

**City of Leawood
Planning Commission Minutes**

**February 11, 2003
Work Session – 6:00 p.m.
Leawood City Hall Main Conference Room
4800 Town Center Drive**

Uptown Diner

Binckley stated there have been mixed signals sent in regard to what the developer should change on the building. Munson stated the City should let the applicant open without any exterior changes. Henderson stated the reasons for their business failing is not because of the architecture; the surrounding businesses have been successful. Duffendack stated any exterior change has to be approved by the Planning Commission. Carper stated if the applicant submits sign and landscaping changes, he would be in approval. Binckley stated the applicant has similar restaurants in other areas. Duffendack stated that when it was a diner, the theme and architecture were the same.

Bus Tour in April

Binckley stated she would like to do a bus tour on a Saturday in April to look at the different projects the Commission has approved. She would like to get the Commission's views on what they like and don't like. They might look at some developments in Overland Park. Prairie Village has some infill development and Lenexa has some detention ponds. She would like to mostly look at the projects the Commission has approved, such as Bi-State Development.

Duffendack stated he would like to take a look at the inner neighborhood trail system and storm water projects. Henderson stated the golf course has been functioning well in regard to water issues, but would like to look at other courses.

Carper stated he would like to discuss design guidelines and architecture, and for the Commission to give Staff direction on those issues. Duffendack proposed putting a task force together. He then asked if anyone was interested, maybe Brain or Rohlf. Henderson, Carper and Conrad volunteered. Henderson then asked for some suggestions on where the Commission should visit. Pilcher stated the Commission has had some issues on monument signs; maybe they could look at some around town.

Conrad stated there are multiple issues with Park Place's storm water management. Binckley stated the City has an ordinance that it follows. Conrad stated the developer pays a lot of money to the consultant for doing a lot of calculations. The City may have to use a consultant. Carper stated the City would not want to have any flooding problems in the future in relation to this project. Duffendack stated David Ley is a PE, so it is not an issue. The City should not need a second opinion. Ley stated the City hired Bucher Willis to design the traffic, he then suggested the City could hire an environmental engineer to look at the issues.

March 11th work session

Binckley stated the Commission would meet at the Church of the Resurrection to look at the development in its early stages, including the berms and parking lots.

Parkway Plaza

Presentation by David Suttle. Suttle stated he would like the Commission to look at the perspective of where the City is, and how this project fits in with Leawood. Retail centers have grown and Suttle has been working recently with new town living places. The developer is trying to do something appropriate on this property. New urbanism was not appropriate in this area. The developer wants to match what is successful in the retail world. In the tradition of upscale development, it would be part of the community. It is not integrated; each building has its own place. The plan takes the orthogonal streets and sidewalks and also responds to the retail world. It integrates retail and office. There will be no parking spaces along 135th Street. This development takes a completely different way of approaching the real world. It is a 60-acre site. There are no exposed areas along 135th Street, only buildings and green space. The parking is between major tenant space and out parcels. The other component is housing. There will be gated, three-story luxury condos. The developer has tried to make a connection so that people who live there can walk across to the retail section. The goal is to make all these elements work together. There will need to be median cuts along Roe in order to make the development successful. The tenants perceive access before they decide to lease.

Carper asked the total number of units. Suttle stated there would be 9-12 units in each building. Carper asked about guest parking and the ingress/egress issue. Binckley stated the development would have a Knox box. Pilcher was concerned with a sea of parking. Suttle responded 220 ft. of parking is a small area. It is nothing like the parking in Cornerstone. The buildings are tied together. Henderson asked about the topography. Suttle stated the area is lower to the east.

Sailors suggested turning 133rd Street into a boulevard. Duffendack stated he would like this development to be an entry to Leawood. Duffendack then asked what the developer envisions between the south retail buildings and the main building. Suttle stated there are no backs to any of the buildings; they will all be architecturally complete. There are garden spaces between buildings. The development of the green buffer on the south is not to be a visual barrier. The idea of walking paths along 135th Street is good.

Carper asked if there would be any signage along 135th Street. Suttle responded, yes. Carper stated the signage is a big issue. Duffendack stated signage does not have to be bad. The Commission has had a couple of occasions with some impressive solutions.

Duffendack commented on the importance of wide sidewalks along retail. The proposed 12 ft. is much more traditional. There is a minimum depth when street activity tends to take place. Suttle stated the sidewalks would be 20 ft. along the main retail center.

Pilcher asked if there are any other three-story condos in Leawood. Sailors stated this project is similar to the development at 127th & Pflumm, in Overland Park. There will be a lot of security and privacy.

Henderson asked the distance between each of the three right-in, right-out drives. Suttle responded, 450 ft. Henderson asked if the reason for the gated drives was for the safety and security of the single female residents. Sailors responded, absolutely.

Conrad asked if this project complies with the City's ordinance. Binckley stated staff has not evaluated it yet. Sailors stated the developer is detaining too much water on this site. Sailors also stated, without the median break in Roe, the whole concept fails. This is going to require that to be a through street. Binckley stated staff would evaluate the traffic studies.

Pilcher asked if it would be possible to switch the residential and retail. Sailors stated the retail portion needs to front to 135th Street.

Henderson asked if Overland Park would have any issues with retail next to residential.

Conrad asked how the developer is anticipating platting this project. Sailors stated they would be platting it in 2 lots and platting the final plats as they come in.

Henderson asked if there would be any private streets. Sailors responded there would be one private street. The entire ROW has been taken out of the 20 acres and the cost does not work for the site. There are 30 usable acres out of 40. Henderson asked if the streets would allow large delivery trucks. Suttle stated it would work like a city street. Williams asked that the typical square footage would be in the retail area. Suttle responded 6,200 and 7,000. Williams asked the types of retail establishments. Suttle stated there would be restaurants, spas, cleaners, specialty clothing and a 12,000 sq. ft. furniture store.

Conrad asked if the residential would need to be gated. Sailors stated security is a big concern.

Meeting adjourned

J. Paul Duffendack, Chair