# LAWRENCE BOARD OF ZONING APPEALS AGENDA

MAY 5, 2016 – 6:30 P.M., CITY COMMISSION MEETING ROOM, FIRST FLOOR OF CITY HALL AT SIXTH AND MASSACHUSETTS STREET, LAWRENCE, KANSAS

#### CALL THE MEETING TO ORDER

#### TAKE A ROLL CALL TO DETERMINE IF THERE IS A QUORUM OF MEMBERS PRESENT

#### ITEM NO. 1 COMMUNICATIONS

Acknowledge communications to come before the Board.

Board member disclosure of any ex parte contacts and/or abstentions from the discussion and vote on any agenda item under consideration.

Announce any agenda items that will be deferred.

#### ITEM NO. 2 MINUTES

Consider approval of the minutes from the April 7, 2016 meeting of the Board.

#### **BEGIN PUBLIC HEARING:**

# ITEM NO. 3 NUMBER OF PARKING SPACES, INTERIOR PARKING LOT LANDSCAPING, AND PERIMETER BUFFERYARD SETBACK VARIANCES FOR A NEW DENTAL OFFICE DEVELOPMENT; 4111 WEST 6<sup>TH</sup> STREET [DRG]

**B-16-00130:** A request for variances as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2015 edition. The first request is for a variance to reduce the code required number of off-street parking spaces for a new dental health care office from 30 stalls required in Section 20 102 of the City Code to a minimum of 27 stalls. The second variance seeks to reduce the amount of interior parking lot landscaping required in Section 20-1003(c)(1) of the City Code from 1,080 square feet (based on the code standard 40 square feet of landscaping per parking space) to a minimum of 360 square feet. The third valiance involves a reduction in the 10 feet minimum width of a Type 1 Bufferyard required in Section 20-1005(c) of the City Code, to a minimum of 4.6 feet along the 60 feet width of the parking area adjacent to the south property boundary. The property is located at 4111 West 6th Street. Submitted by Joy Rhea with Paul Werner Architects, for Freestate Dental Building, LLC, the property owner of record.

# ITEM NO. 4 CITY OF LAWRENCE WATER STORAGE TANKS – SITE AREA AND STRUCTURE SETBACKS FROM ALL PROPERTY LINES; 1220 OREAD AVENUE [JSC]

**B-16-00132:** A request for variances as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2015 edition. The first request is for a variance to reduce the 5 acre minimum site area requirement listed in Section 20-601(b) of the City Code to a minimum of 0.78 acres. The second request is for a variance to reduce the

40 foot minimum front setback requirement listed in Section 20-601(b) of the City Code to a minimum of 27 feet. The third request is for a variance to reduce the 40 foot minimum interior side setback requirement listed in Section 20-601(b) of the City Code to a minimum of 20 feet from the north property line, and 15 feet from the southern property line. The fourth request is for a variance to reduce the 40 foot minimum rear setback requirement listed in Section 20-601(b) of the City Code to a minimum of 27 feet. The property is located at 1220 Oread Avenue. Submitted by Philip Ciesielski with City of Lawrence Department of Utilities, for the City of Lawrence, Kansas, the property owner of record.

# ITEM NO. 5 VARIANCE FROM THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOP; 512 EAST 9<sup>TH</sup> STREET [DRG]

**B-16-00131:** A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2015 edition. The request is for a reduction in the required number of off-street parking spaces needed for a mixed use commercial and residential development per Sections 20 902, 20-903 and 20-904 of the City Code. The applicant wants to create an additional 1,636 square feet of private workspace/studios on the secontal level of the north building, which is occupied by Lawrence Creates Makerspace. Expanding the building area requires additional off-street parking spaces, which they are unable to provide. The property is located at 512 E. 9<sup>th</sup> Street. Submitted by Eric Kirkendall, with Lawrence Creates, Inc., with the permission of the property owner of record, Hill Family Investments.

#### ITEM NO. 6 MISCELLANEOUS

a) Consider any other business to come before the Board.

# ITEM NO. 4 FRONT, INTERIOR SIDE, REAR SETBACK VARIANCES AND MINIMUM SITE AREA REQUIREMENT VARIACNE; 1220 OREAD AVENUE [JSC]

**B-16-00132**: A request for variances as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2015 edition. The first request is for a variance to reduce the 5 acre minimum site area requirement listed in Section 20-601(b) of the City Code to a minimum of 0.78 acres. The second request is for a variance to reduce the 40 foot minimum front setback requirement listed in Section 20-601(b) of the City Code to a minimum of 27 feet. The third request is for a variance to reduce the 40 foot minimum interior side setback requirement listed in Section 20-601(b) of the City Code to a minimum of 20 feet from the north property line, and 15 feet from the southern property line. The fourth request is for a variance to reduce the 40 foot minimum rear setback requirement listed in Section 20-601(b) of the City Code to a minimum of 27 feet. The property is located at 1220 Oread Avenue. Submitted by Philip Ciesielski with City of Lawrence Department of Utilities, for the City of Lawrence, Kansas, the property owner of record.

