

G. FINAL DEVELOPMENT PLAN APPROVAL - BLUE VALLEY SOUTHWEST HIGH SCHOOL SPORTS FIELDS - 17600 Quivira Road

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1. APPLICANT: Horst, Terrill & Karst Architects is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow construction of high school sports stadiums and associated buildings.
3. LOCATION: The subject property is located at 17600 Quivira Road.
4. EXISTING ZONING: This property is currently zoned R-1, Single-Family Residential District.
5. ANALYSIS: The applicant is requesting final development plan approval to allow the construction of stadium seating/press boxes for three high school fields, a concession stand and a track/soccer/football storage building. Dugouts are also proposed for the baseball and softball stadiums. The stadium seating and stadium lighting were shown on the preliminary plan approved by the Planning Commission in 2007, but not on the final development plan. The school district has decided to construct the bleachers sooner than originally thought. No other changes are proposed for the baseball, soccer or softball fields. At the northwest corner of the soccer field a concession stand with rest rooms will be constructed. A track/soccer/football storage building is proposed at the southwest corner of the soccer field. All other improvements shown on the plans were previously approved.

The stadium seating will be constructed similar to other Blue Valley school stadiums. The press boxes for the three fields, concession stand, and storage building will be constructed of two shades of concrete masonry and will match the brick masonry units previously approved for the main school building. The roof will be constructed of Sarnafil, which appears like a metal roof.

ENVIRONMENTAL IMPACTS: A Final Stormwater Management Study has been submitted, reviewed and approved for this project. The proposed plan conforms to the study, and all drainage concerns have been previously resolved.

6. STAFF RECOMMENDATION: The staff recommends approval of Final Development Plan, Blue Valley Southwest High School Sports Fields, subject to the following stipulation:

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- a. All roof-top and ground-mounted equipment shall be screened from public view.