



Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.

1310 Wakarusa Drive
Lawrence, Kansas 66049

tele 785.843.7530
fax 785.843.2410
email info@landplan-pa.com

June 6, 2007

Sheila M. Stogsdill
Planning Office
6 E. Sixth Street
Lawrence, KS 66044

Re: Bauer Farm Rezoning Requests

Dear Sheila,

This letter accompanies two rezoning applications for the above-mentioned project and is intended to summarize the purpose of these applications (also explained in the body of the application forms).

1. We have requested rezoning from PRD-2 to PRD-3 to address a density increase, caused by the decrease in the "net area" that occurred when former access easements for the residential streets and alleys were converted to public rights-of-way. No residential units have been added; the density "increase" is simply the product of the formula used in the Zoning Ordinance.
2. We have requested rezoning from PCD-2 to PCD-2 to:
 - A. Remove the current stipulation that residential buildings must feature ground-floor office or commercial use. This requirement is un-workable because we have neither been granted enough retail space (presently max. 62,000 s.f.) to occupy such ground-floor spaces, nor does the soft office market in our City warrant a requirement to provide even more office space. There is too much already.
 - B. Expand the current limit of 62,000 s.f. retail floor space to 72,000 s.f. Based on our re-examination of past PC and CC minutes and actions, it is our firm belief that a *minimum* of 72,000 s.f. will be found to be appropriate in this development. With the present restriction, this 30-acre PCD will have a maximum retail density (FAR) of approximately .047. Most commercial retail developments have an FAR of greater than .180 (that would be over 235,000 s.f. in the case of Bauer Farm PCD.)
 - C. Ensure "licensed premises" is an allowable use within the Bauer Farm PCD.

Please let me know if you have questions, comments or wish to discuss these matters in person. Thank you for your consideration.

Sincerely,

Tim A. Herndon
Associate Principal

cc: Free State Holdings, Inc., Free State Group, LLC, file



Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.

1310 Wakarusa Drive
Lawrence, Kansas 66049

tele 785.843.7530
fax 785.843.2410
email info@landplan-pa.com

June 11, 2007

Sheila M. Stogsdill
Planning Office
6 E. Sixth Street
Lawrence, KS 66044

Re: Bauer Farm Rezoning Request Addendum

Dear Sheila,

This letter is an addendum to the June 6th rezoning submittal for the above-mentioned project.

In addition to the requests outlined in the letter and applications dated June 6th, 2007, we request rezoning from PCD-2 to PCD-2 to ensure "Liquor, wine and beer sales, for consumption off the premises" is an allowable use within the Bauer Farm PCD. The current restriction of this use is unsuitable for a PCD located in a growing sector of the city currently not served by a retail liquor store. Denial of this request will threaten the sustainability of this commercial development by prohibiting this retail service within a customer-oriented commercial environment.

Please see the attached revised list of Proposed Bauer Farm PCD-2 Use Restrictions. Let me know if you have and questions or comments. Thank you for your consideration.

Sincerely,

Brian Sturm

cc: Free State Holdings, Inc., Free State Group, LLC, file

PROPOSED BAUER FARM PCD-2 USE RESTRICTIONS

JUNE 11, 2007

~~Note: On December 12, 2005 the Planning Commission took action to recommend this list as the Bauer Farm PCD-2 Use Restrictions. This list includes those uses per the prior Bauer Farm PCD-2 Restricted Uses Ordinance No. 7756; additional low traffic generating uses identified by staff and recommended for approval by the Planning Commission on October 24; and those uses put forward by the applicant and recommended for approval by the Planning Commission on December 12, 2005.~~

~~These use restrictions were approved by the City Commission on January 10, 2006.~~

USE GROUP 4. MULTIPLE-FAMILY RESIDENTIAL

~~Multiple-family residential use above commercial use (retail/office on 1st floor with multiple family residential on upper floor(s))~~

