

Memorandum

City of Lawrence

Planning Department

TO: Lawrence-Douglas County Planning Commission

FROM: Mary Miller, Planning Staff

CC: Scott McCullough, Director of Planning and Development Services
Sheila Stogsdill, Assistant Planning Director

Date: For February 23, 2011 meeting

RE: Item 4B: SUP-12-9-10; Special Use Permit for 4000 W 6th Street Suite 1

The applicant provided a revised plan after the Planning Commission February agenda packet was prepared. The revised plan, attached with this memo, made the revisions noted in the recommended Condition of Approval Number 2 in the staff report.

The staff recommendation has been revised to reflect the revised plan. The revised recommendations are listed below, with deleted text shown as ~~struck-through~~.

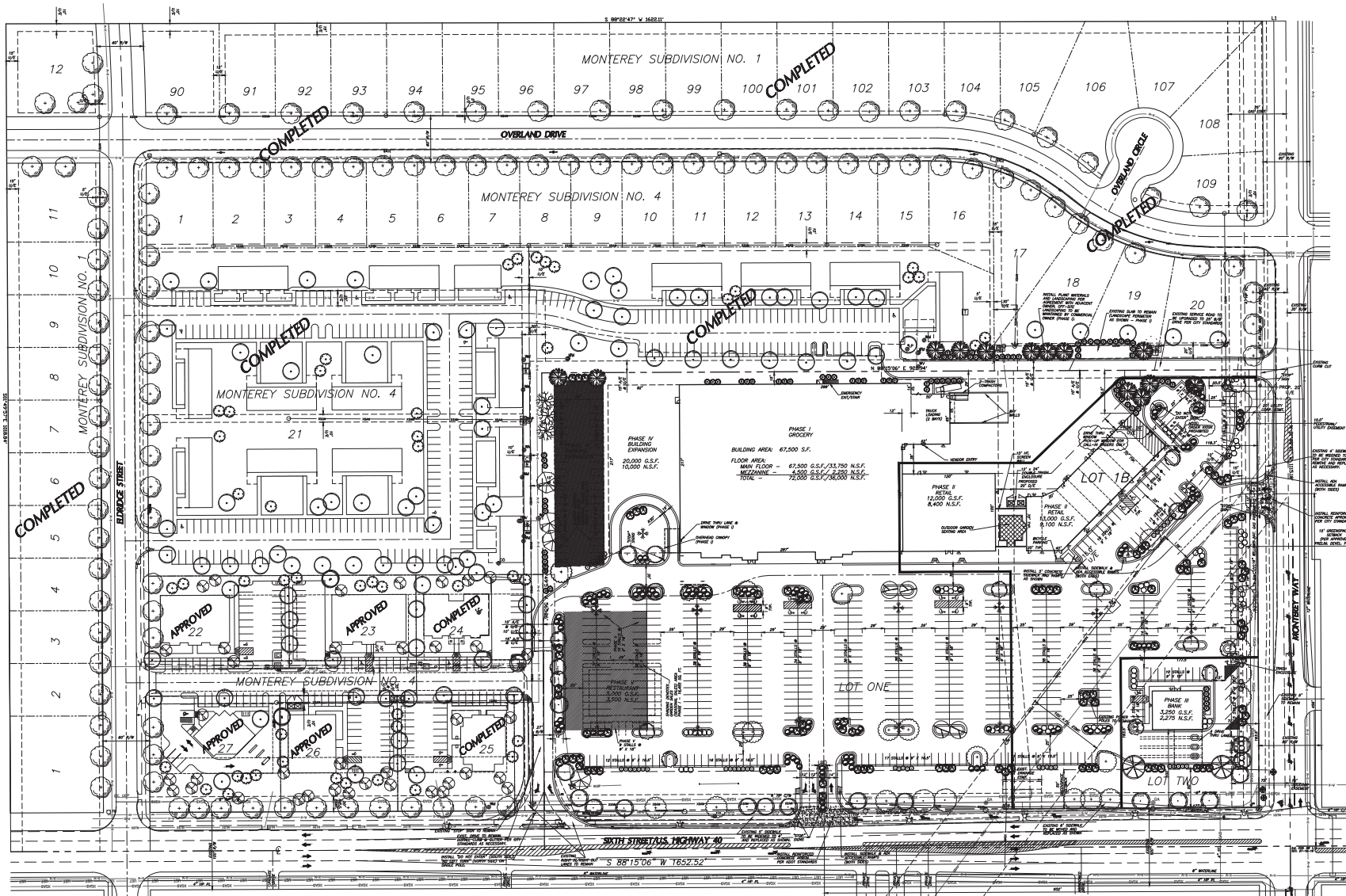
STAFF RECOMMENDATION: Staff recommends approval of SUP-12-9-10, a Special Use Permit for a fast order food with drive-in, based upon the findings presented in the body of the staff report and subject to the following conditions:

