

PLANNING COMMISSION REPORT
Non-Public Hearing Item

PC Staff Report
05/23/16

**ITEM NO. 1 FINAL DEVELOPMENT PLAN FOR SIXTH & MONTEREY WAY PCD
MORGAN ADDITION (MKM)**

FDP-16-00107: Consider a Final Development Plan for Phase 1 of Sixth & Monterey Way PCD Morgan Addition, a one-lot development of a *Construction Sales and Service* use and an addition to the existing *Detached Dwelling*. The site, located at 800 Monterey Way, contains approximately 0.6 acres. Submitted by Allen Belot Architect, for Robert J. and Beverly G. Morgan, property owners 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. Provision of an executed Site Plan Performance Agreement prior to the recording of the Final Development Plan.
2. The final plat for the subject property, Morgan Addition, shall be recorded with the Register of Deeds, prior to the recordation and release of the Final Development Plan.

Applicant's

Reason for Request:

This property has been part of the original PCD since its inception. In the current iteration this current PDP has been approved for 32 multi-family dwelling units only. The owners now wish to continue living in the existing and expanded single family residence located at the far eastern area of the property. They also wish to demolish the existing structurally deteriorating contractors shed located west of the single family residence and construct a combination automobile garage/contractors shop immediately adjacent to the existing house. For the remainder of the property, they want to continue with the previously approved multi-family use.

Design Standards to Consider

- Consistency with approved Preliminary Development Plan, PDP-15-00378.
- 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 Sixth & Monterey Way PCD [PDP-15-00378] modified the previously approved plan for four apartment buildings on the property, identified as Phase A-2, to reduce the number of apartment buildings to three (on Lot 2) while retaining the existing residence on the east side of the property and relocating (and rebuilding) the construction shop to the south of the residence (on Lot 1).

- The proposed development is in substantial conformance with the approved Preliminary Development Plan, PDP-15-00378. The Preliminary Development Plan did not indicate the project would be phased but, due to the development preferences of the owners of the existing residence, the eastern portion of the project, being platted as Lot 1, Morgan Addition, is included in this Final Development Plan and the western portion, being platted as Lot 2, Morgan Addition will be a future phase.

ASSOCIATED CASES

- PDP-15-00378, Sixth & Monterey Way PCD Preliminary Development Plan for Phase A-2. The development plan provided a site plan of the proposed development, revised the use restrictions placed on Phase A-2 to allow *Detached Dwelling*, and *Construction Sales and Services* uses, and also serves as the Preliminary Plat for the property. The Preliminary Development Plan was recommended for approval by the Planning Commission on September 21, 2015 and approved by the City Commission on October 10, 2015.
- PF-15-00380, Morgan Addition Final Plat. This plat will complete the platting of the Sixth & Monterey Way PCD. The plat was approved by the City Commission on October 20, 2015.

OTHER ACTION REQUIRED

- The final plat shall 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 to Development Services for processing of building permits.
- Submittal of building permit application and construction plans. Construction may commence only after building permits have been issued.

PUBLIC COMMENT

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

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Study was not required as the proposed development was similar to that shown on previously approved Preliminary Development Plan.
- *Downstream Sanitary Sewer Analysis* - Provided and accepted with preliminary development plan.
- *Drainage Study* – Provided and accepted with preliminary development plan.

GENERAL INFORMATION

Current Zoning and Land Use: PCD-[6th and Monterey Way] (Planned Commercial Development) District; *Detached Dwelling*.

Surrounding Zoning: To the west: PCD-[6th and Monterey Way] (Planned Commercial Development) District; Undeveloped, this property was included in the approved Preliminary Development Plan for *Multi-Dwelling Residential* uses and will be developed as a future phase.

