

PLANNING COMMISSION REPORT
Regular Agenda — Public Hearing Item

PC Staff Report
2/24/14

ITEM NO 5B: SPECIAL USE PERMIT; FAMILY FUN CENTER; W. 24th Place and Inverness Drive (SLD/TLH)

SUP-13-00486: Consider a Special Use Permit for Participant Sports & Recreation, Outdoor uses as part of a Family Fun Center, located at 4300 W 24th Place. The development includes a 28,000 square foot clubhouse and outdoor tot lot, batting cages, electric go-kart tracks and an 18-hole miniature golf course. Submitted by Paul Werner Architects, for Corporate Holdings II LLC, property owner of record.

STAFF RECOMMENDATION:

Staff recommends approval of the Special Use Permit (SUP-13-00486) Family Fun Center, located on 10.49 acres with the following conditions:

1. Applicant shall provide a revised photometric plan to include the following notes:
 - a. "No flickering or flashing lights are permitted";
 - b. "Outdoor activity area lights may not be illuminated after 10:30pm, Monday – Wednesday and 11:30pm, Thursday – Sunday"; and
 - c. "As-built lighting and photometric plans are required prior to occupancy."
2. Provision of a revised Special Use Permit to include the following changes:
 - a. Revise parking lot layout to include an additional 5' setback from W 24th Place to accommodate the installation of street trees along the perimeter;
 - b. List hours of operation;
 - c. List shut-off times for outdoor activity area lights;
 - d. Indicate known pipe material and pipe diameters on all storm sewer pipe runs;
 - e. Show placement of rip rap on the downstream side of the curb cut leading into the drainage swale on the east side of the property;
 - f. A note on the face of the plan that states
 - i. "Land designated in Phase II of construction must be maintained as a natural turf area until completed";
 - ii. "A Right of Way Permit will be required for the connection to the public storm sewer system";
 - iii. "Amplified sound system may only be used in outdoor activity areas between 9am – 9pm;"
 - iv. "The electric go-kart operations shall be restricted to 9pm, Monday – Wednesday and 10:30pm, Thursday – Sunday;" and
 - v. "Alcohol cannot be consumed in the outdoor activity areas."
3. The revised Special Use Permit shall be approved by the City Utility Engineer, City Stormwater Engineer and the City Fire Prevention Division prior to the release of the plan for issuance of a building permit.

Applicant's Reason for Request:

"An indoor/outdoor participant sports and recreation center."

FACTORS TO CONSIDER

- Procedural requirements of Section 20-1306; Special Use Permits

ATTACHMENTS

Attachment A: Special Use Permit Plan

Attachment B: Applicant's Project Summary

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases:

- TA-13-00488; Special Use in CN2 District
- Z-13-00483; RSO to CN2
- **SUP-13-00486; Family Fun Center**
- SUP-14-00026; Inverness Corner Retail Development

Other Action Required Prior to Development:

- City Commission approval and publication of an ordinance.
- Submittal and approval of building plans prior to release of building permits for development.
- A stormwater pollution prevention plan (SWP3) must be provided and approved prior to any construction activity occurring on site.

PLANS AND STUDIES REQUIRED

- *Downstream Sanitary Sewer Analysis* – The 2012 Wastewater Utilities Plan did not indicate any potential issues with the sanitary sewers immediately downstream of this site. Since the site is proposed to be rezoned from RSO to CN2, design flows may be even less than those used in the 2012 Plan. The downstream sanitary sewer analysis and cover letter provided by BG Consultants has been reviewed and is accepted for this project to satisfy the criteria required for the DSSA as outlined in Administrative Policy 76.
- *Drainage Study* – Accepted by City Staff.
- *Traffic Impact Study* – Traffic Impact Study concluded that no improvements were required for the surrounding street network. This study was accepted by staff.

PUBLIC COMMENT

- Letter: Gary Olson, Clinton Parkway Animal Hospital
- Letter: Wimbledon Terraces Neighborhood Association

GENERAL INFORMATION

Current Zoning and Land Use: RSO (Single-Dwelling Residential-Office District), undeveloped

Land Use:

Surrounding Zoning and Land Use:

To the southwest:

RS7 (Single-Dwelling Residential District) a subdivision of single family residences located west of Inverness Drive.

To the south:

PRD-[The Grove] and PRD-[Legends at KU]; multi-dwelling residences.

GPI (General and Public Institutional Use District); Southwest Middle School and Sunflower Elementary School.

To the north:

RM12 (Multi-Dwelling Residential District); Bishop Seabury Academy.
PRD-[Wimbledon Terraces] multi-dwelling residences
RSO (Single-Dwelling Residential-Office) District: Clinton Parkway
Animal Hospital

To the northwest/west

RM12 (Multi-Dwelling Residential District); a church and duplexes

To the east

RM12 (Multi-Dwelling Residential District); multi-dwelling residence

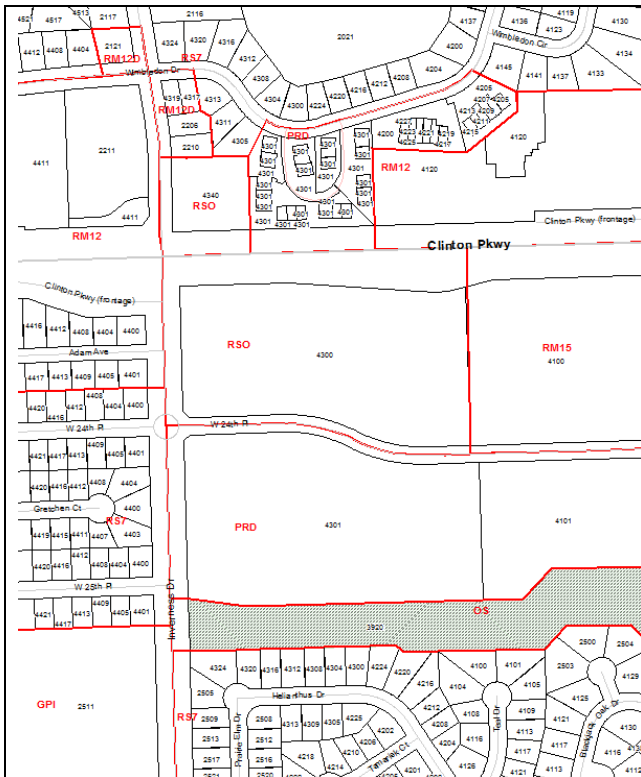


Figure 1a. Map of zoning of area.



Figure 1b. Aerial of land use in area.

Site Summary

Total Land Area:	342,698 sq. ft./7.867 acres
Total Building Coverage Existing:	0 sq. ft.
Total Building Coverage Proposed:	24,000 sq. ft.
Total Pavement Existing:	0 sq. ft.
Total Pavement Proposed:	123,683 sq. ft.
Total Impervious Existing:	0 sq. ft.
Total Impervious Proposed:	147,683 sq. ft.

SUMMARY OF SPECIAL USE

The property will be developed in phases, thus certain uses are shown conceptually and as future on the site plan. The project has been divided into two individual Special Use Permits to allow separate discussion regarding the proposed uses on the property. This Special Use Permit (SUP-13-00486) focuses solely on the uses in the Family Fun Center, which is located in the eastern 2/3 of the property. Another Special Use Permit (SUP-14-00026: Inverness Corner) has been submitted to address proposed pad sites with drive-thru businesses on the western 1/3 of the property. Review

through the Special Use Permit process will need be completed, which includes a public hearing before the Planning Commission, action by the City Commission and recording of approved SUP plans, if approved.

The proposed Family Fun Center features activities located both indoors and outdoors. The project is separated into two phases. The exact timeline of implementation of the second phase is unknown.

Phase 1:

The first phase contains a large majority of structures and spaces built on the property. The site will be anchored by a two-story clubhouse, located in the center of the property, directly north of the 111-space parking lot, which lies parallel to W 24th Place.

The clubhouse will feature a total of 28,000 square feet: 20,000 on the first floor; 8,000 on the second floor. First floor clubhouse activities will include club rental for miniature golf, private party rooms, arcade games, and a snack area. On the second floor, the clubhouse will feature a bar with a 3.2 liquor license, a NASCAR driving experience arcade, along with miniature bowling.

Six batting cages containing 7,200 square feet (3,000 customer area) will be located directly west of the clubhouse, adjacent to the parking lot. An 18-hole miniature golf course containing 79,215 square feet (20,000 customer area) will be located in the northwest portion of the site. A patio space will be located in between the miniature golf course and clubhouse with picnic tables for customers and patrons. A tot lot, containing 6,800 square feet will be located directly east of the patio, for children of younger ages.

Phase 2:

The second phase of the project will add an electric go-kart track on the eastern side the site, along with an accessory structure used to store the electric go-karts. The electric go-kart track will take up 33,595 square feet (18,100 customer area) of space directly east of the clubhouse. Per the manufacturer, the electric go-karts will make noise comparable to an automobile travelling 20-30mph down a street. Thirty-eight parking spaces will be added to the site in Phase 2, increasing the number of parking spaces on the property from 111 spaces to 149 spaces.

The proposed hours are anticipated for the proposed Family Fun Center:

Monday through Wednesday	11am to 10pm
Thursday and Friday	11am to 12am
Saturday	10am to 12am
Sunday	12pm to 9pm

The development proposes a Family Fun Center, which under the Lawrence Development Code, is categorized under the "*Participant Sports & Recreation, Outdoor*" use, which is currently not permitted. A text amendment: (TA-13-00488: Special Use in CN2 District) is proposed concurrently with this Special Use Permit, to accommodate the proposed development.

