

C. FINAL DEVELOPMENT PLAN APPROVAL - OVERLAND PARK COMMUNITY PARK - Vicinity of the southwest corner of 135th Street and Switzer Road

1. APPLICANT: DLR Group, Inc. is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow construction of an office building and concession stands for the Overland Park Soccer Complex.
3. LOCATION: The subject property is located in the vicinity of the southwest corner of 135th Street and Switzer 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 for the construction of a 17,000 square-foot office building and three concession stands for the Overland Park Soccer Complex. All other improvements have been previously final planned and are under construction. The office building is proposed to be located to the east of Field 9. The three concession stands each serve one field pod for the soccer complex. All of these buildings will have identical masonry units. The concession buildings are proposed to be constructed of burnished block and fiber cement panels. The main office building will also utilize this same block and cement panels with the use of zinc panels. All signage will be determined as part of a sign package to be submitted at a later date. The landscaping and lighting plan were previously approved and are not proposed to be changed.
6. STAFF RECOMMENDATION: The staff recommends approval of Final Development Plan, Overland Park Community Park, subject to the following stipulation:
 - a. All roof-top and ground-mounted equipment shall be screened from public view.