

**PLANNING COMMISSION REPORT
REGULAR AGENDA — PUBLIC HEARING ITEM**

PC Staff Report
12/10/12

ITEM NO 4C: SPECIAL USE PERMIT; RECREATION CENTER; W. 6TH ST & K-10 HWY (MKM)

SUP-12-00225: Consider a Special Use Permit and Institutional Development Plan for development of General Entertainment and Spectator Sports, Active Recreation, and Outdoor and Participant Sports & Recreation uses on approximately 90 acres located in the NE quadrant of the intersection of W. 6th St/Hwy 40 & Kansas Hwy 10 (K-10). Submitted by Paul Werner Architects, for Fairway, LC, Property owner of record.

STAFF RECOMMENDATION:

Staff recommends approval of the Special Use Permit SUP-12-00225 subject to the following conditions:

1. Provision of a revised plan with the following changes:
 - a. Lots 1 and 2 shall be clearly identified and the boundaries delineated on the plan drawings. On Sheet SUP-3 identify Kansas Athletics Facilities identified as Lot 1, and City Facilities as Lot 2.
 - b. The named access drives, Rock Chalk Parkway and Rock Chalk Lane, labeled as 'access drives'.
 - c. Parking related items:
 - i. Location of the racks for the 153 bike parking spaces shall be shown per standards in Section 20-913(g).
 - ii. Uses and parking requirements revised in Parking Summary as noted in staff report; include the 700 overflow parking spaces in the summary.
 - iii. Dimension parking lot islands to insure compliance with code standards.
 - iv. Note that parking lot islands will be landscaped with a minimum of 2 of the following materials: trees, shrubs or ground cover.
 - v. Provide 2 additional ADA parking spaces for a total of 32 spaces. Four of the 32 spaces shall be van accessible.
 - vi. Note that the Planning Director approved the number of parking spaces provided on the plan and the use of shared parking based on the results of the parking study.
 - vii. Addition of recording information for shared parking agreement and maintenance agreement.
 - viii. Provide a landscape table listing the interior landscaping for each parking lot per standards in Section 20-1003.
 - ix. Add the required shrubs to the interior parking lot landscaping plans.
 - d. The bufferyard lengths shall be noted on the plan and a bufferyard landscaping table provided. Bufferyard landscaping, trees and shrubs, shall be noted in the table per standards in Section 20-1005.
 - e. Addition of a note on the plan that existing vegetation where indicated on the plan can serve as the bufferyard landscaping, but that bufferyard landscaping as required in Section 20-1005 would be provided in the event the existing vegetation is removed during construction or damaged to the point the City Horticulture Manager determines it needs to be replaced. New trees may be planted within the southern bufferyard to

create a new tree row per the City Forestry Manager's specifications.

- f. Show the sight triangles at all intersections.
- g. Utility easements shall be revised as necessary for City Utilities Department and Westar approval.
- h. Show graphically the stands of trees which will be protected.
- i. Addition of the following notes:
 - i. *"Uses and facilities noted as 'future' are approved conceptually as shown on this SUP; however, the addition of the use will require submittal and approval of a revised SUP application through the SUP process, including a public hearing before the Planning Commission and approval by the City Commission."*
 - ii. *"Trail locations shown on the SUP are approximate. Specific locations and surfacing will be approved by the City Commission."*
 - iii. *"Alcohol sales and consumption are permitted on the premises with appropriate liquor licensing."*
 - iv. *"The Planning Director administratively waived the requirement for a Type 1 Bufferyard for the west and north lot lines."*
 - v. *"The Planning Director waived the perimeter parking lot requirement for a wall or berm and approved the perimeter landscaping as shown on the plan."*
 - vi. *"The use of the recreation center building, soccer field, softball field, and track stadium shall be unrestricted for sport and athletic event related activities. Sport and athletic event related activities include, but are not limited to, the following, whether at the intercollegiate or other level:*
 - a. *Softball, soccer, and track and field competitions, practices, and events;*
 - b. *Parks and Recreation programmed events and athletic programs such as, but not limited, to:*
 - i. *Basketball, volleyball, gymnastics, community recreation programs, etc. contained within the building,*
 - ii. *Tennis play and tournaments at the tennis courts,*
 - iii. *3-on-3 basketball tournaments in the parking lot, etc.*
 - c. *Recreational level sports – Ultimate Frisbee, flag football, etc. on the KA fields;*
 - d. *Exhibition games and tournaments such as, but not limited to:*
 - i. *Kansas Relays,*
 - ii. *Football/softball/soccer games and tournaments,*
 - iii. *Special Olympics,*
 - iv. *Cross Country meets,*
 - e. *Marching band performances and practices.**Non-sport and non-athletic related events, located within the facilities or in the parking lots, shall require approval through the city's Special Event Permit process. Non-sport and non-athletic related activities include, but are not limited to:*
 - a. *Music concerts,*
 - b. *Festivals,*
 - c. *Fairs,*
 - d. *BBQ cook-offs,*
 - e. *Farmers' markets,*
 - f. *Racing and vehicle exhibitions: BMX and Motorcross racing, truck and tractor pulls, etc."*
 - vii. *"Tennis court lights shall be shut off no later than 10:30 PM Sunday through Thursday and no later than 11:00 PM on Friday and Saturday nights. Stadium and other outdoor recreation lights shall be shut off no later than 11:30 PM throughout*

- the week."*
- viii. *"The detention pond/drainage easement will be privately-owned and maintained. The developer is responsible for establishing ownership and maintenance of same via individual owner maintenance. No fences or structures other than necessary retaining walls and/or guardrails will be allowed within the drainage easements."*
- ix. *"All curb inlets will be constructed per City storm sewer standard details."*
- x. *"Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities boxes and meters, shall be fully screened from view of adjacent properties and from street rights-of-way (as measured 6 ft above ground level). Screening shall be in the form of landscape plantings or an architectural treatment compatible with the architecture of the principal building."*
2. A photometric plan for all exterior lighting shall be provided for review and approval by the City Commission prior to the release of the SUP plans for building permits.
 3. A shared parking agreement between the owner of Lot 1 and Lot 2 shall be executed prior to the issuance of building permits for any structure.
 4. A maintenance agreement between the owner of Lot 1 and Lot 2 shall be executed prior to the issuance of building permits for any structure.
 5. Provision of a revised drainage plan per the City Stormwater Engineer's approval.

