

City of Leawood Planning Commission Minutes

August 13, 2002
Worksession – 5:30 p.m.
Meeting – 7:00 p.m.
Leawood City Hall
4800 Town Center Drive

CALL TO ORDER/ROLL CALL: Henderson, Rohlf, Carper, Conrad, Duffendack, Brain (late), Breneman (absent), Munson, Pilcher

APPROVAL OF THE AGENDA: A motion to approve was made by Henderson and seconded by Carper. Motion to approve passed unanimously.

NEW BUSINESS:

CASE 67-02 BANK OF BLUE VALLEY Request for approval of a final site plan. Located at 135th Street and Mission Road within the Market Square Center Development.

Staff Presentation: Presentation by Jeff Joseph. The applicant is Mike Galloway with Gould Evans Goodman and Associates. The applicant is requesting approval of a final site plan for a two-story bank building, which is 27,000 sq. ft. This property is located at the northeast corner of 135th Street and Mission Road. The applicant is proposing to place the trash enclosure on the east side of the project, away from the building. The applicant has worked with Staff on the design and location of the trash enclosure. Landscaping is proposed on three sides of the enclosure; however, Staff is recommending additional architectural features for the enclosure. Staff is recommending approval of this application with the stipulations stated in the Staff report.

Applicant Presentation: Presentation by Stewart Stein of Stinson Morrison and Hecker on behalf of the applicant. The applicant is in agreement with all of the stipulations stated in the Staff report. The applicant is willing to work with Staff in order to enhance the trash enclosure by adding more architectural features. The trash enclosure is in the front because of the design of the building and because it is on a corner lot. All four sides of the building will be used.

Carey Goodman described the site plan and explained why it is not possible to keep the trash enclosure inside the building, due to the uses of each side.

Carper asked what types of materials would be used on the trash enclosure. Goodman responded the trash enclosure would be brick. Carper then asked what would be on the front of the enclosure. Goodman responded the trellis would match the colors of the building.

Munson asked if the development would have some type of standard in regard to the directional signage. Binckley responded the only agreement written was in regard to the size of signs for the main center and the pad sites. The ordinance will govern the directional signs; there was no standard set of directional signs. Munson stated he was concerned about the commonality and appearance of the directional signs. Binckley stated Staff is not anticipating any other uses for directional signs, but once the signs for Bank of Blue Valley are set, the City will try to match those.

Henderson was concerned the bank would be asking for an additional sign on the south side at a later time. Joseph responded they are only allowed three signs per ordinance. Duffendack stated there is a sign on the east elevation and another that is a double-faced sign on the stair tower. Joseph agreed.

A motion to approve was made by Brain and seconded by Munson.

Pilcher stated he believes the applicant is asking for three wall signs and two monuments signs, which is against ordinance. Binckley stated the directional signs are not actual monument signs. The style of it does have "Bank of Blue Valley" on the directional signs, and the Commission could suggest taking the name off of the directional signs.

Carper asked if the City has set any type of precedence on this with other banks' directional signs. Binckley stated she is not sure if the other banks have their names on the directional signs. **Brain stated he would like to change his motion to restrict the directional signs to non-logo signs.** Pilcher asked if the Fire Marshal's memo was addressed in the stipulations. Binckley responded the Fire Marshal's concerns are not typically addressed with the stipulations, because it is considered with the building portion of the process.

Conrad asked if the pipe detention system is being modified. Arnie Tulloch, of Shafer Kline and Warren, stated the two northern pipes in that basin would be removed and reinstalled to the west on the south two pipes of that detention basin. About a hundred feet will be added in order to gain back the capacity needed in order to maintain the detention storage. Conrad asked the anticipated life of the corrugated metal proposed to be used. Tulloch stated he has been told to anticipate a 50-year life span.

Duffendack reiterated the motion with the addition to restrict the directional signs to non-logo signs.

Motion approved unanimously.

ADJOURN

J. Paul Duffendack Chairman