PLANNING COMMISSION REPORT
Public Hearing Item

PC Staff Report
06/22/2015

ITEM NO. 6 FINAL DEVELOPMENT PLAN FOR BAUER FARM; XPRESS WELLNESS URGENT CARE; 4700 OVERLAND DR (MKM)

FDP-15-00108: Consider a Final Development Plan for Bauer Farm, Xpress Wellness Urgent Care Walk-In Clinic, located on approximately 1.4 acres, located at the northwest corner of 6th St. and Folks Rd. Submitted by Kerr 3 Design Group, Inc., for Free State Holdings, Inc., 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. The final plat for the subject property, Bauer Farm Addition No 7, shall be recorded with the Register of Deeds, prior to the recording or release of the Final Development Plan.
2. Submission of revised Final Development Plan with the following change:
   a. Addition of the following note to the Bufferyard Landscape Summary: “The landscaping provided for the Type 1 Bufferyard required on the north side of the property (adjacent to PRD Zoning) as shown on the plan has been approved through Alternative Compliance, taking into account the width of the Bauer Farm Drive Right-of-way and the parking area to the north.”

Reason for Request: The Final Development Plan serves as a site plan for the proposed development of the subject property with a Health Care Clinic.

Design Standards to Consider
- Consistency with approved Preliminary Development Plan, PDP-14-00055.

KEY POINTS:
- 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 [PDP-14-00055] was approved by the Planning Commission on April 21, 2014 and by the City Commission on May 6, 2014.
- The proposed development revises the location of the Common Open Space from that shown on the approved Preliminary Development Plan; therefore, a public hearing is required for the Final Development Plan.

ASSOCIATED CASES
- PF-15-00094, Bauer Farm Seventh Plat. This plat includes the subject property and is also on the June Planning Commission’s agenda for consideration.
- PDP-14-00055; Revised Preliminary Development Plan for Bauer Farm Development, approved by City Commission on May 6, 2014.
OTHER ACTION REQUIRED

- City Commission acceptance of dedications shown on the Final Plat, submittal and approval of Public Improvement Plans and recording of the Final Plat at the Douglas County Register of Deeds Office.
- Applicant’s submittal of a revised development plan addressing the conditions of approval for recording at the Douglas County Register of Deeds Office.
- Applicant shall apply for and obtain Building Permits prior to development.

PUBLIC COMMENT

- No public comment was received prior to the printing of this staff report.

PLANS AND STUDIES REQUIRED

- *Traffic Study* - a Revised Traffic Impact Study (TIS) was provided and accepted.
- *Downstream Sanitary Sewer Analysis* - A Downstream Sanitary Sewer Analysis was provided and accepted.
- *Drainage Study* - A revised drainage study revising the detention area was provided and accepted.
- *Retail Market Study* - Not applicable to application.

GENERAL INFORMATION

Current Zoning and Land Use: POD [Bauer Farm] (Planned Office Development) District; Undeveloped.

Surrounding Zoning:

- To the west and north: PRD [Bauer Farm] (Planned Residential Development) District. A Multi-Dwelling retirement facility is located to the north. *Multi-Dwelling* residential development is planned to the west, and the Final Development Plan is on the June Planning Commission's agenda.

(Figure 1) To the south: CO (Commercial Office) District; Health Care Clinic/Office across the W 6th Street right-of-way.

To the east: RSO (Single-Dwelling Residential-Office) District; Health Care Office and Financial, Insurance or Real Estate Office across the Folks Road right-of-way.

Figure 1a. Land use in the area  Figure 1b. Zoning in the area
STAFF SUMMARY

This Final Development Plan proposes the development of a 4,280 sq ft walk-in urgent care health facility on approximately 1.38 acres in the northwest corner of the intersection of W 6th Street/Hwy 40 and Folks Road. The property is currently unplatted but a Final Plat, PF-15-00094, has been submitted for this property and the remaining unplatted properties in the Bauer Farm Development. Approval of the Final Development Plan is contingent upon the recording of the Final Plat.

Thirty parking spaces, including 2 ADA accessible spaces will be provided for the health care facility. Access to the site will be taken from Bauer Farm Drive; no access is proposed on Folks Road or W 6th Street/Hwy 40. A stormwater detention pond is proposed with this development; however, it is smaller than the one on the Preliminary Development Plan. The applicant provided a revised drainage study which illustrated the proposed detention would be adequate for this development.

