

ITEM NO. 6A GPI, RM12, & RS40 TO RM12; 14.756 ACRES; 5200 & 5300 CLINTON PKWY (SLD)

Z-15-00469: Consider a request to rezone approximately 14.756 acres from GPI (General Public and Institutional) District, RM12 (Multi-Dwelling Residential) District and RS40 (Single-Dwelling Residential) District to RM12 (Multi-Dwelling Residential) District, located at 5200 & 5300 Clinton Pkwy. Submitted by Paul Werner Architects, for Genesis Health Clubs of Lawrence LLC, property owner of record.

ITEM NO. 6B SPECIAL USE PERMIT FOR FITNESS & TENNIS FACILITY; 5200 & 5300 CLINTON PKWY (SLD)

SUP-15-00468: Consider a Special Use Permit for an *Active Recreation* use, an indoor/outdoor Fitness & Tennis Facility, located at 5200 & 5300 Clinton Pkwy. The proposed facility will include 54,000 SF of indoor space and continue the use of the 6 existing outdoor tennis courts. Submitted by Paul Werner Architects, Genesis Health Clubs of Lawrence LLC, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented items 6A and 6B together.

APPLICANT PRESENTATION

Ms. Leticia Cole, Paul Werner Architects, mostly agreed with the conditions in the staff report but wanted to see if conditions 2(g)(iii) and 2(g)(iv) could be reconsidered. She asked for leeway in where the 12 trees would be placed along Clinton Pkwy. She also felt the shrubs may not be applicable in this situation since the parking was not being changed.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Denney asked if there was the possibility of multi-dwelling being built in the spillway area.

Ms. Day said no.

Commissioner Britton asked staff to comment on the potential changes to conditions 2(g)(iii) and 2(g)(iv) that the applicant mentioned.

Ms. Day said regarding street trees, where they are located could depend on utilities and getting them appropriately spaced. She said the location of planting of trees could be easily managed between the applicant and staff as they move through the project. She said regarding screening, it was appropriate to have good screening of the parking lot on a major corridor and staff felt it was a reasonable recommendation.

ACTION TAKEN on Item 6A

Motioned by Commissioner Liese, seconded by Commissioner Culver, to approve the request to rezone approximately 14.756, from GPI (General Public and Institutional) District, RM12 (Multi-Dwelling Residential) District and RS40 (Single Dwelling Residential) District to RM12 (Multi-Dwelling Residential) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Unanimously approved 8-0.

ACTION TAKEN on Item 6B

Motioned by Commissioner Liese, seconded by Commissioner Britton, to approve the Special Use Permit, SUP-15-00468, for *Active Recreation* uses to be located at 5200 and 5300 Clinton Parkway, and forwarding the request to the City Commission with a recommendation of approval subject to the following conditions:

1. Provision of a site plan performance agreement.
2. Prior to the release of the Special Use Permit for issuance of a building permit the applicant shall provide a revised drawing to include the following notes and changes:
 - a. Provision of a revised plan that removes all references to KU and renames the project.
 - b. Drawing shall be revised per the approval of the City Stormwater Engineer to include the storm sewer information as noted on the previously approved UPR dated 8-9-2007 for the tennis courts east of the building to include pipe materials and sizes.
 - c. Drawing shall be revised per the approval of the City Stormwater Engineer to delineate the "easement" or area of inundation from the emergency spillway for Lake Alvarado/Yankee Tank Lake. This area shall be identified as a no build area in the event of a high water event for the dam and the subsequent use of the emergency spillway.
 - d. Provision of a note on the face of the site plan that states *"Changes to the lighting shall require the submission and approval of a photometric plan per section 20-1103 of the Land Development Code prior to the submission of a building permit."*
 - e. Provide a revised landscape plan per the City Parks Department approval to include a revised list of species for replanting as needed for this site.
 - f. Provision of a note that states: *"Changes or addition to mechanical equipment shall be screened in accordance with section 20-1006 (b) of the Land Development Code."*
 - g. Provision of a revised landscape plan to show the following changes:
 - i. Two additional trees along Clinton Parkway Frontage Road adjacent to 5200 Clinton Parkway.
 - ii. Two additional trees along the west side of Olympic Drive adjacent to 5300 Clinton Parkway.
 - iii. 12 trees along the north side of Clinton Parkway adjacent to 5300 Clinton Parkway.
 - iv. Provision of shrubs to create solid screening along the parking row parallel to Clinton Parkway west of Olympic Drive.
 - h. Update Special Use Permit plan and parking summary to reflect total square footage.

Commissioner Britton said the approaches to the property were prominent and he agree they should be landscaped and look nice.

Unanimously approved 8-0.