

SITE PLAN REVIEW CITY COMMISSION

A. SUMMARY

SP-03-25-06: Carnegie Library, a site plan for site improvements to the northwest corner of 9th and Vermont Streets. Submitted by Peridian Group, Inc. for the City of Lawrence, property owner of record.

B. GENERAL INFORMATION

Current Zoning and Land Use: GPI (General Public and Institutional Use) District; existing Carnegie Library. [Previously C-3 (Central Commercial) District]

Surrounding Zoning and Land Use: CD (Downtown Commercial) District to the north, south, and east; Commercial, office, and parking uses. [Previously C-3 (Central Commercial) District]

CS (Commercial Strip) District to the west; Multi-family residences. [Previously C-5 (Limited Commercial) District]

Site Summary:

Gross Area:	0.54 acres (23,400 square feet)
Existing Building Coverage:	5,920 square feet
Total Proposed Building Coverage:	6,492 square feet
Off-Street Parking Required:	None required.
Off-Street Parking Provided:	21 parking spaces, including two accessible spaces. Two spaces abut the site along the alleyway.

Staff Recommendation: Staff recommends approval of SP-03-25-06: A site plan for site improvements to the northwest corner of 9th and Vermont Streets, subject to the following conditions:

1. Submittal and approval of a photometric plan.
2. Submittal of Public Improvement Plans for streetlight and curblin improvements prior to releasing the plan for building permit issuance.
3. Approval of the construction documents by the Historic Resources Administrator.



Northwest corner of 9th and Vermont Streets, 2006 Aerial

C. STAFF REVIEW

The subject property, which is zoned GPI (General Public and Institutional Use) District, is located on the northwest corner of Vermont and 9th Streets. The site currently includes the Carnegie Library building. The City's Parks and Recreation Department proposes to use the existing building for employee offices and public events. Site improvements include a 1,202 square foot building addition along the north side of the existing building, a new mechanical area, a new internal sidewalk leading from the sidewalk along Vermont Street to a building entrance along the north side, resurfacing/restriping the existing parking lot, additional landscaping, a bulbout at the corner of 9th and Vermont Streets, and new site lighting. As the subject site plan application was submitted prior to the adoption of the Lawrence Land Development Code, the application was reviewed for its consistency with the City's previous Zoning Regulations.

Historic Resources Commission

The subject building is listed on the National Register of Historic Places and is within the historic environs of several properties. Therefore, on September 21, 2006, the project was approved by the City's Historic Resources Commission, with conditions. Prior to releasing the subject site plan to Development Services for building permits, construction documents will need to be approved by the City's Historic Resources Administrator.

D. Findings

Per Section 20-1432, staff shall first find that the following conditions have been met:

(a) That the proposed use is a permitted use in the district in which the property is located;

The purpose of the GPI (General Public and Institutional Use) District is to "...accommodate institutional uses occupying significant land areas but not appropriate for development in the H District or on property designated on the official zoning map as U... The District regulations are designed to offer the institution maximum flexibility for patterns of uses within the District while ensuring that uses and development patterns along the edges of the District are compatible with adjoining land uses". The building is

proposed to be utilized by the City's Parks and Recreation Department for offices and public activities, which is permissible in the C-3 District (and the now GPI District).

(b) That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;

The proposal includes utilizing the existing building for offices and public uses. The previous zoning designation of C-3 District did not include off-street parking requirements; however, the site includes 21 off-street parking spaces, including two accessible spaces. Parking is also available along Vermont and 9th Streets and off the adjacent alleyway. Bicycle parking is also provided. The site includes two access points to its parking lot – one off Vermont Street and one off the alleyway.

The plan includes the addition of a luminaire at the corner of 9th and Vermont Streets. The plan also includes a note, stating that parking meters along 9th and Vermont Streets will be updated with combination meter/light poles per City standards. A photometric plan is required to be submitted and approved by the Planning Office as a condition of approval. All site lighting will be shielded to prevent off-site glare.

Regarding landscaping, trees, shrubbery, and groundcover will be added to the site in conformance with the Zoning Regulations. The required amount of interior landscaping is being provided, with 1,008 square feet required and 1,704 square feet provided.

(c) That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;

Vermont and 9th Streets are designated as collectors within the project vicinity. The site includes two existing access points to the off-street parking lot – one off Vermont Street and one off the alleyway. The parking lot configuration provides for efficient and safe movement of traffic.

(d) That the site plan provides for the safe movement of pedestrians within the site;

The site includes sidewalks leading from the parking areas to the building entrances, as well as abutting the site along Vermont and 9th Streets. The internal sidewalks are a minimum of four feet wide, and the public sidewalks are six feet wide. A bulbout, which will aid pedestrians in crossing the abutting streets, will be constructed at the corner of 9th and Vermont Streets.

(e) That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking, or accessways shall be landscaped with a mixture of grass, trees and shrubs;

Regarding landscaping, several trees and shrubs are proposed with the project. Shrubbery and groundcover will be added along the north and south edges of the parking lot, and the property number of street trees are shown on the site plan. Several existing trees will remain with the project. The required amount of interior landscaping is being provided, with 1,008 square feet required and 1,704 square feet provided.

(f) That all outdoor trash storage areas are screened and are in accordance with standards

as prepared by the department of public works;

The site plan includes a dumpster pad with screening per the approval of the sanitation department.

g) That the site plan takes into consideration existing improvements or physical alterations that have been made to prepare the site for development;

The site plan proposes reuse of an existing building, as well as a 1,202-square foot building addition. The site plan also includes the following improvements: a new mechanical area, a new internal sidewalk leading from the sidewalk along Vermont Street to a building entrance along the north side, resurfacing/restriping the existing parking lot, additional landscaping, a bulbout at the corner of 9th and Vermont Streets, and new site lighting. The proposed improvements take into consideration existing site conditions.

E. CONCLUSION

Staff recommends approval of SP-03-25-06: A site plan for site improvements to the northwest corner of 9th and Vermont Streets, subject to the following conditions:

1. Submittal and approval of a photometric plan.
2. Submittal of Public Improvement Plans for streetlight and curblin improvements prior to releasing the plan for building permit issuance.
3. Approval of the construction documents by the Historic Resources Administrator.