

**City of Leawood
Planning Commission Minutes**

**November 12, 2002
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive**

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

APPROVAL OF THE AGENDA: Case 78-02 Mission Farms and Case 84-02 Town Center Plaza – Lot 10 Redevelopment were continued to the November 26, 2002 meeting. **A motion to approve the revised agenda was made by Carper and seconded by Conrad. Motion approved unanimously.**

APPROVAL OF THE MINUTES: A motion to approve the minutes from the October 8, 2002 meeting was made by Henderson and seconded by Carper. **Motion approved unanimously.**

NEW BUSINESS:

CASE 85-02 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 which will allow them to make changes to the approved building on Lot 4 of the Market Square Center development. This project is located at the northeast corner of 135th Street and Mission Road. The applicant is proposing to change the design of the roof structure. It was parabolic before, but they are now proposing a flat roof. Along with this change, the skylight will be relocated and a new roof equipment screening will be added. The applicant is also proposing a white metal siding along the roofline of the structure. The applicant is not proposing a logo within the directional signs. Staff is recommending approval of this case with the stipulations stated in the Staff report.

Henderson asked why the Commission is looking at this again, since it was already approved by the Governing Body. Joseph responded the applicant is proposing to change the roof line. Henderson then asked if the Governing Body's decision is not final. Joseph responded the Governing Body would not see this case again because the change is not considered substantial.

Munson asked if the directional signs would have a logo on them. Joseph responded the logo has been removed on the directional signs.

Henderson reminded the Commission that if the basement were to be used for anything other than storage, different safety regulations would need to be met. Binckley stated the fire marshal does inspections for that kind of thing.

Applicant Presentation: Presentation by Stuart Stein of Stinson Morris and Hecker. When the applicant came to the final design process, they realized the parabolic roof design was not fitting for the type of activity that was going to take place in a bank. A domed roof lent itself to an open type of area and the employees would not be able to conduct private banking activities. The design is still architecturally distinctive, but will still allow the privacy needed in a bank.

Presentation by Carey Goodman. The vaulted roof began to create issues as the applicant began to develop it more. One example would be the downspouts being concealed. The applicant has developed a very sophisticated use of materials and façade treatment to express how the structure is built.

Henderson asked if the new roofing arrangement would hide all of the rooftop equipment. Goodman responded, yes.

Henderson asked where the trash would be located. Joseph responded on the northeast corner of the lot. Binckley stated the applicant has proposed a rolling gate and latticework; the Commission was pleased with the design.

Carper stated that while this design is fine, the original design was more distinctive and unique which he felt would help to set a precedent to the other buildings on that pad site.

A motion to approve was made by Carper and seconded by Henderson.

Munson requested to add an additional stipulations to state, "the directional signs shall only display directional information, excluding any bank identification or corporate logos". **The motion maker and seconded were in approval of this addition.**

Brain added he was also disappointed with this new design. He believes it looks like several other banks the Commission has seen recently and he was hoping to see something different on that particular corner of Market Square Center. He believes there is something that can still be done with the roof top unit to add some character and would like to see the applicant work with Staff to add some features.

Motion approved unanimously.

ADJOURN

J. Paul Duffendack Chairman