1. Publication of an ordinance per Section 20-1306(j).
- ~~2...Applicant shall provide a revised site plan with the following changes:~~
 - ~~a. Note added which limits this window for 'pick-up' only with no separate order window or speaker box.~~
 - ~~b. General Note 1 revised to indicate that the current zoning for the development is PCD-[Monterey Center] and that the proposed zoning for Lot 1B is CN2.~~
 - ~~c. The legal description revised to "Lot 1B, Monterey Addition No 7".~~
 - ~~d. General Note 2 revised to indicate that the *current* use is *general retail sales*.~~
 - ~~e. General Note 3 revised to indicate that the proposed use is *general retail sales* with a '*fast order food with drive-in*'.~~
 - ~~f. Lot 1B shall be bubbled or otherwise delineated from the remainder of the development so it is clear that the SUP applies only to Lot 1B.~~
 - ~~g. The plan shall be relabeled 'SUP site plan for Lot 1B, 4000 W 6th Street STE 1.'~~
 - ~~h. The property ownership for Lot 1B shall be added to the plan and the developer information changed, if necessary.~~
 - ~~i. The plan shall show the entire property being rezoned to the CN2 District (all of Lot 1B) and include a parking summary for this lot as well as the parking~~

requirements for the entire commercial development, both the CN2 and the remaining PCD-[Monterey Center] zoned areas.

~~j. The following note shall be added to the plan: *"The parking requirements for the Commercial Development will continue to be evaluated based on the entire commercial development, including the portion that retains the PCD-[Monterey Center] zoning and Lot 1B, which is zoned CN2."*~~

2. The applicant shall provide an exhibit for recording with the previously approved Final Development Plans for the Monterey Center with the following:
 - a. Clearly delineates the property being rezoned to the CN2 District, and the area which remains in the Planned Development.
 - b. Notes that uses permitted in the PCD-1 District are permitted on the remaining portion of the Planned Development, but uses permitted in the CN2 District are permitted on Lot 1B.
 - c. Provides a parking summary for the entire development and for Lot 1B Monterey Addition.
 - d. Includes the following Note: *"The parking requirements for the Commercial Development will continue to be evaluated based on the entire commercial development, including the portion that retains the PCD-[Monterey Center] zoning and Lot 1B, which is zoned CN2."*



LIGHTING LEGEND

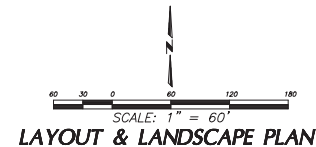
SYMBOL

- 4 WALL MOUNTED FIXTURE
(175 W. METAL HALIDE)
- 22" QUADRATE LUMINAIRE,
POLE-MOUNTED FIXTURE
(1000 W. METAL HALIDE
ON 35' POLE)

NOTE: ALL CANOPY LIGHTING SHALL BE SOFFIT-MOUNTED
DOWN LIGHTING.
SEE "GENERAL NOTES" FOR ADDITIONAL LIGHTING INFORMATION.