USE GROUP 7. COMMUNITY FACILITIES - PUBLIC UTILITIES

1. Community Facilities

Adaptive reuse of properties listed as a landmark on the Lawrence, State or National Registers of Historic Places or included in the Lawrence or National Register of Historic Districts

Art gallery or museum

Cemetery, columbarium, or mausoleum

Child care center

Child care home - occupant primary provider

Child care home - non-occupant primary provider

Church or other place of worship, including student center

Club or lodge, private, except those whose chief activity is carried on as a business

Communication Towers

Community building, public

Golf course, but not including commercially operated driving range, pitch and putt course or miniature golf course

~~Halfway house or service-oriented rehabilitation center or residence~~

Health center, government operated

~~Hospital, general, not including animal~~

Institution for children and aged, nonprofit

Library or museum: public or private, open to public without charge

Monastery, convent or similar institution of religious training

Mortuary, funeral parlor, or undertaking establishment

Nursing home or rest home

Parish house, nunnery, rectory, etc.

Park, playground, or playfield, public

Private recreation facility (exclusive of family swimming pools and swimming pools that are accessory uses to hotels, motels and apartments)

~~Rehabilitation center for persons with disabilities~~

Sanitarium

School, public, parochial, or private, non-profit:

- (a) Grades nine and below including kindergarten
 - (b) Grades ten and above
- Studio for professional work or for teaching of any form of fine arts e.g. photography, music, dancing, drama, etc.
- Swimming pool, accessory
- Theatre, live (if indoors)
- 2. Public Utilities
 - Electrical substation
 - Gas regulator station
 - Radio or television transmitter or tower
 - ~~Sewage disposal plant, private~~
 - Telephone exchange, but not including garage, shop, or service
 - Water filtration plant, pumping station, elevated storage or reservoir
- 3. Similar Uses
 - All other uses which (1) are similar to the listed uses in function, traffic-generating capacity, and effects on other land uses and (2) are not included in any other use group.
- 4. Accessory Uses

USE GROUP 9. PROFESSIONAL OFFICES.

- 1. Medical and Related Offices
 - Chiropractic, chiropractic, dental, electrology, medical, optical, optometric, osteopathic, including a clinic
- 2. Ambulatory (Outpatient) Surgery Center
- 3. Professional and Governmental Offices
 - Accounting, architecture, engineering, governmental, insurance sales, law, real estate and sales and brokerage, motion picture studios (enclosed)
- 4. Veterinarian
 - Office and incidental boarding, with no open kennel or yard where animals are confined or exercised
- 5. Financial Institutions
- 6. Studio for professional work or for teaching of any form of fine arts e.g. photography, music, dancing, drama, etc.
- 7. Other Offices
 - All other offices which (1) are similar to the listed uses in function, traffic-generating capacity, effects on other land uses, and (2) are not included in any other use group.
- 8. Accessory Uses.

USE GROUP 9A. LIMITED SERVICES.

- 1. Bank, savings & loan, and trust company
 - Dry cleaning outlet store
 - Freestanding automated banking or dispensing facility
 - Funeral home, mortuary or undertaking establishment
 - Laboratory, medical or dental
 - Loan office

Personnel services
Photographic studio
Post Office branch facility
Professional cleaning services
Radio and television studio
Recording studio
School, commercial or trade, when not involving any danger of fire or explosion,
nor of offensive odor, noise, dust, glare, heat, vibration or other objectionable
factors
Secretarial service
Studio for professional work or for teaching of any form of fine arts i.e. photograph,
music, dancing, drama, etc.
Telephone answering service

2. Accessory Uses

USE GROUP 11. INNER NEIGHBORHOOD COMMERCIAL USES.

