

**PLANNING COMMISSION REPORT**  
**Regular Agenda – Non-Public Hearing Item**

PC Staff Report  
PP-14-00109

**ITEM NO. 9C:    PRELIMINARY PLAT FOR LCCC & PEASLEE ADDITION; 2900 & 2920 HASKELL AVE (SMS)**

**PP-14-00109:** Consider a Preliminary Plat for LCCC and Peaslee Addition, a two-lot institutional and industrial subdivision, located at 2900 & 2920 Haskell Ave (east of the proposed relocated Haskell Avenue). Submitted by Landplan Engineering PA on behalf of Unified School District 497 and the Economic Development Corporation of Lawrence & Douglas County, property owners of record.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat of the LCCC and Peaslee Addition subject to the following condition:

1. Applicant shall provide a revised preliminary plat with the following changes:
  - a. Graphically show the proposed dedication of a cross access easement from Haskell Avenue to proposed Lot 2.
  - b. Graphically show the proposed utility easement for the existing sanitary sewer service line that connects the existing EDC building with the sanitary sewer main along the north property line of Lot 1.
  - c. Provide a note on the face of the preliminary plan indicating the date of approval of the waiver request from Section 19-214 of the City Code.
  - d. Correction of the legal description as noted by the City's GIS Coordinator in review.
  - e. Correction of plat to remove 29<sup>th</sup> Street label from the entrance drive.

**Reason for Request:**     *Subdivision requirement prior to construction.*

**KEY POINTS**

- The property is a portion of Lot 1, King Industrial Park Subdivision, due to right-of-way acquisition for the relocation of Haskell Avenue and 31<sup>st</sup> Street related to the completion of K-10 highway.
- This request is being considered concurrently with an application for rezoning [Z-14-00108] and a Special Use Permit for an Institutional Development Plan [SUP-14-00110] on proposed Lot 1.

**SUBDIVISION CITATIONS TO CONSIDER**

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 10, 2012.

## ASSOCIATED CASES/OTHER ACTION REQUIRED

- Z-14-00108: IL (Limited Industrial) District to GPI (General Public and Institutional Use) District, 11.66 acres.
- SUP-14-00110: Special Use Permit for an Institutional Development Plan for the Lawrence College & Career Center located at 2900 & 2920 Haskell Ave (east of the proposed relocated Haskell Avenue). The project proposes the construction of a new two-phase structure containing 56,000 sq. ft. and associated parking and site improvements.

### Other action required:

- Planning Commission consideration and recommendation of rezoning request.
- City Commission approval of rezoning request and adoption/publication of ordinance.
- Planning Commission consideration and recommendation of Special Use Permit application.
- City Commission approval of Special Use Permit application, SUP-14-00110, and adoption/publication of ordinance.
- Submittal and administrative approval of a site plan for Lot 2 improvements prior to release of Building Permits.
- Administrative approval of the Final Plat.
- Recording of the Final Plat with the Douglas County Register of Deeds.
- Application and release of Building Permits prior to development.

## PLANS AND STUDIES REQUIRED

- *Traffic Study* – Applicant indicated that 70% of high school students will be bussed from their primary high school sites to the center. Haskell Avenue is a major arterial street. Additional traffic volumes will be assessed prior to construction of Phase 2 and/or development of the EDC Training Center on the adjacent property.
- *Downstream Sanitary Sewer Analysis* – The revised downstream sanitary sewer analysis and cover letter dated May 1, 2014 provided by Landplan Engineering has been reviewed and is accepted for this project to satisfy the criteria required for the DSSA as outlined in Administrative Policy 76.
- *Drainage Study* – The proposed improvements will decrease the existing impervious surface by 12.1%. Per Section 1.6 E.2.C of the City's Stormwater Management Criteria, no detention is required for this site.
- *Retail Market Study* – Not applicable to project.

## PUBLIC COMMENT

No public comment was received prior to publication of this staff report.

