

Section 4-1-B-28 CC, PLANNED CITY CENTER DISTRICT.

- A. **Purposes:** The Planned City Center (CC) District is intended to accommodate mixed-use development in an urban environment of detailed, high quality architecture, community oriented open spaces, and pedestrian friendly streets. The District is intended to be applied to the area designated as the City Center Neighborhood as reflected in the Comprehensive Plan. Due to the unique character of the District, many of the regulations to guide development will be adopted as part of an approved development plan and/or an associated development agreement for the Project. In the event of a conflict between other City Code provisions and those set forth in this Section and the Design Guidelines (hereinafter collectively "CC Regulations"), the CC Regulations shall control.
- B. **Review and Approval Procedure:** The review and approval procedure for the CC District shall be as outlined in Articles 1-G and 1-H of this Chapter. Unless otherwise approved by the Governing Body, in conjunction with approval of any final plan in the CC District, a development agreement shall be adopted spelling out the specific development regulations for the project as required in this Section. The development agreement shall address issues of phasing, infrastructure improvements, design, and other details unique to the project that are necessary for successful project implementation. The development agreement and proposed plans shall adhere to the property development regulations set forth in subsection F of this Section and the Lenexa City Center Neighborhood Design Standards and Guidelines ("Design Guidelines").
- C. **Permitted Uses:** The Comprehensive Plan, the Design Guidelines and existing City Center developments in the City Center Neighborhood shall all be used as a guide in determining the location of appropriate uses for new developments in this district. While a mixing of compatible land uses is strongly encouraged within this district, areas closer to the 87th Street Parkway and Renner Boulevard intersection shall be predominately commercial in nature while those areas further away from said intersection may be predominately residential in nature. Supplemental use regulations may be modified by an approved development plan or the associated development agreement.
1. **Residential Uses:**
 - Multi-family
 - Single-family attached
 2. **Public or Civic Uses:**
 - Cultural services
 - Daycare, limited, subject to the supplementary use regulations of subsection 4-1-B-23-E of this Article.
 - Daycare, general, subject to the supplementary use regulations of subsection 4-1-B-23-E of this Article.
 - Public park, subject to the supplementary use regulations of subsection 4-1-B-23-X of this Article.
 - Public safety services
 3. **Commercial Uses:**
 - Arcade, commercial, subject to the supplementary use regulations of subsection 4-1-B-23-D of this Article
 - Banking services, subject to the supplementary use regulations of subsection 4-1-B-23-U of this Article
 - Broadcasting studio
 - Consumer repair services
 - Convenience store
 - Entertainment, indoor
 - Fitness center
 - Hotel or motel
 - Laundry or dry cleaning, limited
 - Laundry, self-service
 - Medical or dental clinic
 - Medical or dental lab
 - Office
 - Parking, commercial
 - Personal instruction, limited, subject to the supplementary use regulations of subsection 4-1-B-23-AH of this Article
 - Personal instruction, general, subject to the supplementary use regulations of subsection 4-1-B-23-AC of this Article.

Personal services
 Research service
 Restaurant, general
 Restaurant, fast-food, subject to the supplementary use regulations of subsection 4-1-B-23-U of this Article
 Retail
 Veterinary hospital, subject to the supplementary use regulations of subsection 4-1-B-23-O of this Article.

4. **Industrial Uses:**

Lab, analytical/experimental

D. **Special Uses:** The following uses shall be permitted in the CC District if approved in accordance with the procedures and standards of Article 1G of this Chapter. Supplemental use regulations may be modified by an approved development plan or the associated development agreement.

1. **Residential Uses:**

Single-family
 Duplex

2. **Public or Civic Uses:**

Church or place of worship, subject to the supplementary use regulations of subsection 4-1-B-23-R of this Article
 College or university
 Daycare, commercial, subject to the supplementary use regulations of subsection 4-1-B-23-E of this Article
 Club or lodge
 Hospital
Large WECS, subject to the supplementary use regulations of subsection 4-1-B-23-AI of this Article
 Nursing home
 Utility
 Wireless Communication Towers, subject to the supplementary use regulations of subsection 4-1-B-23-AE

3. **Commercial Uses:**

Amusements
 Auto service, limited, subject to the supplementary use regulations of 4-1-B-23-S of this Article
 Bar or nightclub, subject to the supplementary use regulations of subsection 4-1-B-23-D of this Article, except that the setback from residential and noise provisions of such supplementary use regulations shall not apply in the CC zoning district.
 Construction sales and service, limited, subject to the supplementary use regulations of subsection 4-1-B-23-T of this Article
 Drinking establishment, subject to the supplementary use regulations of subsection 4-1-B-23-D of this Article
 Entertainment, outdoor, subject to the supplementary use regulations of subsection 4-1-B-23-AD of this Article
 Funeral home, subject to the supplementary use regulations of subsection 4-1-B-23-AB of this Article
 Gasoline sales, general, subject to the supplementary use regulations of subsection 4-1-B-23-S of this Article
 Maintenance services, limited
 Self-service storage, subject to the supplementary use regulations of subsection 4-1-B-23-Z of this Article
 Service station, subject to the supplementary use regulations of subsection 4-1-B-23-S of this Article
 Theater, indoor
 Vocational school

E. **Accessory Uses:** Accessory uses shall be allowed in accordance with the standards of *Section 4-1-B-24* of this Article. Specific Accessory Uses and the provisions applying thereto may be modified by an approved development plan or the associated development agreement.

