

D. FINAL DEVELOPMENT PLAN APPROVAL – THE HERITAGE OF OVERLAND PARK – Vicinity of the southeast corner of 127th Street and Switzer Road

1. APPLICANT: Phelps Engineering, Inc., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow a senior living facility.
3. LOCATION: The subject property is located in the vicinity of the southeast corner of 127th Street and Switzer Road.
4. EXISTING ZONING: This property is currently zoned R-1, Single-Family Residential District, with an indefinite special use permit for a senior living facility (SUP No. 2009-12).
5. ANALYSIS: The applicant is requesting final development plan approval to allow a senior living facility that provides care for patients with dementia. The facility includes three one-story buildings. Each building is L-shaped and is 10,508 square feet for a total of 31,524 square feet. Each building will have 16 residential units for a total of 48 units.

The buildings are designed to have residential characteristics and use features and details consistent with single-family homes. The buildings will use stone for a wainscot and stucco up to the eaves of the buildings. The roofs are pitched roofs with gable ends. A mansard type of equipment area is designed where the legs of the L-shaped building meet so that all air conditioning condensers are off the ground and screened from view. The buildings will have glazing on all sides using windows with mullions that are also patterned like windows on residential homes.

Access to the site is from a drive onto 127th Street with a connection to the church parking lot to the west. Staff had requested that a secondary drive be provided into the parking lot to the west for emergency vehicles. This would allow access from a full movement median break on 127th Street in the situation when emergency vehicles were traveling to the site westbound on 127th Street. The site includes 39 parking stalls in a parking court configuration. The parking lot is designed to be screened from the residences by the three buildings.

The entrances into the buildings all face the parking court. Sidewalks are shown at the edges of the parking court and also along the drive to the public sidewalk on 127th Street. A secured outdoor exercise area is designed for each building. The outdoor exercise areas are enclosed with a solid privacy fence.

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A Revised Preliminary Stormwater Management Study was previously submitted, reviewed and approved for the proposed project. The site contains an existing detention basin on the south side of the Grace Fellowship Church building. The church plans to build a future sanctuary in the location of the existing detention basin.

The proposed detention basin will be a wet detention pond, located in the southeast corner of the proposed senior living facility site. Stormwater run-off from both the church and the proposed senior living facility will be detained in the wet detention pond. Detention is required due to downstream flooding issues located between 12810 and 12814 Wedd Street, near the southeast corner of the senior living facility site.

A Detention Maintenance Agreement is necessary to establish maintenance responsibilities between the church and the senior living center. The agreement must state that any shared responsibilities between lot owners for maintenance, reconstruction repair, annual certification and cost of the detention facility.

The Grace Fellowship Church has a preliminary development plan that was previously approved. The special use permit (SUP No. 2009-12) application for the senior living facility was approved prior to June 1, 2009. The proposed final development plan includes no substantial changes; therefore, Stormwater Treatment Facilities are not required with this application. After June 1, 2009, substantial plan changes would require unbuilt portions of the site to conform to the Stormwater Treatment Ordinance.

The proposed stormwater sewer system from the existing church property to the location of the proposed detention basin will be required to have the capacity of a 100-year storm event to effectively serve as detention for both the church and senior living facility. The design details for this system can be worked out during the construction plan review.

6. STAFF RECOMMENDATION: Staff recommends approval of Final Development Plan, The Heritage of Overland Park, subject to the following stipulations:
 - a. All roof-top and ground-mounted mechanical equipment shall be screened from view from adjacent properties and public streets with

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- a screening technique that is compatible with the building architecture.
- b. No signage is approved with this final development plan. All signage shall be approved by individual sign permit for each sign.
 - 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. 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.
 - e. 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 issuance of a Site Development or Building Permit.
 - f. Prior to the issuance of a Building Permit, the finalized agreement regarding the division of responsibilities for the cost, maintenance, repair and annual certification of the detention facility serving Grace Fellowship Church and the Heritage of Overland Park shall be submitted to, reviewed and approved by the city staff. The document shall then be recorded at the Johnson County Register of Deeds by the developer with a recorded copy furnished to the city prior to issuance of the requested permit.
 - g. Prior to the issuance of any Building Permits that remove the existing basin from service, the detention facility serving this development 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.
 - h. Prior to the issuance of a Certificate of Occupancy, any existing public sidewalk adjacent to this property that does not substantially

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meet current city sidewalk standards (sidewalk is damaged, broken, or is a tripping hazard) shall be reconstructed to current city standards. The limits of the repair shall be approved by Engineering Services staff prior to the issuance of a Building Permit.