#### B. REASON FOR REQUEST

Applicant's Request – "1. Reduce the 5 acre minimum site area requirement listed in Section 20-601(b) of the City Code to a minimum of 0.78 acres.

- 2. Reduce the 40 foot minimum front setback requirement listed in Section 20-601(b) of the City Code to a minimum of 27 feet.
- 3. Reduce the 40 foot minimum interior side setback requirement listed in Section 20-601(b) of the City Code to a minimum of 20 feet from the north property line, and 15 feet from the southern property line.
- 4. Reduce the 40 foot minimum rear setback requirement listed in Section 20-601 (b) of the City Code to a minimum of 27 feet."

#### C. ZONING AND LAND USE

Current Zoning & Land Use: RM32 (Multi-Dwelling Residential District – 32 Dwelling

Units per acre) District; Utilities and Services, Major.

Existing public water utility facility.

Application for rezoning from RM32 to GPI has been filed

with the Lawrence - Douglas County Planning Office:

(Z-16-00145).

Surrounding Zoning and Land Use: RM32 (Multi-Dwelling Residential District – 32 Dwelling

Units per acre) District to the north; Ecumenical Campus

Ministries.

RM32 (Multi-Dwelling Residential District – 32 Dwelling

Units per acre) District to the south; University of Kansas

Adams Alumni Center.

RM32 (Multi-Dwelling Residential District – 32 Dwelling Units per acre) District to the east; Single and Multi-Dwelling residential structures.

U-KU (University – Kansas University) District to the west; Mississippi Street Parking Garage, Multi-Dwelling residential structures, and vacant land.

#### D. ZONING ORDINANCE REQUIREMENTS

Section 20-601(b), "Density and Dimensional Standards; Occupancy Limits – Nonresidential Districts," has standards defining the minimum building setbacks for structures based upon each zoning district. In the GPI District, the minimum front side building setback is listed to be 40 feet, the minimum interior side setback is listed to be 40 feet.

Section 20-601(b), "Density and Dimensional Standards; Occupancy Limits – Nonresidential Districts," has standards defining the minimum site area for properties based upon each zoning district. In the GPI District, the minimum site area requirement is listed to be 5 acres.



Figure 1: Existing Site Image from 2015.

#### E. SPECIFIC ANALYSIS

Section 20-1309(g)(1) in the Development Code lists the five requisite conditions that have to be met for a variance to be approved.

1. The variance request arises from such conditions which are unique to the property in question and not ordinarily found in the same zone or district; and are not created by an action or actions of the property owner or applicant.

Applicant response: "The property is currently used as a public water utility facility consisting of two water storage tanks and a booster pump station. The rezoning from RM32 to GPI, and accompanying variances will bring the property in line with current zoning categories. The use of the site will remain consistent with the current use."

Presently, an application to rezone this property to GPI (General Public and Institutional Use) District is scheduled to be considered by the Lawrence – Douglas County Planning Commission at their June 20<sup>th</sup>, 2016 meeting. The GPI District was created for, and is applied to, infrastructure and municipal facilities, such as schools, parks, water and waste water treatment facilities, and other similar utility infrastructure properties. The proposed rezoning would bring the property's zoning into conformance with the Land Development Code and recommended base zoning district; however, due to the site's placement requirements and existing surroundings, the Density and Dimensional Standards placed on the property for GPI zoning by Section 20-602(b) requires the consideration of the requested variances.

The original plat for the lots on which the facility is currently located is part of the Oread Addition, which was recorded in 1870. The existing site's construction and operation pre-dates the 2006 creation of the GPI District, by the adoption of the current Land Development Code. The use of this property as a public utility has been in continuous operation since the first tank was constructed in 1931. Previous zoning code editions did not include a zoning designation for municipal, utility, or civic properties and land uses. With the adoption of the Land Development Code in 2006, the code provides the GPI District for such properties.

2. That the granting of the variance will not adversely affect the rights of adjacent property owners or residents.

Applicant response: "The requested rezoning and accompanying variances will have no effect on the rights of the adjacent property owners."