Applicant's Reason for Request:

"The Development Code requires a Special Use Permit / Institutional Development Plan for properties within the GPI District that contain more than 10 acres."

FACTORS TO CONSIDER

- Procedural requirements of Section 20-1306; Special Use Permits.

ATTACHMENTS

Attachment A: Special Use Permit Plan
Attachment B: Parking Study

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases:

- A-12-00190; Annexation application for subject property. Planning Commission recommended approval at their November 12, 2012 meeting. City Commission approved the annexation at their November 27, 2012 meeting and adopted Ordinance 8823 on first reading. The second reading was adopted on December 4, 2012.
- Z-12-00191; Rezoning request from the A (Agricultural) to the GPI (General Public and Institutional Use) District. Planning Commission recommended approval at their November 12, 2012 meeting. The rezoning and Ordinance 8824 are scheduled for consideration by the City Commission at their Jan 8, 2013 meeting.
- PP-12-00223; Preliminary Plat for Rock Chalk Park Addition No 1. This item is also on the December Planning Commission agenda.
- PP-12-00224; Preliminary Plat for Rock Chalk Park Addition No. 2. This item will be on a future agenda.

Other Action Required for Subdivision:

- City Commission adoption of annexation and rezoning ordinances and publication of ordinances in newspaper prior to the recording of the final plat.

- Submittal of final plat for administrative approval and recordation.
- City Commission acceptance of dedication of easements and rights-of-way on the final plat.
- Submittal and approval of public improvement plans prior to the recording of the final plat.

Other Action Required Prior to Development:

- City Commission approval of an Institutional Development Plan through a Special Use Permit, SUP-12-00225 and adoption and publication of SUP Ordinance.
- Submittal and approval of building plans prior to release of building permits for development.
- A stormwater pollution prevention plan (SWP3) must be provided and approved prior to any construction activity occurring on site.

PLANS AND STUDIES REQUIRED

- *Downstream Sanitary Sewer Analysis* – DSSA provided by Landplan Engineering dated November 14, 2012 has been reviewed and is accepted for this project.
- *Drainage Study* – Drainage Study approved with minor revisions.
- *Traffic Impact Study* – Traffic Impact Study accepted.

PUBLIC COMMENT

No public comment was received prior to printing of this staff report.

GENERAL INFORMATION

Current Zoning and Land Use:

A (County-Agricultural) District with zoning to the GPI (General Public and Institutional Use) District pending publication of ordinance; agriculture. A sports/recreation/entertainment facility is proposed with this application.

Surrounding Zoning and Land Use:

To the north:

Property within the City limits with OS-FP (Open Space with Floodplain Management Regulations Overlay) District pending; city parkland.

To the East:

A (County- Agricultural) District; agriculture, wooded open space and rural residence.

RM12-PD (Multi-Dwelling Residential with a Planned Development Overlay) District; agriculture and wooded open space, development plans for residential development have preliminary approval.

To the south:

RS7 (Single-Dwelling Residential), with RM12D (Multi-Dwelling Residential, duplex), RM24 (Multi-Dwelling Residential) CC400 (Community Commercial) and PCD (Planned Commercial) Districts; agriculture, development plans for residential and commercial development as part of the Mercato development have preliminary approval.

To the west:

A (County-Agricultural) District; City parkland and A-1 (County-Suburban Home) District; platted rural residential subdivision west of K-10.

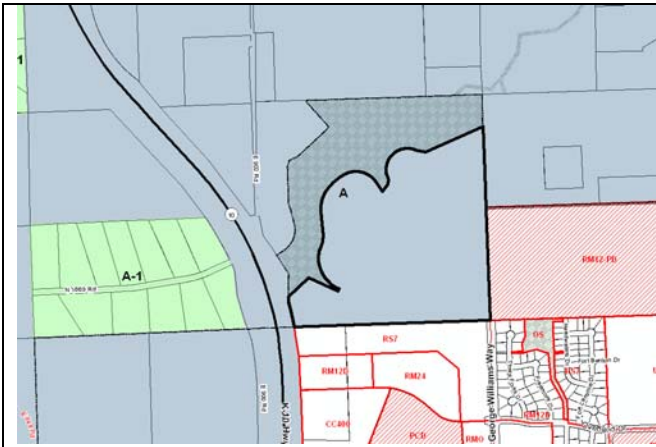


Figure 1a. Zoning of area. Colored areas represent zoning districts in the unincorporated area of the county. (Subject property outlined.)



Figure 1b. Land use in area. (Subject property outlined.)

Site Summary	
Gross Area (acres):	89.812 acres
Net Acreage:	83.542 acres
Total Building Coverage Existing:	0
Total Building Coverage Proposed:	242,000 sq ft
Total Pavement Existing:	0
Total Pavement Proposed:	665,684 sq ft
Total Impervious Existing:	0
Total Impervious Proposed:	907,684 sq ft (34.4% of total site)

SUMMARY OF SPECIAL USE

Development on properties in the GPI Zoning District must be master-planned with an Institutional Development Plan. Site plans can serve as the Institutional Development Plan for sites with less than 10 acres; however, a Special Use Permit is required for sites with greater than 10 acres. This Special Use Permit (SUP) application has been submitted as the Institutional Development Plan for the development of a sport/recreation/entertainment facility.

The property will be developed in phases, thus certain uses are shown conceptually and as future on the site plan. The addition of these uses will require submittal of a revised Special Use Permit site plan and approval through the Special Use Permit process which includes a public hearing before the Planning Commission, action by the City Commission and recording of approved SUP plans.

The development proposes a partnership between the City of Lawrence and the Kansas University Endowment Association (KUEA) and/or KU Athletics (KA) and their subsidiaries. Sports, recreation, and entertainment facilities will be built to serve both KA and the City on this property. The City facilities will be located on one lot and the KA facilities on another. The facilities will share parking. Agreements will be developed between the City and KUEA/KA regarding the sharing of parking and the maintenance of the properties. Execution and recording of these agreements should occur prior to the issuance of building permits for any structure on the properties.

