

Memorandum

City of Lawrence

Planning and Development Services

TO: Lawrence Douglas County Planning Commission

FROM: Planning Staff

CC: Applicant

Date: For February 26, 2014 meeting

RE: Item 7 Conditional Use Permit; Lodging House and Recreation;
1804 E 1500 Road (SLD)

ATTACHMENTS

- A – January Planning Commission Packet
- B – Area Map
- C – Response Letter from Applicant
- D – Revised Floor Plan – first floor only.

Below are the recommendations included in the January Staff Report. Condition 1a and 1c are still applicable to this request. Condition 1b is recommended to be substituted with Additional condition 4 that addresses off-site parking.

January Conditions Recommended by Staff:

- 1) The provision of a revised Conditional Use Permit Site Plan with the following changes:
 - a. Addition of the following note regarding the building requirements: *"Submission and approval of building plans to the Zoning and Codes Office is required for the hostel and assembly area uses. Adaptations to the existing buildings to bring them into code compliance shall be completed prior to release of a certificate of occupancy for the use."*
 - ~~b. Revise the site plan to show the location of additional off-street parking spaces per staff approval prior to issuance of an occupancy permit for capacity more than 85 people prior expansion of the assembly use.~~
 - c. Provide a note on the site plan that states, *"Well water is not an approved water source for public use. The operator will supply bottled water or another public water supply for the use per the approval of the Douglas County Health Department."*

Additional Conditions:

- 2) Provision of a note on the face of the site plan prohibiting the use of the second floor for assembly and lodging uses. Use of the 2nd floor space shall be allowed only after a rehearing by the County Commission as an expansion of the use and compliance with applicable building and safety codes.
- 3) Provision of a note on the face of the site plan limiting occupancy to not more than 78 individuals for events. Expansion of the use shall be allowed only after a rehearing by the

County Commission as an expansion of the use and compliance with applicable building and safety codes.

- 4) Requiring the provision of off-street overflow parking to accommodate 10 vehicles per the approval of the County Public Works Director and County Zoning and Codes Director to include any applicable lease agreement and minimum design standard.

This memo is provided in response to comments made by the Planning Commission and the public during the January public hearing meeting regarding the above referenced item. Following the Public Hearing staff provided a summary to the applicant identifying concerns as well as contacted County staff regarding on-street parking and building code requirements. The applicant was advised to contact the North Lawrence Neighborhood Association representative. Planning and County Staff met with the applicant on Monday February 3, 2014 to discuss the project in further detail and specifically address building code requirements applicable to the proposed use.

Substantial building changes are required to allow use of the second story of the building. Therefore, the applicant is intending to restrict his use of the second floor by providing a gate or door to prohibit unauthorized access to the second floor. At this time, the lodging use will not be permitted. These changes effectively modify the request and result in a reduction in the overall intensity of the use.

1. Parking on E 1500 Road.

E 1500 Road is the north south road along the west side of the property. Access to the property is provided from E 1500 Road at the north end of the site. The driveway is located approximately 167' north of the centerline of Highway 24/40. The County Public Works Director confirmed that E 1500 Road is narrow and carries significant traffic as a Minor Collector Road. There is currently no restriction prohibiting parking for this road. If or when the reception hall use is established the County Public Works Director would recommend the Board of County Commissioners adopt a resolution establishing no parking along E 1500 Road. Further, the County Public Works Director recommends that all required parking be provided on the site.

2. Stormwater runoff.

This property is located within the unincorporated portion of Douglass County. There are no adopted stormwater regulations for Douglas County; however, some projects have been required to address stormwater as part of the site development. Berry Plastics, a Conditional Use Permit, required on-site detention. This development project is significantly larger than the proposed use, however, with regard to a parking lot expanded either on site or on another adjacent property it is likely that the County Public Works staff would recommend a minimum surface of "clean gravel" to provide a protected and defined area for parking with a material that accommodates drainage and percolation of stormwater into the ground.

3. Adequacy of off-Street Parking

County Zoning code requires a specific number of spaces per use. The Planning Commission may, as part of the Conditional Use Permit revise or amend design standards and require additional off-street parking be provided or establish a limit on the intensity of the use. Staff has provided the following information for reference regarding off-street parking space required per the County Code.

Off Street Parking Calculations		
Use (Per County Zoning Regulations) occupancy = 80	Parking Standard	Required Parking
Churches, auditorium or place of assembly	1 space pr 5 seats	16
Amusement place, dance hall, skating rink, natatorium, exhibition hall (without fixed seats)	1 space per 100 SF of floor area	10
Auditorium, theater, gymnasium, convention hall	1 space per 5 seats	16
Bowling alley [included as an example of a recreational use only].	10 spaces per alley	NA
Restaurant or other establishment for consumption of food and beverages on premises	1 per 100 SF of floor area.	10
Use (per City Zoning Code)	Parking Standard	Required Parking
Night Clubs (includes reception halls)	1 space per 3 persons based on maximum occupancy PLUS 1 space per employee at maximum shift.	27 (1/3 occupancy) + X per staff

For this application, staff calculated the minimum parking required for the assembly use based on 1 space per 5 seats as described in the staff report. An alternative calculation or minimum parking required using the 100 SF floor areas would result in approximately 10 spaces required for the first floor area (1007.33 SF). If calculated based on 1/3 occupancy plus staff (catering staff, etc.) off-street parking could range to 30 spaces or more depending on the number of staff provided for the event.

In discussion with City and County Staff, it was identified that the applicant could arrange for an overflow parking area on adjacent property to meet the requirements of off-street parking. This option would require the applicant to provide an executed lease agreement to the County Zoning and Codes Office prior to issuance of a building permit to guarantee the provision of off-street parking.

Previous Conditional Use Permits have been approved with overflow parking, usually on site, with only minimal improvements. Such a use in this case would need to include a dimensioned plan, drawn to scale, identifying the location, proposed surface improvements (gravel) and access approved by the County Public Works Director.

4. Building Code Requirements

Based on the revised floor plan provided by the applicant the first floor space is allocated as follows:

1st floor summary	
Space	SF
event space	600
kitchen	233.75
bathroom	80
storage	93.58
	1007.33

Per County Building Code requirements for the assembly use (reception hall), a minimum of two restrooms will be required for this use. "Assembly occupancies require one wc¹ per 40 males and one per 40 females. A lavatory is required in each bathroom. The Lodging use would also require at least one wc, one lavatory, one bathing unit, and a kitchen sink."

The use of the second floor will require remodeling to add fire sprinklers. To mix the assembly use and the lodging use, additional fire and building code requirements must be met regarding firewalls, signage, alarms, and exiting. Since there are significant issues at this time, the second floor use is not recommended.

With regard to the septic system, the existing facility may accommodate the additional Lodging use (if approved). However, the larger assembly use (100 guests or more) could cause a backing up of the system. The applicant could pursue extending the lateral field by getting an easement with the adjacent property owner or portable chemical toilets could be provided on site during events. The applicant has been working with the Douglas County Health Department to address this concern.

Building occupancy can be calculated for assembly use in one of two ways. One way assumes the assembly space is standing room only. This method is typically associated with a higher maximum occupancy level. If seating (tables and chairs) is provided within the assembly space, the number is reduced.

The applicant has indicated the assembly space is intended to be flexible to accommodate many types of activities. Wedding receptions are typically the most frequent type of assembly use but concerts and other types of gatherings could also be allowed. As such establishing a maximum capacity is a function of the Building Code. The most current building plans the applicant has shared with City and County staff includes only two restrooms, which would accommodate a maximum occupancy of 80 people. Based on a preliminary review by County Staff the recommended maximum occupancy for this use is 78 people. Staff recommends the site plan be revised to state the maximum occupancy allowed for this use.

The Planning Commission does have the authority to condition the use and restrict or limit the occupancy as part of the consideration of the proposed Conditional Use Permit.

5. Outdoor Activity

While not discussed in the original staff report, the applicant and the Neighborhood Representative, Ted Boyle have indicated interest in use of the exterior area.

With regard to occupancy, whatever occupancy is established for the building, the same would be presumed for any outdoor use of the property. Use of the outdoor area should not be expected to provide more space and therefore more demands for the restroom requirements than what is accommodate by the building. If approved, use of the building and the exterior areas are assumed.

Mr. Boyle indicated that residents in the area are concerned about noise especially during late evening hours. Typical activity would be expected to be later on weekends than weekday use.

¹ WC= water closet (toilet and sink)

The Planning Commission may recommend restrictions on hours of use. The limitations on hours and noise for activities should minimize any negative impacts to the nearby property owners. A similar condition was required for a similar application in 2010 for Bluejacket Crossing Winery.