In staff's opinion, the requested variances will not adversely affect the rights of adjacent property owners or residents. Notice was provided to property owners within a 200 foot distance of the subject property to inform them of the application filed by the property owner. As of the time this report was written, staff has not been contacted by any property owner expressing concerns or objections to the applicant's request.

3. That the strict application of the provisions of this chapter for which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

Applicant response: "Application of the provisions from which the variances are requested would render the site unsuitable for the current and intended use as a public water utility facility. There are no other suitable sites in the area and major infrastructure is in place to the existing site to support the current water storage and pumping operations."

In staff's opinion, strict adherence to the Land Development Code would be an unnecessary hardship to this property given the precise requirements for the site's continued use and operation as a public water utility facility and existing built environment around this location. Relocating this facility is challenging given both the operational needs of the utility and the underground infrastructure required to serve the property, and consequently that allows the property to serve the greater community.

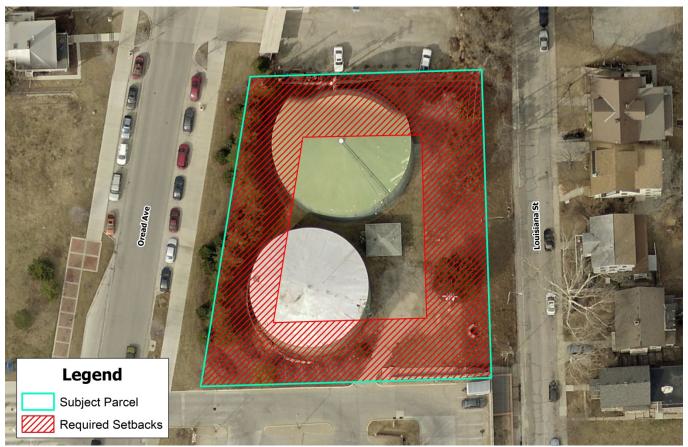


Figure 2: IBP & GPI Setbacks Illustration

With the proposed rezoning to GPI to comply with the Land Development Code, the setbacks and site area requirements then become a hardship to comply with the purpose and intent of the Land Development Code. Section 20-602(b), "Density and Dimensional Standards; Occupancy Limit: Nonresidential Districts," prescribes, "Density and Dimensional Standards for the GPI and H Districts shall be the same as those established in the IBP District." The enumerated purpose of the IBP (Industrial/Business Park) District, "is intended to provide space in attractive and appropriate locations for certain low-impact employment and manufacturing uses in a planned industrial/business park setting," for which the IBP setbacks would create a hardship for a utility site of this nature. Given that the existing site is being reused for the identical use, the application of the setbacks and minimum site area requirements of the appropriate zoning designation would render the location unusable. The site is also unable to expand in size to meet the minimum 5 acre requirements. With city rights-of-way along

both the eastern and western sides of the site, and existing development to the north and south, the ability to expand the parcel to achieve 5 acres is not possible given this existing development context.

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

Applicant response: "The requested variances do not affect public health, safety, morals, order convenience, prosperity or general welfare in a negative manner. Granting the variances and allowing the continued operation of the public water supply facilities will maintain, or enhance the public health, safety and general welfare."

In staff's opinion, granting the requested variance will not create an adverse effect upon the public health, safety, morals, order, convenience, prosperity or general welfare. The request in question is contained within the parcel owned by the applicant, and will provide a benefit to the adjacent owners, and will be consistent with the current site layout and use. This would not create any spill-over noxious effects to the surrounding area.

