PLANNING COMMISSION REPORT
Non-Public Hearing Item

PC Staff Report
07/21/14

ITEM NO. 1  FINAL DEVELOPMENT PLAN FOR BAUER FARM; 4700 OVERLAND DR (SLD)

4820 BAUER FARM DRIVE and 4740 BAUER FARM DRIVE

FDP-14-00207: Consider a Final Development Plan for Bauer Farm to include a 27,275 SF grocery store and an 11,623 SF commercial retail building, located at 4700 Overland Dr. Submitted by Treanor Architects for Free State Group LLC, property owner of record.

STAFF RECOMMENDATION: Planning staff recommends approval of the Final Development Plan based upon the findings of fact presented in the body of the Staff Report subject to the following conditions:

1. Applicant shall provide cut sheets for the lighting fixtures for review and approval prior to release of the plan for building permits.
2. Submission of revised Final Development Plan with the following changes:
   a. Signature block for Planning Commission Chair and the Director of Planning.

Reason for Request: Construction of two buildings: a 11,623 square feet in-line retail building, and a 27,275 square foot grocer, along with associated parking lots, driveways, sidewalks, utilities, grading and landscaping. To make way for the proposed improvements, while still providing necessary detention volume, the existing detention point which spans Champion Lane will be modified using segmental retaining walls (such as Redi-Rock Ledgestone units) along the perimeter of the pond. The existing private drive and public water main, which serves the existing Hurricane Alley car wash property will be extended north to Overland Drive.

Attachments:
• Proposed Final Development Plan

Design Standards to Consider
• Consistency with approved Preliminary Development Plan, PDP-14-00055.
• Consistency with Article 10 of the 1966 Zoning Code.

KEY POINTS:
• This final development plan is specifically for Lot 2, in-line retail use to be addressed as 4820 Bauer Farm Drive and Lot 3, grocery to be addressed as 4740 Bauer Farm Drive.
• Final Development Plans for projects with preliminary approvals prior to the adoption of the 2006 Development Code require Planning Commission approval.
• A revised Preliminary Development Plan for Bauer Farms Northwest PCD [PDP-14-00055] was approved by the City Commission on May 6, 2014.
• The proposed development is in substantial conformance with the approved Preliminary Development Plan.
ASSOCIATED CASES/ OTHER ACTION REQUIRED

- CPA-14-00055; Comprehensive Plan Amendment to revise Chapter 6 and the 6th & Wakarusa Nodal Plan.
- Z-14-00057; amending the uses and retail square foot limitation of existing PCD approved per Ordinance 8986 by the City Commission on May 6, 2014.
- PDP-14-00055; Revised Preliminary Development Plan approved by the City Commission on May 6, 2014.
- PF-14-00054; Final Plat Bauer Farm 6th Plat. Easements accepted by the City commission on May 13, 2014 and recorded with the Douglas County Register of Deeds Office on June 25, 2014, Book 18 Page 801.

PUBLIC COMMENT

- Phone Inquiry from USD 497 regarding clarification of proposed development.

PLANS AND STUDIES REQUIRED

- Traffic Study - Study provided and accepted with Preliminary Development Plan.
- Downstream Sanitary Sewer Analysis - Study provided and accepted with Preliminary Development Plan.
- Drainage Study - Study provided and accepted with Preliminary Development Plan.
- Retail Market Study - Not applicable to application.

GENERAL INFORMATION

Current Zoning and Land Use: PD-[Bauer Farm Northwest] Planned Commercial Development District. Property is currently undeveloped but does contain a stormwater detention pond.

Surrounding Zoning:

To the south:
PD-[Bauer Farm] Planned Commercial Development District. Hurricane Car Wash, and additional commercial retail and fast order food uses to the south, and a detention pond to the west.

To the west:
West side of Wakarusa Drive. CO (Commercial Office) District. Vacant lots on the north and south sides of Overland Drive. Pending development on the northwest corner for medical office building.