THE PROPERTY OWNER WILL PROVIDE A CROSS-ACCESS
EASEMENT BETWEEN LOTS 1 AND 2 AS SHOWN ON THIS
FINAL DEVELOPMENT PLAN. THIS CROSS-ACCESS
EASEMENT WILL ALSO BE SHOWN ON THE FINAL PLAT

NOTE:
* THE CITY MAY STUDY ACCESS TO AND FROM THIS DEVELOPMENT
AT SUCH TIME AS THE ACCIDENT HISTORY IS DEEMED TO WARRANT IT. *



SECRETARY - LAWRENCE / DOUGLAS COUNTY
METRO PLANNING COMMISSION

CHAIRMAN - LAWRENCE / DOUGLAS COUNTY
METRO PLANNING COMMISSION



- LANDSCAPE ARCHITECTURE
- CIVIL ENGINEERING
- COMMUNITY PLANNING
- SURVEYING

1310 WAKARUSA, SUITE 100
LAWRENCE, KANSAS 66049
PHONE (913)843-7530
FAX (913)843-8410

LIVESTOCK EXCHANGE BUILDING
1600 GENNESSEE, SUITE 400
KANSAS CITY, MISSOURI 64102
PHONE (816) 221-2234
FAX (816) 221-2644

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FOR CONSTRUCTION

Monterey
Center
SUP SITE PLAN
LOT 1B
4000 West 36th Street
Suite 1
Lawrence, Kansas

REVISIONS
2/15/11 CITY REVIEW COMMENTS

COMPUTER I.D.: 20111022.dwg
DATE: 2.14.11
PROJECT NO.: 20111022.00
DESIGNED BY: CLM
DRAWN BY: CLM
CHECKED BY: CLM
SHEET NO. 1 OF 2 SHEETS
2011 COPYRIGHT

GENERAL NOTES

- EXISTING ZONING: LOT 1 - PCD LOT 1B - CNZ LOT 2 PCD
- CURRENT USE: GENERAL RETAIL SALES
- PROPOSED USE: GENERAL RETAIL SALES / FAST ORDER FOOD W/DRIVE THROUGH
- OWNER OF RECORD: HEARTLAND PANTRY, INC. 1310 WAKARUSA DRIVE, LAWRENCE, KANSAS 66049
5820 WESTON PARKWAY WEST 6TH FLOOR, MONTE REY PARTNERS, LLC 4520 WINDSON AVENUE SUITE 300 KANSAS CITY, MO 64111