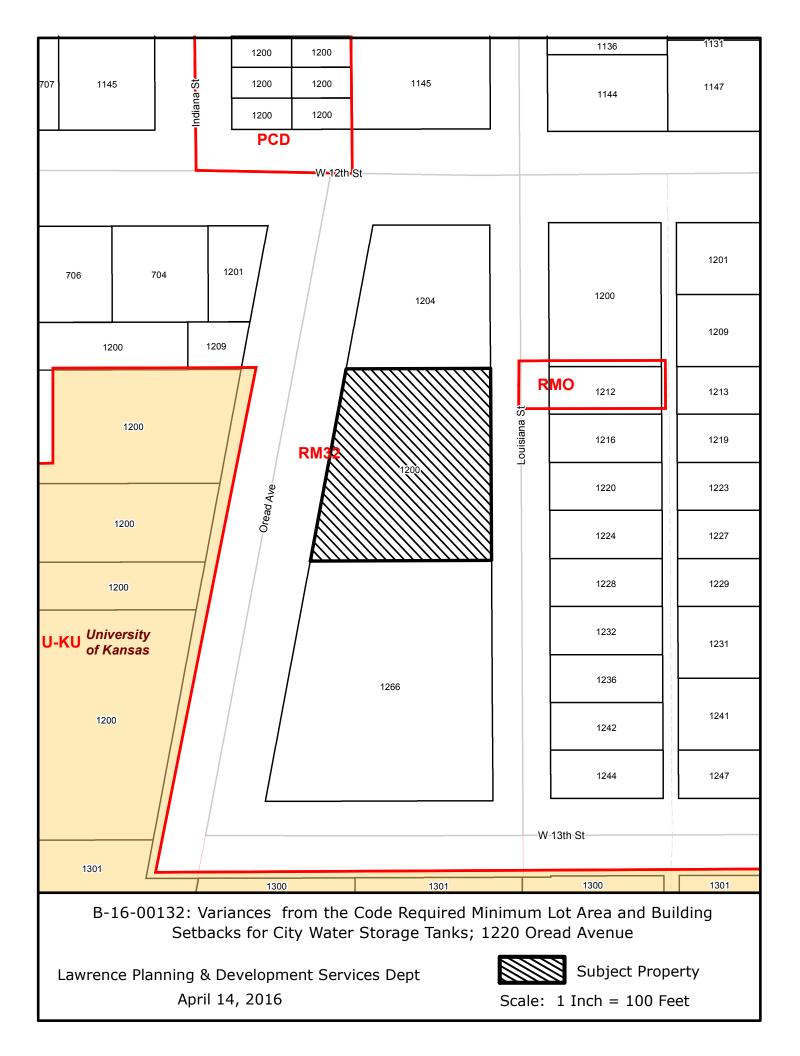
5. That granting the variance desired will not be opposed to the general spirit and intent of this chapter.

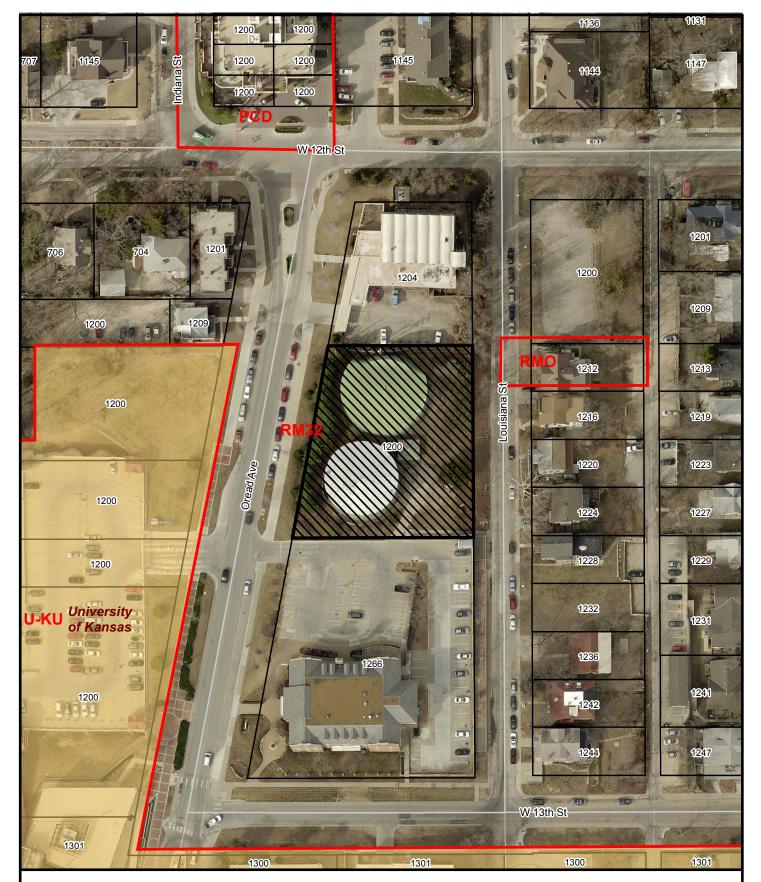
Applicant response: "Granting of the requested variances is not opposed to the general spirit and intent of the Development Code. The requested variances allow the continued use of the site as public water supply facility for the general benefit of the City of Lawrence."

In staff's opinion, approval of this variance is consistent with the general spirit and intent of the Land Development Code. Granting the requested variances is consistent with the previous findings of the Board, and also consistent with the spirit of Land Development Code. Granting of these requested variances would permit for the continued use and replacement of the water storage facilities, ensuring that the needs and protections of the public interest are maintained, while the designation proposed would meet the intent of the GPI zoning district as intended in the Land Development Code.

