Canyon Creek Homeowners- Government Relations Committee report on Lambie Proposal. May 21st, 2020

A few weeks ago, a petition was filed to rezone the areas that were rezoned a year ago (for the purpose of building a baseball complex and sports training facility). In The City of Lenexa Master Plan, the parcels were originally zones CP-1 (Neighborhood Commercial) with one small portion zoned either RP-1 or 2 (Planned Residential). Last year the City approved rezoning of the largest parcel including the Residential portion to CP-2 (Community Commercial) to accommodate the proposed baseball complex. The proposed baseball field and sports facility proposal was abandoned by the developer several months ago.

The new proposal to rezone the properties to residential, is accompanied by a proposal to build 176 individual residences (88 duplex structures). The developer of the new proposal is Jim Lambie; who has been one of Johnson County's most prominent developers for more than 30 years. Details of the proposal are as follows:

- Mr. Lambie filed his initial application through the city's on-line portal 2 weeks ago and has been placed on the Lenexa Planning Commission's agenda for their <u>June 1st</u> meeting.
- Mr. Lambie has a contract to buy the two parcels in question from the current ownership group. Lambie is requesting to re-zone all the parcels east of Canyon Creek Parkway, south of Prairie Star Parkway, and west of Clair Rd. to RP-2, Planned Residential (Intermediate Density)

Project Details

- 176 individual residential units in 88 duplex structures.
- This will be a 100% "maintenance provided" development.
- The development will have a pool and clubhouse for the residents.
- Most units will be reverse-ranches
- All units will have 2-car garages. Some units may have a side entry garage.
- Sizes will be between 2,000-3,000 square feet of living space.
- The duplex structures will have several elevation options and multiple choices of exterior materials. The objective is to have a widely varied exterior appearance throughout the development.
- The individual residences will be for sale in the range of \$400,000 to \$500,000 each.
- Based on similar projects, the expected target demographic is older homeowners and emptynesters.

Mr. Lambie has recently completed the Fairway Villas development project just south of the new Lenexa Library. The Fairway duplex units are smaller and have less diversity in appearance than what has been proposed for the Mize Hill Project, but are of similar in construction quality. The project owners chose to offer the units for rent at \$3,000 to \$4,000 per month and they are now fully occupied.

Canyon Creek Homeowners are encouraged to attend the schedule Lenexa Planning Commission meeting to hear the formal presentation and present comments.

SCHLAGEL

a	Basis of Bearings is the Certificate of Survey Plat of CANYON CREEK SHORES.	Address Note: No address is listed for this property. Tax parcel IDs. Part of IFZ31232-4003, IFZ3123 and IFZ312305.3018.	Boundary and easement data is from a survey prepared by Schlagel & Associates, P.A.	Topography and adjacent plat and improvements from JOCO AIMS.	
22	æ	₹ ₹	8	₽	

Sales of Blearings is the Centilicate of Survey Plag of CANYON CREEK SHORES. Address Note: No address is listed for this property. Tax parcei IDs. Part of IF231222-4003, IF231222-4002.	doundary and easement data is from a survey prepared by Schlagel & Associates, P.A.	ropography and adjacent plat and improvements from JOCO AIMS.	custing utilities have been shown to the greatest extent possible based upon field locates by utility companies	and before the considerable for the consideration
---	---	---	---	---

,	
	amundi charuca foodatalan asi shuwn on fine Flood finau arros Rafar Map 20081 C00470. Pre Emergrancy Management, Effective date August 3, 2009.
7	Total area: 43.954 acres more or less, Surveyed Area.
œ	Zocing: CP1, CP2 (Planned Neighborhood Commercial), (Flanned Community Commerci Juliacom Contrip magning and defined in Lenesa Zoning code as of 6-27-2019. A zoning is a volded by the mean e.
oi	Utilities are shown from the best available information. Above ground shuchtres were field shown from mapping. All Utilities that easts may not be shown.
10	Wetland Area Note: There were no areas designated as Wetland Areas on the National V

