drawn By: DSC  
Revised June, 9th, 2023

**Legend:**

- Denotes 1/2" x 24" long Rebar with plastic GBA cap set at property corner unless otherwise noted
- Denotes monument found as noted
- △ Denotes Found Section Corner monument as noted herein
- ||||| Limits of No Access
- R/W / ROW - Right-of-Way



**Monumentation Notes:**

1. The origin of the found 5/8" Rebar at the Northwest and Northeast corners of boundary is uncertain, but presumed to be from an unrecorded survey of the property by others since the platting of Point West Apartments.
2. The origin of the found 1" pipe near the Northwest corner of boundary is unknown.

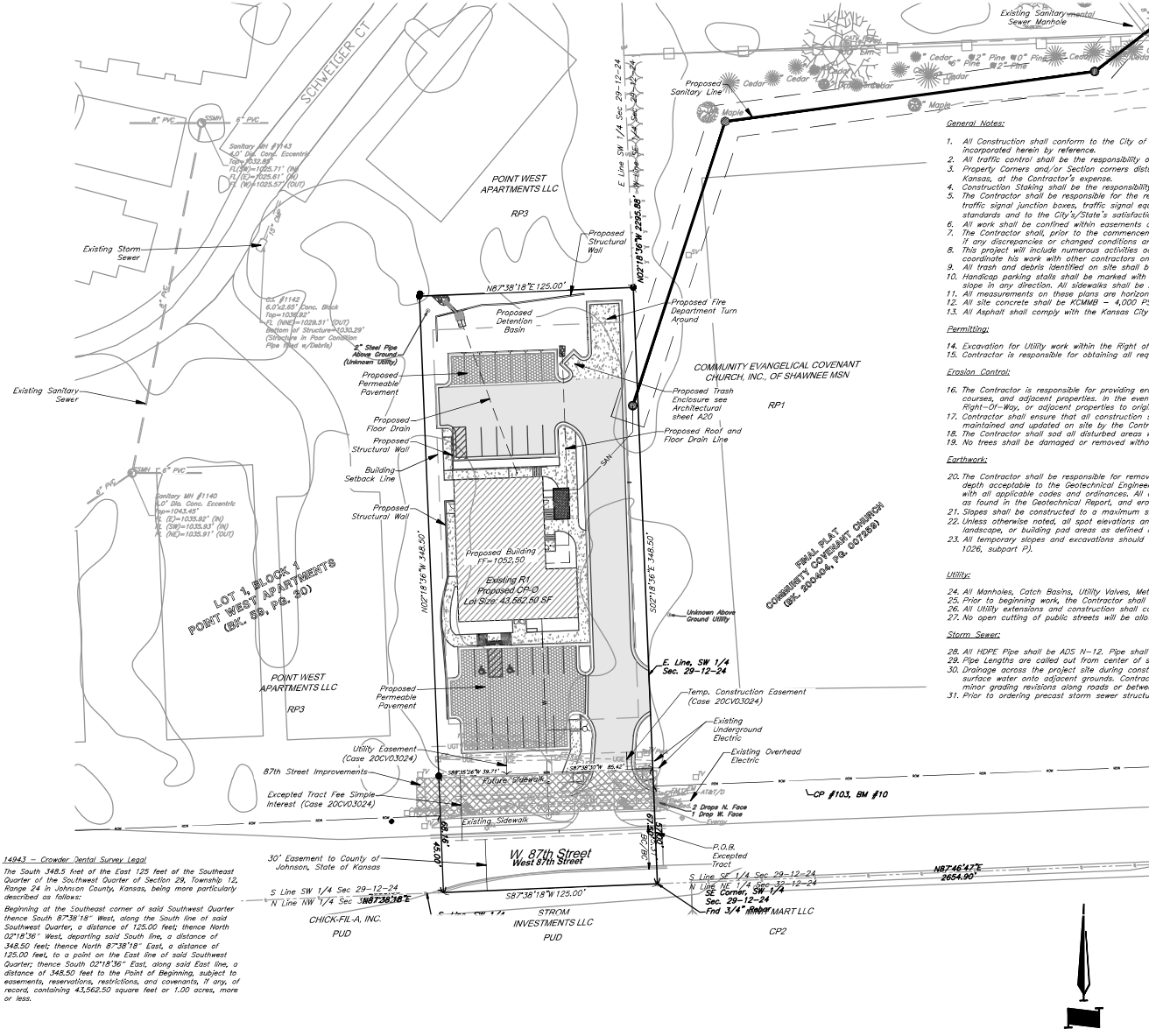
**Title Information:**

- The easement information shown hereon is based upon "Commitment for Title Insurance" prepared by Chicago Title Company, Commitment Number: KCC211546, Effective Date: June 8, 2021 at 08:00 A.M.
1. Blanket easement granted to Kansas City Power & Light Company, filed in Mac. Book 33, Page 481, (Ex. 8)
  2. Easement granted to Johnson County, State of Kansas, filed in Book 95, Page 622, Falls within W. 87th St. Right-of-Way, (Ex. 10)
  3. Temporary Construction Easement and Permanent Utility Easement taken by the City of Lenexa, Kansas and shown in Report of Appraisers filed in District Court Case 20CV03024, (Ex. 11)

OWNER/DEVELOPER:  
CFD HOLDINGS L.L.C.  
17809 Penrose Ln.,  
Lenexa, KS 66219  
Closure Summary Plat Boundary  
Precision, 1 part in: 947000000.000"  
Error distance:  
Error direction: N00°00'00"E

**CAUTION:**  
Numerous utilities in area. Contractor to verify location and depth of all utilities prior to beginning any work.

	<b>GBA</b>		DATE: 5/22/23		
	8801 Renner Blvd, Ste. 300 Lenexa, KS 66219 913.452.0400 gba-team.com		DESIGN NO: JGH		
			DRAWING NO: JMS		
			PROJECT NO: 1494501		
Jonathan Healy Professional Engineer License No. 26223		Final Development Plan <b>CROWDER FAMILY DENTAL</b> Lenexa, Kansas		C2	C8
NO. DATE		REVISIONS		BY APPROVED	
6/12/23		City Comments			



**General Notes:**

1. All Construction shall conform to the City of Lenexa Technical Specifications in effect at the time of the City's approval date shown on the approved plans and incorporated herein by reference.
2. All traffic control shall be the responsibility of the Contractor and shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
3. Property Corners and/or Section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the state of Kansas, at the Contractor's expense.
4. Construction Staking shall be the responsibility of the General Contractor.
5. The Contractor shall be responsible for the restoration of the Right-of-Way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal equipment, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City/State standards and to the City's/State's satisfaction.
6. All work shall be confined within easements and/or construction limits as shown on the plans.
7. The Contractor shall, prior to the commencement of work, investigate surface and subsurface conditions to be encountered across the site and notify the Engineer if any discrepancies or changed conditions are noted.
8. This project will include numerous activities occurring on site including storm sewer, sanitary sewer, grading, utility, building construction etc. Contractor shall coordinate his work with other contractors on site.
9. All trash and debris identified on site shall be properly handled and disposed of in accordance with state of Kansas regulations.
10. Handicap parking stalls shall be marked with City/ADA approved signs and constructed in strict accordance with City/ADA standards and shall not exceed 2.00% slope in any direction. All sidewalks shall be ADA accessible with a maximum cross slope of 2.00% and a maximum longitudinal slope of 5.00%.
11. All measurements on these plans are horizontal distances, not slope distances.
12. All site concrete shall be KCMMB - 4,000 PSI unless otherwise noted.
13. All Asphalt shall comply with the Kansas City Metropolitan Chapter of the American Public Works Association (APWA) Standard Specifications.

**Permitting:**

14. Excavation for Utility work within the Right of Way requires a Right of Way work permit from the Public Works Department, in addition to all other permits.
15. Contractor is responsible for obtaining all required permits, paying all fees, and for otherwise complying with all applicable regulations governing the work.

**Erosion Control:**

16. The Contractor is responsible for providing erosion and sediment control BMP's to prevent sediment from reaching paved areas, storm sewer systems, drainage courses, and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the Right-Of-Way, or adjacent properties to original or better condition.
17. Contractor shall ensure that all construction shall conform to the requirements of the Stormwater Pollution Prevention Plan (SWPPP) a copy of which shall be maintained and updated on site by the Contractor.
18. The Contractor shall sod all disturbed areas within the Public Street Right-of-Way unless otherwise noted in the plans.
19. No trees shall be damaged or removed without prior authorization from owner unless otherwise shown on this plan.

**Earthwork:**

20. The Contractor shall be responsible for removing and disposing of grass and vegetation that is found on site. Contractor shall strip site of organic material to a depth acceptable to the Geotechnical Engineer and prior to the placement of fill. Disposal of all debris shall be performed by the contractor in strict accordance with all applicable codes and ordinances. All clearing and grubbing, stripping, and grading operations shall be performed in accordance with the recommendations as found in the Geotechnical Report, and erosion control and grading plans for this site.
21. Slopes shall be constructed to a maximum slope of 3:1 (Horizontal).
22. Unless otherwise noted, all spot elevations and contours are shown to "Finish" grade surface. Contractor shall adjust for any overcut required in paving, parking, landscapes, or building pad areas as defined in the Geotechnical Report, these plans, or the project specifications.
23. All temporary slopes and excavations should conform to Occupational Safety and Health Administration (OSHA) standards for the Construction Industry (29 CFR part 1926, subpart P).

































**Utilities:**

24. All Manholes, Catch Basins, Utility Valves, Meter Pits, and other utility equipment shall be adjusted or rebuilt to grade as required.
25. Prior to beginning work, the Contractor shall notify all utility companies who have facilities in the vicinity of the project area of the work to be performed.
26. All Utility extensions and construction shall conform to the Standards and Specifications of the applicable Utility Companies.
27. No open cutting of public streets will be allowed.

**Storm Sewer:**

28. All HDPE Pipe shall be AASHTO M294.
29. Pipe Lengths are called out from center of structure to center of structure.
30. Drainage across the project site during construction shall be the Contractor's responsibility. Surface drainage shall be controlled to reduce or prevent the flow of surface water onto adjacent grounds. Contractor shall control downstream erosion and silt during construction. Flexibility is given to the Contractor to make minor grading revisions along roads or between building pads to improve drainage during construction, with prior approval of the engineer.
31. Prior to ordering precast storm sewer structures, Contractor shall provide shop drawings to the Engineer for review and approval.

**LEGEND**

	Asphalt Pavement		87th St. Improvements
	Concrete Pavement		Power Pole
	Permeable Pavement		Guy Anchor
	Proposed Water Line		Electrical Manhole
	Proposed Storm Sewer		Electric Pedestal
	Proposed Sanitary Sewer		Gate Post
	Existing Storm Sewer Structure & Pipe		Bollard/Guard Post
	Existing Sanitary Sewer		Gas Meter
	Existing Fence Line		Gas Valve
	Existing Gas Line		Gas Regulator
	Existing Overhead Electric		Area Inlet
	Existing Underground Electric		Sanitary Sewer Manhole
	Proposed Contour Major		Junction Box
	Proposed Contour Minor		Light Pole
	Existing Contour Major		Yard Light
	Existing Contour Minor		Sign

General Layout

## LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER MOST RECENT STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK, ANSI Z60.1.

2. ORNAMENTALS AND SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. ABSOLUTELY NO BARE ROOT MATERIALS. FERTILIZER OF 10-20-10 ONE PELLER OR 1-2 OZ. SHALL BE ADDED TO SOIL AT TIME OF PLANTING. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACING. ALL PLANT BEDS IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL AREAS.

3. ALL TREES SHALL BE FERTILIZED WITH FERTILOME BRAND LIQUID ROOT STIMULATOR, 1.5 TABLESPOONS PER GAL. OF WATER. AS A SUBSTITUTE, 19-8-10 GRANULAR FERTILIZER, 75 LB. FOR 2" CAL. & 1.5 LBS. FOR 3" CAL. SHALL BE ADDED. INCORPORATE FERTILIZER INTO THE AMENDED PLANTING SOIL BEFORE PLANTING TREE. HOLE AREA FOR TREE TO BE TWICE (2X) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE MOUNDED. ALL TREES TO BE STAKED AND GUYED WITH A MINIMUM OF 2 WOOD OR STEEL T POSTS AND PROTECTED W/ COVERING AT TREE W/ GUY WIRE. ADD MYKE PRO LANDSCAPE GRANULAR MYCOCORIZATE TO ALL PLANTING SOIL PITS PER MANUFACTURER'S RECOMMENDATIONS.

4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.

5. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

6. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LENEXA, KS.

7. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH. BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 6" OF TOP SOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.

8. ALL PLANT BED AREAS TO RECEIVE DAIRY CO/ MANURE SOIL CONDITIONER AT A RATE OF 4.5 CU. YDS. PER 1000 SF. AND ORGANIC COMPOST AT A RATE OF 4.5 CU. YDS. PER 1000 SF. TO DETERMINE THE AMOUNT OF PHOSPHORUS AND POTASSIUM THE CONTRACTOR SHALL PERFORM A SOIL TEST AND ADD THOSE FERTILIZERS ACCORDING TO THE TEST RESULTS. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO A DEPTH OF 12". CONTRACTOR TO INSTALL A PERMEABLE LANDSCAPE WEED CONTROL FABRIC, 3 OZ. PER SQ. YD. MIN. IN ALL PLANT BEDS EXCEPT IN AREAS OF GROUND COVER, PERENNIAL OR ANNUAL PLANTING. PLANT BEDS TO BE "MOUNDED" AS SHOWN ON DETAIL SHEET L2.00. ALL PLANT MATERIAL, PLANT BEDS, MULCH AND EDGING TO BE INSTALLED PER LANDSCAPE PLANS AND DETAILS. ADD MYKE PRO LANDSCAPE GRANULAR MYCOCORIZATE TO ALL PLANTING SOIL PITS PER MANUFACTURER'S RECOMMENDATIONS.

9. REESTABLISH FINISH GRASSES TO WITHIN ALLOWABLE "TOLERANCES ALLOWING 1-1/2" FOR SOO AND 3" FOR MULCH IN PLANT BEDS. HAND MAKE ALL AREAS TO SMOOTH OVER SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".

10. PLANT BEDS SHALL BE MULCHED WITH 3" DEEP HARDWOOD MULCH. IN LOCATIONS LABELED ROCK ON PLANS USE 3" ROCK INSTALLED OVER A WEED BARRIER. ROCK TO BE 3" DEEP SMOOTH RIVER COBBLE, 2" TO 4" DIA. IN EARTH TONE BROWN & GRAY COLORS GRAY ROCK SHALL BE INSTALLED OVER A PERMEABLE LANDSCAPE WEED CONTROL FABRIC/PROPEX INC. OR GEOTEX 401. MINIMUM 3oz. PER SQ. YD. WITH 130LBS OF TENSILE STRENGTH. BARRIER SHALL BE A PERMEABLE SPUN BOND POLYPROPYLENE.

ORNAMENTAL GRASSES, GROUND COVER AND PERENNIAL PLANT BED AREAS TO BE MULCHED WITH 3" OF HARDWOOD MULCH. IN AREAS OF STEEP SLOPES AN EROSION MAT IS TO BE INSTALLED INSTEAD OF HARDWOOD MULCH. ACTUAL LOCATIONS AND EXTENT OF EROSION MAT TO BE DETERMINED IN FIELD.

11. ALL PLANT BEDS TO BE SEPARATED FROM LAWN AREAS WITH A CULTIVATED LANDSCAPE EDGE. STEEL LANDSCAPE EDGING MAY BE USED AS AN ADD ALTERNATE. A CULTIVATED EDGE SHALL BE INSTALLED TO SEPARATE GROUND COVER VEGETATION TYPES.

12. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.

13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND RECORD INSPECTIONS BY LEGAL AUTHORITIES. THE LANDSCAPE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL PLANT MATERIAL, FOR ONE CALENDAR YEAR.

14. ANY SUBSTITUTIONS OF DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.

15. WATER: THE GRASS / PLUGS SHALL BE WATERED AT LEAST TWICE A WEEK FOR THE FIRST (3) WEEKS AFTER PLANTING. THE WATER AMOUNT FOR EACH WEEKLY WATERING SHALL BE AT LEAST EQUIVALENT TO 1" (INCH) OF RAINFALL. WATER USED IN THIS WORK SHALL BE FURNISHED BY THE OWNER AND WILL BE SUITABLE FOR IRRIGATION AND FREE FROM INGREDIENTS HARMFUL TO PLANT LIFE.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, OBTAINING AND INSTALLATION OF ALL IRRIGATION COMPONENTS: SLEEVING, PIPE, METERS, PERMITS, CONNECTION AND CONTROL SYSTEMS. DESIGN DRAWINGS OF THE PROPOSED IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY REPAIR OF EXISTING IRRIGATION SYSTEM DURING CONSTRUCTION.

17. EROSION CONTROL MAT TO BE NORTH AMERICAN SC 150-B BIODEGRADABLE MAT OR EQUIVALENT.

18. LAWN AREAS: LAWN AREAS TO BE SOODED IN LOCATIONS SHOWN ON PLANS. SOO SHALL COMPLY WITH THE U.S. DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOO SHALL BE: TURF-TYPE TALL FESCUE BLEND OF 3 TYPES OF TURF-TYPE TALL FESCUE SIMILAR TO THE FOLLOWING SEED BLEND:

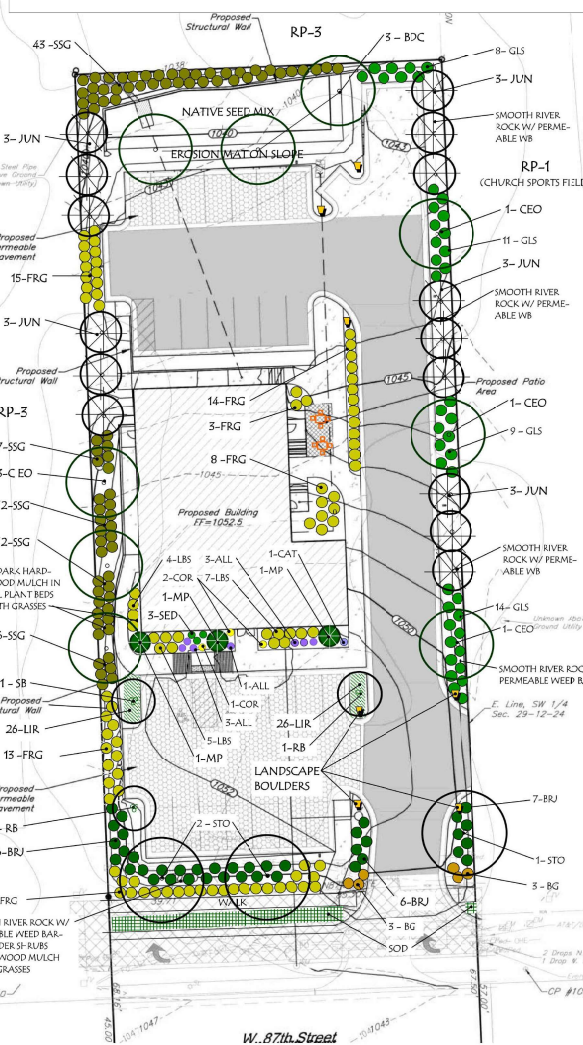
TITAN LTD FESCUE  
FALCON IV TALL FESCUE  
2ND MILLENNIUM TALL FESCUE  
BLUEGRASS OR MESH ADDED TO FORM SOO

## LAND USE INTENSITY TABLE

LAND USE	LUI	DIFFERENCE	LUI REQUIREMENT
<b>SITE - OFFICE - EAST SIDE - RP-1</b>	5		
	1	LUI BUFFER DIFF. 4	(2 SHADE, 8 EVERGREEN, 20 SHRUBS / 100', 30' WIDTH)
		EAST SIDE REQUIRED	(6 SHADE, 24 EVERGREEN, 60 SHRUBS / 200' PIL, 30' WIDTH)
		EAST SIDE SHOWN	(4 SHADE, 9 EVERGREEN, 44 SHRUBS / 200' PIL, 3' WIDTH)
<b>WEST SIDE - RP-3</b>	6		
		LUI BUFFER DIFF. 1	(1 SHADE, 2 EVERGREEN, 10 SHRUBS / 100', 10' WIDTH)
		WEST SIDE REQUIRED	(3 SHADE, 6 EVERGREEN, 44 SHRUBS / 200' PIL, 10' WIDTH)
		WEST SIDE SHOWN	(3 SHADE, 6 EVERGREEN, 85 SHRUBS / 200' PIL, 3' WIDTH)
<b>NORTH SIDE - RP-3</b>	6		
		LUI BUFFER DIFF. 1	(1 SHADE, 2 EVERGREEN, 10 SHRUBS / 100', 10' WIDTH)
		NORTH SIDE REQUIRED	(1 SHADE, 2 EVERGREEN, 12 SHRUBS / 120' PIL, 10' WIDTH)
		NORTH SIDE SHOWN	(3 SHADE, 0 EVERGREEN, 43 SHRUBS / 120' PIL, 3' WIDTH)

