

**City of Leawood
Planning Commission Minutes**

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

Park Place

Harold Phelps introduced John Kahl with Terra Technologies. Kahl stated the natural channels would become unstable. The developer is not trying to alter the channel. There are several areas of concern. The developer could use stack stone or gable section wall for preventing erosion, they would like to armor the channel. The eastern part of the creek is fairly eroded, so there is a need to create a flood bench. A wall section is proposed along the midsections.

David Ley stated the City has completed a project like this at 84th Street and State Line Road.

Carper asked how much water would be coming from the Sprint campus. Kahl stated the majority is coming from Park Place and Edgewood. Brain asked what would be the best-fit, net effect. Kahl stated there would be incremental increases in the channel capacity and would also maintain the low flows in all states. By looking at the number of trees that have been destroyed and that the erosion process is continuing.

Phelps stated the channel has the capacity.

Munson asked the estimated cost. Kahl stated \$200,000 including the landscaping. Munson asked who is providing the funding. Kahl responded, Park Place.

Rohlf asked if the storm water improvements will need to be done regardless of Park Place. Kahl agreed and stated Park Place will also trigger more erosion.

Brain asked if detention was approved when the hotel development was previously approved for this property. Ley stated the previously approved plan had lakes.

Kahl stated if detention is done on this site, it would aggravate the natural channels. Phelps discussed the timing of Tomahawk Creek and the top of the water shed. It takes a significant amount of time for the water to get from Olathe to Tomahawk Creek. Carper stated he would like to see what is best for the City. Phelps stated in this particular case detention will increase the amount of water to Tomahawk Creek. Ley stated if they do detain we still need to repair the creek. Carper asked if Park Place were not being developed and something else were developed, would this still be the same recommendation. Kahl stated the concept would be similar. The erosion will move downstream. In five years we have to do something more dramatic. By waiting, there might be more problems down the road. The walls will have to be repaired.

Conrad stated there were three issues: erosion, flooding of Town Center Drive, and detention.

Phelps stated the inlets at Town Center Drive do not have the capacity and the work to be done during the first phase of the development would take care of the flooding of Town Center Drive. Brain stated the City has not required any other developer to repair downstream problems. Staff identified this as being a similar requirement as off-site traffic improvements.

April Bus Tour

The bus tour is planned for April 5th. The group will meet at City Hall at 8:00 a.m.

Meeting adjourned