<u>Conclusions:</u> Staff's analysis of this variance application finds the request meets all five conditions set forth in Section 20-1309(g)(1) of the Land Development Code that the Board must find existing to grant a variance.

**Recommendation:** Staff recommends approval of the requested variances to reduce the 5 acre minimum site area requirement to a minimum of 0.78 acres, to reduce the 40 foot minimum front setback requirement to a minimum of 27 feet, to reduce the 40 foot minimum interior side setback to a minimum of 20 feet from the north property line, and 15 feet from the southern property line, and to reduce the 40 foot minimum rear setback requirement to a minimum of 27 feet; subject to the approval of the property's rezoning to GPI District by the Lawrence City Commission.





B-16-00132: Variances from the Code Required Minimum Lot Area and Building Setbacks for City Water Storage Tanks; 1220 Oread Avenue

Lawrence Planning & Development Services Dept April 14, 2016



Subject Property

Scale: 1 Inch = 100 Feet



6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

# APPLICATION FOR VARIANCE FROM UNNECESSARY HARDSHIP CEIVED

	APR <b>11</b> 2016
OWNER INFORMATION	APR 11 ZUIU
Name(s) City of Lawrence, KS	City County Planning Office
Contact Philip Ciesielski - Assistant Director of Utilities	Lawrence, Kansas
Address PO Box 708, 720 W 3rd Street	
City_Lawrence State_Kansa	
Phone () _785-832-7831 Fax () _	785-832-7806
E-mail pciesielski@lawrenceks.org Mobile/Page	er ()
APPLICANT/AGENT INFORMATION	
Contact Same as Above	
Company	
Address	
City State	ZIP
Phone () Fax () _	
E-mail Mobile/Page	er ()
Pre-Application Meeting Date Planner	
PROPERTY INFORMATION	
Present Zoning District RM32 Present Land Use Pub	lic Utility
Proposed Land Use Public Utility	
Legal Description (may be attached) Oread Addition Block 3 South ½ Lot 2	, All Lot 3, and the North ½ Lot 4
Address of Property 1200 Louisiana St	
Total Site Area 33,913 sqft	
Number and Description of Existing Improvements or Structures	
2 potable drinking water storage tanks and 1 booster pump station	



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#### **Description of variance requested:**

- 1. Reduce the 5 acre minimum site area requirement listed in Section 20-601(b) of the City Code to a minimum of 0.78 acres.
- 2. Reduce the 40 foot minimum front setback requirement listed in Section 20-601(b) of the City Code to a minimum of 27 feet.
- 3. Reduce the 40 foot minimum interior side setback requirement listed in Section 20-601(b) of the City Code to a minimum of 20 feet from the north property line, and 15 feet from the southern property line.
- 4. Reduce the 40 foot minimum rear setback requirement listed in Section 20-601(b) of the City Code to a minimum of 27 feet.



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#### **UNNECESSARY HARDSHIP CRITERIA**

The Board of Zoning Appeals may approve a zoning variance if it finds that all of the following criteria have been met. The Development Code places the burden on the applicant to show that an application complies with such criteria. Please respond to each criterion to the best of your knowledge. (Attach additional sheets if needed.)

1. That the variance request arises from such conditions which are unique to the property in question and not ordinarily found in the same zoning or district and are not created by action(s) of the property owner or applicant:
The property is currently used as a public water utility facility consisting of two water storage tanks and a booster pump station. The rezoning, from RM32 to GPI, and accompanying variances will bring the property in line with current zoning categories. The use of the site will remain consistent with the current use.
2. That granting the variance would not adversely affect the rights of adjacent property owners or residents: The requested rezoning and accompanying variances will have no affect on the rights of the adjacent property owners.



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3. That strict application of the provisions of this chapter for which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application: Application of the provisions from which the variances are requested would render the site unsuitable for the current and intended use as a public water utility facility. There are no other suitable sites in the area and major infrastructure is in place to the existing site to support the current water storage and pumping operations. 4. That the variance desired would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare: The requested variances do not affect public health, safety, morals, order, convenience, prosperity or general welfare in a negative manner. Granting the variances and allowing the continued operation of the public water supply facilities will maintain, or enhance the public health, safety and general welfare.



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5. That granting the variance desired would not be opposed to the general spirit and intent of the Development Code:

Granting of the requested variances is not opposed to the general spirit and intent of the Development Code. The requested variances allow the continued use of the site as public water supply facility for the general benefit of the City of Lawrence.

