

PLANNING COMMISSION REPORT
Public Hearing Item

PC Staff Report
06/22/15

**ITEM NO. 7 FINAL DEVELOPMENT PLAN FOR BAUER FARM MULTI-DWELLING;
NORTHWEST NORTH OF W 6TH STREET/HWY 40 WEST OF THE
INTERSECTION WITH FOLKS ROAD (MKM)**

FDP-15-00066: Consider a Final Development Plan for Bauer Farm-Multi-Family, a 100 unit multi-dwelling residential development containing approximately 4.0 acres, located at 4700 Overland Drive. Submitted by Treanor Architects, for Bauer Farms Residential 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. A revised photometric plan shall be provided and approved prior to release of the plan for building permits.
2. The final plat for the subject property, Bauer Farm Seventh Plat, shall be recorded with the Register of Deeds, prior to the recordation or release of the Final Development Plan.
3. Provision of a revised Maintenance Agreement reflecting the revised development for recording with the Register of Deeds.
4. Provision of a revised plan with minor changes per Fire Code Officials approval.

Reason for Request: The Final Development Plan serves as a site plan for the development of a *Multi-Dwelling Structure* and accessory recreational uses in a portion of the Bauer Farm Planned Residential Development.

Design Standards to Consider

- Consistency with approved Preliminary Development Plan, PDP-14-00055.
- Consistency with Article 10 of the 1966 Zoning Ordinance.
- Consistency with standards in the 2006 Development Code.

KEY POINTS:

- Final Development Plans for projects with preliminary approvals prior to the adoption of the 2006 Development Code require Planning Commission approval.
- The most recent approved Preliminary Development Plan for Bauer Farms [PDP-14-00055] modified the commercial portion of the development to include the addition of a 108 room hotel and two retail stores and one mixed use building in Bauer Farm Northwest. The plan increased retail uses from 14,440 sq ft to 45,024 sq ft. The Preliminary Development Plan revised the number of residential dwelling units from 272 to 342, removed a street connection to Overland Drive, and revised the building form from row houses to apartments along W 6th Street and Overland Drive.
- The proposed development is in substantial conformance with the approved Preliminary Development Plan, PDP-14-00055.

- A Final Development Plan with apartments on 6th Street, FDP-01-02-09, was approved by the Planning Commission on May 18, 2009; however, the conditions of approval weren't met within the required time frame and the approval expired.

ASSOCIATED CASES

- PF-15-00094, Bauer Farm Seventh Plat. This plat will complete the platting of the Bauer Farm property. The plat shall be recorded with the Register of Deeds prior to release of Final Development Plan.

OTHER ACTION REQUIRED

- The final plat will be recorded at the Register of Deeds prior to the release of the Final Development Plans.
- When conditions have been met, the Final Development Plan will be recorded at the Douglas County Register of Deeds Office and released.
- Submittal of building permit application and construction plans. Construction may commence after building permits have been issued.

PUBLIC COMMENT

- No public comment was received prior to the printing of this staff report. A Lawrence Theatre representative requested copies of the plans and asked if adequate parking was provided for the development.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Study provided and accepted with preliminary development plan.
- *Downstream Sanitary Sewer Analysis* - Provided and accepted with preliminary development plan.
- *Drainage Study* – Provided and accepted with preliminary development plan.
- *Retail Market Study* – Not applicable to application.

GENERAL INFORMATION

Current Zoning and Land Use: PRD-Bauer Farm (Planned Residential Development) District. *Undeveloped*; although a portion of Bauer Farm Drive has been constructed on the property

Surrounding Zoning: To the west: PCD-Bauer Farm (Planned Commercial Development) District; *Entertainment and Spectator Sports* (Community Theater), *Fast Order Food with Drive-In*, and undeveloped.

To the north: PRD-Bauer Farm (Planned Residential Development) District; Undeveloped, with preliminary approval for both single- and duplex- residential development as part of the Bauer Farm development. A *Multi-Dwelling Structure*, Meadowlark Estates Retirement Community, is located northeast of the subject property.

To the east: POD-Bauer Farm (Planned Office Development) District; Undeveloped, with preliminary approval for office development as part of the Bauer Farm

development. A Final Development Plan (FDP-15-00066) submitted for development of a *Health Care Office/Clinic* use at this location is also on the June Planning Commission agenda.
(Figure 1)



Figure 1a. Land use in the area

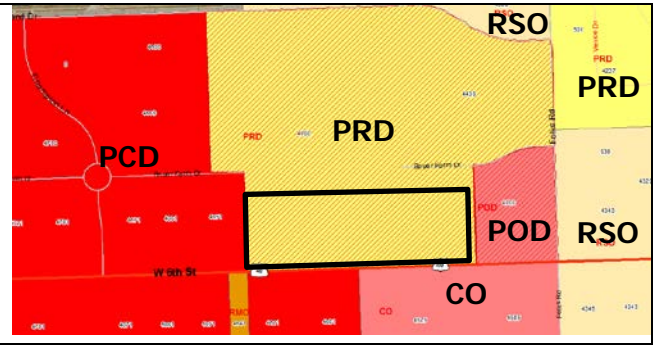


Figure 1b. Zoning in the area

STAFF SUMMARY

This Final Development Plan proposes the development of a multi-dwelling residential complex along W 6th Street south of Bauer Farm Drive, extended. The development will contain 5 multi-dwelling structures (48 one-bedroom units, 30 two-bedroom units and 22 three-bedroom units for a total of 100 dwelling units and 174 bedrooms) and a clubhouse with pool. These uses were originally included on the revised Final Development Plan in 2009 and have been included on the revised Preliminary Development Plans submitted since that time; however, the location of the recreational uses/common open space is being shifted south of Bauer Farm Drive with this proposal. The relocation of the Common Open Space and modification to the Bauer Farm Drive exceed the criteria for 'substantial compliance' with the previously approved Preliminary Development Plan outlined in Section 20-1013(b) of the pre-2006 Code; therefore, a public hearing is required for this Final Development Plan. The other change is a reduction in the number of dwelling units from 150 to 100.

The following table compares the development shown on the most recently approved Preliminary Development Plan and the current Final Development Plan.