LOT	USE PROPOSED	USE CLASSIFICATION
Family Fun Center Lot	Two-story Clubhouse	Participant Sports & Recreation, Indoor
	Batting Cages	Participant Sports & Recreation, Outdoor
	Miniature Golf	
	Electric Go Karts	
	Tot Lot	Accessory Uses
	Patio	

These use classifications are defined in Article 17 of the Development Code as:

Sports and Recreation, Participant: Provision of sports or recreation primarily by and for participants. (Spectators would be incidental and on a nonrecurring basis). The following are participant sports and recreation use types (for either general or personal use):

- ***Indoor:*** Those uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, swimming pools, and physical fitness centers.
- ***Outdoor:*** Those uses conducted in open facilities. Typical uses include driving ranges, miniature golf courses and swimming pools.

SITE PLAN REVIEW

While the site plan being considered by the Planning Commission reflects accurately the locations of the primary structure and parking lots, many elements are conceptual and should be considered to be in design phase – details of parking lot landscaping, fencing, stormwater system, lighting, etc. Much of this report identifies/discusses technical code standards that need further clarification on the site plan to verify that the items meet the Development Code, but, in any event, will be completed prior to the issuance of building permits and based on the direction of the Planning and City Commissions.

The site plan shows the proposed location of the Clubhouse to be located in the central portion of the site, directly north of the parking lot, which parallels W 24th Place. All outdoor recreation use facilities are located to the north of the parking lot, on the west, north, and east sides of the clubhouse. Facilities intended to be completed in the initial construction phase include:

- Miniature golf (18 holes)
- Batting cages (6 total)
- Tot Lot Playground
- Patio
- Open space in northeast corner of parcel
- Detention pond

Future facilities to be completed after the initial construction phase include:

- Electric Go-Kart Track
 - Go-Kart storage building (accessory use)

Pedestrian pathways are shown throughout the area on the site plan. These will connect the clubhouse and parking lot with the various recreational facilities located on the site.

Restroom locations are not identified on the SUP plan. Building Codes have specific requirements pertaining to the proximity of restrooms to spectator or activity areas. If additional restrooms are required, an administrative amendment to the site plan would be necessary.

Review and Decision-Making Criteria (20-1306(i))

1. WHETHER THE PROPOSED USE COMPLIES WITH ALL APPLICABLE PROVISIONS OF THIS DEVELOPMENT CODE

Property Owner's Response:

"A text amendment has been submitted to allow CN2 to have Outdoor Participant Sports and Recreation. Should the amendment be approved, the proposed used will comply with the Development Code."

Some of the proposed uses are currently not permitted in the CN2 zoning. TA-13-00488 has been submitted concurrently with this Special Use Permit to allow the *Participant Sports & Recreation, Outdoor* use under this zoning classification.

Parking

Parking for the proposed uses associated with the immediate development is summarized in the following table:

Use	Requirement	Phase	Required Parking
Family Fun Center Lot			
Participant Sports & Recreation, Indoor and Outdoor	1 per 500 square feet of customer/activity area	1	111 Spaces Provided (105 Spaces Required)
		2	38 Spaces Provided (37 Spaces Required)
		Total	149 Spaces Provided (142 Spaces Required)

Bike parking required is 1 per 10 spaces for participant sports uses, whether indoor or outdoor. Given that 142 parking spaces are required, 15 bike spaces are required on the site.

LANDSCAPING:

Street Trees

This project requires the provision of street trees along Clinton Parkway and W 24th Place. The plan shows the required street trees along Clinton Parkway within the right of way. Street trees for W. 24th Place are shown within a series of islands projected into the parking lot along W 24th Place. These street trees would normally be dispersed uniformly along the property line, however, conflicting utility locations require trees to be located further inside the property, which led the applicant to place these trees within parking lot islands.

The applicant has asked for alternative compliance regarding street trees and parking lot perimeter landscaping due to the proximity of utilities located parallel to the parking lot and W 24th Place.

A Type 1 Bufferyard is required along Clinton Parkway, W 24th Place, and between the proposed development and the existing multi-family development to the east. The applicant has requested a waiver from this standard as it applies to both W 24th Place and Clinton Parkway.

Bufferyard on the South (adjacent to W 24th Place)

A waiver has been requested due to the 15' utility easement at the front of the site. Shrubs have been provided in the parking lot islands to meet shrub requirements; however there is no room for the additional five trees not provided via street trees, per the applicant.

This bufferyard is adjacent to a multi-use residential planned development to the south, across W 24th Place. As an alternative to this request, staff has recommended a condition to move the parking lot at least five feet north to accommodate the necessary street trees.

Bufferyard on the North (adjacent to Clinton Parkway)

A waiver has been requested due to the site frontage being buffered by a 10' +/- hill south of Clinton Parkway, which the applicant considers to serve as an adequate buffer from the arterial.

After a visit to the site, along Clinton Parkway, staff noted topographical buffering, in addition to existing trees along Clinton Parkway that serve as adequate buffering, despite not being located within the property.

Bufferyard on the East (adjacent to neighboring apartments)

The proposed plan complies with bufferyard requirements needed as they apply to the adjacent development. A mixture of shrubs and trees has been proposed in order to serve as an adequate buffer between these two spaces.

Interior Parking Lot landscaping

This plan exceeds the code requirements for trees and shrubs, as well as the area requirements for interior parking lot landscaping.

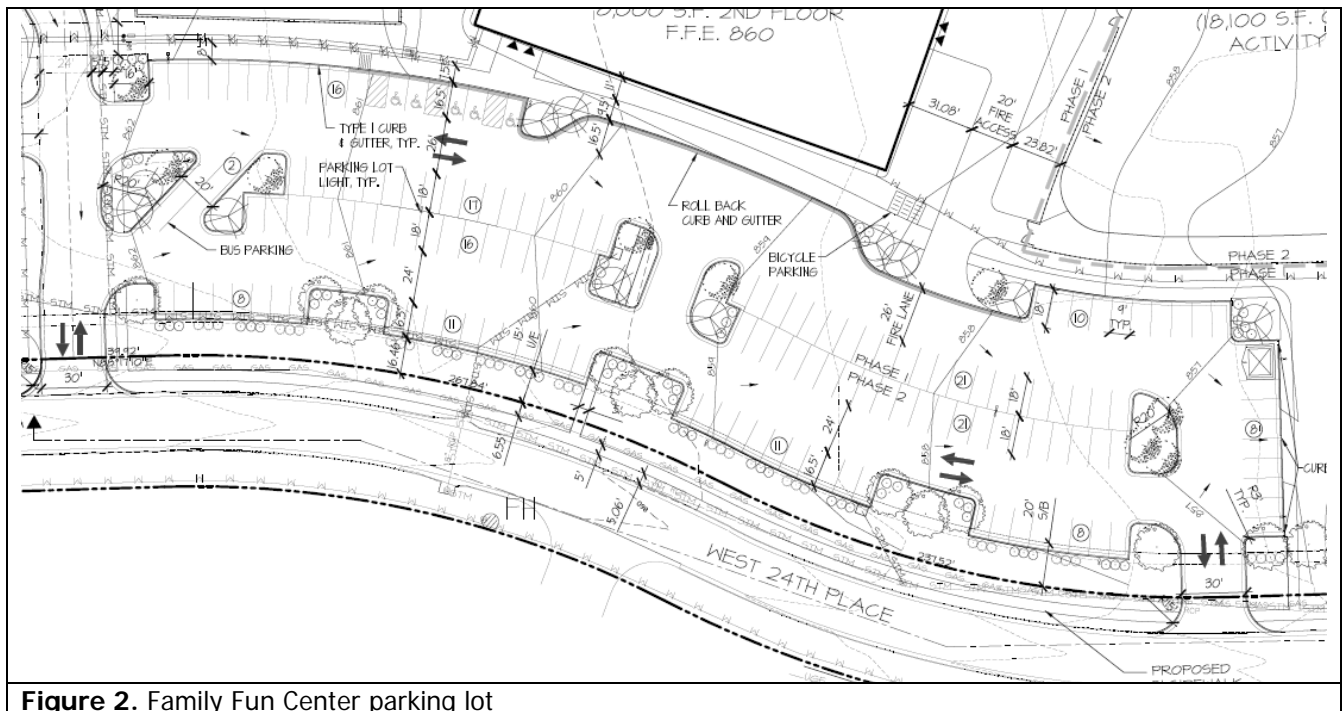


Figure 2. Family Fun Center parking lot

Perimeter Parking Lot Landscaping

Landscaping is required around the perimeter of parking lots to screen view of parking lots from streets and roads. This landscaping is required in addition to 1 tree per 25 linear feet of parking frontage. The current design and layout of the parking lot does not allow for adequate street trees

due to existing utility lines located beneath the provided green space. As a condition of approval, a revised site plan should include a revised parking lot layout to include an additional 5' setback from W 24th Place to accommodate the installation of street trees along the perimeter.

Mechanical Screening

Trash receptacle locations should be shown on the plan for review by the City Solid Waste Division. Trash receptacles and mechanical equipment must be screened per the requirements in Section 20-1006. The plan should show the location of the trash receptacles/dumpsters and mechanical equipment with the screening proposed. In addition the following note should be added to the plan: *“Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities boxes and meters, shall be fully screened from view of adjacent properties and from street rights-of-way (as measured 6 ft above ground level). Screening shall be in the form of landscape plantings or an architectural treatment compatible with the architecture of the principal building.”*

The sight triangle should be shown on the plan to insure that adequate intersection visibility is provided.

The location of the access drives meets the separation requirements from the intersection with Inverness Drive and W 24th Place.

