

PARKER MOB III

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

PROJECT NARRATIVE – SITE PLAN ADJUSTMENT (SP18-081 / SP20-054)**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 (SP18-081). 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 Site Plan Adjustment to the previously approved Site Plan includes the following:
 - a. Retaining Wall: The proposed Cast-In-Place concrete retaining wall was requested by the Owners to avoid relocating existing dry utilities and to provide a more maintainable slope condition at the location shown on Sheet 2 of 12. The wall will also be provided with a decorative aluminum fence to act as a guardrail at the slope above the wall – see details 9 and 12 on Sheet 9 of 12.

Architectural Standards

1. Retaining Wall: Per Section 13.10.100 Hillside Development the wall meets the zoning code requirements as noted below.
 - a. The wall is being provided to reduce the steepness of man-made slopes at the location shown on Sheet 2 of 12.
 - b. The proposed retaining wall does not exceed six (6) feet in height. Because the proposed retaining wall is greater than four (4) feet in height, the wall has been engineered by a licensed civil engineer, and will be reviewed and approved by the Town before construction.
 - c. The wall has no terraces.
 - d. The proposed Cast-In-Place concrete retaining wall will have a “Stone” color and texture to match building stone, see details 10, 11 and 12 on Sheet 9 of 12.