

September 12, 2022

**RE: NEIGHBORHOOD MEETING FOR PROPOSED DEVELOPMENT  
CEDAR CANYON WEST  
PLANNING CASE NO. RZ22-09 AND PL22-04CP**

**MEETING DATE AND TIME: SEPTEMBER 22, 2022 AT 6:30 PM  
MEETING PLACE: ST. JAMES ACADEMY  
24505 PRAIRIE STAR PARKWAY, LENEXA, KS 66227**

Dear Neighbor:

The purpose of this letter is to invite you to a neighborhood meeting concerning a rezoning and concept plan application filed with the City of Lenexa for the property at K-10 and Canyon Creek Blvd in Lenexa, Johnson County, Kansas. This property is currently 112 acres of vacant ground currently zoned as AG (Agriculture) and is proposed to be CP-2 (Commercial), CP-0 (Commercial/Office), BP-2 (Business Park), and RP-2 & RP-5 (Residential). This will allow multiple uses for the property that serve the local community. The neighborhood meeting will be held on **SEPTEMBER 22, 2022 AT 6:30 PM AT ST. JAMES ACADEMY, 24505 PRAIRIE STAR PARKWAY, LENEXA, KS, 66227**.

The purpose of the meeting is to establish good communications with area residents and to introduce the proposed development. We will discuss details at the meeting, have exhibits of the concept plan and address any questions/comments you may have.

If you're unable to attend this meeting and you have questions, please do not hesitate to contact the Developer. The Developer is K10-C, LLC and Speedway II, LLC, Andy Cope, and he can be reach at [andy@jocoland.com](mailto:andy@jocoland.com) or 913-648-7700.

Sincerely,

Andy Cope  
K10-C, LLC  
9001 Roe Avenue  
Prairie Village, KS 66207

DF/mr  
Attachment

c: City of Lenexa Community Development

## CEDAR CANYON PROJECT SUMMARY

### GENERAL SITE DESCRIPTION

The site is located on the Northeast corner of the K-10 Highway and Canyon Creek Boulevard interchange in Lenexa Kansas. K-10 highway is along the south boundary, Canyon Creek Boulevard is along the west boundary, 99<sup>th</sup> Street is along the north boundary, and Clare Road is along the east boundary. The site is currently comprised of six complete parcels and portions of three other parcels for an approximate total 112 acres. The 7.2 acre parcel located in the Southwest corner and the 0.58 acre parcel located in the Northwest corner and the future right of way for 101<sup>st</sup> Street are zoned CP-2. The remaining site is zoned AG.

### COMPREHENSIVE PLAN, VISION 2040 AND CITY STREET PLAN

The City Comprehensive Plan shows the area adjacent to Canyon Creek Boulevard to be Community Commercial and the remainder of the areas to be Office, Research and Development which could have office and manufacturing or assembly uses that are more industrial in nature. The comprehensive plan identifies this area the 7/10 Crossroads activity center. These areas are more active with more concentration of more intense used. These areas would have a variety of land uses, including different housing choices, commercial, office and cultural uses. Principles stated in the Lenexa Comprehensive Plan include the following

1. Encourage a mix of residential opportunities for a diverse population
2. Continues to be a desirable business location
3. Provides for a broad range of retail opportunities

The comprehensive plan states the mix of uses will generally reflect a stepping of intensity to avoid incompatibilities, and the use of design and buffering techniques to mitigate potential negative impacts of certain adjoining.

The Vision 2040 plan neighborhood vision

1. We want to be inclusive and have lots of housing choices for people who work here, have different abilities and are from all generations, cultures and backgrounds. We need attainable housing for families, individuals, professionals, hourly workers, entrepreneurs, young people, empty nesters and retirees.
2. A variety of housing structure types is important to meet the needs of all residents and future demand.

The City street plan includes the following street classifications for the major roads in the area.

Major arterial (Canyon Creek Blvd and Clare Road) - Volume above 20,000 ADT with the primary function of moving traffic across the City and access to abutting properties being a secondary function.