This site is being platted as Lots 1 and 2 with the Rock Chalk Addition No. 1. The preliminary plat for this subdivision is also on the December Planning Commission agenda. The various

sports/recreational and entertainment uses being proposed are listed in Table 1 along with their use classification per Section 20-403 of the Development Code.

LOT	USE PROPOSED	USE CLASSIFICATION
Lot 2 (City)	Community Center with courts, gymnasium, meeting rooms	Active Recreation
	Tennis Courts	
	Trails and walkways	Passive Recreation
Lot 1 (KU)	Sports Fields: Soccer Field, Soft Ball Field, Field for Throwing Sports	Entertainment and Spectator Sports
	Track and Field Stadium	
	Tennis courts	
	Indoor Training Area and softball field	Participant Sports and Recreation, Indoor
Lot 1 (KU) future	Arena,	Entertainment and Spectator Sports
	Amphitheater	
	Tennis and sports fields/ indoor tennis facility.	Participant Sports and Recreation or Entertainment and Spectator Sports depending on plans for spectators.
Table 1. Proposed uses and their use classifications per Code.		

These use classifications are defined in Article 17 of the Development Code as:

Recreational facilities: Recreational, social, or multi-purpose uses typically associated with parks, play fields, golf courses, or community recreation buildings.

- **Passive Recreation:** Areas used or designed for passive and individual sports and recreational activities. Such areas include but are not limited to: Greens and commons, gardens, arboretums, and conservatories; pedestrian, bicycle, and equestrian paths, trails, and walkways; benches, plaza or seating areas, and picnic areas; and golf courses.
- **Active Recreation:** Areas and facilities used or designed for active or group sports and recreational activities, including spectator areas associated with such facilities. Such areas include but are not limited to: athletic fields and courts, playgrounds and play apparatus; skating rinks and swimming pools; boat docks and launches; zoos; community recreation buildings, including but not limited to meeting rooms, class or lecture rooms, band shelters or gazebos, and gymnasiums; and structures accessory to community recreation uses, such as public restrooms, refreshment stands, concession shops selling sporting goods, and miniature golf.

Sports and Recreation, Participant: Provision of sports or recreation primarily by and for participants. (Spectators would be incidental and on a nonrecurring basis). The following are participant sports and recreation use types (for either general or personal use):

- **Indoor** Those uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, swimming pools, and physical fitness centers.

- **Outdoor** Those uses conducted in open facilities. Typical uses include driving ranges, miniature golf courses and swimming pools.

Entertainment and Spectator Sports

Provision of cultural, entertainment, athletic, and other events to spectators. Also includes events involving social or fraternal gatherings. The following are spectator sports and entertainment use types:

- **Limited** Those uses conducted within an enclosed building with a capacity of 500 or less people. Typical uses include email theaters and meeting halls.
- **General** those uses generating an attendance of 501 or more people such as theaters, large exhibition halls, field houses, stadiums and sports complexes.

Other uses

While the facility is being planned as a partnership between the City of Lawrence and KUEA/KA, partnerships may occur with other entities. Section 20-532(1) notes *“A use which is permitted in the GPI District as an accessory use must be accessory to a principal use on the site. Two or more institutions may enter into a partnership to utilize the site without affecting the accessory status of the use; further, an institution may partner with a non-institutional entity as long as the institutional use remains the principal use on the site.”*

The zoning district and planned facilities can accommodate sport/athletic uses and non-sport uses. The following condition is intended to permit the facilities to be used in an unrestricted way for sports/athletic related uses, but follow the city's special event permit process for non-sport related uses.

The use of the recreation center building, soccer field, softball field, and track stadium shall be unrestricted for sport and athletic event related activities. Sport and athletic event related activities include, but are not limited to, the following, whether at the intercollegiate or other level:

- Softball, soccer, and track and field competitions, practices, and events;*
- Parks and Recreation programmed events and athletic programs such as, but not limited, to:*
 - Basketball, volleyball, gymnastics, community recreation programs, etc. contained within the building,*
 - Tennis play and tournaments at the tennis courts,*
 - 3-on-3 basketball tournaments in the parking lot, etc.*
- Recreational level sports – Ultimate Frisbee, flag football, etc. on the KA fields;*
- Exhibition games and tournaments such as, but not limited to:*
 - Kansas Relays,*
 - Football/softball/soccer games and tournaments,*
 - Special Olympics,*
 - Cross Country meets*
- Marching band performances and practices.*

Non-sport related events, located within the facilities or in the parking lots, shall require approval through the city's Special Event Permit process. Non-sport and athletic related activities include, but are not limited to,

- Music concerts,*

- b. Festivals,*
- c. Fairs,*
- d. BBQ cook-offs,*
- e. Farmers' markets,*
- f. Racing and vehicle exhibitions: BMX and Motorcross racing, truck and tractor pulls, etc."*

SITE PLAN REVIEW

This project is unique in that several stakeholders have been involved in the design evolution of the plan – KA, Bliss Sports - the presumed contractor, City Parks and Recreation staff and board members. While the site plan being considered by the Planning Commission reflects accurately the locations of the primary structures and parking lots, many elements should be considered to be in design phase – details of parking lot landscaping, fencing, stormwater system, lighting, etc. Much of this report identifies/discusses technical code standards that need further clarification on the site plan to verify that the items meet the Development Code, but, in any event, will be completed prior to the issuance of building permits and based on the direction of the Planning and City Commissions.

The summary should note that the City portion is located on Lot 2 and the KUEA/KA portion is located on Lot 1. The plan should note the total summary of the property included within the SUP and the legal description should be revised to reference the property as Lots 1 and 2, Rock Chalk Park Addition No. 1.