Lighting

Section 20-1103(d) contains lighting standards for outdoor lighting. These standards would apply to parking lot lights and exterior lights except for those associated with outdoor recreational uses. Standards for outdoor recreational uses provided in Section 20-1103(e) include the following:

Code	Project
Lights at outdoor recreation uses may not exceed a maximum permitted post height of 60 feet.	Maximum pole height proposed: 25 feet
No flickering or flashing lights are permitted	Recommended as a note on the face of the site plan
Lights may not be illuminated after 11:30pm	Shut-off times recommended as a note on the face of the site plan
As-built lighting and photometric plans are required	Recommended as a note on the face of the site plan
Lighting shall be designed, to the maximum extent feasible, to minimize adverse impacts on traffic safety and nuisance impacts on R-zoned property. Mitigation can be required via extra landscaping, earlier shut-off times for the lights, cutoff fixtures (where feasible) and other techniques.	Project appears to apply with this standard. The Planning Commission may, as part of their actions, recommend an earlier shutoff time, or other technique aimed at eliminating adverse impacts on neighboring properties, or motorists on Clinton Parkway.

Staff Finding – With the approved administrative waivers, and as conditioned, the site plan complies with the requirements set out in the Development Code.

2. WHETHER THE PROPOSED USE IS COMPATIBLE WITH ADJACENT USES IN TERMS OF SCALE, SITE DESIGN, AND OPERATING CHARACTERISTICS, INCLUDING HOURS OF OPERATION, TRAFFIC GENERATION, LIGHTING, NOISE, ODOR, DUST AND OTHER EXTERNAL IMPACTS



Figure 3. Subject property outlined. Current development in area.

Property Owner's Response:

"The proposed use has been designed to limit noise near residential areas, and provide sufficient screening for lights and site activity."

To the West

The proposed development will be bordered on the west by the proposed Inverness Corner pad sites. These proposed sites, as laid out in SUP-14-00026, are intended to further provide neighborhood-oriented commercial uses, along with the Family Fun Center, to further enhance the goals set out in the *Inverness Park District Plan*.

To the North

This property is bordered on the north by a steep embankment before reaching Clinton Parkway.

To the East

This property is bordered on the east by an apartment complex; on the south (across W 24th Place) by another apartment complex. (Figure

3) Property to the west is currently developed with residential homes and duplexes. Property to the north of the property (beyond Clinton Parkway) currently includes duplexes, private recreation facilities, a private school, and commercial offices.

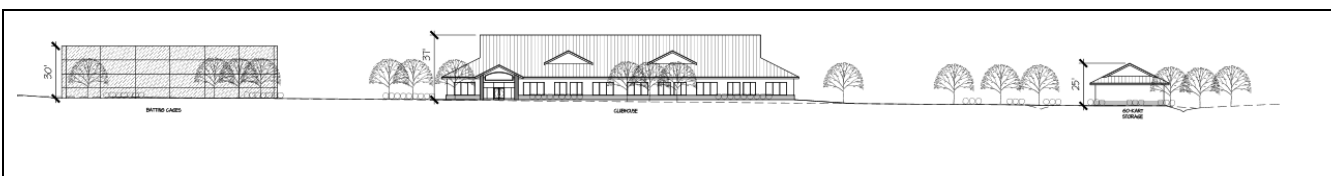


Figure 4. Elevation showing batting cages, clubhouse, and go-kart storage from the south.

Use

The participant sport uses on the property include batting practice, miniature golfing, and electric go-kart racing, along with uses inside the clubhouse. The clubhouse will feature concessions, in addition to group assembly space for gatherings, such as birthday parties.

Potential Impacts

Artificial noise and light will be created from the proposed use. Prior to approval, staff recommends that a determination be made by the commission regarding amplified noise and lighting on the site.

Public address systems or speakers may create a nuisance for neighboring properties. The planning staff recommends that the commission determine whether speakers or other public-address systems are allowed, and to the degree in which they are used. If these types of systems are allowed by the commission, the extent of use (whether announcements or music), the hours of usage, and the placement of these devices should be addressed and clarified. Staff has provided a recommendation, but the commission may wish to modify these or add additional conditions. As noted, the items to be considered include:

- a. Whether loudspeaker or intercom system permitted;
- b. Whether music be allowed or only announcements be allowed;
- c. Whether loudspeakers can only be used between certain hours on weeknights; weekends;
- d. How potential loudspeakers or intercoms may be positioned in terms of noise projection;
- e. Whether go-kart usage should be limited to similar conditions as public address systems or loudspeakers in regards to noise.

The *Land Development Code* does not allow outdoor activity lights to be used after 11:30pm. Given the hours submitted by the applicant, it should be noted that although lights must be off by 11:30pm, activities may still occur inside the clubhouse. The commission may also consider additional lighting standards, regarding weeknight usage specifically.

In addition to lighting and noise concerns and impacts, precautionary safety measures should be considered in regards to alcohol consumption and usage of electric go-karts.

Staff Finding – The property is surrounded by existing developments and is in close proximity to Clinton Parkway, a principal arterial. Residential developments are located on all sides of the development, but have been screened adequately to diminish negative effects that could result from lighting or noise. As conditioned, this plan is compatible with adjacent uses.

3. WHETHER THE PROPOSED USE WILL CAUSE SUBSTANTIAL DIMINUTION IN VALUE OF OTHER PROPERTY IN THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED

Property Owner's Response:

"The proposed use will not cause neighboring property to decline in value, but instead will provide great amenities to the neighborhood that would increase property value."

The proposed use will be an amenity to the neighborhood and community. *The Inverness Park District Plan* intends this property to be used as a neighborhood commercial center, which can be accessed by neighbors via car, bus, bike or walking.

Staff Finding – There is no evidence to support a finding that the proposed use would cause a diminution in value of other property in the area.

4. WHETHER PUBLIC SAFETY, TRANSPORTATION AND UTILITY FACILITIES AND SERVICES WILL BE AVAILABLE TO SERVE THE SUBJECT PROPERTY WHILE MAINTAINING SUFFICIENT LEVELS OF SERVICE FOR EXISTING DEVELOPMENT

The traffic study was reviewed and accepted by staff. No changes to the surrounding street network are necessary.

Public transit (KU Route 29) currently provides access to this property along W 24th Street, with access to the University of Kansas.

This property can generally be served by water and sewer service. Some additional revisions to the site plan for specific service lines and utility elements should be revised and are reflected as a condition of approval.

Staff Finding – Safety, transportation and utility facilities will be available to serve the subject property.

5. WHETHER ADEQUATE ASSURANCES OF CONTINUING MAINTENANCE HAVE BEEN PROVIDED

Staff Finding – The associated documents (special use permit; photometric plan; building elevation) are the tools used to enforce property maintenance and uses.

All spaces noted in phase two must be maintained as natural turf until constructed.

6. WHETHER THE USE WILL CAUSE SIGNIFICANT ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT

Property Owner's Response:

"The natural environment will be improved with substantial landscaping and eco-friendly development standards to make this site an asset to the natural environment."

Drainage from the site will be controlled through stormwater management measures approved by the City Stormwater Engineer as part of the drainage study. A detention pond is located in the southeast corner of the property to minimize drainage from the large parking area. The Stormwater Engineer noted several revisions needed to the plan which are reflected as conditions of approval.

Staff Finding – The proposed use will not cause significant adverse impacts on the natural environment.

7. WHETHER IT IS APPROPRIATE TO PLACE A TIME LIMIT ON THE PERIOD OF TIME THE PROPOSED USE IS TO BE ALLOWED BY SPECIAL USE PERMIT AND, IF SO WHAT THAT TIME PERIOD SHOULD BE.

Time limits are established on Special Use Permits to permit a periodic review to determine if the use remains compliant with the area or if a rezoning would be appropriate. The proposed use is intended to provide an ongoing *Participant Sports & Recreation, Outdoor* use for the community. It would not be appropriate to place a time limit on this Special Use Permit.

Staff Finding – The project provides necessary infrastructure for development; therefore, it would not be appropriate to place a time limit on this use.

Conclusion

The proposed Family Fun Center will serve as an amenity and asset to the community. The use is compatible with and appropriate for this location and staff recommends approval of the Special Use Permit with the conditions noted, if approval of TA-13-00488 and Z-13-00483 has been completed.

PROPERTY OWNERS OF RECORD:

PROPERTY OWNER:
CORPORATE HOLDINGS, LLC
PO BOX 1500
OLATHE, KS 66051

LEGAL DESCRIPTION:

REMINGTON SQUARE ADDITION NO. 1, REPLAT OF LOTS 2 & 3, BLOCK 1 INVERNESS PARK PLAZA
ADDITION NO. 1, BLOCK 1, LOT 2, LESS THE WEST 300' OF LOT 2. IN DOUGLAS COUNTY, KANSAS.