### Site Summary

Gross Area:	17.55 acres
Number of Existing Lots:	Portion of Lot 1, King Industrial Park Subdivision
Number of Proposed Lots:	2 lots
	Lot 1 – 11.066 acres [proposed GPI District]
	Lot 2 -- 6.484 acres [IL District]
Right-of-Way Dedicated:	None -- [r-o-w has been previously dedicated and/or recently acquired for planned r-o-w improvements in this immediate area]

## GENERAL INFORMATION

Current Zoning and Land Use: IL (Limited Industrial) District; parking lot and vacant portion of the former Hiper Technology property.

Surrounding Zoning and Land Use: To the north and east:  
RS7 (Single-Dwelling Residential) District; *Detached Dwellings*

To the south and west:  
IL (Limited Industrial) District; *vacant portion of former Hiper Technology parcel and Manufacturing Uses*

To the west across Haskell Avenue:  
IG (General Industrial) District; *existing Industrial Uses and Gas & Fuel Sales*

## STAFF REVIEW

This property is part of the King Industrial Park Subdivision which was platted in 1979. The property is a parcel created after the acquisition of right-of-way for the relocation of Haskell Avenue and 31<sup>st</sup> Street as part of the K-10 highway improvements. The southern portion of the property is developed with the existing Hiper Technology building (former King Radio/Allied Signal/Honeywell) which has been acquired by the Economic Development Corporation of Lawrence and Douglas County (EDC) for the Dwayne Peaslee Training Center. The northern portion of the property includes a large chip & seal parking/truck storage area and undeveloped property that has been acquired by USD 497 for the development of the Lawrence College & Career Center.

### Compliance with Zoning Regulations for the proposed GPI District and IL District

Lot 1 contains approximately 11 acres and exceeds the minimum 5 acre lot size in the GPI District. The property is not encumbered by the regulatory floodplain. Minimum setbacks are established in Article 6 of the Development Code and are considered in the Institutional Development Plan review.

Lot 2 is currently zoned IL and contains approximately 6.48 acres. The minimum lot size in the IL District is 20,000 square feet. The proposed lot line between the two lots is located so that the existing building conforms to the minimum 15' setback required in the IL District.

The proposed lots comply with the Dimensional Standards in Section 20-601(b).

### Streets and Access

The property is located on the northeast corner of relocated Haskell Avenue and E 31<sup>st</sup> Street. Both streets will continue to function as principal arterials in the area. The right-of-way has been acquired by KDOT as part of the K-10 improvement project. There is no dedication of right-of-way proposed with this preliminary plat.

A new entrance drive to this property will be constructed as part of the relocation of Haskell Avenue construction. The access will be located at the northern end of Lot 1. No access is proposed to E 31<sup>st</sup> Street. There is a significant grade differential between the south property line and the street.

A cross access easement will need to be dedicated to provide access from the public street to Lot 2.