The Blue Jacket Crossing Winery (CUP-3-2-10) was approved to allow accessory uses in addition to the regular winery uses subject to a condition addressing hours of operation. The condition states:

“Events will typically occur on Saturdays, although Friday and Sunday events may be permitted. Up to 8 live music events may occur per calendar year. These events will conclude by 8:30 PM and the clean-up will be completed by 10 PM. Maximum attendance at live music events is 150.”

If approved the Planning Commission may consider a similar restriction, modified for this use and location.

**PLANNING COMMISSION REPORT
Regular Agenda**

PC Staff Report
1/27/14

ITEM NO. 5: CONDITIONAL USE PERMIT FOR LODGING HOUSE AND RECREATION FACILITY TO BE KNOWN AS A HOSTEL AND BANQUET Hall; 1804 E 1500 RD (SLD)

CUP-13-00492: Consider a Conditional Use Permit for a Lodging House and Recreation Facility to be known as a hostel and banquet hall, located at 1804 E 1500 Rd. Submitted by Shane Powers, for Earl Stagg, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit for the Lodging House and Recreation Facility and forwarding it to the Board of County Commissioners with a recommendation for approval based on the findings of fact found in the body of the staff report subject to the following conditions:

- 1) The provision of a revised Conditional Use Permit Site Plan with the following changes:
 - a. Addition of the following note regarding the building requirements: *"Submission and approval of building plans to the Zoning and Codes Office is required for the hostel and assembly area uses. Adaptations to the existing buildings to bring them into code compliance shall be completed prior to release of a certificate of occupancy for the use."*
 - b. Revise the site plan to show the location of additional off-street parking spaces per staff approval prior to issuance of an occupancy permit for capacity more than 85 people prior expansion of the assembly use.
 - c. Provide a note on the site plan that states *"Well water is not an approved water source for public use. the operator will supply bottled water or another public water supply for the use per the approval of the Douglas County Health Department."*

Reason for Request: *"We would like to use the property to operate a small (5 guests) Hostel style lodging house, as well as host events such as wedding receptions, banquets, private parties, and corporate outings."*

KEY POINTS

- The proposed uses, Lodging Facility and Recreation Facility, are permitted in the B-1 District with approval as a Conditional Use.
- Section 12-319-4.11 and 12-319-4.22 of the Zoning Regulations for the Unincorporated Territory of Douglas County lists *Recreation Facility* and *Rooming, Boarding and Lodging Houses and Similar Uses* as uses which may be approved as a Conditional Use.

ATTACHMENTS

- A – CUP Plan
- B – Floor Plan
- C -- Final Plat
- D – Airport Master Plan
- E – Northeast Sector Plan Land Use Map 3-1.

DESCRIPTION OF USE

The applicant is requesting a Conditional Use Permit to allow the development of a recreation facility that will accommodate special events and lodging. The property is developed with an existing house and accessory buildings.

The site plan includes a floor plan of the assembly and hostel use. The first floor includes a 575 SF space with a 200 SF kitchen. The first floor also includes a bathroom, and storage space. The second floor includes an additional 700 SF of assembly space and a 120 SF room identified as "multi-purpose". Two bedrooms are located on the second floor of the building and would accommodate the proposed hostel use. (See attachment)

The existing residence will remain a resident occupied use. The 2,596 SF building to the north is intended for use for the reception/event space use and hostel use as available. The plan for the property is to primarily be a reception/event space with the Hostel use being provided during off-peak times so that the two uses do not overlap.

The existing garage accommodates the required residential parking. The remaining surface parking accommodates the proposed assembly use.

The applicant indicated that the initial intensity would be for a maximum occupancy of 85 with the eventual occupancy expanding to 150. Building improvements are required to accommodate the maximum planned occupancy. Until such improvements are made, the occupancy is capped per the applicable building codes.

ASSOCIATED CASES/

- SP-7-67-98: Site Plan for auto sales
- SP-3-25-99: Site Plan for photography studio.
- SP-12-79-00: Site Plan for photography studio.
- Miller's Subdivision – platted 1984 w/access restriction along the south and west property lines.
- Z-1-1-98; B-3 to B-1; Lot 1, Miller Subdivision. (1804 E. 1500 Rd.) [Olmstead] [Resolution 99-24].

OTHER ACTION REQUIRED

- Approval of Conditional Use Permit by the Board of County Commissioners.
- Conditional Use Permit Plan released to the Zoning and Codes Office.
- Issuance of permit for the Conditional Use by the Zoning and Codes Department following application and determination that all conditions have been met.
- Building plans submitted for approval and issuance of building permit from the Douglas County Zoning and Codes Office prior to development.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- No public comment has been received.

GENERAL INFORMATION

Current Zoning and Land Use: B-1(Neighborhood Business District) existing single-family residence and outbuildings used for office uses.

Surrounding Zoning and Land Use: To the north and east:
A (Agricultural) District. Agricultural uses.
To the south and west:
B-2 (General Business) District. Agricultural uses to

the west, hotel use to the southwest, residential use to the south, agricultural use to the southeast.



Site Summary:	
Subject Property:	1.2 acres including right-of-way
Existing Buildings:	4 existing buildings <ol style="list-style-type: none"> 1,830 two story residence with office [1,058 1st floor; 772 SF 2nd floor]. 2,596 SF two story building for reception use and hostel. 816 Sf metal storage building along rear of property. 480 SF storage building along E 1500 Road [former gas station].
Proposed Buildings:	No new building proposed with this project.
Off Street Parking Required:	Existing Residence; 1 space per residence = 1 Reception Hall; 1 space per 5 seats. Initial occupancy planned for 85. Future occupancy planned for 150. <ol style="list-style-type: none"> 85/5 = 17 spaces 150/5 = 30 spaces Rooming, boarding or lodging house 1 space per 2 sleeping rooms. 2 sleeping rooms (maximum 5 guests) 1 required space. <i>Space requirement met when assembly use not active.</i> 18 spaces (Maximum Occupancy 85) – 31 spaces (Maximum Occupancy 150)
Off Street Parking Provided:	17 surface spaces provided. 1 garage space provided. Total spaces provided 18.

Off Street parking for this use must address the residence (primary use) and the assembly use based on the maximum occupancy. The current off-street parking provides the minimum code required spaces to support the use the initial plans for an assembly use with a maximum occupancy of 85 people. To expand the use to the 150 occupancy level additional off-street parking will need to be

provided. This would require a revised plan to provide the additional 13 parking spaces. Additional clearing of the property and expansion of the parking areas could provide the necessary parking spaces required. Staff recommends that the applicant submit a revised site plan for staff review prior to expansion of the occupancy to review the required off-street parking. Alternatively the applicant could seek a variance from the County Board of Zoning Appeals to address this standard. At this time the use is limited to the maximum occupancy of 85 people with the available parking.

The Code requirement of 1 space per 5 seats may be low and could result in overflow parking along E 1500 Road. If this occurs the applicant should consider providing additional spaces on-site.

I. ZONING AND USES OF PROPERTY NEARBY

This property is zoned commercial and is surrounded by both commercial and agricultural zoning. Land uses include rural residential homes, business uses and agricultural uses along the US Highway 24/40 Corridor.

US Highway 24/40 is a designated principal arterial street. E 1500 Road (west property line) is designated as a rural minor collector road north of the highway and a rural major collector road south of the highway.

Staff Finding – Nearby properties are zoned for commercial and agricultural uses.

II. CHARACTER OF THE AREA

The subject property is located north of the City of Lawrence within the Urban Growth Boundary. This area is dominated by the Lawrence Municipal airport and agricultural uses. Non-residential uses are located along the highway frontages of US 24/40 and 24/59 in the area. Scattered rural residential homes are located along the county roads. This area also includes multiple parcels owned by KU Endowment and represents open space within the area.

Another defining characteristic of this area is the prevalence of Class 1 and 2 soils within this area. This is consistent with the numerous agricultural uses in the area.

The Northeast Sector Plan describes this area as follows:

"The dominant character of the area is rural in nature although there are a variety of uses within the planning area. The main rural uses in the flat lower parts of the planning area are agricultural row crop, livestock production, and pastureland uses.

Rural residential uses are found in the higher northern parts of the planning area. Rural uses dominate those portions of Jefferson County that are north of the planning area and also those parts of Leavenworth County east of the planning Area. The KU Field Station is located in the northeast corner of the planning area and also within the Jefferson and Leavenworth counties.

