



GUIDING GROWTH FOR A VIBRANT AND THRIVING
LENEXA
COMPREHENSIVE PLAN

Steering Committee Workshop Summary

November 10, 2021 | 7:00-9:00 p.m.

On Wednesday November 10, 2021, the City of Lenexa and Houseal Lavigne’s project consultant team hosted a project initiation workshop with the Comprehensive Plan’s Steering Committee at City Hall. The workshop included an introduction of the project team, an overview of the planning process, and a discussion of existing issues and concerns confronting the community. This was followed by a discussion of specific projects or actions participants would like to see undertaken in Lenexa. The following is a summary of feedback received from the Steering Committee during the meeting.

Note: The items identified in this summary are not recommendations or observations of the consultant, but rather represent feedback and comments received from those who participated in the workshop.

Most Important Issues & Concerns

Participants noted a range of important issues and concerns facing Lenexa, ranging from public and private investment priorities, active transportation, and the planning process. Feedback from participants included the following:

- There is a public perception that the City is highly focused on City Center, and that it is at the expense of other areas, like the east and west sides of Lenexa. There is a need to equally spread infrastructure investments across the community.
- Many underutilized properties exist with potential for infill development. It was noted that the City has seen success in leveraging such opportunities, but public perception of development achievements lags.
- Existing residential character in western, rural areas of Lenexa should be preserved with ongoing growth.
- There is a need to address the changing character in western area of Lenexa from rural to more development. This includes balancing quality of life with market pressures for additional development.
- The long-term outlook of the planning process should be considered, understanding that the City’s demographics and population will change over time and examining current and projected trends.
- The City’s walkability should be improved by increasing access to local amenities and retail options.

- While the City has been successful in constructing trails within parks and various areas, gaps remain in the network. There is a need to create a cohesive bike and pedestrian network that connects destinations.
- The City leadership was noted to be highly functional with supportive citizens. There is concern, however, over the City's growing and diversifying population causing "creeping partisanship," or increasing disagreement that may affect this dynamic.
- It is important that the City maintains its fiscally responsible position.

Most Desired Actions or Projects

The Steering Committee expressed desire for redevelopment and a reassessment of the City's development guidelines, as well as attracting the tech industry and making Lenexa feel like a more cohesive community that people consider "home." Desired actions and projects included:

- Rethink Old Town.
 - Current residents are seemingly not a proponent for redeveloping new uses to attract visitors, such as restaurants and entertainment venues. There is a notion that this would draw younger crowds and generate noise in the neighborhood.
 - There may be greater support for redevelopment in the long term when the resident population and sentiments changes over time.
 - Projects within the City's Capital Improvement Program (CIP) should be prioritized to bring desirable changes and private interest to Old Town.
- Review the City's the Planned Unit Development (PUD) guidelines to ensure it is up to date and well written.
- Consider creating a form-based code that is easily understood by the public. It was noted that focusing on the built form may be more relatable to the public rather than traditional zoning that is based on permitted uses.
- Fully implement the City Center Plan that began 20 years ago. This includes allowing taller development in City Center, making it a more prominent destination.
- Take advantage of the new wave of tech-savvy jobs, examining how to incentivize businesses and employers to bring such jobs into the City.