1. Bicycle sales, rental or repair
Book store, new or used
Dry cleaning outlet store
Food store, not including 24 hr. convenience store
Hair care establishment
Laundry, self-serve
Professional Offices (excluding medical and veterinarian offices and clinics)

Quick copy center
Restaurant, not including one with drive-up facilities or service to automobiles
Retail bakery
Reverse vending machines (recycling)
Shoe repair service
Small collection facilities (recycling)
Studio for professional work or for teaching of any form of fine arts i.e.
photography, music, dancing, drama, etc.
2. Accessory Uses

USE GROUP 12. RETAIL STORES - PERSONAL SERVICES. Certain types of retail stores and service establishments which:

~~(1) Retail Stores and Service Establishments~~

Altering, pressing, repairing of wearing apparel
Antique sales
Appliance, furniture, home furnishings, sales, rental repair
Art supply sales
~~Automobile service stations~~
Bank, savings & loan and trust company
Barber or beauty shop
Bicycle sales, rental, repair
Book sales

Bowling alley
Camera or photographic supply sales
Clothing sales
Club or lodge, whose chief activity is carried on as a business
Computer store; sales, service and equipment
Confectionery store
~~Department store~~
Drug store
Dry cleaning
Eating place, enclosed, without dancing or entertainment and not providing service
in automobiles
Florist shop and greenhouse
~~Food convenience store, including gasoline sales and single bay auto wash (Ord.~~
~~6205)~~
Food store, including retail bakery
~~Furrier shop, including storage of furs~~
Garden supply sales
Gift, novelty, souvenir sales
Hardware store and small tool rental, but not including sales of lumber or industrial
hardware
~~Hat blocking and repair~~
Hobby supply sales
Ice vending machine
Interior decorating shop
Jewelry sales and repair
Laundry pick-up station
Laundry, self-service only
Licensed premises
Liquor, wine and beer sales, for consumption off the premises
Loan office
Locksmith, key shop
Mail order agency
Music, musical instrument and phonographic record sales
Newsstand
Nursery stock sales
Optical goods, sales
Orthopedic or medical appliance sales
Paint and wall paper sales
~~Pawnshop (Ord. 5033)~~
Photographic processing
Photographic studio
Post Office
Quick copy or duplicating center
Radio and television studio
~~Reading room~~
Sewing machine sales and repair
Shoe repair and sales
Sporting goods sales

- ~~Surgical and dental supply sales~~
- ~~Theatre, indoor commercial~~
- ~~Variety store~~
- ~~Video store, sale or rental of video equipment, movies and games parlor~~
- 2. ~~Similar Uses~~
 - ~~Other uses which (1) are similar to the listed uses in function, traffic-generating capacity, and effects on other land uses, and (2) are not included in any other use group.~~
- 3. ~~Accessory Uses~~

USE GROUP 13. AUTOMOTIVE SERVICES; RETAIL SALES; OTHER. Primarily automotive service establishments and accessory uses, including consumer and non-consumer retail goods and services not appropriate for the neighborhood shopping district, including certain goods and services for agricultural, industrial, commercial, or institutional use.

- 1. ~~Automotive Services and Retail Sales~~
 - ~~Aircraft sales, rental, service~~
 - ~~Ambulance service~~
 - ~~Amusement park, commercial~~
 - ~~Auction room-auctioneer~~
 - ~~Automobile parking garage~~
 - ~~Automobile parts store; tires & accessories~~
 - ~~Automobile repair and services~~
 - ~~Automobile sales, service, rental (new and used)~~
 - ~~Automobile service station~~
 - ~~Barber and beauty equipment sales~~
 - ~~Baseball park, commercial~~
 - ~~Blueprinting and similar reproduction processes~~
 - ~~Boat and marine sales, rental and repair~~
 - ~~Bus passenger station~~
 - ~~Business machine rental, repair, sales~~
 - ~~Car or truck wash~~
 - ~~Carnival or circus~~
 - ~~Carting, crating, express hauling, moving and storage~~
 - ~~Caterer~~
 - ~~Eating establishment, enclosed, with dancing or entertainment~~
 - ~~Eating establishment, providing only drive-up service or no seating facilities~~
 - ~~Exterminator, pest~~
 - ~~Food convenience store, including gasoline sales~~
 - ~~Food locker plant, for consumer use~~
 - ~~Free standing automated banking or dispensing facility~~
 - ~~Funeral home, mortuary, or undertaking establishment~~
 - ~~Garage or parking for common or public utility vehicles~~
 - ~~Glass sales and cutting shop~~
 - ~~Golf driving range, commercial, (pkg. requirement applies to tee area only)~~
 - ~~Golf pitch and putt courses, miniature golf course~~
 - ~~Home improvement center~~