The site plan shows the proposed location of the community recreation center on the north portion of Lot 2. This lot will include:

- A 181,000 sq ft building which will include:
 - 8 full-size basketball courts, which could be used as 16 half-court basketball or 16 volleyball courts,
 - 21,200 sq ft of turf area, and
 - 4,800 sq feet of gymnastics, cardio, fitness, dance and wellness center.
- 8 lighted tennis courts
- Associated parking (shared per agreement)
- Detention pond

The KU facilities shown on Lot 1 include:

- Soccer field with 2,500 bleacher seats
- Track and field stadium with 7,500 fixed and 2,500 temporary bleacher seats
- Softball field with 1,000 seats, with an additional 1,500 seats proposed in the future
- Indoor training area: 28,000 sq ft building which houses a performance area and a 14,000 sq ft building which houses an indoor softball field.
- Public address system
- Lights at track stadium, soccer field and softball field
- Associated parking (shared per agreement)

Future improvements shown on Lot 1 include:

- Indoor arena with 3,000 seats for sporting events and an additional 800 seats for concerts;
- 4,000 seat amphitheater;
- 8 tennis courts and indoor tennis facility; and a
- Lacrosse field.

Trails and pedestrian pathways are shown throughout the area on the SUP. The locations of these trails are general in nature and will be determined in the future.

Restroom locations are not identified on the SUP plan. Building Codes have specific requirements pertaining to the proximity of restrooms to spectator or activity areas. If additional restrooms are required, an administrative amendment to the site plan would be necessary.

Review and Decision-Making Criteria (20-1306(i))

1. WHETHER THE PROPOSED USE COMPLIES WITH ALL APPLICABLE PROVISIONS OF THIS DEVELOPMENT CODE

The proposed uses are allowed uses in the GPI (General Public and Institutional Use) District. Standards for the GPI District include parking requirements in Article 9, landscaping in Article 10, density and dimensional in Article 6, and standards specific to the GPI District in Section 20-1307.

Parking

Parking for the proposed uses associated with the immediate development (not the noted future improvements) is summarized in the following table:

Use	Requirement	Required Parking
Lot 2-City		
Active Recreation	Per Schedule D, based on parking study provided by applicant.	Community Center Study projected 218 vehicles on typical day, 640 on tournament. 640 spaces
Passive Recreation	Per Schedule D, based on parking study provided by applicant.	Trails. Use would occur in conjunction with other uses, no additional parking required. 0 spaces
Lot 1-KU		
Entertainment and Spectator Sports (general)	1 space per 3 seats	2500 seats soccer 1000 seats softball <u>10,000 Track & field</u> 13,500 seats / 3 = 4,500 4,500 spaces
Participant Sports and Recreation, Indoor	1 space per 500 sq ft of customer or activity area	Training areas: 28,000 sq ft training 14,000 sq indoor softball 42,000/500=84 84 spaces
Passive Recreation	Per Schedule D, based on parking study provided by applicant.	Trails. Use would occur in conjunction with other uses, no additional parking required. 0 spaces
Total: 5,224 spaces		
Vehicle:	ADA:	Bicycle
Required: 5,224 spaces	Over 1000 parking spaces provided: 20 ADA spaces plus 1 per 100 spaces over 1000: 2154 spaces provided=32 Van accessible- 1 per 8 ADA spaces=4 Required: 32 ADA spaces w 4 van accessible	As parking is shared throughout the facility, the same bicycle requirement is calculated throughout: 1 per 10 paved vehicle spaces provided. 1,454 spaces=146 Required: 146 bike spaces
Provided: 1,454 paved/concrete spaces	30 ADA spaces	153 bike spaces

700 unpaved overflow spaces 2,154 total spaces		
Table 2. Parking requirements, Section 20-902 Off-Street Parking Scheduled A.		

There are some minor discrepancies between the parking requirements in the table above and that noted in the parking summary on Sheet SUP-3. The parking summary should be revised to reflect the information noted in Table 2. While the parking requirement noted above is based on the heaviest intensity of use at all facilities occurring simultaneously, it is understood that this will not be the case, and in most instances several of the facilities will be dormant while one or two of the facilities are in use. The parking study provided by the applicant notes the following projected parking requirements for typical use scenarios:

- 1) Typical recreation center daily usage + soccer event. 518 spaces required.
- 2) Large basketball or volleyball tournament and reduced recreation center usage (20%) plus soccer or softball event. 982 spaces required.

The study recommended that 1,100 paved parking spaces be provided in addition to 600 overflow spaces on unpaved area. The parking provided exceeds this recommendation. The Planning Director approved the number of parking spaces provided on the proposed site plan, a reduction from that required by the code, based on the results of the parking study, subject to the condition that a shared parking agreement be approved and recorded prior to the issuance of certificates of occupancy for any structure.

Bike parking required is 1 per 4 auto spaces for active recreation and 1 per 10 spaces for participant sports or entertainment uses. As the vehicle parking that is provided is to be shared between the various uses, one bicycle parking requirement should be used. Bike parking is calculated at the ratio of 1 space per 10 vehicle parking spaces and is based only on the permanent parking spaces provided, 1,454; therefore, 146 bicycle parking spaces are required throughout the site. The plan notes that 153 are provided. The location of the bike racks should be shown on the plan. These should be near the front entrance of facilities where possible, in a well-lighted area, and separated from other vehicles by a curb or other barrier. The bike racks should be of a type that allows bikes to be securely fastened by the frame.

LARGE EVENT PARKING

The 2,154 on-site parking spaces will accommodate up to approximately 6,462 attendees for a mix of events/recreation uses at a ratio of 3 per vehicle. This will accommodate typical uses of the site. If events generate more than 6,462 participants/spectators to the property, then parking will need to be accommodated off-site and, depending on the location of the off-site parking, shuttles will need to transport participants and spectators. If an event at the track stadium generated full capacity of 10,000 seats and use of the recreation center was occurring at the same time, a minimum of 3,973 parking spaces would be needed to accommodate the uses at the property. This arrangement of accommodating the “normal” peak event demand on-site with additional parking off-site through shuttle service for events with very high parking demand a few times per year is typical when reaching a balance of parking solutions for a mix of uses.

Larger events, such as the Kansas Relays, were not included in the study projections. With these larger events a shuttle bus service could be utilized as well as off-site parking if available. A cursory review of potential sites to accommodate this demand includes the following:

1. Free State High School – 858 spaces, approximately 1 mile to east.

2. Langston Hughes School – approximately 200 spaces including grass areas, approximately 1 mile to the south.
3. KU Park and Ride (near Iowa and Clinton) – 1,400 spaces, approximately 6 miles to the southeast.
4. Nearby churches, farm ground and miscellaneous commercial lots – potentially as much as 500 spaces or more.

