

ITEM NO. 1A SPECIAL USE PERMIT FOR LMH; 3RD & MICHIGAN ST (SLD)

SUP-17-00153: Consider a Special Use Permit/Institutional Development Plan for a new parking lot at Lawrence Memorial Hospital and a master plan for the Hospital uses, located at 3rd & Michigan St. Submitted by Landplan Engineering for LMH Board of Trustees and City of Lawrence, property owners of record.

ITEM NO. 1B RS5 TO H; 1.38 ACRES; 302, 306, 310, 314, 318, 322 MICHIGAN (SLD)

Z-17-00158: Consider a request to rezone approximately 1.38 acres from RS5 (Single-Dwelling Residential) District to H (Hospital) District, located at 302 Michigan St, 306 Michigan St, 310 Michigan St, 314 Michigan St, 318 Michigan St, and 322 Michigan St. Submitted by Landplan Engineering PA on behalf of Lawrence Memorial Hospital and LMH Board of Trustees, property owners of record.

STAFF PRESENTATION

Ms. Sandra Day presented items 1A and 1B together.

APPLICANT PRESENTATION

Mr. CL Maurer, Landplan Engineering, agreed with the staff report. He showed a rendering on the overhead of what the parking lot would look like.

PUBLIC HEARING

Mr. Ernest Richardson, 215 Arkansas, expressed concern about angled off-street parking on Arkansas Street.

Mr. Bart Littlejohn, Pinckney Neighborhood Association, expressed concern about the lack of greenspace around the parking lot. He said elimination of affordable housing was tough but the neighborhood understand that was a part of it. He asked the City work with Lawrence Memorial Hospital to replace the affordable housing.

Ms. Pat Miller expressed concern about increased parking while still having a viable neighborhood for residents to live.

APPLICANT CLOSING COMMENTS

Mr. Maurer said the parking on Arkansas Street was back-in parking as a recommendation from the City to allow cars to back in and be able to look both ways to pull out when they leave. He said it was a new parking concept used in other bicycle communities.

COMMISSION DISCUSSION

Commissioner von Achen inquired about the landscape buffer between the two remaining houses and parking lot.

Mr. Maurer said there may not be enough room between the retaining wall and the property line to plant landscaping. He said it may be possible to put something on top of the wall like juniper to drape over the wall.

Ms. von Achen asked how many parking spaces would be gained in place of the houses that would be demolished.

Mr. Maurer said 94.

Commissioner Carpenter asked how many spaces would be added in phase II for on-street parking.

Ms. Day said approximately 84-86 total spaces in the diagonal parking. She said there may be half of that already with the parallel parking along the curb.

Commissioner Carpenter inquired about lighting.

Mr. Maurer said the lighting would be LED lighting with only two light poles in the lot.

Commissioner Kelly asked about additions/changes made to the hospital over the years and the increased need for parking.

Mr. Maurer said in the mid-1990's an addition was built around the shelter house and a parking lot was added, as well as the doctor parking lot being changed. He said when the medical office building was built they widened and added parking. He stated in the last four years there was vacated right-of-way that was turned into angled parking. He said when the garage was added parking was added at the same time.

Ms. Day said every time a structure was built parking was added.

Commissioner Kelly asked why the Code was so far off on parking requirements.

Ms. Day said the total required parking was around 200 total parking spaces. She said there was overflow parking happening in the neighborhood.

Commissioner Carpenter struggled with the demolition of six houses when the parking lot would only provide ten more spaces than the angled spaces.

Mr. Maurer said angled parking was not the first choice due to safety factors. He said the City was not in favor of angled parking since it would have to be paid for and maintained by the City.

Commissioner Kelly asked what other parking options the hospital explored.

Mr. Maurer said staff park as far away from the hospital as possible and utilize the private parking lot at the Medical Arts building.

Commissioner Kelly asked if other options had been considered, such as bussing staff from off-site locations.

Mr. Maurer said he couldn't think of any empty parking lot for off-site parking.

Commissioner Kelly said this felt like a short-term solution to a long-term plan. He said he understood there was a cost to parking structures but a parking garage would create a less dense site. He felt this was a version of parking sprawl. He said someone going to the hospital would have to walk a long way if they parked on Michigan Street. He did not feel like this was good planning.