I-70 and a toll plaza along with highways 24/40/59 are major elements within the area. Industrial and commercial uses are located along Highway 24/59 and Highway 24/40. The Lawrence Municipal Airport is another major element within the planning area. The airport is annexed into the City, but is an island not contiguous with the corporate boundary of Lawrence. The Kansas River is generally west and south of the planning area. Urban uses within Lawrence are generally south of the planning area."

Staff Finding -- The area contains agricultural land uses throughout the majority of the area. However, a variety of commercial and industrial uses are located along 24/40 and 59 Highways.

III. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

Applicant's response:

"The property zoning restrictions were amended to accommodate a photo studio. Since the photo studio moved approximately 1 year ago, the property has been listed for sale or lease, but remains vacant. The open floor plan and number of rooms lend the property greatly to the proposed use."

This property is currently zoned B-1 to accommodate both the commercial and residential uses. The property has a history of mixed use. Approval of the Conditional Use Permit does not alter the base zoning district. The property will remain suitable for residential and commercial uses. The intent of the applicant is to invest in the property by providing a use in the 2,596 SF building north of the residence.

The B-1(Neighborhood Business) District allows automobile parking lots and storage garages, filling stations, retail uses such as dressmaking, tailoring, decorating, shoe repair, household appliance repairs, dry cleaning and similar uses, Personal service uses including barber shops, banks, artist's studio, restaurants and additional commercial uses listed in Section 12-309 of the County Zoning Regulations.

The "Hostel" use is limited to two sleeping rooms. It is proposed as a future use based on needed building safety improvements and would accommodate a maximum of 5 guests as stated in the application. The residence is intended to remain a residence with and not be used for the other proposed activities but may provide some home office space in the management of the proposed uses. The Rooming, Boarding or Lodging House use is very low impact.

The assembly use is associated with peak activity usually on the weekends and evenings. They do not generally occur on a daily basis but certainly could be if approved. Other uses allowed in the B-1 District of an assembly nature include churches, colleges and schools, nonprofit libraries, museums, and art galleries listed in Section 12-308.

Suitability then must be directly related to the ability of the subject property to sustain the activity in terms of utilities and parking.

Parking Suitability

As noted above off-street parking is a consideration. The planned development with a 150 occupant capacity would require more parking than is currently shown on the face of the site plan. The current design and off-street parking accommodates the initial occupancy capacity of 85 people.

Water/Sewer Suitability

It was noted in the review that well water will not be permitted to serve this property for public activities. The applicant will be required to provide bottled water or provide some kind of public water supplier. City Water is adjacent to this property however; access to that water supply would require annexation of the property into the City of Lawrence. Staff recommends a note be added to the face of the site plan indicating how water will be provided for the proposed use.

Compliance with minimum sanitary codes is required for this use. Staff has provided additional detail to the County Health Department for evaluation of the assembly use. The applicant is required to coordinate with the County Health Department as well as the County Zoning and Codes Office to meet minimum required building and health codes for this use. The applicant has been advised of these requirements.

Staff Finding –The property is well suited for commercial use with a limited level of intensity that balances the use with the available parking. The proposed use will facilitate continued investment in the property and existing improvements.

IV. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

Appraisal records indicate this property was developed in 1950. The property was surveyed by the State Historic Preservation Office for possible listing. It was determined that the improvements have been modified and thus make the property ineligible for listing as a historic property.

This property was rezoned from A to B-3 (Limited Business District) in 1984 to accommodate an antique store. The property was rezoned in 1998 from B-3 to B-1. This change allowed the existing residence to be established as a conforming use. Residential uses are not permitted in the B-3 District.

Staff Finding – The property is currently developed with a residence and outbuildings. The current zoning has been in place since 1998.

V. EXTENT TO WHICH REMOVAL OF RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Applicant's Response:

"There are no detrimental effects to nearby property. All effects should be positive, including: increased business traffic in an otherwise commuter-based area, as well as prevention of an historic property from falling into disrepair from lack of inhabitation."

A Conditional Use Permit does not alter the base zoning district. This property has a history of non-residential use. The property is located along arterial and collector streets providing adequate access to the property. Previous site plan approval required the closure of driveways to Highway 24/40. Access to the site is restricted to the north end of the site from E 1500 Road. There are no changes to the access proposed with this application.

The property is zoned commercially and located along a designated commercial corridor within the area.

The proposed assembly uses and accompanying traffic is likely to be more intensive than the previous photographic studio. Residential uses are located on the south side of Highway 24/40 east of E 1500 Road. An existing hotel and large agricultural operation are also located on the south side of Highway 24/40 west of E 1500 Road.

Agricultural fields are located to the immediate north, east and west on the north side of Highway 24/40 and are not anticipated to be impacted by the proposed use. Additionally, the airport property to the east is planned for development that would include airport related uses increasing the presence of non-residential uses in the immediate area.

The agricultural properties to the north east and west of the subject property are limited in the ability to develop due to the proximity of the airport. Long terms plans for the airport include future acquisition of land at the end of the runway northeast of the subject property.

Staff Finding –There should be no negative impacts from the proposed use.

VI. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE PETITIONER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNERS

Applicant's Response:

"The proposed Conditional Use Permit would generate more tax revenue for the City of Lawrence and Douglas County than the current office use zoning allows for."

Evaluation of the relative gain weighs the benefits to the community-at-large vs. the benefit of the owners of the subject property. Denial of the request for a Conditional Use Permit would prohibit the use of this property as proposed for lodging (Hostel) and recreation facility (reception hall/event center).

Approval of the CUP request would accommodate private investment in an existing commercially zone property with existing improvements. The property size limits the intensity of the improvements. The lodging use could be accommodated if the property were rezoned to B-2. However that would also increase the scope of commercial uses allowed in the district including drive-in restaurants, warehouse uses, recreation uses including bowling alleys, billiard parlors, and amusement places, skating rinks, or dance halls as well as an auditorium or theater. These uses are currently allowed in the abutting B-2 District to the west of E 1500 Road north of Highway 24/40 and to the south of the subject property along both sides of E 1500 Road on the south side of Highway 24/40. The significant difference is that the proposed uses require a Conditional Use Permit in the B-1 District.

In 2000 a site plan was submitted for the construction of the 2,596 SF building north of the residence for an office type use. At that time, driveway access was required to be removed from Highway 24/40 so that the only access to the property is provided from E 1500 Road at the north end of the property. This improves the traffic flow and safety along the highway.



Staff Finding – There would be no public benefit from the denial of the request which would prohibit the reinvestment in this existing property. The approval of the request would benefit both the public and the applicant by enhancing property and providing an economic benefit.

VII. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response:

"With the proximity to North Lawrence, it is reasonable to assume that guests and tourists in the vicinity will reinforce the plan to support/expand N. 2nd & N. 3rd Street commerce."

The subject property is located within the Lawrence Urban Growth boundary and within the boundary of the *Northeast Sector Plan*. Both *Horizon 2020* and the Sector Plan recognize this intersection as a Neighborhood Commercial Center. *Horizon 2020* lists the intersection of E 1500 and Highway 24/40 as a potential location for future neighborhood commercial development in Chapter 6 (page 6-21). The Sector Plan shows this specific property as commercial on Map 3-1 of the plan. The property is currently zoned consistent with these land use recommendations.

Staff Finding – The proposed use is in conformance with the recommendations in the Comprehensive Plan as well as the *Northeast Sector Plan*.

STAFF REVIEW

A recreation facility is being proposed with this CUP application. The CUP is for both an event space (reception hall, weddings, banquets, private parties, and corporate outings) as well as to providing lodging in the form of a hostel. The related code use for the lodging use is considered to be a "rooming, boarding and lodging house or similar use." In this application the lodging will be provided in one of two sleeping rooms in a building separate from the residence. This is proposed as a future use and requires improvements to comply with minimum building safety standards. The applicant has been advised of these requirements and is working with County staff to address these issues. The use can be approved with this Conditional Use Permit, however the structure will need to meet the building requirements prior to actual use. A note on the face of the plan should be added to indicate this requirement.

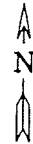
Vehicular access to the property will be limited to E 1500 Road. No changes to the existing vehicular access are proposed with this project.

Parking provided for the initial phase of the use (maximum occupancy capacity of 85 people) meets the minimum Code requirements. The applicant may need to provide additional parking if they find that attendees are parking along the road. Additional off-street parking will be required prior to expansion of the activity (including the 2nd floor of the building). The site plan includes areas that could be expanded to accommodate the required off-street parking needed for the increased capacity. These spaces would need to be constructed concurrently with the expansion of the capacity.