The above-noted locations represent over 2,900 potential off-site parking spaces. It is important to note that the city does not control any of the above mentioned properties and this information is being provided as examples of locations that could be part of the parking plan for accommodating very large events at Rock Chalk Park.

LANDSCAPING:

Bufferyards are required along the property lines depending on the type of development or zoning of the adjacent property. The following bufferyards apply to this development

- A Type 3 Bufferyard is required on any side of the property which is adjacent to RS zoning .
- A Type 2 Bufferyard is required on any side of the property adjacent to RM zoning (Section 20-1005(c)).
- A Type 1 Bufferyard is required on all perimeters of a property that is zoned GPI (Section 20-13007(c)(2)).

The plan shows a 20 ft Type 3 Bufferyard along the southern property line which is adjacent to RS7 zoning and a 20 ft Type 2 Bufferyard along George Williams Way where the property is adjacent to RM zoning to the east. A Type 3 Bufferyard is also required along the east boundary of the property that is adjacent property outside the city limits (A zoning) as the Northwest Area plan identifies this area for low density single family development. The width and length of these bufferyards should be noted on the plans and the bufferyard landscaping provided noted in the landscape summary.

The Planning Director waived the requirement to install Type 1 Bufferyard around the west and north perimeters as these perimeters abut City parkland and/or K-10 Highway. Trails will connect the development with the City parkland and the two recreational uses are compatible. This waiver should be noted on the plan.

Bufferyard on the south.

A 20 ft wide Type 3 Bufferyard requires 4 trees and 30 shrubs per 100 linear feet. The southern property line is 2,253 ft long which requires 91 trees (22.53 x 4) and 676 shrubs (22.53 x 30). As noted, a stand of trees exists along the south property line and qualifies for the bufferyard. The plan should note the existing landscaping that is being retained to meet this bufferyard requirement, along with protection measures that will be taken during construction. The plan should also provide a bufferyard landscaping plan which will be implemented in the event the existing landscaping is damaged to the point the City Horticulture Manager determines it needs to be replaced.

Bufferyard on the east

As discussed earlier, a Type 2 Bufferyard is required between the GPI District and the RM Zoning to the east and a Type 3 Bufferyard is required between the GPI District and the adjacent property that is outside the city limits. Plantings are proposed for a portion of the east property line where existing trees do not exist or will be removed due to construction. The north half of the east property line contains mature vegetation that qualifies for the buffereyard. A 20 ft wide Type 2 Bufferyard requires 4 trees and 13 shrubs per 100 linear feet. The entire bufferyard length should be dimensioned and labeled and the plan should indicate where existing vegetation will be used to

meet the bufferyard landscaping requirement. The length of the bufferyard should be noted in the landscape summary along with the length of the area that requires landscape plantings and the plantings that are being provided to meet the code standards. A note should be added to the plan which indicates that if the existing vegetation is removed during construction activities, or damaged to the point where it needs to be replaced bufferyard landscaping will be installed per Section 20-1005.

Interior Parking Lot landscaping

The Code requires 40 sq ft of interior parking lot landscaping area per every parking space and requires the planting of 1 tree and 3 shrubs per 10 parking spaces. (Trees may be substituted for shrubs at a ratio of 1 to 3.) In addition, the parking lot islands are required to be landscaped with 2 materials: either trees, shrubs or ground cover. This should be noted on the plan. All landscaped areas used to meet this requirement must have a minimum dimension of 8.5 ft. The plan should be revised to note the dimensions of the parking lot islands.

The landscaping requirements are calculated per parking lot, rather than over the parking areas as a whole. The table below shows the area required for each lot, the area provided, and the landscaping materials provided/required. The plan calculates the landscaping area and plantings for all the KA facilities as a group. These should be separated by parking lot to insure compliance. The plan should be revised to include a landscape summary and to provide the required missing landscaping.

PARKING LOT AND SPACES	Required Landscaped Area	Provided Landscaped Area	Required Plantings	Provided Plantings
1 213 spaces	8,520 sq ft	9,994 sq f	22 trees 66 shrubs	26 trees Extra 4 trees = 12 shrubs. 54 shrubs needed.
2 509 spaces	20,360 sq ft	58,453 sq ft	51 trees 153 shrubs	78 trees Extra 27 trees = 81 shrubs. 72 shrubs needed.
3 554 spaces	22,160 sq ft		56 trees 168 shrubs	78 trees Extra 22 trees = 66 shrubs. 102 shrubs needed.
4 103 spaces	4,120 sq ft		11 trees 33 shrubs	10 trees 1 tree, 33 shrubs needed
5 80 spaces	3,200 sq ft		8 trees 24 shrubs	8 trees 24 shrubs needed
TOTAL 1,459 spaces	58,360 sq ft	68,447sq ft	148 trees 444 shrubs	200 trees 0 shrubs Extra 52 trees = 156 shrubs 288 shrubs needed

Table 3. Interior parking lot landscaping summary.

