

C. FINAL DEVELOPMENT PLAN APPROVAL - BLUE VALLEY BAPTIST CHURCH  
PARKING LOT EXPANSION – 8925 West 151<sup>st</sup> Street

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1. APPLICANT: Mantel Teter Architects, Inc., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow the expansion of an existing parking lot.
3. LOCATION: The subject property is located at 8925 West 151<sup>st</sup> Street.
4. EXISTING ZONING: This property is currently zoned R-1, Single-Family Residential District.
5. ANALYSIS: The applicant is seeking approval for parking lot expansion and construction of two entryway vestibules. The construction of the church was approved in 1989 and built in 1993. A proposed sanctuary addition and offices/classrooms were approved for development in 1999. Additional parking fields were approved on the revised preliminary development plan at this time. The subject final development plan proposes to build-out the parking proposed for the southwest portion of the site. In addition to the parking, an access drive onto 151<sup>st</sup> Street was approved on the western portion of the site.

The subject plan proposes to slightly realign the parking and access drive. The parking will deviate from the approved preliminary plan by slightly angling the new lot counter-clockwise. The access drive also varies from the approved preliminary plan. The newly proposed alignment will link the access road approximately 10 parking stalls further south than was previously specified.

The site currently contains 284 parking stalls. The current plan proposes an additional 68 parking stalls, for a total of 352 stalls. The previously approved plans proposed a total of 416 parking stalls at build out (additional 17,000 approved square feet to be built). The proposal contains the required amount of parking. Six new landscape islands are proposed for the parking lot addition, as opposed to three approved islands.

In addition to parking lot expansion, the applicant is proposing to construct two entryway vestibules on the existing church. The vestibules will be created by enclosing previously constructed covered entryways. Primary materials will include EIFS, CMU and glass.

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ENVIRONMENTAL IMPACTS: This site is within the watershed that requires stormwater detention due to flooding problems in the vicinity of 153<sup>rd</sup> and Broadmoor. However, this property is also upstream from the Kingston Lake regional detention pond and therefore has the option to contribute towards the Kingston Lake facility rather than building on-site stormwater detention. The landowner has already paid to participate in the regional detention facility, including this expansion, and therefore will not be providing any on-site detention.

6. STAFF RECOMMENDATION: Staff recommends approval of Final Development Plan, Blue Valley Baptist Church Parking Lot Expansion, subject to the following stipulations:
- a. The development shall be in accordance with Exhibit “A” (Site Plan), and Exhibit “B” (Building Elevations), which are filed in the office of the Planning Commission Secretary at City Hall and which are incorporated by reference as if set out in full herein. In addition, the development shall follow and comply with all regulations and standards of the City of Overland Park, unless specifically exempted by the Governing Body.
  - b. The applicant shall provide a detailed site study including required and provided parking calculations.
  - c. Concurrent with the submittal of construction plans for Site Development or Building Permits, whichever comes first, the applicant shall provide a Final Stormwater Management Study that includes any design changes associated with the site.
  - d. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.