



SP-18-00270: A site plan for a change of use at 1547 E. 23rd Street. Submitted by Paul Werner Architects for the Robert L. Cummins Revocable Trust, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Site Plan subject to the following condition:

- Submittal of a Site Plan Performance Agreement.
- Obtain Use of Right-of-Way agreement for existing sign located within the street Right-of-Way.

ASSOCIATED CASES

- SP-6-15-72; Site Plan for an addition to Warehouse Furniture
- SP-8-68-86; Site Plan for a proposed addition to Michael's Furniture
- SP-11-103-86; Site Plan for proposed addition to Michael's Furniture. Revision to SP-8-68-86 – new architect.
- B-8-27-86; Variance from off-street and bicycle parking space requirements for Michael's Furniture to a minimum of 18 parking spaces and no bicycle parking.

KEY POINTS

- The application proposes to change the use of the subject property from a *Retail Sales, General* (currently vacant) use to a *Mini-Warehouse* use.

OTHER ACTION REQUIRED

- Submittal of building or sign permit applications as required.

PLANS AND STUDIES REQUIRED

- *Traffic Study – Not required for this project.*
- *Downstream Sanitary Sewer Analysis – Accepted.*
- *Historic Review Standards – Not required for this project.*
- *Drainage Study – Not required for this project.*
- *Retail Market Study – Not applicable to request.*
- *Alternative Compliance – Not proposed with request.*

COMMUNICATIONS RECEIVED

1. None

GENERAL INFORMATION

Current Zoning and Land Use

CS (Commercial Strip) District; *Retail Sales, General* use (Currently Vacant).

Surrounding Zoning and Land Use CS (Commercial Strip) District to the north, east, west and south. *Retail, general use*

RM12 (Multi-Dwelling Residential) to the southwest; *Multi-Dwelling Residential use.*

Legal Description: HODSON SUBDIVISION LOT 1

SITE SUMMARY

	Existing	Proposed	Change
Land Use:	<i>Retail Sales, General</i>	<i>Mini-Warehouse</i>	
Land Area (sq ft):	78,189 square feet	78,189 square feet	0
Total Building footprint	27,832 square feet	27,832 square feet	0
Total Pavement	26,604 square feet	23,684 square feet	0
Total Impervious Area:	54,436 square feet	51,466 square feet	2,920 square feet reduction
% Impervious	71%	66%	7% reduction
% Pervious	29%	34%	17% increase