The proposed use will maintain the continued use of this property as a mixed residential/commercial use.

Conclusion

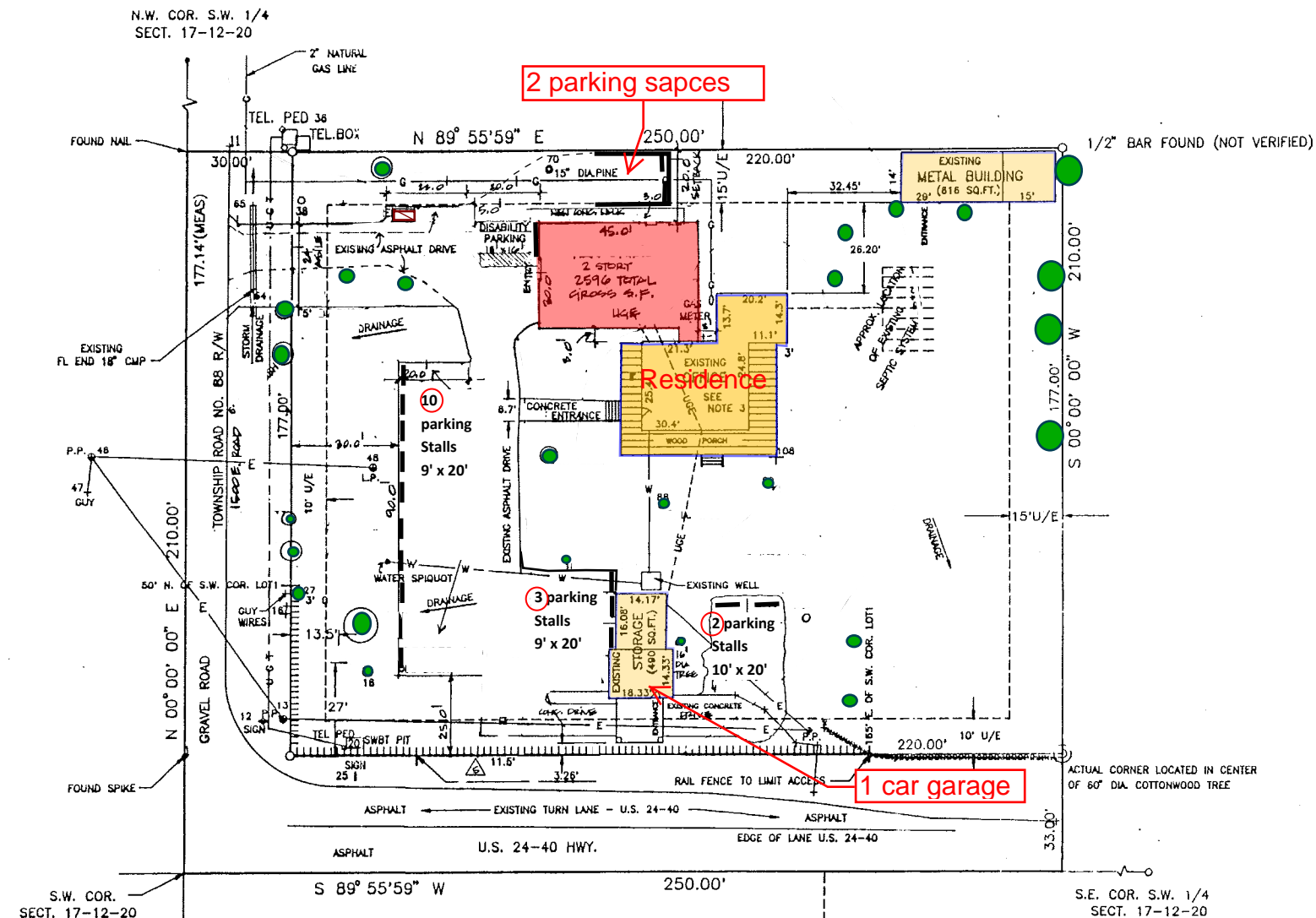
Approval of a Conditional Use can be tailored to address specific issues such as intensity or frequency of use, include time limitations, and provide screening requirements and additional parking requirements. The recreation facility and lodging house, as proposed, should be compatible with nearby land uses for the initial phase with a maximum capacity of 85 people. The recommended conditions are intended to document the areas for additional parking to accommodate an increased capacity not to exceed 150 people for a single event. The increased capacity is dependent upon the applicant's ability to meet the minimum building code requirements for the use. Occupancy of the building will require submission and approval of applicable building permits and the acquisition of an occupancy permit.



SCALE: 1" = 20'

LAWRENCE MUNICIPAL AIRPORT

A BRASS CAP NEAR THE SOUTHWEST ANGLE OF THE JUNCTION OF A TAXIWAY AND A PARALLEL TAXIWAY FOR RUNWAY 14-32 AT THE LAWRENCE MUNICIPAL AIRPORT STAMPED LLOYD 1988. THE PUBLISHED ELEVATION IS 828.75 FEET REFERENCED TO NAD 83.



DESCRIPTION :

MILLER'S SUBDIVISION LOT 1 LEGALLY DESCRIBED AS;
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE N 00° 00' 00" E ALONG THE WEST LINE OF THE SOUTHWEST
QUARTER (S.W. 1/4) OF SAID SECTION 17, 210.00 FEET; THENCE
N 89° 55' 59" E, 250.00 FEET; THENCE S 00° 00' 00" W 210 FEET TO THE
SOUTH LINE OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 17;
THENCE S 89° 55' 59" W ALONG THE SOUTH LINE OF SAID SOUTHWEST
QUARTER (S.W.1/4) 250.00 FEET TO THE POINT OF BEGINNING,
CONTAINING 1.20 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS.

VEHICULAR ACCESS CONTROL

PRESENT LIMITS

1. NO VEHICULAR INGRESS OR EGRESS SHALL BE PERMITTED TO LOT 1 WITHIN THESE LIMITS.
2. EXISTING DRIVES WITHIN THESE LIMITS SHALL BE APPROPRIATELY BLOCKED TO PREVENT VEHICULAR ACCESS.

LEGEND

---	UGT	UNDER GROUND TELEPHONE
---	UGE	UNDER GROUND ELECTRIC LINE
---	E	ELECTRIC LINE
---	W	WATER LINE
---	G	GAS LINE

● Existing Trees

GENERAL NOTES:

1. THIS EXISTING SITE WAS NOT ORIGINALLY DESIGNED FOR ADA COMPLIANCE. HOWEVER, DESIGNATED LOCATIONS EXIST FOR PARKING COMPLIANCE. THE BUILDINGS ARE EXISTING.
2. EXISTING ZONING IS B-1 **Reception Hall/Hostel**
3. BUILDING INFORMATION: 2 STORY HOUSE= FIRST LEVEL 1058 SQ.FT. - ~~OFFICE~~ WITH LESS THAN 250 SQ. FT. OF PUBLIC ACCESS AREA. SECOND LEVEL = 772 SQ. FT. ~~NON PUBLIC ACCESS. STUDIO = 2596 GROSS S.F.~~ STORAGE AREA = NON PUBLIC ACCESS. METAL BUILDING = EXTERIOR OF BUILDING USED FOR PHOTO PROP.
4. PARKING REQUIREMENTS: 18 REQUIRED - PARKING PROVIDED: 18 SPACES INCLUDING 1 ACCESSIBLE, (HDP).
5. ALL UTILITIES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
6. ALL OWNERSHIP, BOUNDARY, RIGHT OF WAY, AND EASEMENT INFORMATION SHOWN HEREON IS BASED UPON THE PLAT OF MILLERS SUBDIVISION LOT 1 AS FILED IN THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE IN BOOK P-15, PAGE 89.

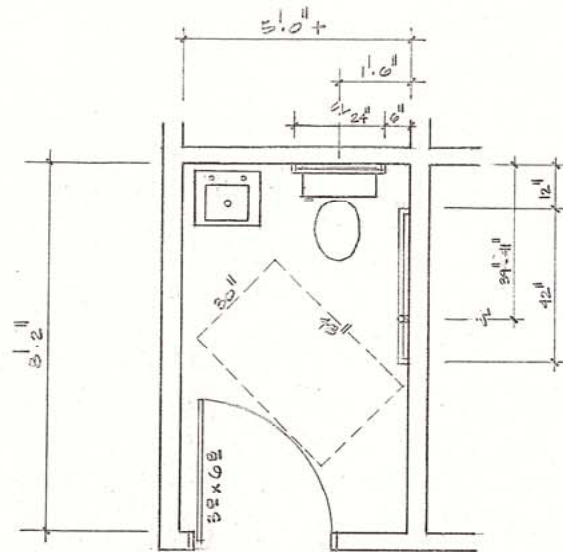
SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD SURVEY OF THE ABOVE DESCRIBED PROPERTY AS OF THIS DATE, AND WAS MADE UNDER MY DIRECT SUPERVISION. THIS SURVEY IS NOT TO BE CONSTRUED AS A LEGAL SURVEY. THIS DRAWING IS FOR CONSTRUCTION PURPOSES ONLY. NO RESPONSIBILITY IS ASSUMED FOR EASEMENTS OR RIGHT OF WAYS NOT SHOWN ON THE RECORDED PLAT.