F. **Property Development Regulations:** The Lenexa City Center Neighborhood Design Standards and Guidelines, dated April 17, 2007 and prepared by the City of Lenexa in cooperation with LMN Architects, BNIM Architects and George Butler Associates ("Design Guidelines") are hereby incorporated by reference for the purpose of providing property development standards and guidelines in the CC zoning district. No less than three copies of such document shall be marked or

stamped "official copy" as adopted by Ordinance No. 4935 with a copy of the Ordinance codified herein and filed with the City Clerk to be open to inspection and available to the public at all reasonable hours.

For each development project in the CC zoning district, property development regulations shall adhere to the Design Guidelines and the following standards and should be incorporated into an approved development plan and/or the associated development agreement. Deviations from the Design Guidelines and the following standards may be provided as a part of the approved development plan and/or associated development agreement.

1. **District Size:** A freestanding project approved for CC zoning should be a minimum of 20 acres, in order to provide for a network of streets and civic spaces to support its uses. Projects of less than 20 acres should be designed to be complimentary of and extensions to larger CC District projects, and should be of a sufficient size and configuration to extend development to an established urban edge along a road or designed open space.
2. **Block and Street Patterns:** The street pattern should be designed to promote connectivity utilizing a modified grid system with appropriate, frequent connections to adjacent developments. Streets should be appropriately sized and pedestrian oriented with wide sidewalks, on-street parking, traffic calming features, and a high-quality furnished streetscape. Unless otherwise provided in the approved development plan and/or associated development agreement, block lengths should not exceed 400 foot and lower density blocks should be divided into smaller building sites based on use.
3. **Setbacks:** in general, the approved development plan and/or associated development agreement for each development project in the CC District will designate a combination of build-to lines or small maximum setbacks, resulting in little or no setback from rights-of-way or property lines to reflect the district's urban scale of development. Setback areas and build-to lines along streets should be designed to reinforce definition of public and private space, and to provide special functions relevant to the public realm such as porches and outdoor dining areas. Roof overhangs, arcades, covered entries, awnings, and balconies may encroach into public street right-of-way. Stoops may not encroach upon the public right-of-way. Unless otherwise provided in the approved development plan and/or associated development agreement, setbacks and build-to lines will be set in the following ranges:

Commercial streets	0 to 5 feet
Mixed use streets	0 to 15 feet
Residential streets	5 to 20 feet

4. **Building Height:** Unless otherwise provided in the approved development plan and/or associated development agreement, the minimum and maximum building height in the CC zoning district shall be as follows:

Building Type	Minimum Height	Maximum Height
Residential	20 feet	100 feet
Retail	25 feet	45 feet
Mixed Use and All Others	35 feet	110 feet

Each development project should provide a variety of building heights which step down to adjacent existing or planned lower density development.

5. **Parking and Loading:** The CC District is intended to foster a compact, higher-density, pedestrian environment. On-street parking should be

provided on most streets, and higher intensity areas should utilize structured parking for off-street needs. Surface parking lots should be carefully placed, and landscaped and screened to maintain the pedestrian amenity of adjacent sidewalks. The appropriate mix of land uses in the CC District should provide opportunities for shared parking, and the total number of parking stalls commonly required can be reduced significantly. Parking and loading facility requirements shall be detailed in the project's approved development plan and/or associated development agreement and shall be sufficient to meet the parking and loading demands of the proposed land uses. Additional parking and loading requirements are included in the Design Guidelines or are set forth below:

- a. To ensure efficient use of parking resources, a parking demand study for the project shall be required at preliminary plan, unless otherwise approved by the Director of Planning and Development.
 - b. Structured parking facilities shall be of high quality, complimentary in materials and colors to adjacent structures and varied in design. The use of liner buildings in front of parking structures along major street frontages is generally required.
 - c. The loading area design standards set forth in Section 4-1-D-1-Q shall be modified in the development agreement to accommodate the specific and unique needs of this district. Modifications to the size, number, and locations of loading areas will be needed including ways to adequately address the traffic impacts of occasional on-street loading.
6. **Design Guidelines:** As the proposed walkable civic destination for the community, design expectations in the CC District are high. The anticipated mixing of uses, inclusion of high quality materials, use of unique site layouts and dramatic building designs should all lead to a vibrant City Center for Lenexa. The Design Guidelines and the *Comprehensive Plan* provide standards and guidelines which shall guide the design of projects in the CC District. In addition, more specific design standards for the development shall be established in the approved plans and/or associated development agreement.
7. **Landscaping:** As the intensity of land uses increases, so does the need for landscaping that exceeds the expectations of the many people expected to be living in, working in, or visiting the City Center. More than any other element, landscaping mitigates the impacts of typical urban development. Large street trees to provide shade, numerous landscaped green spaces, extensive use of planters, numerous pocket parks, appropriate screening and shading of parking, service, utility, or other areas are all addressed in the Design Guidelines and shall be included in the project's approved development plan and/or associated development agreement.
8. **Signage:** A project signage scheme shall be required at final plan for CC development projects and shall identify locations and sizes of future signs, while ensuring that the signage fits the architectural character, proportions and details of the development. To promote signage creativity and address the unique urban form of the CC District, these regulations and the Design Guidelines will conflict with, in certain respects, Article 4-1-E of this Code, which contains the City's standard sign regulations. In the event of such conflict, these regulations and/or the Design Guidelines shall control. Deviations from any sign regulation may be approved as a part of the approved development Plan and/or associated development agreement.