### Utilities and Infrastructure

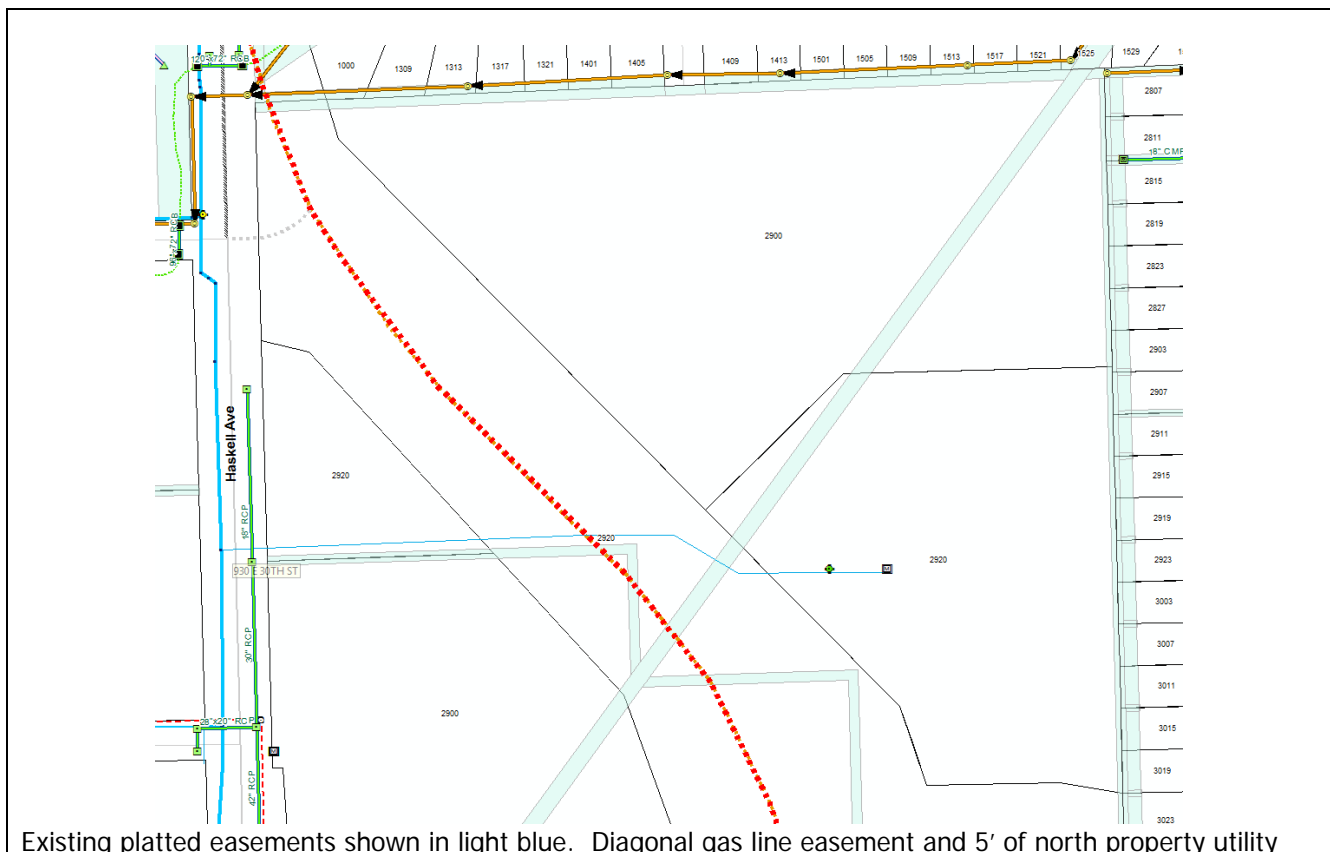
A new public water line and sanitary sewer main will be extended from the north to serve the proposed development on Lot 1. Lot 2 currently has a sanitary sewer service line from the existing building that connects to the public main located along the north property line of Lot 1. This service line does not comply with current City Code in that it will cross a separate lot once the property is platted. The Utilities Department has indicated that once the service line location, depth and condition are field verified, an easement can be dedicated to allow this line to remain in service instead of constructing a main to the existing building. The applicant will need to request a waiver from Section 19-214 of the City Code for this exception. Approval of this waiver will need to be noted on the face of the preliminary plat.