### 87TH STREET FRONTAGE

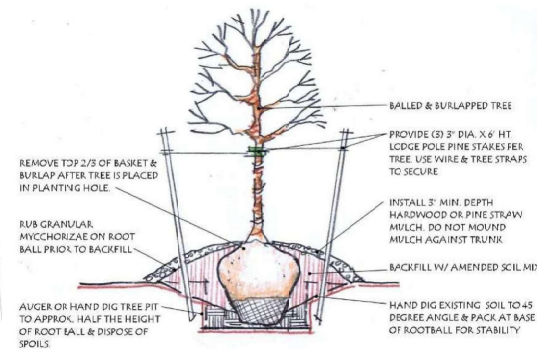
REQUIRED 1 SHADE TREE 12 SHRUBS 75 SF FEED / 100' 25' DEPTH  
SHOWN 3 SHADE TREES 32 SHRUBS, 24 GRASSES / 120' FRONTAGE 14' DEPTH



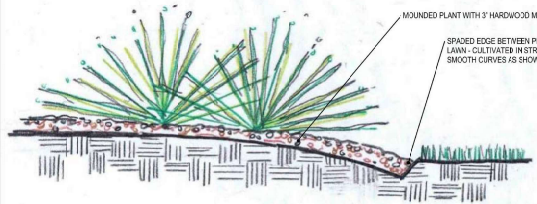
(NATIVE SEED MIX)				
COMMON NAME	BOTANICAL NAME	PLS RATE / AC	% OF MIX	
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 LBS / ACRE	13	
SIDEOTS GRAMA	BOULELOUA CURTIPENDULA	3 LBS / ACRE	13	
BLUE GRAM	BOULELOUA GRACILIS	3 LBS / ACRE	13	
SWITCHGRASS	PANICUM VIRGATUM	3 LBS / ACRE	13	
BIG BLUESTEM	PANDORPUS GERAARDII	5 LBS / ACRE	22	
INDIANGRASS	SORGHASTRUM NITANS	3 LBS / ACRE	13	
VIRGINIA WILDBLUE		3 LBS / ACRE	13	
<b>TOTAL</b>		<b>23 LBS / ACRE</b>	<b>100</b>	

## PLANT LIST

SHADE TREES	NO.	COMMON NAME	BOTANICAL NAME	MIN. SIZE
STO	4	SAWTOOTH OAK	QUERCUS ADJUSTISSIMA	2.5" CAL.
		SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL. Alternate Cal.
		SHINGLE OAK	QUERCUS IMBRICATA	2.5" CAL. Alternate Cal.
BDC	3	BALD CYPRESS	TAXODIUM DISTICHUM SHAWNEE BRAVE	2" CAL.
CEO	6	COLUMBIAN ENGLISH OAK	QUERCUS ROBUR 'REGAL PRINCE	2" CAL.
<b>EVERGREEN TREES</b>				
JUN	15	CAHNET JUNIFER	JUNIPERUS VIRGINIA 'CAHNET'	5-6' HT.
<b>ORNAMENTAL TREES</b>				
SS	1	SEROTINEBERRY	AMELANOPHYLLIS PRUNIFOLIA 'UNION BRILLIANCE'	6' HT. MULTI-STEM
RB	2	RIVER BIRCH	BETULA NIGRA HERITAGE	6' HT. MULTI-STEM
<b>DECIDUOUS SHRUBS</b>				
LS	45	GRD LOW SUMAC	RHUS ARNICA 'GRO LOW	#3 CONTAINER
<b>MEDIUM EVERGREEN SHRUBS</b>				
BRJ	3	BROADLEAF JUNIFER	JUNIPERUS SABINA 'BROADLEAF'	#3 CONTAINER
MP	3	MUGO PINE	PINUS MUGO MUGUS	#3 CONTAINER
<b>SMALL ORNAMENTAL GRASSES</b>				
LS	6	BLUE GRAMA	BOULELOUA GRACILIS 'BLOOMERBITION'	#1 CONTAINER
LS	12	LITTLE BLUE STEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	#1 CONTAINER
<b>MEDIUM ORNAMENTAL GRASSES</b>				
FRG	75	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA KARL FORSTER	#1 CONTAINER
SSG	80	SH. SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH' OR 'CHEYENNE SKY'	#1 CONTAINER
<b>PERENNIALS</b>				
ALL	7	ALLIUM PERENNIAL	ALLIUM MILLENUM OR 'SERENDIPITY'	#1 CONTAINER
SED	3	SEDUM	SEDUM AUTUMNUM 'JAY'	#1 CONTAINER
CAT	1	CATWING	NEPETA FASSENII 'WALKER SLOW'	#1 CONTAINER
COR	3	COREOPSIS	COREOPSIS MOONBEAM	#1 CONTAINER
<b>GROUND COVER</b>				
LR	52	LIROPE	LIROPE SPICATA	#1 CONTAINER
		LANDSCAPE BOULDERS		



## TREE PLANTING DETAIL



## CULTIVATED EDGE DETAIL

9801 Renner Blvd., Ste. 300  
Lenexa, KS 66159  
913.492.6400  
gbleteam.com

DATE: 5/22/23  
DESIGN BY: JWH  
DRAWN BY: JMS  
PROJECT NO.: 1494301  
SHEET: L1 OF L1

Final Development Plan  
**CROWDER FAMILY DENTAL**  
Lenexa, Kansas

wix urban design, LLC  
Community & Town Planning | Urban Revitalization  
Landscape & Park Design | Landscape Architecture  
Wayne L. Kirshoff ACP  
1127 Flint, Overland Park, KS 66204  
913.650.4544 | wixurban@gmail.com

## Landscape Plan

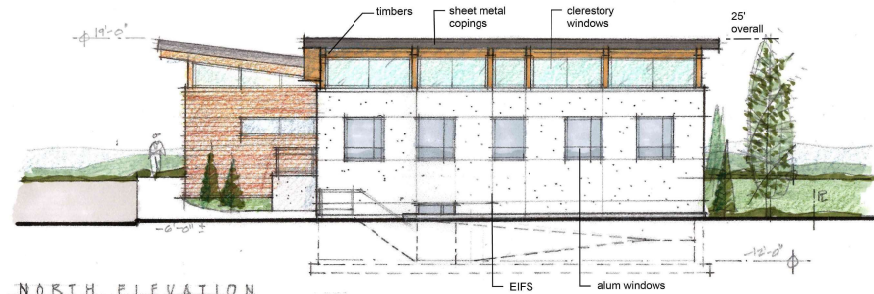


SOUTH ELEVATION

MECH EQUIPMENT:  
Mech Units shall be small  
ground-mounted units,  
screened by landscaping  
(no rooftop equipment)

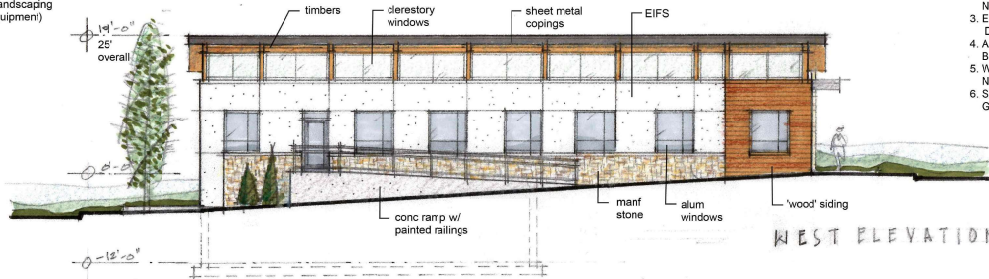


EAST ELEVATION



NORTH ELEVATION

MECH EQUIPMENT:  
Mech Units shall be small  
ground-mounted units,  
screened by landscaping  
(no rooftop equipment)



WEST ELEVATION

MATERIALS:  
1. Man/ Stone-  
Canyon, 'Ledge', 'Suede'  
2. Fiber-Cement 'Wood' Siding-  
Nichiha, 'Rough Sawn', 'Tobacco'  
3. EIFS stucco-  
Dryvit, 'Dover Sky'  
4. Alum Windows-  
Black Anod. w/ 'Solarbronze'  
5. Wood Timbers-  
Natural Fir, stained  
6. Sheet Metal-  
Galvalume, 'Charcoal Gray'

MATERIALS:  
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4. Alum Windows-  
Black Anod. w/ 'Solarbronze'  
5. Wood Timbers-  
Natural Fir, stained  
6. Sheet Metal-  
Galvalume, 'Charcoal Gray'

1. STONE:
  - man/ - CANYON STONE (or equal)
  - type A - Canyon Ledge, 'Suede' grouted
  - type B - 'Wainscot Cap' unit, 'Texas Cream'
  - type C - 'Wall Cap' unit, 'Texas Cream'
2. EIFS:
  - type - Wall-Mounted EIFS
  - man/ - DRYVIT (or equal)
  - texture - body - 'SWIRL'
  - trim - 'SANDBLAST'
  - finish - 1 inch wide top
  - colors - match Dryvit (or paint colors)
  - color A - Dryvit 113 'Amarillo White'
  - color B - SW7020 'Black Fox' (gray trim)
  - color C - SW7020 'Black Fox' (gray trim)
3. PLANK SIDING:
  - man/ - NICHIA fiber cement bd
  - series - 'rough saw'
  - type - 2" plank height (18x119 panels)
  - color A - 'Redwood' (verify w/ Owner)
4. NATURAL WOOD:
  - type A - Natural Red Fir Timbers, rough
  - type B - Natural Cedar Boards, rough
  - color - Stained (color bdd)
5. STOREFRONT:
  - material - Aluminum Framing
  - man/ - MANCO (or equal)
  - style - 2" x 42", Thermal Broken
  - finish - Anodized
  - color A - 'Black'
6. GLAZING:
  - type A - 1" insulative glass, solargray
  - type B - 5/8" insulative, solargray
  - type C - 1/4" float glass, clear
  - Temp - Provide safety glazing per code & design
7. SHEET METAL:
  - material - GALVALUME, Kynar Painted
  - color A - UNACLAD - 'Charcoal Gray'
  - color B - UNACLAD - 'Bone White'
  - color C - UNACLAD - 'Sandstone'
8. PAINT COLORS:
  - color A - White
  - color B - SW7020 'Black Fox'
9. CONCRETE:
  - type - Cast-in-place concrete
  - finish - Natural, rubbed
10. LIGHT FIXTURE:
  - type - Wall-Mounted Light Fixture
  - style - Refer to Electrical Drawings
11. SIGNS:
  - type - Per Vendor, under sep package
  - provide FRT if wood substrate at area indicated
  - Individual letters
  - Medallion
12. LAMBS TONGUE:
  - type - Bronze Lambs Tongue
  - size - per Plumbing Drawings
13. SERVICE GATE:
  - wood - TREX (or equal), color 'Walnut'
  - man/ - Perforated galvanized, paint A
  - color A - Galvalume, paint A
14. PTD STEEL:
  - type - galv metal, shape per details
  - color A - Painted, color A
  - color B - Painted, color B

## MATERIAL SCHEDULE

### GENERAL NOTES:

1. All site-mounted equipment shall be screened from view with landscaping or site walls.
2. Roof drainage is internal, no exposed downspouts.
3. Provide FRT if wood behind all signs; thickness per sections, coverage areas shown on elevations.
4. Provide 8" high vinyl address letters on glass above entry door, in compliance Fire Dept guidelines.

### SIGNAGE CRITERIA:

1. Building signage shall be metal letters or deep-channel wall-mounted individual letters, internally illuminated.
2. Signs on 3 sides of the building are allowable.
3. Sign Area per sign shall be 5% of the facade abutting the tenant space.
4. Maximum height of tallest letter shall be 3'-0".

## GENERAL NOTES

D&A

ARCHITECTURE

### ARCHITECT

DeGasperi & Associates

624 W. 12th Street  
Overland Park, Kansas 66223  
tel 913.886.2120  
e. jef@dgainc.com

### CIVIL ENGINEER

GBA

8801 Renner Blvd, Suite 300  
Lenexa, Kansas 66219  
tel 913.577.2440  
e. jef@dgainc.com

### STRUCTURAL

Bob D. Campbell & Co.

6338 Bellvue  
Kansas City, Missouri 64111  
tel 816.531.4144  
e. rdb@bdc-engineers.com

### MEP ENGINEER

BC Engineers

5720 Reader Street  
Stamene, Kansas 66203  
tel 913.262.1772  
e. richard@bcengineer.com

### DENTAL EQUIP

Patterson Dental

1422 W. 87th Street Parkway  
Lenexa, Kansas 66215  
tel 913.222.2222  
e. dr@crowderfamilydentistry.com

### OWNER

Crowder Family Dentistry

1422 W. 87th Street Parkway  
Lenexa, Kansas 66215  
tel 913.222.2222  
e. dr@crowderfamilydentistry.com

## Office Building

## CROWDER FAMILY DENTISTRY

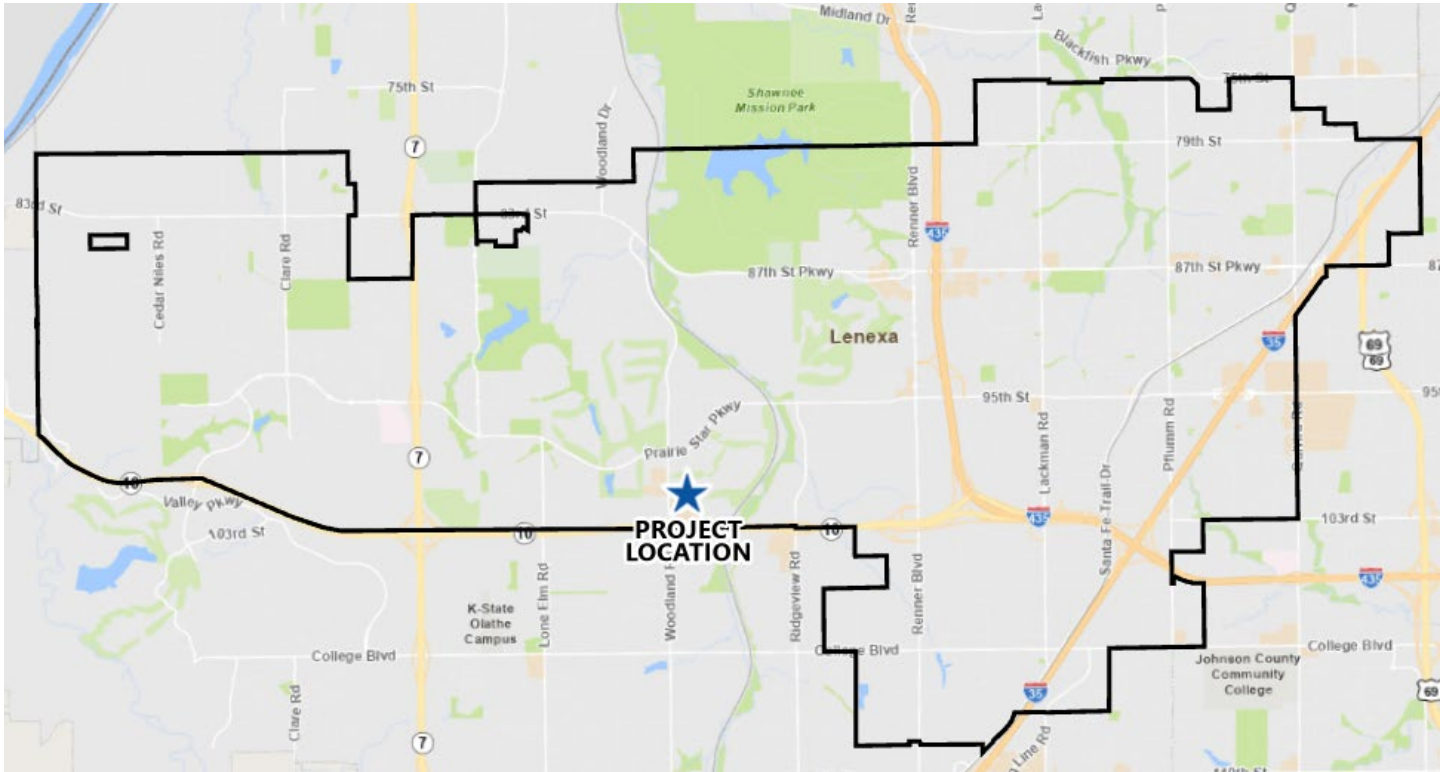
15906 W. 87th St Pkwy  
Lenexa, Kansas

Issue	Date
ESP application	5.16.23

Color  
Elevations  
A21

## FLITE ATM

<b>Project #:</b>	PL23-14F	<b>Location:</b>	10135 Stevenson Street
<b>Applicant:</b>	Lauren Nuffer, Kimley-Horn	<b>Project Type:</b>	Final Plan
<b>Staff Planner:</b>	Kimberly Portillo, AICP	<b>Proposed Use:</b>	Banking services



## PROJECT SUMMARY

The applicant requests final plan approval to construct a standalone drive-thru automated teller machine (ATM) within the parking lot of 10135 Stevenson Street in the Falcon Valley Commercial subdivision. The construction of the ATM and the associated drive-thru lane requires the removal of nine parking spaces from the western portion of parking lot. Fifty-three parking spaces will remain, which exceeds the minimum number of 40 spaces required by [Section 4-1-D-1](#) of the Unified Development Code (UDC) for the existing uses in the adjacent retail strip building. This project does not require a public hearing.

## STAFF RECOMMENDATION: APPROVAL WITH A CONDITION

## SITE INFORMATION

The existing 10,574 SF retail strip building was built in 2005. The subject property is part of Falcon Valley Commercial, 6<sup>th</sup> Plat (PT04-04F), which was approved in 2004. This plat consists of three commercial lots totaling 11.908 acres. The subject property was platted as Lot 6 of Falcon Valley Commercial, 6<sup>th</sup> Plat.

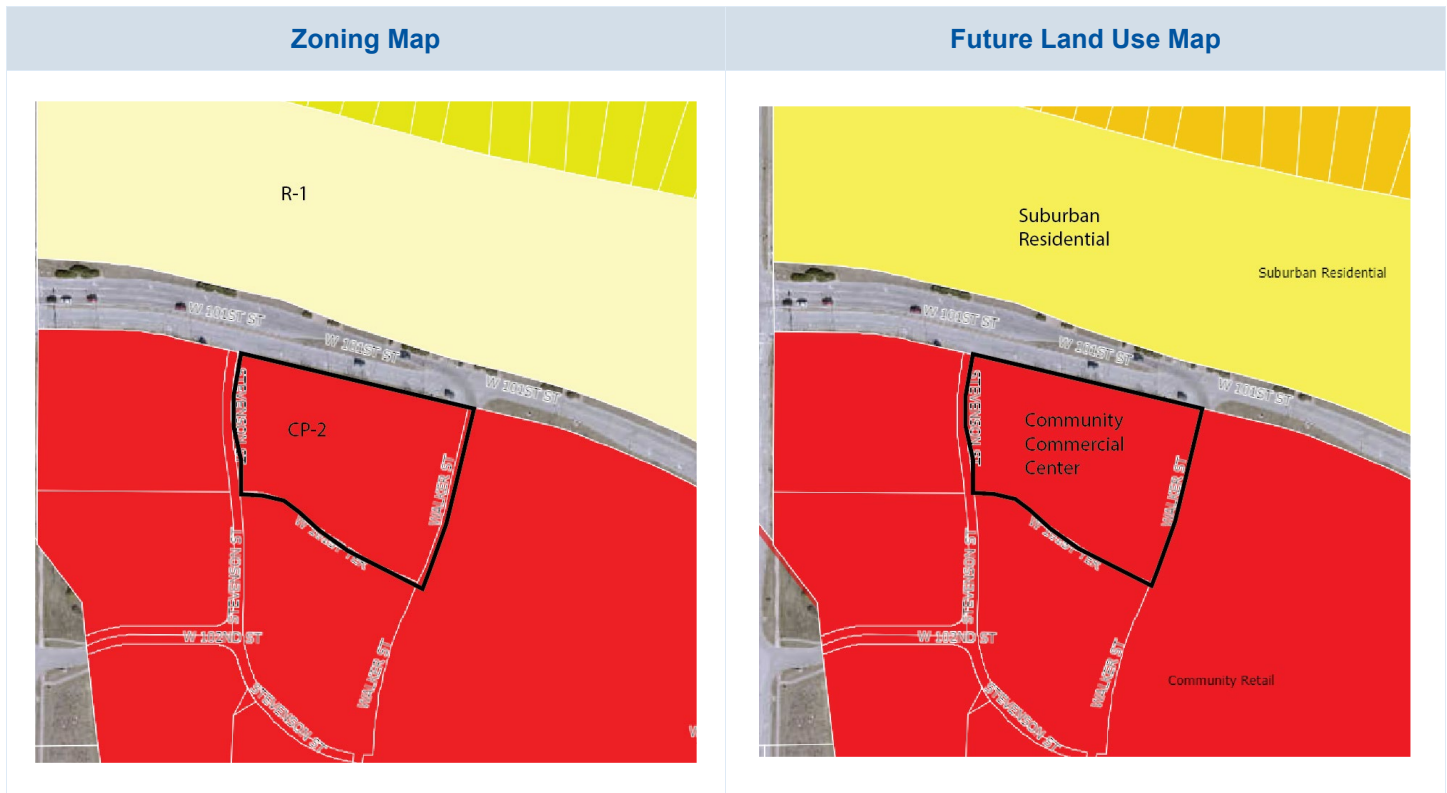
LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
1.64	10,574	CP-2	Community Retail



