

**City of Leawood
Planning Commission Agenda - Amended
September 11, 2012
Dinner Session – 5:30 p.m.
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160**

Chair Rohlf: Before we get started this evening, given that this is a remarkable date in the history of the United States, being 9/11, I would ask that we take a moment to remember what occurred eleven years ago and think about those who were fallen on that horrible day and try to remember where you were and where you are today.

Moment of silence

CALL TO ORDER/ROLL CALL: Roberson, Jackson, Levitan, Rohlf, Williams, Strauss and Ramsey.
Absent: Pateidl and Elkins.

APPROVAL OF THE AGENDA:

A motion to approve the amended agenda was made by Williams; seconded by Roberson. Motion approved with a unanimous vote of 6-0. For: Roberson, Jackson, Levitan, Williams, Strauss and Ramsey.

CONTINUED TO SEPTEMBER 25, 2012:

CASE 52-12 – RANCHMART NORTH – LOT 3 – Request for approval of a zoning to SD-CR (Planned General Retail), Preliminary Plan and Final Plan, located north of 95th Street and east of Mission Road **(PUBLIC HEARING)**.

CASE 77-12 – PARKWAY PLAZA – SPRINT ANTENNAE AND ASSOCIATED EQUIPMENT – Request for approval of Special Use Permit, located north of 135th Street and west of Roe Avenue. **(PUBLIC HEARING)**

CASE 122-12 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6, SIGN REGULATIONS, - Request for approval of an amendment to the Leawood Development Ordinance. **PUBLIC HEARING**

CONTINUED TO SEPTEMBER 25, 2012:

CASE 52-12 – RANCHMART NORTH – LOT 3 – Request for approval of a Zoning to SD-CR (Planned General Retail), Preliminary Plan and Final Plan, located north of 95th Street and east of Mission Road. **(PUBLIC HEARING)**

NEW BUSINESS:

CASE 107-12 – PARKWAY PLAZA – KIDDI KOLLEGE – Request for approval of a Special Use Permit, Preliminary Plan, and Final Plan, located north of 135th Street and west of Roe Avenue. **(PUBLIC HEARING)**

Staff Presentation:

Senior Planner Joe Rexwinkle made the following presentation:

Mr. Rexwinkle: Madame Chair and members of the Planning, Commission, this is Case 107-12 – Request for approval of a Special Use Permit, Preliminary Plan and Final Plan for Kiddi College at Parkway Plaza. The applicant is seeking approval to construct a 10,500-sq. ft. daycare center in Phase One and a 3,500-sq. ft. office building in Phase 2. The subject site is located just north of the Country Club Bank building or immediately west of the main center. The Site Plan proposes the daycare and future office building in the middle of the site with an off-street parking lot to the south. A playground will surround the daycare building on its north and east sides. Sidewalks are proposed around the perimeter of the site adjacent to the streets and private drives. A Special Use Permit is required for the proposed daycare use. The applicant has provided an operational narrative, which is included with the packet. The proposed daycare will provide care for up to 184 children, ages 6 weeks to 12 years, between 6:30 a.m. and 6:30 p.m. Monday through Friday. The playground is proposed to be fenced in and includes two play structures and a concrete sports court. The fence is proposed to be 6 feet tall, made of black steel, which complies with the approved design guidelines for Parkway Plaza. The play structures are proposed to be red, white and blue in color, measuring a maximum of 14 feet in height. Cut sheets of the playground equipment are included with the packet. The proposed elevations show a mixture of cast stone, stucco, brick and natural thin-stone veneer, all of which are approved materials, according to the approved design guidelines. The south elevation is proposed to feature a covered main building entrance with white fiberglass columns on either side of the entrance and blue canvas awnings above the windows. The same columns are found on the north elevation; however, the blue canvas awnings are only proposed for the south elevation. Signage is not proposed at this time and is not shown on the plans. The applicant will obtain final sign plan approval at a later date. Staff has spoken with a member of the public regarding the visibility of the playground from the north and the east. Written communication to this effect has been provided with the packet. In response to these concerns, the applicant has revised the plans to show a row of junipers, which will measure 10-15 feet in height at maturity along the north and east fence lines. The plans propose lighting that complies with the approved design guidelines; however, the applicant is proposing a light pole that is 19.5 feet in height. While this complies with the approved design guidelines, it does exceed the maximum allowed by the Leawood Development Ordinance, which is 18 feet. Staff is recommending a stipulation to address this concern. The proposed landscape plan fully complies with the requirements of the LDO, except that it does not show a 3-foot-tall berm or wall separating the parking lot from Briar Street. There is storm water BMP in this area, and we have spoken with the applicant about it. They believe they will be able to accommodate the berm and/or the wall in that area. Staff is recommending a stipulation that requires it to be addressed between now and Governing Body. There is a parking stall also at the southwest corner of the parking lot that appears may not meet the minimum width requirement. Staff is recommending a stipulation that requires the space to be removed and the landscaped area to be widened. Aside from these issues, the plan meets all the requirements of the Leawood Development Ordinance and the approved design guidelines for Parkway Plaza, and we are recommending approval, subject to the stipulations provided in the report.

Chair Rohlf: Is this one of the developments that had a shared plan and we would move the square footage around. I don't know how complete this area is now. I notice there is another building going up. How much is left?

