

Memorandum

City of Lawrence

Planning and Development Services

TO: Diane Stoddard, Interim City Manager
FROM: Mary Miller, Planning Staff
DATE: October 8, 2015
RE: Additional Lighting Review for SUP-15-00334: Special Use Permit for KU Tennis at Rock Chalk Park

Background

The Planning Commission considered the Special Use Permit application for KU Tennis facilities at Rock Chalk Park at their September 21, 2015 meeting. Concerns were raised during the public hearing about the effectiveness of the proposed light fixtures and shields to mitigate the impact of the lighting on nearby residential properties, particularly the residence to the northeast of Rock Chalk Park. The Planning Commission voted to recommend approval of the Special Use Permit application with the following additional condition:

Prior to the item being considered by the City Commission, Staff will review, in consultation with lighting designers, the shielding specifications proposed for the tennis court lights to insure that the lighting has been designed, to the maximum extent feasible, to minimize nuisance impacts (glare) on residential property.

Project Description

The proposed tennis facility is designed with the structure housing the indoor courts on the north side of the site and outdoor courts on the south side, adjacent to Rock Chalk Drive. While it is impossible to completely screen exterior sports lighting, measures can be taken to minimize nuisance impacts to nearby properties. Measures noted in the SUP staff report include:

- a) A row of evergreen trees along the south property line in addition to street trees and existing bufferyard trees along Rock Chalk Drive to reduce impact on Rock Chalk Drive and properties to the south.
- b) The indoor tennis facility building will be taller than the lights to the south and will screen most of the lights from the residence to the northeast.
- c) The outdoor tennis court lights would have the same time restrictions as the City courts: 10:30 PM on weeknights and 11:00 PM on weekends, unless there is a tournament that runs past that time, rather than the 11:30 PM ending time permitted by the Development Code.
- d) Qualite Pro Series light fixtures which includes a 10 in. shield to focus light, and prevent off-site glare are proposed for the outdoor tennis court lighting.

Lighting Review

To satisfy the Planning Commission's condition noted above, staff reviewed the site layout and lighting, specifically in relation to the property to the northeast. The indoor courts will be in a 55 ft tall structure with a peaked roof and the lighting will be on 50 ft tall poles. Given the angle of the lights and the location of the residence to the northeast, the lights identified as T3 and T6 on the lighting plan would not be screened by the building and may be visible from the residence to the northeast. (Figure 1)

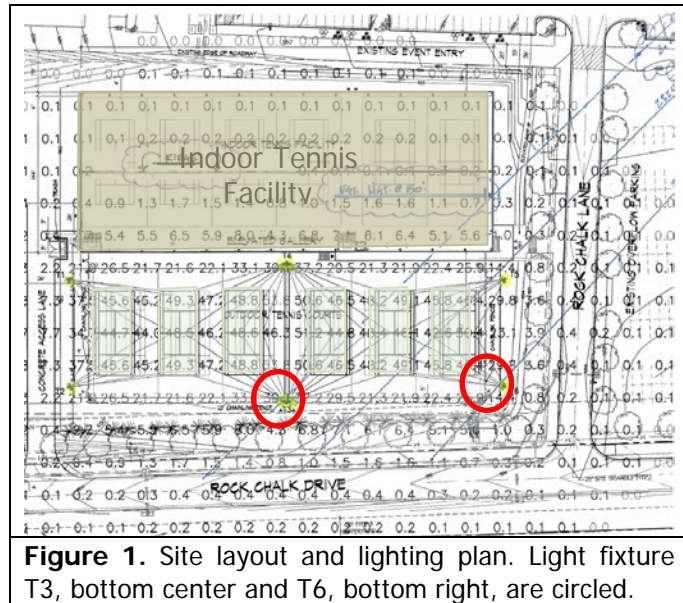


Figure 1. Site layout and lighting plan. Light fixture T3, bottom center and T6, bottom right, are circled.

In addition to the proposed 'Pro Series' fixtures with a 10 in. shield, Qualite lighting also produces a 'Gold Series' light fixture with a 12 in. shield. The additional shield length will screen more of the light fixture which may reduce offsite impact; though the precise benefit is difficult to determine. Light impacts are a function of several variables: distance, topography, screening, fixture angle, etc.

Staff Recommendation

Staff recommends that the following condition be added to those listed in the staff report to minimize nuisance impacts associated with the exterior lighting to the maximum extent feasible:

Light poles T3 and T6 shall incorporate the Qualite Gold Series fixtures that include 12 in. visors. Prior to installation, Staff shall inspect poles T3 and T6 to ensure that the correct fixture types are being installed.

Action

Approve SUP-15-00334, the Special Use Permit for KU Tennis at Rock Chalk Park, subject to the following revised conditions:

1. Provision of an executed Site Plan Performance Agreement.
2. Dedication of utility easement by separate instrument for the sanitary sewer main.
3. Provision of a revised plan with the following changes:
 - a. Addition of the following note: *"The KU 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; unless there is a tournament that runs past that time."*
 - b. The plan should note the type of screening to be used for the trash receptacles/dumpsters and mechanical equipment.
 - c. Revised water and sanitary sewer lines per the City Utility Department's approval.

- d. Show and label the 20 ft Landscape Easement on the south side of Rock Chalk Drive right-of-way.
- e. Show the easement for the sanitary sewer main and note the Recording Information (Book and Page Number).
- f. The lighting plan shall be revised with the following note: *Light poles T3 and T6 shall incorporate the Qualite Gold Series fixtures that include 12 in. visors. Prior to installation, Staff shall inspect poles T3 and T6 to ensure that the correct fixture types are being installed.*