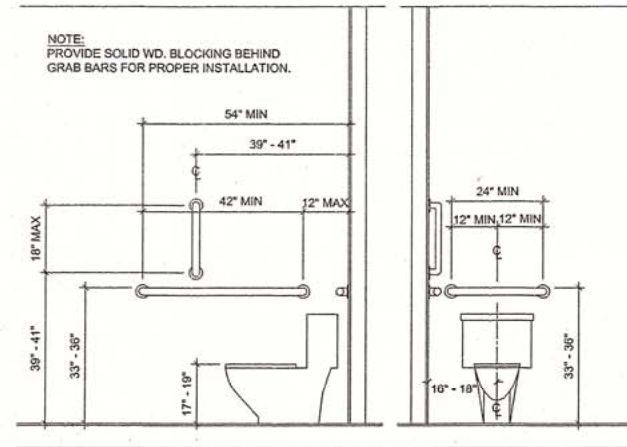
Bradley N. Anson
BRADLEY N. ANSON LS 808

May 5, 1999
DATE

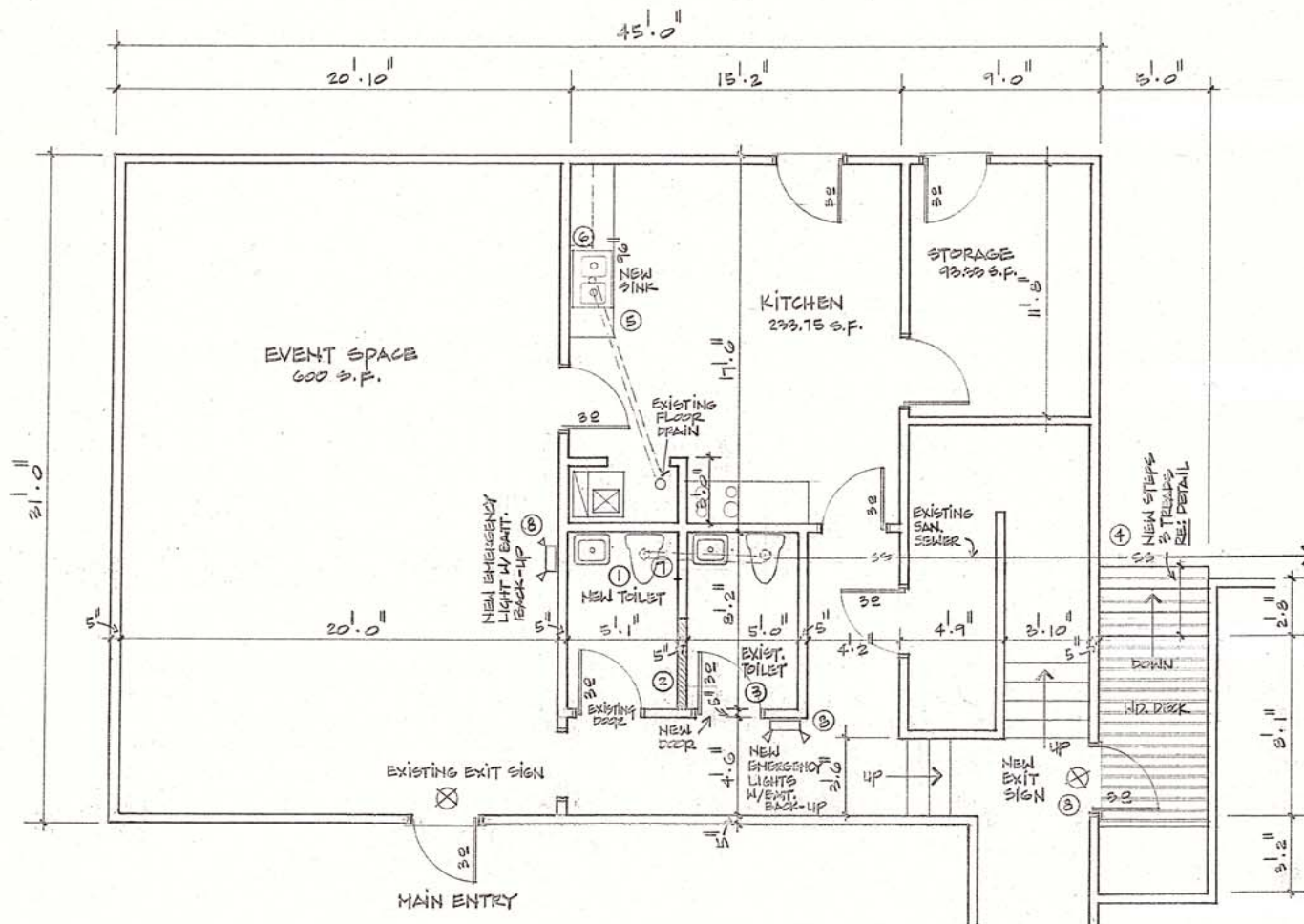
Revised by
Planning Staff
Jan. 2014



TOILET PLAN
SCALE: 1/2" = 1'-0"



GRAB BAR DETAILS
SCALE: 1/2" = 1'-0"



NEW FLOOR PLAN (AFTER REMODEL)
SCALE: 1/4" = 1'-0"

ADA NOTES

THE GENERAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE HANDICAPPED REQUIREMENTS FOR THE STATE OF KANSAS AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL INSURE THAT THIS FACILITY WILL BE ACCESSIBLE. ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS.

1. DOOR

A. DOOR HARDWARE SHALL BE MOUNTED @ 36" ABOVE FLOOR AND BE LEVER TYPE.

2. TOILETS

- LAVATORY TO HAVE LEVER HANDLES.
- LOCATE THE WATER CLOSET 18" FROM THE CENTER LINE OF THE FIXTURE TO THE WALL. THE SEAT WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT.
- PROVIDE ONE 42" AND ONE 24" LONG x 1 1/2" OUTSIDE DIAMETER PEENED GRAB BARS, 1 1/2" FROM THE WALL WITH ONE BEHIND AT 6" FROM THE WALL AND ONE ADJACENT TO AT 12" FROM THE WALL 33"-36" PARALLEL TO AND ABOVE THE FLOOR. PROVIDE ONE VERTICAL GRAB BAR 39" - 40" FROM THE BACK WALL AT 39" - 41" ABOVE THE FINISHED FLOOR.
- LAVATORY TO BE MOUNTED 32" ABOVE THE FINISHED FLOOR TO RIM WITH KNEE SPACE OF 30" IN WIDTH AND 27" IN CLEAR HEIGHT. (29" CLEAR UNDER FRONT EDGE)
- INSTALL MIRROR 40" ABOVE THE FINISHED FLOOR TO BOTTOM AND 72" TO TOP.
- TOILET PAPER DISPENSER OUTLET (PROTRUDING) MOUNTED 18" MIN. OR 48" MAX. ABOVE THE FLOOR AND MIN. 24" FROM REAR WALL. WHEN INSTALLED ABOVE GRAB BAR THE DISPENSER OUTLET MAY BE INSTALLED 36" MAX FROM REAR WALL AND WHEN INSTALLED BELOW THE GRAB BAR THE OUTLET MAY BE INSTALLED 42" MAX. FROM REAR WALL.
- LOCATE LIGHT SWITCHES AND RECEPTACLE 42" ABOVE FLOOR. (NOT TO EXCEED 48" ABOVE FLOOR)

STATEMENT OF INTENT:

THE OWNER WOULD LIKE TO CONVERT THE EXISTING "UNIVERSITY PHOTOGRAPHY" STUDIO TO A PUBLIC GATHERING/BANQUET SPACE. THE PROJECT REQUIRES A CHANGE OF USE FROM USE GROUP "B" BUSINESS, TO A USE GROUP "A", ASSEMBLY. A SPECIAL USE PERMIT HAS BEEN REQUESTED.

