

Memorandum

City of Lawrence-Douglas County Planning & Development Services

TO: Lawrence-Douglas County Planning Commission

FROM: Michelle Leininger, AICP, Area/Neighborhood Planner

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

Date: March 25, 2013

RE: Agenda Item 5 - TA-12-00207; Parking Lot Screening Standards

This memo is a follow-up to the February 27, 2013 Planning Commission staff report for the text amendment for parking lot screening standards. At the February 27, 2013 meeting, the Commission directed staff to provide more information on fences, examples of where the waiver was used and provide pictures of existing screening.

Based on the discussion at the February meeting, staff recommends removing the proposed text that would add the option of a fence for screening. Staff found no examples in Lawrence where fencing was used as the sole source of screening for a parking lot. Revised Article 10 language is attached.

Staff has reviewed the site plans and development plan from the past few years to find examples where waivers or alternate compliance for the parking lot screening was used.

- Hunter's Ridge on W. 6th Street had alternate compliance approved because there is an existing requirement for an extraordinary setback along W. 6th St., the topography allows for the parking lot to sit lower than W. 6th St. and additional landscaping was added. (landscaping is not complete)
- Delta Kappa on High Dr. had alternate compliance approved because the existing parking was close to the property line and there was little room to add a wall or berm. Additional landscaping was added. (site plan has not been completed)
- Myers Liquor on W. 23rd St. has existing parking close to the property line which would not allow for a berm or wall. More mature sized landscaping is proposed.

The attached document provides examples of parking screening in Lawrence.

Staff Recommendation

Staff recommends that the Planning Commission forward a recommendation for approval of the revised proposed amendment TA-12-00207 to the Land Development Code, Article 10 to the City Commission for approval.

Auto Exchange; S. Iowa St.



Central Middle School; Mass St.



Black Hills Energy; N. Iowa St.



City Parking Lot; Vermont St.



Discovery Furniture; S. Iowa St.



Home Depot; W. 31st St.



Hallmark; N. Iowa St.



Hospital



Lawrence Medical Plaza; W. 6th St.



O'Reilly; W. 23rd St.



Merc; Iowa St.



QuikTrip; E. 23rd St.



Walmart on S. Iowa St.



CVS; W. 6th St.



CVS; W. 23rd St.



Dillons; Mass St.



Exchange; W. 31st



Intrust Bank; W. 9th St.