To the north:
GPI (General Public and Institutional Uses) District north of Overland Drive; School, Free State High School and Participant Sports & Recreation, Indoor, Lawrence Indoor Aquatic Center.

To the east:
East side of Champion Lane. PD-[Bauer Farm] Planned Commercial Development District; existing Theater Lawrence.
STAFF SUMMARY
This Final Development Plan proposes the development of two of the four lots included in the Bauer Farm Northwest Planned Commercial District. Additionally, this Final Development Plan modifies the detention pond located on the west side of Champion Lane.

<table>
<thead>
<tr>
<th>Site Summary</th>
<th>Lot 2 (4820 Bauer Farm Dr.)</th>
<th>Lot 3 (4740 Bauer Farm Dr.)</th>
<th>Tract A</th>
<th>Total</th>
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<tbody>
<tr>
<td>Lot Area (SF)</td>
<td>92,729</td>
<td>116,582</td>
<td>16,136</td>
<td>180,016</td>
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<td>Building (SF)</td>
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<td>Pervious area (SF)</td>
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<td>12,721</td>
<td>16,136</td>
<td>114,948</td>
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STAFF REVIEW
This application represents a substantial development of the commercial portion of the Bauer Farm Development on the north side of Bauer Farm Drive. The commercial area has been platted, creating developable lots and an interior access drive (private street) between Bauer Farm Drive and Overland Drive. This Final Development Plan will result in the completion of the access drive between Bauer Farm Drive and Overland Drive. Development of Lot 1 (on the southeast corner of Wakarusa Drive and Overland Drive) and Lot 4 (on the northwest corner of Champion Lane and Bauer Farm Drive) will require future Final Development Plan approval prior to a building permit.

Common Open Space
A minimum of 20% of the area in the Planned Development is required to be placed into Common Open Space. Common open space within the commercial development typically occurs as peripheral yards and interior open space. The approved Preliminary Development Plan shows that while Lots 2 and 3 do not meet the required open space individually, the four lots combined in the Bauer Farm Northwest PCD do comply with this design standard. Excess open space is provided in Tract A, and in the future development of Lot 1 and Lot 4 of Bauer Farm Northwest.
**Access and Circulation**
Vehicular access to this site is provided from Bauer Farm Drive, Overland Drive, and Champion Lane. An interior access drive (private street) will be added between Bauer Farm Drive and Overland Drive. Direct access to both Overland Drive and Champion Lane are restricted to specific access points established with the Final Plat. The proposed Final Development Plan is consistent with these access locations.

Champion Lane between W. 6th Street and Overland Drive is noted on Transportation Planning documents as a future bike route. Additionally Overland Drive between Wakarusa Drive and Folks Road is designated as a future bike route. Appropriate signage and pavement markings are recommended for the Final Development Plan as these two lots abut Overland Drive and Champion Lane.

![Bikeway System Map](image)

**Figure 2: Bikeway System Map**

**Pedestrian Connectivity**
Internal pedestrian walkways are provided throughout the development. The plan shows pedestrian connections within the site and connecting to existing public sidewalks surrounding the property.
Lighting
A point-by-point photometric plan was provided for this proposed development. The lighting levels are compliant with the standards in Section 20-1103(d)(3). Details for the lighting fixtures should be provided and approved prior to release of the plan for issuance of building permits.

Commercial Design Standards
As the overall design of the site was approved with the Preliminary Development Plan, the changes being proposed to the site and the building façade were reviewed with the Commercial Design Standards included as Section Two of the Community Design Manual. The site provides overall good pedestrian and vehicular access.

The proposed façade is compliant with the Commercial Design Standards. The building façade contains both vertical and horizontal variation and a mix of materials is used in both buildings. The design provides a consistent theme for all commercial buildings within the development.

Conclusion
The proposed development is consistent with the planned development for this area and is compliant with the provisions of the Land Development Code and the Commercial Design Standards.