### Easements and Rights-of-way

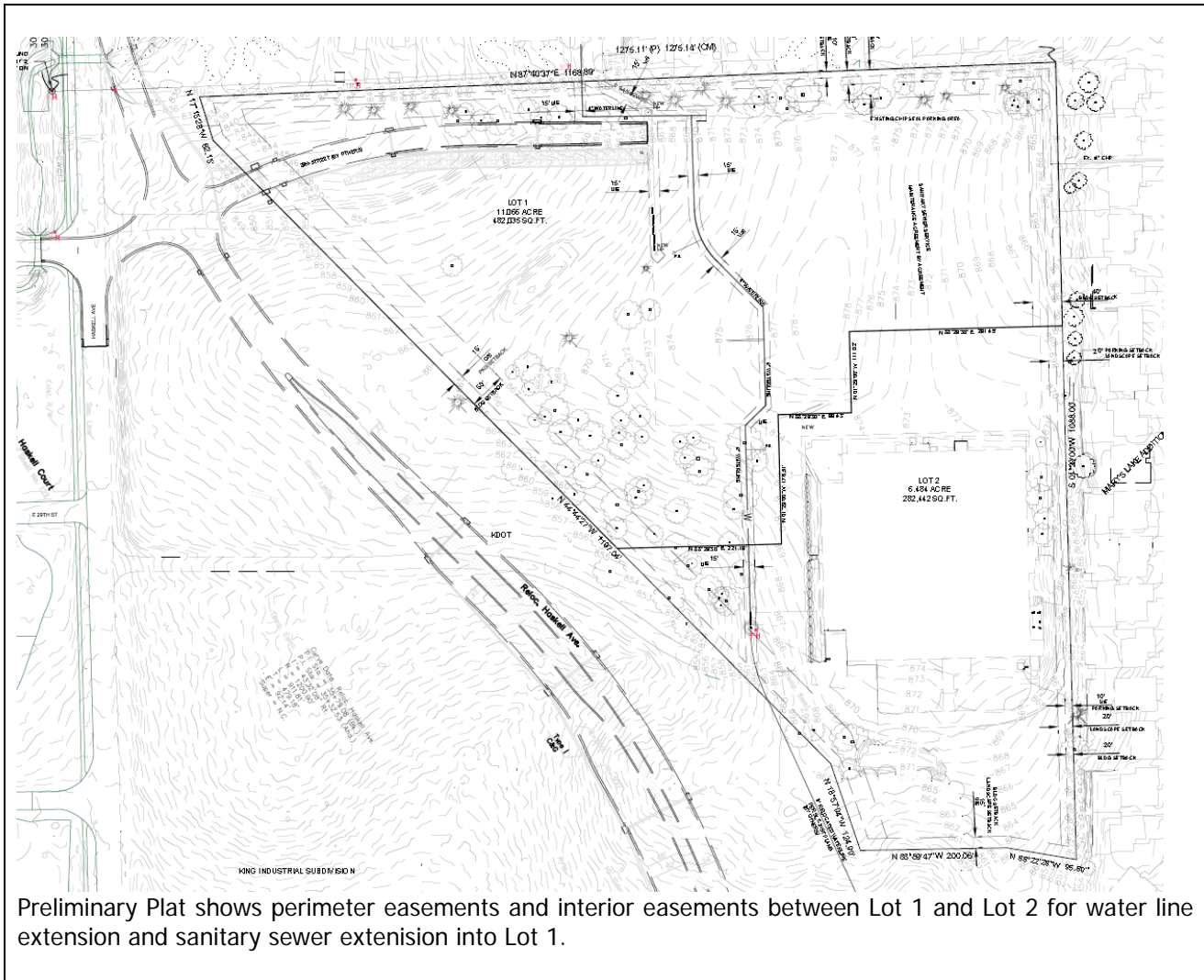
The preliminary plat indicates that new 15' utility easements will be provided along the south and west boundaries of the property as well as new internal 15' easements for the water and sanitary sewer extensions. A 10' perimeter easement is provided along the east boundary. An existing 15' easement is located along the north boundary of Lot 1. The plat proposes to vacate 5' of this easement leaving a 10' easement. An additional 15' of easement remains along the south side of the abutting residential subdivision, resulting in a total easement width of 25'.

The existing King Industrial Park Subdivision included a 25' gas line easement that crossed the property diagonally from the northeast corner to the southwest corner. The gas line no longer exists and the easement will be vacated with this plat.

As noted above, no new street right-of-way is dedicated with this plat.



easement to be vacated with this plat.

