

# City of Leawood Planning Commission Minutes

September 6, 2005  
Work session – 6:00 p.m.  
Leawood City Hall  
4800 Town Center Drive

**Commissioners in attendance:** Henderson, Perkins, Conrad, Duffendack, Munson, Williams, Azeltine, Reynolds

**Commissioner absent:** Rohlf

Diane gave an introduction and explained about the project's status.

Phil Crissera, representing the applicant, described the pedestrian scale and showed images of different projects. There are great retailers coming. The storefront will be lit at night. It will have a resort feel. The landscaping is very important. There is depth and significant, real landscaping to get that pedestrian experience. They made the pedestrian aspect more inviting by adding significant sidewalks and more green space. They have also enhanced plaza areas.

Reynolds asked if there will be arcades on the side of the building. Crissera stated, yes, in some areas. There will be heavier columns through some areas with awnings and such. Building A includes canopies and cover. Some of the high quality retailers will have their own individual storefronts. Brick is the common material. There is great detail where the pedestrians are. The center portion of the building is tall and bulky.

Perkins asked the height of the tallest portion. Crissera stated 46 ft. The material is etched glass and has a soft glow. This is a very controlled element.

Munson asked for a description of the materials. Crissera stated there is common brick, banding, and recessed elements.

Williams asked if there is stucco. Crissera stated, yes, in a small portion.

Azeltine asked if the brick is lighter. Crissera stated, yes. It is lighter than the common brick. The storefronts are broad and tall; about 14 ft.

Jeff McMann stated they are proposing materials that you can feel with the light fixtures and other elements.

Duffendack asked how they will be tying it all together. Crissera stated with the architectural materials. There is a general range of materials that is similar. The landscaping is at pedestrian level.

Ken Boon, the landscape architect, stated in the really large spaces they are using pallets of landscaping including promenades. There will be paver fields of brick and also some decorative stamping and stains. There will be an integration of multiple paver colors.

Henderson asked if the separation walk is stepped up or in one level. He then asked if it is handicap accessible. Crissara stated it varies. There will be ramps. They are using a 2% slope where they can in order to make it accessible to everybody.

Reynolds asked for five words to describe what Crate and Barrel is all about. Crissara stated it is unique, striking, has an inside-out design and is simple.

Conrad asked how many parking spaces are provided. Crissara stated they are providing 4.4 spaces per 1,000 sq. ft.

Conrad stated one pedestrian connection takes a great step. He then asked if the east-west strip could become a wider pedestrian space. Crissara stated they will use a range of plant material to make it more pedestrian friendly.

Duffendack asked the projected use of building C. Crissara stated it is proposed to be a restaurant.

Reynolds asked if they could move the pedestrian connection to connect building C. Crissara stated the parking is an aspect that prevents them from doing that.

Conrad asked if they have tried to widen the east-west pedestrian walk.

Henderson asked about security. He then stated the plants won't be that high.

Munson asked the applicant to talk about the plaza area next to the building. There is landscaping there to help attract pedestrians and make it a gathering place. Crissara stated the retailers need 10 to 12 ft. in front of their store to operate.

Duffendack stated he is not seeing a tie between Crate and Barrel and the shopping center. Crissara stated there are different shops with different experiences. They want people to come and stay. They are within the same color pallet and the forms are simple. There is a bold use of large bulk of plant material within the landscaped areas.

Jeff McMann stated they need to take the seasons into consideration.

Henderson stated whatever is done here should be aesthetically pleasing to Leawood.

Crissara stated the tenant mix will define the center more clearly.

Duffendack stated the Commission encourages builders to think 360 degrees on buildings. Crissara stated, from an overall massing standpoint, there is a break in the south elevation with the mix of materials. There are similar materials on the other elevations.

Henderson asked the fall in height north to south. Crissara stated 16 ft. There are loading docks 9 ft. lower.

Reynolds asked if they considered an entrance in the middle of the building at any time. Crissara stated from a safety standpoint pedestrians should walk instead of drive. They are not creating deep pockets anymore.

Williams stated he is not seeing the same building features on both elevations. Crissara stated the features are similar. There are light fixtures, columns, and banding of bricks.

Conrad stated he doesn't want to support signage along the south side of the building. Binckley stated it will be included in the design guidelines.

Williams asked if there are any trash enclosures, ground-mounted equipment or service yards on the south side. Crissara stated it would be 100% screened.

Conrad asked if there would be a service corridor. Crissara stated there will not be an internal service corridor.

Henderson asked about stormwater. Crissara stated they have already done the study.

Reynolds asked about flood benching. Joe Johnson stated Overland Park is planning to do that.

Reynolds asked about curb side parking. Crissara stated it comes down to numbers. From an efficiency standpoint he loves the notion of teaser parking. People feel lucky if they get the closest parking.

Reynolds asked why they changed the NE building. Crissara stated it has to do with how much is too much versus not enough. They don't want that much pressure on that building.

Perkins stated he needs more information on the Crate and Barrel elevations.

Conrad asked about the deviation of materials on Crate and Barrel.

Binckley stated she feels the Commission is asking for more information on the signage and materials.

Conrad stated he would like to see the landscaping changed to four-seasons landscaping on the south side.

**Meeting adjourned.**

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J. Paul Duffendack, Chair