

City of Leawood
Planning Commission Meeting
September 22, 2015
Dinner Session – 5:30 p.m. - No Discussion of Items
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL: Hoyt, Walden, Pateidl, Williams, Elkins, Ramsey, and Coleman. Absent: Levitan and Strauss

APPROVAL OF THE AGENDA:

A motion to approve the agenda was made by Elkins; seconded by Pateidl. Motion carried with a unanimous vote of 6-0. For: Hoyt, Walden, Pateidl, Elkins, Ramsey and Coleman.

APPROVAL OF MINUTES: Approval of the minutes from the August 25, 2015 Planning Commission meeting, and the September 9, 2015 Planning Commission work session.

A motion to approve the minutes from the August 25, 2015 Planning Commission meeting and the September 9, 2015 Planning Commission work session was made by Elkins; seconded by Coleman. Motion carried with a unanimous vote of 6-0. For: Hoyt, Walden, Pateidl, Elkins, Ramsey and Coleman

CONTINUED TO OCTOBER 27, 2015:

CASE 61-15 – THE GLYN OF LEAWOOD - Request for approval of a Rezoning, Preliminary Plan, and Preliminary Plat, located north of W. 151st Street and east of Mission Road. **PUBLIC HEARING**

CASE 75-15 – LEABROOKE TOWN MANORS – Request for approval of a Preliminary Plan and Preliminary Plat, located north of W. 148th Street and west of Kenneth Road. **PUBLIC HEARING**

CASE 99-15 – BI-STATE – CENTRAL STATES WAREHOUSE ADDITION – Request for approval of a Preliminary Plan, Revised Final Plat, and Final Plan, located north of W. 143rd Street and east of Kenneth Road. **PUBLIC HEARING**

CASE 101-15 – PARKWAY PLAZA – STC FIVE WIRELESS TELECOMMUNICATIONS FACILITY – Request for approval of a Special Use Permit, located north of W. 135th Street and west of Briar Street. **PUBLIC HEARING**

CASE 102-15 – PARKWAY PLAZA – CROWN CASTLE CELL ON WHEELS – Request for approval of a Temporary Special Use Permit, located north of W. 135th Street and west of Briar Street. **PUBLIC HEARING**

CASE 108-15 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-12, WIRELESS COMMUNICATION TOWERS AND ANTENNAE – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to wireless communication facilities. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 86-15 – MISSION FARMS – 7 TH PLAT – Request for approval of a Revised Final Plat, located north of I-435 and east of Mission Road.

CASE 83-15 – CHRIST COMMUNITY CHURCH – REVISED SIGN CRITERIA – Request for approval of a Final Sign Plan, located north of 143rd Street and west of Kenneth Road. CASE 97-15 – SIENA OF LEAWOOD – LANDSCAPE PLAN - Request for approval of a Final Landscape Plan, located north of 141st Street and east of Mission Road.

CASE 100-15 – LEABROOKE – 9 TH PLAT – Request for approval of a Revised Final Plat, located west of Kenneth Road and north of W. 148th Street.

CASE 107-15 – STEEPLECHASE – LANDSCAPE PLAN – Request for approval of a Final Landscape Plan, located south of W. 143rd Street and east of Mission Road.

CASE 98-15 – CHURCH OF THE RESURRECTION PRAYER WALK AND PLAYGROUND - Request for approval of a Revised Final Plan, located south of W. 135th Street and east of Nall Avenue.

Chairman Williams: With regard to the Mission Farms project, the commission continued the project, and now it is being approved administratively. Could you discuss this?

Mr. Klein: Staff, with the direction of the Planning Commission, worked with the applicant and came to a resolution. We felt it could be on the Consent Agenda unless you would prefer to pull it for discussion.

Chairman Williams: Was the resolution something that could have been done prior to bringing it to us and spending 30-40 minutes on it, only to continue the case?

Mr. Klein: It is possible, and we tried to get to that point; sometimes, it just takes more discussion to really understand the issues.

Chairman Williams: Does anyone want to pull any cases for further discussion?

A motion to approve the Consent Agenda was made by Elkins; seconded by Walden. Motion carried with a unanimous vote of 6-0. For: Hoyt, Walden, Pateidl, Elkins, Ramsey and Coleman

NEW BUSINESS:

CASE 98-15 – CHURCH OF THE RESURRECTION PRAYER WALK AND PLAYGROUND - Request for approval of a Revised Final Plan, located south of W. 135th Street and east of Nall Avenue.

