

C. FINAL DEVELOPMENT PLAN APPROVAL - RITZ CHARLES - WEDDING CHAPEL - 9000 West 137th Street

1. APPLICANT: Shughart Thomson & Kilroy is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow a wedding chapel.
3. LOCATION: The subject property is located at 9000 West 137th Street.
4. EXISTING ZONING: This property is currently zoned BP, Business Park District.
5. ANALYSIS: The applicant is requesting final development plan approval to construct a 5,217 square-foot wedding chapel to the east of the Ritz Charles building in an undeveloped area. This request matches the revised preliminary plan approved earlier this year by the Planning Commission and City Council.

The applicant has stated that the wedding chapel will be strictly for weddings, which would then allow for the reception to be held in the Ritz Charles facility. As part of this chapel there is a proposed wedding courtyard and open space between the chapel and the Ritz Charles. The courtyard will have a large plaza area with a trellis on the north side of this plaza area.

Additional parking is being constructed with the wedding chapel. The parking will be located to the east of the chapel and additional handicapped spaces to the southwest of the chapel. A total of 514 parking spaces are shown on the Ritz Charles property, which staff finds sufficient to meet the parking demand.

The chapel is proposed to be constructed of a small base of stone veneer, hardiplank siding (white), and a composition roof (green). The applicant is proposing to match some details from the Ritz Charles building including the style of windows, trim at the corners and trim just below the roof line. The Site Plan Review Committee did review these elevations at the time of the revised preliminary plan application and did recommend approval of the proposed elevations. The applicant has provided a landscape plan and a photometric plan. The photometric plan will have to be revised at the time of construction plan submittal to meet Resolution No. 76, Overland Park's parking lot lighting standards.

ENVIRONMENTAL IMPACTS: The wedding chapel and associated parking area was originally approved as parking when the rezoning was

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approved for the site. The reconfiguration of this area results in less impervious surface than originally planned, so the existing storm sewer system has the capacity to handle the additional run-off from this area. The engineering staff can recommend approval with no stipulations.

6. STAFF RECOMMENDATION: The staff recommends approval of Final Development Plan, Ritz Charles - Wedding Chapel, subject to the following stipulations:
- a. All roof-top and ground-mounted mechanical equipment shall be screened from public view by a material similar to the exterior of the building.
 - b. At the time of construction plan approval, the photometric plan shall be revised to include a table which meets Resolution No. 76, Overland Park's parking lot lighting standards.
 - c. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.
 - d. Prior to the issuance of a Building Permit, the developer shall submit a payment for unspecified transportation improvements, as detailed in stipulation "f" of Rezoning No. 1998-42.