

G. FINAL DEVELOPMENT PLAN APPROVAL - STANLEY COLONADE - 6535
West 151st Street

1. APPLICANT: Davison Architecture is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow construction of a mixed use building.
3. LOCATION: The subject property is located at 6535 West 151st Street.
4. EXISTING ZONING: This property is currently zoned MXD, Planned Mixed Use District.
5. ANALYSIS: The applicant is requesting final development plan approval to construct a 17,300 square-foot, two-story mixed use building. The rezoning request was recently approved by the Planning Commission and City Council. This request does conform to the approved preliminary plan, although the building was originally requested to be 18,000 square feet in size.

The site plan provides for access from 151st Street with a total of 73 parking spaces being constructed. This is four more spaces than required by the Unified Development Ordinance. Staff has worked with the applicant to incorporate a sidewalk system to the building and the public sidewalk along 151st Street.

The building is required to meet the 151st Street Design Guidelines, which require the building to be located along the public street, provide for access to adjacent developments and the building being entirely brick with the allowance of some stone accents. The building is proposed to be located approximately 15 feet from the right-of-way line, which in staff's opinion meets the guidelines. A utility easement prevents the building from being located closer to 151st Street. Second, the applicant has agreed to provide for an access easement along the east property line for any future development on the undeveloped land to the east. Finally, the building is proposed to be constructed of two different colors of brick and does provide cast stone accents above and below the windows. An aluminum canopy is shown at the entryway on the north and south elevations. The Site Plan Review Committee did review the elevations at the time of the rezoning request, and after some significant changes to the building, voted to recommend approval of the proposed building elevations.

The applicant has provided a landscape plan and photometric plan. Both of these plans meet the ordinance requirements.

TRANSPORTATION IMPACTS: Since the site plan conforms to the revised preliminary plan, the transportation staff supports this request. A few minor details will be worked out prior to construction plan approval.

ENVIRONMENTAL IMPACTS: A Preliminary Stormwater Management Study has been previously submitted, reviewed and approved for this project.

There are three watersheds on this site. The largest drainage area flows toward the southwest and enters the Blue Valley Aquatic Center site. The smaller drainage areas drain toward the northwest and toward the south and southeast. The drainage areas that flow toward the southwest and northwest reach an area near 152nd and Broadmoor Streets where there are existing structure flooding issues. For this reason, detention has been required for the tributary drainage areas. The proposed detention basin is located at the southern end of the property that will discharge into the existing detention basin on the Blue Valley Aquatic Center property. Staff is comfortable with the preliminary sizing for the basin.

To assure that there are no increases in run-off to adjacent properties, the applicant's engineer has reduced the size of the drainage areas that flow toward the northwest, the south and the southeast by increasing the size of the drainage area that flows to the applicant's proposed detention basin. To be sure that there is not an increase of flows toward the flooding area, the applicant's engineer included an analysis of the effect of the detention basin discharge from this site on the Blue Valley Aquatic Center detention basin discharge. The analysis showed that there was no increase in flows from the Blue Valley Aquatic Center detention basin due to this development. There is no increase in the amount of run-off in any direction from this site.

When the Blue Valley Aquatic Center was developed, no provisions were made for providing a storm sewer connection to this property, in part because the size of the drainage area fell below the minimum size of drainage area that requires a storm sewer system. As a result, the applicant has entered into an easement agreement with the Blue Valley Aquatic Center that must be recorded prior to the issuance of a Site Development Permit.

6. STAFF RECOMMENDATION: The staff recommends approval of Final Development Plan, Stanley Colonade, subject to the following stipulations:

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- 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. Prior to the issuance of a Building Permit the plat shall be recorded.
- 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 "k" of Rezoning No. 2007-20.
- e. Prior to the issuance of a Building Permit, the applicant shall submit to the staff of the Planning and Development Services Department evidence of a recorded covenant running with the land establishing a common access easement for the benefit of the abutting property owner to the east. That easement shall extend from the 151st Street driveway to the adjoining property to the east. The exact location and extent of the easement and the content of the easement document shall be subject to review and approval by the Planning and Development Services Department.
- f. Prior to the issuance of a Building Permit, the owner shall dedicate sidewalk easement along the 151st Street frontage, subject to review and approval by the Planning and Development Services Department.
- g. Concurrent with the construction of any site improvements and prior to the issuance of any form of Certificate of Occupancy, the developer shall relocate the existing sidewalk along 151st Street away from the curb line, subject to review and approval by the Planning and Development Services Department.
- h. Prior to, or concurrent with, the submittal of construction plans for a Site Development or Building Permit, whichever comes first, a separate set of final detention plans and calculations shall be submitted for the review and approval of the Engineering Services Division. Staff approval shall be obtained prior to the issuance of a Site Development or Building Permit.

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- i. Prior to the issuance of a Site Development Permit, furnish the city with a copy of the recorded utility easement that grants access to the Blue Valley Aquatic Center site for the construction of storm and sanitary sewer lines.
- j. Concurrent with the submittal of construction plans for a Site Development or Building Permit or for a detention facility, whichever comes first, the developer shall provide a Final Stormwater Management Study that includes final detention calculations and includes any design changes.
- k. Prior to the issuance of any form of Certificate of Occupancy, all construction of on-site and off-site improvements to the storm sewer system shall be complete and in service as verified by an Engineering Services Division inspection.
- l. Prior to the issuance of a Temporary Certificate of Occupancy, the detention facility serving the site (building, development, lot) shall be constructed, sodded and in service. If sod cannot be placed due to weather-related reasons, an alternate date may be set for the completion of sodding.
- m. Prior to the issuance of a Final Certificate of Occupancy, the detention facility serving the site must be certified by a professional engineer, licensed in the state of Kansas, in accordance with Section 15.10.500 of the O.P.M.C.