PARKING SUMMARY

The *Detached Dwelling* use requires 2 parking spaces and these are provided in a two car garage. Additional parking could also occur on the access drive. The *Construction Sales and Service* use requires parking at a rate of 1 space for every 500 sq ft of floor area and 1 space for every acre of exterior storage or assembly. The plan does not include any exterior storage or assembly area for this use. The table below summarizes the parking requirements and the amount of parking that is provided. Parking is being provided for this project in compliance with the Parking Regulations in the 2006 Development Code.

| Use | Requirement | Required | Provided |
|--|--|---|----------|
| <i>Detached Dwelling</i> | 2 per dwelling | 2 spaces required | 5 spaces |
| <i>Construction Sales & Services</i> | 1 space per each 500 sq ft of floor area PLUS 1 space per acre of outdoor storage or assembly | 1200 sq ft building / 3 spaces No outdoor storage or assembly area | |
| TOTAL | | 5 spaces | |
| Bicycle | 1 per 10 auto spaces | 1 space | 1 space |
| ADA | <i>Detached Dwelling</i> : not required <i>Construction Sales & Services</i> : none required as business does not include customer activity on site | 0 | 0 |

SITE SUMMARY

| Lot 1 Morgan Addition | Existing | Proposed | Change |
|-----------------------|-------------------------|--------------------------|---------------|
| Lot Area | 25,900 sq ft | 25,900 sq ft | -- |
| Building Coverage | 2,011 sq ft | 3,605 sq ft | +1,594 sq ft |
| Pavement Coverage | 2,380 sq ft | 7,470 sq ft | +5,090 sq ft |
| Impervious Coverage | 4,391 sq ft (16.95%) | 11,075 sq ft (42.76%) | +6,684 sq ft |
| Pervious Coverage | 21,509 sq ft | 14,825 sq ft | - 6,684 sq ft |

STAFF REVIEW

The property addressed as 800 Monterey Drive includes both phases of this development and is currently developed with a contractor's shop and a residence. These uses were not included in the list of permitted uses for the subject area, identified as Area A-2 on the plan, with the conditions of the previous Preliminary Development Plans for the Development. The original plan was to replace them with apartments.

As the property owner's plans changed, the Preliminary Development Plan was revised to add these uses to the A-2 Area and to show the Contractor's Shop use (classified as *Construction Sales and Services* in the 2006 Development Code) being relocated to the east side of the property with the residence. This portion of the property is being platted as Lot 1, Morgan Addition. The west portion of the property was shown as Lot 2, Morgan Addition with the

Preliminary Development Plan and was designed for apartment development. A Final Plat and a Final Development Plan will need to be submitted and approved prior to development of Lot 2.

Several Development Plans have been approved for portions of the development. The highlighted area in Figure 2 is the overall planned development. Phase 1 of Area A-2 is marked with a star. The remainder of the parcel to the west is Phase 2.

Common Open Space

Per Section 20-701(j) of the Development Code, a minimum of 20% of the total site area must be provided as Common Open Space. This is defined as being open space that is available for the use and enjoyment of all the tenants of the development. The plan identifies the Common Open Space for this property (Figure 3).

Approximately 22% of the lot is set aside as Common Open Space; however, as the property is developed with a Detached Dwelling the Common Open Space on this property would be more suitable for use by the residents of the dwelling. The apartment development on Lot 2 will also provide 20% of Common Open Space for the residents.

Access and Circulation

The property will have two access points on Morgan Lane, a private street which accesses Monterey Way to the west. One access will serve the residence and the other will serve the shop. This will separate the different types of traffic on the site. The extension of Morgan Lane and the sidewalk to Comet Lane will occur with the Multi-Dwelling development of Lot 2.

Pedestrian Connectivity

A walkway connects the residence to the garage and also to the access drive. The amount of pedestrian connectivity is similar to other detached dwellings in the city. Pedestrian traffic is not expected with the shop; therefore, no walkways are provided. A sidewalk linking to Comet Lane will be installed with the extension of Morgan Lane in Phase 2 to provide linkage between the apartments and Comet Lane.

Lighting

No exterior lighting is being proposed with this plan.