SIGNATURE				
I/We, the under aforementioned variances as ind	property. By execution of	er(s)) (duly authorized of my/our signature, I/w	<b>d agent), (Circle One)</b> of the do hereby officially apply for	e or
Signature(s):	MEL		Date 4/11/16	
:			_ Date	
^ <del>=</del>			_ Date	
STAFF USE ONLY				
Application No.				
Date Received _				
BZA Date				
Date Fee Paid _				



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#### **OWNER AUTHORIZATION**

I/WE, here	by referred
I/WE, here to as the "Undersigned", being of lawful age, do hereby on this day of, 2 the following statements to wit:	<b>'0,</b> mak∈
<ol> <li>I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in absolute of the following described real property:</li> </ol>	fee simple
See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.	
	ein referred
to as "Applicant"), to act on my/our behalf for the purpose of making application with t Office of Lawrence/Douglas County, Kansas, (common address), tl	regarding
property, or portion thereof. Such authorization includes, but is not limited to, all accommodates whatsoever necessarily required of Applicant in the application process.	s or things
<ol> <li>It is understood that in the event the Undersigned is a corporation or partnership then the whose signature appears below for and on behalf of the corporation of partnership has authority to so bind the corporation or partnership to the terms and statements contained instrument.</li> </ol>	in fact the
IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.	
Owner Owner	
STATE OF KANSAS COUNTY OF DOUGLAS	
The foregoing instrument was acknowledged before me on this day of, 2	20,
by	
My Commission Expires:  Notary Public	



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#### PROPERTY OWNERSHIP LIST CERTIFICATION

As required by Article 13, Section 20-1301(q) of the Development Code, the applicant is responsible for providing certified Ownership information (including names and mailing addresses) of all real property owners within a defined radius from the subject property. The Planning Department is required by the Development Code to use the submitted Ownership list to mail notice of the public hearing to surrounding property owners regarding this Application.

#### **Ownership Information**

The applicant is responsible for providing certified Ownership information. Current Ownership information shall be obtained from the Douglas County Clerk. Ownership information will be considered current if it is **no more than 30 days old** at the time an application is submitted to the Planning Department.

#### **Radius of Notification**

The Ownership list shall include the record Owner of the subject property and all Owners of property located within 200 feet of the subject property. If the subject property is adjacent to the City limits the area of notification shall be extended to at least 1,000 feet into the unincorporated area.

A map of the "Radius of Notification" can be obtained at the Applicant's request at the Planning Office. The map indicates ownership of each property and can be used to check the accuracy and completeness of the Ownership List. The map will be supplied at the Applicant's expense. Allow 10 business days to receive the map.

#### THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.

I certify that I have read and understood the above information and that the submitted Ownership list:

is current (no more than 30 days old), and
 includes all property owners within the required notification radius of the subject property.

Printed Name

1. was a) obtained from and b) certified by the Douglas County Clerk,

Date

Signature

Oread Tank Site Legal Description –

Oread Addition Block 3 the South ½ Lot 2, All Lot 3, and the North ½ Lot 4  $\,$ 



# Lawrence Douglas County

Metropolitan Planning Office 6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

### **Determination of Completeness, Accuracy, and Sufficiency**

Ιŀ	iave	reviewed the	variance application sub	nitted by:	
Na	ıme:	77		Date:	
Αp	plica	ation No			
Ва	sed	upon the sub	mitted information, I find	the application to be:	
	Со	mplete (base	d upon the items reviewe	1)	
	Inc	complete, ina	ccurate, or insufficient (ci	rcle) for the following reasons:	
				e or more significant inaccuracies or omissine plan's/application's compliance with Dev	
				or inaccuracies or omissions that hinder time compliance with Development Code standards	
		Other			
_					
-					
_					
_					
Pla	anne	r		Date	
		(1)	Resubmit by	to be placed on the agen	da for the Board
			of Zoning Appeals me	eting on (All resub	omitted materials
			must be deemed to be	complete, accurate, and sufficient.)	



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#### RESOURCES AVAILABLE TO THE APPLICANT

- 1. Planning Staff
- 2. Calendars:
  - Board of Zoning Appeals Submittal Deadlines and Meeting Dates
  - Planning Commission Submittal Deadlines and Meeting Dates
  - Historic Resources Commission Submittal Deadlines and Meeting Dates
- 3. Fee Schedule
- 4. City of Lawrence Development Code

The following articles of the Development Code are applicable to variance applications:

- Article 6: Density and Dimensional Standards
- Article 13, Section 20-1308: Zoning Variances

#### PLANNING DEPARTMENT PROCEDURES

*Public Hearing:* Planning Staff will schedule a hearing before the Board of Zoning Appeals, which is responsible for hearing the request.

