

ITEM NO. 10A COMPREHENSIVE PLAN AMENDMENT; 2314 TENNESSEE ST & 305-307 W 23RD ST (BJP)

CPA-19-00032: Consider a Comprehensive Plan Amendment to Horizon 2020, Chapter 3, related to the rezoning of 2314 Tennessee St & 305-307 W. 23rd St. Submitted by Allen Belot Architect.

ITEM NO. 10B REZONING 1.47 ACRES FROM RS7 TO RM12; 2314 TENNESSEE ST & 305-307 W 23RD ST (BJP)

Z-18-00566: Consider a request to rezone approximately 1.47 acres from RS7 (Single-Dwelling Residential) District to RM12 (Multi-Dwelling Residential) District, located at 2314 Tennessee St & 305-307 W. 23rd St. Submitted by Allen Belot Architect on behalf of William & Sharon Elkins, property owner of record.

STAFF PRESENTATION

Becky Pepper presented items 10A-10B together.

APPLICANT PRESENTATION

Allen Belot, Allen Belot Architect, said he agreed with the staff report. He said he was required to file a preliminary site plan with the rezoning and it was only a concept plan at this point. He said he spoke with a neighbor to the south and the neighbor was concerned about traffic and stormwater. He said he did a partial traffic study to get some numbers to understand what the traffic impact would be. He displayed information on the overhead and spoke about traffic counts.

PUBLIC HEARING

Jeanine Tiemann, 306 Dakota, spoke about drainage issues on her property and expressed concern about traffic and property values.

Daniel Yoe said the development and zoning made sense for the land but felt the proposed density was too high. He expressed concern regarding the traffic and stormwater and felt it needed to be looked at.

Carol Bowen, 403 Dakota, said the site needed attention but she felt multi-family was not an appropriate transitional zoning. She said she was disappointed the architect didn't meet with the neighborhood.

APPLICANT CLOSING COMMENTS

Belot said Kentucky Court was platted in 1969 before stormwater was addressed. He said stormwater would be part of the site plan process. He said the development would be townhomes designed for owner-occupied, not apartments.

COMMISSION DISCUSSION

Commissioner Sands inquired about the egress/ingress policy for 23rd Street as an arterial.

McCullough said the management of traffic on 23rd Street would be pursuant to management guidelines. He said the development would be allowed at least one access point that would be worked out with the site planning process.

Commissioner Carpenter asked the applicant why the homes had remained vacant for several years.

Belot said it was not a desirable location for single-family housing of that age. He said one of the homes was built right up to the property line and the other had deteriorated.

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Commissioner Carpenter said the property was not currently accessible.

Belot said there were currently three curb cuts. He said two curb cuts would be removed from the site. He said the proposed site plan would align the driveway with Tennessee Street.

Commissioner Butler asked the applicant about the stormwater concerns raised by the neighbors.

Belot said some runoff may affect the neighboring properties. He said the sheet runoff would go away and the water would be contained in a detention area, for example.

Commissioner Butler inquired about mitigation.

Belot said if runoff drains a little to the southeast the likely proposal would be for the property to be built up to drain to the northwest. He said the development should relieve runoff from the property. He said he had no control over the runoff from Kentucky Court.

Mary Moore, 314 Dakota, said water had washed the curbs away in the area. She said water was a big problem in the neighborhood.

Willey asked staff to respond with the timeline of stormwater review.

McCullough said if the rezoning was approved the next step would be platting and site planning. He said the stormwater plan would be submitted to stormwater engineer for review. He said stormwater codes could mitigate issues.

Commissioner Willey said the stormwater plan had not been completed yet but would be done at the site plan stage.

Tiemann expressed concern about increased traffic, safety of pedestrians, and property values.

Commissioner Willey said a traffic study would be completed as the project moves forward.

Belot said property owners within 400' of the property would receive a site plan notice letter. He said neighbors were welcome to call or email him.

Commissioner Struckhoff agreed the zoning was suitable for property that had been underutilized. He encouraged neighbors to be involved with the site planning process. He hoped there were ways to improve the stormwater issues. He wished there was mitigation that could be done on Kentucky Court. He wondered about impermeability requirements.

Pepper said the RM12 zoning district permitted a maximum impervious coverage of 75%, which was the same allowed under the current RS7 zoning district.

Commissioner Struckhoff asked if pervious concrete fell into the 25% allowable.

McCullough said pervious concrete was allowed.

Commissioner Carpenter said the lot was not accessible to the neighborhood and was a less than desirable zoning. He said he was generally in favor of the CPA and zoning. He shared the neighbors concern about

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traffic on a street with no sidewalks. He felt many of the concerns regarding stormwater would likely be addressed. He encouraged neighbors to be involved in site plan process.

Commissioner Willey said she was in favor of the CPA to allow medium density and felt it was a good transition between commercial and the RM12 zoning to the east. She said she was in favor of the rezoning. She said it would be an awkward place to have single-family homes and felt the project was a good fit.

Commissioner Carttar said this was one of the challenges of superimposing new uses on existing infrastructure in terms of drainage and traffic. He said those concerns could be addressed at the site plan stage. He said the proposed density was consistent with the adjacent arterial and relationship to existing commercial and multi-family properties.

Commissioner Sands thanked the neighbors for their comments. He asked staff to look into concerns expressed about missing curbing. He said he was generally in favor of the CPA and rezoning.

ACTION TAKEN on Item 10A

Motioned by Commissioner Sands, seconded by Commissioner Carttar, to approve the comprehensive plan amendment, CPA-19-00032, to *Horizon 2020*, applying the medium-density residential development polices to future developments, and forwarding that recommendation to the Lawrence City Commission to amend Chapter 3 to revise Map 3-2 at this location from Very Low/Low Density Residential Land Use to Medium/High Density Land Use.

Motion carried 9-0. Commissioners Ashworth, Butler, Carpenter, Carttar, Paden, Sands, Struckhoff, Weaver, and Willey voted in favor of the motion.

Motioned by Commissioner Sands, seconded by Commissioner Carpenter, to approve and authorize the Planning Commission Chair to sign Planning Commission Resolution PCR-19-00112.

Motion carried 9-0. Commissioners Ashworth, Butler, Carpenter, Carttar, Paden, Sands, Struckhoff, Weaver, and Willey voted in favor of the motion.

ACTION TAKEN on Item 10B

Motioned by Commissioner Sands, seconded by Commission Struckhoff, to approve the request to rezone approximately 1.47 acres, from RS7 (Single-Dwelling Residential) District to RM12 (Multi-Dwelling Residential) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Motion carried 9-0. Commissioners Ashworth, Butler, Carpenter, Carttar, Paden, Sands, Struckhoff, Weaver, and Willey voted in favor of the motion.

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