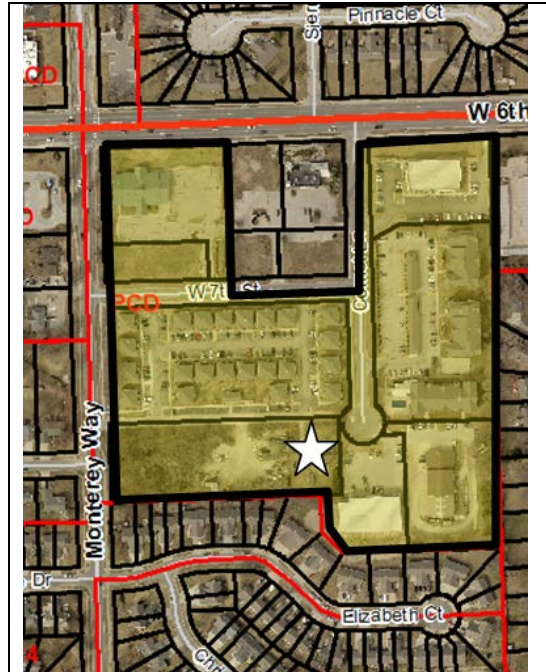


Figure 2. 6th and Monterey Way PCD area, highlighted, and the subject property marked with a star.

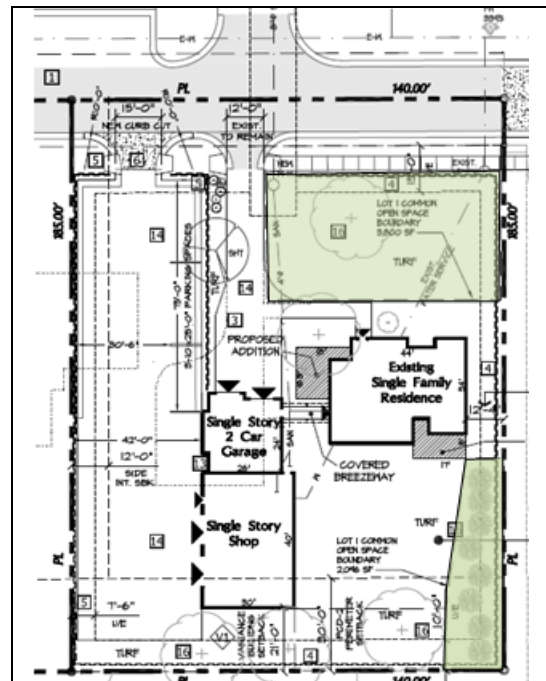


Figure 3. Common Open Space exhibit showing the common open space boundary, shaded in green.

Landscaping

Street trees are not specifically required as the property is adjacent to a private street, but landscaping should be provided to create an attractive streetscape along Morgan Lane. Trees are located along Morgan Lane and a six foot wood fence currently surrounds the residence on the sides, rear, and along Morgan Lane. New fencing will be installed along the shop's drive and access to screen it from the street.