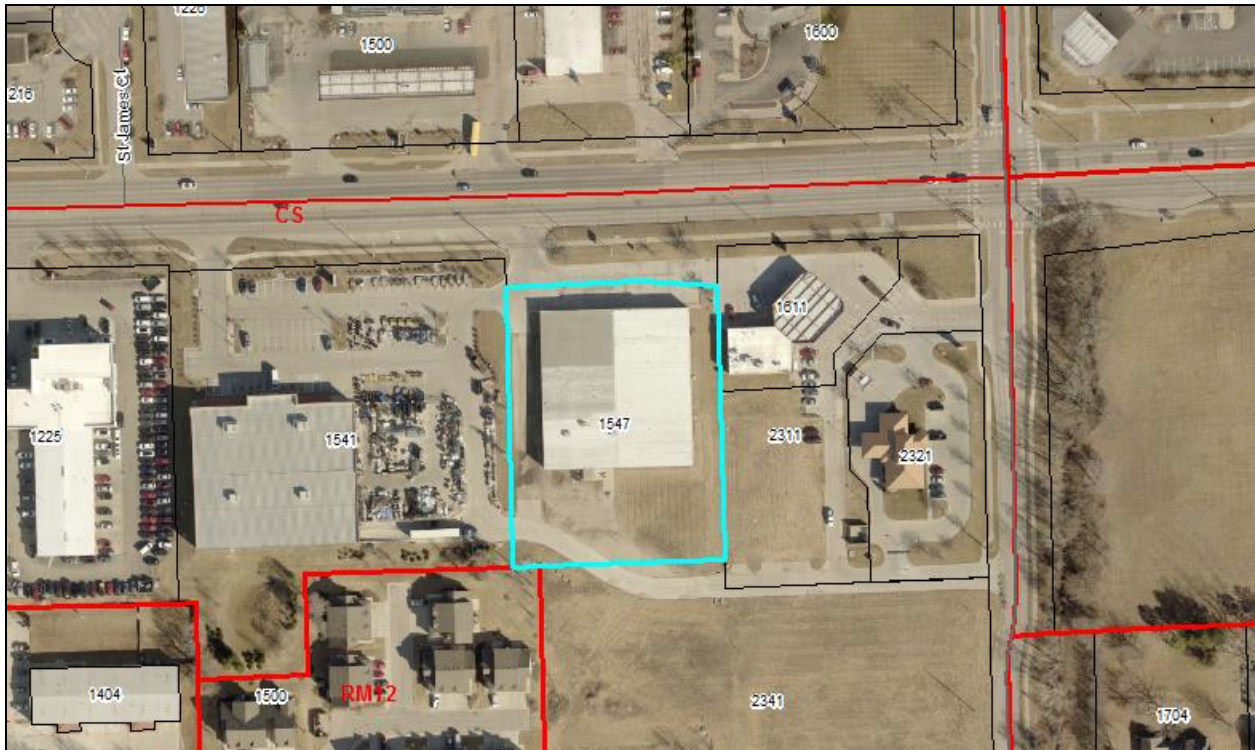


Figure 1. Surrounding zoning and land use is CS and RM12. The subject property is outlined in blue.

SUMMARY OF REQUEST

The site plan proposes to change the use of the subject property from *Retail Sales, General* to *Mini-Warehouse*. Site plan approval is required for issuance of required building permit.

PARKING SUMMARY

Section 20-902, requires *Mini-Warehouse* parking at the rate of 1 space per 25 rental units plus 4 spaces.

240 rental units/25 rental units = 10 spaces + 4 spaces = 14 required spaces

Type	Required	Provided
Regular	14	16
Accessible	1	1
Totals	14	17
Bicycle	0	0

STAFF REVIEW

Findings

Per Section 20-1305, staff shall first find that the following criteria have been met:

1) The site plan shall contain only platted land;

The property is platted as HODSON SUBDIVISION LOT ONE in the City of Lawrence Douglas County, Kansas.

2) The site plan shall comply with all standards of the City Code, this Development Code and other adopted City policies and adopted neighborhood or area plan;

This is a Standard Development Project; therefore, the changes that are being made are required to comply with City Codes.

Street Trees

Subject property has 230 linear feet along E. 23rd Street.

230/40 = 6 trees. Applicant will plant three additional street trees that, with the existing street trees, will total 6 street trees.

Interior Parking Lot Landscaping

Applicant to provide 2,792 square feet of landscaped area as well as 2 trees and 12 shrubs. Proposed site plan satisfies the Land Development Code’s interior parking lot landscaping requirements.

Perimeter Parking Lot Landscaping

Perimeter parking lot landscaping is not applicable to the proposed site plan. Subject property does not contain any parking spaces oriented towards the road right-of-way.

Mechanical Equipment

Existing condensers to be screened by deciduous shrubs.

Bufferyards

A Type 2 bufferyard is required. Applicant proposes 15 foot buffer with 6 foot wood fence. Section 20-1005(e) permits a 6 foot fence as a substitute for Type 2 bufferyard with shrubs. The applicant proposes 9 bufferyard trees, 50% of which will be evergreen.

LIGHTING

There are no proposed changes or additions to exterior lighting associated with this site plan. Photometric plan provided by the applicant conforms to the requirements established by Section 20-1103 of the Land Development Code. The applicant has included a note on the site plan that all lights will be less than 150 watts.

FLOODPLAIN and HISTORIC ENVIRONS

This property is not located within the regulatory floodplain or within any historic environs.

3) The proposed use shall be allowed in the district in which it is located or be an allowed nonconforming use;

The site is zoned CS (Commercial Strip) District. The *Mini-Warehouse* use is a permitted use in this zoning district.

4) Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well and shall also conform with adopted corridor or access management policies and;

The property is located on East 23rd Street. There are no changes proposed to site circulation. Cross access agreements exist on site. The applicant has provided their book and page numbers on the site plan.

5) The site plan provides for the safe movement of pedestrians within the site;

The proposed site plan includes a 5 foot sidewalk connection from the existing sidewalk along E. 23rd Street onto the site.

Conclusion

The site plan is in conformance with the Land Development Code.