

PARKER MOB III

Applicant: MedDevelopment, LLC
10800 Farley St., Suite 380
Overland Park, KS 66210

PROJECT NARRATIVE

Site Design Standards

1. General – Basic Site Information: The proposed project site is located on the campus of the Parker Adventist Hospital located at 9403 Crown Crest Blvd, and was previously approved on December 3, 2019. The property is currently zoned Planned Development (PD) and is part of the Crown Point Center Planned Development District. The site is Southeast of the intersection of the hospital main entry off of Crown Crest Blvd in an area that is currently mostly undeveloped land and a small area of temporary parking. The area within the proposed project boundary is 6.43 acres. The site is proposed to be constructed at one time with no phased construction. The proposed amendment to the previously approved Site Plan includes the following:
 - a. Trash Enclosure: Relocate to the northeast of the building and redesign as a freestanding structure as shown on Sheet 2 of 12 and Sheet 9 of 12.
 - b. Generator Enclosure: Provide a new “freestanding” roof supported by four (4) columns behind the walls of the enclosure as shown on Sheet 9 of 12. The area between the top of the walls and the new roof is open.
 - c. Landscaping: Landscaping has been revised to provide enhanced screening at the generator enclosure and at the relocated trash enclosure as shown on Sheet 4 of 12. The quantity and type of plantings meets or exceeds requirements as shown in the “Landscape Code Requirement” table on Sheet 5 of 12.
 - d. Lighting: The locations of light poles has not been changed from the previously approved site plan amendment. However, the fixture type has been changed to an LED fixture and the overall base/pole height has been revised from 25’ to 30’ as shown on sheet 12 of 12. The photometrics for the site have been revised but still meet the requirements of the Town of Parker as shown in the “Calculation Summary” table on Sheet 11 of 12.
 - e. Electric Vehicle Charging Stations: Provide two (2) new locations for charging stations as shown on Sheet 11 of 12.
2. Parking: Two (2) parking spaces have been removed to accommodate the enclosure at the proposed location, which reduces the total number of parking spaces to 454 – 67 spaces over the required 387 as shown in the “Parking Count and Requirements” table on Sheet 2 of 12.
3. Screening: The proposed generator enclosure (See Sheet 2 of 12 and 9 of 12) is located at the interior of the site in order to keep it out of view from adjacent properties and public streets. The proposed trash enclosure location (See Sheet 2 of 12 and 9 of 12) is approximately ten (10) feet below Crown Crest Blvd. Elevations at grade around the trash enclosure as shown on Sheet 2 of 12. The trash enclosure walls are approximately eight (8) feet high, and are well below the level of the adjacent sidewalk and roadway. Finally, both the generator enclosure and the trash enclosure have extensive landscaping, including large evergreen trees (Austrian Pine – 40’ tall and 25’ feet wide when mature) and shrubs (Various Types – 4’-8’ tall and 4’-5’ wide when mature), to effectively screen the two structures from view from the surrounding sidewalks, roadway, and adjacent properties as shown on Sheet 4 of 12.

Architectural Standards

1. Building Elevations: There are no revisions to the building elevations.
2. Generator Enclosure / Trash Enclosure: The colors of the selected materials match the colors of the existing materials that have been used throughout the hospital campus. The generator enclosure and trash enclosure are designed to incorporate elements and materials from the main building to better harmonize with the overall project design as shown on Sheet 9 of 12.