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

## LAND USE REVIEW

The applicant proposes a standalone drive-up ATM, which falls under the definition of the *banking services* use category. *Banking services* is a permitted use in the CP-2 Zoning District. The proposed ATM will be located on the far west side of the parking lot for a small strip retail shopping center. Tenants of the shopping center include Falcon Valley Animal Hospital, Nature's Touch Cleaners, and Carlin Chiropractic. These tenants maintain regular business hours. The drive-thru ATM will be available 24-hours and will not require any employees on-site. An armored vehicle will visit the ATM twice a month to replenish cash. Maintenance on the machine is performed on an as-needed bases, and averages 1 trip a month by a technician. Uses in the surrounding area include a car wash, a fast-food restaurant, an office building, and other retail stores. Falcon Valley Golf Course is to the north across 101<sup>st</sup> Street.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>  <b>North</b>  <b>South</b>  <b>East</b>  <b>West</b>	Community Commercial Center	CP-2, Planned Community Commercial District	Retail
	Suburban Density Residential	R-1, Residential Single-Family District	Golf Course
	Community Commercial Center	CP-2, Planned Community Commercial District	Car Wash
	Community Commercial Center	CP-2, Planned Community Commercial District	Retail and Restaurant, Fast-Food
	Community Commercial Center	CP-2, Planned Community Commercial District	Office

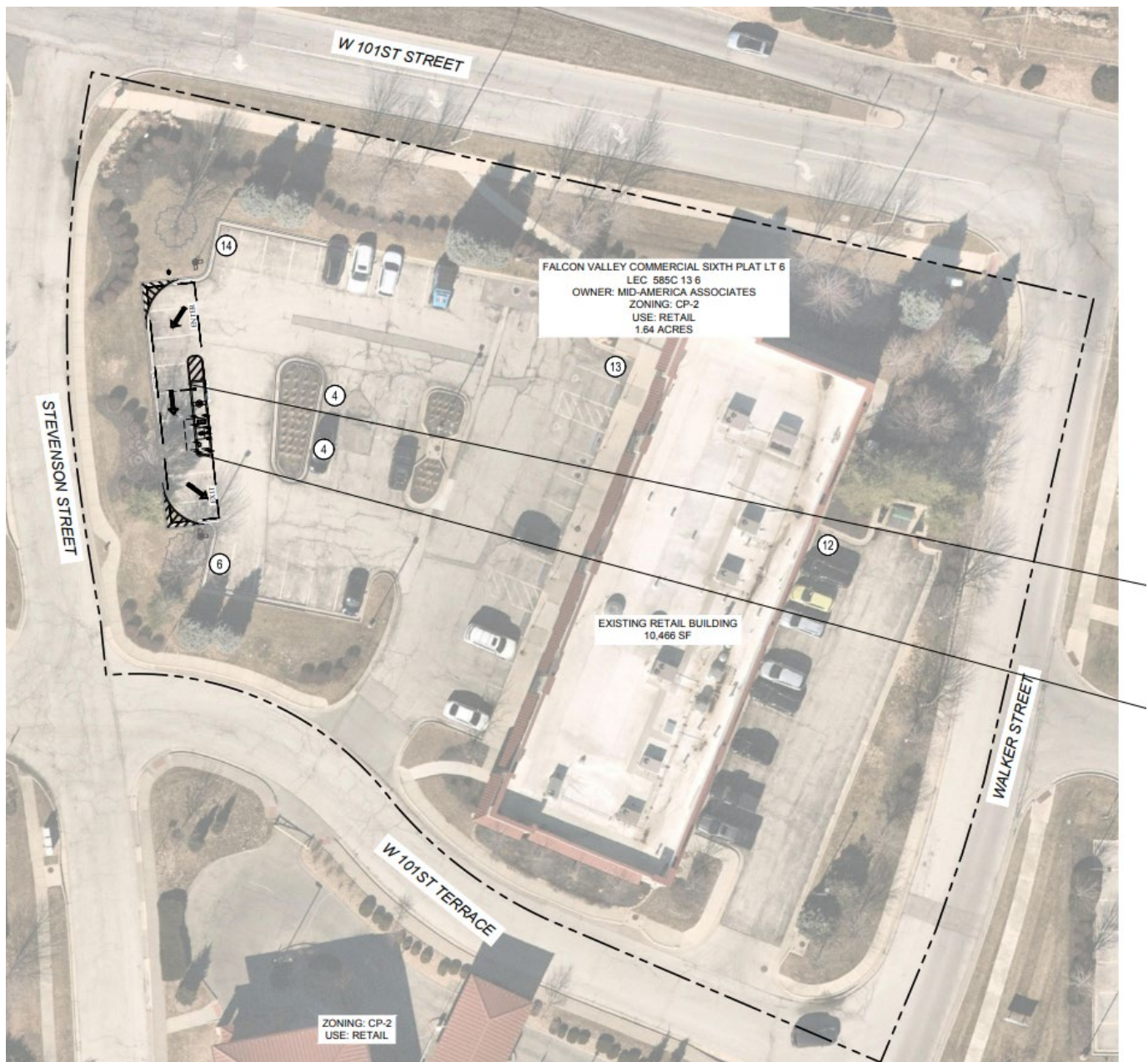
The proposed use is compatible with the surrounding existing land uses and is consistent with the purpose of the CP-2 Zoning District. This district is intended to accommodate retail, office, and service uses that serve community needs.

This proposal is consistent with the Future Land Use Map within the Comprehensive Plan. The Future Land Use Map designates this land for community commercial center use.

## FINAL PLAN REVIEW

### ARCHITECTURE AND SITE

This is a final plan for a site modification to add a standalone ATM and drive-thru lane in the parking lot of an existing multi-tenant office building. The site is situated with two separate parking areas, a larger one east of the building and smaller one to the west of the building. The proposed ATM will be situated in the west parking lot, where the westernmost row of parking stalls will be removed and used as the drive-thru aisle.



**Exhibit 2: Site Plan.**

The existing one-story retail strip building has a total area of 10,574 SF. There are currently four tenants in the building and one vacant space. The uses represented in the existing building include office, dry cleaning services and a chiropractor.



**Exhibit 3: Street view of existing retail strip building from 101<sup>st</sup> Terrace.**

A new parking lot island with an area of 122.5 SF will be installed for the proposed ATM. The island will be 6" above the adjacent pavement. In addition to the 9' ATM, the proposed island will include a 9' clearance bar, 23' light pole, and nine 4' bollards.

The rear and sides of the ATM will have a stone finish (pictured below) to match the materials of the existing retail strip building.

Signs are reviewed for full compliance at the time of the sign permit application.



**Exhibit 4: Architectural rendering (front view).**

**Exhibit 5: Architectural rendering (side view).**

## DIMENSIONAL STANDARDS

The CP-2, Planned Community Commercial Zoning District has a setback requirement of 30 feet from streets and property lines and a maximum height of 45 feet. The proposed ATM is in compliance with these dimensional standards.

## PUBLIC IMPROVEMENTS

No public improvements are planned or required with this project.

## TRAFFIC, ACCESS, AND PARKING

- There are two access points into the site from 101<sup>st</sup> Terrace, one to the western parking lot and one to the eastern parking lot.
- 101<sup>st</sup> Terrace is classified as a Local roadway.
- Other roadways near the site include W. 101<sup>st</sup> Street, which is classified as a Collector roadway; Stevenson Street, which is classified as a Local roadway; and Walker Street, which is classified as a Local roadway.
- Pedestrian sidewalks are available on all sides with connections to the site internal sidewalks on W. 101<sup>st</sup> Street and W. 101<sup>st</sup> Terrace.
- Within the parking lot, travel through the ATM lane is one-way and begins at the north entry point and leaves from the south exit point. The drive-thru lane will remove nine parking stalls but does not create a parking deficit.
- Entry and exit points will be identified by traffic striping (“Enter” and “Exit”) and travel direction will be indicated by directional arrows.
- The drive-thru ATM does not require any parking spaces but does require ample queuing space. Enough space is provided on-site for the minimum 3 spaces required by UDC [Section 4-1-D-1-N](#).
- The parking calculations in the Table 2 are based on the combination of uses existing in the retail shopping center. The spaces in the lot are shared among the existing businesses.

**TABLE 2: PARKING ANALYSIS**

Land Use	Parking Formula	Required Parking	Total Existing	Total Required	Total Proposed
Office	1/250 SF	21	62	40	+53
Dry Cleaning Service	1/500 SF	5			
Vacant Space (previously Personal Services)	1/200 SF	7			
Medical Service	1/200 SF	7			

## STORMWATER

The proposed ATM will not add impervious area to the site. Existing stormwater facilities will continue to service the site.

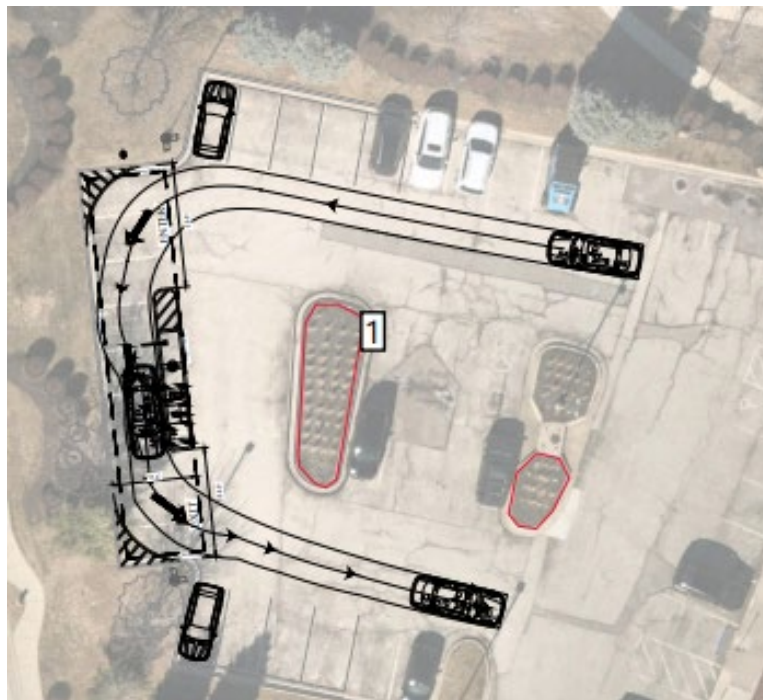
## FIRE PREVENTION

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

Two existing light poles will remain near the proposed ATM site. One is located at the entrance to the drive-thru lane (north) and one is at the exit (south). A third light pole will be installed on the proposed island directly to the north of the ATM.



*grasses in place of trees. (Left)*

## LANDSCAPING

Existing landscaping will remain on the berm to the west of the proposed ATM site. This landscaping includes seven shrubs and two trees, as well as several additional landscaping elements around the perimeter of the parcel. No landscaping will need to be removed to accommodate the ATM.

In accordance with the UDC, Staff noted the requirement for the installation of at least one tree per interior parking lot island (excluding the island where the ATM will be located) to replace trees that had been removed previously. The applicant stated that the owners had planted decorative grass in the islands about a year ago after trying unsuccessfully to replace the trees that had been removed. Staff's opinion is that trees are viable in the islands with proper care and should be replaced and maintained.

*Exhibit 6: Parking lot islands planted with decorative*

## 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 Final Plan for Flite ATM.

- This final plan is for the addition of a standalone drive-thru ATM in the parking lot of an existing multi-tenant commercial building.

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

## **FINAL PLAN**

Staff recommends **approval** of the final plan for PL23-14F – **Flite ATM** in the parking lot of 10135 Stevenson Street for a standalone drive-thru ATM with one condition:

1. The two parking lot island trees shall be replaced prior to issuance of the building permit.



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

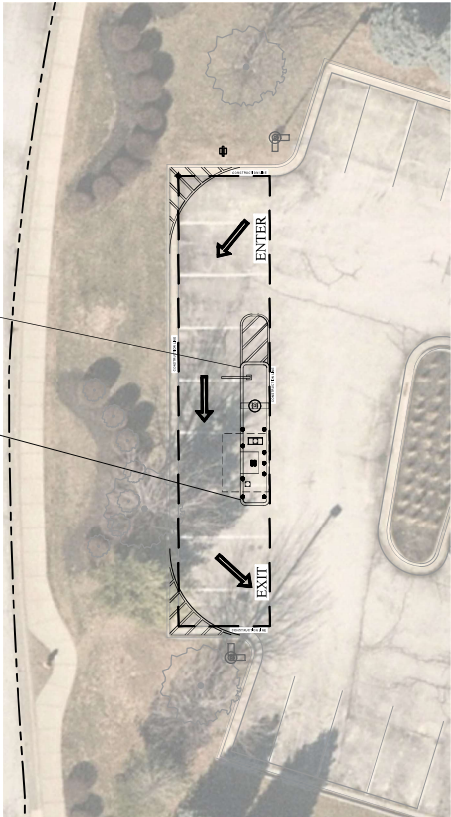
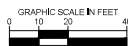
Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

## Flite ATM PL23-14F

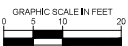




OVERALL VIEW



ENLARGED VIEW



Parking Count					
Tenant Space/Use	Parking Calculations by Use:	Required Parking Ratio	Square Footage	Code Required	Provided
Animal Clinic			5,316	2:	
Dry Cleaners			2,450	10	
Vacant Space			1,350	6	
Chiropractor			1,350	6	
Total			10,466	4:	53

NOTES:  
1. EXISTING BUILDING RETAIL SPACE PROVIDED BY PROPERTY OWNER AND IS A SUM OF ALL TENANT SPACES.  
2. PARKING PROVIDED IS BASED ON 42 EXISTING SPACES MINUS 9 REMOVED FOR ATM DEVELOPMENT

LEGEND	
	PROPERTY LINE
	PROPOSED PARKING COUNT

IMAGE SOURCE: NEARMAP  
IMAGE DATE: 02/23/2023

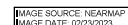
DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY, ALL PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. KIMLEY-HORN AND FLITE BANKING CENTERS DO NOT GUARANTEE THE ACCURACY OF S&D PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND FLITE BANKING CENTERS OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH FLITE BANKING CENTERS PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.



Drawing name: K:\041\_Cir\IT\Site ATM\Projects\KS\_Lenexa\Cad\PlanSheets\C2.0 SITE PLAN.dwg C2.0 SITE PLAN Jun 09, 2023 9:03am by: Savannah Pierson



1. STRIPING ON ALL CURBS, PAVEMENT, AND TRAFFIC ARROWS SHALL BE PAINTED WHITE.
2. LETTERING "ENTER" AND "EXIT" SHALL BE PAINTED WHITE.
3. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS.
4. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION TO EXISTING GRADES.

1. DISTURBED AREAS LEFT EXPOSED FOR 70 DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MUCH TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE ESTABLISHED TO PREVENT EROSION OF EXPOSED AREAS.

2. GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.

3. TEMPORARY VEGETATION SHALL BE ESTABLISHED TO PREVENT EROSION OF AREAS OVER SEEDED AREA FOR 120 HOURS OF EXPOSURE IF UNABLE TO ACCOMPLISH. MUCH SHALL BE USED AS A TEMPORARY MEASURE TO PREVENT EROSION OF EXPOSED AREAS. SEED SHALL BE APPLIED AT A RATE OF TEN POUNDS PER ACRE OR GREATER DOES NOT APPLY TO RETAINING WALLS, AND CUTS AND SLOPES SHALL BE PROTECTED BY MULCH SHALL BE ESTABLISHED TO PREVENT EROSION OF EXPOSED AREAS. MULCHING OR GRASSING OR CREATION OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES TO PREVENT EROSION OF EXPOSED AREAS.

4. LANDFILL RESTORATION ACTIVITIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: NOT AS PART OF THE CONTRACT.

6. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING UTILITIES OR OVERCROSSINGS AND/OR CONFLICTS WITH ADJACENT OR PROPOSED UTILITIES PRIOR TO PROCEEDING WITH ANY CONSTRUCTION ACTIVITIES.

7. CONTRACTOR SUPERVISING AREAS OR ENTER NEARBY STREAMS, STOCK PILE LOCATIONS SHALL BE PROTECTED BY MULCHING TO PREVENT EROSION OF EXPOSED AREAS.

8. CONTRACT SHALL BE INSTALLED PRIOR TO CONSTRUCTION OPERATIONS.

9. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADE IS COMPLETED. 100% OF DAYS OF ACHIEVE FINAL GRADE UNLESS OTHERWISE INDICATED.

10. CONTRACTOR TAKE MEASURES TO PREVENT EROSION OF EXPOSED AREAS BY MULCHING OR SEEDING. SLOPE STEEPER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADE.

11. PROVIDE TEMPORARY CONSTRUCTION ACCESSORIES AT THE POINTS WHERE CONSTRUCTION ACTIVITIES ARE CONDUCTED TO PREVENT EROSION OF EXPOSED AREAS.

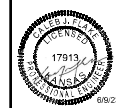
12. DO NOT DISTURB VEGETATION OR REMOVE TREES WHEN NECESSARY FOR GRADING AND CURVE.

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. KIMLEY-HORN AND FLITE BANKING CENTERS DO NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND FUTE BANKING CENTERS OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH FUTE BANKING CENTERS PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

		09/23					
BY		DATE					
REVISIONS							
DESIGNED BY:		NAME					
DRAWN BY:		NAME					
CHECKED BY:		NAME					
DATE:		09/23/2023					
TITLE (FOR PROJECTING) 09/23/2023							
SITE PLAN							
SHEET NUMBER <b>C2.0</b>							

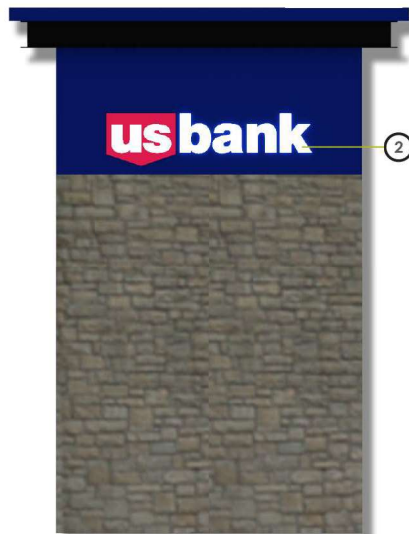
10131 STEVENSON STREET  
ATM ADDITION  
FLITE BANKING CENTERS, LLC  
LENEXA, KS  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240



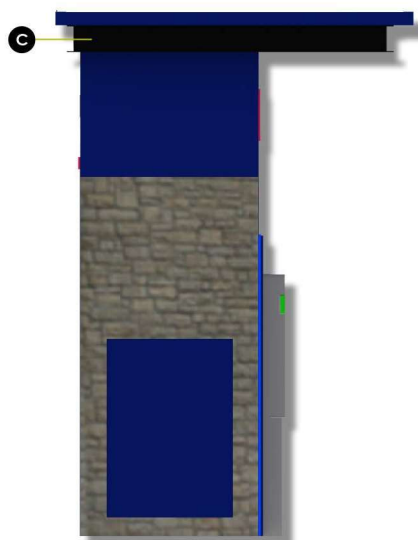
Front View



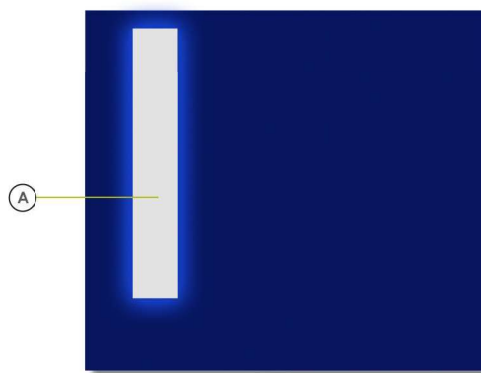
Back View




Perspective



Side View

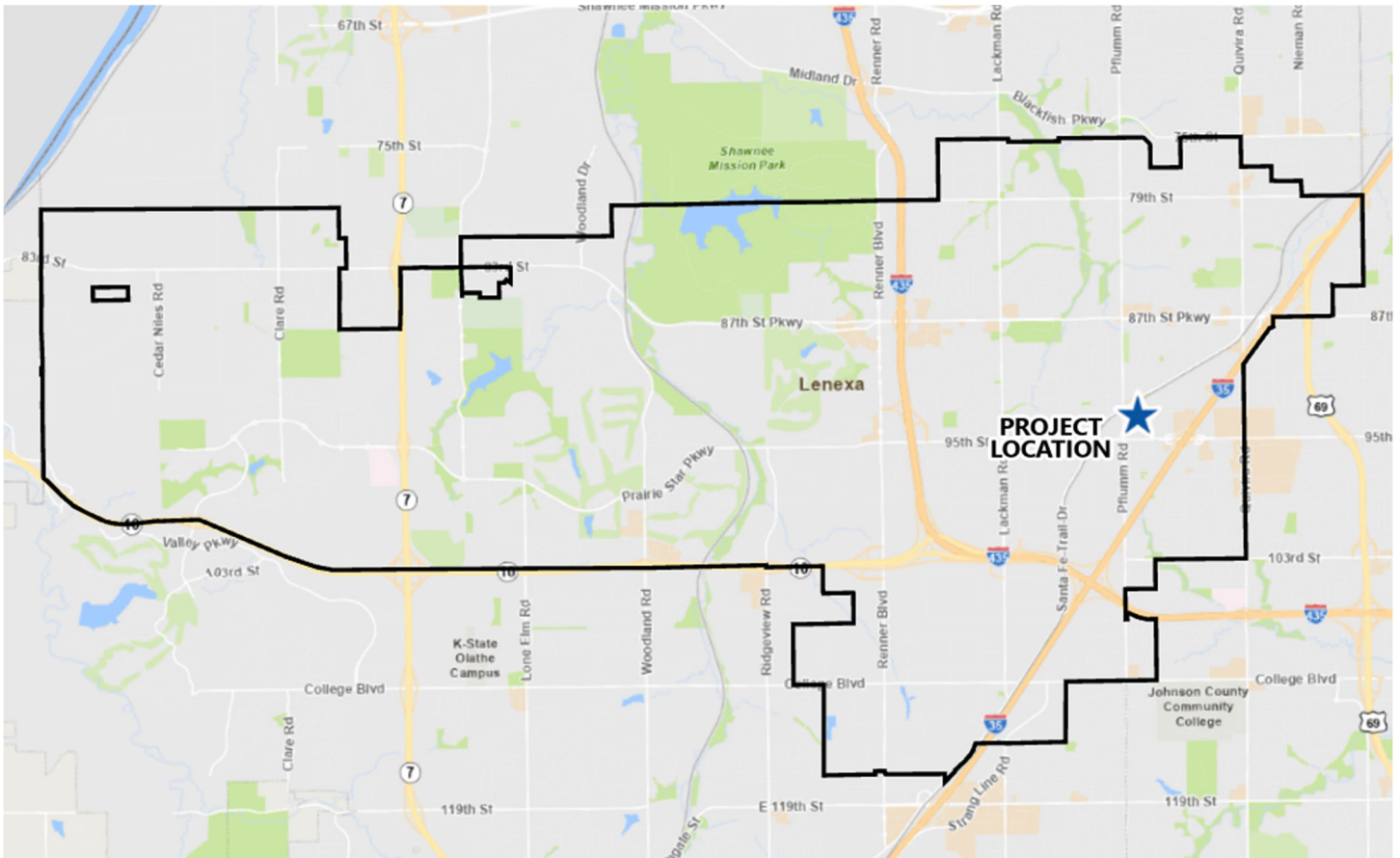


Top View

US Bank	
UNIT: 6538.77	ATM: DN 490
Graphic Information	
① 4 Sided Backlit Cube ② Backlit Push Thru Signage ③ Halo Glow	
Paint Information	
PMS Color	Finish Type
① White	Stipple Finish
② Blue 2748 C	Stipple Finish
③ Black	Stipple Finish
	
