

City of Lawrence
Planning Commission minutes
August 24, 2009

MEMBERS PRESENT: Blaser, Carter, Chaney, Finkeldei, Harris, Hird, Moore, Rasmussen, Student Commissioner Shelton

MEMBERS ABSENT: Dominguez, Singleton

STAFF PRESENT: McCullough, Stogsdill, J. Miller, Ewert

PC Minutes 8/24/09 **DRAFT**

ITEM NO. 8 AMENDMENTS TO DEVELOPMENT CODE; PARKING STANDARDS (SMS)

TA-4-4-09: Consider Text Amendments to various sections of the City of Lawrence Land Development Code to address implementation issues regarding Parking Standards.

STAFF PRESENTATION

Ms. Sheila Stogsdill presented the item.

Commissioner Harris inquired about the potential situation mentioned in the presentation where an employer would need more parking spaces than required by Code.

Ms. Stogsdill said there is a section of the Code that says if excess parking is provided beyond what is required then the development needs to include Best Management Practices to offset the additional pavement. She said it was written to address big box stores that have built so much parking that it is not used on a regular basis.

Commissioner Harris asked what staff meant when she called the provision a penalty.

Ms. Stogsdill said the Code currently requires that a business would need to do some Best Management Practices to offset the impact of the additional pavement. She stated stormwater detention is based on whatever pavement is being proposed to be built today anyway. She gave the example of a business that is required to provide 100 parking spaces and they choose to provide 200 parking spaces, then they would offset the additional 100 spaces with some additional Best Management Practices such as providing bio swales or turf pavers. She said the proposed amendment tries to address the situation where a business needs extra parking spaces due to the number of employees but the Code currently only requires parking based on the size of the building. The amendment provides an option for those circumstances.

Commissioner Finkeldei said a better word for penalty would be extraordinary. He went on to say that the Code requires that if 100 parking spaces are required and 100 are provided then the rules are followed. If a business chooses to put in 25 extra parking spaces, then extraordinary work will need to be done for stormwater, landscaping, etc to discourage or off-set the extra spaces.

Commissioner Rasmussen asked about the parking not being marked with stripes.

Ms. Stogsdill said it would be in violation of the site plan to not have a designated and marked parking lot.

Commissioner Carter asked if this applies to new development.

Ms. Stogsdill said that was correct. She said Commissioner Finkeldei was correct that it is an extraordinary, above and beyond, the regular stormwater detention requirements that are based on how much impervious surface coverage is on the site.

Commissioner Rasmussen asked if it is a penalty for putting in more impervious surface than needed for a business to operate.

Ms. Stogsdill said that was correct.

Commissioner Harris asked if the increased parking requirement for bars applies to existing bars.

Ms. Stogsdill said that it would be required when any property came in for a site plan, which typically is when they are looking to expand or do some major renovation. She said there are no parking requirements in the downtown CD district, so the bars downtown would not be affected by these changes.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Finkeldei thanked staff for their work on this.

ACTION TAKEN

Motioned by Commissioner Finkeldei, seconded by Commissioner Harris, to approve the proposed amendments [TA-4-4-09] to Sections 20-213, 20-901, 20-902, 20-903 and 20-904 of Chapter 20, Land Development Code and forward the proposed amendments to the City Commission for approval.

Unanimously approved 8-0 approved, with Student Commissioner Shelton voting in favor.

Motioned by Commissioner Finkeldei, seconded by Commissioner Harris, to initiate additional text amendments to at least Articles 4 & 5 to 'clean up' inconsistencies that

have been identified by staff through this review. [These are listed on the staff report in the last bullet point under Key Points.]

Unanimously approved 8-0, with Student Commissioner Shelton voting in favor.