Commissioner von Achen said the on-street parking on Arkansas Street would be general neighborhood parking so it would not be exclusive to the hospital.

Mr. Maurer said that was correct.

Commissioner Britton would prefer not to demolish houses to build a parking lot. He felt the hospital had addressed issues head on and he appreciate that. He said Lawrence Memorial Hospital was a non-profit community hospital and he appreciated them wanting to save money for a better use. He felt this may be the best solution for right now.

Mr. Maurer said there was a plan from 10 years ago that showed a parking garage on the west side with two levels but it only increased the parking by 50 stalls for \$2-3 million dollars. He said a parking garage would not be able to have a lower level, due to the soil, so going up was the only option.

Commissioner Willey said this was addressing a need that was for the medical campus and neighborhood. She felt this was the best solution possible.

Commissioner Struckhoff wondered how the hospital staff utilize parking. He asked if a staff survey was conducted to see where employees were coming from to encourage carpooling. He wondered if any thought had been given to incentivize carpooling for employees, such as being able to park closer with multiple occupants in the vehicle.

Mr. Maurer said staff are already encouraged to park at 4th and Michigan or the lots on the east side. He said many nurses work double shifts or unusual schedules.

Mr. Rich Webb, Lawrence Memorial Hospital, said it was a struggle to get employees to commute because everyone's schedule is different. He said they were trying to minimize the frustration of patients not able to find parking spaces. He said a parking study was conducted that showed they were close to what was needed but it did not look at how many were parking in the neighborhood. He said they looked at ways to reconfigure Arkansas Street right-of-way but it would shut off the entrance which would affect residents. He said he was not sure the hospital was the best place to try new concept parking because people going to the hospital have a lot on their minds. He said the hospital has numerous volunteers and students so they were trying to address an immediate need so users can find spaces.

Commissioner Struckhoff said he'd like to see a long-term goal created to reduce trips to the hospital campus. He did not feel like this was a long-term plan and did not address the problem. He wondered about the proportion of employee growth and the number of parking spaces over time.

Mr. Webb said the hospital administration believed this would be sufficient because they were planning for off-site facility locations.

Commissioner von Achen said a certain amount of the parking problem was due to the hospitals success with ongoing programs, classes, and clinics.

Commissioner Culver said the hospital was a huge community asset and they were cornered within a residential area. He said although it seemed like a short-term plan to provide more surface parking the hospital has taken a proactive approach to address parking needs. He felt it was important going forward to look at metrics for parking with this type of use. He was not aware of the inability to go down with a structured parking garage. He said a multiple-story parking garage in a residential neighborhood would create other issues. He felt this proposal would fit the immediate need and had minimal consequences to the neighborhood.

Commissioner Britton asked staff what the best solution would be if money were not an issue.

Mr. McCullough said parking garages were common in urban settings and that many hospitals of a certain size do have a parking garage. He said the hospital has been trying to find the right balance between how much parking is enough. He said he was not sure it was within Planning Commission's scope to say whether the hospital was addressing their demand. He said people were parking on the residential streets today at this site.

Commissioner von Achen inquired about the request to reduce the number of bicycle spaces.

Ms. Day said many different types of people have the hospital campus as a destination. She said in many instances patients are not going to be biking to the facility. She said it was a professional guess that 70% of the required bicycle parking seemed reasonable.

Mr. McCullough said the city was doing a parking study and the hospital was one of the areas being looked at. He said they have some work to do on the parking ratio in the Code.

Commissioner Carpenter said his first reaction was to disagree with tearing down houses to replace with a parking lot. He wondered where the line would be drawn to encroachment into the neighborhood. He felt it was more of a policy question that couldn't be answered tonight.

Commissioner Kelly said he recognized the hospital was a community asset. He said downtown was also a tremendous asset and it had upward parking to deal with parking issues. He said he didn't love this solution and he wanted more thought to be given to a long-term plan for this area. He felt they needed to continually have parking discussions in planning the community. He said he would vote against this so that the City Commission would take a closer look at it.

Commissioner von Achen said no one likes the idea of tearing down houses to build surface parking but there was no other option. She said she would support the application.

