

**CITY OF DE SOTO**  
**SITE PLAN REVIEW COMMITTEE**

City Hall, 32905 West 84<sup>th</sup> Street  
Tuesday, January 14, 2003, 7:00 P.M.

**MINUTES**

1. The meeting was called to order by Chairman Crumbaker at 7:02 p.m.

In attendance:           Mark Crumbaker, Committee Chairman  
                                  Mary Guntert, Committee Member  
                                  Darlene Hackworth, Committee Member  
                                  Richard Hempworth, Committee Member  
                                  Don Cooper, Commercial Group  
                                  Raj Trivedi, Commercial Group  
                                  Sharad Doshi, Commercial Group  
                                  Jim Brauer, Kaw Valley Engineering  
                                  Sean Ackerson, Bucher Willis & Ratliff  
                                  Mike Brungardt, City of De Soto  
                                  Kim Gordanier, City of De Soto

2. Agenda Items:

- A. Review site plan submitted by Commercial Group for the Valley Springs Homes senior apartments located east of Kill Creek Road and south of 83<sup>rd</sup> Street.

Brungardt, City Engineer, stated that the revised site plan does not accurately reflect all of the changes from the initial public improvements project. The turn lane on 83<sup>rd</sup> Street is not graphically presented correctly, and the storm sewer south of 83<sup>rd</sup> Street needs to be extended to the west. Discussion followed regarding potential curb cuts and signage. The Committee indicated that they agreed with Brungardt's issues one and five from his memo dated January 9, 2003.

Brungardt stated that since 83<sup>rd</sup> Terrace is a local street, sidewalks need only be on one side of the street. The plan shows a sidewalk on both sides, while two sidewalks that cut through to the community center building have been removed. It would make sense to take out the sidewalk on the south side of 83<sup>rd</sup> Terrace rather than stopping it at the property line. Also, one sidewalk cutting through the open space to the community center building should be provided so that units on the east have direct walking access to the community center building. Brungardt stated that this may be placed either north or south of building six.

Cooper asked why 4 foot sidewalks are not acceptable, and if they needed to extend the sidewalk all of the way to the property line. Brungardt responded that four foot sidewalks do not meet ADA standards, though four foot sidewalks with appropriately spaced turnaround nodes would. He added that the remaining lots should develop soon because they have been platted

and utilities are on the way, so the sidewalk to nowhere will be extended in the near future. The Committee agreed with Brungardt's items two and three.

Ackerson, City Planner, stated that his issues include internal circulation as well as architectural details. He feels that it is appropriate to discuss the changes to the architectural details, though they are minimal and have retained the character of the previous proposal. Removing the exterior storage areas has reduced the square footage of the two-bedroom units. They have been replaced with cultured stone and vinyl columns, in keeping with the other design elements. Ackerson asked if the plans indicated the addition of a privacy wall. The Commercial Group representatives reviewed the plans and stated that the line was an error and would be removed. The Committee was in agreement with Ackerson's issues one and two from his memo dated January 10, 2003.

Ackerson stated that his third issue was with the proposed alternative landscaping. The "C" buffer required to the east of the property would have a 42% reduction in required materials due to the screening provided by a natural five to fifteen foot grade separation. Though the landscape height has been lowered, more evergreen material has been added. The west buffer has a similar grading situation, with a 50% reduction in materials. In this case, the material on the north end is more relevant than to the south. Ackerson added that the applicant has also requested an 18% reduction in trees and a 14% reduction in materials for the north buffer. The removal of landscape material is less justified behind unit one. This may either be added or moved from behind units two and three. Material should be added or moved from the east to create more uniform street streets on the corridor. After Brauer explained to Ackerson that there is at least 10' of grade separation between unit one and the adjacent property, he agreed that the landscaping currently shown there was acceptable, as did the Committee as a whole.

Cooper indicated that Commercial Group would be willing to work with the City on these issues. He asked why the City was requiring so much foliage, considering that surrounding property owners would have to buffer as well. Ackerson responded that the higher use property carries the burden of screening from surrounding properties. Also, one hundred trees will naturally dwindle to fifty or so within ten years. Ackerson stated that his sixth and final issue was regarding the need to state the intent to sod or seed the open space in the development. The Committee indicated that they agreed with Ackerson's issues three through six.

Brauer of Kaw Valley Engineering indicated that the grading work at the intersection at 82<sup>nd</sup> Street will be more of a challenge than was previously thought. They have been unable to locate the right-of-way documentation, so forty feet of right-of-way will be assumed. Chairman Crumbaker asked if the future street to the south is being dedicated, and if the uses to the south should be indicated. Brungardt responded that neither are necessary at this time. The road network connectivity and general layout is in place.

Brungardt stated that several changes need to be made regarding off-site improvements. The alignment of the waterline extension should be changed, and an additional 10 feet of right-of-way will be required along 83<sup>rd</sup> Street. The sewer lines have changed from the approved plan as well. An easement agreement has been obtained to run a sewer line across the Lawhead property, instead of having a pump station and routing around the property. It will be sized accordingly for a possible extension to the south of K-10, with the costs to the City figured in. Brauer asked it would be possible to trench under 83<sup>rd</sup> Street due to all of the improvements being done to the street anyway. Brungardt said that he will discuss the matter with Ron

Creason, the Street Superintendent. The Committee noted that the five hydrants shown on the property seemed excessive. They would approve the removal of one or two hydrants, as long as the 300' radius was still met. The Committee agreed with Brungardt's items four, six and seven. Brungardt stated that staff would look into improvements to 82<sup>nd</sup> Street, and possibly include these in the Capital Improvements Plan to be in conjunction with the new turn lane improvements. These details can be worked out in the design phase of the project.

Crumbaker stated that he recommends that the Planning Commission turn down this site plan request because the Planned Development designation was not appropriate for this project. Brungardt and Ackerson relayed the history of the Governing Body's decision to approve a "P-D" rather than "R-3" rezoning. Crumbaker stated that he understands how they reached their decision, but that care should be taken not to use Planned Development to avoid difficult zoning decisions.

Chairman Crumbaker adjourned the meeting at 8:17 p.m.

Respectfully submitted:

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Kim Gordanier  
Planning Coordinator