

9. PRELIMINARY PLAN APPROVAL - APACHE ELEMENTARY SCHOOL - 8910
Goddard Street

1. APPLICANT: ACI/Frangkiser Hutchens is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting preliminary plan approval to allow a new elementary school building. A public hearing is required as part of the consideration of this application.
3. LOCATION: The subject property is located at 8910 Goddard Street.
4. EXISTING ZONING: This property is currently zoned R-1, Single-Family Residential District.
5. ANALYSIS: The applicant is requesting approval of a preliminary plan to allow the construction of a new building for Apache Elementary School while the existing building remains in place. Once the new building is complete, the existing building will be demolished, and the new parking lot and queue area will be constructed. The new school is proposed to be two-stories in height for a total of 87,762 square feet in area. The current building is 44,569 square feet in area with 47 parking spaces provided on site. With the new construction, 81 parking spaces will be available, including four ADA-designated stalls. The new building will be set further to the west on the 8.8-acre site than the existing building to allow for the larger parking area and longer queue area to the east of the new building following demolition of the existing building.

Street trees and site landscaping are required for this project, which are being provided as shown on the submitted landscape plan. Five large pin oak trees are proposed to be preserved in new landscape islands in the large parking field. Bioretention cells are proposed in the large parking lot islands, and sidewalks will be provided across those cells for improved access to the building. Hard-surface play areas are proposed to the south and northeast of the new building, with grass sports fields at the northeast corner of the site. The new school building is proposed to be constructed of three different colors of brick, with areas of stone and cream and colonial red metal accents.

Staff has heard from one neighbor expressing concerns regarding traffic impacts of the new school and the impacts of the school construction and demolition on the surrounding neighborhood, including construction traffic, dust, and noise. With regard to the long-term traffic impacts, the proposed site improvements should improve the traffic situation in this area. With increased parking and longer queue area, impacts on the surrounding

PRELIMINARY PLAN APPROVAL - APACHE ELEMENTARY SCHOOL - 8910
Goddard Street - continued

streets should be minimized somewhat. In response to the concerns regarding construction impacts, the Overland Park Municipal Code contains provisions to address these concerns. If the neighbors have concerns during the school construction and demolition, the Building Safety Division of the Planning and Development Services Department can be contacted.

TRAFFIC IMPACTS: The parking lot and driveway layout proposed for the new school building will be a great improvement over the current situation at the existing school. The school drives will align with the existing streets to the east (89th Street and 89th Terrace), a much longer pick-up area will be provided along the loop drive, a separate bus drop-off and pick-up drive will be constructed on the 88th Terrace frontage, and substantially more parking area will be available for parents and teachers.

ENVIRONMENTAL IMPACTS: A Preliminary Stormwater Management Study was submitted, reviewed and approved for the proposed project.

Stormwater Detention: The existing school property is an 8.8-acre site divided into two main watersheds. The northwestern 40 percent of the site drains to the Turkey Creek watershed, while the southeastern 60 percent of the site drains to the Indian Creek watershed.

Both watersheds are in areas that have been identified as requiring stormwater detention due to downstream flooding concerns. In Turkey Creek, a number of buildings along the creek north of 83rd Street were identified to be in danger of flooding by the Northeast Johnson County Watershed Study. In the Indian Creek watershed, a number of residential homes were identified to be in danger of flooding along a downstream tributary of Indian Creek between 93rd Street and 103rd Street.

No detention is proposed for the northwestern portion of the site because the site is being re-graded to lower peak flows from existing conditions. The northwest portion of the site connects to an existing private storm sewer system located within Treetop Lodge apartments.

A dry detention basin is proposed for the southeastern portion of the site because the site improvements increase the contributing watershed area and overall flow to the Indian Creek watershed. The southeastern portion of the site drains along Goddard Street to an existing storm sewer located at 91st Street and Goddard Street.

PRELIMINARY PLAN APPROVAL - APACHE ELEMENTARY SCHOOL - 8910
Goddard Street - continued

The proposed detention basin was designed using approximate methods; however, staff is comfortable that sufficient area exists at the location shown to accommodate the required storage volume. At the time of submittal of the Final Stormwater Study, the developer's engineer will be required to submit more definitive detention calculations in accordance with the city's detention design standards.

The layout of the detention basin was originally designed as a combined dry detention basin and stormwater treatment facility. In the currently proposed design, the detention basin will serve only as a dry detention basin, not as a combined facility. If the design continues as a dry detention basin, the layout will need to be modified so that the entire low flow is carried within the storm sewer system, in accordance with city standards. This issue can be resolved during construction plan review.

Drainage flows off the southeast portion of the site are directed into an existing concrete flume under the public sidewalk along Goddard Street. Although this is a non-standard storm drainage practice, the nearest public storm sewer that could serve as a connection point for drainage is about 540 feet to the south along Goddard Street. Connection to this public storm sewer would require replacement of six residential driveway approaches as well as potential disruption to over 500 feet of public sidewalk. Although the concrete flume directs flows to the street and keeps flows off of the public sidewalk and appears to be functioning well, staff does not believe it warrants the disruption and costs involved to make standard connection to the storm sewer system. Since the sidewalk has a drop-off at the flume and pedestrian traffic from the school may be high in this area, staff is requesting that a handrail be constructed on the sidewalk at the drainage flume crossing.

Stormwater Treatment: The preliminary plan application must include stormwater treatment facilities in the design to meet the city's stormwater treatment ordinance requirements because it exceeds the 5,000 square-foot threshold for additional impervious surface. The applicant has provided several bioretention cells on the east side of the property to accommodate the run-off from the increase in impervious surface.

6. **STAFF RECOMMENDATION:** Staff recommends approval of Preliminary Plan, Apache Elementary School, 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

PRELIMINARY PLAN APPROVAL - APACHE ELEMENTARY SCHOOL - 8910
Goddard Street - continued

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. Prior to the issuance of a Building Permit, the property shall be preliminary and final platted.
- c. Prior to the issuance of a Building Permit, the Planning Commission shall approve final development plans.
- d. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.
- e. Concurrent with the submittal of construction plans for a Site Development or Building Permit, whichever comes first, the developer shall provide a Final Stormwater Management Study that includes the stormwater detention computational methods and layout structure in conformance with the city's stormwater design standards, and includes any design changes.
- f. Prior to, or concurrent with, the issuance of a Site Development or Building Permit, whichever comes first, obtain a separate Site Development Permit for construction of stormwater detention facilities that serve that portion of the site.
- g. Prior to the issuance of a Certificate of Occupancy, the detention facility serving the development 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.
- h. 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.
- i. 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

PRELIMINARY PLAN APPROVAL - APACHE ELEMENTARY SCHOOL - 8910
Goddard Street - continued

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.

- j. 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.
- k. Prior to the issuance of any form of Certificate of Occupancy, a public city sidewalk in the standard location shall be constructed along the Goddard Street and 88th Terrace frontages.
- l. Prior to the issuance of a Certificate of Occupancy, any existing public sidewalk adjacent to this property that does not substantially meet current city 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 or Site Development Permit.
- m. 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. 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.