- LANDPLANNER/ENGINEERS: LANDPLAN ENGINEERING, P.A. 1310 WAKARUSA DRIVE, LAWRENCE, KANSAS 66049
- VERTICAL DIMENSIONS SHALL PREVAIL OVER HORIZONTAL DIMENSIONS.
 - TOPOGRAPHIC INFORMATION FROM FIELD SURVEYS PERFORMED BY LANDPLAN ENGINEERING, P.A., 1998.
 - PRIVATE DRIVES AND PARKING AREAS TO BE PER CITY OF LAWRENCE STANDARDS.
 - ALL STREETS AND PARKING AREAS TO HAVE TYPE 1 CURB AND GUTTER.
 - DRIVES AT STOREFRONTS TO FEATURE 6" DEPTH CONCRETE PAVEMENT.
 - SERVICE AREA TO FEATURE 7" CONCRETE PAVEMENT; ALL PARKING AREAS TO FEATURE MIN. 5" ASPHALT PAVEMENT.
 - ALL PUBLIC UTILITIES AND IMPROVEMENTS TO BE PROVIDED THROUGH PRIVATE FINANCING AND TO BE GUARANTEED OR INSTALLED BY OWNERS/DEVELOPERS.
 - THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
 - ALL PARTIES INCLUDED IN THE FINAL DEVELOPMENT PLAN WAIVE THEIR RIGHT TO PROTEST THE LAYOUT OF FUTURE PHASES.
 - ANY ADDITIONAL RIGHTS-OF-WAY, EASEMENTS OR OTHER RESTRICTIONS ARE PROPOSED AS DEPICTED IN THIS PLAN OR AS NEGOTIATED WITH PUBLIC UTILITIES DEPARTMENTS - TO BE RECORDED WITH FINAL PLAN.
 - SEASONAL SALES STORAGE SHALL BE KEPT WITHIN THE PARKING LOT AND SHALL NOT ENCRUMB INTO THE PUBLIC RIGHT-OF-WAY. SIGN PERMITS ARE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT PRIOR TO STARTING THE PROPOSED OPERATION. NO PORTION OF THE OPERATION, INCLUDING SALES DISPLAYS, SHALL ENCRUMB INTO THE PUBLIC RIGHT-OF-WAY OR REQUIRED SETBACKS.
 - FAST ORDER RESTAURANTS WITH DRIVE-THRU ARE PERMITTED ON LOT 1B AND ARE NOT PERMITTED ON THE PCD PORTION.
 - THE DEVELOPER SHALL INSTALL AND MAINTAIN STOP SIGNS AT ALL ENTRANCES TO PUBLIC STREETS.
 - MECHANICAL EQUIPMENT SHALL BE SCREENED PER SEC. 20-1400.4.8.
 - SITE LIGHTING SHALL BE SHIELDED TO REDUCE OFF-SITE GLARE. STOREFRONT LIGHTING SHALL BE LOCATED UNDER CANOPY WHERE POSSIBLE. POLE HEIGHTS MAY VARY.
 - DEVELOPER(S) SHALL COORDINATE WITH THE MUNICIPAL UTILITIES OFFICE FOR EXTENSION OF WATER LINES AND FOR THE PROVISION OF ANY ADDITIONAL UTILITY EASEMENTS REQUIRED.
 - CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
 - LANDOWNERS SHALL PROVIDE FOR AND ESTABLISH AN AGENCY FOR THE MAINTENANCE OF COMMON OPEN/GREEN SPACE.
 - THE OWNERS/DEVELOPERS HEREBY DEDICATE TO THE CITY OF LAWRENCE THE RIGHT TO REGULATE ANY CONSTRUCTION OVER THE AREA DESIGNATED AS COMMON OPEN SPACE, OPEN AIR RECREATION AREA AND NON-ENCROACHABLE AREA AND TO PROHIBIT ANY CONSTRUCTION WITHIN SAID AREAS AND SPACES INCONSISTENT WITH THE APPROVED USE OF THE PLANNED UNIT DEVELOPMENT.
 - THE PARKING REQUIREMENTS FOR THE COMMERCIAL DEVELOPMENT WILL CONTINUE TO BE EVALUATED BASED ON THE ENTIRE COMMERCIAL DEVELOPMENT, INCLUDING THE PORTION THAT RETURNS THE PCD-(MONTE REY CENTER) ZONING AND LOT 1B, WHICH IS ZONED CNZ.

SITE SUMMARY

GROSS AREA: 11,975 AC. (521,640 S.F.)
LOT ONE AREA: 11,186 AC. (487,250 S.F.)
LOT TWO AREA: 0.789 AC. (34,390 S.F.)
PUBLIC R/W: 0.00 AC.

SURFACE COVERAGE -

PHASE I

GROSS AREA: 332,560 S.F.

BUILDING: 67,500 S.F.

PAVEMENT: 181,321 S.F.

TURF/OPEN SPACE: 272,819 S.F.

PHASE II (INCL. PH. I)

GROSS AREA: 487,864 S.F.

BUILDING: 92,500 S.F.

PAVEMENT: 282,897 S.F.

TURF/OPEN SPACE: 146,243 S.F.

PHASE III (INCL. PH. II)

GROSS AREA: 521,640 S.F.

BUILDING: 95,750 S.F.

PAVEMENT: 298,756 S.F.

TURF/OPEN SPACE: 126,134 S.F.

PHASE IV (INCL. PH. I-III)

GROSS AREA: 521,640 S.F.

BUILDING: 115,750 S.F.

PAVEMENT: 310,142 S.F.

TURF/OPEN SPACE: 95,748 S.F.

PHASE V (INCL. PH. I-IV)

GROSS AREA: 521,640 S.F.

