

**ITEM NO. 7 COMPREHENSIVE PLAN AMENDMENT TO H2020; OREAD NEIGHBORHOOD PLAN
FUTURE LAND USE MAP (JSC)**

CPA-16-00309: Consider a Comprehensive Plan Amendment to Chapter 14 of *Horizon 2020* to amend the Oread Neighborhood Plan Future Land Use Map. Submitted by Landplan Engineering PA.

**ITEM NO. 8A RM32 & U-KU TO RM32-PD; .918 ACRE; 1029 & 1031 MISSISSIPPI AND 0
ILLINOIS ST (SLD)**

Z-16-00310: Consider a request to rezone approximately .918 acres from RM32 (Multi-Dwelling Residential) District and U-KU (University of Kansas) District to RM32-PD (Multi-Dwelling Residential with Planned Development Overlay) District, located at 1029 & 1031 Mississippi St and 0 Illinois St. Submitted by Landplan Engineering PA on behalf of 1029 Mississippi LLC, STADPKG LLC, property owner of record.

**ITEM NO. 8B PRELIMINARY DEVELOPMENT PLAN FOR HERE; 1029 & 1031 MISSISSIPPI AND
0 ILLINOIS ST (SLD)**

PDP-16-00311: Consider a Preliminary Development Plan for HERE @ Kansas, located at 1029 Mississippi, 1031 Mississippi, and 0 Illinois St. Submitted by Landplan Engineering PA on behalf of 1029 Mississippi LLC, STADPKG LLC, property owner of record.

STAFF PRESENTATION

Mr. Jeff Crick presented Item 7.

Ms. Sandra Day presented items 8A and 8B together.

APPLICANT PRESENTATION

Mr. Brian Sturm, Landplan Engineering, agreed with staff report and conditions. He provided a presentation on the history of the project.

PUBLIC HEARING

Mr. Kyle Thompson, Oread Residents Association, expressed concern about game day parking, signage on the lot, and additional curb cuts.

APPLICANT CLOSING COMMENTS

Mr. Sturm said curb cuts on Mississippi and Illinois Streets were a necessary evil. He said by expanding and improving the parking lot it would take cars off the street on game days. He said there were not many options for creating a parking lot of this size in the proximity needed for the HERE project. He said it was a great solution for the HERE parking dilemma. He said parking issues in the Oread neighborhood pre-dates the HERE project.

COMMISSION DISCUSSION

Commissioner Britton asked staff about the requirement for rezonings to fit with the comprehensive plan amendment. He asked why they would not potentially match up.

Mr. McCullough said this was a unique situation. He said the standard in the parking regulations said any offsite accessory parking lot had to have an equivalent zoning.

Commissioner Britton asked if it would be alright for the comprehensive plan to say medium density and the actual zoning density would be high because parking was available in both.

Mr. McCullough said there were conflicts in the Code no matter which way they go with it. He said they were attempting to align it best they could. He said the staff recommendation was to amend the comprehensive plan with a narrative in the plan that says though this is designated for high density it is only meant as a parking lot to support high density at the HERE location.

Commissioner Britton said either way they go will be waiving something in the Code.

Mr. McCullough said yes.

Commissioner Harrod said the communication letter that was included in their packet had all the concerns addressed. He said regarding the parking lot being blight he disagreed and said the current tennis court was blight.

Commissioner Carpenter said the Oread Design Guidelines provided some protection to buildings more than 50 years old. He asked what review process the two structures went through before demolition.

Mr. Crick said had the Oread Design Guidelines already been adopted the two structures would have gone through the Historic Resources Commission review process.

Commissioner Sands inquired about the planning logic for the 600' entrance.

Mr. McCullough said it would be convenient for the users.

Commissioner Willey felt this was a creative solution to a problem that did not have a perfect solution.

Commissioner Sands said the parking lot would be owned by a private LLC but it was illustrated on KU's master plan. He asked about lighting requirements and safe phones since it would serve KU students.

Mr. McCullough said it would be subject to all the City codes. He said the greenspace between Fambrough Drive and the parking lot would be under the State's ownership and would provide an opportunity for a gateway feature.

