

Minutes

The City Council of the City of Leawood, Kansas, met for a Work Session Meeting at City Hall, 4800 Town Center Drive, at 6:00 P.M., on Tuesday, September 4, 2012. Mayor Peggy Dunn presided.

Councilmembers present: Debra Filla, Jim Rawlings, Julie Cain, James Azeltine, Gary Bussing, Lou Rasmussen and Andrew Osman

Councilmembers absent: Carrie Rezac

Staff present: Scott Lambers, City Administrator
Richard Coleman, Comm Dev. Director
Mark Klein, Planning Official
Deb Harper, City Clerk
Patty Bennett, City Attorney
Joe Johnson, Public Works Director
Pam Gregory, Assistant City Clerk

Others Present: James Taylor, Leawood Resident

Continued Review of the 135th Street Corridor Study

- 1. Discussion of Residential Density**
- 2. Discussion of Height Limitations**
- 3. Discussion of Additional Transportation Development District [TDD] financing for parking under buildings**

Welcome by the Mayor

Mayor Dunn called the meeting to order at 6:10 P.M. Introductions were made by those present.

Presentation – Community Development Director Richard Coleman

Property Development Standards include residential, retail, office park and retirement communities. All of these have a similar core identifying streetscapes, landscape buffers, interior treatments of the parking lots, etc. The corridor study does not address structured parking. There is little difference in the landscaping between the different development standards. The study suggests ground level spaces in office buildings be devoted to retail use and that bonus retail standards include exterior weather protection for pedestrians. Much of this study has been incorporated into their current Leawood Development Ordinance [LDO].

Planning Official Mark Klein reminded the Council that a 20% minimum is required to be residential and a 30% minimum is required to be commercial.

City Administrator Scott Lambers stated currently, they provide bonuses for commercial retail. He suggested they provide bonuses for office retail and require a minimum 10%. 137th Street traverses east to west and appears the corridor map shows the City was planning to have it run linear along the south edge of the property. The portion of 137th Street between Pawnee and Mission Road is currently under construction. Chadwick is the current eastern demarcation. He thought it would be important for the Council to look at 133rd Street and compare it to 137th Street to decide whether they want to see 137th Street meander to the north and create a buffer area between the residences, or have it run against the property line and include more extensive landscaping with berming and trees. 133rd Street has extensive berming and trees across from commercial. The developer would be made aware they want development on both sides of the street. Councilmember Bussing agreed this was a critical design element for the corridor.

1. Discussion of Residential Density

The City has been approached frequently regarding its maximum residential use of 15 acres per unit being too light. He suggested they consider increasing this to 20-25 units per acre with the understanding this is building up, not expanding taking up space.

Planning Official Mark Klein confirmed 80% of the residential units are required to be a minimum of 1,000 square feet. The remainder can be no less than 750 square feet.

Councilmember Filla suggested staff provide visuals of successful neighborhoods showing how they would ultimately like to see the 135th Street corridor developed.

Mr. Coleman noted the 135th Street area of Leawood consists of approximately 600 acres.

2. Discussion of Height Limitations

Councilmember Cain asked how many stories 20-25 units per acre would be. Mr. Coleman responded 6-8 stories. Mr. Klein replied MXD use provides a maximum building height of 90 feet. They have allowed an exception of 100 feet because of rooftop screening. Mr. Lambers clarified depending upon the building; parking structures are typically 7 feet tall per floor. Office buildings can be 9-10 feet tall per floor. Mr. Coleman noted apartment buildings can be up to 15 feet per floor because of the floor to ceiling and structure height. The City's building Code provides a floor to ceiling rate of 9-12 feet. If residential is constructed above retail, that main retail floor could be up to 20 feet.

Mr. Coleman thought at some point, they may want to amend the 90-foot maximum building height to 100-110 feet as it pertains to office buildings to allow for rooftop screening. Mr. Lambers agreed this would not be unreasonable for the middle of the project.

3. Discussion of Additional Transportation Development District [TDD] financing for parking under buildings

Mr. Lambers suggested they offer an additional financial incentive of .5% to encourage subterranean or creative, hidden parking. This would total the TDD sales tax rate to 1.5%.

Councilmember Rasmussen expressed his concern of enough sales tax revenue being generated to finance some of the projects.

Mr. Lambers replied most of the sales tax will be generated through commercial properties. Residents generate it through their utilities. The market will help determine the progress of development along the corridor. The City is in a great financial position, not needing to expedite the project. They want this to be a win-win situation for all by increasing the density. Mayor Dunn agreed these corridor discussions were intended to set a vision and layout a plan with economics dictating its progression.

Councilmember Osman expressed his concern of the overall plan stating very few developers have the expertise and knowledge to have all of these development standards. If they move forward with the plan, he suggested they speak with other developers that are not accustomed to doing business in Leawood for feedback of what they think the trend will be over the next several years and consider that as a part of their overall plan. He felt MXD use development would be the upcoming trend. Mr. Lambers preferred the entire corridor be zoned MXD use. If an applicant requested to use 100% of a tract of land for their office space, this would not preclude them; however, would require they go through the rezoning process.

Councilmember Rasmussen asked how they could tie this planning together if property owners decide to subdivide and sell-off their property. Mr. Lambers replied the City previously required a 10-acre minimum for commercial development. If it becomes an issue, this could be reinstated and they could possibly require that particular parcel be a part of their overall plan for the project.

Mayor Dunn confirmed with staff they were requesting that the residential density be increased to 20-25 units per acre, height limitations be 6-8 stories and allow for rooftop screening, and that the TDD sales tax be increased by .5% as an incentive for subterranean or hidden, creative parking.

Mr. Lambers confirmed with consensus to proceed, the LDO would be amended to provide guidelines and expand what is permitted to be constructed along the corridor. Staff can provide examples of their vision of the project and reiterated this was a layout of the overall project.

There being no further business, the work session was adjourned at 7:28 P.M.

Pam Gregory, Recording Assistant City Clerk