

B. FINAL DEVELOPMENT PLAN APPROVAL - MASON & HANGER PARKING LOT EXPANSION - 7270 West 162nd Street

1. APPLICANT: Mason & Hanger is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow expansion of the existing parking lot.
3. LOCATION: The subject property is located at 7270 West 162nd Street.
4. EXISTING ZONING: This property is currently zoned PRB-3J, Planned Urban Retail Business District, Johnson County.
5. ANALYSIS: The applicant is requesting approval of a final development plan to allow expansion of the existing parking area to the north of the existing Mason & Hanger building. In the future, additional employees will be housed at this location after an internal reconfiguration of the building, and the applicant has indicated a need for additional employee parking. Currently, there are 19 available parking spaces, including one ADA-designated space. The expansion would provide a total of 37 parking spaces, including two ADA spaces, an increase of 18 spaces.

The existing dumpster will be relocated from the southwest corner of the building to the northwest corner in a new masonry enclosure, and new landscaping is provided around the expanded parking area. Staff is also stipulating that landscaping be added in the area at the southwest corner of the building that is shown as being striped on the plans. Currently, there is no separation between the existing parking space and the drive on the west side of the building. With the re-striping of the parking spaces in this location, staff is requesting that a landscaped area be incorporated to separate the drive from the end parking space, as opposed to the striping that is shown on the submitted plans. As the Planning Commission may remember, staff has worked with other applicants in the past to provide this feature when properties are updated and/or renovated. A landscaped area in this location will serve several functional purposes in the operation of the parking lot, including providing clear visibility so that drivers leaving the southern parking area can see vehicles from the north, providing positive protection for a vehicle parked at the end of the parking row, and allowing for landscaping to be incorporated in the midst of the pavement.

ENVIRONMENTAL IMPACTS: A Preliminary Stormwater Management Study has been submitted, reviewed and accepted for the proposed parking lot expansion.

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In the existing condition, run-off from this property generally drains from northwest to southeast in a non-engineered swale that drains to an existing driveway to the east. The run-off then flows south to 162nd Street and into an existing curb inlet to the west. With the parking lot expansion, a bioswale is proposed to meet the city's stormwater treatment ordinance requirements, and the existing swale has been engineered to ensure that the additional run-off can be adequately accommodated. Staff still has issues with the design of the swales but is confident these issues can be resolved at the time of construction plan approval.

6. STAFF RECOMMENDATION: Staff recommends approval of Final Development Plan, Mason & Hanger Parking Lot Expansion, subject to the following stipulations:
- a. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.
 - b. Concurrent with the submittal of construction plans for a Site Development or Building Permit, whichever comes first, the applicant shall provide a Final Stormwater Management Study that addresses any outstanding items from the Preliminary Stormwater Management Study and includes any design changes.
 - c. Prior to the issuance of a Site Development or Building Permit, whichever comes first, a Stormwater Treatment Maintenance Agreement shall be submitted, reviewed and approved by the engineering staff with the associated recording fees paid by the owner/developer.
 - d. Prior to the issuance of a Final Certificate of Occupancy, the owner shall provide a Certification of Completion and Compliance for all constructed stormwater treatment facilities. Subsequently, the owner shall have a maintenance certification submitted one year after construction is completed, and every two years thereafter. The certification shall be on a form as approved by the city and shall be performed by a registered professional engineer in the State of Kansas, unless the Director approves other qualified individuals to perform the certification.

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- e. Prior to the issuance of a Final Certificate of Occupancy, a Maintenance Surety shall be provided by the owner/developer in accordance with Section 16.210.080.E. of the O.P.M.C.
- f. A landscaped area shall be installed at the west end of the existing row of parking on the south side of the building, in the area that is shown as being striped on the submitted plans.