Figure 1 compares the lot layout on the approved Preliminary Development Plan (1A) and the proposed layout with the Final Development Plan (1B). The building is located in the center portion of the lot in each plan; however, the bank had an access drive adjacent to W 6th Street rather than the parking proposed in the Final Development Plan. The layout proposed in the Final Development Plan provides more landscaped greenspace near the intersection.

Site Summary

Subject property ............................................................... 59,988 sq ft
Building Footprint.................................................... 4,280 sq ft (7.1%)
Proposed Pavement..................................................... 17,240 sq ft
Total Impervious.................................................... 21,520 sq ft (35.9%)
Total Pervious............................................................. 38,468 sq ft (64.1%)
### Parking Summary

**Health Care Office/Clinic**

<table>
<thead>
<tr>
<th>Parking Requirements</th>
<th>1 space per 300 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required Parking</td>
<td>4,280 sq ft/300 sq ft: 15 spaces</td>
</tr>
<tr>
<td>Proposed Parking</td>
<td>30 spaces</td>
</tr>
<tr>
<td>ADA Parking Required</td>
<td>2 spaces, with one being van accessible</td>
</tr>
<tr>
<td>ADA Parking Provided</td>
<td>2 spaces, with one van accessible</td>
</tr>
<tr>
<td>Bicycle Parking Required</td>
<td>1 per 10 auto spaces= 4 spaces</td>
</tr>
<tr>
<td>Bicycle Parking Provided</td>
<td>4 spaces</td>
</tr>
</tbody>
</table>

The proposed parking exceeds the minimum requirement for a *Healthcare Office/Clinic* use. The Code requires that excess parking be mitigated with the use of Best Management Stormwater Practices. The additional green space (64% of the site rather than the 25% required for an Office District) provides adequate mitigation for the additional parking.

### STAFF REVIEW

The Bauer Farm Development was proposed and planned as a New Urbanism type of development which would utilize several Traditional Neighborhood Design concepts. The waivers which were approved by the Planning Commission were necessary to accommodate these TND concepts such as smaller lots, narrower rights-of-way, and reduced peripheral setbacks. Several Development Plans have been approved for both the commercial and residential portions of the development. The Planning Commission approved revised waivers with their consideration of the 2014 revised Preliminary Development Plan, PDP-12-04-10, based on the type of development being proposed. The revised waivers are listed on the plan.

### Variation from Approved Preliminary Development Plan [PDP-12-04-10]

The items on the Final Development Plan which vary from the approved Preliminary Development Plan include the following:

1. Change in use from a *Financial, Insurance, Real Estate Office* use to a *Health Care Clinic/Office* use.
2. Reduction of the overall building size from 5,000 sq ft to 4,280 sq ft.
3. Total off-street parking has been revised from ‘18 required and 42 provided’ to ‘15 required and 30 provided’.
4. Removal of the drive-thru lane and slight reconfiguration of the building and parking area.
5. Reduction in the area of the stormwater detention pond.

The Planning Commission is responsible for the final decision-making of a Final Development Plan) of the pre-2006 Code. A public hearing is required due to the changes which are being proposed.

### Access and Circulation

Vehicular access to this site is provided from Bauer Farm Drive and is consistent with that approved on the Preliminary Development Plan. Adequate bicycle parking is being provided and is being located near the main entrance.
Common Open Space
A minimum of 20% of the area in the Planned Development is required to be placed into Common Open Space. The most recently approved Preliminary Development Plan contained 3.08 acres of Common Open Space which meets the 20% requirement. The Common Open Space is shown on the residentially zoned portions of the property and none is located on the subject property. (Figure 2)

Pedestrian Connectivity
A pedestrian walkway connects the building with the sidewalks on Bauer Farm Drive and W 6th Street. The walkway provides access to all entrances into the building and to the mechanical equipment area on the north side of the building. (Figure 3)

Lighting
A photometric plan including a point by point illumination array was provided for the exterior lighting being proposed with this development. The lighting levels and fixture type are compliant with the standards in Section 20-1103(d)(3).