CODE DATA:

USE GROUP: ASSEMBLY GROUP A-2 "BANQUET HALL" (W/ FOOD AND DRINK CONSUMPTION)

ALLOWABLE AREA: 6,000 S.F. (MAX.)

ALLOWABLE HEIGHT: ONE STORY

TYPE OF CONSTRUCTION: II-B, NON-RATED

FIRE PROTECTION SYSTEM: NOT REQUIRED
CHAP. 9, SEC. 903.3.1.2
IRC 2012

OCCUPANT LOAD:

ASSEMBLY: CONCENTRATED CHAIRS - NOT FIXED.
EVENT SPACE 600 S.F. + 7 S.F. PER PERSON
35.7 PERSONS

KITCHEN: 233.75 S.F. + 200 S.F. PER PERSON
1.16 PERSONS

STORAGE: 73.33 S.F. + 300 S.F. PER PERSON
.31 PERSONS

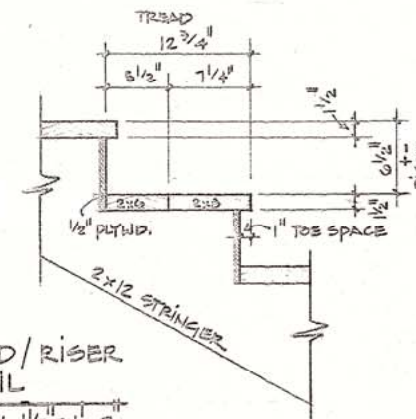
TOTAL OCCUPANT LOAD: 38 PEOPLE

MEANS OF EGRESS:

NUMBER OF EXITS: TWO, AS PER SEC. 1015,
IBC 2012

LOCKS AND LATCHES: GROUP "A" HAVING AN OCCUPANT LOAD OF 300 PEOPLE OR LESS MAY HAVE DOORS EQUIPPED WITH KEY OPERATED LOCKING DEVICES FROM THE EGRESS SIDE. A READILY VISIBLE DURABLE SIGN MUST BE POSTED ON EGRESS SIDE.
SIGN MUST READ: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
AS PER SEC. 1008.1.9.3 IBC 2012

PANIC HARDWARE: PANIC HARDWARE IS NOT REQUIRED, AS PER SEC. 1008.1.10 IBC 2012



TREAD/RISER DETAIL
SCALE: 1/2" = 1'-0"

CONSTRUCTION NOTES:

- ADD NEW TOILET AT EXISTING SPACE.
- BUILD NEW WALL BETWEEN TOILETS.
- ADD NEW DOOR AT EXISTING TOILET.
- BUILD NEW STEPS AT EXTERIOR EXIT.
- REMOVE CONCRETE FLOOR AND ADD NEW SINK, DRAIN LINES AND SUPPLY LINES.
- ADD NEW H.W.H. BELOW NEW SINK.
- REMOVE CONCRETE FLOOR AND ADD NEW SANITARY SINK LINE AT NEW TOILET TO EXISTING SEWER LINE.
- ADD NEW EXIT LIGHT AND EMERGENCY LIGHTS.

THE "FETE"
1804 EAST 1500 ROAD
LAURENCE, KANSAS

SCHEIDT & ASSOC.
Frederick A. Schneider,
Architect

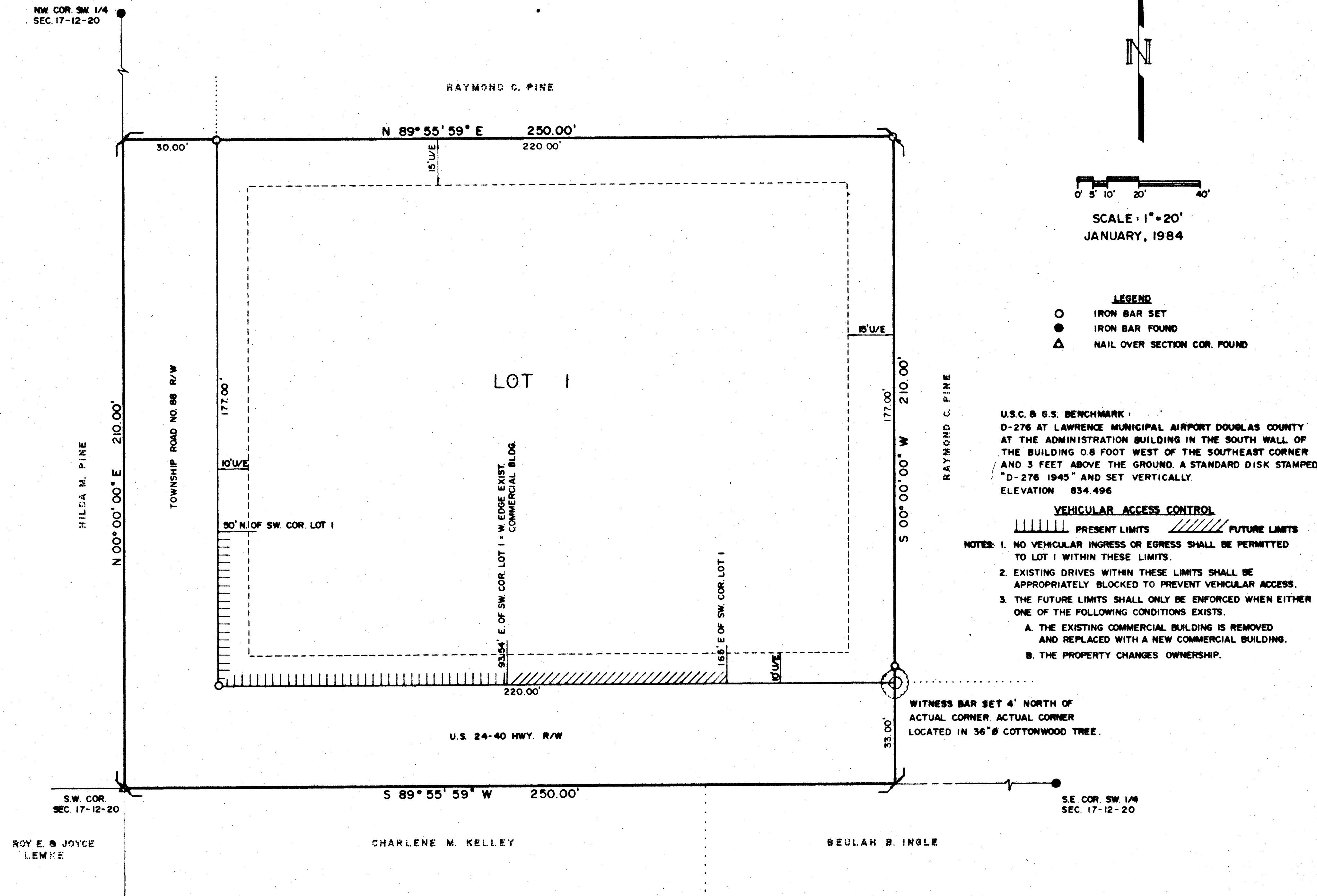
2856 Fourteenth Dr., Suite 100
Lawrence, KS 66047
Telephone: (785) 841-3752

3976
KANSAS
PROFESSIONAL ARCHITECT
1.9.14

ONE ONE

JAN. 9, 2014

A FINAL PLAT OF
MILLER'S SUBDIVISION
IN DOUGLAS COUNTY, KANSAS



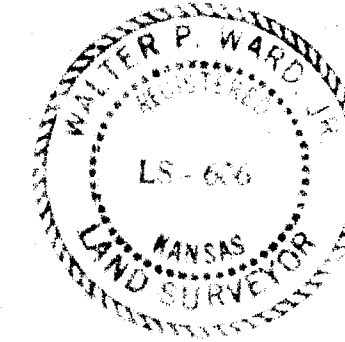
LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE N 00° 00' 00\"/>

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLATTED AREA SHOWN HEREON REPRESENTS ALL BOUNDARIES AND ACCURATELY GIVES ALL LOT DIMENSIONS; AND IRON BARS HAVE BEEN FOUND OR SET AT PROPERTY CORNERS AS SHOWN ON THE PLAT.

Walter P. Ward
WALTER P. WARD R.L.S. # 606
DATE OF RESURVEY:



DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND PLATTED UNDER THE NAME A FINAL PLAT OF MILLER'S SUBDIVISION IN DOUGLAS COUNTY, KANSAS AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND STREETS IN AND SHOWN HEREIN. THE STREETS ARE HEREBY DEDICATED TO THE PUBLIC FOR STREET, UTILITY, AND DRAINAGE PURPOSES. THE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC FOR UTILITY AND DRAINAGE PURPOSES.

