

**City of Leawood
Planning Commission Minutes**

**January 14, 2003
Work session - 6:00 p.m.
Leawood City Hall Main Conference Room
4800 Town Center Drive**

Uptown Diner

Presentation by the applicant. The applicant stated if the overall renovation were not approved, the applicant would just replace the signs. They will replace the tile and remove the chrome trim. Henderson stated EIFS is not a good material. The architect stated commercial EIFS is good. Duffendack stated the main center used EIFS and the percentage is higher. Duffendack asked Binckley if the applicant has made a lot of changes since the Commission last saw this case. Binckley stated Staff is in approval of the changes the applicant has made to the trash enclosure. Duffendack asked if the landscaping has been improved. Kyger (the applicant) stated some of the trees would be replaced. Munson asked what type of business it would be. The owner stated it would be a mid-range, casual restaurant. Henderson asked what the landscaping around the building would be like. Kyger said the landscaping would be the same as in the center. Carper asked about the signage. Kyger stated the owner has not decided on a final name, but the sign will be simple, channel letters. Rohlf asked if there would be a pick-up window. The owner said there would not be a pick-up window. Rohlf asked about the treatment of the tile – about the earlier usage in any other project. The owner stated he would provide more information. There is a lot of labor involved in doing that. They will end up replacing it. Munson asked about the equipment on the roof. The owner stated they would paint it and not modify it. Duffendack had concerns about the treatment of the tile. Tile over tile may be cheap and inexpensive. The owner stated they are trying to maintain the glass block by providing awnings around it. Henderson asked if the awnings would be stable. Duffendack reminded the applicant of the requirement to screen rooftop equipment.

Park Place

Presentation by Street Works. Henderson asked what happened at the interact meeting. The architect stated 90% of the turnout was from Edgewood. The bulk of the meeting was discussing Edgewood's relation to setback and height. The applicant's desire is to step the residential side. Munson asked what the setbacks are. The applicant can work to get a 30 ft. setback. They can't move the drive on the south side due to the alignment with Town Center Plaza. The applicant is intending the center of the open space to be used as a public open space. The rest of the development is dense. The development will be urban as possible on the edge and open space in the center. There will be 5.3 acres of open space. The applicant believes they can push the 30 ft. setback. Duffendack asked what the parking dimensions would be. Henderson asked what the parking ratio would be for the offices and residential. The architect responded less than 2,500 spaces. It is a market issue. Henderson asked if people would walk from the theater across the street. The architect responded there would be a sidewalk along the street. Henderson asked if there would be any safety issues with people crossing the street. The architect responded they are encouraging people to walk. Duffendack asked to speak about the storm water issues. Phelps stated his company completed the original study in the watershed. The existing property to the south did not have any storm study done. The 30" pipe doesn't have the capacity to carry the water intended for 66" pipe. The water is jumping the curb. By putting in a connection of pipe, it will not flood along Town Center Drive. The applicant has worked with Terra Technologies to solve the flooding issue. The reality is in their analysis; it actually would have a negative effect if they have the detention. The applicant has looked at the flow stream all the way down to Tomahawk Creek. By detaining on this they increased the peak flow at Tomahawk. If they don't detain, the water will leave. By detaining they are raising the peak. By putting storm water system they can solve the Town Center problem. Soil erosion prevention will take

care of it. Carper asked about the eastbound lane on Tomahawk Creek. It is not a peak issue. At any point it is literally under water for approximately a ¼ mile. Are we going to increase the situation there? Should the City do any improvements? Phelps stated the applicant would need to further look at the situation. Duffendack asked Ley if he has seen anything going on at the creek. Ley stated he would work with Phelps.

Munson asked what the architecture would be along Town Center Park. The architect responded they are planning on making that very high end residential. The architect then discussed the parking garage. Jeff Alpert stated the cost is \$250/ft – very high quality. Duffendack asked if the streetscape would be external and internal. The architect stated they are planning on continuing the use of sidewalks as a jogging or walking trail. They would be internal, primarily pedestrian-orientated. Munson asked what the FARs would be. The architect responded .97, parking is .67 and commercial is .5. The .5 to .97 happens because of the Residential of .85. Carper asked for a perspective drawings looking from Edgewood. Henderson asked what the street lights would look like. The architect stated higher line poles would be used along streets between trees and storefront lights. Lighting is critical inside the parking garages. Munson asked if parking would be allowed along commercial streets inside. The architect responded parallel parking would be desired and permitted. Munson stated .85 is permitted in the City, and then asked how that would be handled. Duffendack asked how .85 is handled by incentives. John Peterson stated he is looking at the plan right now. One suggestion is to make some site-specific changes in the code. Henderson stated this might be the special use in Leawood.

Meeting adjourned.

J. Paul Duffendack, Chair