

Minutes

The City Council of the City of Leawood, Kansas, met for a Work Session Meeting at City Hall, 4800 Town Center Drive, at 6:00 P.M., on Tuesday, January 22, 2013. Mayor Peggy Dunn presided.

Councilmembers present: Debra Filla, Jim Rawlings, Julie Cain, Gary Bussing, Carrie Rezac, James Azeltine, Lou Rasmussen and Andrew Osman

Councilmembers absent: None

Staff present: Scott Lambers, City Administrator
Richard Coleman, Comm. Dev. Director
Mark Klein, Planning Official
Chris Claxton, Director Parks and Rec
Dawn Long, Finance Director
Patty Bennett, City Attorney
Joe Johnson, Public Works Director
Deb Harper, City Clerk
Pam Gregory, Assistant City Clerk

Others Present: John Petersen, Esq., Polsinelli Shughart
Amy Grant, Paralegal, Polsinelli Shughart
Henry Klover, Klover Architects
Kip Strauss, Planning Commissioner
Otto Westerfield, JOCO Management, Director of Real Estate
Jim Harpool, MD Management
Bob Regnier, General Partner, Ranchmart North LLC
Jack Reeves, Leawood resident
Seth Berry, Leawood resident

- 1. Discuss potential amendments to Leawood Development Ordinance [LDO] signage; AND**
- 2. Continued discussion on Review of Community Improvement Development [CID] Application for Ranchmart**
 - a. Status of McDonald’s restaurant in CID application
 - b. Discussion of time frames for Phases II and III

Welcome by the Mayor

Mayor Dunn called the meeting to order at 6:10 P.M. Introductions were made by those present.

Presentation – City Administrator Scott Lambers**1. Discuss potential amendments to Leawood Development Ordinance [LDO] signage**

Amendments to signage in the LDO were discussed at the Goal Setting meeting to allow City staff to administratively approve certain sign applications that are consistent with the LDO and that meet development design guidelines. These applications would be placed on the Consent Agenda for Planning Commission and City Council approval. Staff would provide updates of those approved.

Mayor Dunn confirmed with Mr. Lambers this would run through 2013 and then be re-evaluated.

2. Continued discussion on Review of Community Improvement Development [CID] Application for Ranchmart

- a. Status of McDonald's restaurant in CID application
- b. Discussion of time frames for Phases II and III

Opening Remarks – City Administrator Scott Lambers

Per the request of Councilmember Rasmussen, City staff prepared an evaluation of compliance in the LDO for a CID for Ranchmart. It was anticipated this application would be filed by December 19th and presented before the Council this evening; however, it has not yet been filed.

Presentation – John Petersen, Esq., Polsinelli Shughart

They are in the process of doing everything possible to meet the letter and intent. McDonald's Corporate has indicated they will be participating, which will require them to file a revised CID application due to the expansion of the district. From a visual standpoint, they plan to tie everything together as a comprehensive, more modern shopping area.

Henry Klover, Klover Architecture, gave a presentation of the new architecture stating their goal is to provide identification and elements to the corners.

Councilmember Rawlings suggested they address parking because of the traffic congestion of delivery trucks at the Wine and Spirits store. Otto Westerfield, JOCO Management, replied they could review this in the lease and restrict deliveries to certain times of the day.

Mr. Klover confirmed they plan to install 90 degree parking because of its efficiency and would have standard two-way traffic.

Mr. Petersen anticipated the phasing timeframe would be tied to the performance of the development and CID. Their intent is to combine it with the economic return for the developer and CID. The developer is motivated to get the improvements done to get the increase in return because of the 22-year timeframe.

Councilmember Rasmussen agreed they should review parking and expressed concern of no sidewalk from the north to south along Mission Road. Mr. Klover replied they intend to work with McDonald's to continue the sidewalk at that location.

Mr. Petersen stated the remodel of the post office is intended for a potential medical service provider, which would be phased in toward the beginning of the project. Councilmember Osman suggested they notify the adjacent residents of start and stop times for construction.

Councilmember Rasmussen suggested they address traffic concerns to minimize accidents at 95th and Mission Road. Public Works Director Joe Johnson replied in order to improve the intersection; they would need to work in conjunction with Overland Park and Prairie Village on a joint construction agreement.

Mr. Petersen anticipated Price Chopper would also be participating in the CID.

Community Development Director Richard Coleman confirmed at some point, the applicant would be required to have a minimum amount of green space for the parking ratio.

Mr. Petersen stated a key factor for McDonald's to participate in the CID is to allow them a double lane drive-thru.

Mr. Klover stated they will need to have a survey done to determine whether a sidewalk can run along 95th Street.

Mr. Lambers suggested they submit their Revised Preliminary Plan in conjunction with the Final Plan and revised CID application prior to going before the Planning Commission and requested detail of their phasing plan when they return. Mr. Petersen confirmed they would submit a comparison of their current proposal to the plan previously submitted that did not request public subsidization for the improvements. He anticipated bringing a sign criteria that is compatible with the new architecture.

Mr. Petersen confirmed they would file their Revised Preliminary Plan, Final Plan, and revised CID application by March 19th and would begin working with City staff on the development agreement as well. Mr. Lambers scheduled a work session for April 15th to review all of the details before going through the Planning and City Council process. A public hearing will need to be scheduled because of the CID sales tax.

Councilmember Rasmussen suggested they consider the public right-of-ways [ROW] into their phasing plan. Mr. Petersen intended to bring everything affected in the streetscape along 95th Street and Mission Road into Phase I.

There being no further business, the work session was adjourned at 7:20 P.M.

Pam Gregory, Assistant City Clerk