ACTION TAKEN on Item 1A

Motioned by Commissioner von Achen, seconded by Commissioner Britton, to approve the Special Use Permit/Institutional Development Plan, SUP-17-00153, for Lawrence Memorial Hospital and related parking lot expansion and forwarding the request to the City Commission with a recommendation of approval, subject to the following conditions:

1. Approval of and publication of an ordinance to rezone 1.38 Acres from RS5 to H.
2. Prior to recording of the Institutional Development Plan with the Register of Deeds Office the applicant shall:
 - a. Revise and resubmit a drainage study per city Stormwater Engineer's approval.
 - b. Provision of a stormwater pollution provision plan and a notice of intent approved by KDHE prior to construction site construction.
 - c. Provide detailed plans for the construction of the parking lot and the installation of the pervious pavement per the approval of the City Stormwater Engineer.
 - d. Submission of public improvement plans to the City for review and approval.
3. Prior to recording of the Institutional Development Plan with the Register of Deeds Office the applicant shall provide a revised site plan with the following notes and changes:
 - a. ~~Show 9 parking spaces located along Woody Park for clarification on the drawings.~~ **[Note shown on revised plan provided to staff dated 5/19/2017].**
 - b. ~~Show sanitary sewer line extended to meet minimum City Code requirements for LMH property for 326 and 330 Michigan Street per the approval of the City Utility Engineer.~~
 - c. ~~Revise the landscape plan to include additional shrubs along the north and south property lines to screen the parking lot from adjacent residence.~~ **[Additional landscaping shown on revised plan provided to staff dated 5/19/2017]**
 - d. ~~Revise landscape plan to include additional shrubs and ornamental trees along Michigan Street.~~ **[Additional landscaping shown on revised plan provided to staff dated 5/19/2017]**
 - e. ~~Provision of a note that states Public Improvements Plan are required for review and approval for the following improvements:~~ **[Note shown on revised plan provided to staff dated 5/19/2017]**
 - i. ~~Storm sewer~~
 - ii. ~~Sanitary sewer extension to 326 and 330 Michigan Street~~
 - iii. ~~Sidewalk improvements~~
 - iv. ~~Maine Street Crosswalks.~~

- f. Provision of a revised plan to show the location of a minimum of ~~123~~ 86 bicycle parking spaces, the distribution and type of bicycle parking spaces based on the APBP recommended rack design and number of bike parking at each bike parking location subject to staff approval.
- g. Provision of a revised plan to show a conceptual 10' connection of a shared-use path from Sandra Shaw trail through Woody Park or around the Hospital Property to 2nd and Michigan with a note on the face of the site plan that the alignment may be modified by the pending MPO study. **[Conceptual alignment shown on revised plan provided to staff dated 5/19/2017.]**
- h. ~~Execution of an agreement to fund and construct shared-use path with phase 2 to install on-street parking spaces along Arkansas and Maine Streets~~ Provision of a note on the face of the plan that states: *"At the time of the final alignment of the trail, LMH and City of Lawrence Staff will discuss sharing in the cost and possible route through LMH property".*

Commissioner Willey said she would vote in support but recognized the difficulties with parking.

Commissioner Britton said this wasn't a parking problem, it was a driving problem. He encouraged City Commission to think long-term to address the driving problem. He said ultimately this was the solution that existed and he would vote in favor of it even though it felt shortsighted.

Commissioner Struckhoff said he would support this but felt something needed to be done about the driving problem. He said hospital staff needed to be encouraged to carpool, walk, bike, etc. He wanted to see a goal driven effort to reduce single occupancy car trips to institutions in the city.

Commissioner Carpenter said he would vote in opposition although he felt they were looking at the best plan for the time being. He wanted City Commission to know there were identified issues that needed to be considered.

Motion carried 6-2, with Commissioners Carpenter and Kelly voting in opposition.

ACTION TAKEN on Item 1B

Motioned by Commissioner von Achen, seconded by Commissioner Willey, to approve the request to rezone approximately 1.38 acres, from RS5 (Single-Dwelling Residential) District to H (Hospital) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Motion carried 6-2, with Commissioners Carpenter and Kelly voting in opposition.