

1. SPECIAL EVENT PERMIT NO. 2010-142 - 9701 West 137th Street

1. APPLICANT: Blue Valley Recreation Commission is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a special event permit to allow a farmers' market on Saturday mornings from May 1, 2010, through October 16, 2010.
3. LOCATION: The subject property is located at 9701 West 137th Street.
4. EXISTING ZONING: The property is currently zoned REC, Recreation District.
5. ANALYSIS: The applicant is requesting approval to allow a farmers' market at the Blue Valley Recreation Complex at the southwest corner of 137th Street and Antioch Road. The market is proposed to run from 7 a.m. until 12 p.m. on Saturday mornings from May 1, 2010, through October 16, 2010. The market is proposed to be held in the smaller parking lot between Fields 2 and 5, as indicated on the submitted site plan. Fifty parking spaces will be utilized for the vendor area, and 50 spaces will be designated for market customers. Shade structures will be used by the individual vendors. At this time, the applicant is not planning to publicize the market, other than four sandwich-board signs set out the morning of the market at the following locations:

Southwest corner of 135th and Grandview Streets
Southwest corner of 137th Street and Antioch Road
Southwest corner of the easternmost parking lot entrance off
137th Street
Southeast corner of 137th Street and Switzer Road

Staff has some concerns about parking availability with the addition of the farmers' market to the ball field complex where weekend tournaments are held. The applicant has provided tournament information for the Saturday mornings through the proposed market duration. Blue Valley Recreation Commission has also secured a written parking agreement with the Ritz Charles located north across 137th Street to use the Ritz Charles parking lot for overflow parking during the market and softball tournaments. The Overland Park Police Department has agreed to monitor the situation for any traffic or parking issues caused by the addition of the farmers' market. This is the second year of the proposed farmer's market, and the Overland Park Police Department has indicated that during 2009, the farmer's market ran smoothly without any traffic or parking problems.

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6. STAFF RECOMMENDATION: This event requires City Council approval because of the proposed duration of the farmers' market. This event ran smoothly in 2009 and staff is comfortable that the applicant has taken the necessary steps to ensure successful events in 2010.

The staff recommends approval of Special Event Permit No. 2010-142, from May 1, 2010, through October 16, 2010, subject to the following stipulations:

- a. The temporary signs shall be placed on Blue Valley Recreation Commission property so as not to impede visibility at the proposed intersection locations.
- b. The applicant shall consult the Community Services Division of the Planning and Development Services Department regarding any necessary temporary food service permits.
- c. Should larger tents be utilized in the future, the applicant shall obtain tent permits from the Overland Park Fire Department for any tent that exceeds 900 square feet.
- d. The applicant shall work with the Overland Park Police Department to address any traffic or parking related issues that may arise from the addition of the farmers' market to the sports complex.
- e. The area of the farmer's market shall be cleaned and returned to it's original state following each event.