Building	No of Units and Bedrooms (on PDP)	No of Units and Bedrooms (on FDP)
A1	24 Units 48 Bedrooms 6 one-bedroom 12 two-bedroom 6 three-bedroom	14 Units 30 Bedrooms 4 one-bedroom 4 two-bedroom 6 three-bedroom
A2	21 Units 39 Bedrooms 9 one-bedroom 6 two-bedroom 6 three-bedroom	14 Units 30 Bedrooms 4 one-bedroom 4 two-bedroom 6 three-bedroom
A3	27 Units 54 Bedrooms 9 one-bedroom 9 two-bedroom 9 three-bedroom	14 Units 30 Bedrooms 4 one-bedroom 4 two-bedroom 6 three-bedroom

B1 (A4 on PDP)	30 Units 40 Bedrooms 24 one-bedroom 2 two-bedroom 4 three-bedroom	28 Units 40 Bedrooms 18 one-bedroom 8 two-bedroom 2 three-bedroom
A5 on PDP (Not included on FDP)	10 Units 17 Bedrooms 5 one-bedroom 3 two-bedroom 2 three-bedroom	-----
B2 (A6 on PDP)	33 Units 49 Bedrooms 24 one-bedroom 2 two-bedroom 7 three-bedroom	28 Units 40 Bedrooms 18 one-bedroom 8 two-bedroom 2 three-bedroom
Clubhouse	5 Dwelling Units 7 Bedrooms 3 one-bedroom 2 two-bedroom	2 Units 4 Bedrooms 2 two-bedroom
TOTAL	150 Units 254 Bedrooms	100 Units 174 Bedrooms
Table 1. Development comparison between approved PDP and proposed FDP.		

PARKING SUMMARY

The approved Preliminary Development Plan, PDP-14-00055 provided parking based on these standards; therefore, the parking requirements will continue to be calculated using the pre-2006 standards of 1.5 parking spaces per each one- and two-bedroom units and 2.5 parking spaces per each three-bedroom unit. Bicycle parking will also continue to be required at the pre-2006 Code standards. ADA parking must comply with the current regulations, as this is regulated by the federal government. The parking requirements are provided in Table 2 followed by a comparison of the parking required with the previous and current Codes.

Vehicle	Requirement	Required	Provided
78 One- and Two-Bedroom units	1.5 spaces per unit	117 spaces required	197 spaces (157 surface, 16 garage, 24 south side of Bauer Farm Drive)
22 Three Bedroom units	2.5 spaces per unit	55 spaces required	
Club House/pool:	No additional pkg req	-	
TOTAL		172 spaces	
Bicycle	15% of required parking for 1 and 2 bedroom units	18 spaces	34 spaces
	25% of required parking for 3 bedroom units	14 spaces	
TOTAL		32 spaces	
ADA	6 ADA spaces when between 151 and 200 spaces are provided w/one being van accessible	6 ADA spaces with one being van accessible	8 spaces with four being van accessible

COMPARISON	PRE-2006 standards	CURRENT CODE standards
Vehicle	172 required	184 required (1 per bedroom + 1 per 10 units for guest)
Bicycle	32 spaces	51 spaces required (1 for 4 parking spaces)

Table 2. Parking comparison between previous and current Codes.

SITE SUMMARY

Lot 2, Bauer Farm 7 th Plat	Existing	Proposed	Change
Lot Area	174,029 sq ft	174,029 sq ft	--
Building Coverage	0	52,243 sq ft	+52,243 sq ft
Pavement Coverage	0	106,341 sq ft	+106,341 sq ft
Impervious Coverage	0	158,584 sq ft	+158,584 sq ft
Pervious Coverage	174,029 sq ft	15,445 sq ft	-158,584 sq ft

RESIDENTIAL DENSITY

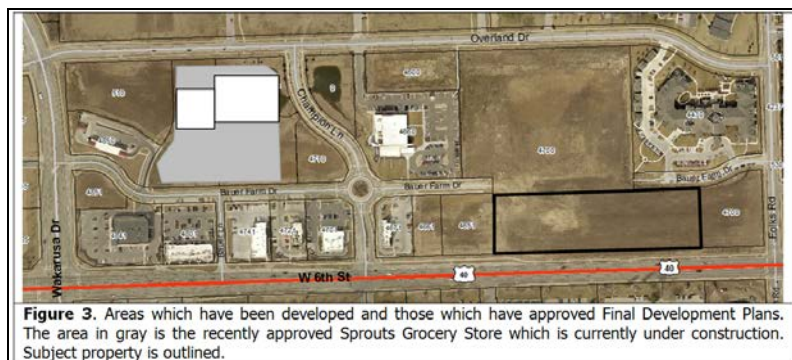
- Meadowlark Estates: 125 dwelling units
- Multi-Family (subject project): 100 dwelling units
- Future Residential: 68 dwelling units shown on most recently approved Preliminary Development Plan.

TOTAL: 293 dwelling units on 15.34 acres= 19.1 dwelling units per acre. PD-[Bauer Farm] zoning permits a maximum of 25 dwelling units per acre.

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. These waivers were revised in response to the development proposed with the 2014 Preliminary Development Plan and these are listed on the plan.

Several Development Plans have been approved for both the commercial and residential portions of the development. Figure 3 shows the areas with approved development plans, the developed area, and the subject property. The area in gray is the Sprouts Grocery Store and out lots recently approved with FDP-14-00207. Properties have been platted as development has been proposed. As the subject property is not yet platted, the approval of the Final Development Plan is contingent upon the recording of a final plat. A final plat has been submitted and is also on the June Planning Commission agenda for consideration.