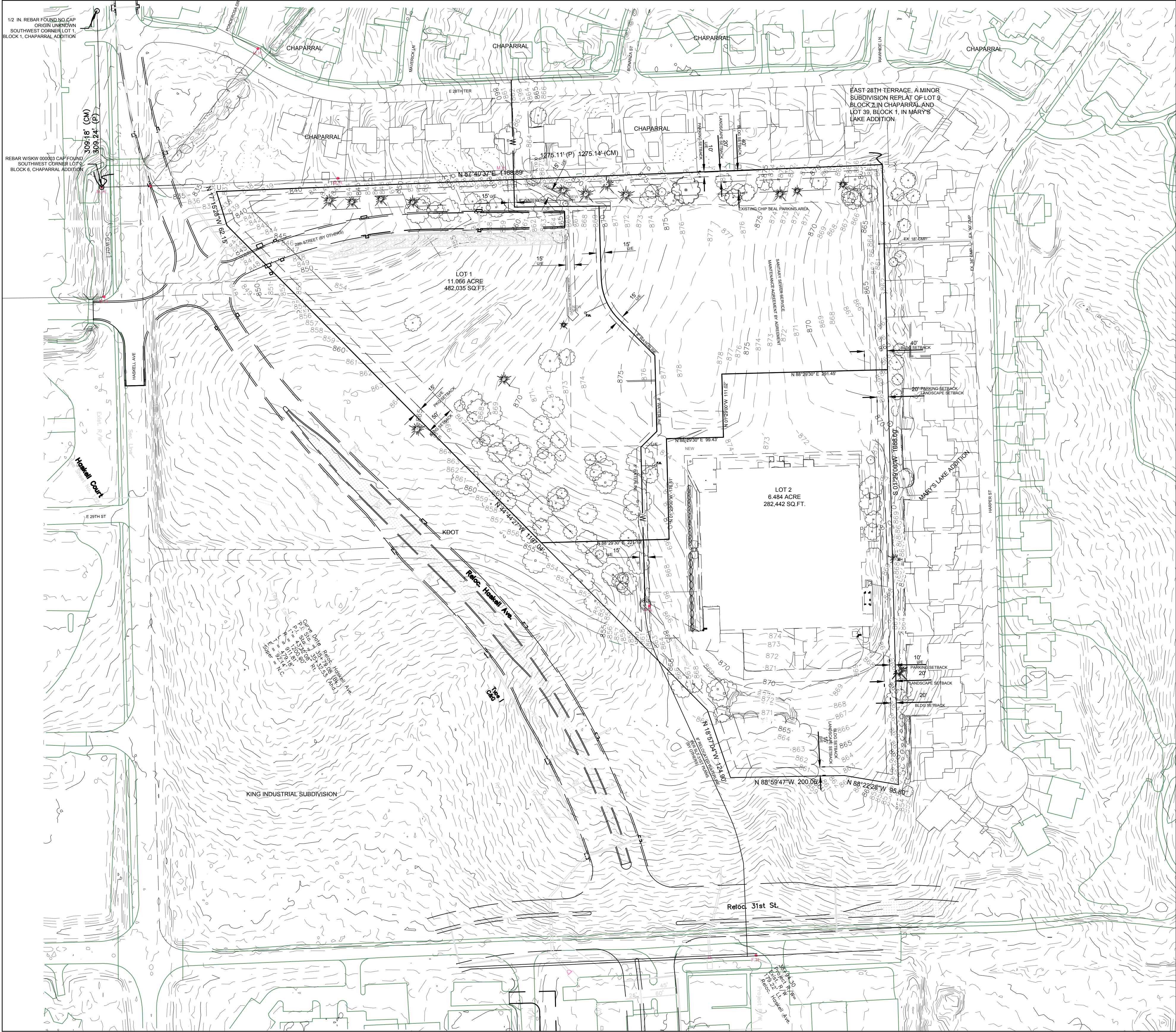


### Conformance

The preliminary plat is an essential element in the development process. Minor revisions to the legal description bearings along the east and south sides of Lot 2 are needed. Conditions have been recommended to reflect the necessary dedication of cross access for Lot 2 and to identify the necessary waiver and dedication of utility easement to accommodate the existing sanitary sewer service line that serves the existing building but crosses Lot 1 to access the public main.

With the noted conditions, the preliminary plat is in conformance with the standards and requirements of the Subdivision Regulations and the Development Code.



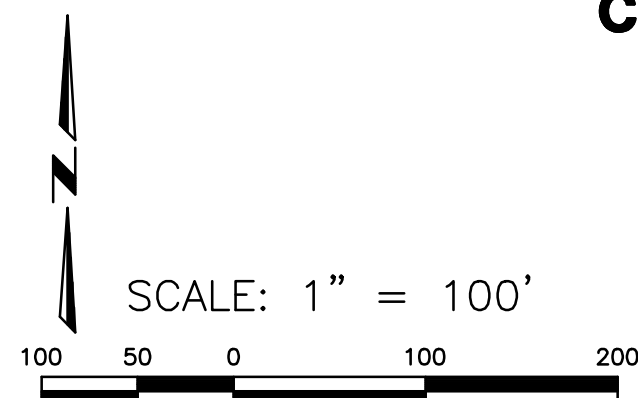


### Benchmarks

BM1 CHISLED "□" S.E. CORNER OF CONCRETE PAD WITH ELECTRIC BOX ON IT AT S.E. CORNER OF BUILDING ELEV. 874.00  
BM2 CHISLED "⊗" ON TOP OF RETAINING WALL AT SOUTH END OF WALL AT S.W. CORNER OF BUILDING ELEV. 873.21