BUILDING ELEVATIONS

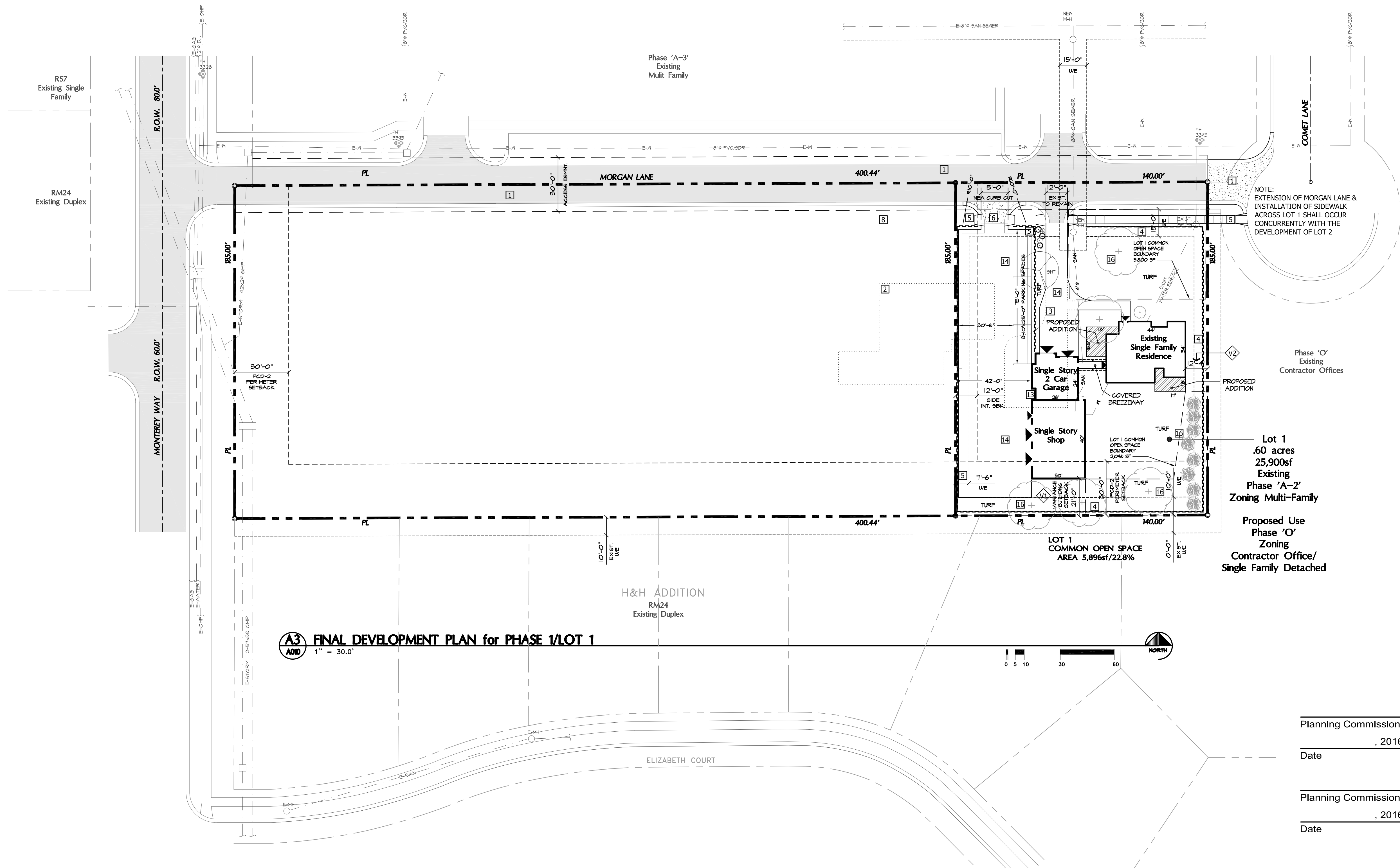
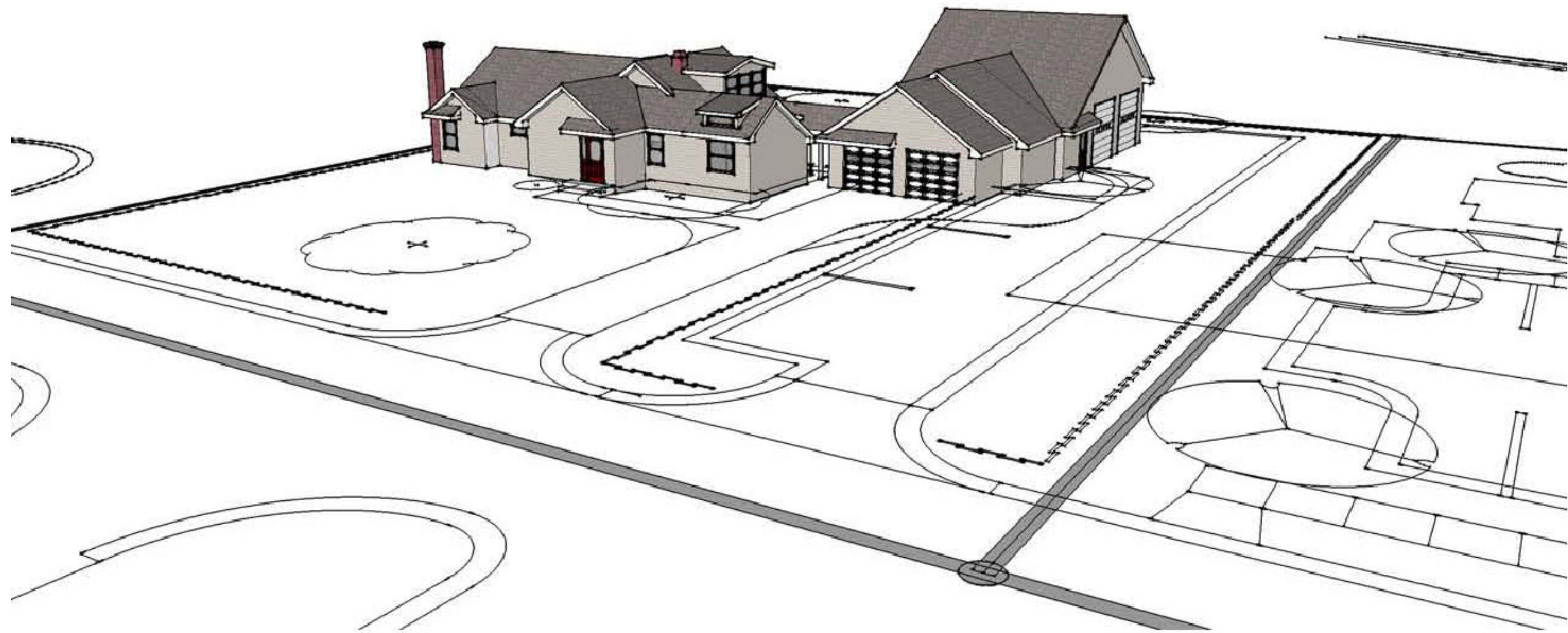
The commercial use, the *Contractor Sales and Service* use, will be located behind the garage and will be built with a peaked roof and will have a residential character. The house and the shop appear as a unified development. The structures will have a maximum height of 19.75 ft.



