

H. FINAL DEVELOPMENT PLAN APPROVAL - BLUE VALLEY NORTH
BASEBALL AND SOFTBALL RENOVATIONS - 12200 Lamar Avenue

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 renovations to existing sports fields.
3. LOCATION: The subject property is located at 12200 Lamar Avenue.
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 renovations to an existing sports field on the Blue Valley North campus. These changes are occurring on the north side of the Blue Valley North complex just to the west of the existing track. The proposal would include shortening the right field fence for the existing baseball field and then constructing a new softball field, a practice softball field and a practice baseball field. These three new fields would be constructed to the north of the baseball field. No lights are shown on any of the fields. New fences would be constructed to delineate the outfield fences, backstops and dugouts for the new varsity softball field. The fences vary in height and would be tallest for the back stop (24 feet tall). Retaining walls would also have to be constructed in various locations around the new fields. Finally, new sidewalks are also proposed to be constructed on the east and west sides of the new fields to allow patrons to reach the new varsity field and storage building on the west side.

ENVIRONMENTAL IMPACTS: The existing stormwater system was analyzed in the approved Final Stormwater Management Study for the additions and renovations to Blue Valley North High School. The additional impervious areas created with the construction of the proposed ball fields will have no significant impact on the overall drainage for the site. The engineering staff can recommend approval with no stipulations.

6. STAFF RECOMMENDATION: The staff recommends approval of Final Development Plan, Blue Valley North Baseball and Softball Renovations, with no stipulations.