Revision #	2
Rendered by Casey Allred	09/01/2021

## LENEXA OLD TOWN ACTIVITY CENTER

<b>Project #:</b>	PL23-16F	<b>Location:</b>	13420 Oak Street
<b>Applicant:</b>	Sam Loring, Multistudio	<b>Project Type:</b>	Final Plan
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Public Park



### PROJECT SUMMARY

The applicant requests final plan approval to renovate and construct two additions to the Lenexa Old Town Activity Center (LOTAC). The facility will be completely remodeled except for the gymnasium space. The renovation includes the removal of the existing Senior Center building. The activities currently held in the Senior Center will be moved to an addition to the Community Center building. The other addition is on the south side of the building and provides a new space for a youth activity room. The renovations include new exterior finish materials around the building. The overall building will contain 23,760 square feet.

**STAFF RECOMMENDATION: APPROVAL**

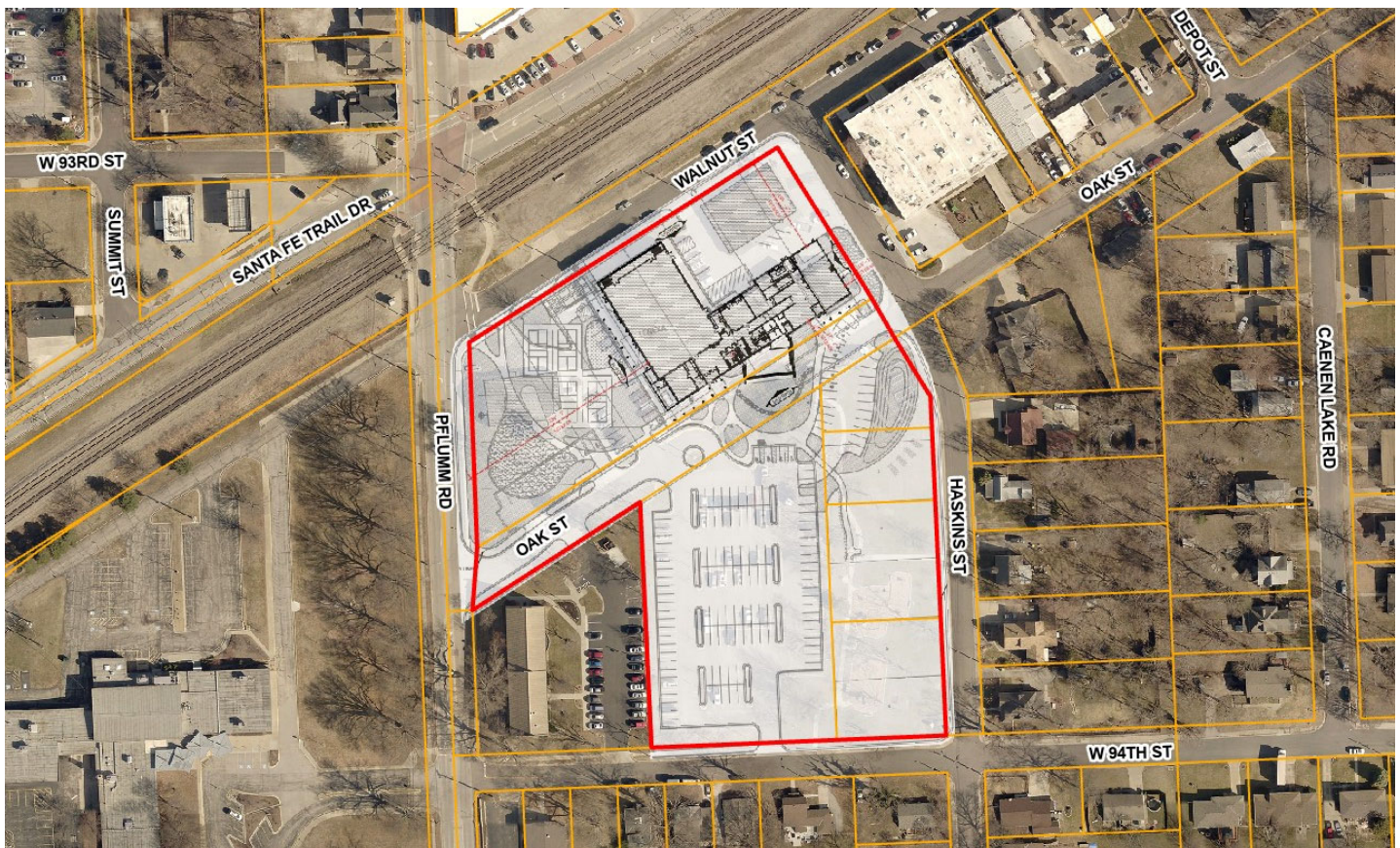
## SITE INFORMATION

This Community Center is in Old Town, an historically significant region of Lenexa. This is the site of the original plat of the Town of Lenexa recorded in 1869. The town was established along the Santa Fe Trail (now Santa Fe Trail Drive) and a railway station of what was known as the Missouri River Fort Scott and Gulf Railway (now BNSF Railroad). The railway would take residents from the communities of Johnson County back and forth to Kansas City. The Community Center was originally built in the early 1980's. Lenexa continued to expand the Parks and Recreation Department presence in this area building administrative offices and expanding the site to include the Senior Center and Scouting Park.

A new zoning district was originally created for Old Town called PB-1, Planned Business District and an Old Town Design Guidelines document created for the region in the mid 1980's. The PB-1 Zoning District was later replaced with the HBD, Historic Business Zoning District and remains as the district designation for several of the original blocks of the core of the Old Town area. Other areas around Old Town are zoned within commercial, office, or residential districts.

The most recent study of Old Town was done in 2015. This study is called [A New Look at Old Town](#). This study included the recommendation to renovate the Community Center and to add activities to the programming of the facility.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
5	23,760	HBD, R-1	Park and Open Space, Suburban Residential



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

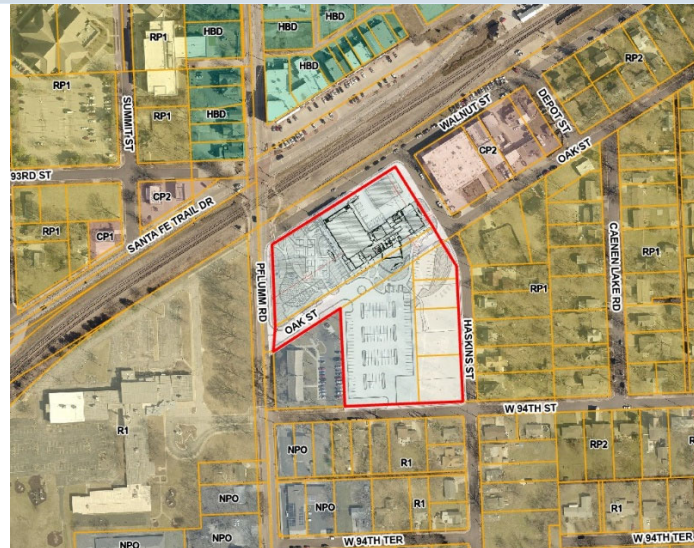
## LAND USE REVIEW

The site is a public park with the Lenexa Community Center and Scouting Park. The site is zoned both HBD, Historic Business District and R-1, Residential Single-Family (Low-Density) District. Per [Section 4-1-B-22](#) of the UDC, a public park is allowed in both districts. The community center use falls within the classification of public park.

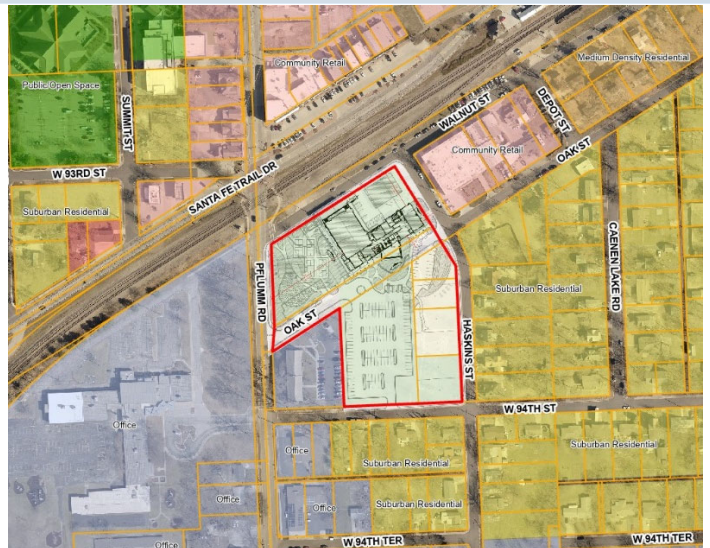
The Community Center and Scouting Park are amenities for the area and provide space for recreation and events. The block to the northwest of the site includes the City's Parks and Recreation Department maintenance facility and other private commercial businesses.

Old Town is a region of compact development with a core block of retail and business surrounded by additional small businesses, office uses and residential uses. The *New Look at Old Town Plan* encourages the renovations to the Community Center to support community activities and become a catalyst for additional investment in the Old Town region.

**Zoning Map**



**Future Land Use Map**



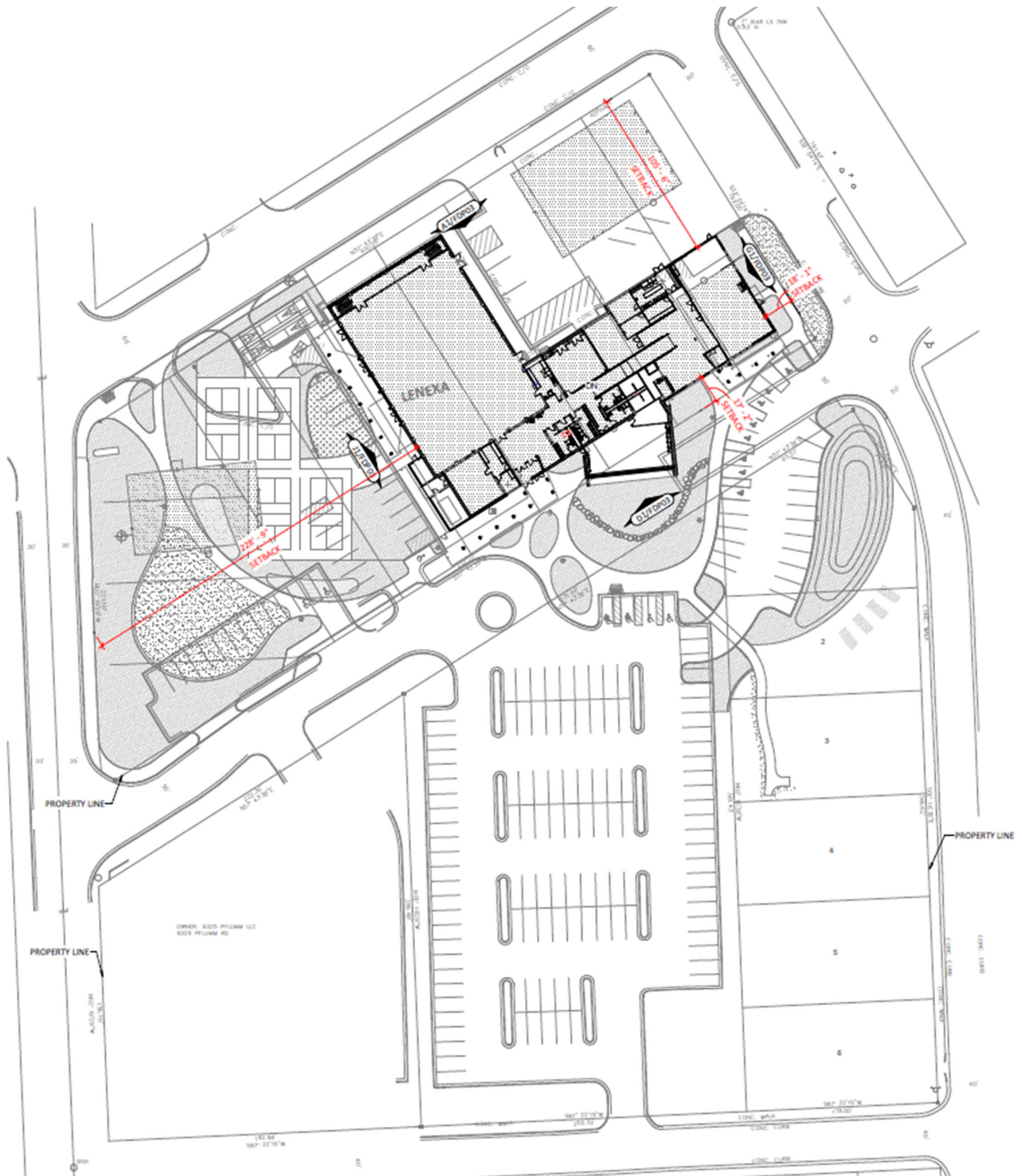
**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Public Open Space, Suburban Residential	HBD, Historic Business District & RP-1, Residential Planned Single-Family (Low-Density) District	City Park
<b>North</b>	Community Commercial Center	HBD, Historic Business District	Retail
<b>South</b>	Office Employment, Suburban Residential	R-1, Residential Single-Family (Low-Density) District & NP-O, Planned Neighborhood Office District	Office and single-family residential
<b>East</b>	Community Commercial Center, Suburban Residential	CP-2, Planned General Commercial District & RP-1, Residential Planned Single-Family (Low-Density) District	Auto repair and single-family residential
<b>West</b>	Office Employment	NP-O, Planned Neighborhood Office District & R-1, Residential Single-Family (Low-Density) District	Church

## FINAL PLAN REVIEW

The plan for the site includes additions to the existing Community Center building and the removal of existing buildings on the site. The two additions will increase the size of the building to 23,760 square feet. The Community Center is a one-story building with a gymnasium. The gymnasium is a taller part of the building and will appear as two stories.

The existing 4,500 square-foot Senior Center on the west side of the site and the 2,000 square-foot Johnson County Med-Act station on the east side of the site will be removed. The two additions to the Community Center building total 3,882 square feet in floor area. The renovations will result in a net reduction of approximately 2,618 square feet of building area. The Senior Center will be moved into the Community Center and the Med-Act station is relocating to 8755 Long Street. A 5,500 square-foot Parks and Recreation Department maintenance building will remain at the northeast corner of the site. The west part of the site will be converted to a new outdoor activity space with pickleball and shuffleboard courts and multi-purpose gathering spaces.



**Exhibit 2: Site Plan**

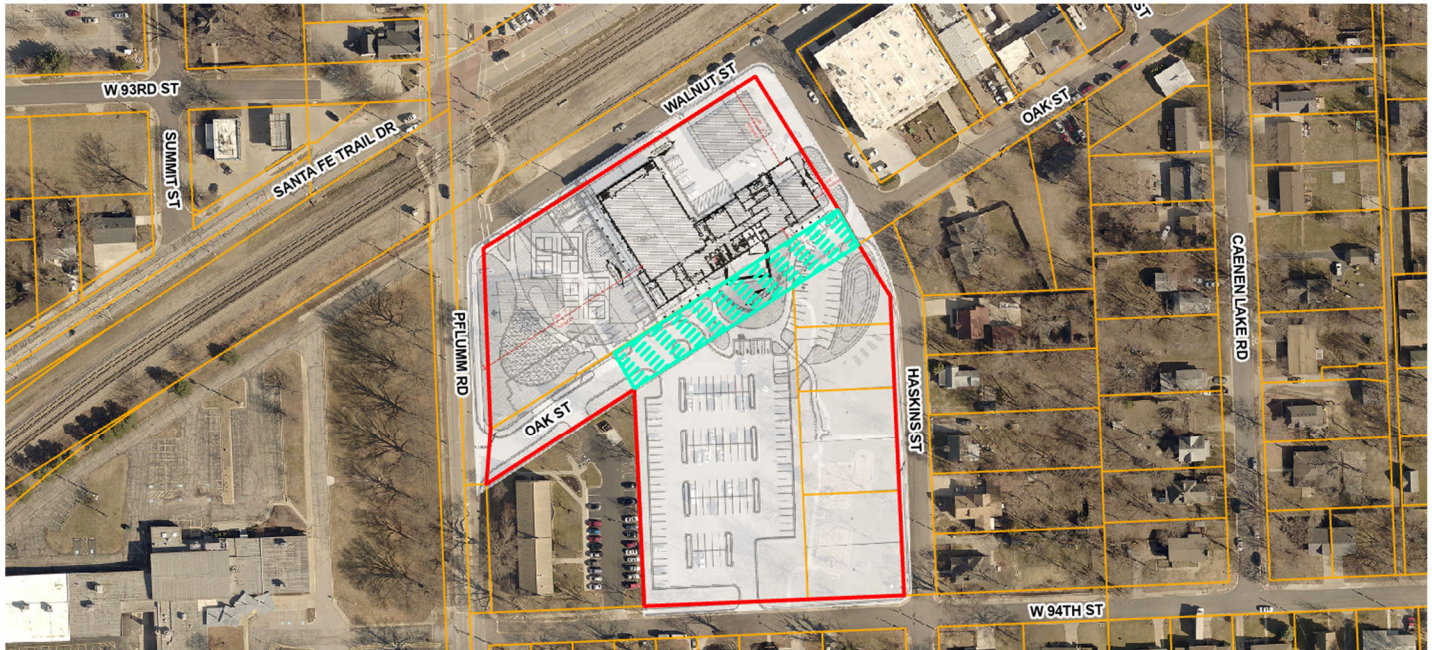
The courts will be within a fenced space with a gate on the south side close to the main entrance into the Community Center building. The fence is four-foot-tall black vinyl-coated chain-link fence. Additional access to the courts will be provided through the building. A sidewalk is provided between the fenced court and the multi-purpose lawn space. The sidewalk continues out to Walnut Street to the north, to Pflumm Road to the west, and to the sidewalks on the easterly side of the site into Scouting Park.

The two parking areas around the existing Senior Center are removed for the new outdoor activity area. A new parking area is located on the east side of the site. This entrance into this parking area aligns with Oak Street. The parking area design is curvilinear and will connect with the existing parking lot on the south end of the site. The resulting design provides for interconnectivity of the parking areas. The new configuration of the access drive from is indirect from Haskins Street to Pflumm Road through the parking lot, which will alleviate the concern of cut-through traffic. The design team has prepared a parking analysis as part of the study for renovating and programming the redevelopment of the site. The study concludes the site exceeds the number of parking stalls for the anticipated uses.