Staff Presentation:

City Planner Ursula Brandt made the following presentation:

Ms. Brandt: Chair and members of the Planning Commission, this is Case 98-15 – Church of the Resurrection Playground and Prayer Walk – Final Plan, located east of Nall Avenue and south of 135th Street. The applicant is requesting approval of a Final Plan for a Prayer Walk and Playground. The Final Plan for Church of the Resurrection Expansion was approved by the Governing Body on October 6, 2014. At that time, it was stated that the applicant would come back for approval of tonight's case. The applicant is proposing the playground to be located between an existing building and the sanctuary that is currently under construction. It will be constructed in an open courtyard that is surrounded by building, and it will not be visible from the exterior of the site. The playground will consist of 10 pieces of equipment, including a

swing, rope climber and climbing boulders. All the proposed equipment meets current standards for both the city and the US Safety Commission. The ground will be made of artificial turf with impact protection in the fall zones of all the equipment. The prayer walk will be located between parking lots. It will consist of 8 stations, each with a limestone marker designating the station. The stations will be connected with a crushed granite path. Features of the stations include but are not limited to tile art walls, specified landscaping, foot bridges and a stone altar. The applicant has been working with the building department to ensure that all the paths within the walk and the foot bridge are ADA accessible. The prayer walk is not intended to be used at night, so none of the features including the art wall and altar will have designated lighting. The applicant is proposing 2 new parking lot light fixtures to ensure that the paved path that currently exists will meet the lighting requirements of the LDO of .18 foot candles. Staff is recommending approval of Case 98-15 with the stipulations stated in the Staff Report, and I would be happy to answer any questions.

Chairman Williams: You make a point that the playground is not visible from the exterior of the site. Is the Prayer Walk visible?

Ms. Brandt: It is visible. There are no walls around it. It currently is between two parking lots, and the paved pathway already exists.

Chairman Williams: Any other questions?

Comm. Walden: Our packet contains Sheet L100, and it shows the revision of the playground and walk as Page L101.1 with notations and also the revision on Page L202, neither of which was provided in our packet. I would like to see those pages (*Pages are provided*).

Ms. Brandt: These pages have the spec sheets for equipment and where it will be located on the playground as well as the landscaping. The prayer walk has a limestone path and benches for people to rest. The bridge goes over the drainage, and a few stations have stone walls.

Chairman Williams: Are there any other questions for staff? We'll hear from the applicant, then.

Applicant Presentation:

Dick Cooper, 13720 Roe Avenue, Leawood, appeared before the Planning Commission and made the following comments:

Mr. Cooper: These plans were a part of our project all along; we just didn't have it fully designed when we came in September. We are here to answer questions. I have Robert Whitman with Gould Evans, and he helped us design the playground and worked closely with our Children's Ministry to try to understand the kinds of things that developing kids need to have. I also have Reverend Karen Lampe. The prayer walk has been a dream of ours for a long time. We raised some money several years ago and were getting ready to launch into development of it, and then we decided to back off because we thought as we were developing the new sanctuary, we didn't want to undo the walk. Karen can discuss the stations. Would you like for us to launch into this, or do you have questions?

Chairman Williams: Let's just open it up for questions. What is the time frame for completion?

Mr. Cooper: The playground space is created between the new building, the existing building and a connector. The connector will not be constructed until late winter, maybe January. We expect to have both fully ready to go in spring of 2017. The walk may be a bit sooner due to landscaping timing.

Chairman Williams: Are there other questions?

Comm. Coleman: Is there a fence for the playground? I presume there must be an enclosure. Could you tell us about that and the landscaping?

Mr. Cooper: There is no fence. The playground is covered on 3 sides. It is a rectangular-shaped piece of property with building structures on all 3 sides.

Comm. Coleman: Is there any landscaping that hides the playground?

Mr. Cooper: It is hidden by the building, but the landscaping provides shade and various plantings inside the playground.

Comm. Coleman: Is it visible from the parking lot?

Mr. Cooper: A person would have to be lined up, looking through the window of the connector in order to see it.

Comm. Coleman: My reasoning is the safety of the children, and it sounds like you have it covered.

Comm. Elkins: Can you speak to the access to the playground? Is it to support the daycare ministry, or is it intended to be available in off hours for the general public?

Mr. Cooper: The school has a ministry called Discovery Ark, which is a licensed preschool. They are the primary users of the playground, and they meet largely on Sundays. The playground cannot be used without supervision, which has always been the case, as is required by the State of Kansas. There is one primary entrance into the space, and it is on the north corner. The doors go right into the Children's Ministry area. There are other exits in the event of an emergency.

Comm. Elkins: It looks like a great playground. I was just wondering if a neighborhood child wandering by would play.

Mr. Cooper: We are not about being restrictive; we are about being safe. The space can only be entered from inside.

Comm. Elkins: I would love to have an opportunity to hear more about the prayer walk. I am curious about how it interacts with the paved walkway to support the parking lot.

Mr. Cooper: I will invite Karen Lampe to come up with me. Each of the stations has a particular meaning.