BUILDING: 120,750 S.F.

PAVEMENT: 304,814 S.F.

TURF/OPEN SPACE: 95,076 S.F.

BUILDING INFORMATION (FLOOR AREA):

PHASE I

GROCERY: 72,000 G.S.F.

PHASE II

RETAIL: 25,000 G.S.F.

PHASE III

BANK: 3,250 G.S.F.

PHASE IV

GROCERY EXPANSION: 20,000 G.S.F.

PHASE V

RESTAURANT: 5,000 G.S.F.

TOTAL - ALL PHASES

125,250 G.S.F.

PARKING INFORMATION:

PHASE I

REQUIRED: 180 (9 1 PER 200 N.S.F.)

PROVIDED: 316 (INCLUDES 8 H.C. SPACES)

PHASE II

REQUIRED: 268

PROVIDED: 521 (INCLUDES 12 H.C. SPACES)

PHASE III

REQUIRED: 279

PROVIDED: 545 (INCLUDES 13 H.C. SPACES)

PHASE IV

REQUIRED: 329

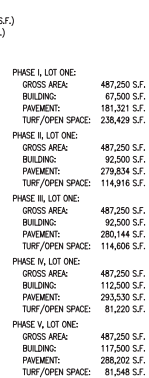
PROVIDED: 594 (INCLUDES 13 H.C. SPACES)

PHASE V

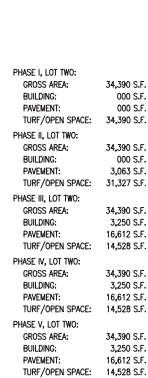
REQUIRED: 346

PROVIDED: 551 (INCLUDES 13 H.C. SPACES)

SURROUNDING TOPOGRAPHY



SURROUNDING ZONING



NORTH ELEVATION

SCALE: 1" = 40'

LEGAL DESCRIPTION

LOT 1B MONTE REY ADDITION NO. 7

WEST ELEVATION

SCALE: 1" = 20'

EAST SECTION/ELEVATION

SCALE: 1" = 40'

SOUTH SECTION/ELEVATION

SCALE: 1" = 40'

PLANT SCHEDULE

SYM.	QTY.	NAME	SIZE	COND.
○	5	QUERCUS RUBRA - RED OAK	2" CAL.	MM
○	4	QUERCUS PALMISTIS - PIN OAK	2" CAL.	MM
○	3	YULIPERIA PANDULATA - GOLDENRAintree	2" CAL.	MM
○	13	PRUNUS SPERDIA - WHITE PINE	6-8" H.C.	MM
○	4	FRAXINUS AMERICANA 'TODDOLITE' - ROSEHILL ASH	2" CAL.	MM
○	17	PIRUS CALIFORNIANA 'TODDOLITE' - BRANFORD PEAR	2" CAL.	MM
○	21	QUERCUS TROCHODENDRON 'WAL. HENRI' - SHAWNEE	2" CAL.	MM
○	4	CORYLUS CORNIGER - EASTERN REDBUD	2" CAL.	MM

SYM.	QTY.	NAME	SIZE	COND.
○	20	YULIPERIA PANDULATA - UTILITY TREE	2" CAL.	MM
○	52	QUERCUS TROCHODENDRON - REDBUD JAPANESE BARKBARK	30" UNL.	CONC.
○	16	JANUSIUS SHAWNEE 'TODDOLITE' - BRANFORD JAMPER	30" UNL.	CONC.
○	16	QUERCUS ALBA 'TODDOLITE' - SHAWNEE BUSH	18" UNL.	CONC.
○	16	JANUSIUS CORNIGER 'TODDOLITE' - FITZGER JAMPER	30" UNL.	CONC.
○	101	JANUSIUS HORIZONTALIS 'TODDOLITE' - SHAWNEE	30" UNL.	CONC.

* TURF AREAS TO BE SEED OR SOODED PER DIRECTION OF OWNER.



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2/17/11 REVISION NOTE 13

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SHEET NO. 2 OF 2 SHEETS
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