### Legend

- |    |                 |     |                        |
|----|-----------------|-----|------------------------|
| BM | BENCH MARK      | UGT | UNDER GROUND TELEPHONE |
| MH | MANHOLE         | UGE | UNDER GROUND ELECTRIC  |
| CH | FIRE HYDRANT    | W   | WATERLINE              |
| ★  | CONIFEROUS TREE | STM | STORM SEWER LINE       |
| ○  | DECIDUOUS TREE  | SAN | SANITARY SEWER LINE    |
|    |                 |     | TREELINE               |



### General Notes

- DEVELOPER: USD 497  
110 McDONALD DRIVE  
LAWRENCE, KANSAS 66044
- OWNER: USD 497 & ECONOMIC DEVELOPMENT CORP OF LAWRENCE & DOUGLAS COUNTY
  - LAND PLANNER/ENGINEER/LAND SURVEYOR: LANDPLAN ENGINEERING, P.A.  
1310 WAKARUSA DRIVE  
LAWRENCE, KS 66049
  - PROPERTY ADDRESS: 29th & HASKELL AVE.  
LAWRENCE, KS 66044
  - TYPICAL SOIL TYPES:  
MARTIN SILTY CLAY LOAM, 3 TO 7 PERCENT SLOPES  
MARTIN SOILS, 3 TO 7 PERCENT SLOPES, ERODED  
OSKA SILTY CLAY LOAM, 3 TO 6 PERCENT SLOPES  
WOODSON SILT LOAM, 1 TO 3 PERCENT SLOPES
  - TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, NOVEMBER 2014.
  - EXISTING LAND USE: INDUSTRIAL USE
  - PROPOSED LAND USE: SCHOOL AND INDUSTRIAL USE
  - EXISTING ZONING: IL
  - PROPOSAL ZONING GPI & IL
  - DEVELOPER IS RESPONSIBLE FOR THE COST OF ANY RELOCATION OF EXISTING UTILITIES, TO SERVE THE PROPOSED SUBDIVISION.
  - ALL NEW TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES MUST BE LOCATED UNDERGROUND.
  - A PUBLIC ACCESS EASEMENT SHALL BE DEDICATED ACROSS THE PROPERTY BETWEEN LOT 1 & LOT 2 FROM HASKELL AVE. PRIOR TO FINAL APPROVAL OF FINAL PLAT.

### Site Summary

GROSS AREA: 764,478 SF / 17.550 AC  
RIGHTS-OF-WAY AREA: 0 SF / 0.000 AC  
NET AREA: 764,478 SF / 17.550 AC  
AVG. LOT SIZE: 382,239 SF / 8.775 AC  
TOTAL LOTS: 2