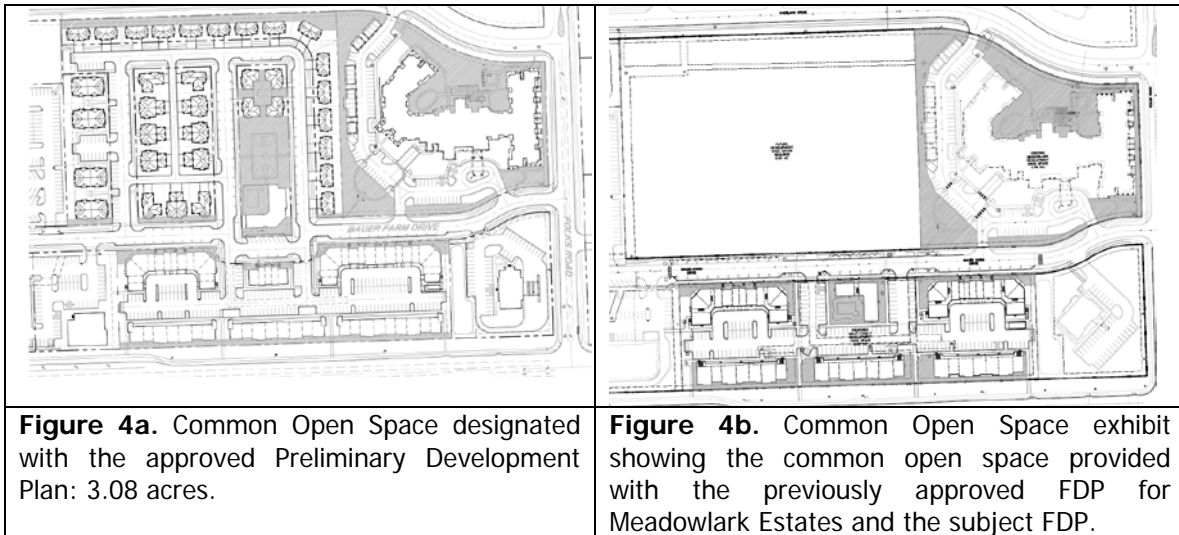
Variation from Approved Preliminary Development Plan [PDP-14-00055]

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

- 1) Reconfiguration of Bauer Farm Drive, extended.
- 2) Reduction in number of dwelling units from 150 to 100.
- 3) Relocation and reduction of the Common Open Space. (The remainder of the required Common Open Space will be provided on the development to the north.)

The Planning Commission is responsible for the final decision-making of a Final Development Plan) processed under the pre-2006 Code. The changes meet the criteria of a substantial change from the Preliminary Development Plan; therefore, a public hearing is required.

Common Open Space



A minimum of 20% of the area in the Planned Development is required to be placed into Common Open Space. The 2014 Preliminary Development Plan included a graphic which showed the location of the Common Open Space, and the plan noted that 3.07 acres of Common Open Space was required and 3.08 acres was provided. (Figure 4) The Common Open Space exhibit indicates that 1.49 acres of Common Open Space was provided with the Meadowlark Estates and .68 acres will be provided with the subject development. The remaining Common Open Space, .90 acres, will be provided with the development of the remaining residential portion of Bauer Farm. In staff's opinion, the relocation of the Common Open Space is acceptable, as the total amount of Common Open Space will be provided when the residential area is fully developed.

Access and Circulation

Two access points on Bauer Farm Drive, extended, will provide access to the apartment parking areas. Bauer Farm Drive is proposed to run straight from Folks Road to Champion Road without the jog that had been shown in the approved Preliminary Development Plan. Speed humps will be installed on the west portion of Bauer Farm Drive to control traffic.

Pedestrian Connectivity

Internal pedestrian connections are provided throughout the development. Sidewalks will be installed on Bauer Farm Drive and are currently in place along W 6th Street. Pedestrian walkways border the apartment buildings and provide connections to the parking lots and the

interior of the buildings. Walkways will provide connection from the apartments to the sidewalk along W 6th Street and 4 walkways connect the interior network with the 6th Street sidewalk.

Lighting

A point by point illumination array was provided for the parking lot lighting being proposed with this development. The lighting levels were compliant with the standards in Section 20-1103(d)(3) with the exception of the lighting levels along Bauer Farm Drive. A revised photometric plan should be provided and approved prior to release of the plan for building permits. The lighting will include pedestrian scale street lighting as previously approved along Bauer Farm Drive through the development.

Landscaping

The required number of street trees and parking lot trees and shrubs are provided on the plan. An administrative waiver from the interior parking lot landscaping requirement from the 6,880 sq ft required by Code to 5,273 sq ft has been approved based on the parking demand in the area. The landscaping area will accommodate the required landscaping while providing as many off-street parking spaces as possible.

BUILDING ELEVATIONS

The Bauer Farm Development proposed new urbanism concepts such as walkability and a mix of housing types including row houses. The apartments along W 6th Street have been designed to maintain the row house character, while those in the interior may have a more typical apartment appearance.



Figure 5. Elevation of apartments along W 6th Street

Conclusion

The development proposed with this Final Development Plan varies from the approved Preliminary Development Plan but the changes are compliant with the provisions of the pre-2006 Zoning Ordinance and the current land Development Code.

FILE PATH: P:\CE15.001.00B Bauer Farm Multi-Family Residential\3_Drawings\AutoCAD Sheets\Planning\Final Development Plan\01 SITE LAYOUT PLANDWG
DATE PRINTED: Tuesday, June 09, 2015
LAST SAVED: Monday, June 08, 2015
PRINTED BY: Andy Buchwitz

SITE DATA & PARKING REQUIREMENTS

	1 BEDROOM (1.5 STALLS PER UNIT)	2 BEDROOM (1.5 STALLS PER 2 BR)	3 BEDROOM (2.5 STALLS PER 3 BR)	DWELLING UNITS	STALLS REQ'D	STALLS PROVIDED	ADA STALLS REQ'D	ADA STALLS PROVIDED
CLUBHOUSE	0	2	0	2	3	4	1	1
A1 APARTMENT BLDG.	4	4	6	14	27	27	1	1
A2 APARTMENT BLDG.	4	4	6	14	27	27	1	1
A3 APARTMENT BLDG.	4	4	6	14	27	27	1	1
B1 APARTMENT BLDG.	18	8	2	28	44	36	1	1
B2 APARTMENT BLDG.	18	8	2	28	44	36	1	1
EXISTING ON-STREET PARKING	N/A	N/A	N/A	N/A	N/A	0	N/A	N/A
PROPOSED ON-STREET PARKING	N/A	N/A	N/A	N/A	N/A	24	N/A	N/A
GARAGE PARKING	N/A	N/A	N/A	N/A	N/A	16	N/A	N/A
TOTAL	48	30	22	100	172	197	6	8

NOTE:
1. SHARED PARKING IS PART OF OVERALL DEVELOPMENT AND COVENANT.