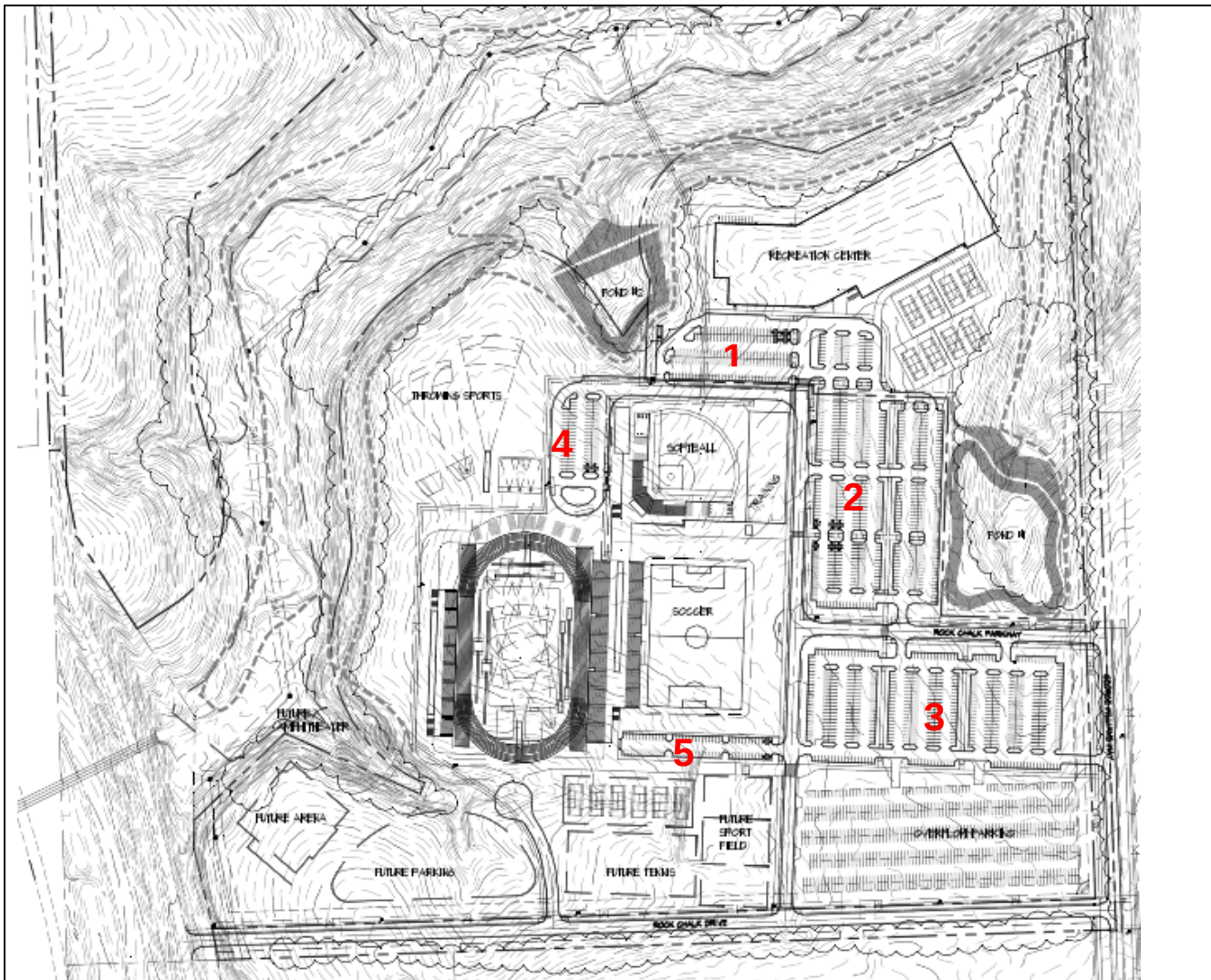


Figure 2. Parking lots in development which require interior parking lot landscaping.

Perimeter Parking Lot Landscaping

Landscaping is required around the perimeter of parking lots to screen view of parking lots from streets and roads. A wall or berm is required in addition to 1 tree per 25 linear feet of parking frontage. As identified in Figure 2, the landscape requirements apply to the east perimeter of parking lot 2 and the east and south perimeter of parking lot 3. As permitted in Section 20-1004(c)(3), the Planning Director waived the perimeter landscaping requirements for the east side of parking lot 2, based on the distance from George Williams Way to allow the landscaping as shown on the plan. The Planning Director also waived the perimeter landscaping requirements for the south side of parking lot 3, based on the distance from Rock Chalk Drive and the location of the overflow parking area to allow the landscaping provided in the bioswale at the north side of the overflow parking area to serve as the perimeter landscaping. Perimeter landscaping on the east side of parking lot 3 is required at the ratio of 1 tree per 25 linear foot of parking lot frontage. This parking lot has approximately 285 ft of frontage along George Williams Way; therefore, Bufferyard or street trees are permitted to count toward this requirement. 12 trees are required and 14 trees are provided. A bioswale is located along the east side of this property.

The plan should note that the Planning Director waived the perimeter parking lot landscaping requirements for a berm or wall and approved the perimeter parking lot landscaping as shown on the plan.

Lighting Section 20-1103(d) contains lighting standards for outdoor lighting. These standards would apply to parking lot lights and exterior lights except for those associated with outdoor recreational uses. Standards for outdoor recreational uses provided in Section 20-1103(e) include the following:

- 1) Lights at outdoor recreation uses may not exceed a maximum permitted post height of 60 feet.
- 2) No flickering or flashing lights are permitted.
- 3) Lights may not be illuminated after 11:30 p.m.
- 4) As-built lighting and photometric plans are required.
- 5) Lighting shall be designed, to the maximum extent feasible, to minimize adverse impacts on traffic safety and nuisance impacts on R-zoned property. Mitigation can be required via extra landscaping, earlier shut-off times for the lights, cutoff fixtures (where feasible) and other techniques.”

Outdoor recreation lighting is proposed with this phase for the tennis courts, the soccer and softball fields, and the track and field stadium. The City tennis court lights is proposed to have a shut-off time of 10:30 Sunday through Thursday and 11:00 PM on Friday and Saturday. The remainder of the recreational lighting on the KA facilities is proposed to have a shut-off time of 11:30 PM as required in Section 20-1103(e)(3).

Other

Trash receptacle locations should be shown on the plan for review by the City Solid Waste Division. Trash receptacles and mechanical equipment must be screened per the requirements in Section 20-1006. The plan should show the location of the trash receptacles/dumpsters and mechanical equipment with the screening proposed. In addition the following note should be added to the plan: *“Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities boxes and meters, shall be fully screened from view of adjacent properties and from street rights-of-way (as measured 6 ft above ground level). Screening shall be in the form of landscape plantings or an architectural treatment compatible with the architecture of the principal building.”*

The sight triangle should be shown on the plan to insure that adequate intersection visibility is provided.