TABLE 2: PARKING ANALYSIS				
Land Use	Parking Formula	Parking Required	Existing Parking	Parking Proposed
Park	Determined by Staff (Study required)	Determined by Staff	145	139

The section of Oak Street from Haskins Street to Pflumm Road remains as a section of street right-of-way. This section of street functions as a drive aisle for access into the parking lot from Pflumm Road and as a short drive aisle into the site from Haskins Street, although the section Oak Street does not have head-in parking stalls. The proposed plan will include head-in parking along the curved drive from Haskins Street. Per [Section 4-1-B-26-B-7-a](#) of the UDC, encroachments into the required setback may be allowed for parking areas. All, or a portion of the right-of-way will be vacated, and the entire property platted to coordinate with the proposed plan.

This site is a City-owned development which will not be impaired by the existing right-of-way, although the proposed building addition on the south side of the Community Center will create a nonconforming condition of the building encroaching into the minimum setback if the right-of-way remains. The remaining section abuts a neighboring property owned by someone other than the City. By vacating this part of Oak Street, the newly vacated property will be divided along the centerline of the right-of-way and the ownership of one-half of the property is conveyed to the adjacent property owner. The section of Oak Street right-of-way, highlighted in blue in the following Exhibit 3, is the section that Staff recommends be vacated.



**Exhibit 3:** Oak Street right-of-way to be vacated in a separate process.

## TRAFFIC, ACCESS, AND PARKING

- The site provides well defined internal site circulation with defined drive aisles and parking areas.
- The site will have three points of access from the public streets: Pflumm Road/Oak Street, Haskins Street, and 94<sup>th</sup> Street.

## STORMWATER

With the proposed modifications, this project will decrease the existing amount of impervious area, thus generating less stormwater runoff than the existing site.

## 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

New lights will be installed with the renovations of the site. New parking lot lighting will be installed for the parking area on the east side of the site. These parking lot lights will use a LED light fixture. The parking areas on the north side of the building, between the Community Center the Parks Department Maintenance Building are wall mounted light fixtures. The fixtures will illuminate the space between the two buildings and are shielded from view of adjacent properties.

Additional light fixtures include light bollards that will illuminate pedestrian paths, a Tivoli (string) light fixture hung over gathering spaces, under canopy lighting for the two canopies at the entrances to the building, and sport court lighting fixtures for the pickleball courts. The sport court fixtures are specifically designed to illuminate the courts but are shielded so that the lighting does not spill onto the areas that are not intended to be illuminated. The lighting fixture details will be reviewed with the submittal of a building permit application to confirm the required shielding is provided. The site lighting complies with [Section 4-1-C-4-I](#) of the UDC.

## LANDSCAPING

New landscaping is proposed around the site and along the property boundaries, with a focus on the new outdoor spaces on the west side of the site. Several new trees will be installed in areas around the court space and around the multi-purpose lawn space. The site will have a grade transition from Pflumm Road ascending up to the new features of the site. New trees will be installed around the Youth Activity Room addition and around the new parking area. The raised garden boxes will be relocated to the space between the new parking area and Haskins Street.

The plan shows a substantial amount of the open area to be a groundcover mix of “*perennials and grasses*.” The type and extent of this material will be reviewed in greater detail with Staff to determine the appropriate level of maintenance will be needed for this type of ground cover. An alternative to this groundcover is turf grass.

The landscape in the south part of the site containing the parking lot and Scouting Park will remain. Over time, some parking lot island trees have died or been removed. New trees will be added in parking islands where space is available.

## ARCHITECTURE

The building has been constructed in phases. The latest addition was built onto the east side of the building. The building is currently clad with a mix of metal panels, EIFS, and concrete block. The gymnasium is the largest part of the building and the most visible. The façade of the gymnasium appears like a two-story structure, concrete block on the ground level and metal panels on the second floor.

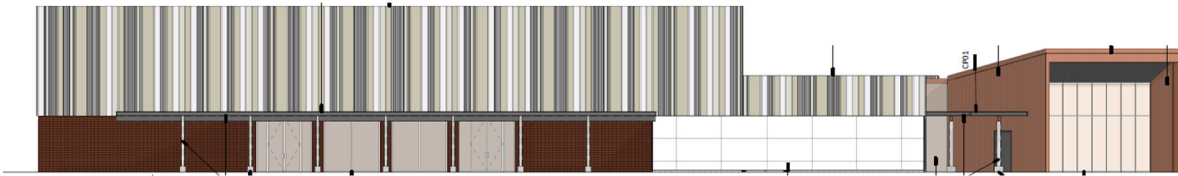


**Exhibit 4: Street view from Walnut Street looking southeast.**

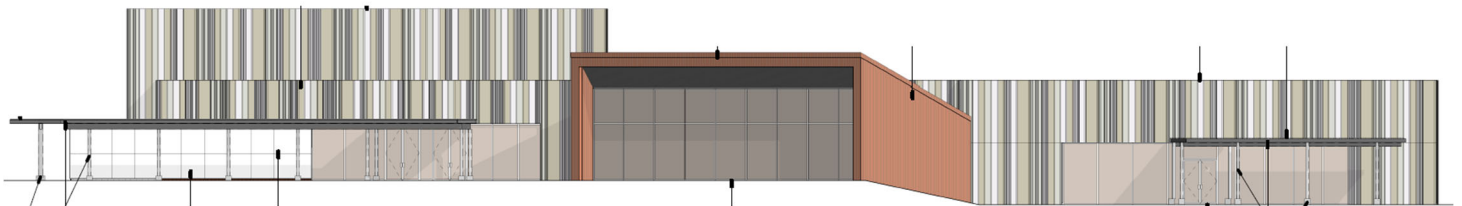
The renovations include replacement of all metal panel siding and covering some of the concrete block with an architectural metal panel material. The specific metal product and manufacturer has not yet been selected. The

material is shown to be a vertical oriented pattern with a variation of gray color tones among the panels. The use of the metal panel will unify the appearance of the building and provide a contemporary style. Other areas that currently use concrete block will remain and be painted with a color complimentary to the metal panels.

The new addition proposed for the youth activity room is an angular feature on the south side of the building. The walls of the addition will be canted from the existing walls of the building. The addition is highlighted with a different color than the colors of the other metal panels. The color will also be complimentary to the other colors. The variation of the shape and the colors will acknowledge the space is a unique feature of the building. The angled walls are repeated with angled edges to new canopies at the entrances to the building.



**Exhibit 5: West Elevation**



**Exhibit 6: South Elevation**

A space for a wall mural is proposed at the southwest corner of the building. The mural will wrap the corner of the building facing the parking lot and the sport courts on the west side of the site. The Lenexa Arts Commission and the City Council are in the process of developing a theme for the mural and selecting an artist. A mural is an architectural element to the building. Although there may be discernable images incorporated into a mural, it is not considered a sign per the UDC. Exhibit 7 shows a sample of a mural on the intended location of the facade.



**Exhibit 7: Southwest Corner Rendering**

## DEVIATIONS

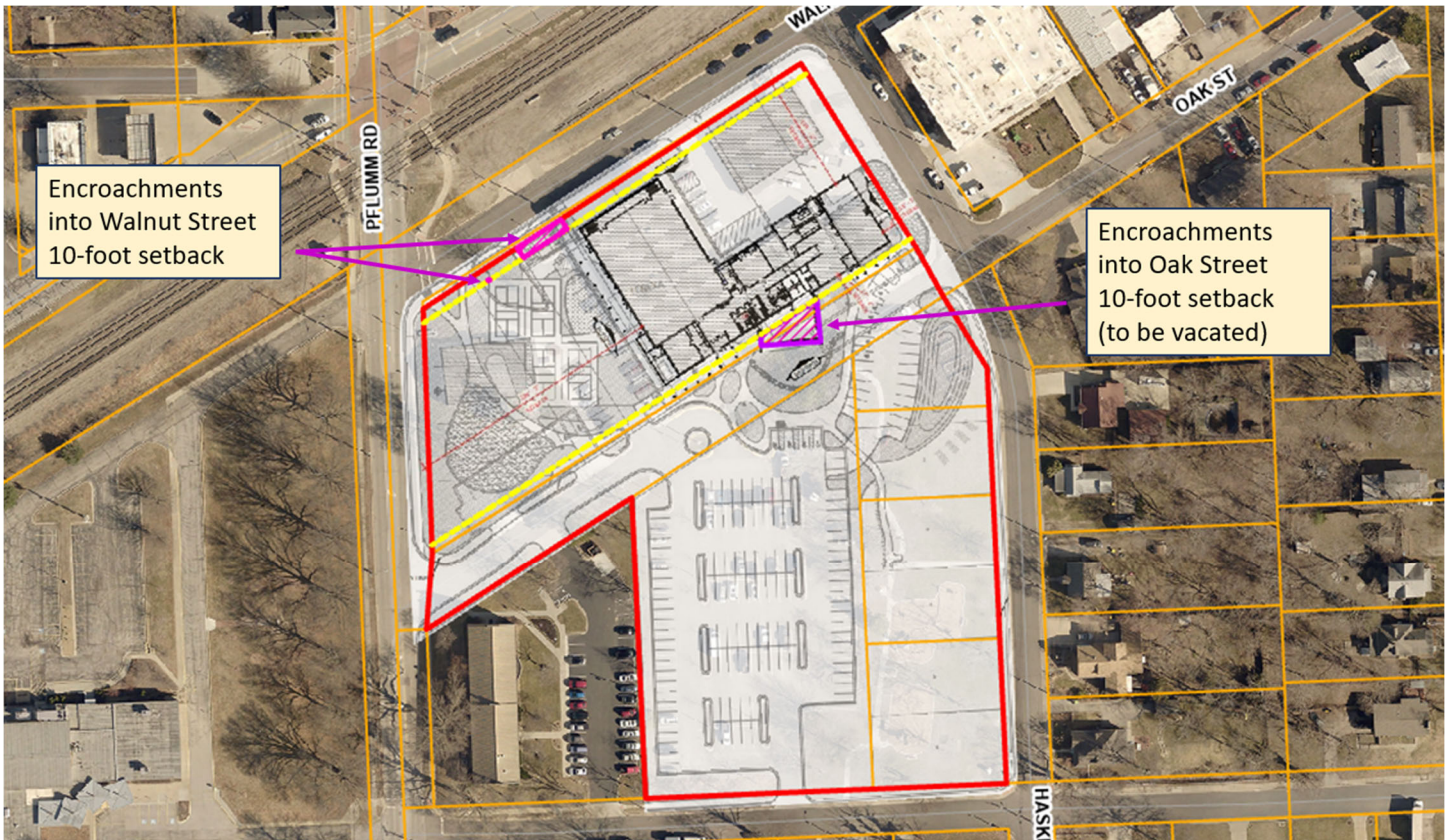
The new addition on the south side of the Community Center building will extend outward into the Oak Street right-of-way. The addition will technically encroach into the required 10-foot setback of the HBD Zoning District. This part of Oak Street will be vacated to remove the right-of-way and become unencumbered by the dedicated right-of-way. The vacated tract is to be combined with the City-owned property to be a single unified parcel. Vacating the section of Oak Street, noted previously in the Staff Report, will resolve any encroachment of the new parking lot on the east side of the site. This condition is very unique where street right-of-way crosses a civic campus where the City effectively controls the adjacent development and the function of the right-of-way. The Oak Street right-of-way does not impede the redevelopment of the site but should be vacated so that the buildings and other improvements are not subject to the condition of being within dedicated right-of-way. Following a vacation of the noted section of Oak Street, the issue will be resolved and there will not be a building or parking area encroachment.

The shuffleboard and pickleball courts along Walnut Street also encroach into the required setback. The edge of the shuffleboard courts is immediately at the property line and the pickleball court is 9.7 feet from the property line, at the closest point. The sport courts are positioned on the site to provide as much space for both passive and active recreation on the east side of the site.

The sport court encroachments are a relatively minor impact into the space. The courts are at ground level but will be enclosed with in a fenced space. The Old Town region is intended to be active along the streets. The site is a compact space for a park with as many features as proposed and the space is used as efficiently as possible. Staff supports the setback deviations for the sport courts. The area highlighted in purple on the following exhibit 8 shows the 10-foot setback along Walnut Street and the building addition encroachment into the Oak Street right-of-way. As noted previously in the Staff Report, parking encroachments may be allowed into the setback as an exception.

**TABLE 3: DEVIATIONS**

Deviation	Code Section	Requirement	Proposed	Difference
Walnut and Oak Street setback (Oak Street to be vacated)	<a href="#">4-1-B-17-F</a>	10 feet	0 feet	10 feet



**Exhibit 8: Encroachments**

## REVIEW PROCESS

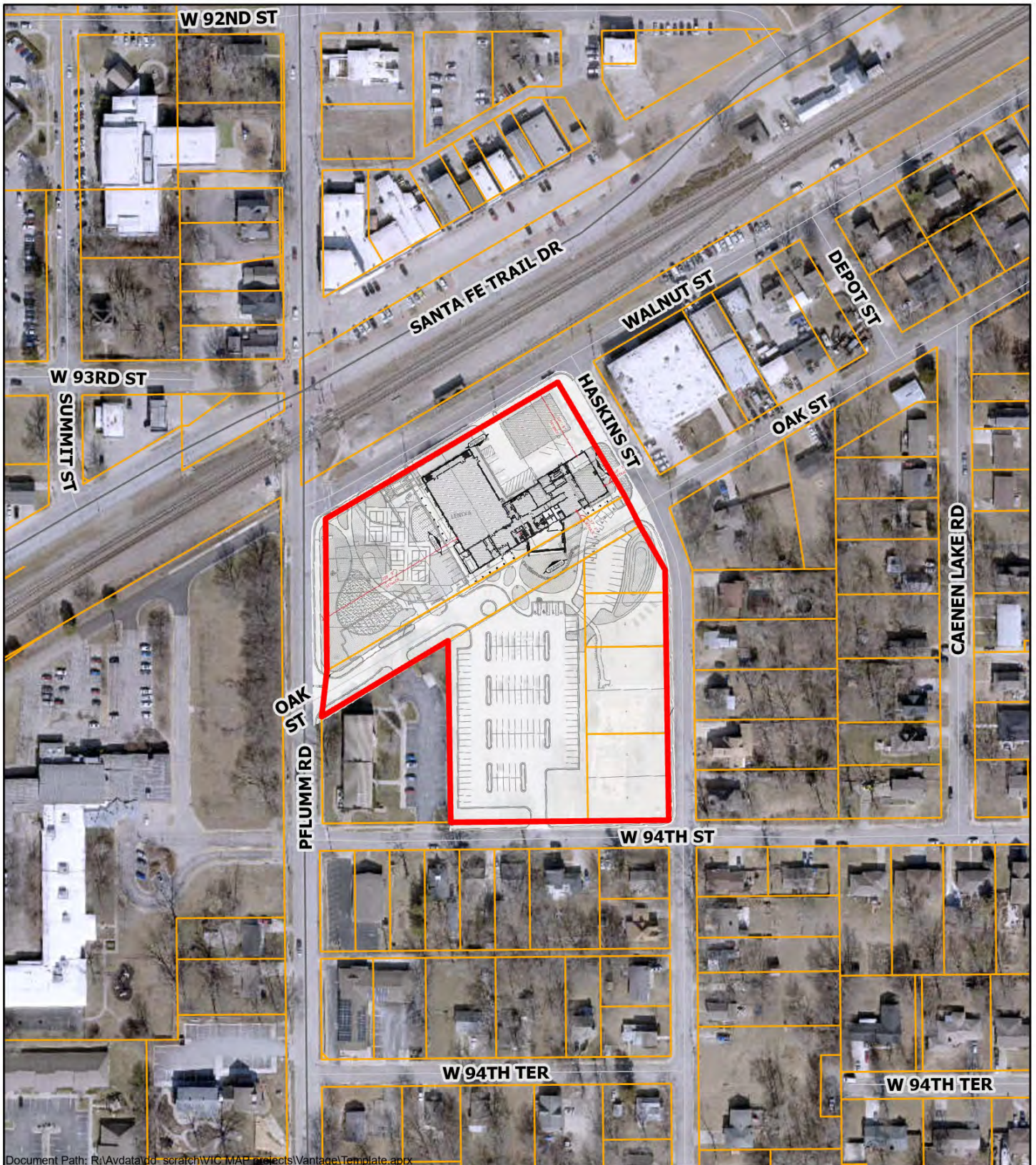
- The Planning Commission is the final authority for approval of this project.
- Oak Street will need to be vacated and the property platted.

## RECOMMENDATION FROM PROFESSIONAL STAFF

- ★ **Staff recommends approval of the proposed Final Plan for Lenexa Old Town Activity Center.**
  - This project is consistent with Lenexa's goals through **Superior Quality Services and Strategic Community Investment** to promote **Vibrant Neighborhoods** and **Healthy People**.

## FINAL PLAN

Staff recommends **approval** of the final plan for PL23-16F – **Lenexa Old Town Activity Center**, located at 13420 Oak Street, with the setback deviations as noted in the Staff Report, for a public park.



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

## Lenexa Old Town Activity Center PL23-16F



0 100 200 400  
Feet





PROJECT LOCATION MAP

#### SHEET INDEX

FDP00	COVER SHEET
FDP00.1	ARCHITECTURAL SITE PLAN
C101	DEMOLITION PLAN
C201	UTILITY PLAN
<del>E211</del>	<del>ALTERNATE UTILITY PLAN</del>
L200	LAYOUT PLAN
L400	PLANTING PLAN
L510	SITE DETAIL
L550	PLANTING PLAN
FDP01	NEW CONSTRUCTION PLAN
FDP02	ROOF PLAN
FDP03	EXTERIOR ELEVATIONS
FDP04	3D RENDERINGS AND MATERIALS
ES100	ELECTRICAL SITE LIGHTING PLAN
ES101	SITE PHOTOMETRIC PLAN - OVERALL
ES102	ENLARGED SITE PHOTOMETRIC PLAN - EAST
ES103	ENLARGED SITE PHOTOMETRIC PLAN - WEST
ES200	LIGHT FIXTURE INFORMATION
ES201	LIGHT FIXTURE INFORMATION
ES202	LIGHT FIXTURE INFORMATION

# Lenexa Old Town Activity Center Cover Sheet

owner:  
City of Lenexa  
17101 West 87th St. Pkwy  
Lenexa, KS 66219  
913.477.7795  
lenexa.com

architect:  
Multistudio  
4200 Pennsylvania Avenue  
Kansas City, MO 64111  
816.931.6655  
www.multi.studio

civil engineer:  
SK Design Group, Inc.  
4600 College Blvd, Suite 100  
Overland Park, Kansas 66211  
913.451.1818  
skdg.com

MEP engineer:  
Henderson Engineers  
8345 Lenexa Drive, Suite 300  
Lenexa, KS 66214  
913.742.5000  
hendersonengineers.com

structural engineer:  
Bob D. Campbell & Co.  
4338 Belleview Ave  
Kansas City, MO 64111  
816.531.4144  
bdc-engrs.com

landscape architect:  
Confluence  
417 Delaware St.  
Kansas City, MO 64105  
816.531.7227  
thinkconfluence.com

9301 Pflumm Road  
Lenexa, KS 66215

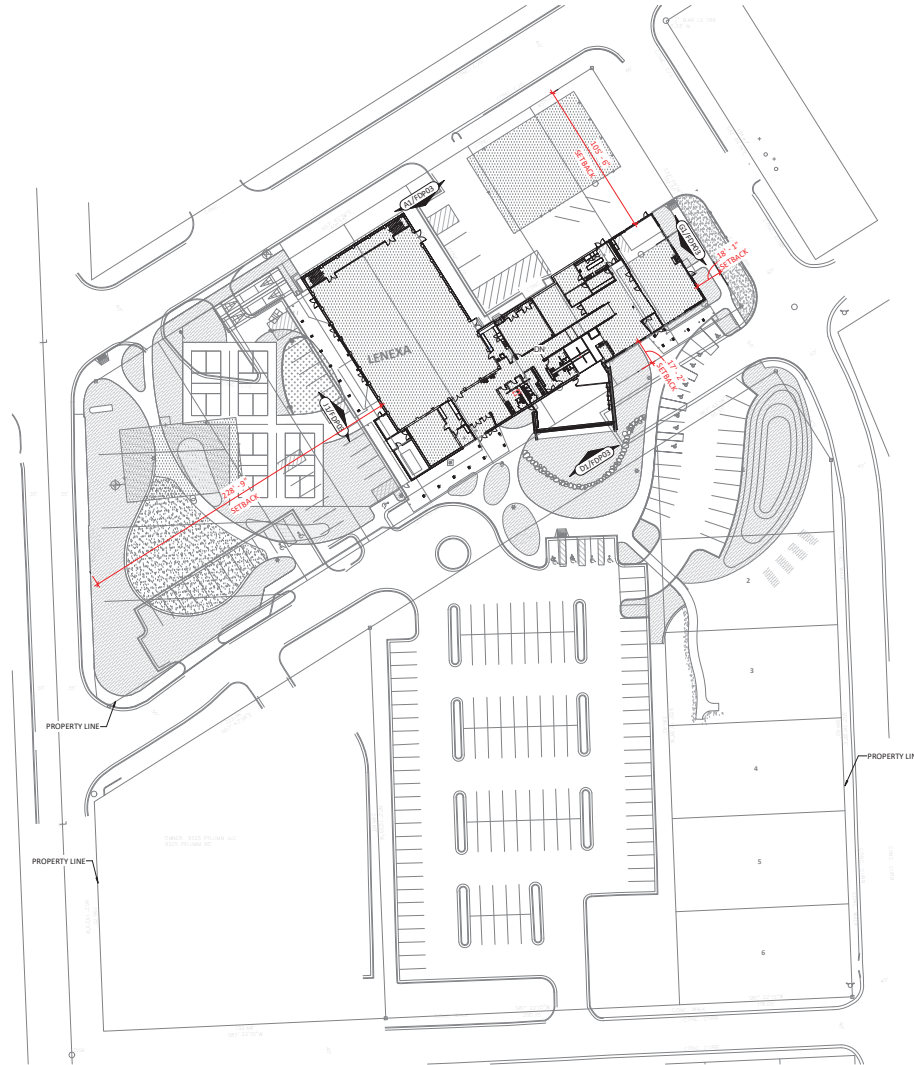
## Final Development Plan

Project Number: 0222-1400  
Issue Date: May 22nd, 2023

FDP00

NOT FOR CONSTRUCTION

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SITE DATA	
SUBJECT	INFORMATION
SITE ZONING DISTRICT	Planned Historic Business District
PARCEL AREA, TOTALS	216,378 sq ft
9220 Hawkins Street	86,159 sq ft
VACATED OAK ST	17,663 sq ft
SCOUTING PARK	47,679
PARKING	64,877 sq ft
SUBDIVISION NAME	Lenexa
OPEN SPACE	
9220 Hawkins Street	16%
BUILDING AREA	23,760 sq ft
BUILDING HEIGHT	
ALLOWED	45'
ACTUAL	29'-8" (Unchanged)
AUTO VEHICULAR PARKING	
REQD.	80 (1 per 300 sf)
PROVIDED	139
BICYCLE PARKING	
REQD.	3
PROVIDED	12
SETBACKS	
FRONT	
REQD.	10'
PROVIDED	17'-2"
BACK	
REQD.	10'
PROVIDED	105'-6"
SIDE INTERIOR	
REQD.	10'
PROVIDED	18'-3"
SIDE	
REQD.	10'
PROVIDED	228'-9"