Hotel

Laboratory, medical or dental

Leather goods, sales and repair

~~Linen supply, diaper service, uniform supply~~

~~Liquids, flammable, underground storage of~~

~~Lumber, limited sales~~

~~Media Store (Ord. 7226)~~

Mobile homes, sales and service

Monument sales, including incidental processing

~~Motel~~

~~Motorcycle sales, service and rental~~

Office equipment and supplies, sales and service, rental and repair

Pet shop

Photostatting

Plumbing fixture sales

Quick copy or duplicating center

Recording studio

School, commercial or trade, when not involving any danger of fire or explosion, nor of offensive odor, noise, dust, glare, heat, vibration or other objectionable factors

Secretarial service

~~Sex Shop (Ord. 7226)~~

~~Sexually Oriented Media Store (Ord. 7226)~~

Skating rink, commercial

Studio for professional work or for the teaching of any form of fine arts, photography, music, drama, etc.

Swimming pool, commercial (parking requirements include pool area)

~~Taxidermist~~

~~Telephone answering service~~

~~Theatre, drive-in~~

~~Trailer sales and rental~~

~~Transit vehicle storage and servicing~~

~~Truck rental and sales~~

~~2. Similar Uses~~

~~Other business services which (1) are similar to the listed uses in function, traffic-generating capacity, and effects upon other land uses, and (2) are not included in any other use group.~~

~~3. Manufacturing Uses~~

~~Baked goods, candy, delicatessen, and ice cream, all for retail sales on the premises only~~

~~Clothing: custom manufacturing or altering for retail, including custom dressmaking, millinery, or tailoring~~

~~4. Accessory Uses~~

~~USE GROUP 14. RETAIL - WHOLESALE SALES AND SERVICES. Consumer and non-consumer type retail and wholesale stores and service establishments and accessory uses that serve a wide area, including the entire city and surrounding trade area.~~

~~1. Retail - Wholesale Goods and Services~~

~~Automobile body shop
Blacksmith shop
Building materials and lumber yards (parking requirements do not apply to lumber sheds)
Cold storage plant
Contractor or construction offices and shops
Dry cleaning plant, including carpet cleaning
Farm equipment sales, service and repair
Feed and fertilizer sales
Freight depot, railroad or truck
Hardware, industrial sales
Ice plant
Machine tools, sales, rental, repair
Mini-warehouse facilities
Pawnshop
Sexually Oriented Cabaret (Ord. 7226)
Sexually Oriented Motion Picture Theatre (Ord. 7226)
Warehousing establishment
Wholesaling establishment, including storage~~

~~2. Similar Uses~~

~~Other uses which (1) are similar to the listed uses in function, traffic-generating capacity, and effects on other land uses, and (2) are not included in any other use group.~~

~~3. Accessory Uses~~

USE GROUP 15. AMUSEMENT, RECREATIONAL AND CULTURAL FACILITIES. Uses similar in nature and traffic-generating capacities that appeal to large groups of people or that provide uses with high density (people to space) ratios whose primary intent is one of amusement or recreational pursuits or cultural enrichment.