Karen Lampe, Church of the Resurrection, appeared before the Planning Commission and made the following comments:

Ms. Lampe: Thank you for all the attention you've given to this project and making it the best it can be. When we began the project, we looked at different parts of the country for examples of holy places around the grounds. We think this will be a special place with 8 different stations and will take the participant on a journey to relive the mission, ministry and life of Christ and his death and resurrection. In these stations, the person can use paper or an app to talk about the different stations, going through different verses and meanings. *(Refers to computer presentation)* The first is the path that goes around and the dry creek bed, which will be improved with architectural rocks. The next slide shows a picture of the limestone station markers. The limestone will all be taken from the site because much of the building will be from Kansas quarries, and the limestone will be continued throughout the walk as markers and seating. The first station is

baptism, which will be where the current water feature is located. The second is the wilderness, which will be almost desolate to represent when Jesus prayed for 40 days. The third is one of the most outstanding stations. Paul Durrell with Leopold Galleries will create sculptures to represent the Sea of Galilee. It will not be visible from the street. This is a place where small groups can go. The fourth station will be a foot bridge, which is a place of decision, contemplation and action. The fifth station represents mission, and it will have a wonderful tile sculpture that will be created by Alan Chow. It will have a mural with people of diversity and the ministry of the world that we want to lead our city to in order to make a difference. The sixth station will have a limestone kneeler and an olive tree to offer one-on-one connection with God. The seventh station will have a true-to-size cross to represent the crucifixion. It will have a bench for kneeling and praying. The eighth station will represent resurrection, and it will have 3 kinetic sculptures that will emphasize the Trinity. We think this will be an exceptional holy place for our campus.

Comm. Elkins: It seems that to have the kind of solitude that would be natural for a spiritual place like this, it would be somewhat removed. This is a considerable distance from the sanctuary and the street. I am concerned about the risk of vandalism and if it will have an attraction for uses that are not what it is intended for.

Reverend Lampe: We will have security cameras on it, and our intention is to ensure that it is secure in that way. We hope we don't have to post signs that would deter people or detract from the holiness of it. We hope the security cameras will deter those actions.

Comm. Elkins: I compliment the church and its designers because I think the solution you found for pedestrian access from the parking lots back to the sanctuary is great. I'm curious about the interaction between the paved pedestrian walkway and the prayer walk and how they interact with each other from a design perspective.

Reverend Lampe: The paved walkway is down the middle, and it has inlets that go into the path, which goes around the perimeter. The choice is for people to take the path above or go between, which would give them access to, for instance, Station Three.

Comm. Elkins: They are somewhat removed from each other just by topography.

Reverend Lampe: There are places where they connect but not at every station.

Comm. Pateidl: I have a question for staff about Station Eight with the kinetic art to represent the resurrection. It appears that those are extended on poles. Have we reviewed the height of the poles? Are they in compliance?

Mr. Klein: They are greater than 15 feet, but some art features throughout Leawood exceed 15 feet in height. It is determined that this is an art feature.

Chairman Williams: Are there other questions? Thank you. If there is no discussion, could I get a motion?

A motion to recommend approval of CASE 98-15 – CHURCH OF THE RESURRECTION PRAYER WALK AND PLAYGROUND - Request for approval of a Revised Final Plan, located south of W. 135th Street and east of Nall Avenue – with 14 stipulations in the Staff Report - was made by Elkins; seconded by Ramsey. Motion carried with a unanimous vote of 6-0. For: Hoyt, Walden, Pateidl, Elkins, Ramsey and Coleman.

CASE 111-15 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6.13, PERMANENT SIGN REGULATIONS – Request for approval of an amendment to the Leawood

Development Ordinance, pertaining to signs within the BP (Planned Business Park District). **PUBLIC HEARING**

Staff Presentation:

Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 111-15 – Leawood Development Ordinance Amendment to Section 16-4-13, Permanent Sign Regulations. This amendment proposes to increase the size of signage for wall signs within the BP [Planned Business Park] district from 2% to 5%. The remainder of the commercial districts will allow 5%. Staff is recommending this change because many of the buildings located in the BP district, particularly at 103rd and State Line, are 1-story buildings that tend to be smaller. The 2% maximum doesn't allow much signage at all. To ensure the signs don't get too large, the recommendation is a maximum of 100 square feet. Other signs in the area fall in that range. Staff is recommending approval of this amendment, and I'd be happy to answer any questions.

Chairman Williams: Are there questions? This case requires a Public Hearing.

Public Hearing

As no one was present to speak, a motion to close the Public Hearing was made by Pateidl; seconded by Coleman. Motion carried with a unanimous vote of 6-0. For: Hoyt, Walden, Pateidl, Elkins, Ramsey and Coleman

A motion to recommend approval of CASE 111-15 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6.13, PERMANENT SIGN REGULATIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to signs within the BP (Planned Business Park District) – was made by Elkins; seconded by Hoyt. Motion carried with a unanimous vote of 6-0. For: Hoyt, Walden, Pateidl, Elkins, Ramsey and Coleman

MEETING ADJOURNED