Landscaping
Parking lot landscaping and street trees are provided per Code. Peripheral boundaries are not required between PUDs in the same development; however the Land Development Code requires landscaped bufferyards between uses of different types (residential, office, commercial, etc). A Type 1 bufferyard is required along the west and north sides of development.

WEST:
The Type 1 bufferyard provided along the west property line exceeds the 25 ft width and is approximately 227 ft long. The bufferyard landscaping provided for the west bufferyard is compliant with the Code.

NORTH: This bufferyard is wider than 25 ft in width also. The north bufferyard is 214 ft long with approximately 27 ft of access drive for a length of approximately 187 ft. The bufferyard landscaping provided for the north bufferyard was approved through Alternative Compliance, taking into account the width of Bauer Farm Drive and the parking are to the north. This should be noted on the plan.

Other
Planned Developments provide the developer greater flexibility to achieve their desire design and development. They also allow for greater control over the aesthetics of a site. Figure 1
shows the southern elevation of the building which has a variation in material, building planes, and has several windows and the main entry.

The façade to the east and north will also be visible from the public right-of-way (Figures 5 and 6). The east and north building facades have less detail than the south elevation; however the landscaping proposed along these facades should provide variety.

**Conclusion**
The development proposed with this Final Development Plan is generally consistent with the development that was approved with the Preliminary Development Plan and is compliant with the provisions of the Development Code.
LEGAL DESCRIPTION
LOT 3 BLOCK 1 BAUER FARM SEVENTH PLAT
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF LAWRENCE, JOCOMO COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THEREIN SOUTH 9°11'39" WEST ALONG SAID QUARTER SECTIONS LINE, 48.00 FEET; THEREIN NORTH 31°47'22" WEST, 75.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF WEST SIXTH STREET AND THE NORTH RIGHT OF WAY LINE OF FOLKS ROAD THEREIN SOUTH 9°11'39" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 231.63 FEET; THEREIN NORTH 63°48'22" WEST, 227.00 FEET TO A POINT ON "THE SOUTH RIGHT OF WAY LINE OF BAUER FARM DRIVE THENCE NORTH 9°11'39" EAST, ALONG SAID RIGHT OF WAY LINE, 0.1861 FEET; THENCE ALONG A 210.00 FOOT RADIUS CURVE TO THE LEFT WITH A 211.49 FOOT CHORD BEARING NORTH 72°13'16" EAST, ALONG SAID RIGHT OF WAY LINE; AN ARC DISTANCE OF 321.18 FEET; THENCE ALONG A 190.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 211.49 FOOT CHORD BEARING NORTH 2°21'14" EAST, ALONG SAID RIGHT OF WAY LINE, AN ARC DISTANCE OF 91.59 FEET; THEREIN NORTH 87°12'35" EAST, ALONG SAID RIGHT OF WAY LINE, 29.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE; THEREIN SOUTH 3°07'22" EAST, ALONG SAID RIGHT OF WAY LINE 282.94 FEET TO THE POINT OF BEGINNING.
**STREET TREES LANDSCAPE SUMMARY**

<table>
<thead>
<tr>
<th>Location</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>6TH STREET</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>FOLKS ROAD</td>
<td>7</td>
<td>10</td>
</tr>
<tr>
<td>BAUER FARM DRIVE</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>19</strong></td>
<td><strong>22</strong></td>
</tr>
</tbody>
</table>

**INTERIOR PARKING LANDSCAPE SUMMARY**

<table>
<thead>
<tr>
<th>Category</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Area</td>
<td>1,200 SF</td>
<td>1,287 SF</td>
</tr>
<tr>
<td>TREES &amp; SHRUBS</td>
<td>3 TREES, 9 SHRUBS</td>
<td>6 TREES, 12 SHRUBS</td>
</tr>
</tbody>
</table>

**BUFFER YARD LANDSCAPE SUMMARY**

<table>
<thead>
<tr>
<th>Type</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE 1 BUFFER</td>
<td>4 TREES, 10 SHRUBS</td>
<td>4 TREES, 10 SHRUBS</td>
</tr>
<tr>
<td>(50% OF REQUIRED TREES AND SHRUBS TO BE EVERGREEN)</td>
<td>(50% EVERGREEN)</td>
<td>(50% EVERGREEN)</td>
</tr>
</tbody>
</table>