

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 June 1st 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)

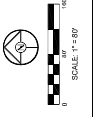
Project Details

- 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 empty-nesters.

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 scheduled Lenexa Planning Commission meeting to hear the formal presentation and present comments.

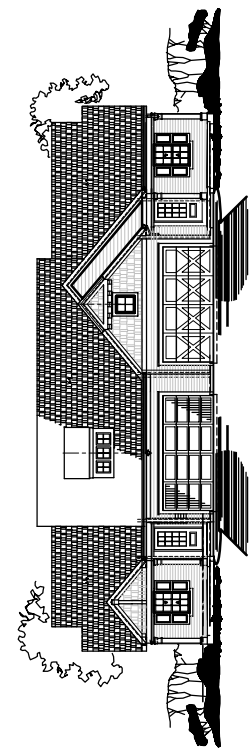
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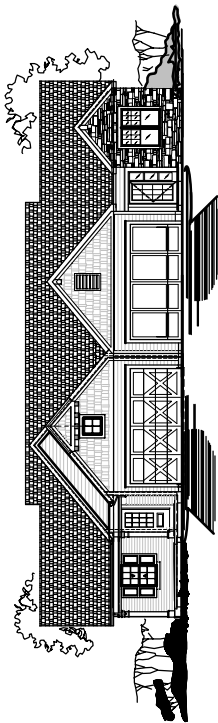
- NOTES:**
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LANDSCAPE CALCULATION TABLE

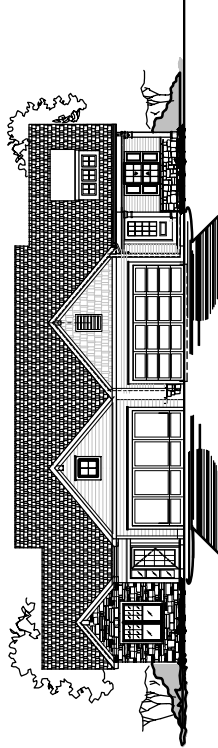
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STREET TREES SECTION 4-10-2.2	ONE TREE PER 100 FT. OF STREET FRONTAGE	10 TREES	0 TREES
LANDSCAPE TREES SECTION 4-10-2.3	ONE TREE PER 100 FT. OF STREET FRONTAGE	10 TREES	0 TREES
LANDSCAPE TREES SECTION 4-10-2.4	ONE TREE PER 100 FT. OF STREET FRONTAGE	10 TREES	0 TREES
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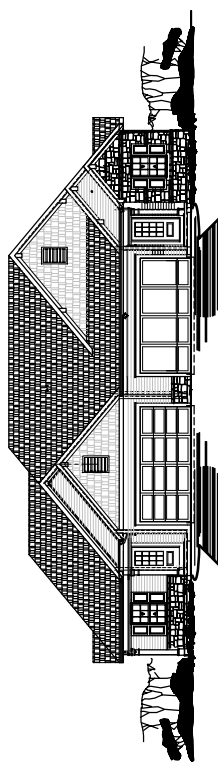
FRONT_A



FRONT_C



FRONT_B



FRONT_D



FRONT A



FRONT B



FRONT C