BIKE PARKING REQUIREMENTS

15% OF THE REQUIRED PARKING FOR THE 1- AND 2- BEDROOM UNITS
25% OF THE REQUIRED PARKING FOR THE 3- BEDROOM UNITS.
78 1- AND 2- BEDROOM UNITS x 1.5 PER UNIT = 117 SPACES x 15% = 18 BIKE SPACES
22 3- BEDROOM UNITS x 2.5 PER UNIT = 55 SPACES x 25% = 14 SPACES
TOTAL BIKE PARKING REQUIRED = 32 SPACES
TOTAL BIKE PARKING PROVIDED = 34 SPACES

KEY NOTES

- 6" CONCRETE CURB & GUTTER
- TYPE 1 ACCESSIBLE SIDEWALK RAMP
- 4" CONCRETE SIDEWALK.
- ACCESSIBLE PARKING STALLS.
- 8" REINFORCED CONCRETE PAVEMENT.
- 7" REINFORCED CONCRETE PAVEMENT.
- STANDARD DUTY ASPHALT PAVEMENT.
- CROSSWALK MARKINGS.
- 4" WIDE WHITE PAINTED PARKING STALL MARKINGS.
- POOL AND PATIO AREA.
- BUILDING LIGHT.
- DUMPSTER ENCLOSURE. ENCLOSURE TO MATCH BUILDING MATERIALS.
- CONCRETE-FILLED PIPE BOLLARD.
- BICYCLE RACK. LANDSCAPE FORMS "P1" TYPE. POWDER COATED BLACK, IN-GROUND MOUNTED.
- LANDSCAPED AREA. REFER TO LANDSCAPE PLAN.
- PEDESTRIAN LIGHT. LIGHTS TO MATCH EXISTING LIGHTS ALONG SOUTH SIDE OF BAUER FARM DRIVE.
- 6" CONCRETE DRIVEWAYS.
- STOP SIGN. POLE TO MATCH EXISTING SIGN POLES IN BAUER FARM.
- TYPE 2 ACCESSIBLE SIDEWALK RAMP.
- DECORATIVE FENCE. FENCE TO BE 6' IN HEIGHT.
- EXISTING SIDEWALK TO REMAIN.
- MOUNTABLE CURB.
- SPEED HUMP PER CITY OF LAWRENCE STANDARDS.
- FUTURE ON STREET PARKING. PARKING NOT INCLUDED IN MULTI-FAMILY COUNTS.

LEGAL DESCRIPTION

LOT 2, BLOCK 1 BAUER FARM SEVENTH PLAT, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KS. (RECORDATION PENDING)
CONTAINS 4.00 ACRES, MORE OR LESS.

DENSITY

PRD AREA = 15.34 NET ACRES
MULTI-FAMILY: 100 UNITS
MEADOWLARK ESTATES: 125 UNITS

DUPLEX/ SINGLE FAMILY UNITS SHOWN ON 2014 APPROVED PDP: 68 UNITS
TOTAL: 293 UNITS 293/ 15.34 = 19.10 DU/ ACRE
MAXIMUM DENSITY PERMITTED IN PRD IS 25 DU/ ACRE

IMPERVIOUS/ PERVIOUS COUNTS

EXISTING	PROPOSED DENSITY
BUILDINGS 0 S.F. (0%)	
(BUILDINGS A, BUILDINGS B, AND CLUBHOUSE)	52,243 S.F. (30%)
PAVEMENT 0 S.F. (0%)	106,341 S.F. (61%)
IMPERVIOUS 0 S.F. (0%)	158,584 S.F. (91%)
PERVIOUS 174,029 S.F. (100%)	15,445 S.F. (09%)
LOT AREA 174,029 S.F.	174,029 S.F.

PAVEMENT LEGEND

	HEAVY-DUTY REINFORCED CONCRETE (STREETS, DRIVE APRONS, TRUCK ZONES)
	LIGHT-DUTY REINFORCED CONCRETE (DRIVEWAYS)
	UNREINFORCED CONCRETE (SIDEWALKS)
	ASPHALT PAVEMENT (PRIVATE DRIVES/ PARKING LOT)

LAND SURVEYOR

ATLAS SURVEYORS, LLC.
CONTACT PERSON: ROBERT DILL, PLS
207 SOUTH 5TH STREET
LEAVENWORTH, KANSAS 66048
(913) 682-8600

CIVIL ENGINEER

TREANOR ARCHITECTS, P.A.
CONTACT PERSON: MATTHEW L. MURPHY, PE
1040 VERMONT STREET
LAWRENCE, KANSAS 66044
(785) 727-2407

CURRENT OWNER

BAUER FARM RESIDENTIAL, LLC
CONTACT PERSON: MICHAEL L. TREANOR
1040 VERMONT STREET
LAWRENCE, KANSAS 66044
(785) 371-0781

ARCHITECT

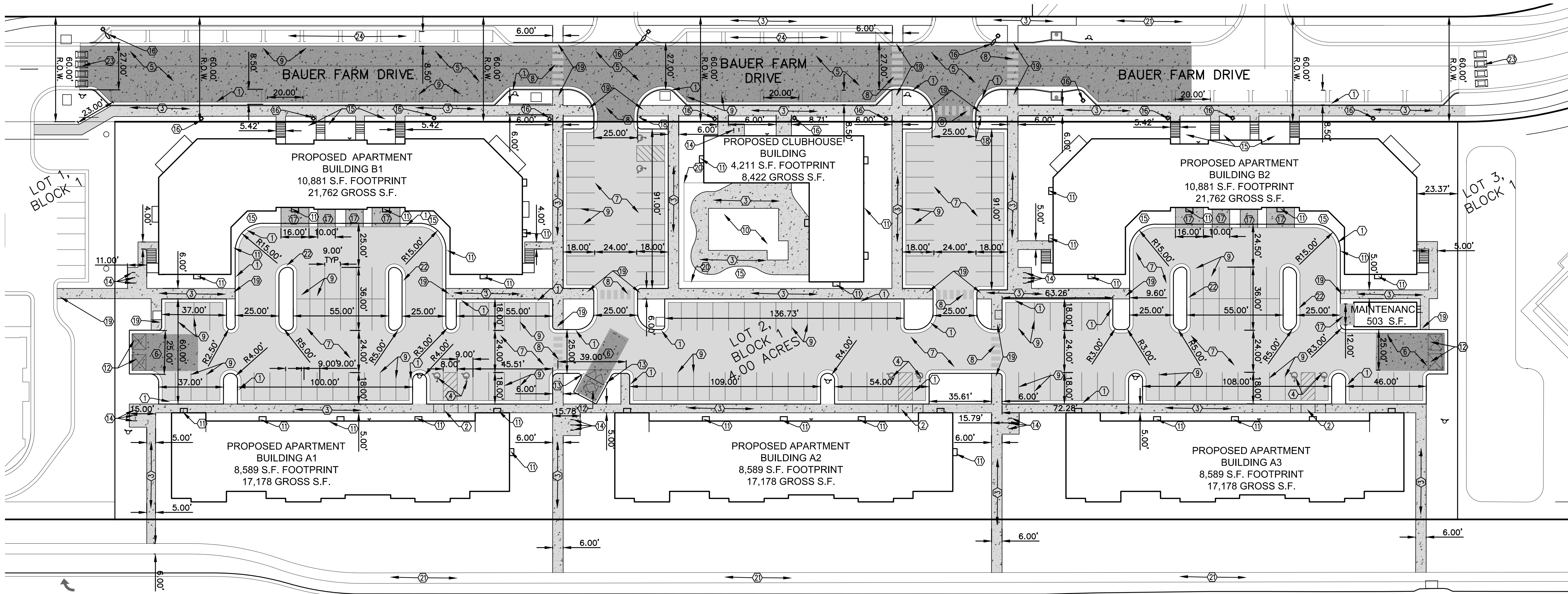
TREANOR ARCHITECTS, P.A.
CONTACT PERSON: MICAH KIMBALL, AIA
1040 VERMONT STREET
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(785) 842-4858