Figure 5. Elevation of proposed Phase 1

Conclusion

The development proposed with this Final Development Plan conforms with the approved Preliminary Development Plan and is compliant with the provisions of the Development Code.



Legal Description

Lot 1 of the Final Plat of the Morgan Addition, a subdivision of the City of Lawrence, Douglas County, KS in the NE1/4, Sec 34-T12S-R18E of the 6th Principal Meridian. Containing 4/- 0.60acres

Land Development Code Standards

Use Table/Permitted in PCD

| Existing Use(s) | Proposed Use(s) | Use Category | A=Accessory P=Permitted S=Special | Use Specifics/Standards |
|----------------------------------|----------------------------------|----------------------|-----------------------------------|-------------------------|
| SF Residence/ Contractors Office | SF Residence/ Contractors Office | Construction Service | P | None |

Density & Dimensional Standards

| Standard | Required | Lot 1 |
|--------------------------------|----------|--|
| Existing Zoning | PCD 2 | |
| Min Lot Width | 40' | 140' |
| Minimum Setbacks | | |
| Front | 15' | 62' |
| Side Detached Structures | 20' | 42'/12'-4" (See variances granted below) |
| Side Attached Structures | 0' | n/a |
| Side Interior | 10' | n/a |
| Rear Residential Structures | 25' | 68'-4" (See variances granted below) |
| Rear Commercial Structures | 35' | 24'-4" (See variances granted below) |
| Periphery Boundary | 30' | See variances granted below |
| Maximum Height | 35' | 18.75'/18' |
| Common Open Space Required 20% | 5,180 sf | |
| Common Open Space Provided | 5,896 sf | |

Parking, Loading & Access

| Use | Basis | Min Required | Provided |
|-----------------|----------------------|--------------|----------|
| Proposed: | | | |
| SF Dwelling | 2 per dwelling | 2 | 2 |
| Contractor Shop | 1 per 500sf of bldg | 3 | 3 |
| Outdoor Storage | 1 per acre | 0 | 0 |
| Bicycle: | | | |
| Contractor Shop | 1 per 10 auto spaces | 1 | 1 |

Landscaping & Screening

| Landscaping Materials | Symbol | Name | Size | Quantity | Package |
|-----------------------|--------|-------------------|--------|----------|-----------|
| GFS | | Goldflame Spiraea | 3 gal. | As Shown | container |
| MBB | | Mentor Barberry | 3 gal. | As Shown | container |
| KJ | | Kaleleuri Juniper | 6 ft. | As Shown | b&b |

Symbol Common Name Genus-Species

| | | |
|-----|-----------------------------|--|
| SH1 | Red Maple | Acer rubrum 'Autumn Blaze or Columnar' |
| | Honeylocust | Acer plantanoides 'Emerald Queen' |
| | Norway Maple | Platanus x acerifolia Bloodgood |
| | Bloodgood London Plane Tree | Quercus borealis |
| | Northern Red Oak | |

Substitution of appropriate similar species shall be approved by the Lawrence-Douglas County Metropolitan Planning Office in advance of planting.