GENERAL NOTES:

- 1.1 ALL REQUIRED ACCESSIBLE SIDEWALK RAMP PER A.D.A. STANDARDS.
- 1.2 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
- 1.3 THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR PAVEMENT DAMAGE CAUSED BY TRASH TRUCKS.
- 1.4 PLAN FOR CITY APPROVAL ONLY CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 1.5 INFORMATION TAKEN FROM AERIAL PHOTOS, SURVEY PERFORMED BY BG CONSULTANTS.
- 1.6 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORMS TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
- 1.7 PHOTOMETRIC PLAN FOR EXTERIOR LIGHTING TO BE SUBMITTED AND APPROVED PRIOR TO THE RELEASE OF BUILDING/ELECTRICAL PERMITS FOR EXTERIOR LIGHTING.
- 1.8 EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITY BOXES AND METERS, SHALL BE FULLY SCREENED FROM VIEW OF ADJACENT PROPERTIES AND FROM STREET RIGHTS-OF-WAY (AS MEASURED 6 FT ABOVE GROUND LEVEL). SCREENING SHALL BE IN THE FORM OF LANDSCAPE PLANTING OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE ARCHITECTURE OF THE THE PRINCIPAL BUILDING.
- 1.9 PER CITY CODE SECTION 9-402, THE OUTDOOR DINING AREA WILL BE MANAGED TO PREVENT STORMWATER POLLUTION. FOOD WASTE, TRASH, CIGARETTES AND OTHER SOLID WASTES MUST BE CONTAINED, COLLECTED, AND DISPOSED PROPERLY. COLLECTION MUST BE FREQUENT ENOUGH TO PREVENT WASTES CARRIED OFF BY WIND OR STORMWATER. RUNOFF, FLUID WASTE, INCLUDING WASTEWATER FROM PAVEMENT OR FURNITURE CLEANING, WILL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER SYSTEM.
- 1.10 ALL CURB INLETS WILL BE CONSTRUCTED PER CITY STORM SEWER STANDARD DETAILS. PER CITY CODE CHAPTER IX ARTICLE 9-403(B)

PROJECT SUMMARY:

- 2.1 CURRENT ZONING: R50
- 2.2 PROPOSED ZONING: CN2
- 2.3 CURRENT USE: VACANT
- 2.4 PROPOSED USE: PARTICIPANT SPORTS & RECREATION, OUTDOOR AND INDOOR
- 2.5 LAND AREA: 7.867 ACRES (342,648 SQ. FT. +/-)
- 2.6 PROJECT PROPOSED: PHASE I - OUTDOOR MINIATURE GOLF, CLUBHOUSE AND BATTING CAGES
PHASE II - GO-KARTS

PROPERTY SURFACE SUMMARY:




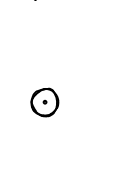

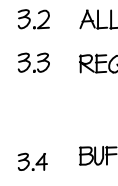
PHASE I EXISTING SUMMARY:		PROPOSED SUMMARY:	
SQ. FT.	AC.	SQ. FT.	AC.
TOTAL BUILDINGS:	0	20,000	.459
TOTAL PAVEMENT:	0	86,124	1.91
TOTAL IMPERVIOUS:	0	106,124	2.450
TOTAL PERVIOUS:	342,648	235,464	5.411
TOTAL PROPERTY AREA:	342,648	342,648	7.867

PHASE II EXISTING SUMMARY:		PROPOSED SUMMARY:	
SQ. FT.	AC.	SQ. FT.	AC.
TOTAL BUILDINGS:	20,000	24,000	.550
TOTAL PAVEMENT:	86,124	123,683	2.834
TOTAL IMPERVIOUS:	106,124	147,683	3.340
TOTAL PERVIOUS:	235,464	195,015	4.411
TOTAL PROPERTY AREA:	342,648	342,648	7.867

PARKING INFORMATION:

- 2.1 PARKING: PHASE I - PARTICIPANT SPORTS & RECREATION, INDOOR & OUTDOOR; 1 SPACE PER 500 S.F. OF CUSTOMER/ACTIVITY AREA
REQUIRED/ PROVIDED
21,611 S.F. FOR MINI GOLF + 3,000 FOR BATTING CAGES + 28,000 FOR CLUBHOUSE / 500 = 105 SPACES REQUIRED/III PROVIDED
BICYCLE: 1 PER 10 AUTO SPACES = 12 REQUIRED/12 PROVIDED
- PHASE II - PARTICIPANT SPORTS & RECREATION, INDOOR & OUTDOOR; 1 SPACE PER 500 S.F. OF CUSTOMER/ACTIVITY AREA
REQUIRED/ PROVIDED
18,000 S.F. FOR GO-KARTS / 500 = 36.2 = 37 SPACES REQUIRED/38 PROVIDED
BICYCLE: 1 PER 10 AUTO SPACES = 4 REQUIRED/4 PROVIDED
- 2.2 TYPICAL DIMENSIONS: REGULAR AND HANDICAPPED SPACES - 9' X 18' (6'5" + 15' OVERHANG AT SIDEWALKS OR PERIMETER ROWS)
SIDEWALKS SHALL BE 4' CONCRETE - 5' OR 6' WIDE DEPENDING UPON THE LOCATION.
HANDICAPPED SPACES TO INCLUDE ACCESS AISLE 5' MIN. WIDTH.
- 2.3 PAVEMENT (PER CITY STD): APPROACHES: 7" CONCRETE W/ #5 BARS 12" O.C.B.W. - PER CITY STANDARDS
PARKING AREAS: 5" CONCRETE ON 4" CRUSHED LIMESTONE
CONCRETE PAVEMENT WILL MEET CITY OF LAWRENCE PUBLIC WORKS STANDARD TECHNICAL SPECIFICATIONS (SECTION 2000 - CONCRETE) FOR 4000 PSI CONCRETE.
- 2.4 PAVEMENT SUBGRADE SHALL BE PREPARED PER THE GEOTECH REPORT

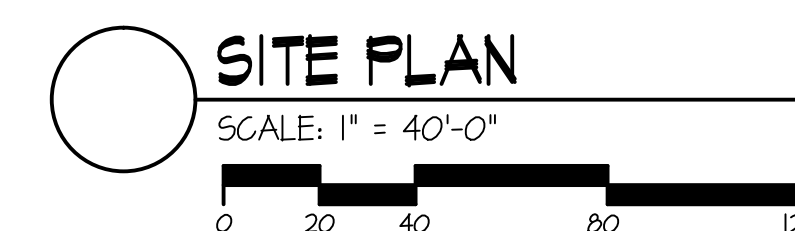
LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	STREET TREES	36	LEGACY SUGAR MAPLE SUMMERSHADE NORWAY MAPLE LACEBARK ELM SHIMMARD OAK GREENSPIRE LINDEN LONDON PLANE TREE	ACER SACCCHARUM 'LEGACY' ACER PLATANOIDES 'SUMMERSHADE' ULMUS PARVIFOLIA QUERCUS SHIMMARDII TILIA CORDATA 'GREENSPIRE' PLATANUS OCCIDENTALIS 'BLOODGOOD'	2'-2 1/2" CAL	B & B
	SHADE TREES	16	ELM, LACEBARK HORSEBARK, COLUMNAR MAPLE, AUTUMN BLAZE MAPLE, COLUMNAR NORWAY MAPLE, PACIFIC SUNSET MAPLE, SIENNA GLEN OAK, BUR BALD CYPRESS OAK, NORTHERN RED OAK, SHINGLE ZELKOVA, GREEN VASE OAK, SHAMP WHITE SAX TOOTH OAK NORWAY MAPLE THORNLESS HONEY LOCUST	ULMUS PARVIFOLIA CARPINUS BETULUS 'FASTIGIATA' ACER FREEMANII 'JEFFERSON' ACER PLATANOIDES 'COLUMNAR' ACER TRUNCATUM X PLATANOIDES ACER FREEMANII 'SIENNA' QUERCUS MACROCARPA TAXODIUM DISTICHUM QUERCUS RUBRA FAGACEAE QUERCUS ZELKOVA SERRATA QUERCUS BICOLOR QUERCUS ACUTISSIMA ACER PLATANOIDES 'SUPERFORM' GLEDETZIA TRIACANTHOS VAR. INERMIS	2'-2 1/2" CAL	B & B
	EVERGREEN TREES	6	WHITE PINE EASTERN RED CEDAR GREEN GIANT, ARBORVITAE BLUE SPRUCE	PINUS STROBUS JUNIPERUS VIRGINIANA THUJA 'GREEN GIANT' PICEA PUNGENS	6'-8' HT.	B & B
	ORNAMENTAL TREES	9	KOUSS DOGWOOD CORAL BURST CRABAPPLE EASTERN REDBUD CRAB, SARGENTINA PEAR, CLEVELAND SELECT	CORNUS KOUSSA MALUS 'CORALBURST' CERISUS CANADENSIS MALUS SARGENTII 'TINA' PYRUS CALLERYANA	1 1/2"-2" CAL	B & B
	DECIDUOUS SHRUBS	81	BARBERRY, CRIMSON PIGMY BURNING BUSH, DWARF SPIREA, MAGIC CARPET NINE BARK, PURPLE LILAC, DWARF KOREAN VIBURNUM, ALLEGANY	BERBERIS THUNBERGII 'CRIMSON PYGMY' EUCONYMUS ALATUS 'COMPACTUS' SPIREA X PHYTOCARPUS OPHULIFOLIUS SYRINGA MEYERI 'PALBIN' VIBURNUM X RHYTIDOPHYLLOIDES	18"-24" HT.	CONT
	EVERGREEN SHRUBS	41	DWARF SPREADING YEW JUNIPER, SEA GREEN JUNIPER, GALLERY CARPET HOLLY, BLUE JUNIPER, GREY OAK	TAXUS CUSPIDA 'DENSE' JUNIPERUS VIRGINIANA 'GREY OAK' JUNIPERUS SABINA 'MONNA' ILEX X MESERVEAE JUNIPERUS X PFITZERIANA 'SEE GREEN'	24"- 36" HT.	CONT