1. Indoor Recreational Amusement or Cultural Facilities

Athletic club
Auditorium
Bowling alley
Field house
Game arcade, including video games
Physical culture center and health services, including spas, gymnasiums, reducing salons, masseur/masseuse, or hot tubs
Skating rink
Swimming pool, commercial
Theatre, indoor

2. Outdoor Amusement, Recreational or Cultural Facilities

Baseball park or batting cages, commercial
Golf driving range or putting greens, commercial
Golf, miniature or pitch and putt
Marina
~~Race track~~
Stadium or amphitheater
Swimming pool, commercial

3. Similar Uses

Other uses not specifically mentioned in this or any other use group which are similar in function and traffic-generating capacity to those specifically listed in this use group.

4. Accessory Uses

Uses which meet the requirements of the definition of accessory uses, Sections 20-2002(2) and 20-2002(3).



Memorandum

2400 Pershing Road
Suite 400
Kansas City, MO 64108
Tel 816 329 8600
Fax 816 329 8601

www.transystems.com

To: Mr. Michael Treanor
Treanor Architects, P.A.
110 McDonald Drive, Suite 192
Lawrence, KS 66044

From: Mike Wahlstedt
Phone:
Date: July 6, 2007

Client Project No.:
TranSystems Project No.: P101070094

Subject: Traffic Impact Study, Bauer Farm, Northeast Corner, 6th Street and Wakarusa Drive

Comments:

TranSystems completed a traffic impact study for the proposed Bauer Farm development in March, 2007. Several modifications have since been made to the plan and this memorandum addresses the traffic impacts of those changes. This analysis is based on the preliminary development plan dated July 6, 2007. The primary changes include rearrangement of some of the retail buildings along the south side of the property, including moving the pharmacy to the southwest corner of the site and the addition of a drive-through restaurant. The office building on the southeast corner of the site has also been changed to a bank. Retail space has also been added to the building on the northwest corner of the roundabout within the site. The overall total retail space has increased from 62,000 square feet to 72,000 square feet. Office space was reduced by 10,000 square feet relative to the March traffic study (the office space is 16,000 square feet less than the plan submitted in March, revisions to the plan were made after the traffic study was completed). The total number of residential units increased from 328 to 345 compared to the March traffic study, but similar to the office space some changes were made to the residential areas in the March plan after the study was completed. The March plan showed 345 units, the same as the current plan.

Trip Generation

The trip generation for the site was recalculated based on the new site plan and is summarized on **Table 1** on the following page. The revised calculations indicate that the total number of trips generated by the site will increase from 1,001 to 1,064 during the P.M. peak hour. This change is not anticipated to have a significant impact on the operation of the adjacent intersections (for example, the total traffic at the 6th and Wakarusa intersection in the existing plus full development conditions is increased less than one percent).

Site Access

The other changes to the site plan involve access points to the site. The proposed right-in only drive on 6th Street midway between Wakarusa Drive and Champion Lane is now shown as a right-in/out drive. Two right-in only drives have been added, one on 6th Street and one on Wakarusa Drive, both to serve the proposed pharmacy site.

A number of discussions have been held with the City and KDOT regarding the right-in/out drive. It was originally shown as right-in/out but was subsequently changed to right-in only. There are two impacts on traffic flow on 6th Street related to the right-out movement. The first is the impact on traffic flow along 6th Street by vehicles turning out of the drive at slower speeds and the potential for through traffic along 6th Street having to slow down behind these vehicles. At this location, the traffic exiting the site is anticipated to be relatively low – likely around 20 vehicles per

hour – and a significant portion of this traffic will turn out in gaps created by the upstream traffic signal at 6th Street and Champion Lane. These vehicles are anticipated to have little impact on the through traffic flow.

