

10. REVISED PRELIMINARY PLAN APPROVAL - TRAILWOODS CENTER -
Vicinity of the southeast corner of 95th Street and Nall Avenue

1. APPLICANT: Landplan Engineering, PA, is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting revised preliminary plan approval to allow changes to an existing commercial development.
3. LOCATION: The subject property is located in the vicinity of the southeast corner of 95th Street and Nall Avenue.
4. EXISTING ZONING: This property is currently zoned CP-2, Planned General Business District.
5. ANALYSIS: The applicant is requesting approval of a revised preliminary plan to allow revisions to an existing commercial center. The existing center includes three buildings located along Nall Avenue and a bank located on the east side of the zoning boundary, none of which are proposed to be changed. The applicant is proposing to tear down the tenant spaces located to the west of the Big Lots tenant space to allow for parking and a new CVS drugstore. This change would also require the building located at the corner of 95th Street and Nall Avenue to be torn down. Therefore, the commercial square-footage would be increased by 3,500 square feet to 65,893 square feet. No other changes are proposed for the development plan except those associated with the CVS building.

The site plan submitted by the applicant is proposing to move the CVS building out towards Nall Avenue to allow for a drive and double row of parking in between the remaining tenant building and the CVS building. The drive-thru will be located along Nall Avenue with the canopy located at the southwest corner of the building. A screen wall is provided on the southside of the building to screen the truck traffic. There is not a loading dock proposed but an overhead door to allow for deliveries. This overhead door is located on the east side of the building. A total of 368 parking spaces are provided on-site, which does meet ordinance requirements.

As part of this request, staff has reviewed the proposed changes against the Commercial Design Guidelines. The applicant is proposing to have a berm and hedge along 95th Street and Nall Avenue to screen the parking lots. Also a trellis detail with brick walls and seating areas is a proposed amenity at the corner where the existing building is being torn down (old bread company building). Additional details about this amenity and landscaping will be provided at the time of final development plan approval.

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The building is proposed to be constructed of two colors of brick. These colors will match the existing center. A lot of the existing center's bricks were painted white sometime in the past. This paint has been removed or faded in many locations and the applicant is proposing to match the actual brick color where the paint has been removed. The second color will be a solid brick color to match a color on the existing center. As required by the Commercial Design Guidelines, the applicant is proposing windows and awnings along the east, west and north elevations to provide pedestrian scale features. Staff will review the elevations further at the time of final development plan approval to ensure full compliance with the guidelines.

TRANSPORTATION IMPACTS: The proposed site plan changes will result in an acceptable traffic flow on the site. Because of that, the transportation staff supports this project.

ENVIRONMENTAL IMPACTS: This site is currently developed, so a Preliminary Stormwater Management Study was not required by staff. In lieu of a study, a signed and sealed letter providing the change in impervious surface was provided by the applicant's engineer. The proposed plan results in less impervious surface than the existing condition. Since the time of the letter submittal, there have been changes to the site plan. Consequently, the letter will need to be updated to reflect these changes at the time of construction plan approval.

The run-off from this site will be collected in a series of storm sewer inlets that will be constructed with this project. The new storm sewer lines will connect to the existing storm sewer system located in the parking lot just east of this lot.

6. STAFF RECOMMENDATION: The staff recommends approval of Revised Preliminary Plan, Trailwoods Center, subject to the following stipulations:
 - a. The development shall be in accordance with Exhibit "A" (Site Plan), and Exhibit "B" (Building Elevations), which are filed in the office of the Planning Commission Secretary at City Hall and which are incorporated by reference as if set out in full herein. In addition, the development shall follow and comply with all regulations and standards of the City of Overland Park, unless specifically exempted by the Governing Body.

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- b. The development shall be limited to 65,893 square feet.
- c. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.
- d. Prior to the issuance of a Site Development or Building Permit, whichever is first, a signed and sealed letter submitted by the applicant's engineer shall be submitted that provides an updated comparison of impervious surface between what is existing and what is proposed with this plan.
- e. Prior to the issuance of any form of Certificate of Occupancy, all sidewalk ramps in public right-of-way adjacent to this property shall be constructed or reconstructed to conform with current city sidewalk ramp requirements, including the installation of truncated domes where applicable.