*Newspaper Publication:* Planning Staff will publish the notice of the public hearing twenty (20) days prior to the date of the public hearing.

Mailed Notice: Planning Staff will mail notices of the public hearing to all property owners within the required notification area at least twenty (20) days prior to the public hearing. Planning Staff will also mail notice to any Registered Neighborhood Associations whose boundaries include or are contiguous to the subject property.



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# APPROVAL AND EXTENSION TIME PERIOD LAND DEVELOPMENT CODE ARTICLE 13

No action by the City shall be necessary to cause the approval to expire. Its expiration shall be considered a condition of the original approval.

#### SITE PLANS:

[Section 20-1305(o)(1)]

<u>Approval time period</u> -- Building permit must be obtained within **24 months** of final approval of the site plan or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months** may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### **SPECIAL USE PERMITS:**

[Section 20-1306(k)]

<u>Approval time period</u> -- Building permit must be obtained within **24 months** of the effective date of the decision on the Special Use or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months** may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### PRELIMINARY DEVELOPMENT PLAN:

[Section 20-1304(d)(12)]

<u>Approval time period</u> -- Application for a Final Development Plan must be submitted within **24 months** after final approval of the preliminary development plan or within 6 months after the date shown on an approved development schedule or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months**, or the proposed phasing schedule may be modified to extend all dates by a period **up to one-half the original period allowed for development of that phase**, may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### FINAL DEVELOPMENT PLAN

[Section 20-1304(e)(2)(vii)]

<u>Approval time period</u> -- A building permit must be obtained within **24 months** after the final approval of the Final Development Plan or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months**, or the proposed phasing schedule may be modified to extend all dates by a period up to **one-half the original period allowed for development of that phase** may be approved by City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

**Hardship Variance Packet** 



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#### INSTITUTIONAL DEVELOPMENT PLAN

[Section 20-1307(g)]

<u>Approval time period</u> -- A building permit must be obtained within **24 months** after the final approval of the Institutional Development Plan or the approval shall expire.

<u>Extension</u> -- Extension of **up to 24 months** may be approved by the City Commission for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

#### **ZONING VARIANCES**

[Section20-1309(k)]

<u>Approval time period</u> -- A building permit must be obtained within **24 months** after the variance has been granted or the variance will expire. The variance will also expire upon expiration of a building permit.

<u>Extension</u> -- Extension of up to **24 months** may be approved by the Board of Zoning Appeals for good cause shown if written request is made by letter to the Planning Director before the expiration date. Additional extensions may be requested, if necessary.

# APPROVAL AND EXTENSION TIME PERIOD SUBDIVISION REGULATIONS

#### PRELIMINARY PLAT\*

[Section 20-809(j)]

<u>Approval time period</u> -- A final plat must be submitted within **24 months** of the date approval of the preliminary plat was granted by the Planning Commission or the approval of the preliminary plat shall expire.

\* Per Section 20-1304(d)(10) of the Development Code, approval of a Preliminary Development Plan constitutes approval of a preliminary plat. In the case of properties that were platted with a Preliminary Development Plan, the approval and extension dates of the Preliminary Development Plan shall apply. (See previous page)

<u>Extension</u> --\_An extension of **up to 24 months** may be granted by the Planning Commission for a Preliminary Plat if the cause of failure to submit a final plat is beyond the subdivider's control. A written request must be provided to the Planning Director prior to the expiration date. Additional extensions may be requested, if necessary.

#### **FINAL PLAT**

[Section 20-809(n)(5)]

<u>Approval time period</u> -- Approval of a Final Plat shall be effective for no more than **24 months** from the date of approval unless all conditions of approval have been completed.



6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

<u>Extension</u> – An extension may be granted by the Planning Director for good cause. A written request for extension must be provided to the Planning Director prior to the expiration of the original 24 month approval period.

#### MINOR SUBDIVISION/REPLAT

(Section 11-108(k)

Approval of a Minor Subdivision/Replat by the Planning director and acceptance of dedications by the Governing Body shall be effective for no more than **24 months** from the date of acceptance unless all conditions of approval have been completed or an extension has been granted by the Planing Director for good cause.