Interior Parking Lot Landscaping

Parking Lots shall contain at least 60 square feet of Landscaping area per Parking Space.

Required: 3 spaces x 60sf/space = 180 sf Provided: 572sf

Note: Provide 1 Tree & 3 shrubs/10 spaces

Existing Trees & Vegetation

Damaged or Destroyed Trees

If trees identified for preservation, credit or located in easements are destroyed or damaged, they shall be replaced by similar trees on a 1:1 basis. Replacement trees shall be minimum 4" caliper for deciduous or 8" in height for ornamental & evergreen trees.

General Development Standards

20-1103 Outdoor Lighting

No outdoor lighting has been proposed with this development plan at this time however, any Pole mounted or any fixture with wattages greater than 150W incandescent (or equivalent lumen output of alternative source), proposed in the future, shall be prohibited prior to submission & approval of a revised site plan including photometric data for the proposed lighting. Fixtures shall be screened to prevent off-site glare.

Stormwater Management

| Impervious Surfaces | Existing | Proposed Lot 1 |
|---------------------|------------|----------------|
| Buildings | 2,011 GSF | 3,605 GSF |
| Pavement | 2,380 GSF | 7,470 GSF |
| Sub-total: | 4,391 GSF | 11,075 GSF |
| Pervious | 21,509 GSF | 14,825 GSF |
| | 25,900 GSF | 25,900 GSF |

Per City Code, a Stormwater Pollution Prevention Plan (SWP3) shall NOT be required on lots less than 1 acre.

General Notes

Americans With Disabilities Act Compliance

This site has been designed to comply with the provisions of the Americans With Disabilities Act (ADAAG) Accessibility Guidelines for Buildings & Facilities, Appendix A to 28 CFR Part 36.

The Architect has used reasonable professional efforts to interpret & comply with applicable ADAAG requirements as they relate to this document. However, since the requirements of the ADAAG are subject to various and possibly contradictory interpretations, the Architect cannot and does not warrant or guarantee that this document will comply with all interpretations that may occur and revisions may be required to comply with those interpretations.

Utilities

The utility locations/sizes/types shown on this document are for general reference only. The Owner or Owner's agent shall be responsible for contacting the utility location service(s) for exact locations/sizes/types.

Solid Waste

All solid waste shall be stored indoors in 90 gallon containers until the scheduled pick-up day when carts will be set out at the curb.

Key Notes

- Existing concrete paved street access to remain & shall be extended, as shown, in compliance w/ City Specifications
- Existing 2,400 sf two story frame structure to be removed from site
- Existing concrete paving to be removed
- Existing 6' cedar fence to remain
- F&I New 6' cedar screen fence
- F&I 5" concrete approach to City Standard detail & specifications
- F&I 5'wide x 4" reinf. concrete sidewalk with ADA ramps as shown per City Standard detail & specifications and ADAAG.
- Striped parking spaces to dimensions shown
- Bicycle parking x 1
- F&I reinf. concrete driveway 4" min.
- Existing mature landscaping to remain as shown

Variance

V1 Variance: encroachment into perimeter & rear yard setback for the proposed shop building only, as shown, conditioned on the installation & perpetual maintenance of a 6' privacy fence South of the Shop & associated access drive to provide screening to the adjacent residential property owners to the South, approved by the Planning Commission on September 21, 2015

V2 Variance: for encroachment into the required 20' side setback to 12'-4" approved by the Planning Commission on September 21, 2015 for the existing house & proposed addition.

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SIXTH & MONTEREY WAY PCD
MORGAN ADDITION
PHASE 1/LOT1 FINAL DEVELOPMENT PLAN
800 Morgan Lane Lawrence, KS

PROJECT # 1511
DATE: 20JULY15
DRAWN BY:
CHECKED BY:
REVISIONS:

| | |
|---|---------|
| 1 | 24AUG15 |
| 2 | 02SEP15 |
| 3 | 12FEB16 |
| 4 | 10MAR16 |
| 5 | 11APR16 |
| 6 | 28APR16 |
| 7 | 01MAY16 |

PHASE 1/LOT 1 FINAL DEVELOPMENT PLAN

Sheet

A010

of Sheets