

B. REVISED PRELIMINARY PLAN APPROVAL - OVERLAND PARK COMMUNITY PARK - Vicinity of the southwest corner of 135th Street and Switzer Road

1. APPLICANT: The DLR Group, Inc., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting revised preliminary plan approval to allow changes to the soccer complex of the Overland Park Community Park. This application does not require a public hearing.
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, and approved for a special use permit to allow a drinking establishment at the St. Andrews Golf Course clubhouse.
5. ANALYSIS: This application pertains to the St. Andrews Golf Course, Deanna Rose Farmstead and a new soccer complex. However, the only changes are occurring on the soccer complex located at the northeast corner of the park. No changes are proposed for St. Andrews Golf Course or Deanna Rose Farmstead. The changes for the soccer complex involve the concession stands and the main office building located just to the east of Field 9. There are three concession stands located around the soccer complex, one for each field pod. The footprints for the concession stands have changed from the previously approved plan; however, the locations are almost identical to the recently approved plan.

The other change involves the main office building. This building is now proposed to be 17,000 square feet in size, which is a reduction of 1,000 square feet. The building has also moved to the east to allow additional outdoor activities on the west side of the building. No other significant changes have occurred on-site.

The building design for the concession stands and the main office building have changed. These changes will be discussed more thoroughly with the final development plan, which is also on this agenda.

ENVIRONMENTAL IMPACTS: The previous revised preliminary plan was approved by the Planning Commission in July 2007. The changes proposed by the current plan still respect the stream corridor or proposed uses that are allowed by the stream corridor ordinance.

6. STAFF RECOMMENDATION: The staff recommends approval of Revised Preliminary Plan, Overland Park Community Park, subject to the following stipulations:

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continued

- a. All stipulations associated with PDP No. 2007-44 shall remain in effect.
- b. Prior to the issuance of any form of Certificate of Occupancy, a public sidewalk shall be constructed along the 135th Street frontage.