The GPI District standards in 20-1307 require that sidewalks be provided on both sides of the streets and that bicycle lanes or recreational paths shall be provided for sites that include public facilities such as recreation centers. A variance from the requirement that sidewalks be provided along both sides of streets has been requested with the preliminary plat. A shared use path is shown on the north side of Rock Chalk Drive.

The setbacks in the GPI District are 40 ft adjacent to street right-of-way or adjacent residential property and 15 ft adjacent to non-residential property. The plan observes these setbacks. The maximum height in the GPI District is 60 ft. The height of the structures should be noted so that compliance with this requirement can be assessed. Maximum impervious lot cover permitted in the GPI District is 75%. The impervious lot coverage for this property at 34.4% complies with this requirement.

The location of the access drives meet the separation requirements from the intersection with Rock Chalk Drive and George Williams Way. Section 20-915(e)(2)(iii) requires a minimum separation of 250 ft between a driveway and a collector street intersection. The proposed driveway on George Williams Way is 340 ft from the intersection.

Staff Finding – With the approved administrative waivers, the subdivision variances, and as conditioned, the site plan complies with the requirements set out in the Development Code.

2. WHETHER THE PROPOSED USE IS COMPATIBLE WITH ADJACENT USES IN TERMS OF SCALE, SITE DESIGN, AND OPERATING CHARACTERISTICS, INCLUDING HOURS OF OPERATION, TRAFFIC GENERATION, LIGHTING, NOISE, ODOR, DUST AND OTHER EXTERNAL IMPACTS

The proposed development will be bordered on the west by E 902 Road and K-10 Highway and on the north by City parkland. (Figure 3) Property to the north and west of the City parkland is under the same ownership and has a pending rezoning request to the GPI District. Property to the east consists of two parcels. One is zoned A (Agricultural) and contains agricultural land uses, a rural residence, and wooded open space on the west portion nearest the proposed facility. The other parcel is zoned RM12-PD which is a zoning district for multi-dwelling development with a planned development overlay. This property will have apartments fronting George Williams Way and a golf course and apartments throughout the remainder of the property.

The adjacent property to the south is undeveloped but is zoned RS7 (Single-Dwelling Residential) District which permits residential development with a minimum lot size of 7000 sq ft. The proposed design is compatible with the adjacent residential use to the east and proposed residential uses to the east and south.

Property further to the south is zoned for multi-dwelling residential uses and commercial uses. This property is part of the Mercato development which is planned as a mixed use development consisting of residential office and commercial uses. Approximately 359,600 sq ft of commercial uses have been approved for the Mercato portion of the Community Commercial Center at the intersection of W 6th St/Highway 40 and K-10 Highway. The commercial development and the recreation facility are compatible as office or commercial uses associated with the sports/recreation/entertainment facility could locate in close proximity.



Figure 3. Subject property outlined. Current development in area.

To the east

As shown in Figure 4 the recreation center and tennis courts will be separated from the residence to the east by approximately 932 ft. The rec center property is slightly higher in elevation (970) than the residence located to the east (908). The visual impact of the development should be minimal due to the distance between the structures and the existing vegetation; however, lighting fixture specifications and a photometric plan for the tennis court lighting must be provided and reviewed to insure the lighting will be mitigated to the greatest extent possible. Time limitations on

the City tennis court lighting would also reduce any off-site impacts. Staff recommends the following limits: City tennis court lighting may operate until 10:30 Sunday through Thursday and 11:00 Friday and Saturday. The impact of the facility on the property to the east should be minimal given the review of the lighting through the photometric plan and the time limits as well as the distance between the recreational uses and the residence to the east.

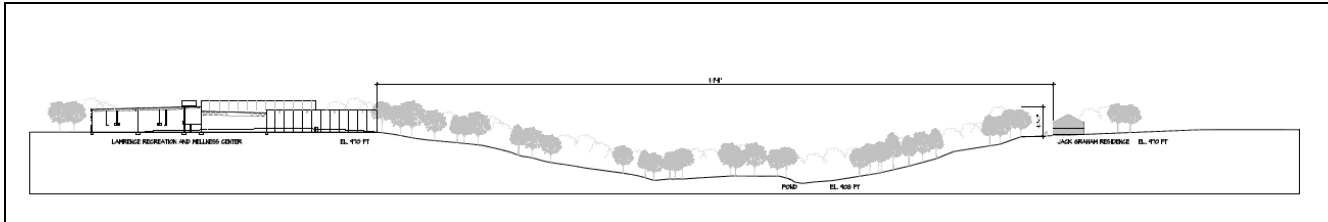


Figure 4. Elevation showing relationship of Rec Center to nearest residence to the east.

To the South.

The property to the south is zoned RS7 for single-dwelling residential development. A landscaped buffer area is required by Code to separate the GPI District from single dwelling residential districts. A tree row located between the proposed development and the residentially zoned property to the south, Figure 5, should be retained if possible to provide additional buffering between the two uses. In order to accommodate this tree row, an extra 20 ft of right-of-way is being dedicated for Rock Chalk Drive which will be constructed on the southern portion of the property. A landscape easement will be dedicated within the southern portion of the right-of-way to insure that landscaping within that area can be retained. An additional landscape easement could be dedicated with the platting of the property to the south as well to insure the retention of the tree row. The plan should note that trees will be planted per the City Forestry Manager's specifications to create a new tree row in the event that the tree row is damaged or trees die and must be replaced.



Figure 5. Tree row between subject property and RS7 zoned property to the south.

Use

Sport activities may occur on the KA and City facilities at any time while non-sport related activities are required to obtain a Special Event Permit. This provides an opportunity for non-sport related activities to occur while the off-site impacts are evaluated on a case-by-case basis. Potential impacts of such events include high traffic volumes, lights, and noise.

Staff Finding – The property is relatively removed from other existing developments and is in close proximity to K-10 Highway and a planned Community Commercial Center. Residential developments are planned to the south and east of the subject property and one rural residence is located to the east. The following measures are recommended to insure compatible development with the existing and proposed residential uses in the area:

- Lighting standards and restrictions,
- A landscape easement along the south property line,
- Bufferyards required for the GPI District,

- Requirement that non-sport related activities must be approved through the Special Event Permit process.

