

ITEM NO. 3 PRELIMINARY DEVELOPMENT PLAN FOR BAUER FARM; 43.88 ACRES; 4700 W 6TH ST (MKM)

PDP-1-1-10: Consider a revised Preliminary Development Plan for Bauer Farm, on approximately 43.88 acres, located at 4700 West 6th St. Associated variances include a request for a reduction in the parking requirement and approval of the variances previously approved with the Preliminary Development Plan for Bauer Farm, PDP-03-02-05, to permit reduced peripheral setbacks. The revised plan proposes the development of an assisted living facility on the 4.24 acres located at the immediate SW corner of Overland Dr. & Folks Rd. Submitted by Landplan Engineering, for Free State Group, LLC; Free State Holdings, Inc; Bauer Farms Residential, LLC; Bauer Farm Retail Pad 1, LLC; Kansas CVS Pharmacy, LLC; Lawrence Tunnel Wash, LLC; Pete G & Diana Bernal; and Lee & Karen Schmidt, property owners of record.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

APPLICANT PRESENTATION

Mr. Tim Herndon, Landplan Engineering, discussed the details of the plan displayed on the overhead projector.

Commissioner Hird asked how the change fits into the new urbanism concept.

Mr. Herndon said Bauer Farm has been a hybrid from the get go. He said it has consistently featured numerous components of new urbanism. He said there are some things that have detracted from the purity of the new urbanism approach. He said the building is being pushed up to the reduced setback to create a more urbanized streetscape, particularly along Folks Road. He said in terms of walkability they are still working with staff to continue to investigate better ways to connect pedestrians to the outlying surrounding streets. He said another thing that makes this unique, when the subdivision was first approved the sidewalks on both sides of proposed streets which doubles the pedestrian friendliness of the streetscape. Also, there will be a sidewalk on the south side of Overland Drive that gives access to open space. He said the architect created a building with an exciting façade on every side.

PUBLIC HEARING

No public comment.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Singleton, to approve the parking requirement reduction to permit the construction of 77 parking spaces based on the findings in the staff report and subject to the condition that a note be included on the face of the plan that the parking requirement reduction applies only to the independent and/or assisted living use and is based on the condition that the use of the structure is restricted to an independent and/or assisted living use and may not be converted to a multi-dwelling structure without addressing the parking requirement. Approve the previously approved waivers and variances including the variance which reduced the peripheral setbacks for the subject property from 30 ft to 10 ft. Approve the Preliminary Development Plan for Bauer Farm based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval subject to the following conditions:

1. Review of the maintenance agreement with the City to ensure it reflects the approved changes, if necessary.
2. The landscaping will be reviewed at the Final Development Plan Stage to ensure compliance with Code and that utility/tree/intersection obstruction conflicts are avoided.
3. Access onto Overland Drive is conditioned upon the use of the property as independent and/or assisted living residential use. A use other than independent and/or assisted living residential use may require the closure of the access onto Overland Drive.
4. Provision of a revised Preliminary Development Plan with the following changes/conditions:

- a. The FDP shall detail appropriate additional pedestrian pathways from the adjacent sidewalks into the development to improve pedestrian circulation and connectivity.
- b. Show the crosswalk pavement markings on the PRD as shown on the previously approved plans, and include pavement markings for crossings across access drives on the lot with the retirement facility.

Unanimously approved 8-0.