Minor Arterial (99<sup>th</sup> Street) - Volume approximately 10,000 to 25,000 ADT with the primary function of moving traffic in a more localized area of the City.

Collector (101<sup>st</sup> Street) - Volumes generally less than 10,000 ADT\* with the primary function of moving traffic in a small area from adjacent developments to the Arterial Streets.

### SURROUNDING CONTEXT

There is very little commercial use existing in the area. There is considerable commercial space indicated on both Lenexa and Olathe Comprehensive Plans in other areas within approximately a mile of the project site. The Lenexa Comprehensive Plan identifies commercial at the K-10 and Canyon Creek Boulevard interchange, on the Northeast corner of K-7 and K-10, at K-7 and Prairie Star Parkway and at Prairie Star Parkway and Canyon Creek Boulevard. The Olathe Comprehensive Plan identifies commercial at the K-10 and Cedar Creek Parkway interchange and K-7 and College Boulevard interchange. For the foreseeable future (next 10-20+ years), this market will remain a largely drivable suburban location. The designation of commercial on

large parcels in both Lenexa and the adjacent community Comprehensive Plans along the K-7 corridor and on the adjacent community Comprehensive Plan at the K-10 and Cedar Creek Parkway interchange combined with the tract size and topographic limitations and conditions in the challenging retail sector, there may be insufficient depth of market for increasing the amount of commercial retail space in the area.

Numerous parcels of vacant land in Lenexa and Olathe are zoned, identified on Comprehensive Plans and suitable for office/employment development. Based on discussions with City, other land uses would be considered in some of the area shown for business uses on the Lenexa Comprehensive Plan due to topography and surrounding context.

The existing residential in Canyon Creek is single family RP-1, villa RP-2 and attached villa RP-2 uses. There is one apartment community in the area and one recently approved attached villa neighborhood in the area. The comprehensive plan suggests that additional housing types and choices should be provided. Additional multifamily housing would provide housing choices for future residents that would work in the business park. Additional residential would add to the population needed to successfully support commercial, retail and office uses. Providing additional medium density housing along 99<sup>th</sup> Street would increase the size of the existing transition area and provide the stepping of intensity stated in the comprehensive plan between the existing single family and the non residential uses and K-10 Highway. The area along major highways is typically locations for multifamily uses.

### **PROPOSED LAND USE DESCRIPTION**

When the Canyon Creek Master Plan was created in 1998, CP-2 commercial uses were approved at the intersection of K-10 Highway, Canyon Creek Boulevard and 101<sup>st</sup> Street. The plan included 101<sup>st</sup> Street to serve the area along K-10 Highway and would provide a collector street from Canyon Creek Boulevard to 99<sup>th</sup> Street. The existing CP-2 zoning will remain and a small amount of additional CP-2 is proposed in order to provide more commercial uses to serve the surrounding neighborhoods. Neighborhoods along 99<sup>th</sup> Street are shown on the City Comprehensive Plan and zoned for Medium Density Uses. The proposed plan will add additional medium density multifamily residential to increase the size of the transition area. High density multifamily residential is proposed between the medium density residential and K-10 highway. This land use arrangement will provide the stepping of intensity stated in the comprehensive plan between the existing single family and the uses along K-10 Highway. Office uses are proposed at the Southwest Corner of 99<sup>th</sup> Street and future Clare Road. Business Park uses are proposed along K-10 Highway. The office and business park uses maintain the suggested land uses on the current City Comprehensive Plan. The plan includes open space, landscape buffers, and preservation of natural areas which are not shown on the current City Comprehensive Plan. The proposed plan provides the land use mix for the 7/10 Crossroads activity center of the City Comprehensive Plan. The proposed plan follows the several of the Comprehensive Plan and Vision 2040 principals by providing a mix of residential opportunities and more range of retail uses in order maintain the area as a desirable area for residents and businesses.