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**Lenexa Old Town  
Activity Center**

9301 Plummi Road  
Lenexa, KS 66215

Project Number: 0222-1400

owner:	architect:
City of Lenexa	Multistudio
1700 West 87th St. Platy	4200 Pennsylvania
Lenexa, KS 66219	Kansas City, MO 64111
913.477.7795	816.531.8655
lenexa.com	multistudio
civil engineer:	structural engineer:
SK Design Group, Inc.	Bob St. Campbell & Co.
4600 College Blvd, Suite	4338 Rutledge Ave
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Overland Park, Kansas	816.531.4544
66211	bdc-engr.com
913.451.1818	
skdg.com	
MEP engineer:	landscape architect:
Henderson Engineers	Confluence
8346 Lenexa Drive, Suite	427 Delaware St.
300	Kansas City, MO 64105
Lenexa, KS 66214	816.531.7227
913.742.5000	thinkconfluence.com
hendersonengineers.com	

Issue Date: May 22nd, 2023

Revisions		
NUMBER	DESCRIPTION	DATE
1	Revised for Planning Comments	06/12/23

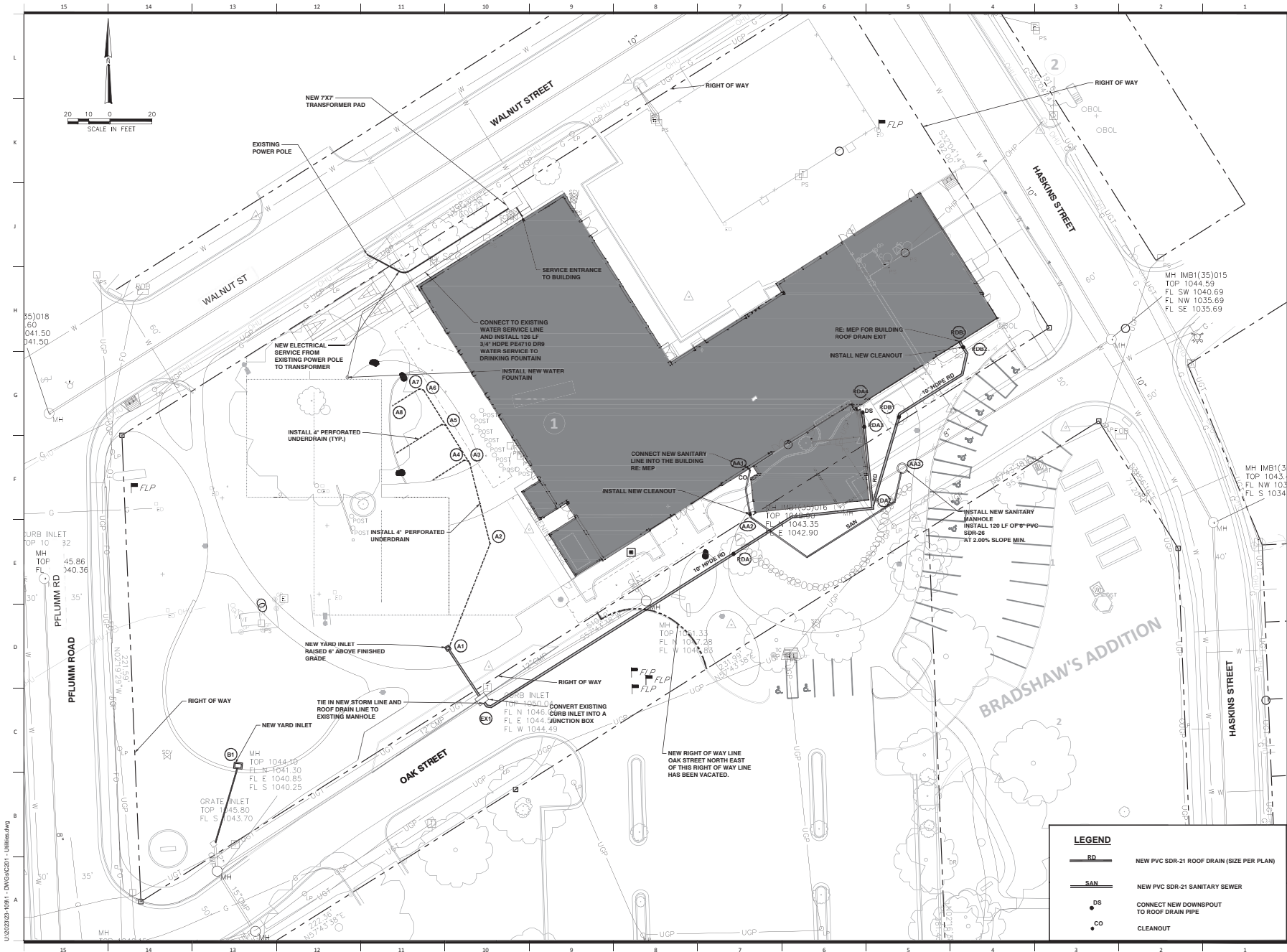
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**Architectural Site Plan**  
**FDP00.1**

Final Development Plan

FDP Architectural Site Plan **A1**  
1" = 40' - 0"



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## Lenexa Old Town Activity Center

13420 Oak Street  
Lenexa, KS 66215

Project Number: 6222-1400

owner: City of Lenexa  
17300 West 87th St. Platy  
Lenexa, KS 66219  
913.477.7995  
lenexa.com

architect: Multistudio  
4200 Pennsylvania  
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816.911.8655  
multistudio.com

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sdg.com

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MEP engineer: Henderson Engineers  
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Lenexa, KS 66214  
913.742.5880  
hendersonengineers.com

landscape architect: Confluence  
437 Delaware St.  
Kansas City, MO 64105  
816.531.7227  
threconfluence.com

Issue Date: May 22nd, 2023

Revisions

NUMBER	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	5/22/2023

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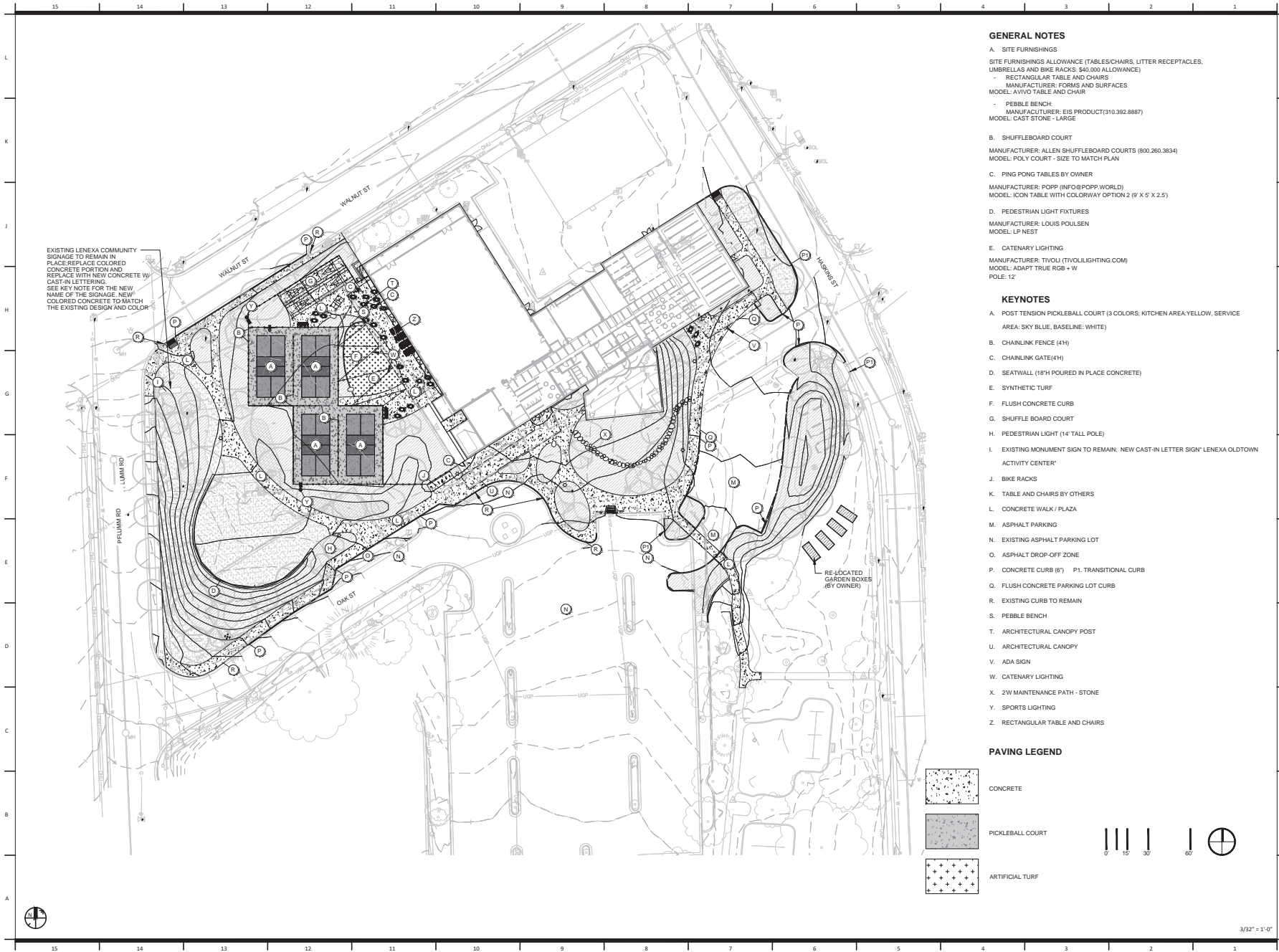
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THIS SHEET IS ISSUED ONLY AS REQUIRED FOR THE LENEXA DEVELOPMENT PLAN SUBMITTAL.

Utility Plan  
**C201**

Final Development Plan



## GENERAL NOTES

### A. SITE FURNISHINGS

SITE FURNISHINGS ALLOWANCE (TABLES/CHAIRS, LITTER RECEPTACLES, UMBRELLAS AND BIKE RACKS: \$40,000 ALLOWANCE)

- RECTANGULAR TABLE AND CHAIRS  
MANUFACTURER: FORMS AND SURFACES  
MODEL: AVIVO TABLE AND CHAIR

- PEBBLE BENCH:  
MANUFACTURER: EIS PRODUCT(310.392.8887)  
MODEL: CAST STONE - LARGE

### B. SHUFFLEBOARD COURT

MANUFACTURER: ALLEN SHUFFLEBOARD COURTS (800.260.3834)  
MODEL: POLY COURT - SIZE TO MATCH PLAN

### C. PING PONG TABLES BY OWNER

MANUFACTURER: POPP (INFO@POPP.WORLD)  
MODEL: ICON TABLE WITH COLORWAY OPTION 2 (9' X 5' X 2.5')

### D. PEDESTRIAN LIGHT FIXTURES

MANUFACTURER: LOUIS POULSEN  
MODEL: LP NEST

### E. CATENARY LIGHTING

MANUFACTURER: TIVOLI (TIVOLI@LIGHTING.COM)  
MODEL: ADAPT TRUE RGB + W  
POLE: 12'

## KEYNOTES

A. POST TENSION PICKLEBALL COURT (3 COLORS; KITCHEN AREA-YELLOW, SERVICE AREA: SKY BLUE, BASELINE: WHITE)

B. CHAINLINK FENCE (41H)

C. CHAINLINK GATE(4H)

D. SEATWALL (18"H POURED IN PLACE CONCRETE)

E. SYNTHETIC TURF

F. FLUSH CONCRETE CURB

G. SHUFFLEBOARD COURT

H. PEDESTRIAN LIGHT (14' TALL POLE)

I. EXISTING MONUMENT SIGN TO REMAIN: NEW CAST-IN LETTER SIGN 'LENEXA OLDTOWN ACTIVITY CENTER'

J. BIKE RACKS

K. TABLE AND CHAIRS BY OTHERS

L. CONCRETE WALK / PLAZA

M. ASPHALT PARKING

N. EXISTING ASPHALT PARKING LOT

O. ASPHALT DROP-OFF ZONE

P. CONCRETE CURB (6") P1: TRANSITIONAL CURB

Q. FLUSH CONCRETE PARKING LOT CURB

R. EXISTING CURB TO REMAIN

S. PEBBLE BENCH

T. ARCHITECTURAL CANOPY POST

U. ARCHITECTURAL CANOPY

V. ADA SIGN

W. CATENARY LIGHTING

X. 2"W MAINTENANCE PATH - STONE

Y. SPORTS LIGHTING

Z. RECTANGULAR TABLE AND CHAIRS

## PAVING LEGEND



CONCRETE



PICKLEBALL COURT



ARTIFICIAL TURF



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## Lenexa Old Town Activity Center

13420 Oak Street  
Lenexa, KS 66215

Project Number: 0222-1400

owner:  
City of Lenexa  
17100 West 87th St. Platy  
Lenexa, KS 66219  
913.477.7795  
lenexa.com

architect:  
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913.451.1818  
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structural engineer:  
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landscape architect:  
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437 Delaware St.  
Kansas City, MO 64105  
816.531.7227  
thineconfluence.com

Issue Date: June 09th, 2023

## Revisions

NUMBER	DESCRIPTION	DATE
1	FOR SUBMITTAL	06.09.2023
2	FOR RESUBMITTAL	06.09.2023

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CONSTRUCTION. INCORPORATE CHANGES ON REVISION SHEET(S)



## LAYOUT PLAN

# L200

Final Development Plan

## LANDSCAPE NOTES

- A. PLANT SIZES  
OVERSTORY TREES: 3" CALIPER (MIN.)  
PERENNIALS/GRASSES: 9" HT. (MIN.)  
MULCH: 3" DEPTH
- B. IRRIGATION  
LANDSCAPE BEDS: DRIP IRRIGATION  
SOD: POP-UP SPRAY
- C. SOIL DEPTHS  
ALL TURF AREAS TO HAVE 4" MIN. OF TOPSOIL  
ALL LANDSCAPE BEDS TO HAVE 24" DEPTH OF PLANTING SOIL  
ALL RAIN GARDENS TO HAVE 36" DEPTH OF RAIN GARDEN SOIL

## INTERIOR PARKING LOT LANDSCAPING

(PER CITY OF LENEXA, KS ZONING AND DEVELOPMENT CODE 4-1-D-2-M)  
TOTAL INTERNAL PARKING LOT: 7,677SF

- LANDSCAPE (7.5 PERCENT OF TOTAL PARKING LOT AREA)  
REQUIRED LANDSCAPE SF: 575SF  
PROVIDED: 1,163SF
- TREE (1 TREE PER 300SF)  
REQUIRED TREE: 1  
PROVIDED TREE: 4

## PERIMETER PLANTING

(PER CITY OF LENEXA, KS ZONING AND DEVELOPMENT CODE 4-1-D-2-L)  
1) WALNUT STREET (LOCAL) - TOTAL 176 LF FRONTAGE OF PARKING LOT AND PARALLEL DRIVE AREAS

- TREE (2 PER 100 LF)  
REQUIRED TREE: 3  
PROVIDED TREE: 5
- LANDSCAPE (12 SHRUBS PER 100LF + SHRUBS W/ 75% OF THE LENGTH OF FRONTAGE)  
REQUIRED SHRUBS: 21 SHRUBS WITH SHRUBS OF 132 LF  
PROVIDED SHRUBS: 151 LF OF PLANTING MIXES (INCLUDING REQUIRED SHRUBS)
- 2) PLUMM ROAD (ARTERIAL) - TOTAL 242 LF FRONTAGE OF BUILDING AND OPEN AREA  
REQUIRED TREE: 4  
PROVIDED TREE: 6
- LANDSCAPE (12 SHRUBS PER 100LF + SHRUBS W/ 75% OF THE LENGTH OF FRONTAGE)  
REQUIRED SHRUBS: 21 SHRUBS WITH SHRUBS OF 150 LF  
PROVIDED SHRUBS: 175 LF OF PLANTING MIXES (INCLUDING REQUIRED SHRUBS)

## PERIMETER PLANTING

(PER CITY OF LENEXA, KS ZONING AND DEVELOPMENT CODE 4-1-D-2-L)  
3) OAK STREET (LOCAL) - TOTAL 231 LF FRONTAGE OF PARKING LOT AND PARALLEL DRIVE AREAS

- TREE (2 PER 100 LF)  
REQUIRED TREE: 4  
PROVIDED TREE: 6
- LANDSCAPE (12 SHRUBS PER 100LF + SHRUBS W/ 75% OF THE LENGTH OF FRONTAGE)  
REQUIRED SHRUBS: 21 SHRUBS WITH SHRUBS OF 132 LF  
PROVIDED SHRUBS: 243 LF OF PLANTING MIXES (INCLUDING REQUIRED SHRUBS)
- 4) HASKINS STREET (LOCAL) - TOTAL 206 LF FRONTAGE OF PARKING LOT AND PARALLEL DRIVE AREAS  
REQUIRED TREE: 4  
PROVIDED TREE: 6
- LANDSCAPE (12 SHRUBS PER 100LF + SHRUBS W/ 75% OF THE LENGTH OF FRONTAGE)  
REQUIRED SHRUBS: 21 SHRUBS WITH SHRUBS OF 150 LF  
PROVIDED SHRUBS: 175 LF OF PLANTING MIXES (INCLUDING REQUIRED SHRUBS)

## PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	900"	SPACING & REMARKS
<b>OVERSTORY TREES</b>						
1	42	Quercus macrocarpa	White Oak	3"	12"	42 TREES
2	22	Quercus prinus	Prickly Pear	3"	12"	22 TREES
<b>UNDERSTORY TREES</b>						
3	1	Quercus macrocarpa	White Oak	3"	12"	1 TREE
4	1	Quercus prinus	Prickly Pear	3"	12"	1 TREE
<b>PERENNIALS + GRASSES</b>						
5	18991	Groundcover / Perennials and Grasses	Groundcover / Perennials and Grasses	9"	12"	18991 SF
6	7178	SOD	SOD	9"	12"	7178 SF
7	1254	Rain Garden	Rain Garden	9"	12"	1254 SF
<b>PLUGS</b>						
8	42	Overstory Tree	Overstory Tree	3"	12"	42 TREES
9	22	Understory Tree	Understory Tree	3"	12"	22 TREES

## PLANTING LEGEND

- GROUND COVER / PERENNIALS AND GRASSES ..... 18991 SF
- SOD ..... 7178 SF
- RAIN GARDEN ..... 1254 SF
- OVERSTORY TREE ..... 42 TREES
- UNDERSTORY TREE ..... 22 TREES
- EXISTING VEGETATION

## PLANTING KEYNOTES

- A. GARDEN PLANTERS (TO BE RELOCATED BY THE CITY OF LENEXA)
- B. GROUND COVER / PERENNIALS AND GRASSES
- C. SOD
- D. RAIN GARDEN



3/32" = 1'-0"

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## Lenexa Old Town Activity Center

13420 Oak Street  
Lenexa, KS 66215

Project Number: 0222-1400

owner: City of Lenexa  
13700 W. 87th St. Plwy  
Lenexa, KS 66219  
913.477.7795  
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architect: Multistudio  
4300 Pennsylvania  
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816.581.8655  
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civil engineer: S&K Design Group, Inc.  
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landscape architect: Confluence  
427 Delaware St.  
Kansas City, MO 64105  
816.531.7227  
thineconfluence.com