Commissioner Britton felt like most of the concerns had been anticipated. He said parking would always be tough in that area. He felt at some point in the future they were going to have to start requiring people to walk and take bus, instead of providing so much parking. He said parking in this particular lot was a solution for the students. He said the Oread neighborhood would always have game day parking issues. He said they did not want for the HERE project to be permanently downgraded in terms of capacity.

ACTION TAKEN on Item 7

Motioned by Commissioner Britton, seconded by Commissioner Sands,

To approve the Comprehensive Plan Amendment to Horizon 2020: Chapter 14: Specific Plans, and the *Oread Neighborhood Plan* to revise the Future Land Use map from Low-Density Residential to High-Density Residential for the parcel located at the northeast corner of Illinois Street and Fambrough Drive, with the inclusion of narrative into the *Oread Neighborhood Plan* that this particular property shall only serve as parking for the University of Kansas/HERE Kansas project, and recommends forwarding this Comprehensive Plan Amendment to the Lawrence City Commission with a recommendation for approval.

To approve and sign Planning Commission Resolution PCR-16-00379.

Commissioner Kelly said he had a little heartburn over this. He said the Code required so much parking that could create unintended consequences. He also worried about codifying being able to not park somewhere on game day. It's a common practice but may set an expectation.

Commissioner Harrod said the applicant needed to work with the Oread neighborhood on how a picket or chain link fence on the north side would look.

Commissioner Kelly said it seemed odd they approved the Oread Design Guidelines but now are saying they are okay demolishing old houses.

Commissioner Culver said the unforeseen circumstances of this project presented a unique situation. He felt this was one of the better solutions and would be an improvement over the blighted lot sitting there today. He said he would support this. He felt this should only serve the parking needs of the HERE project.

Commissioner Struckhoff said he would support this because it was a good solution for a bad situation. He said this seemed like a good project from the beginning but it expanded over time. He felt KU needed a reduction in parking.

Commissioner von Achen said they didn't want parking to be intrusive in the Oread neighborhood so it was necessary to have this many parking spaces required. She said this was the best solution and she would support it.

Commissioner Sands said the proposal fit almost all the golden factors. He said it adheres to the comprehensive plan. He said he was inclined to support this.

Commissioner Carpenter said he could not support this. He said a choice was made by the applicant and it was not a completely unseen circumstance. He felt this was a problem caused by HERE and he did not feel a great need to solve their problem. He felt the realignment of Fambrough Drive was just a baited reward for HERE to get what they want. He did not feel this was the right solution.

Commissioner Britton felt it was the City's responsibility to find solutions to community problems and he did not know of a better solution.

Commissioner Kelly said they promised the Oread neighborhood the project would provide parking. He felt the realignment of Fambrough Drive was a benefit. He said he would vote in favor.

Commissioner Butler felt this was a good solution to a bad problem. She said she would reluctantly support this.

Motion carried 9-1, with Commissioner Carpenter voting in opposition.

ACTION TAKEN on Item 8A

Motioned by Commissioner Sands, seconded by Commissioner Britton, to approve the request to rezone approximately 40,000 SF, from RM32 (Multi-Dwelling Residential) District and U-KU (University – Kansas University) District to RM32-PD (Multi-Dwelling Residential Planned Development) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Motion carried 9-1, with Commissioner Carpenter voting in opposition.

ACTION TAKEN on Item 8B

Motioned by Commissioner Britton, seconded by Commissioner von Achen, to approve the Preliminary Development Plan, PDP-16-00311, for HERE @ Kansas off-site parking for an Accessory Parking lot, including a waiver, for parking spaces that are less than 600' from the main entrance to the building based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Provision of a revised plan that includes a note restricting the use of the property to an Accessory Parking Lot (surface parking lot) only.
2. Provision of a revised plan to include a typical section of screening wall to obstruct the view of the vehicles to be setback plus or minus 5' of the established building plane along Illinois and Mississippi Street.
 - a. The screening wall should include architectural elements as described in the body of this report.
3. Provision of revised plan to show ornamental fencing along the north property line, including a typical section, that provides basic security without blocking out the light for the tenants living in the south facing units.

Motion carried 9-1, with Commissioner Carpenter voting in opposition.