IN TESTIMONY WHEREOF

PAUL F. MILLER AND MARY LOU MILLER, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED.

Paul F. Miller
PAUL F. MILLER

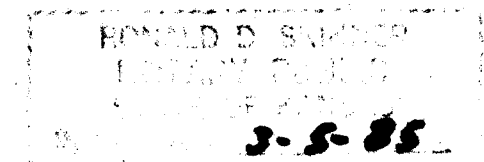
Mary Lou Miller
MARY LOU MILLER
HUSBAND AND WIFE

NOTARY PUBLIC

STATE OF KANSAS SS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS 17th DAY OF January, 1984, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME THE ABOVE NAMED OWNERS TO ME KNOWN PERSONALLY TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

Harold D. Skinner
NOTARY PUBLIC



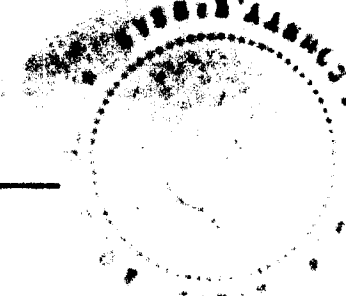
MY COMMISSION EXPIRES March 5, 1985

FILING RECORD

STATE OF KANSAS SS
COUNTY OF DOUGLAS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS 27th DAY OF March, 1984 AT 8:40 A.M., AND IS DULY RECORDED IN BOOK P-15, PAGE 89 OF PLATS.

Shirley Neundorfer
REGISTER OF DEEDS



ENDORSEMENT

APPROVED BY
LAWRENCE-DOUGLAS COUNTY PLANNING
COMMISSION, DOUGLAS COUNTY, KANSAS

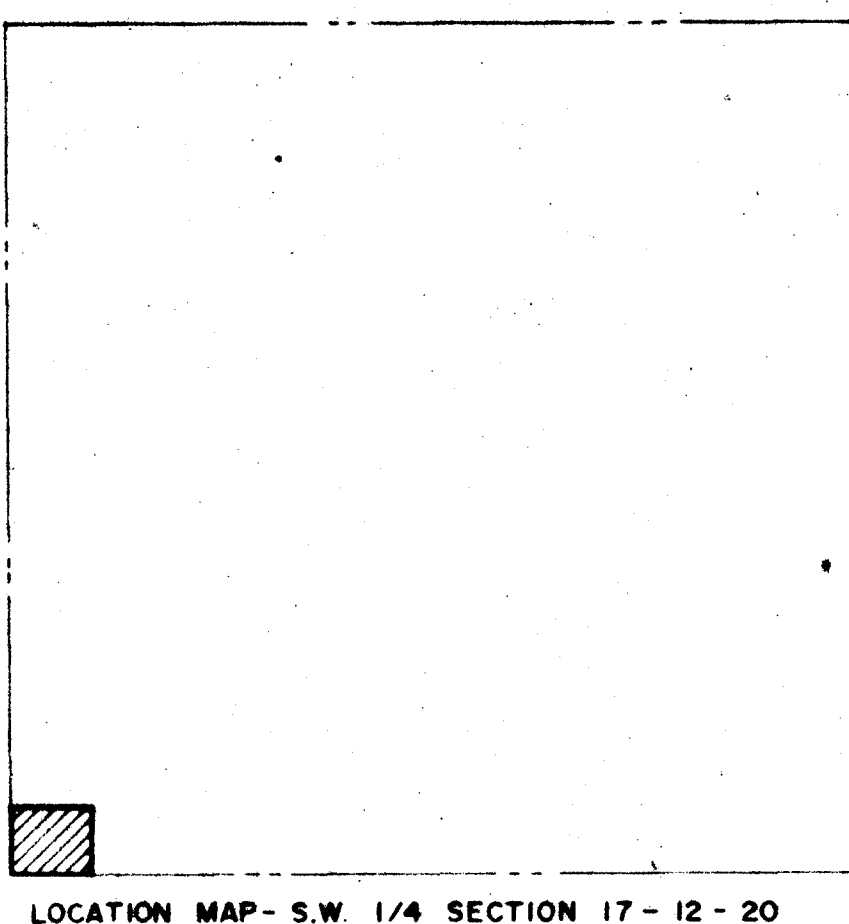
Richard D. Ice
RICHARD ICE CHAIRMAN
DATE Feb 23, 1984

ACCEPTANCE

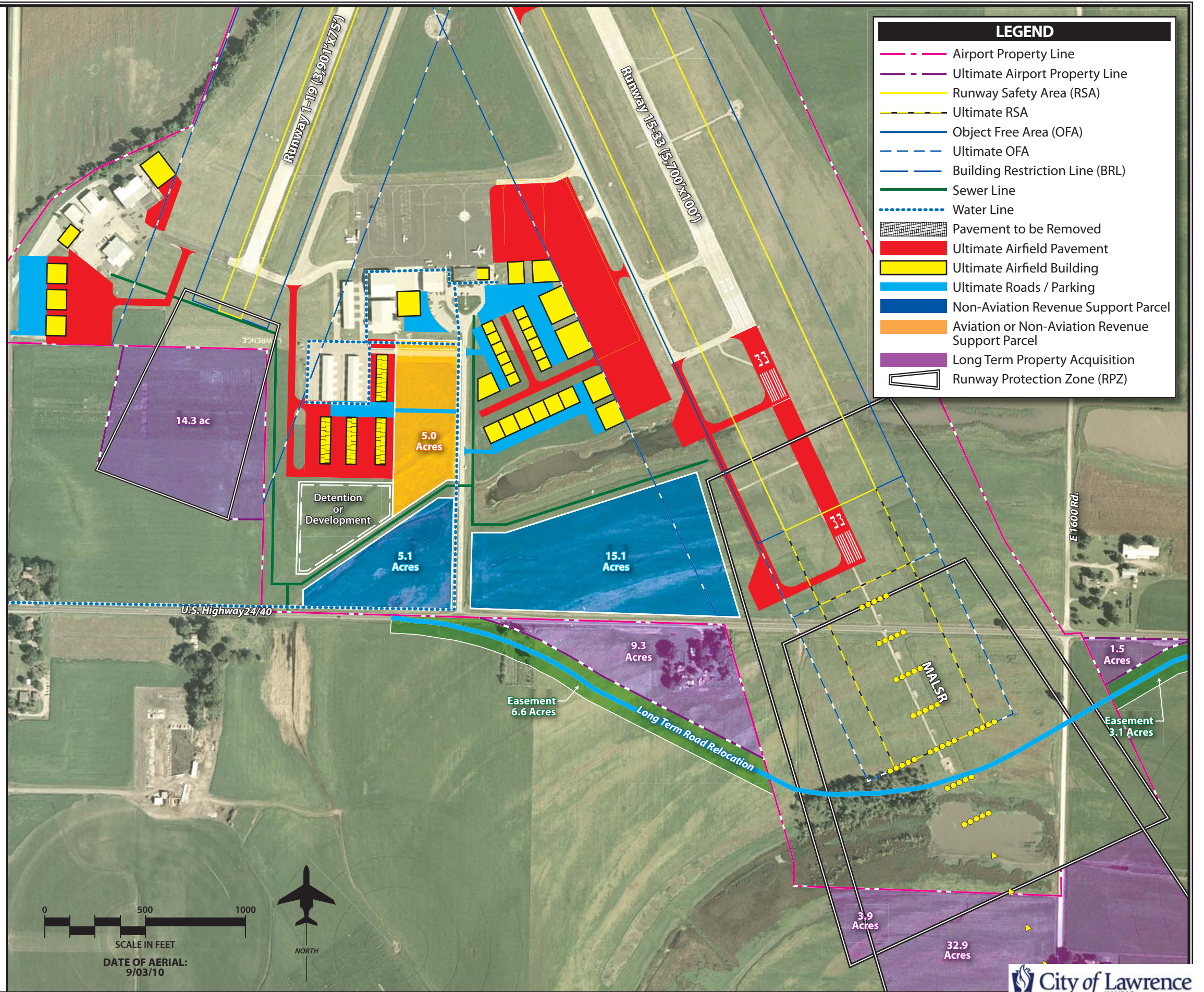
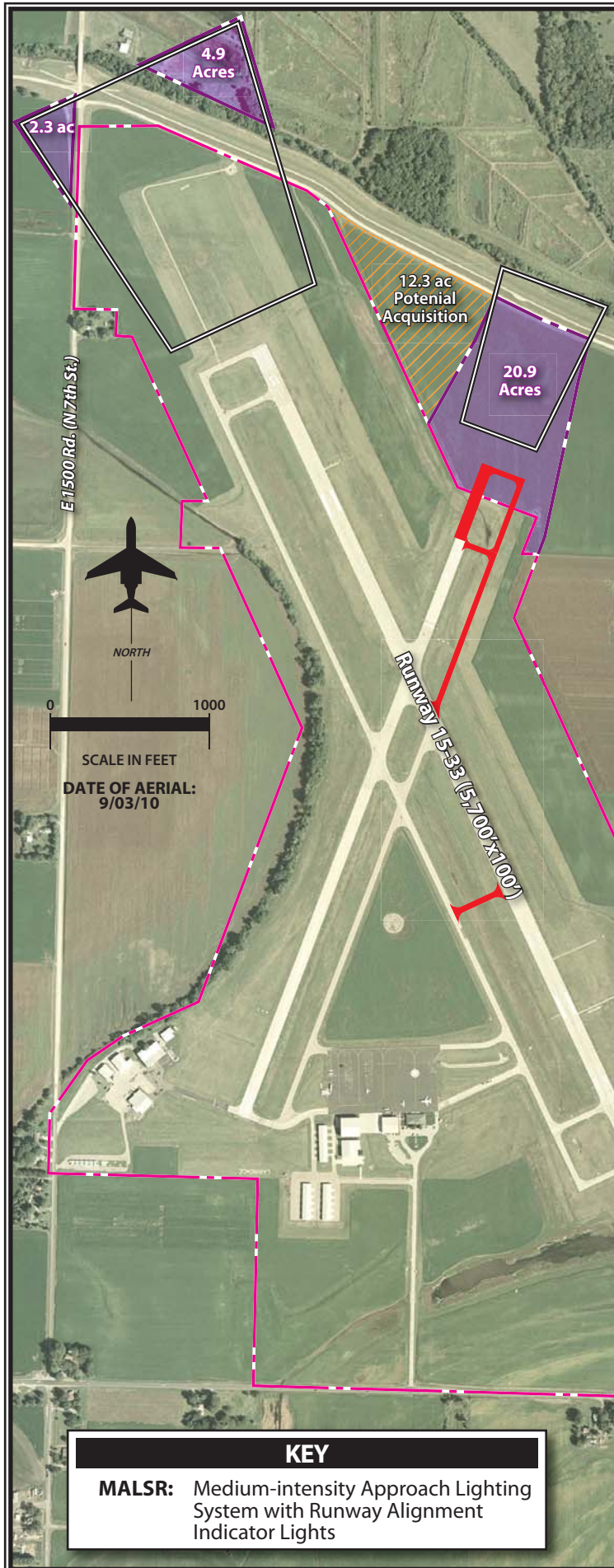
RIGHTS-OF-WAYS ACCEPTED AND EASEMENTS
APPROVED FOR PUBLIC PURPOSES.

