

ITEM NO. 4 PRELIMINARY DEVELOPMENT PLAN FOR BAUER FARM; NE CORNER 6TH ST & WAKARUSA DR (SLD)

PDP-15-00529: Consider a revised Preliminary Development Plan for Bauer Farm, located at the NE corner of 6th & Wakarusa Dr. The plan proposes revisions to the remaining undeveloped commercial and multi-dwelling residential areas of Bauer Farm. Submitted by Treanor Architects PA for Free State Holdings, Inc., Bauer Farm Residential LLC, Free State Group LLC, property owners of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Mr. Matt Murphy, Treanor Architects, was present for questioning.

PUBLIC HEARING

Mr. Tom Mulinazzi, expressed concern about increased traffic and parking. He also expressed concern about high school kids walking across the Theatre Lawrence site to eat at the fast food restaurants.

APPLICANT CLOSING COMMENTS

Mr. Murphy said a traffic impact study was done and this should not significantly increase traffic in the overall development.

COMMISSION DISCUSSION

Commissioner Sands inquired about a reduced drive-thru cap that was previously approved.

Ms. Day said that went back to the first iterations of Bauer Farm when it was designed as a very walkable integrated mixed-use. She said over the various versions and changes of the site that type of development had been stepped away from.

Mr. McCullough said at that time the west side of Bauer Farm was more mixed-use with residential, office, and quaint retail.

Commissioner Britton said that area crept away from the initial idea and that development pushed how it actually got built. The original concept was undercut for actual opportunities of development.

Commissioner Denney said he would support this because he felt there wasn't much they could do. He said it was a situation where they were led down a particular path via a complicated route.

Commissioner von Achen wondered what would come before them next for Bauer Farm. She asked staff to comment.

Ms. Day said the significant shift for this development happened when they moved away from the mixed-use on the northwest side by approving Sprouts and removing all residential uses on that side. She said there were only three lots left to develop.

Commissioner Kelly said he would vote against this. He expressed concern about another fast food opportunity being built across from the high school. He did not feel they should abandon the goals for the community just because the plan didn't go as the developer had hoped.

Mr. McCullough said the biggest reason for the change was the recession after this initially gained approval.

Commissioner Britton said there was some level of disappointment with the outcome of this project but that he did use some of the services at the location. He said the fast food drive-thru aspect bothered him a bit since there were already multiple at the site.

Commissioner Culver said he did think a compromise was found regarding to the third potential drive-thru use and he did not think a third was appropriate. He was optimistic that this was being developed instead of going under. He said he would support a motion.

ACTION TAKEN

Motioned by Commissioner Liese, seconded by Commissioner Culver, to approve the revised Preliminary Development Plan for Bauer Farm Planned Development to include one additional bank drive-thru use and one additional fast order food drive thru use for a total of seven uses with drive-thru, and including the site waivers and variances outlined in this report, based upon the findings of fact presented in the body of the staff report.

Motion carried 5-3, with Commissioners Kelly, Sands, and von Achen voting in opposition.