3. WHETHER THE PROPOSED USE WILL CAUSE SUBSTANTIAL DIMINUTION IN VALUE OF OTHER PROPERTY IN THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED

The proposed use will be an amenity to the community as a whole. This use will create a market for retail uses on the property to the south which is zoned for development as a Community Commercial District. With the measures recommended in the previous section to ensure compatibility with residential uses in the area, the proposed use should not cause a diminution in value of other property in the area.

Staff Finding – There is no evidence to support a finding that the proposed use would cause a diminution in value of other property in the area.

4. WHETHER PUBLIC SAFETY, TRANSPORTATION AND UTILITY FACILITIES AND SERVICES WILL BE AVAILABLE TO SERVE THE SUBJECT PROPERTY WHILE MAINTAINING SUFFICIENT LEVELS OF SERVICE FOR EXISTING DEVELOPMENT

Utilities are available to serve the subject property, with a sanitary sewer interceptor line being located in the parkland area to the north and a city water main near the southeast corner of the property.

The Fire Code officials have discussed the proposed development with the applicant and have approved the design shown on the SUP with a few minor changes. The SUP will be revised per the Fire Code Official's approval prior to the release for building permits.

The property is within close proximity of principal arterials with West 6th Street/Highway 40 to the south and K-10 to the west. The site will access this transportation network through George Williams Way to W 6th Street/Highway 40 to the south. The Traffic Impact Study indicates that the intersection of George Williams Way and 6th Street is operating at a level E or worse during morning and afternoon peak hours of a typical workday.

- The study recommends that a traffic signal be installed at this location to mitigate the existing operational deficiency.

The Traffic Impact Study reviewed the impact of the facility on the nearby street network and made the following recommendations:

- Open the second dedicated left-turn lanes for east, north, and west approaches at the George Williams Way/West 6th Street intersection. These lanes are built but not currently utilized.
- Complete the extension of George Williams Way to the north providing access to the site. The study indicated that one through-lane in each direction provides enough capacity to serve the traffic generated by this development. Additional lanes may be required as development occurs to the north and east.
- Construct Overland Drive connection between George Williams Way and Stoneridge Drive; (This access is being planned as part of the Oregon Trail development.)
- Provide connection between E 902 Road and George Williams Way. (This access is being provided with the SUP plan as Rock Chalk Drive.)
- Provide Wakarusa connection between George Williams Way and Queens Road. (This access is being planned as part of the Links Development Plan.)

- Provide dedicated left-turn lanes for all approaches at the intersection of George Williams Way and Overland Drive.
- Provide dedicated left-turn lanes for all but west approach at the intersection of George Williams Way and Wakarusa Drive.

With the initial phase of development, E 902 Road is a secondary road and is intended to serve as emergency access to W 6th Street. It will be improved with a chip and seal surface with this development. The E 902 Road access on W 6th Street/Hwy 40 is expected to be relocated. Its relocation is being triggered by several planned developments – K-10/Hwy 40 interchange improvements, the Mercato development, and the subject sports village development. Its access point with W 6th Street/Hwy 40 is being analyzed by KDOT and remains an outstanding issue.

A bus drop-off location is provided in the front of the City Recreation Center. Shuttle busses may be used for larger events and the parking agreement will outline the proposed locations for bus parking and drop-offs for these events. The City bus service is expected to extend to this property and a bus stop or pull off will be provided on the City property as and when necessary.

Staff Finding – Safety, transportation and utility facilities will be available to serve the subject property with the improvements recommended by the Traffic Impact Study and the revisions noted in the conditions of approval.

5. WHETHER ADEQUATE ASSURANCES OF CONTINUING MAINTENANCE HAVE BEEN PROVIDED

This development will be a partnership between the City of Lawrence and KUEA/KA. A maintenance agreement will be executed between said parties outlining the maintenance responsibilities for the properties.

Staff Finding – The site plan will function as the enforcement document to assure that maintenance and use of the property is consistent with the approval. In addition, a recorded maintenance agreement will outline responsibilities for maintenance of the properties.

6. WHETHER THE USE WILL CAUSE SIGNIFICANT ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT

Drainage from the site will be controlled through stormwater management measures approved by the City Stormwater Engineer as part of the drainage study. Detention ponds are located on site and a bioswale is being used to minimize drainage from the large parking area. The Stormwater engineer required a few revisions to the drainage plan and these must be made prior to the release of the SUP plans for building permits. The City Stormwater Engineer required the following notes be added to the plan: *"The detention pond/drainage easement will be privately-owned and maintained. The developer is responsible for establishing ownership and maintenance of same via individual owner maintenance. No fences or structures other than necessary retaining walls and/or guardrails will be allowed within the drainage easements."* and *"All curb inlets will be constructed per City storm sewer standard details."*

Per City Code Chapter IX Article 9-903(B), a stormwater pollution prevention plan (SWP3) must be provided for this project prior to construction activity. This project will not be released for building permits until an approved SWP3 has been obtained. Construction activity, including soil disturbance or removal of vegetation shall not commence until an approved SWP3 has been obtained.

The area contains stands of mature trees which the applicant has indicated will be retained to the maximum extent possible. The SUP plan should note the stands of trees which will be protected.

Staff Finding – The proposed use should not cause significant adverse impacts on the natural environment.

7. WHETHER IT IS APPROPRIATE TO PLACE A TIME LIMIT ON THE PERIOD OF TIME THE PROPOSED USE IS TO BE ALLOWED BY SPECIAL USE PERMIT AND, IF SO WHAT THAT TIME PERIOD SHOULD BE.

Time limits are established on Special Use Permits to permit a periodic review to determine if the use remains compliant with the area or if a rezoning would be appropriate. The proposed use is intended to provide ongoing sports, recreation, and entertainment opportunities for the community. It would not be appropriate to place a time limit on this Special Use Permit.

Staff Finding – The project provides necessary infrastructure for surrounding developments; therefore, it would not be appropriate to place a time limit on this use.

Conclusion

The proposed sport/recreation/entertainment facility being proposed will serve as an amenity and asset to the community. The use is compatible with, and appropriate for, this location and staff recommends approval of the Special Use Permit with the conditions noted.