GPI ZONING AREA (LOT 1): 482,035 SF / 11.066 AC  
IL ZONING AREA (LOT 2): 282,442 SF / 6.484 AC

### Provisions of Financing of Roads, Sewer, Water and other Public Services

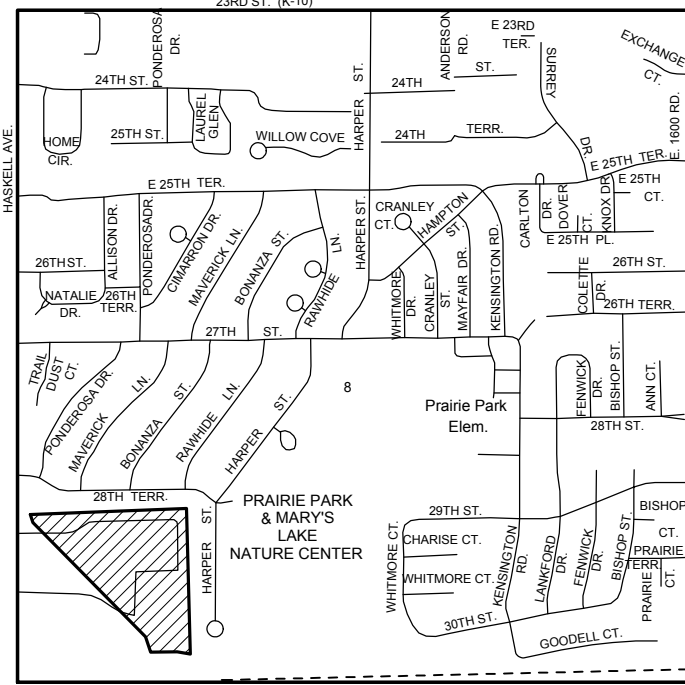
- THE SUBDIVISION WILL NOT HAVE NEW PUBLIC OR PRIVATE STREETS.
- THE SUBDIVISION WILL PROVIDE A CONNECTION TO THE EXISTING WATER LINE ON E. 28TH TERRACE. THIS WATER LINE CONNECTION WILL BE PROVIDED BY PRIVATE FINANCING.
- THE SUBDIVISION WILL PROVIDE A CONNECTION TO THE EXISTING SANITARY SEWER LINE RUNNING NORTH/SOUTH ALONG THE EASTERN PLAT BOUNDARY. THIS SANITARY SEWER CONNECTION WILL BE PROVIDED BY PRIVATE FINANCING. SEWER SERVICE WILL COME FROM E. 28TH TERRACE SEWER LINE.
- PROPOSED WATER AND SANITARY SEWER LINE ON SITE IMPROVEMENTS ARE TO BE PROVIDED BY PRIVATE FINANCING AND WILL NOT DEPEND IN ANY WAY ON A VOTE, PETITION OR OTHER COLLECTIVE ACTION OF PROPERTY OWNERS IN THE SUBDIVISION.

### Legal Description

A TRACT OF LAND IN LOT 1 KING INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 37 MARY'S LAKE ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY KANSAS; THENCE SOUTH 01°29'00" EAST, ALONG THE WEST LINE OF SAID MARY'S LAKE ADDITION 1088.00 FEET TO THE NORTH LINE OF A PERMANENT ROAD RIGHT-OF-WAY EASEMENT DESCRIBED IN TRACT 35 OF DOUGLAS COUNTY DISTRICT COURT CASE 13-CV-51; THENCE NORTH 88°22'28" WEST, 95.80 FEET ALONG SAID RIGHT-OF-WAY EASEMENT, THENCE SOUTH 88°59'47" WEST, ALONG SAID RIGHT-OF-WAY EASEMENT, 200.06 FEET; THENCE NORTH 18°57'04" WEST, ALONG SAID RIGHT-OF-WAY EASEMENT, 124.90 FEET; THENCE NORTH 44°42'27" WEST, ALONG SAID RIGHT-OF-WAY EASEMENT, 1,197.04 FEET, THENCE NORTH 17°15'28" WEST, 62.15 FEET, TO THE SOUTH LINE OF CHAPARRAL, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE NORTH 87°40'37" EAST, 1168.89 FEET ALONG THE SOUTH LINE OF SAID CHAPARRAL AND THE SOUTH LINE OF LOT 39 IN SAID MARY'S LAKE ADDITION TO THE POINT OF BEGINNING. CONTAINS 17.550 ACRES, MORE OR LESS.

### Location Map



A Preliminary Plat for  
A REPLAT OF A PORTION OF LOT 1,  
KING INDUSTRIAL PARK SUBDIVISION  
CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

LCCC AND PEASLEE  
ADDITON

Lawrence, Kansas



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Kansas City, MO 64102

MEP  
Henderson Engineers  
8345 Lenexa Dr. #300  
Lenexa, KS 66214

Structural  
KH Engineering Group  
15377 West 95th St.  
Lenexa, KS 66219



Lawrence College &  
Career Center  
Lawrence Kansas

Project #: 20133030  
Date: 3.17.14

#### Revision Schedule

Number	Description	Date Issued
1	City Rev.	5.6.14

PRELIMINARY  
PLAT

P100