

G. FINAL DEVELOPMENT PLAN APPROVAL – SONIC – Vicinity of the southeast corner of 97th Street and Quivira Road

1. APPLICANT: Oak Park Mall, L.L.C., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow an outparcel restaurant at Oak Park Plaza.
3. LOCATION: The subject property is located in the vicinity of the southeast corner of 97th Street and Quivira Road.
4. EXISTING ZONING: This property is currently zoned CP-2, Planned General Business District.
5. ANALYSIS OF APPLICATION: The applicant is seeking approval for a Sonic restaurant to be located on a southwestern outparcel of Oak Park Mall, in Oak Park Plaza. The subject site is directly south of a recently approved AT&T and Chick-fil-A restaurant. Parking for the site would be accommodated on-site under parking canopies and directly east of the building in a newly constructed parking lot. A total of 75 spaces, including two handicap spaces, are proposed for this application. The parking lot proposed east of the Sonic restaurant will also serve other Oak Park Plaza locations. Pedestrian circulation is appropriately addressed and a future connection to the site south of this building has been provided.

The 1,728 square-foot building is proposed to be built of a combination of mission pink (primary), red, and buff colored brick. Brick detailing, including basket weave pilasters and soldier course details, are provided around the building. The entrance is located on the west side and includes a patio along Quivira Road. A drive-thru canopy is located on the north side of the building adjacent to the seating area.

The site contains three flat automobile canopies with brick column supports to match the building architecture. The canopy fascia is specified as 'coral island' painted aluminum to match the primary building brick. The patio canopy is proposed to be covered with a white fabric awning supported by a green metal framework. The drive-thru canopy is also proposed to be constructed of a white canopy material.

Overall, the building possesses an industrial appearance and staff is of the opinion that the patio and drive-thru canopies should be constructed of gray standing seam metal to provide detail more in-line with the architectural appearance of the main structure, as well as, architectural variety amongst Sonic restaurants in Overland Park.

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A couple Sonic restaurants have been recently approved in Overland Park that include the applicant's corporate white canopy material. Others have been approved with variable canopy options. When possible, staff encourages unique design for corporate architecture and feels that this location warrants a slightly unique design that remains compatible with the building architecture. In addition, staff recommends that the fascia on the drive-thru canopy and flat automobile canopies be gray metal to match the recommended standing seam metal.

SITE PLAN REVIEW COMMITTEE COMMENTS: Site plan review committee members have reviewed the submitted elevations and prefer the standing seam metal canopy to the proposed white fabric material.

TRAFFIC IMPACTS: The proposed site plan provides for a good traffic flow within the site and coordinates with the proposed parking lot and drive layout for the surrounding retail area. The amount of drive-thru lane stacking is less than typically is provided for fast-food restaurants. But based on counts that staff has taken at other Sonic locations, Sonic restaurants appear to experience less drive-thru lane usage than other fast-food restaurants. Consequently, staff believes that the proposed five car stack behind the menu board should be adequate to handle the expected usage.

ENVIRONMENTAL IMPACTS: As part of a previous plan approval, the developer was required to perform a structural inspection of the portion of a private box culvert located south of 97th Street and identify any required repairs. The inspection was completed and noted minor repairs; however, the repair work has not been completed at this time.

Detention on this property is necessary due to several homes downstream of the project, located at 103rd Street and Garnett, experience flooding. The existing detention basin is located in the same area as the proposed Sonic restaurant and associated parking lot. A proposed underground detention basin will be located to the east of the proposed Sonic pad site. It is critical that the new underground detention basin is constructed and functioning prior to removal of the existing detention basin.

6. STAFF RECOMMENDATION: Staff recommends approval of Final Development Plan, Sonic, subject to the following stipulations:
 - a. The patio canopy and drive-thru canopy shall be constructed with gray standing seam metal.

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- b. The fascia on the flat automobile canopies shall be gray to match the standing seam metal patio canopy.
- c. 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.
- d. One additional ADA parking stall shall be provided to comply with Unified Development Ordinance requirements of three required per 75 parking spaces provided.
- e. All sidewalks shall comply with ADA standards.
- f. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.
- g. When the combination of this project, the previously approved addition, and future development exceeds 8,000 square feet of impervious surface, stormwater detention is required to be constructed for the previously approved addition, this project, and all future phases of development.
- h. Prior to, or concurrent with, the submittal of construction plans for a Site Development or Building Permit, whichever comes first, provide a draft agreement outlining the division of responsibilities between the owner and the city for the private box culvert that crosses under 97th Street and Parcel B. The draft agreement shall be reviewed and approved by the city’s legal staff.
- i. Concurrent with the submittal of construction plans for a Site Development or Building Permit, whichever comes first, the applicant’s engineer shall submit a Final Stormwater Management Study that includes any design changes associated with the site. The study, plan and calculations shall be approved by the Engineering Services Division staff prior to issuance of any permits.

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- j. Prior to the issuance of a Site Development or Building Permit, whichever comes first, submit repair plans for the private box culvert to city staff for review and approval. The repairs shall be completed prior to a Certificate of Occupancy for each site.
- k. 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.
- l. Prior to the issuance of any construction permits that remove the existing basin from service, the proposed underground detention basin must be constructed and in service.
- m. Prior to the issuance of a Certificate of Occupancy, the underground detention facility serving the site shall be certified by the design engineer, a professional engineer, licensed in the State of Kansas, in accordance with Section 15.10.500 of the O.P.M.C.
- n. Prior to the issuance of a Building Permit, a draft agreement regarding division of responsibilities for the cost, maintenance, repair and annual certification of the underground detention facility serving the development shall be submitted to, reviewed and approved by the Engineering Services Division staff.
- o. Prior to the issuance of a Building Permit, the finalized agreement shall be recorded at the Johnson County Register of Deeds by the developer with a copy of the recorded agreement furnished to the Engineering Services staff.
- p. All private sidewalks shall comply with the city's standard details for public sidewalks and sidewalk ramps, unless waived by the director of Planning and Development Services Department. Accessible routes leading to accessible structures and amenities within the public way shall be clearly identified on the plans and comply with the building code.
- q. Prior to the issuance of a Certificate of Occupancy, any existing public sidewalk adjacent to this property that does not substantially meet current city sidewalk standards (sidewalk is damaged, broken, or is a tripping hazard) shall be reconstructed to current city

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standards. The limits of the repair shall be approved by
Engineering Services staff prior to the issuance of a Building
Permit.