

D. FINAL DEVELOPMENT PLAN APPROVAL – BLUE VALLEY  
TRANSPORTATION FACILITY – 7201 West 135<sup>th</sup> Street

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1. APPLICANT: Blue Valley School District is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow a transportation facility.
3. LOCATION: The subject property is located at 7201 West 135<sup>th</sup> Street.
4. EXISTING ZONING: This property is currently zoned CP-2, Planned General Business District, with a temporary special use permit for a transportation facility (SUP No. 2008-3).
5. ANALYSIS: The applicant is requesting final development plan approval to allow a transportation facility. A special use permit was recently approved to allow the transportation facility to be located in the walled-in area of the former Payless Cashways lumber yard and most recently Extreme Ford auto dealership. The transportation facility will be used as the origination point for part of the school bus fleet that serves the Blue Valley School District. The facility will park up to 62 school buses.

The transportation facility will use the existing concrete walls to screen the facility from the adjacent properties and an existing building for light maintenance and administration functions. The final development plans include new curbs and a new fence to be installed that separates the facility from the delivery area of the adjacent commercial building. The fence will be a coated chain link fence with a mesh fabric for additional screening from the service and loading area. The mesh fabric is the same type of fabric that is used for tennis courts.

The buses will use 137<sup>th</sup> Street and use Riley Street to get to 135<sup>th</sup> Street or travel east and get onto Metcalf Avenue. A new metal gate will be installed at the only point of ingress and egress for the school buses. The gate will be electronically operated. An identically detailed new metal “window” will be installed next to the gate so that bus drivers can see oncoming buses when exiting or entering the facility.

The plan indicates that a monument sign is proposed at the entry into the center along Riley Street. The staff is not supportive of a monument sign to identify the facility. Should the applicant propose signage for those unfamiliar with the location, staff recommends a wall sign that is attached to the screen wall near the entrance into the facility. The plans do show a wall sign on the east facing façade of the existing building; staff does not have any issue with this sign.

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6. STAFF RECOMMENDATION: Staff recommends approval of Final Development Plan, Blue Valley Transportation Facility, subject to the following stipulations:
- a. The chain link fencing shall be vinyl coated, and the attached screen material shall be maintained at all times. Any torn, faded, or detached portions shall be repaired immediately.
  - b. A sign permit application shall be submitted for review and approval to the Planning and Development Services Department for all site signage.
  - c. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.