DEVELOPER

FIRST MANAGEMENT
901 NEW HAMPSHIRE STREET, SUITE 101
LAWRENCE, KS 66044
(785) 841-7333

CHAIR
LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION

SECRETARY
LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION



SCALE: 1" = 30'



CE15.001.00B

Final Development Plan For

Bauer Farm - Multi-Family

4500 - 4600 Block of Bauer Farm Drive, Lawrence, Kansas 66049

APPROVED BY:

Name: _____ Date: _____
Name: _____ Date: _____
Name: _____ Date: _____

TREANOR

ARCHITECTS P.A.

1040 Vermont Street

Lawrence, Kansas 66044-2920

Office: 785.842.4858

Fax: 785.842.7536

www.treanorarchitects.com

THIS SITE PLAN IS FOR
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REVISIONS

1 CITY COMMENTS

2015-03-31

2 REVISED LAYOUT

2015-05-15

3 CITY COMMENTS

2015-06-08

4

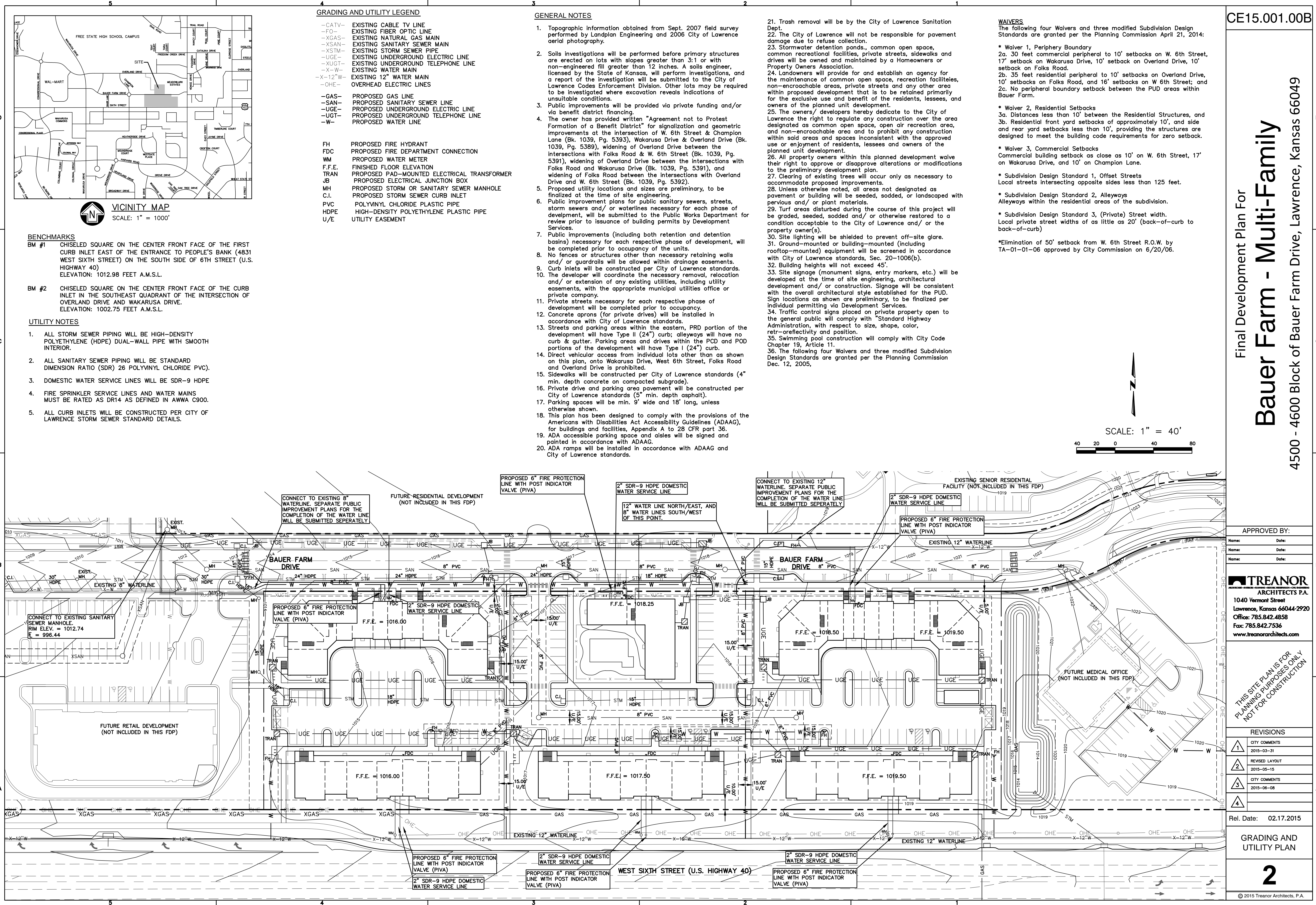
Rel. Date: 02.17.2015

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SITE LAYOUT PLAN

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FILE PATH: P:\CE15.001.00B Bauer Farm Multi-Family Residential\3_Drawings\AutoCAD Sheets\Planning\Final Development Plan\02 GRADING AND UTILITY PLAN.DWG
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PRINTED BY: Andy Buchwitz