Table 1 Trip Generation									
Land Use	Intensity	ITE Code	Daily	A.M. Peak Hour			P.M. Peak Hour		
				Total	In	Out	Total	In	Out
Bauer Farm									
Blk 7 Lot 2: Pharmacy w/Drive-in	12,900 s.f.	881	1,137	34	20	15	111	54	57
Blk 7 Lot 1: Auto Service	2,300 s.f.	942		7	4	2	8	4	4
Blk 7 Lot 3: Retail	10,000 s.f.	820	975	22	14	9	90	43	47
Blk 8 Lot 1: Retail	7,200 s.f.	820	702	16	10	6	65	31	34
Blk 8 Lot 2: Fast Food w/Drive-in	3,100 s.f.	934	1,538	165	84	81	107	56	52
Blk 8 Lot 3: Sit Down Restaurant	6,300 s.f.	932	801	73	38	35	69	42	27
Blk 9 Lot 2: Fast Food w/Drive-in	3,700 s.f.	934	1,836	197	100	96	128	67	62
Blk 9 Lot 3: Sit Down Restaurant	6,300 s.f.	932	801	73	38	35	69	42	27
Blk 9 Lot 1: Fast Food w/Drive-in	1,800 s.f.	934	893	96	49	47	62	32	30
Blk 6 Lot 3-4: Retail	12,250 s.f.	820	1,194	28	17	11	110	53	57
Blk 6 Lot 5: Retail	6,150 s.f.	820	599	14	8	5	55	27	29
Blk 6 Lot 3-5: Office	54,400 s.f.	710	835	115	101	14	140	24	116
Blk 6 Lot 2: Apartments	108 units	221	800	60	12	48	80	52	28
Blk 6 Lot 3-4: Apartments	26 units	221	310	20	4	16	30	20	11
Theater	306 seats	441					61	31	31
Blk 9 Lot 5: Bank w/Drive Thru	5,000 s.f.	912	1,169	62	35	27	229	114	114
Single-family residential (A/B)	52 units	210	570	46	11	34	60	37	22
Townhomes (C/D/E)	159 units	230	952	75	13	62	88	59	29
Total Trips			15,111	1,101	557	543	1,562	787	774
Internal Trips (15%)							234	117	117
Offsite Trips Generated				1,101	557	543	1,328	670	657
Pass-by Retail (30%)							281	141	141
New Off-Site Trips				1,101	557	543	1,046	530	516

*Composite rate for combined retail uses used.

The second issue with right-out traffic at this location is the potential for this traffic to want to get into the left-turn lane at 6th and Wakarusa, thus having to cross an additional lane of traffic. While there is some merit to this concern, again the traffic volume is relatively low, the drive is about 600 feet upstream of the intersection and is to the east of the beginning of the left-turn bay. Therefore, this traffic does have a reasonable amount of distance to make this maneuver without compromising traffic flow.

With regard to the right-in drives for the pharmacy, we have been asked to review their impact on traffic operations along the corridor. With right-in only drives, the only significant impact to traffic flow along the major street is the deceleration of vehicles wanting to turn into the drive. This deceleration can potentially disrupt the traffic flow along the corridor, or in the case where there is not good visibility of the drive, create a safety concern if a vehicle slows quickly when the driver sees and reacts to the drive, creating the potential for a rear-end accident with the following vehicle. As the drives should be designed with adequate sight distance, the latter should not be an issue. With regard to the impact on traffic flow, the drives have been designed with at least a short deceleration lane in advance of them and some downstream throat on the drive to allow this deceleration to continue before the vehicles are within the parking area. While this does not completely eliminate the deceleration of the vehicles in the through traffic lane,

it should decrease the impact somewhat. The location of the drives relative to the downstream intersections places them within the right turn bay for the downstream intersections, which can lead to some driver confusion as it creates some uncertainty for a following vehicle as to which drive the vehicle in front of them is going to turn into. However, the locations of these drives have been moved as far out on the pharmacy parcel as possible. Another alternative would be to create distinct turn bays for these drives and the downstream intersection, but this would result in relatively short turn lanes.

If you have any questions regarding this memo, or need any additional information, please let me know.