Beverly A. Bradley
BEVERLY A. BRADLEY CHAIRMAN - COUNTY
COMMISSION

Patty James
PATTY JAMES COUNTY CLERK
DATE March 14, 1984

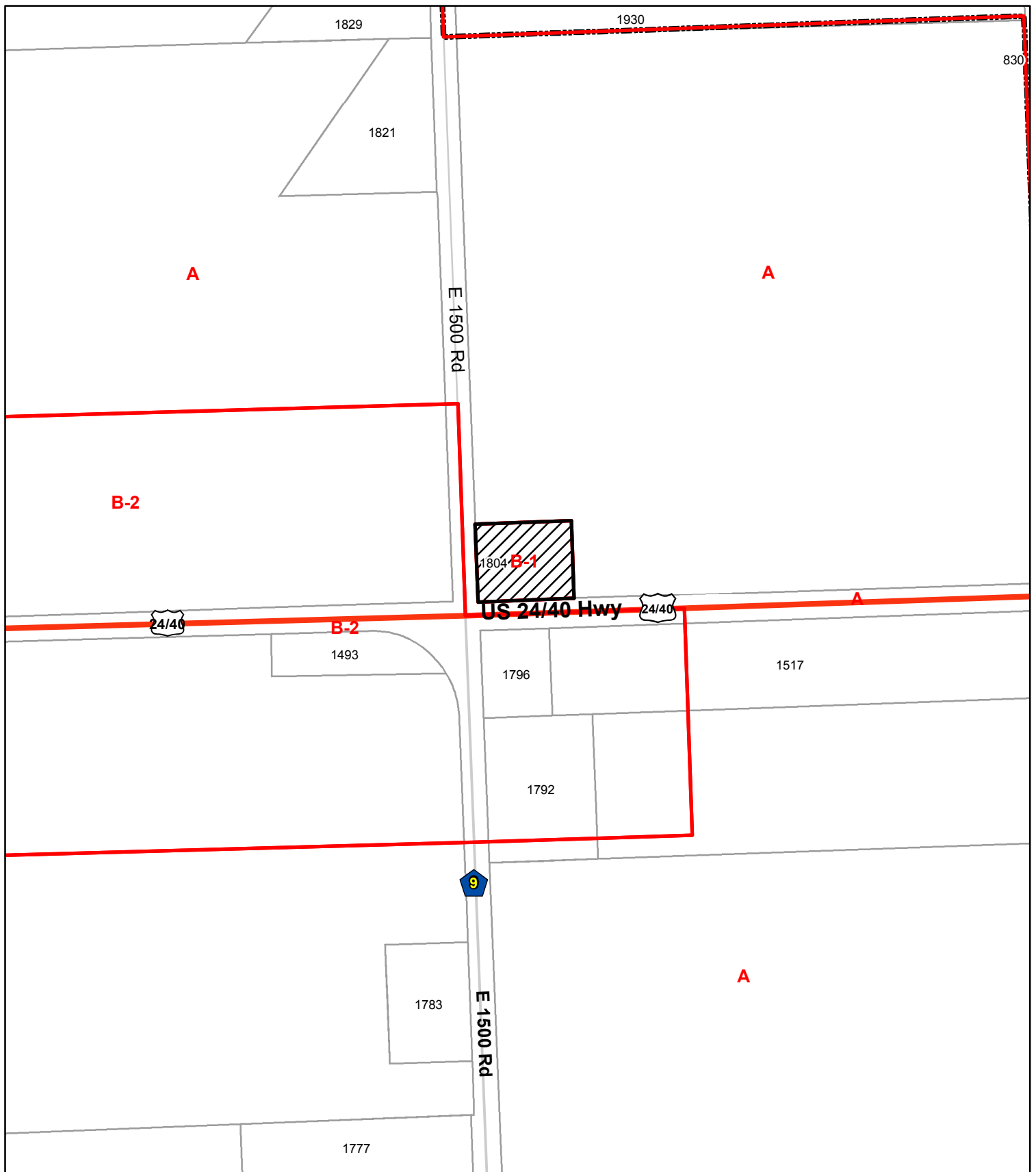


LOCATION MAP - S.W. 1/4 SECTION 17 - 12 - 20



Northeast Sector Plan





**CUP-13-00492: Conditional Use Permit for a Hostel and Banquet Hall
Located at 1804 E 1500 Road**



To whom it may concern,

I am writing in response to commission and public concerns expressed at the January commission meeting regarding the request for a condition use permit at 1804 East 1500 Road. It is my hope that this response can open a dialog about these concerns, and help move the issue towards a resolution that is agreeable to all interested parties.

Parking along the county road is a concern for the community, the commission, and myself. It is never my intention to create a situation in which the public is inconvenienced, or anyone is endangered. Space on the property is relatively limited, and while there is some space that can be used to expand parking capacity by a few vehicles, I believe an offsite parking agreement with a neighboring property is the best solution. I have contacted Charles Soules to discuss the possibility of leasing parking spaces in the Municipal Airport lot to the North, and management at the Airport Motel, to begin discussions about the possibility of shared use during events too large for my parking lot to accommodate. I am willing to voluntarily limit capacity until an agreement of some type is reached, and at this point the second floor of the facility will not be opening. The 700 square feet of event space, as well as the hostel rooms, have been relegated to an expansion project.

Building code concerns were also expressed. I have been working with Kay Pettit and the County Zoning Office, and Schneider Architects, to ensure code compliance in all areas of the project. The floor plan presented at the January commission meeting were the drawn prior to modifications. County Planning staff has been provided with architectural drawings of the work to be completed on the property.

I hope that I have touched on all pertinent topics, and I hope this clarifies the issues and my intentions.

Sincerely,

Shane Powers