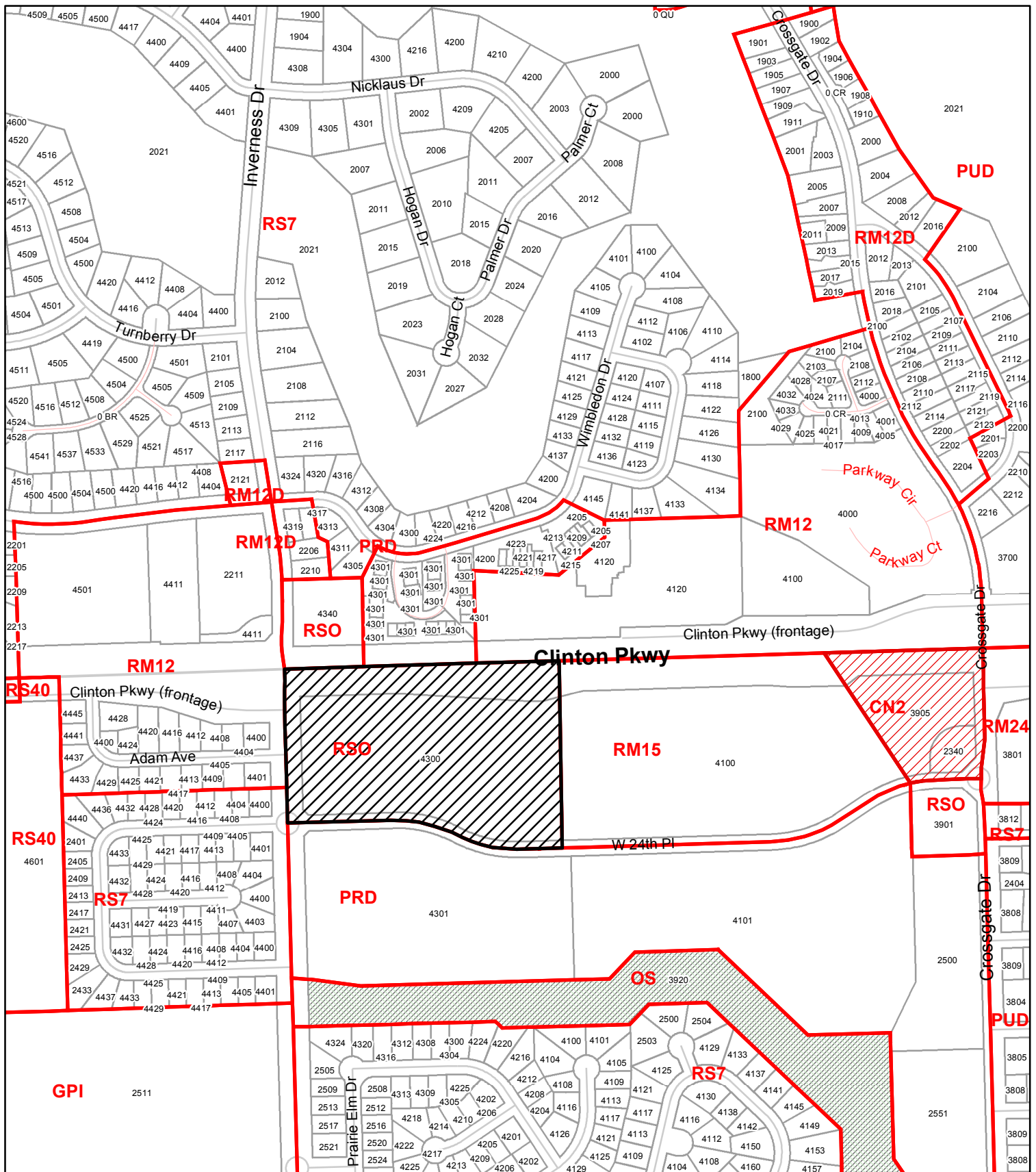
- 3.1 THERE MUST BE A MIN. OF (4) SPECIES USED IN EACH CATEGORY, (6) SPECIES MIN. FOR STREET TREES.
- 3.2 ALL TURF AREAS TO BE SEEDED WITH K-31 PESQUE, SOD, OR AS ALLOWED BY CITY CODE.
- 3.3 REQUIRED INTERIOR LANDSCAPING AREA = 718 SURFACE SPACES*40 SQ. FT. PER SPACE = 28,720 SQ. FT.; 31,281 SQ. FT. PROVIDED.
- 3.4 BUFFERYARDS
BUFFERYARD ALONG WEST 24TH PLACE - WAIVER REQUESTED DUE TO 15' U/E BEING AT THE FRONT OF THE SITE. SHRUBS HAVE BEEN PROVIDED IN THE PARKING LOT ISLANDS TO MEET SHRUB REQUIREMENTS HOWEVER THERE IS NO ROOM FOR THE ADDITIONAL BUFFERYARD TREES NOT PROVIDED VIA STREET TREES.
TYPE I - 15' WIDE, 105.34 IN LENGTH BUFFERYARD. 22 TREES AND 51 SHRUBS REQUIRED/ 0 TREES AND 58 SHRUBS PROVIDED
(11 TREES AND 24 SHRUBS MUST EVERGREEN BUT A WAIVER IS REQUESTED FROM THE EVERGREEN TREES SINCE THEY WOULD BE PLACED IN PARKING LOTS DUE TO SITE CONSTRAINTS AND THERE IS NOT ADDITIONAL ROOM FOR EVERGREENS FOR IN THE PARKING LOT ISLANDS.)
BUFFERYARD ALONG CLINTON PARKWAY - A WAIVER IS REQUESTED DUE TO THE SITE FRONTAGE BEING BUFFERED BY THE 10' +/- HILL SOUTH OF CLINTON PARKWAY
BUFFERYARD ALONG EAST PROPERTY LINE - TYPE I - 25' WIDE, 545.27' IN LENGTH, - 2 TREES AND 5 SHRUBS PER 100' = 11 TREES, 28 SHRUBS PROVIDED (6 TREES AND 14 SHRUBS MUST EVERGREEN)
- 3.5 INTERIOR PARKING LOT LANDSCAPING
PHASE I
150 SPACES X 40 S.F. LANDSCAPING AREA PER PARKING SPACE = 6,000 S.F. REQUIRED/8,450 S.F. PROVIDED
1 TREE AND 3 SHRUBS PER 10 SPACES; 15 TREES, 45 SHRUBS REQUIRED/20 TREES, 41 SHRUBS PROVIDED

LOCATION MAP





SUP - 2



Z-13-00483: Rezone 10.97 acres from RSO District to CN2 District
SUP-13-00486: Special Use Permit for a Family Fun Center &
SUP-14-00026: Special Use Permit for Fast Order Food with Drive-thru
Located at 4300 West 24th Place

Lawrence-Douglas County Planning Office
 February 2014



Subject Property



paulwerner
ARCHITECTS

November 26, 2013

Sheila Stogsdill
Planning and Development Services
6 East 6th St.
Lawrence, KS 66044

Dear Sheila,

The Family Fun Center is a project that meets a missing niche in the Lawrence entertainment market. The developer is excited about the project potential and is eager to move forward.

The Family Fun Center will provide outdoor uses which will include miniature golf, batting cages and electric go-karts. The go-kart manufacturer has indicated the go-karts will make as little noise as a car would driving down the road at 20 - 30 MPH.

The clubhouse activities will include:

1st Floor - Club rental for miniature golf, birthday party rooms, arcade games and snack area
2nd Floor - Bar with 3.2 liquor license, Nascar driving experience arcade games and miniature bowling

Operating hours are anticipated to be:

Monday - Wednesday, 11AM - 10PM
Thursday and Friday, 11AM - 12AM
Saturday, 10AM - 12AM
Sunday, 12PM - 9PM

Once the Thanksgiving Holiday is over we hope to get together with the neighbors to discuss the above details. If you have additional questions please don't hesitate to ask as we move forward.

Sincerely,



Joy Rhea, RLA

Office : 123 W 8th Street Suite B2 : Lawrence, Kansas : 66044
Mail : PO BOX 1536 : Lawrence, Kansas : 66044-8536
PHONE: 785.832.0804 FAX: 785.832.0804
info@paulwernerarchitects.com

From: [Mulloy, Molly](#)
To: [Travis Halm](#)
Subject: Letter from Wimbledon Terrace Townhomes Assn
Date: Sunday, February 16, 2014 10:35:35 AM

Dear Mr. Halm,
Please see the letter below being sent on behalf of the 23 townhome owners at 4301 Wimbledon Terrace. As noted in the letter, we have some serious concerns about the proposed Family Fun Center project under consideration for the vacant land near Clinton Parkway and Inverness. Thank you for forwarding our letter to the Commissioners.
Molly Mulloy

February 14, 2014

Lawrence-Douglas County Planning Commission
Planning & Development Services
PO Box 708
Lawrence KS 66044

Dear Commissioners,

Members of the Wimbledon Terrace Townhomes Association, comprised of the 23 townhome owners at 4301 Wimbledon Terrace, strongly object to the proposed rezoning and special use permit for the large property at 4300 W. 24th Place (southeast corner of Inverness and Clinton Parkway). We are referring to the following items, Z-13-00483, SUP-13-00486, and SUP-14-00026, scheduled for discussion at your meeting on Monday, February 24, 2014. Our townhome development is directly across Clinton Parkway from the proposed project. We believe it will have a seriously negative effect on our neighborhood and the safety of the many children in this area.

We are concerned that the proposed "Family Fun Center" and its go-cart track will result in high levels of noise pollution and toxic emissions, that the miniature golf course and batting cages will require excessively bright lights at night, and that the huge increase in traffic at the already-busy intersection of Inverness & Clinton Parkway will be problematic and even dangerous for the school children crossing that intersection. There are four schools located within a few blocks of the proposed project (Bishop Seabury, Raintree Montessori, Sunflower Elementary, and Southwest Middle School), with hundreds of little children who might be intimidated by the large numbers of teenagers and young adults who would frequent the project. Rather than being built in the midst of this residential area, it would seem more appropriate for the massive "Family Fun Center" project to be built in a more commercial or rural area at the edge of the city such as was done with the youth soccer complex south of town and the new recreation center to the west.

Several homeowners from the Wimbledon Terrace Townhomes Association will be present at the meeting on February 24th and would be happy to explain our concerns at the meeting, if appropriate.

Thank you for considering our objections to this rezoning request.