CE15.001.00B

Final Development Plan For
Bauer Farm - Multi-Family
4500 - 4600 Block of Bauer Farm Drive, Lawrence, Kansas 66049

APPROVED BY:

Name:	Date:

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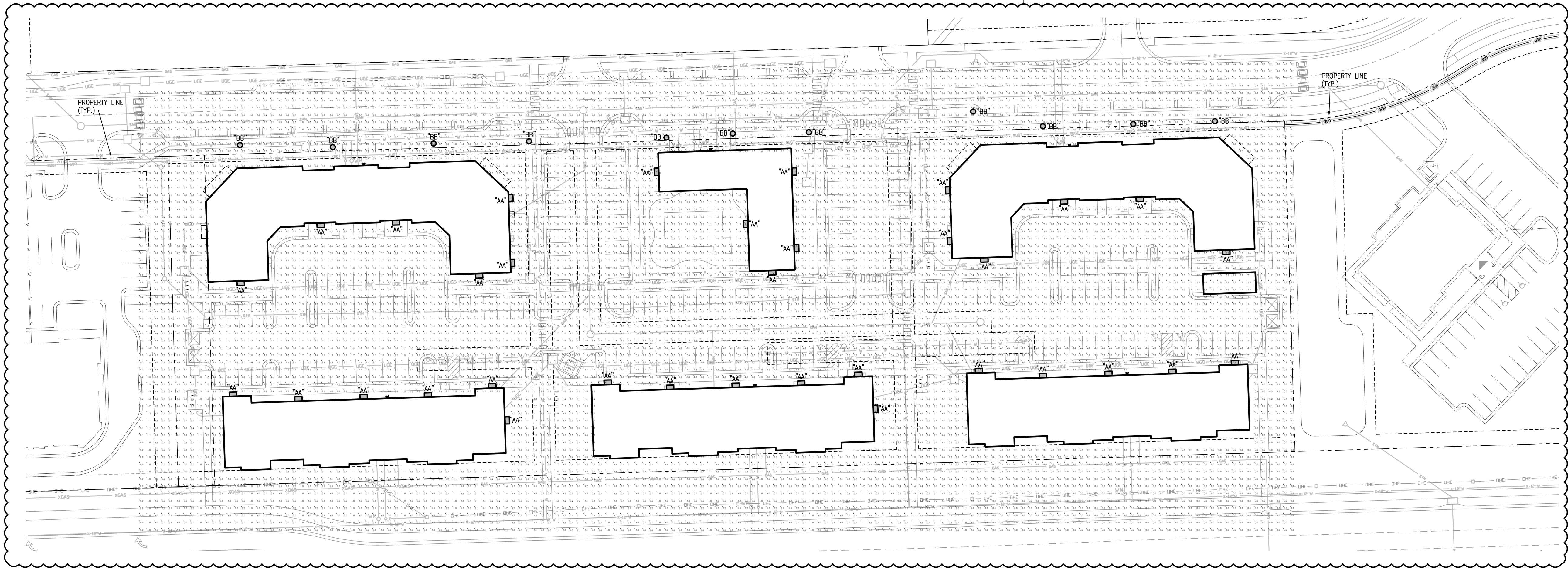
REVISIONS	
1	CITY COMMENTS 2015-03-31
2	REVISED LAYOUT 2015-05-15
3	CITY COMMENTS 2015-06-08
4	

Rel. Date: 02.17.2015

GRADING AND UTILITY PLAN

2

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GENERAL NOTE:
1. SOME FC VALUES ALONG THE NORTH PROPERTY LINE EXCEED 1.0 FC. THIS IS DUE TO THE TYPE "BB" CITY STANDARD POST TOP LUMINAIRES WHICH ARE NEEDED FOR PEDESTRIAN LIGHTING AT THE PUBLIC SIDEWALK ALONG BAUER FARM DRIVE.

1 PHOTOMETRIC SITE PLAN
1"=40'-0"



LS&A
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& Associates, P.A.
CONSULTING ENGINEERS
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Topeka, Kansas 66614-3074
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Email: lsapa@lsape.com
LSA PROJECT NO. 1407004

CE15.001.00B

Final Development Plan For

Residences at Bauer Farm - Phase I

4500 - 4600 Block of Bauer Farm Drive, Lawrence, Kansas 66049

APPROVED BY:

Name:	Date:
Name:	Date:
Name:	Date:

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REVISIONS

1	REVISED LAYOUT 2015-05-15
2	CITY REVISIONS 2015-06-08
3	
4	

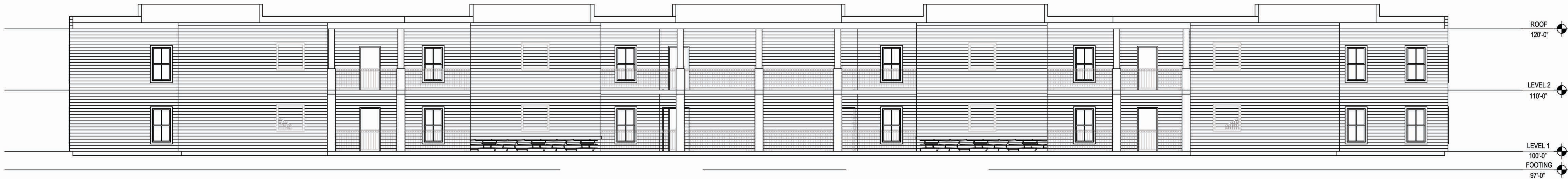
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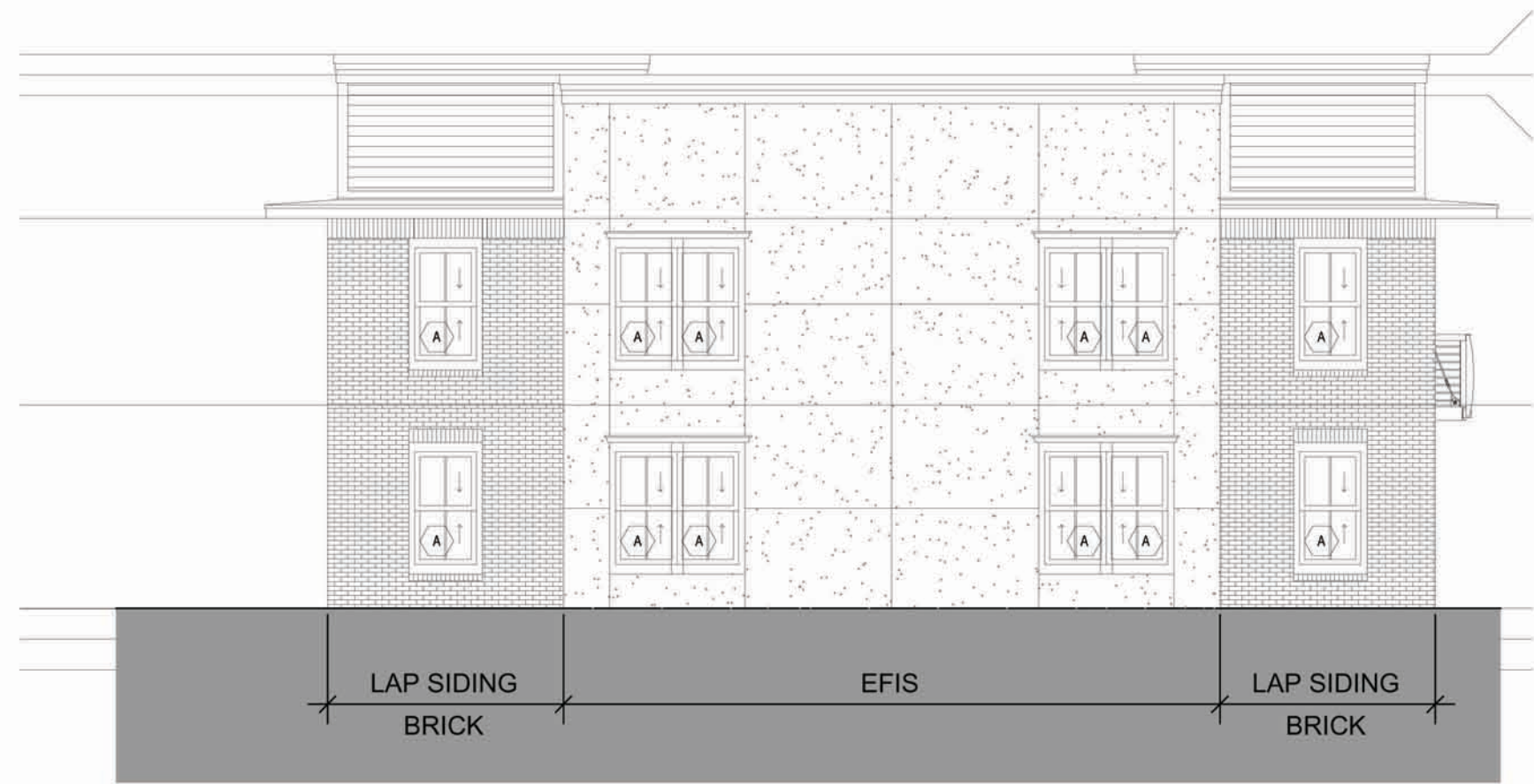
PHOTOMETRIC
SITE PLAN

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FILE PATH: P:\CE15.001.00B Bauer Farm Multi-Family Residential\3_Drawings\AutoCAD\Sheets\Planning\Final Development Plan\05 BUILDING A ELEVATIONS.DWG
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WEST ELEVATION



SOUTH ELEVATION

CE15.001.00B

Final Development Plan For
Bauer Farm - Multi-Family
4500 - 4600 Block of Bauer Farm Drive, Lawrence, Kansas 66049

APPROVED BY:

Name:	Date:
Name:	Date:
Name:	Date:

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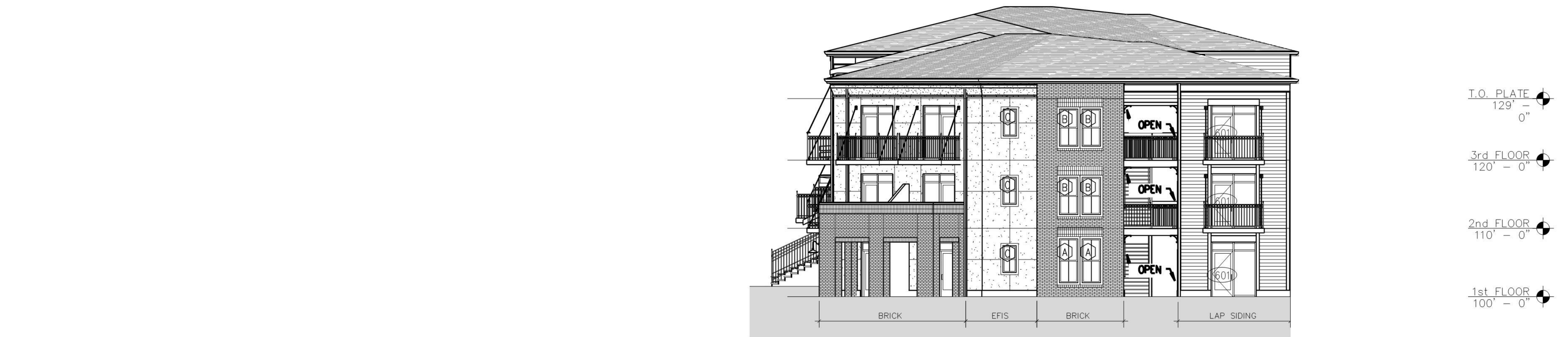
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REVISIONS	
1	CITY COMMENTS 2015-03-31
2	REVISED LAYOUT 2015-05-15
3	
4	

Rel. Date: 02.17.2015

BUILDING A
ELEVATIONS

FILE PATH: P:\CE15.001.008 Bauer Farm Multi-Family Residential\3_Drawings\AutoCAD\Sheets\Planning\Final Development Plan\06 BUILDING B1 ELEVATIONS.DWG
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WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Final Development Plan For
Bauer Farm - Multi-Family
4500 - 4600 Block of Bauer Farm Drive, Lawrence, Kansas 66049