Issue Date: June 09th, 2023

Revisions  
NUMBER DESCRIPTION DATE  
1 PRELIMINARY 06.09.2023  
2 PRELIMINARY 06.09.2023

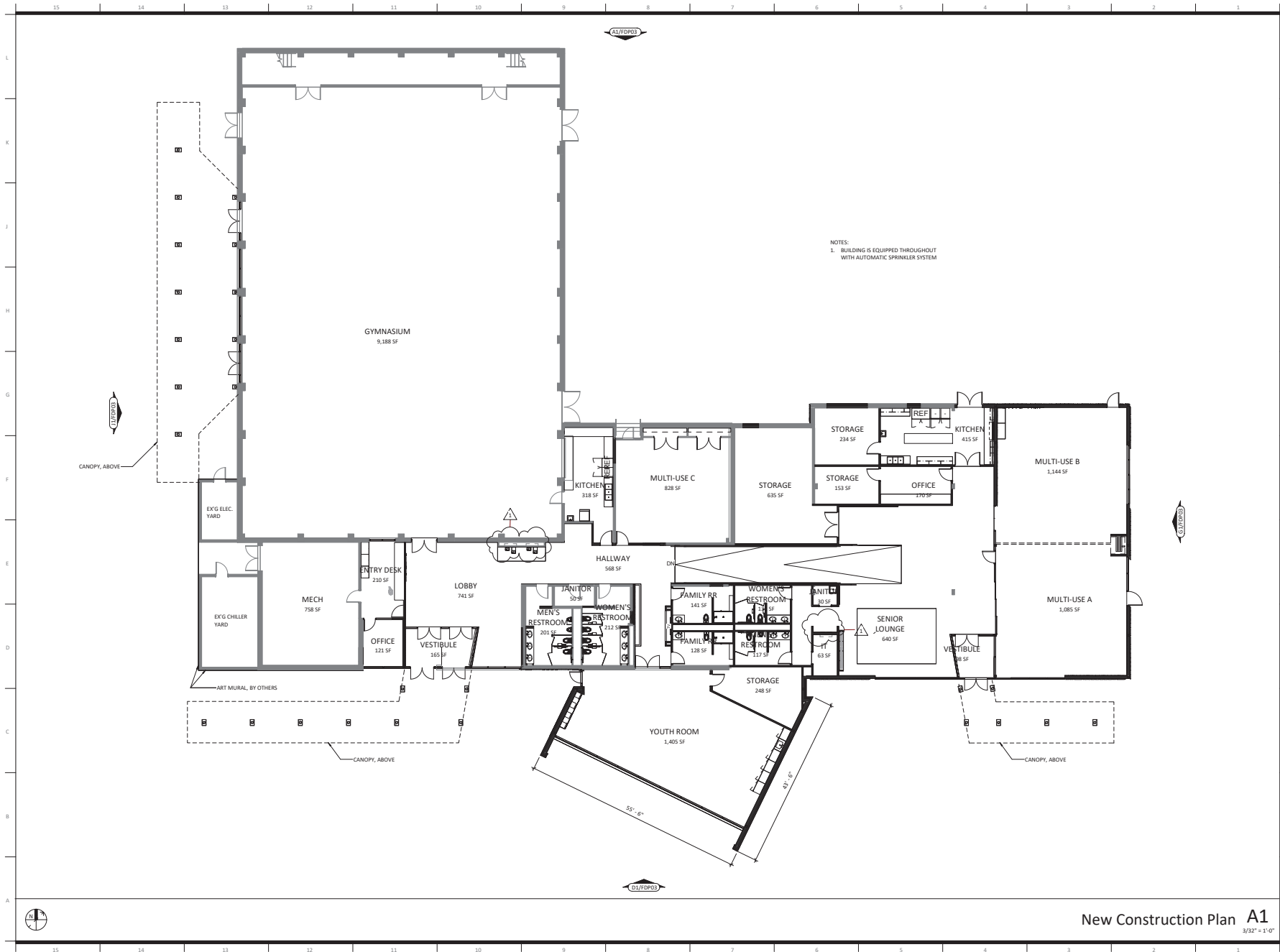
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## PLANTING PLAN

**L400**

Final Development Plan



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## Lenexa Old Town Activity Center

9301 Plummi Road  
Lenexa, KS 66215

Project Number: 0022-1400

owner: City of Lenexa  
17100 West 87th St, Platy  
Lenexa, KS 66219  
913.477.7795  
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Issue Date: May 22nd, 2023

Revisions  
NUMBER DESCRIPTION DATE  
1 Proposed and Planning Comments 05/22/23

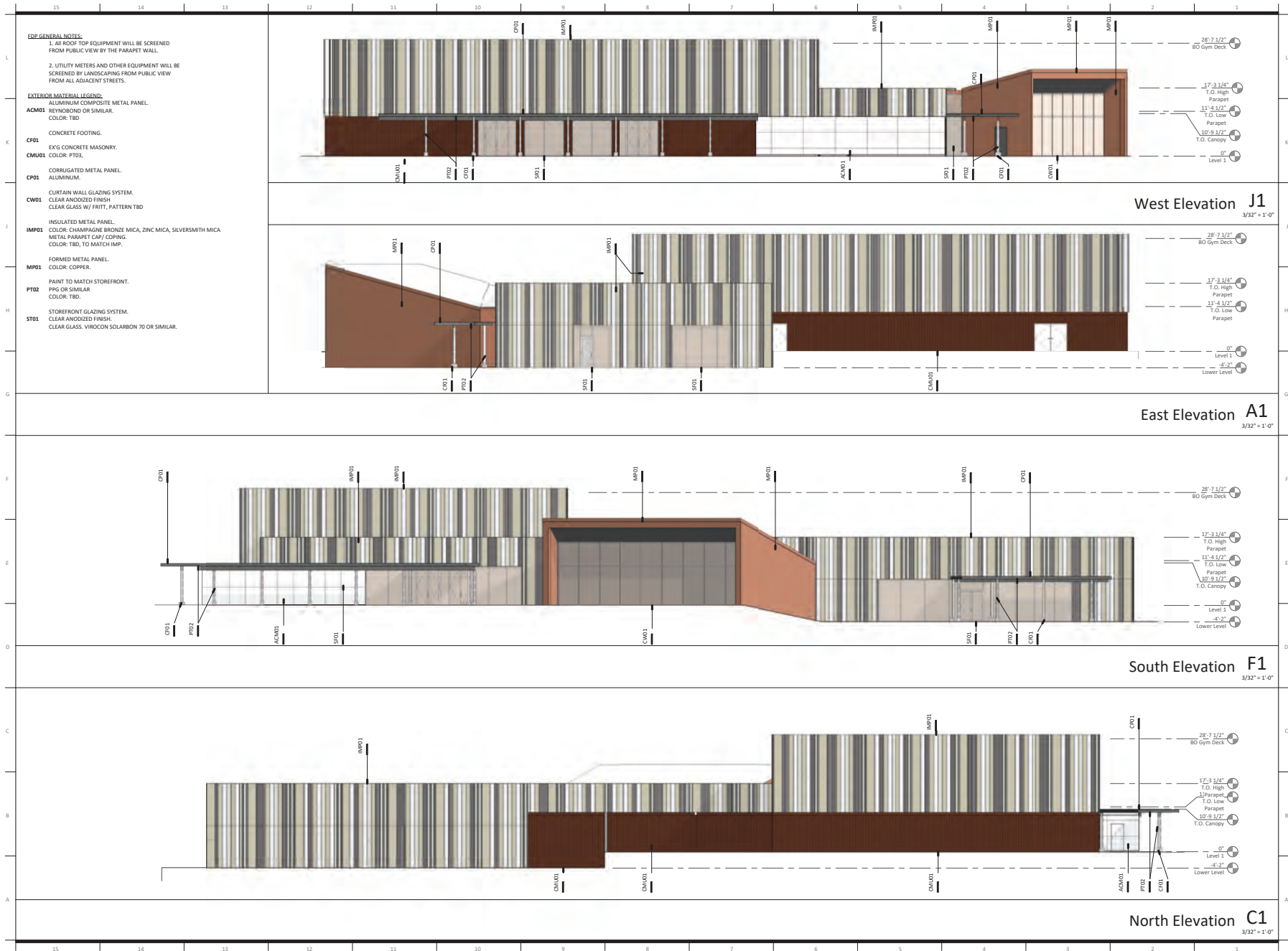


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New Construction Plan  
**FDP01**

Final Development Plan

New Construction Plan **A1**  
3/32" = 1'-0"



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## Lenexa Old Town Activity Center

13420 Oak Street  
Lenexa, KS 66215

Project Number: 0222-1400

owner: City of Lenexa  
17300 West 87th St. Platy  
Lenexa, KS 66219  
913.477.7795  
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thinkconfluence.com

Issue Date: May 22nd, 2023

NUMBER	DESCRIPTION	DATE
1	Revisions	



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Exterior Elevations  
**FDP03**

Final Development Plan

15

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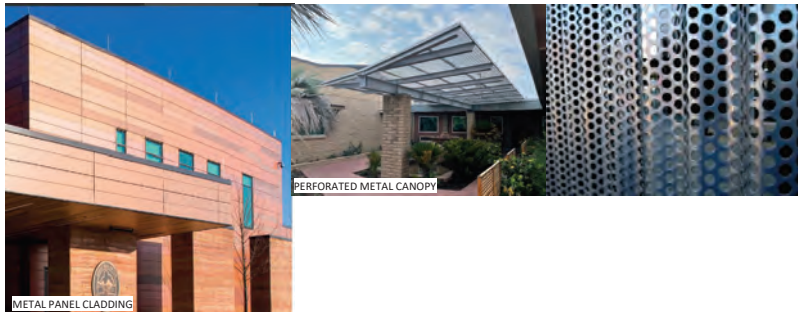
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VIEW TOWARDS SENIOR ENTRY - SOUTHEAST

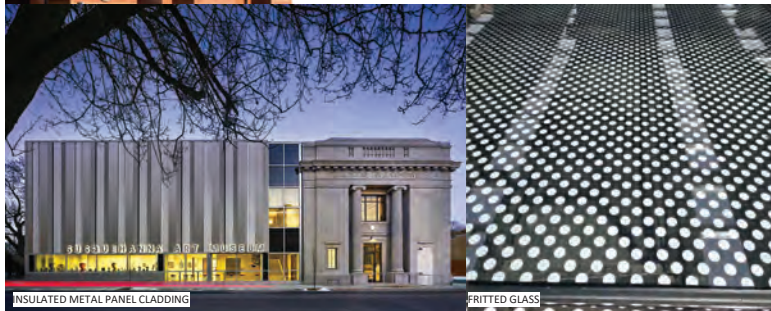


VIEW TOWARDS ENTRY - SOUTHWEST



PERFORATED METAL CANOPY

METAL PANEL CLADDING



INSULATED METAL PANEL CLADDING

FRITTED GLASS

PRODUCT INSPIRATION IMAGES (FOR REFERENCE ONLY)



VIEW FROM OLD TOWN - NORTHWEST

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## Lenexa Old Town Activity Center

13420 Oak Street  
Lenexa, KS 66215

Project Number: 0222-1400

owner: City of Lenexa  
17100 West 87th St. Platy  
Lenexa, KS 66219  
913.477.7795  
lenexa.com

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thinkconfluence.com

Issue Date: May 22nd, 2023

Revisions

NUMBER	DESCRIPTION	DATE
1	Initial Design	05.22.2023

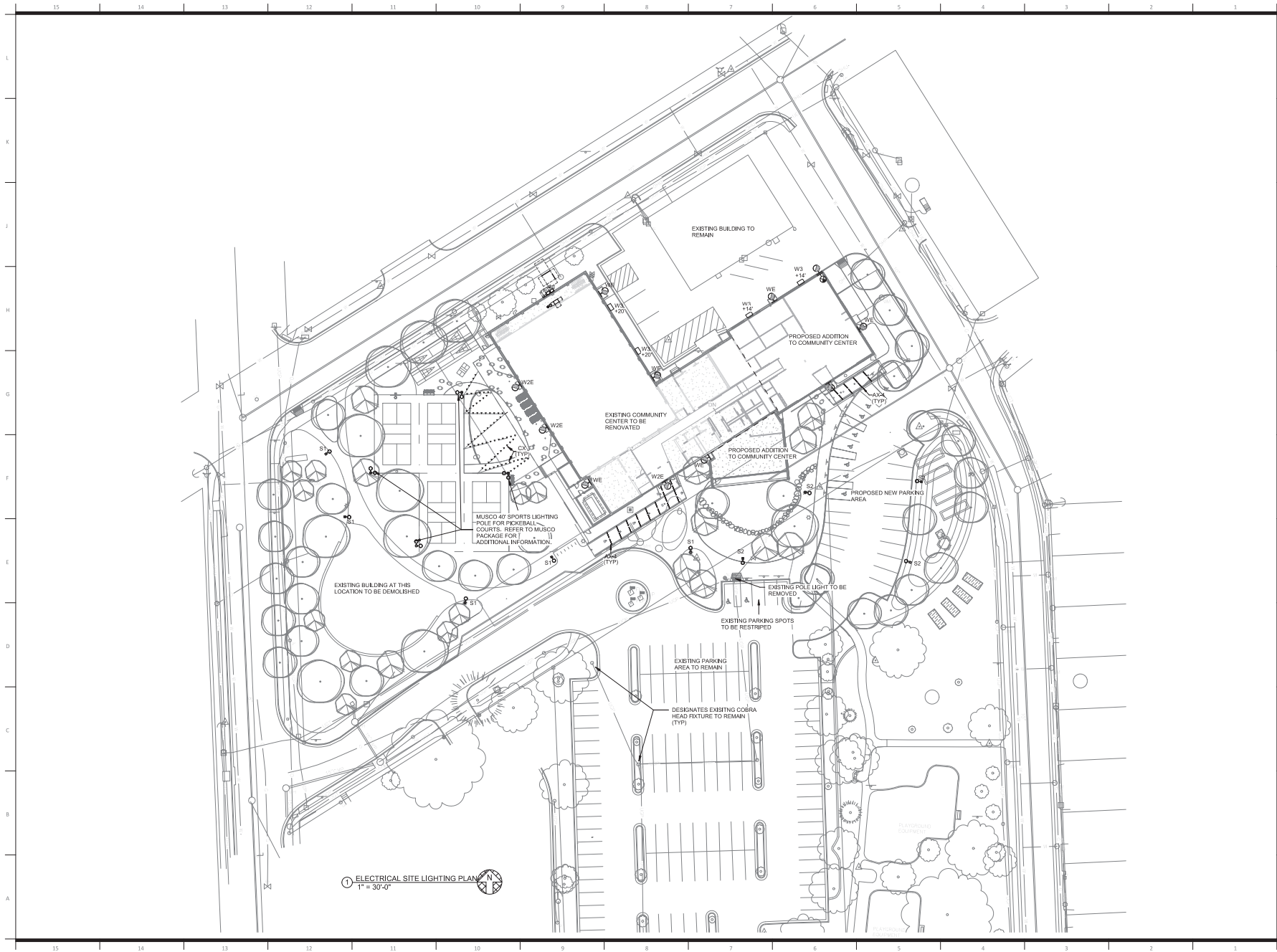


NOT FOR CONSTRUCTION

3D Renderings and  
Materials

**FDP04**

Final Development Plan



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## Lenexa Old Town Activity Center

5301 Plumm Road  
Lenexa, KS 66215

Project Number: 0222-1400

owner: City of Lenexa  
17101 West 87th St, Plwy  
Lenexa, KS 66215  
913.477.7795  
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MEP engineer: Henderson Engineers  
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KS CORPORATE NO. C-325  
EXPIRES 12/31/2024

Issue Date: June 9th, 2023

Revisions

NUMBER	DESCRIPTION	DATE

**NOT FOR  
CONSTRUCTION**

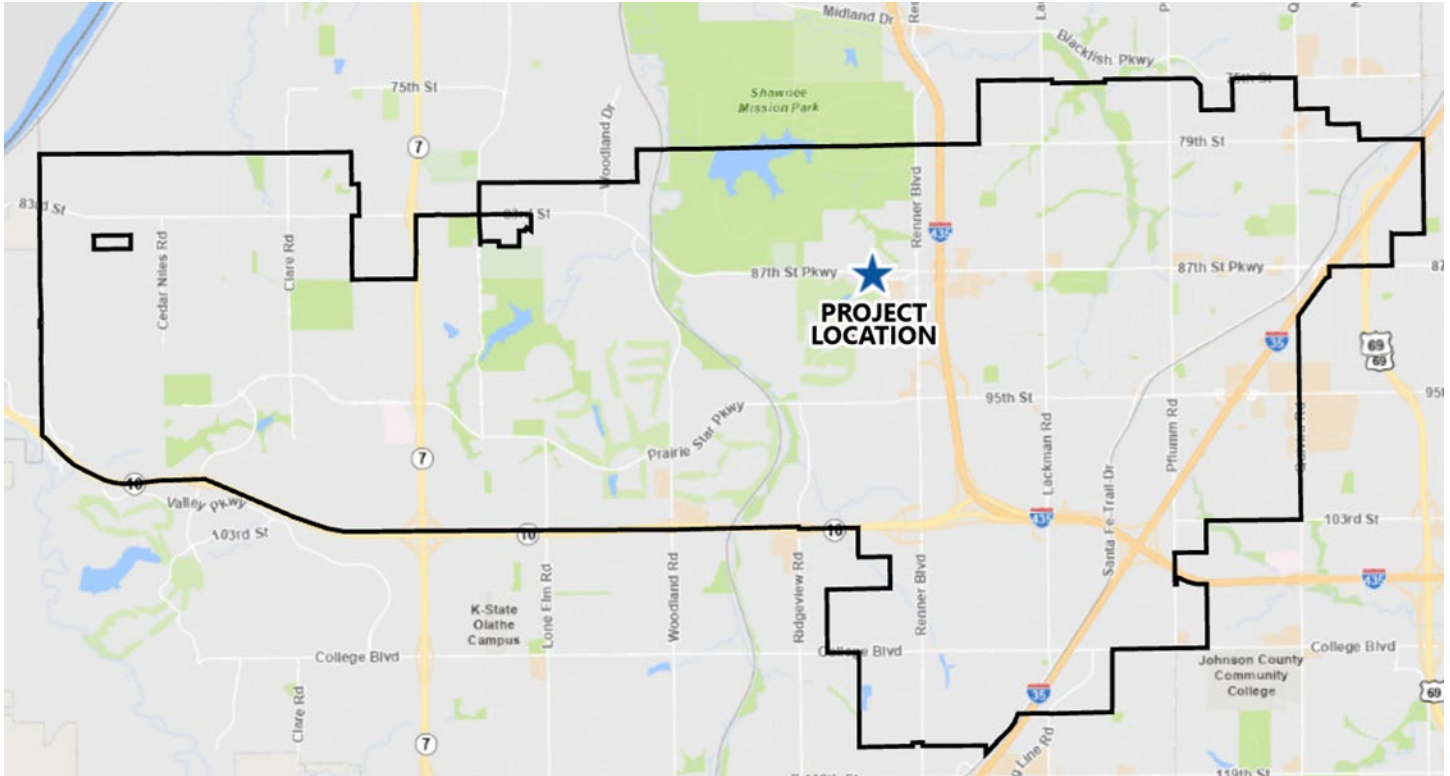


**ELECTRICAL SITE  
LIGHTING PLAN  
ES100**

Final Development Plan

## CITY CENTER LENEXA ELEVENTH PLAT

<b>Project #:</b>	PT23-14F	<b>Location:</b>	W. 87 <sup>th</sup> Street Parkway & Penrose Lane
<b>Applicant:</b>	Haidan O'Keefe, Olsson	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Kimberly Portillo, AICP	<b>Proposed Use:</b>	Hotel & Retail



### PROJECT SUMMARY

The applicant seeks approval of a final plat for City Center Lenexa Eleventh Plat, a one lot plat for a mixed-use hotel and retail development. The plat is in conjunction with final plan PL23-10F, which was approved by the Governing Body on May 16, 2023. Planned development of this site includes a five-story, 79,956 square foot building with two hotels, four retail spaces, and a parking garage. The final plat includes public access easements for public amenity areas. This project does not require a public hearing.

