

3. REVISED PRELIMINARY PLAN APPROVAL - MID AMERICA
REHABILITATION HOSPITAL EXPANSION - 5701 West 110th Street

1. APPLICANT: Healthsouth Corporation is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting revised preliminary plan approval to allow an addition to an existing hospital. A public hearing is required as part of the consideration of this application.
3. LOCATION: The subject property is located at 5701 West 110th Street.
4. EXISTING ZONING: This property is currently zoned CP-O, Planned Office Building District, with a special use permit, for an indefinite period of time, for a hospital.
5. ANALYSIS: The applicant is requesting approval of a revised preliminary plan to allow a two-story, 17,018 square-foot addition to the existing Mid America Rehabilitation Hospital. With the addition, the overall building area will be 106,943 square feet. The addition is proposed to be located at the southeast corner of the building, and a courtyard/healing garden is to be located between the existing building and the addition. The addition will be constructed of EIFS to match the existing building color and construction. Additional street trees are proposed to be planted along 110th Street to bring the site into compliance with the requirement of one street tree for every 40 feet of frontage.

As part of the building improvement, five existing parking spaces will be removed at the southeast corner of the new building portion, and the existing sidewalk will be rerouted. At the northwest corner of the site, a new sidewalk connection is proposed from the existing sidewalk out to the public sidewalk along 110th Street. Ten additional parking stalls will also be added to the east of the existing ADA parking stalls at the northwest corner of the site. Based on the bed count and number of employees, 171 parking spaces are required, with 222 being provided. Staff finds the amount of proposed parking acceptable, as medical uses often require additional parking, and there may be use of the existing parking by employees and visitors of the neighboring buildings.

TRAFFIC IMPACTS: The additional trips associated with the proposed expansion of the hospital building will be minimal and therefore will not significantly impact traffic conditions on the surrounding street network. Also, the construction of the additional parking spaces will not affect traffic flow within the site.

ENVIRONMENTAL IMPACTS: A Preliminary Stormwater Management Study has been submitted, reviewed and accepted for this expansion.

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The proposed expansion will not change existing drainage patterns on the site, and the existing storm sewer system will be utilized to handle the additional run-off. No downstream drainage issues have been identified; therefore, detention is not proposed for the site.

This project is required to provide stormwater treatment facilities for the new impervious surface constructed with the building and parking lot expansion per Chapter 16.210 of the Municipal Code. The proposed stormwater treatment facility plan includes rain gardens, a bioretention cell, and a native vegetation area. Staff has some design concerns with the proposed stormwater treatment facilities but is confident that these issues can be resolved at the time of final development plan approval.

6. STAFF RECOMMENDATION: Staff recommended approval of Revised Preliminary Plan, Mid America Rehabilitation Hospital Expansion, subject to the stipulations approved by the Planning Commission.
7. PLANNING COMMISSION RECOMMENDATION: The Planning Commission considered this application at a public hearing on June 14, 2010. No one spoke at the public hearing, and the Planning Commission voted 9 to 0 to recommend approval of Revised Preliminary Plan, Mid America Rehabilitation Hospital 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. Development of the site shall be limited to 106,943 square feet.
 - c. Prior to the issuance of a Building Permit, the Planning Commission shall approve final development plans.
 - d. Prior to the issuance of a Certificate of Occupancy, all roof-top and/or ground-mounted mechanical equipment shall be screened from view with an architectural treatment that is compatible with the building architecture.

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- e. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.
- f. Within seven days of the revised preliminary plan approval, the owner and/or developer shall submit \$20,779 cash. Said cash shall be deposited with the Chief Financial Officer for the City of Overland Park. The funds collected shall be placed in an escrow account set aside for future unspecified transportation planning, design, construction or implementation, and operations in the corridor defined as containing College Boulevard and extending north to 103rd Street, east to Mission Road, south to 119th Street, and west to Metcalf Avenue. Said work shall be above and beyond that listed in other stipulations to this rezoning.

In lieu of submission of the total amount of payment for unspecified transportation improvements, the owner or developer may submit partial payments, in cash, prior to the issuance of building permits for each phase of development according to the following schedule:

<u>Year of Application for Building Permit</u>	<u>Contribution/ Square-Foot of Gross Floor Area</u>
2010	1.221
2011	1.343
2012	1.477
2013	1.625
2014	1.788
2015	1.966
2016	2.163
2017	2.379
2018	2.617
2019	2.879

NOTE: Any construction commencing after 2019 will be subject to the same 10 percent per year increase.

- g. Prior to final development plan approval, the applicant's engineer shall submit a Revised Preliminary Stormwater Management Study that addresses the outstanding issues outlined in the letter sent on June 1, 2010. The study shall be approved by the Engineering Services Division staff prior to the Planning Commission consideration of the final development plan.

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- h. 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.
- i. 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.
- j. 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.
- k. At the time of final development plan submittal, a planting plan for the applicable stormwater treatment facilities shall be provided along with the landscape plan for the development.
- l. 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.