APPROVED BY:
Name: _____ Date: _____
Name: _____ Date: _____
Name: _____ Date: _____
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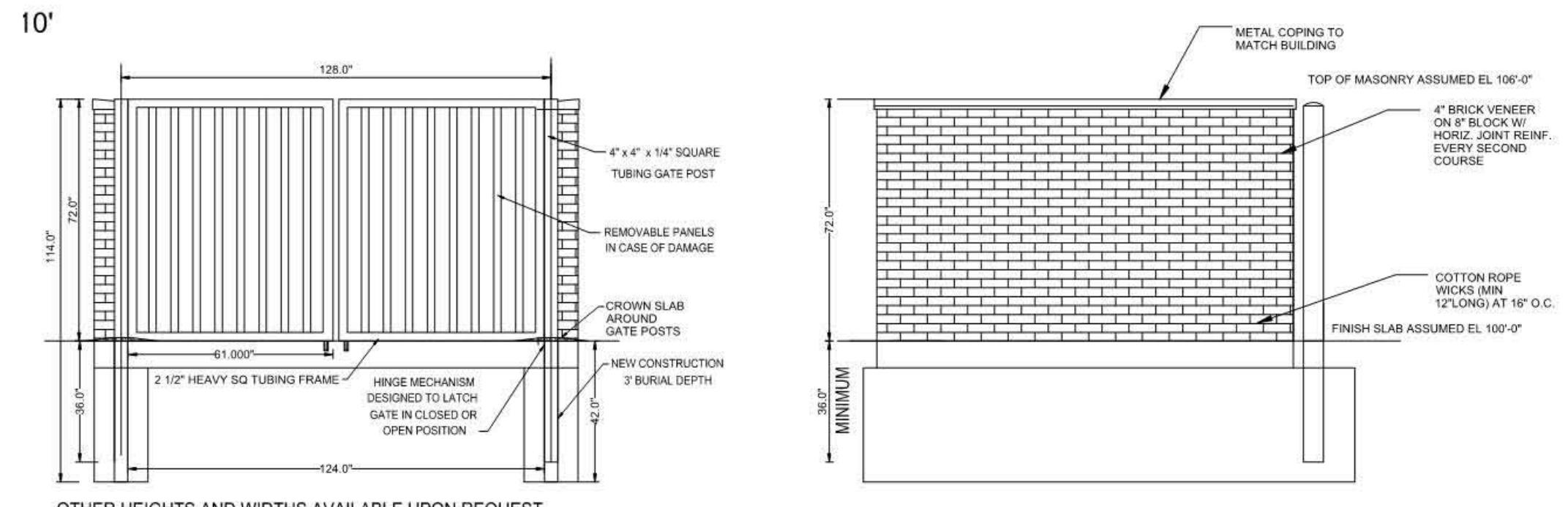
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REVISIONS	
1	CITY COMMENTS 2015-03-31
2	REVISED LAYOUT 2015-05-15
3	
4	

Rel. Date: 02.17.2015

BUILDING B
ELEVATIONS

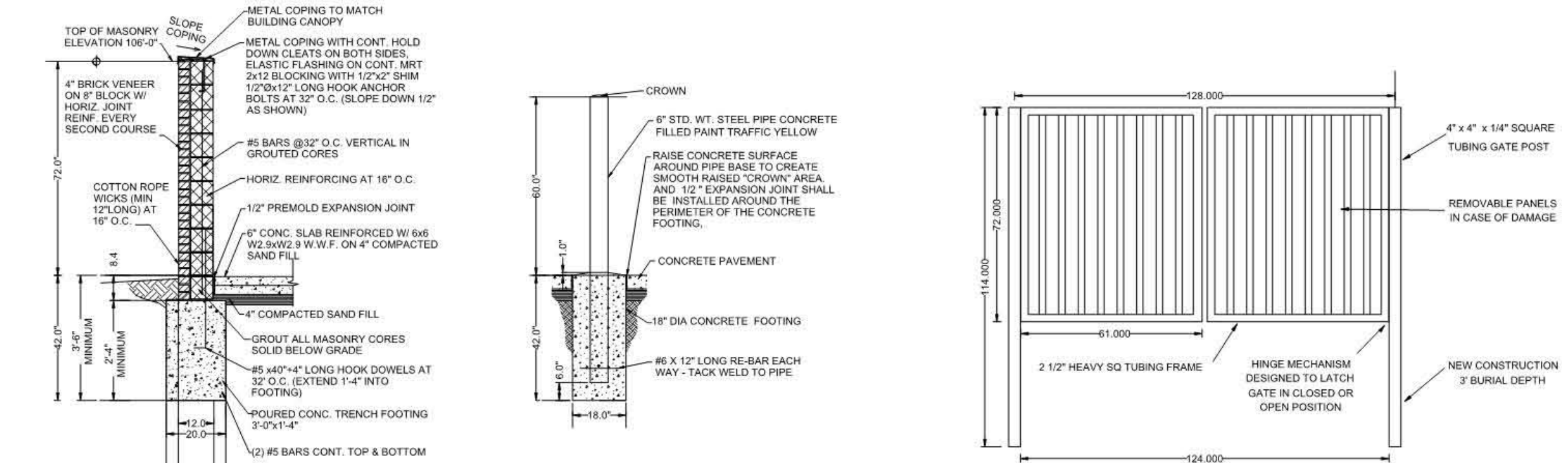
FILE PATH: P:\CE15.001.00B Bauer Farm Multi-Family Residential\3_Drawings\AutoCAD\Sheets\Planning\Final Development Plan\09 CLUBHOUSE ELEVATIONS.DWG
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EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

TRASH ENCLOSURE DETAIL

CE15.001.00B

Final Development Plan For
Bauer Farm - Multi-Family
4500 - 4600 Block of Bauer Farm Drive, Lawrence, Kansas 66049

APPROVED BY:
Name: _____ Date: _____
Name: _____ Date: _____
Name: _____ Date: _____

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THIS SITE PLAN IS FOR
PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION

REVISIONS
1 CITY COMMENTS
2015-03-31
2 REVISED LAYOUT
2015-05-15
3
4

Rel. Date: 02.17.2015

CLUBHOUSE
ELEVATIONS

7

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