Mr. Rexwinkle: I do not know how much floor area is left to be developed.

Comm. Williams: On the junipers that you said would give more screening to the property, do you know roughly what height they are required to be to go in?

Mr. Rexwinkle: The required height at the time of plating in 6 feet.

Comm. Williams: I would also like clarification on this wall and berm on the west side. What was the applicant's reason for not having it there?

Mr. Rexwinkle: It was just overlooked by both applicant and staff.

Comm. Williams: So there is no particular site consideration that would prevent those from happening?

Mr. Rexwinkle: The reason we worded the stipulation the way we did was to allow the applicant to work with us because they do have a requirement for the storm water and rain garden in that area. We did discuss this earlier today with the city engineer and the applicant, and all of us believe it can be accommodated in that area.

Comm. Williams: The requirement for the berm or wall is this particular site because of its proximity?

Mr. Rexwinkle: All parking lots are required to be screened from public rights-of-way with either a 3-foot-tall berm with landscaping on top or a 3-foot masonry wall.

Comm. Williams: So you're just talking about the parking lot and not the side of the building itself.

Mr. Rexwinkle: That is correct.

Comm. Williams: Is the size of these two buildings in line with the size proposed on the original development plan?

Mr. Rexwinkle: The floor area shown for the two buildings total matches the floor area for the two buildings originally shown.

Applicant Presentation

Jeff Schroeder with Scharhag Architects, 310 Armour Road, Room 218, North Kansas City, MO, appeared before the Planning Commission and made the following comments:

Mr. Schroeder: We've worked hard with staff to try to iron out as many details as we could ahead of time. I appreciate the time that Joe, Richard and Mark have all spent with us, going through this proposal and development. We feel like it's a high-end development that will be good for the area. I understand another daycare was previously approved for this site and did not proceed. The owner of this project is ready to proceed. This will be their eighth daycare facility in the metro area for Kiddi College. They've done a good job on their other sites. We designed a building that was constructed about a year ago in Overland Park at 150th and Antioch, similar to this building; although, I would say this is an upgrade to that. We feel this is a good development for the area. We do agree with all the stipulations.

I know you're approving colors with this as well. Our client has thought about and looked at the playground equipment colors, and we've got a proposal here we would like to present as an alternate to the colors that were originally proposed for the playground equipment. Only one of the two pieces will actually be taller than the 6-foot fence and the landscaping around the property to the north and the east. Originally, they tried to pick brighter colors for kids. We would like to propose a change mainly in the awning color to a tan. That is the one piece of equipment that extends higher than the fence in the playground area (*Shows samples*) We've kept the blue. We got rid of the red and went to grey and silver for the slides and railings. The awnings on top of the one piece would be a tan color. The second piece does not have an awning; it just has the lower levels. The highest level by state requirements is 48 inches. Beyond that, the supports for the awning and the awning itself would be the only thing above that. We would like to propose these colors for you to consider and hopefully approve as colors for the playground equipment. With that, I'd be happy to answer any questions.

Chair Rohlf: Have you all seen the color change previously?

Mr. Rexwinkle: He introduced it to me earlier this evening. I advised him that he could give revised cut sheets prior to Governing Body.

Chair Rohlf: Are you satisfied with the color change?

Mr. Rexwinkle: Yes; I think it gets at some of the concerns that were expressed by the public with the visibility of the bright colors.

Chair Rohlf: You don't have a problem with the stipulations that staff has recommended, which would be Nos. 4, 5 and 6?

Mr. Schroeder: We do not; we are in agreement with all of those.

Comm. Jackson: Could you show us how the traffic pattern flows around the building and where the children are dropped off?

Mr. Schroeder: (*Refers to Site Plan*) There is not a covered drop-off, nor is there one at the one that was recently constructed in Overland Park. They will most likely enter from the south side of the property, turn east and pull into one of the parking spaces. Some parents walk their kids to the front door. Some of the older kids, parents will let walk to the front door. They would back out. It is not a one-way drive, but we think most will come from the south, go to the east to park and then continue east to leave the site and go out the east side. Their staff will park in the easternmost parking lot so that the parking directly south of the building will remain available and open for the parents.

PUBLIC HEARING

As no one was present to speak, a motion to close the Public Hearing was closed by Roberson; seconded by Williams. Motion approved with a unanimous vote of 6-0. For: Roberson, Jackson, Levitan, Williams, Strauss and Ramsey.

Chair Rohlf: That takes us up to our discussion. Franki, does the Special Use Permit run with the property or with the owners?

Ms. Shearer: In Leawood, it runs with the applicant.

Chair Rohlf: If there are no other questions or comments, I would ask for a motion.

A motion to recommend approval of CASE 107-12 – KIDDI KOLLEGE – Request for approval of a Special Use Permit, Preliminary Plan and Final Plan, located at the northwest corner of 135th Street and Roe Avenue subject to staff stipulations 1-28 – was made by Roberson; seconded by Jackson.

Comm. Williams: Do we need a provision on the color change?

Mr. Klein: Since there is no stipulation in there about it currently and it is part of the record, we will have them revise it before it goes to Governing Body.

Motion approved with a unanimous vote of 6-0. For: Roberson, Jackson, Levitan, Williams, Strauss and Ramsey.

MEETING ADJOURNED