**STAFF RECOMMENDATION: APPROVAL**

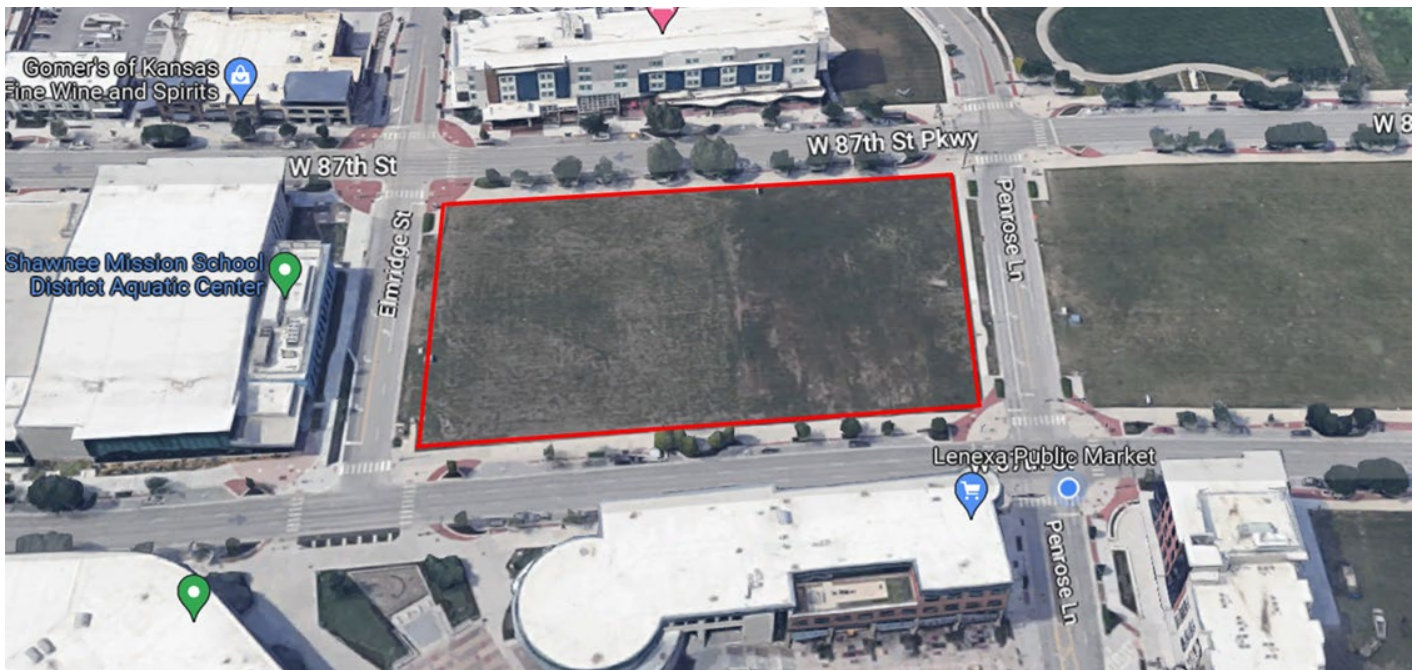
## SITE INFORMATION

This site is located within the designated City Center District. The site is subject to the City Center Neighborhood Design Standards and Guidelines, which was adopted April 17, 2007 and amended in 2015. The site is undeveloped and is not currently platted. A preliminary plan/plat for City Center Lenexa Eleventh Plat (formerly known as Midas Lenexa City Center), PL23-02P, was approved by the Governing Body on March 18, 2023. The final plan, PL23-10F, was approved by the Planning Commission on May 1, 2023 and by the Governing Body on May 16, 2023.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
2.3	N/A	CC	City Center



*Exhibit 1: Aerial Image of Subject Site*



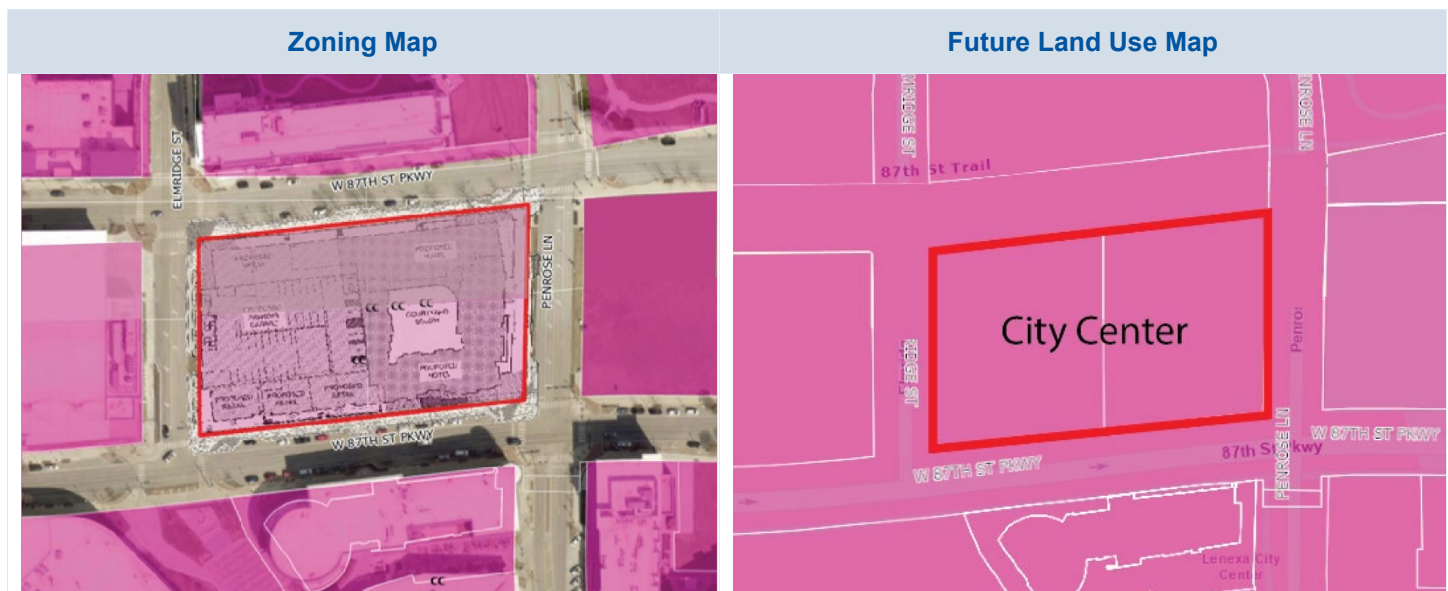
*Exhibit 2: Bird's eye view of subject site.*

## LAND USE REVIEW

This development proposal includes the following uses:

- Two hotels totaling 260 guest rooms;
- A hotel bar and restaurant;
- Four ground-floor retail spaces totaling 11,079 square feet; and
- An off-street parking garage with 284 spaces that will have both public parking and designated hotel parking.

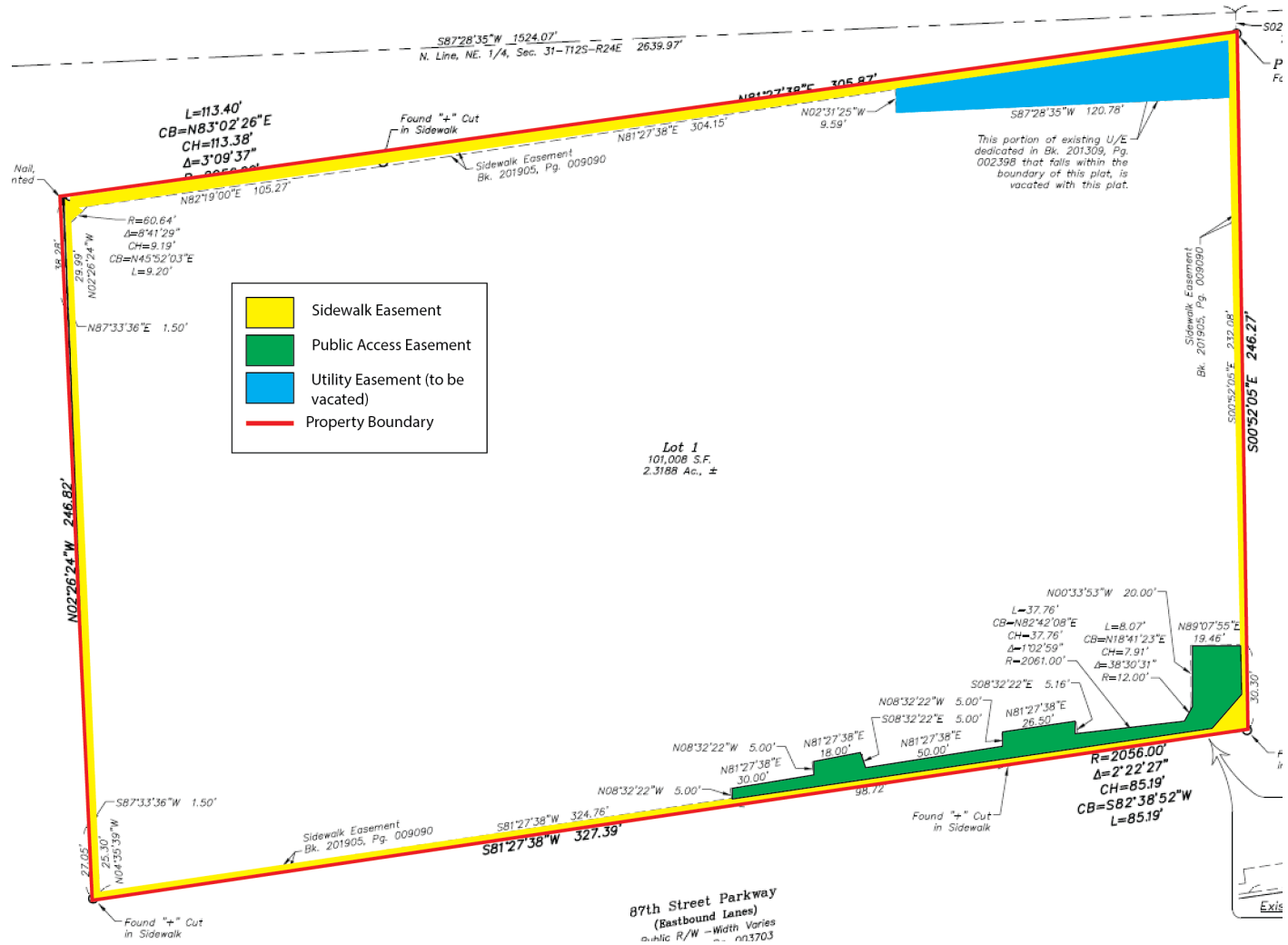
The future land use designation for this site is City Center, described as “unique mixed-use development in the geographic center of Lenexa. Development should be tailored to an urban environment, and thus be of a greater intensity or density, with public open spaces and pedestrian-friendly streets.”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



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	City Center	CC, Planned City Center	Undeveloped
<b>North</b>	City Center	CC, Planned City Center	Hotel and Retail
<b>South</b>	City Center	CC, Planned City Center	City Hall and Retail
<b>East</b>	City Center	CC, Planned City Center	Undeveloped
<b>West</b>	City Center	CC, Planned City Center	Aquatics Center

## FINAL PLAT REVIEW



This is a final plat of one 2.3-acre lot in the City Center Zoning District. The final plat is consistent with the preliminary plan/plat and approved final plan for the site. The future use of this lot is a mixed-use hotel and retail development with public amenity areas. Utilities are available to the site. Street and pedestrian access are available along all property lines, with frontage onto Penrose Lane, Elmridge Street, and the eastbound and westbound lanes of W. 87<sup>th</sup> Street Parkway. A public access easement for a perpetual right of ingress and egress over and through those areas designated on this plat as “Public Access Easement” or “PA/E” will ensure public access into privately-owned areas designated as public amenity space.

There are sidewalk easements along the eastbound and westbound lanes of 87<sup>th</sup> Street and along Penrose Lane that will remain and do not require re-acceptance by the Governing Body.

There is a Utility Easement or “U/E” at northeast corner of the parcel that the applicant wishes to vacate. Staff does not have an issue with the vacation; however, a separate vacation application will be required because the City does not vacate by plat.

## DEVIATIONS

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The applicant is not requesting any deviations.

## REVIEW PROCESS

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

## RECOMMENDATION FROM PROFESSIONAL STAFF

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★ **Staff recommends approval of the proposed Final Plat for City Center Lenexa Eleventh Plat.**

- This is a final plat for one lot in Lenexa City Center for a mixed-use retail and hotel development. A final plan for this project was approved by the Governing Body in May 2023.
- The project is consistent with Lenexa's goals through **Strategic Community Investment** and **Responsible Economic Development** to create **Vibrant Neighborhoods**.

## FINAL PLAT

Staff recommends **approval** of the final plat for PT23-14F – **City Center Lenexa Eleventh Plat** at the intersection of W. 87<sup>th</sup> Street Parkway and Penrose Lane, for a mixed-use hotel and retail development.



Document Path: C:\Users\cdkimberly\Documents\A\GIS\Projects\City Council Packet Template\City Council Packet Template.mxd

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

## City Center Lenexa Eleventh Plat PT23-14F



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Feet





## CALL TO ORDER

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Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, June 5, 2023. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87<sup>th</sup> Street Parkway, Lenexa, Kansas.

## ROLL CALL

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### COMMISSIONERS PRESENT

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

### COMMISSIONERS ABSENT

Commissioner Jason Leib

### STAFF PRESENT

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

## APPROVAL OF MINUTES

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The minutes of the May 1, 2023 meeting were presented for approval.

Chairman Poss entertained a motion to **APPROVE** the minutes as amended. Moved by Commissioner Handley, seconded by Commissioner Horine, and **APPROVED** by a majority voice vote.

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## **CONSENT AGENDA**

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1. **Heartland Coca-Cola Parking Lot Expansion** - Consideration of a final plan for a parking lot expansion on property located at 10001 Industrial Boulevard within the BP-2, Planned Manufacturing District. PL23-12F

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

DRAFT

## REGULAR AGENDA

2. **WITHDRAWN: KC Power Facility** - Consideration of a special use permit for a youth volleyball training facility on property located at 15600 West 99th Street within the BP-2, Planned Manufacturing District. SU23-05
3. **Sarah's Busy Bees LLC** - Consideration of a special use permit for an in-home daycare on property located at 8909 Park Street within the R-1, Single-Family Residential District. SU23-04

### APPLICANT PRESENTATION:

Sarah Shatzer, owner of Sarah's Busy Bees, stated she requests a special use permit to expand her business of five years by adding a second daycare provider and adding more children.

### STAFF PRESENTATION:

David Dalecky presented the Staff Report. The request is a special use permit for an in-home daycare to expand her business from a maximum of 6 children to a maximum of 12 children. He provided an overview of the site location and showed an aerial image of the site. He discussed her business narrative and pointed out the criteria for special use permit review. He noted communication received from a neighbor across the street. The neighbor had concerns of cars using their driveway to turn around after dropping off/picking up children at the daycare. Staff directed the applicant to inform her clients to cease using the neighbor's driveway. Staff proposed a one-year special use permit to make sure the situation with the neighbor's driveway was alleviated. He noted the applicant could come back to the Planning Commission after one year and request a longer special use permit.

### PUBLIC HEARING:

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

Karen Beaman, 8903 Park Street, spoke in favor of the special use permit. She said she lives north of the applicant's daycare. She said it is a positive business and that it is an asset to Lenexa. She said Sarah's Busy Bees is very necessary for those in the area that need quality daycare services.

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

### PLANNING COMMISSION DISCUSSION:

Commissioner Horine inquired about the one-year special use permit. David Dalecky said the applicant would have the opportunity to come back to the Planning Commission and request a longer special use permit after one year.

### MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** of a Staff recommends approval of SU23-04 - a special use permit for a daycare, general use for **Sarah's Busy Bees Daycare** located at 8909 Park Street for a period of one year.

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

4. **The Mint** - Consideration of a rezoning and a final plan for an event space located at 12345 West 95th Street, from the CP-O, Planned General Office, and the CP-3, Planned Regional Commercial, Districts to the CP-1, Planned Neighborhood Commercial District. RZ23-04 & PL23-13F

#### APPLICANT PRESENTATION:

Henry Klover, Klover Architects, presented information for the proposed project. He explained the site is the old Bank of America building located at the southwest corner of 95<sup>th</sup> and Monrovia Street. The owner, Steve Beaumont, saw an opportunity to create a new event space with other office uses. Plans include interior renovations with the addition of green lighting elements at the building entry. The plans also include enclosing the drive-thru canopy. The applicant worked with staff to create better circulation throughout the parking lot.

#### STAFF PRESENTATION:

David Dalecky presented the staff report and noted that the final plan application submitted was contingent on approval of the rezoning application. He displayed an aerial image showing the site location and talked about the zoning and future land use. The applicant requests rezoning to the CP-1, Planned Neighborhood Commercial Zoning District for a 33,000 square foot 2-story building on a 2.5 acres site. The plans include a right-in and right-out entrance at the northern entrance from Monrovia Street. There is a shared parking agreement with the adjacent properties for 55 additional parking stalls for a total of 142 stalls for the use. Staff is supportive of the parking deviation requested by the applicant. A sidewalk exists on 95<sup>th</sup> Street but there are concerns with adding a sidewalk on Monrovia Street due to existing easements and HVAC equipment. The applicant will install new internal sidewalks. He displayed the criteria for review for rezoning requests. He pointed out the parking lot and building setbacks and said Staff recommends approval of the proposed setbacks. He concluded by stating that Staff recommends approval of the rezoning and of the final plan, with two conditions:

1. The applicant shall provide to the City's benefit a 10-foot-wide public sidewalk easement along Monrovia Street prior to the issuance of a building permit; and
2. The landscape plan shall be revised prior to the issuance of a building permit to accommodate the public sidewalk easement and future sidewalk.

#### PUBLIC HEARING

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

### PLANNING COMMISSION DISCUSSION:

Commissioner Harber voiced his concern of the traffic behind the site and that some traffic would be right-in and right-out but had concerns of the traffic circulation. David Dalecky said it is the likely hood that a lot of the traffic will take the new ramps to get to Quik Trip.

Commissioner Woolf asked about the sidewalk installation and David Dalecky replied that the details have not yet been finalized.

Commissioner Handley said he would rather approve of a reduction to the parking instead of reducing landscaping.

Commissioner Katterhenry commented that the project was great and at a good location. He also encouraged screening of mechanical equipment.

Chairman Poss addressed the applicant and said that they need to work with Staff to improve the east side of the property. Henry Klover responded that they would install new fencing on that side of the property.

### MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** of **The Mint** located 12345 W. 95<sup>th</sup> Street, for a banquet facility and office uses, with the deviations from the UDC as listed in the Staff Report, and with the following conditions:

1. The applicant shall provide to the City's benefit a 10-foot-wide public sidewalk easement along Monrovia Street prior to the issuance of a building permit; and
2. The landscape plan shall be revised prior to the issuance of a building permit to accommodate the public sidewalk easement and future sidewalk.

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

5. **Canyon Creek Commercial** - Consideration of a preliminary plan for a commercial development located at the southwest corner of Prairie Star Parkway and Shady Bend Road within the CP-1, Planned Neighborhood Commercial District. PL23-04P

### APPLICANT PRESENTATION:

Andrew Kibble, Kimley-Horn and Associates said the proposed project consists of commercial space and a daycare. He discussed their grading and lighting plan. He emphasized that the lighting will be directed away from the adjacent duplexes. He displayed architectural photos and elevations and noted some of the materials that will be used. There will be a shared parking agreement throughout the property.

### STAFF PRESENTATION:

David Dalecky presented the Staff Report. He showed an aerial image of the site. The area west of Shady Bend Road will remain commercial for a community node as a part of the Vision 2040 Plan. Residents of nearby developments will have access to the commercial center. There are

three components of development in this vicinity, which consist of duplexes, commercial uses, and a daycare. He listed the requested special setback deviations from Prairie Star Parkway and said Staff supported the requests. He explained the landscape plan and noted that it complies with the City's buffer requirements. He displayed elevations of the proposed plans and concluded that Staff was recommended approval.

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

Commissioner Katterhenry said he had no opposition but did have a little concern of the encroachments and setbacks.

Commissioner Burson asked the applicant which building is driving the project. Andrew Kibble said the construction would begin on the outside and then work its way into the interior part of the site, that is how they got the shapes of their buildings. They plan to start with the coffee and retail first, then move towards the daycare and multi-tenant.

Commissioner Horine recommended improvements to the appearance of the site from Prairie Star Parkway because that portion of the design looked plain.

Commissioner Macke said she also struggled with the encroachments with the building and the fence, especially with it backing up to Prairie Star Parkway because it will be front and center.

Chairman Poss said that the requested deviations are acceptable, but the view from Prairie Star Parkway needs to look more appealing.

#### **MOTION:**

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for **Canyon Creek Commercial** located at the southwest corner of Prairie Star Parkway and Shady Bend Road, for neighborhood retail uses, with deviations as noted within the Staff Report.

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

#### **CONTINUED APPLICATIONS (NO DISCUSSION)**

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6. **Raman 101<sup>st</sup> Street Single-Family** - Consideration of a preliminary plat for a single-family subdivision located at the northeast corner of 101<sup>st</sup> Street and Lone Elm Road within the R-1, Single-Family Residential District. PT23-03P

#### **STAFF REPORT**

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Stephanie Kisler introduced Will Sharp, summer Planning Intern.

Will Sharp addressed the Planning Commission and gave some background information concerning his education.

Ms. Kisler also announced that a new Planner had been hired and would be starting on Wednesday. The new Planner is Logan Strasburger.

**7. Discuss/debrief the Comprehensive Plan update presented at the May 9, 2023 joint session with the City Council.**

Scott McCullough presented the Comprehensive Plan update. He began with a summary overview displaying the Land Use Map. He explained that there are three scenarios:

1. The currently adopted map
2. Reimagined – future land use
3. Reimagined with increased density

He noted that some of the categories on the current Comprehensive Plan Map have changed due to approved projects. He displayed the Area of Change map and pointed out the neighborhood nodes and land use trends.

Chairman Poss commented that Scenario 3 seemed to be a good blueprint for ADUs (Accessory Dwelling Units).

The Commissioners spoke about the use of ADUs in Lenexa and the need to start thinking about the City's future to anticipate the use of ADUs in more communities. They spoke further about the potential growth and development in Lenexa and how that will impact the Comprehensive Plan.

## ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 8:35 p.m. on Monday, June 5, 2023.