Respectfully, ,

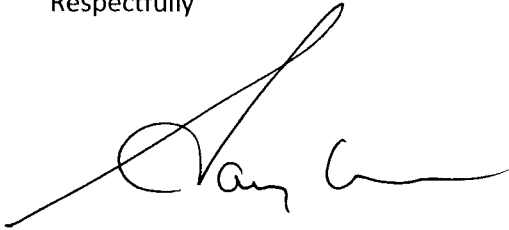
Wimbledon Terrace Townhomes Assn.
Molly Mulloy, Executive Committee (mmulloy@ku.edu)
Ruth Hiss, Executive Committee (mrsdeltachi@yahoo.com)
Jane Tedder, Executive Committee (jtedder@sunflower.com)
Debbie Saiz
Alice Holtz
Ann Eversole
Kathy Rauckman
Letty Seidl
Sarah Williamson

Lenora Barker

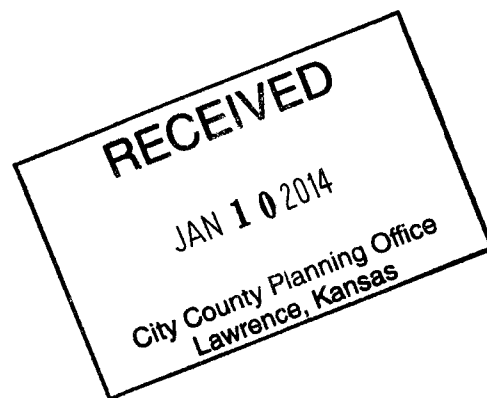
I am the property owner of Clinton Parkway Animal Hospital, 4340 Clinton Parkway and a rental house at 4334 Clinton Parkway. We have strived to maintain and improve the outside appearance of those two properties, including a major investment in new landscaping in 2013.

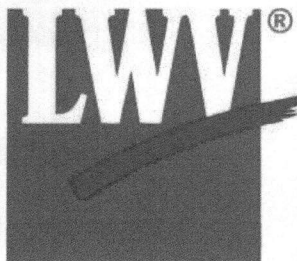
I definitely oppose the rezoning request # Z-13-00483 for 4300 W 24th Place. The noise will be a major issue; it will detract from surrounding properties, and overall is a poor idea for the location, in my opinion.

Respectfully

A handwritten signature in black ink, appearing to read "Gary Olson", with a large, stylized loop at the beginning.

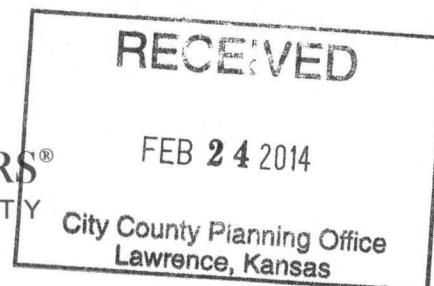
Gary Olson, DVM
Clinton Parkway Animal Hospital
4340 Clinton Parkway
Lawrence, KS 66047
785-841-3131





LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY

February 23, 2014



To Mr. Bryan Culver, Chairman, and Planning Commissioners
Lawrence-Douglas County Metropolitan Planning Commission

ITEM NO. 4 TEXT AMENDMENT TO THE LAND DEVELOPMENT CODE; PARTICIPANT
SPORTS & RECREATION,

OUTDOOR USES WITH SUP IN CN2

ITEM NO. 5B: SPECIAL USE PERMIT; FAMILY FUN CENTER; W. 24TH PLACE AND
INVERNESS DRIVE

ITEM NO. 5C: SPECIAL USE PERMIT; FAST ORDER FOOD WITH DRIVE-THRU; 4300 W 24TH
PLACE

Dear Chairman Culver and Planning Commissioners:

For many reasons, we request that you **not** approve Items No. 4, 5B and 5C.

The CN districts are neighborhood commercial districts and were designed to provide goods and services for the immediate neighborhoods where they are located. The recreational uses that will be permitted, if the **Text Amendment, Item No. 4** is approved, permit the type of commercial outdoor recreational uses that have multiple environmental and planning ramifications. We believe that the likely negative impacts of these proposals have not been adequately reviewed in the Staff Report, and when carefully considered, would lead to the conclusion that because of these possible outcomes, they should not be included as permitted uses in the CN districts, even with a SUP.

1. The applicant has indicated the proposed uses in his report to the Staff. The **noise levels** of the outdoor uses, specifically the batting cages, Go-Karts, and shouting customers, cannot be buffered.

2. The lights will not be able to be properly screened. Although the lights may shine down, the reflections cannot be shielded.

3. The intensity of the traffic can be predicted to be worse at times than would be the case for normal shopping areas.

4. In terms of the planning considerations, the recreational use and the drive-ins **will absorb all of the available commercial space** so that the uses really needed by a neighborhood such as a drug store, grocery store, sit-down restaurant, and the other uses for which the CN2 District was intended, will not be possible. The Comprehensive Plan severely limits the amount of recreational space for the Neighborhood Centers and the CC200 Centers for this reason (please see **Chapter 6**

of Horizon 2020, page 6-12, paragraph 2 under the Section, "Recreational Uses.")

5. The type of outdoor commercial recreation proposed to be permitted here with the SUP we believe belongs in more regionally based commercial districts; that is, the CC4 or CC6 Districts. The more logical location for this type of use would be in the larger shopping center or centers close to the Rock Chalk Park, or for that matter, in the Rock Chalk Park itself.

Co-President
David Burress

Co-President
Cille King

President-Elect
Cille King

Vice President
marci francisco

Secretary
Caleb Morse

Treasurer
Marjorie Cole

Directors
Margaret Arnold

Caroljean Brune

Scott Criqui

James Dunn

Ruth Gibbs

Midge Grinstead

Marlene Merrill

LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY
Page 2

For the same reasons, **we ask that you not approve the SUP for Item No. 5B.**

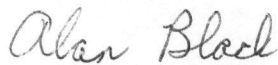
We also ask that you not approve Item No. 5C, the SUP for the Fast Order Food With Drive-Thru use. The Fast Order Food With Drive-Thru use would be much more intense than under normal circumstances because the clientele of the recreation center would add to the customer base. The use, itself, was not anticipated for CN districts under normal circumstances because of the increase in traffic and clutter that it would bring, and the combination of fast food drive-thru plus the outdoor commercial recreation center here could do real damage to the neighborhood.

Again, we appeal to the Planning Commission to deny Items 4, 5B, and 5C.

Sincerely yours,



Cille King, President



Alan Black, Chairman
Land Use Committee

From: Deborah M. Galbraith [<mailto:dgalbraith@waverly-partners.com>]

Sent: Monday, February 24, 2014 9:49 AM

To: 'amalia.graham@gmail.com'; 'montanastan62@gmail.com'; 'jonjosserand@gmail.com'; 'pkelly@usd497.org'; 'bculver@bankingunusual.com'; 'denney1@sunflower.com'; 'squampva@aol.com'; 'clay.britton@yahoo.com'; 'bruce@kansascitysailing.com'; 'eric.c.struckhoff@gmail.com'

Subject: OPPOSITION to Proposed Development for corner of Inverness and Clinton Parkway

Dear Planning Commissioners – This email is to voice my opposition to the proposed Family Fun Center development project at the corner of Inverness and Clinton Parkway in west Lawrence. I am not opposed to such a center as I believe in general it could be a nice leisure alternative, however think that the placement of such a facility within two blocks of four schools is NOT a wise idea. In addition to the proposal that would allow alcohol be served, the increased traffic in the area would be a hazard. Moreover, I have never seen a development such as this placed squarely in the middle of a residential neighborhood.

I am unable to attend the planning meeting tonight due to previous commitment that cannot be changed so thank you for providing a vehicle to voice opposition to the plan.

Debbie Galbraith
4205 Nicklaus Drive

From: Katie Huff [<mailto:kayteekate@hotmail.com>]

Sent: Sunday, February 23, 2014 10:58 PM

To: Bryan C. Culver; bruce@kansascitysailing.com; amalia.graham@gmail.com; montanastan62@gmail.com; jonjosserand@gmail.com; pkelly@usd497.org; denny1@sunflower.com; squampva@aol.com; dcbritt@yahoo.com; eric.c.struckhoff@gmail.com

Subject: Planning Commission Meeting

Dear Planning Commissioners,

We are writing you with concern and opposition to several items to be discussed at your meeting on Monday, February 24th. We are **opposed** to Item 4, Item 5A, Item 5B, and Item 5C.

We are a family with three small children, so we are not opposed to a "Family Fun Center"; in fact, we believe Lawrence could use a place like this. But we **strongly disagree** with it being built in the middle of a residential area. We own a house at 4424 Gretchen Ct and enjoy the quiet, family and school focused neighborhood that this area provides. But we believe with the addition of this proposed "Family Fun Center", it would dramatically change our neighborhood. We are opposed to the noise, traffic, alcohol near schools, lights, and late night hours that this place would promote. This is not the right location for this type of facility.

Please understand our concerns.

Thank you.

Dustin & Katie Huff

4424 Gretchen Ct

From: Michele Vignola-Rogers [<mailto:mvr@sunflower.com>]

Sent: Sunday, February 23, 2014 7:28 PM

To: montanastan62@gmail.com; amalia.graham@gmail.com; jonjosserand@gmail.com; pkelly@usd497.org; Bryan C. Culver; denney1@sunflower.com; squampva@aol.com; clay.britton@yahoo.com; bruce@kansascitysailing.com; eric.c.struckhoff@gmail.com

Subject: Family Fun Center

Dear City Planning Commissioners,

This letter is in regards to the Family Fun Center that is being considered for W 24th Place between Crossgate and Inverness Drives. As I was reading through the article regarding this project I was struck by a number of issues. First, why there? We have land further away from all of the apartments, houses and schools in the area to build this. Why create more noise, lights and traffic in an area that is not empty by any means? That area has plenty of housing and people who prefer it the way it is. I agree that we do need a Family Center - there is no question that we are lacking places for pre-teens and teens to go and hang out that is safe and fun, but to crush it into a development of houses and apartments where the average family is going to be subjected to the loud and often obnoxious teenage behavior that comes with a place like this seems counterproductive. Moreover, this is a college town which means this will not cater to just the elementary, middle school and high school kids, but also the college population. This means that although the place may close at ten or midnight - the noise will continue well into the late night/early morning hours especially if alcohol is going to be served.

