

**ITEM NO. 3 GPI TO IG; 7.7 ACRES; 711 E 23<sup>RD</sup> ST (MKM)**

USD 497 Vehicle Storage: **Z-16-00147**: Consider a request to rezone approximately 7.7 acres located at 711 E 23<sup>rd</sup> St from GPI (General Public and Institutional Use) District to IG (General Industrial) District. Submitted by Lawrence Public Schools USD #497 and BG Consultants, Inc. on behalf of Douglas County, property owner of record.

**STAFF PRESENTATION**

Ms. Mary Miller presented the item.

**APPLICANT PRESENTATION**

Mr. Dan Harden, BG Consultants, was present for questioning.

Commissioner Struckhoff asked if there were other fleet storage areas in Lawrence.

Mr. Hardin said not that he was familiar with.

**PUBLIC HEARING**

Mr. Scott Zaremba expressed concern about egress and ingress. He said the site was not built to move busses back and forth across 23<sup>rd</sup> Street. He felt it created a conflict.

Ms. Marsha Heeb, 2114 Learnard Ave, expressed concern about the traffic moving through the nearby residential neighborhood. She did not feel the staff report adequately described the homes in the Barker Neighborhood. She felt the character of the neighborhood was not accurately described. She said the property could not be compliant with the Burrough's Corridor ideas due to the impacts on the neighborhood. She expressed concern about the ingress and egress of the site.

**COMMISSION DISCUSSION**

Commissioner von Achen asked staff to show the route the busses would presumably take.

Ms. Miller said they would have to develop their route. She said they were not allowed to cross 23<sup>rd</sup> Street. She said the Traffic Impact Study might indicate a particular route.

Commissioner von Achen felt it put Planning Commission in a difficult spot to make a recommendation based on information they did not have.

Mr. McCullough said the Traffic Impact Study would evaluate the routes and intersection.

Mr. Hardin said the Traffic Impact Study was part of the site plan process and he did not want to incur those costs until then. He said City Public Works Department had vehicles larger than school busses.

Commissioner Britton asked staff about the site plan process.

Mr. McCullough said the site plan process would be administrative and notice would be sent to property owners within 200'. He said there was an appeal process and any appeal would go to City Commission. He said the Traffic Impact Study would be looked at within the site planning process. He said roads were designed to handle traffic so he would not be surprised if there was a solution. He said the City Traffic Engineer would look at the Traffic Impact Study and the impacts to the intersection. He said he would anticipate public roads would be used to support whatever operation would go on this property.

Commissioner Britton asked if they could require the site plan to come back to Planning Commission.

*Complete audio & video from this meeting can be found online:*

<http://www.lawrenceks.org/boards/planning-commission/agendas>

Mr. McCullough said in very rare occurrences.

Commissioner Carpenter inquired about the property notice being expanded.

Mr. McCullough said an extended courtesy notice could be provided.

Commissioner Kelly asked if further comment could be made about the Traffic Impact Study.

Mr. McCullough said Planning Commission had the ability to seek more information before making a recommendation to City Commission.

Commissioner Britton said the only reason to rezone was because of the fleet storage use. He said the notice range was probably insufficient for this particular piece of property. He suggested extending the property owner notice to 1000' or 500' to get enough of the neighborhoods nearby. He stated in terms of the site plan, he would be comfortable approving the rezoning now but conditioning the site plan approval on a public hearing at Planning Commission. He said if the traffic and impact to the neighborhood was the concern then there should be more of a hurdle to overcome and process to go through than the normal site plan.

Mr. McCullough said City Commission could have the same concerns. He said his preference would be to have more work done on the bus routing that way City Commission could benefit from that information as well. He suggested deferring the item.

Commissioner Culver asked if the information would include a full Traffic Impact Study.

Mr. McCullough said that is what staff would be looking for, as well as routing, and determine whether the streets were acceptable.

Commissioner Culver said if they were going to go through that process he wanted it to be thorough so Planning Commission could make a good decision and not delay it further.

Commissioner Britton asked the applicant for his thoughts on deferral for one month.

Mr. Hardin said he was okay with it.

## **ACTION TAKEN**

Motioned by Commissioner Britton, seconded by Commissioner Willey, to defer one month, directing the applicant to bring information on bus traffic routing and impacts through a Traffic Impact Study to the Planning Commission and extending property owner notice to pick up neighbors located as far north as Learnard Ave and E. 22<sup>nd</sup> Terr. which will have potential to be affected by the traffic.