	Map that Affect the Subject property and no documents have been. These is a designated welland shown PABFn on the adjacent parce.
Ε	All new on-sile wiring and cable shall be placed underground per th
12	All above ground electrical and/or telephone cabinets shall be place solitack yards unless the planning official approves the placement cuttings in the city code.
13	All wall and monument signs will require a sign permit through the o
14	14. All immovements must meet the City of Lengua design criteria star

	softback yards unless the planning official approves the placement of the
	outlined in the city code.
£.	All wall and monument signs will require a sign permit through the codes
¥	All improvements must meet the City of Lenexa design criteria, standards
45	Fataning wall buff colored Big Block Concrete wall or buff colored Keysto approved equal.
19	Approval of this plan does not result in generating a building permit. A se process must be completed.
¥	Approval of this plan does not constitute a complete review of the project codes. A fift code energies shall be submitted with the building permit. B

Asserted in the control of the contr
--

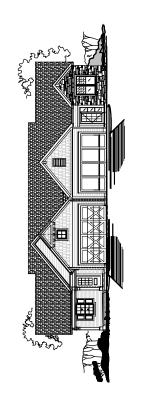
SITE INFOFMATION	
CURRENT ZONING PROPOSED ZONING	CP-2-SUP RP-3
CONTRIBUTION OF THE CONTRI	Vacant - undeveloped
NOTOSED USE SITE AREA	45.96 AC. (1.914.89f. S.E.)
VOMBER OF LOTS.	98 LOTS AND 4 TRACTS
VOMBER OF UNITS MINIMUM SITE AREA PER DIVELLING UNIT REQUIRED BY CODE	176 UNITS 5 000 S.F.
MINIMUM SITE AREA PER DWELLING UNIT PROPOSED(1,314,537/178)	10,680 S.F.
WAXIMOM DENSITY ALLOWED BY CODE	8 DU PER ACRE
ANAMARIAN NUMBER OF UNITS ALLOWED BY CODE	400 PER AURE
OPEN SPACE TRACT AREA	6.42 AURES
LOT INFORMATION:	
MINIMUM LOT SIZE ALLOWED BY CODE	80X100', 8,000 S.F.
WINIMUM LOT SIZE PROPOSED	90X1201 10,600 S.F.
BUILDING POOTPRINT AREA	4,860 S.F. (ALLOWS FOR SCREENED IN PORC
WINDING FROM SETEMEN ALLOWED BY COLE.	Ξ t
MINIMUM INTERIOR SIDE SETBACK ALLOWED BY CODE	7.11
MINIMUM INTERIOR SIDE SETBACK PROPOSED	8FT.
MINIMUM CORNER LOT STREET SIDE SETBACK ALLOWED BY CODE	E 52
MINIMUM CORNER LOT STREET SIDE SETBACK PROPOSED	20 FT. (DEVIATION REQUESTED)
MINIMUM REAR SETBACK ALLOWED BY CODE	ER
WINIMUM REAR SETBACK PROPOSED	11.84
MINIMUM OPEN SPACE REQUIRED BY CODE	50% 6,480 S.F.
WINIMUM OPEN SPACE PROPOSED	36% 5,940 S.F. (DEVIATION REQUESTED)
THE PERSON NAMED AND ADDRESS OF THE PERSON NAMED AND ADDRESS O	n letropice se cr

ZÁSTORIES 35 FT. ZÁSTORIES 35 FT.	HAT DO NOT SERVE MORE THAN 2 SPACES.	CORNER SIDE YARD SETBACK AND LOT OFEN SPACE DEVIATION - PROVIDING 8.42 ACRES OFEN SPACE TRACTS NOT REQUIRE
MAXIMUM HEIGHT ALLOWED BY CODE MAXIMUM HEIGHT PROPOSED	NOTE PER UDO OPEN SPACE MAY INCLUDE DRIVEWAYS THAT DO NOT SERVE MORE THAN 2 SPACES.	CORNER SIDE YARD SETBACK AND LOT OPEN SPACE DEV

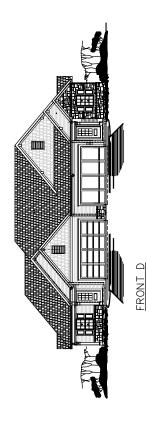


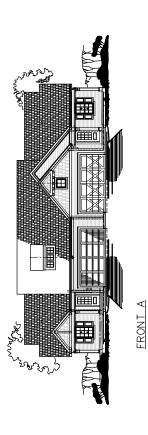




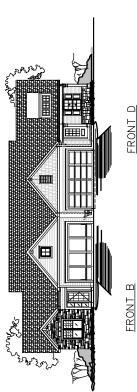














FRONT A



FRONT B



FRONT C