Second, I do not understand the need for a BAR at a Family Fun Center. If a person cannot have fun with their children without alcohol, then maybe help is necessary, but certainly not a bar. Alcohol and places like this should NOT exist together. We have plenty of bars in this town and no matter what little alcohol is in the beer - it's still beer and people can still get drunk and drive. Of course lighting is a huge issue and I can't imagine how any form of boundary is going to block the lighting of a batting cage area (unless it is indoors). I grew up with batting cages and miniature golf near my house in NJ and I can assure you that the lighting required for the batting cages and miniature golf (if it is an outdoor venue) is incredibly bright (almost like daylight) - imagine that at 10:00 p.m. when you are trying to put a child or yourself to bed. The noise is another factor, the Go-Karts are only a part of it - usually a place like this will have music blaring and people talking over the music and shouting at one another (profanity and all). I recommend that the City Planning Commissioners visit a place like this in a larger city where it is close to housing and see what the effects are. I remember hanging out at our batting cages until midnight or later and the music blaring across the fields while the lights lit up the whole area - you could see the lights from the highway - three miles away. However, we were lucky - our Fun Center was out in the woods nowhere near homes or apartments. This might be something you could consider when picking a spot for this type of venue. If it is there - people will come - and they will drive ten minutes to get there - it is not necessary to put this in the center of family living, you'll decrease the value of homes and most of the apartments will be empty or rent below average because no one will pay to live by a venue such as this. At first it may seem a great idea to live by such a place, but it won't take long before people realize the mistake they've made and move to get away from the traffic, noise and constant activity that lasts into the late hours.

A third concern has to do with security. I remember the old Putt-Putt from 20 years ago and the roller rink (which is now Kohls) and a big problem was security or lack thereof. When you open a place like this in a college town, you MUST have very good security - not rent-a-cops, but security. A security group that can keep people in line and behaving in crowds that can get a bit rowdy especially if alcohol is involved. Underage drinking is a huge problem in Lawrence and this place serving alcohol will not help the issue. But the right security can help. In NJ our places used off duty police officers or trained bouncers - Lawrence is no longer a small town - it is no longer a small community. Guns, knives, and drugs are growing and a place like this can attract that type of element and security is where it stops. So, please if you vote this project in - please take into consideration that a place like this is great when it is open and doing what it is supposed to do, it's no good to anyone if it's shut down due to violence, drugs or gang activity - it just becomes another empty building on another piece of land which this town cannot afford to have.

Thank you for taking the time to read this e-mail and considering the points. I live near this piece of land and I am very opposed to this project being built so close to us and our extended family. We enjoy the quiet.

Sincerely,
Michele Vignola-Rogers

From: Mark Simpson [<mailto:markandrewsimpson@yahoo.com>]

Sent: Monday, February 24, 2014 8:58 AM

To: Caitlyn Cargill

Subject: Comments regarding 4300 W. 24th Place

Planning Commissioners,

I write you with concerns about agenda items 4, 5A, 5B, and 5C regarding the proposed development at 4300 W. 24th Place. My family and I live at 4305 W. 26th Terrace and my daughter attends preschool at Raintree Montessori at 4601 Clinton Parkway. When she begins kindergarten she will attend Sunflower Elementary School at 2521 Inverness Drive.

My main concern with the proposed development is the increase in traffic on Inverness and surrounding streets. It appears to me that the one lane traffic circle at 24th Place and Inverness is already close to full capacity. My understanding is that the proposed development may include fast food restaurants. When I see the constant flow of traffic into the McDonalds at 6th and Wakarusa it convinces me that multiple fast food restaurants at 4300 W. 24th Place would create traffic gridlock. At peak hours my guess is that the roads and traffic circle could not handle the traffic from the apartments, the schools, and two fast food restaurants.

Also, I do not think that the proposed development is consistent with the surrounding neighborhood. The proposed development seems more appropriate for an area that is not right next to residential areas. I have doubts about how much meaningful noise and light mitigation is possible given the extremely close proximity to residences.

Thank you for taking my concerns into account and for your service on the Planning Commission. I sincerely appreciate the time and effort you put into the consideration of this and other important issues for our community.

Respectfully,

Mark Simpson

From: Luke Sinclair [<mailto:sincluke@gmail.com>]

Sent: Friday, February 21, 2014 11:20 AM

To: Bryan C. Culver; bruce@kansascitysailing.com; amalia.graham@gmail.com; montanastan62@gmail.com; jonjosserand@gmail.com; pkelly@usd497.org; denny1@sunflower.com; squampva@aol.com; Clay Britton; eric.c.struckhoff@gmail.com

Cc: Lori Sinclair

Subject: Opposition to Agenda Items 4, 5A, 5B, 5C for 2/24 PC Meeting

Dear Planning Commissioners:

My wife (Lori Sinclair) and I are the own and live at 4400 W. 24th Pl., which is directly across Inverness from the potential family fun center and fast-food drive-thru restaurant development. Items 4, 5A, 5B, and 5C on the Commission's agenda for the February 24th meeting are geared toward enabling this development. We write to oppose it all.

We purchased our home in 2008 because we loved the property and we were attracted to the quiet, appealing nature of the neighborhood, the proximity to neighborhood schools, and the ease of access to outdoor recreation. We take pride in our home and have invested capital to maintain and improve both the inside and outside appearance of our house and property, and we take advantage as much as we can of the benefits of living where we do. We believe the proposed development will interfere with, disrupt, and degrade our quality of life and the value of our property, as well as our neighbors'.

To be clear, we have strong doubts as to the long-term viability of a go-kart, mini-golf entertainment center in Lawrence, but we are not generally opposed to it. But we all have to be smart about it and take into consideration the adjoining properties and owners. We think this proposed development at this particular location is ill-advised for several reasons. First, it will not provide any additional meaningful benefit to our area. This development is being proposed – and the text amendment, rezoning request, and special use permits are being sought – primarily on the basis that the development will provide services to us and our neighbors that are otherwise lacking in our area. This is simply untrue. Our neighborhood enjoys some of the best access in Lawrence to outdoor recreation. Walking trails, bike trails, tennis courts, playgrounds, a running track, soccer fields, softball and baseball fields, batting cages, Clinton Lake, the Pat Dawson Billings Nature Area, the Rotary Arboretum, and more, are all within a short walk/run/bike ride and even shorter drive of our neighborhood. Access to and use of most of these is free. Paid access to go-karts and mini-golf provides absolutely no additional outdoor recreational benefit to us.

Second, the development isn't suited for our quiet, school-centered residential area. We've never seen an outdoor family fun center or fast-food drive-thru restaurants in the middle of a residential area, and there's reason for that. It doesn't make sense. The development will bring increased traffic, in this case potentially by people who have been enjoying 3.2 beers, which we fear will increase the risk to the children that walk and play on our sidewalks and streets. Additionally, the streets can't take additional traffic, especially the roundabout outside our house on Inverness and 24th Place. The development will drastically increase the amount of noise and light pollution, given the nature of the activities and the hours of operation the developer envisions. With groups of people engaging in competitive activities and potentially drinking alcohol, it's reasonable to believe there will be late-night, disruptive rowdiness. Additionally, we don't think it's a good idea to have a bar in such close proximity to four schools and multiple day-cares. Finally, we can't say enough that there is no reason that we or our neighbors should have to breathe the noxious smells that would emanate from a fast-food restaurant and its garbage dumpsters. It's unreasonable to assert that a small land buffer would adequately address any of these issues. We understand that it's easy for the planning staff to assert, without any real analysis or study, that a drive-thru restaurant would not result in "substantial diminution" of our property value, but we'd invite them to tell us if they know of anyone that would be

truthfully interested in buying a house in a residential neighborhood directly across the street from a drive-thru fast food restaurant.

More generally, we have concerns about the long-term viability of the fun center. Can Lawrence truly sustain it? Who is the target group? If it's college kids, they're gone for the summers. Is it school students? Having been students in a metropolitan area with access to mini-golf and go-karts, we can both personally attest to the fact that these activities just don't have permanent appeal. Once or twice is enough. The problem Lori and I have is that if the fun center fails, we would be the ones left with a view from our front porch, living areas, and second-story bedrooms of an abandoned, run-down family fun ghost town.

Finally, without limiting our general opposition to this development and all four agenda items above, we'd like to specifically address the requested text amendment. It's being proposed as one of four steps in the process of putting the family fun center in our neighborhood. A text amendment to the Development Code to generally allow for outdoor recreation through an SUP in all CN2 areas in Lawrence is a drastic step that ought to be weighed against the relative importance or benefits of the fun center and the costs and effects on adjoining landowners. We don't think it does, and it certainly doesn't appear that the text amendment satisfies the factors in Section 20-1302(f).

First, we don't believe the text amendment is consistent with Horizon 2020 and the Development Code, at least with respect to our neighborhood and the other adjoining landowners. The Development Code is intended to implement Horizon 2020 in a way that "protects, enhances and promotes the health, safety, and general welfare of the citizens of Lawrence." As currently drafted the Development Code doesn't allow for outdoor participant recreational use in either RSO or CN2, even with an SUP. It doesn't appear anyone believes this was a mistake, and we ought to assume the Development Code was adopted the way it was for good reason. In our situation it certainly makes sense because, for the reasons laid out above, a commercial fun center does not fit in our residential area. We don't believe changing the rules to allow this particular fun center across the street from our house is in the spirit of protecting, enhancing, or promoting the health, safety, and general welfare of us or our neighbors.

As to the other factor, the text amendment doesn't purport to fix an inconsistency or error in the development code. Rather, it's said to meet the challenge of a changing condition; specifically, an increased emphasis on creating a healthy environment for residents. We question how mini-golf, go-karts, arcade games, and a bar create a healthy environment. However, to the extent they do, the development would be better suited in an area that doesn't already have spectacular pedestrian/bike access to trails, parks, and other outdoor recreation. Perhaps in that case it could be said that a challenge was being met by the text amendment, but that's just not true as it pertains to our area.

Thank you,
Luke and Lori Sinclair
4400 W. 24th Pl.
Lawrence, KS 66047

From: Kenna Heim [<mailto:kennahome1@yahoo.com>]

Sent: Sunday, February 23, 2014 6:35 AM

To: Bryan C. Culver; bruce@kansascitysailing.com; amalia.graham@gmail.com; montanastan62@gmail.com; jonjosserand@gmail.com; pkelly@usd497.org; denny1@sunflower.com; squampva@aol.com; dcbritt@yahoo.com; eric.c.struckhoff@gmail.com

Subject: Proposed Family Fun Center and Fast Food restaurants

The designated zoning for the area in question is the correct one--Single-Dwelling-Residential-Office. These are the types of buildings that would suit this area so close to Sunflower Elementary and Southwest Middle School. I live on Larkspur Circle off from 27th Street and was concerned to hear new proposals for this property that involve changing the zoning.

On children's football nights, I can already barely get through on 27th due to the parking along the street. Inverness was designed to be a quiet residential and school street. Children may be much more in danger of being run over. Traffic on Wakarusa and all these local streets can become very tight and slow as citizens come and go to the ball park on the south side of the SLT. Please drive down into this area during ball games and see what congestion is present.

Also, the ball fields already have very bright lighting all summer long. I am happy for Lawrence to have a wonderful ball park and deal with the bright lighting because I know how important those sports programs are. Landscaping cannot cover up the bright lights that would come with the proposed "fun" center.

People do need their rest. Noises and light coming from the park would make it uncomfortable for people, especially those with children, who need to be rested to go to work or school in the morning.

Now, as a schoolteacher for USD 497, comes my biggest concern of all. The proposal is to place a fun center within a block or so of schools. When I drive home and these schools are letting out, I see students walking most probably to their homes. These children aren't old enough to drive but they could definitely begin stopping by the "fun" center after school. And what types of people might take advantage of the fact that there was a school close by? Not to be alarmist, but it is a perfect setup for pedophiles to lure children. I think of the little girl in Springfield who so recently was kidnapped and killed near her home. I doubt there was a fun center there, but why would we want to endanger our children any further than what they already are?

The fun center might be a fine idea, but PLEASE find an area further out or one that is zoned for commercial use. Keep the zoning as it currently stands.

Respectfully,

Kenna Heim
4741 Larkspur Circle

From: Jamie Hulse [<mailto:jamiehulse@att.net>]

Sent: Sunday, February 23, 2014 6:31 AM

To: amalia.graham@gmail.com; montanastan62@gmail.com; jonjosserand@gmail.com; pkelly@usd497.org; Bryan C. Culver; denney1@sunflower.com; squampva@aol.com; clay.britton@yahoo.com; bruce@kansascitysailing.com; eric.c.struckhoff@gmail.com

Subject: Rezoning of 4300 W. 24th Place

Dear Planning Commissioners,

Regarding 4300 W. 24th Place:

- I am in support of conditional rezoning from **Residential Office (RSO)** to **Commercial Neighborhood 2 (CN2)**, **IF**
 - the rezoning is tied to this specific project. If the project doesn't get developed, then the **zoning would revert back to RSO**, and...
 - **IF** the public process remains in place in perpetuity for the lot for any future lot splits or changes in use, and...
 - IF there is a landscaping buffer along the west side of the property, and...
 - IF multi-family is disallowed for any future development (if at some point 20 years from now a buyer wants to level the Family Fun Center and build apartments)

Neighbors have participated in the development process of the area between Clinton Pkwy/Inverness/W. 27th Street/Crossgate since it was annexed into the city limits. Neighbors supported the initial plan, and prior re-zonings (upzonings) for other lots along W. 24th tied to a senior housing development, including support of more dense development of The Legends as part of the entire project, because the senior housing was planned to be between The Legends apartments and Inverness where students walked and rode bikes. Neighbors asked if there could be conditional rezoning and were told no by city staff. Neighbors trusted that the senior development would be built and supported the entire re-zoning. The Legends were built immediately. The senior housing developer pulled out, and dense apartments catering to partying college students were built instead - The Grove.

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- Since there isn't currently a buyer for the west lot: regarding a potential future lot split as shown on the proposed plan - either require that the lot split happens now and keep zoning on west lot as RSO until there is a buyer, or if lot split doesn't happen now, keep public comment as part of the process for further development.
 - The corner of Inverness and Clinton Parkway is the entrance to three schools, and across the street from a fourth school.
 - Traffic is already challenging from that intersection to Inverness and W. 27th St.
 - The west corner lot should ideally remain Residential Office (RSO) until there is an actual developer/buyer, so the neighbors can participate in the process.
 - A development plan for that corner is irrelevant when there is no buyer or tenant, because it will be scrapped and redrawn when there is a buyer/tenant.
 - Rezoning now to CN2 would allow any project that conforms to be processed through with no public input, which would probably eliminate any landscaping buffer, and probably result in a more 'commercial' high use.
 - Many children and community members use the sidewalks along that corner, so public input about the best use and plan is significantly important.
 - Neighbors are not in support of drive-thru restaurants at this location because of already congested traffic.
 - Neighbors are still interested in finding a way to purchase that corner and make it a public park, and possibly a membership swimming pool, through a special tax or Homeowner's Association. If anyone has suggestions and guidance on how to accomplish that, please let me know.

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- I am in support of the text amendment allowing outdoor use for this specific project, but not for all CN2 zoned properties.
 - I am **NOT** in support of alcohol sales at a Family Fun Park. There should not be alcohol sales in such close proximity to four schools, and across the street from a church. Alcohol will increase the possibility of fights, the potential for underage alcohol sales/drinking, and increase the potential for adults to drink and drive in parking lots and streets with children, and with children in their vehicles.
 - I am in support of open hours until **10:00 pm Sunday-Thursday, and 11:00 pm on Friday and Saturday**, which is a reduction from the plan.

The area between Clinton Parkway/Inverness/Crossgate/W. 27th Street has been a development in progress for a number of years. Neighbors want a development plan that will benefit the neighborhood, the schools, and the Lawrence community. Lawrence will benefit from having a place where families and kids can enjoy outdoor activities.

Sincerely,

Jamie Hulse
4403 Gretchen Ct.
Lawrence KS 66047

From: Bob Grabill [<mailto:bgrabill@chiefexec.com>]

Sent: Monday, February 24, 2014 10:19 AM

To: amalia.graham@gmail.com; montanastan62@gmail.com; jonjosserand@gmail.com; pkelly@usd497.org; Bryan C. Culver; denney1@sunflower.com; squampva@aol.com; clay.britton@yahoo.com; bruce@kansascitysailing.com; eric.c.struckhoff@gmail.com

Subject: Proposed development

We understand that there is a proposed development including a go kart track close to our home in Alvamar.

Nothing could drive down home values faster not to mention disrupt sleep of we and our neighbors than this project.

We ask that you please not approve this.

Thank you,
Bob & Jennifer Grabill
2027 Hogan Ct.
(Masters Subdivision)

Bob Grabill | President & CEO 

Chief Executive Network | phone: 785.832.0303 Ext. 102 | bgrabill@chiefexec.com
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From: Leann Cooper [<mailto:lcooper@gcsaa.org>]

Sent: Monday, February 24, 2014 9:35 AM

To: amalia.graham@gmail.com; montanastan62@gmail.com; jonjosserand@gmail.com; pkelly@usd497.org; Bryan C. Culver; denney1@sunflower.com; squampva@aol.com; clay.britton@yahoo.com; bruce@kansascitysailing.com; eric.c.struckhoff@gmail.com

Subject: Rezoning of 4300 W. 24th Place

Dear Planning Commissioners,

Regarding 4300 W. 24th place and the rezoning request – **my husband and I are writing in opposition.** I could list a multitude of reasons, but the main one is right there in the request – rezoning from Residential Office to Commercial Neighborhood. The word commercial changes the nature of the entire landscape. It's going to wreck the entire feel and value of our neighborhood – much like when we allowed the property to be rezoned to allow for a senior housing development that never panned out. We were stuck instead with dense apartment buildings with partying college students and an increase in all the disruptions that come with them. I'm not going to trust that if we change the zoning the Fun Center actually gets built in the way the developer states it will. I also don't like the idea of drive-thru fast food restaurants being built that close to my home. Again, it changes an area from a neighborhood to a commercial area – no thank you.

We have three schools in the immediate area and while I can appreciate the idea of building something to attract that demographic, I also really don't like the idea of increased traffic on Inverness – a road that hasn't been built for commercial use, but residential use.

Thank you for your time!

Leann & Andrew Cooper
4408 Gretchen Ct.
Lawrence, KS 66047

Leann Cooper | Senior Manager, Chapter Services
Golf Course Superintendents Association of America
1421 Research Park Drive | Lawrence, KS 66049
800.472.7878, ext. 3648 | 785.832.3648 Direct |
www.gcsaa.org | www.eifg.org | [FACEBOOK](#) | [TWITTER](#)