<u>Extension</u> – The extension request must be submitted to the Planning Director prior to the expiration of the original 24 month approval period.

situs	1204 OREAD AVE	1201 OREAD AVE	704 W 12TH ST	1209 OREAD AVE	1200 BLK OREAD AVE	1200 LOUISIANA ST BLK	1200 BLK OREAD AVE	1266 OREAD AVE	1200 BLK OREAD AVE	1200 BLK OREAD AVE	1201 OHIO ST	1200 LOUISIANA ST	1209 OHIO ST	1213 OHIO ST	1212 LOUISIANA ST	1219 OHIO ST	1216 LOUISIANA ST	1223 OHIO ST	1220 LOUISIANA ST	1227 OHIO ST	1224 LOUISIANA ST	1229 OHIO ST	1228 LOUISIANA ST	1231 OHIO ST	1232 LOUISIANA ST	1236 LOUISIANA ST	1242 LOUISIANA ST	1244 LOUISIANA ST	1200 BLK OREAD AVE
Quickrefid	R8349 1	R8356 1	R8359 7	R8358 1	R8357 1	R8350 1	R8369 1	R8351 1	R8368 1	R8367 1	R16371 1	R16372 1	R16390 1	R16389 1	R16373 1	R16388 1	R16374 1	R16387 1	R16375 1	R16386 1	R16376 1	R16385 1	R16377 1	R16384 1	R16378 1	R16379 1	R16380 1	R16381 1	R334583 1
PID	023-067-36-0-40-04-001.00-0	023-067-36-0-40-06-001.02-0	023-067-36-0-40-06-002.00-0	023-067-36-0-40-06-001.04-0	023-067-36-0-40-06-001.03-0	023-067-36-0-40-04-002.00-0	023-067-36-0-40-06-012.00-0	023-067-36-0-40-04-003.00-0	023-067-36-0-40-06-011.00-0	023-067-36-0-40-06-010.00-0	023-079-31-0-30-24-001.00-0	023-079-31-0-30-24-002,00-0	023-079-31-0-30-24-019.00-0	023-079-31-0-30-24-018.01-0	023-079-31-0-30-24-003.00-0	023-079-31-0-30-24-018.00-0	023-079-31-0-30-24-004.00-0	023-079-31-0-30-24-017 00-0	023-079-31-0-30-24-005.00-0	023-079-31-0-30-24-016.00-0	023-079-31-0-30-24-006.00-0	023-079-31-0-30-24-015.00-0	023-079-31-0-30-24-007,00-0	023-079-31-0-30-24-014,00-0	023-079-31-0-30-24-008.00-0	023-079-31-0-30-24-009.00-0	023-079-31-0-30-24-010,00-0	023-079-31-0-30-24-011.00-0	023-067-36-0-40-06-012.01-0
sta zip plate	KS 66044 U04566A	KS 66044 U04583	KS 66044 U04582	KS 66044 U04584A	KS 66044 U04584B	KS 66044 U04567-01A	KS 66044 U04585A	KS 66045 U04569A	KS 66045 U04588	KS 66045 U04589A	KS 66044 U02015A	KS 66044 U02154A	KS 66044 U02018A	KS 66044 U02022	KS 66044 U02157	KS 66049 U02024	SC 29662 U02158	KS 66205 U02026	KS 66046 U02159	FL 34134 U02028	KS 66044 U02160	KS 66047 U02030	TX 77027 U02161	KS 66047 U02032A	TX 77027 U02162	KS 66044 U02163	KS 66044 U02164	SC 29662 U02165	KS 66045 U04585B
city	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	MAULDIN	FAIRWAY	LAWRENCE	BONITA SPRINGS	LAWRENCE	LAWRENCE	HOUSTON	LAWRENCE	HOUSTON	LAWRENCE	LAWRENCE	MAULDIN	LAWRENCE
address	1204 OREAD AVE	PO BOX 1797	PO BOX 928	PO BOX 906	PO BOX 1797	PO BOX 708	PO BOX 928	1266 OREAD AVE	1450 JAYHAWK BLVD RM 245	1450 JAYHAWK BLVD RM 245	PO BOX 326	PO BOX 928	PO BOX 1851	PO BOX 1851	PO BOX 1307	3021 WELLINGTON CT	PO BOX 415	5450 FAIRWAY RD	PO BOX 3612	3551 LAKEMONT DR	1224 LOUISIANA ST	3514 CLINTON PKWY STE A-142	2727 DREXEL DR	3514 CLINTON PKWY STE A-142	2727 DREXEL DR	1735 LEARNARD AVE	1735 LEARNARD AVE	PO BOX 415	1450 JAYHAWK BLVD RM 245
													SLLC	SLLC															
owner3												C/O W HOLDINGS LLC	C/O J-HAWK PROPERTIES LLC	C/O J-HAWK PROPERTIES LLC															
owner2 owner3												C/O W HOLDINGS LLC	C/O J-HAWK PROPERTIE	C/O J-HAWK PROPERTIE	TERRY MARY E	MUNSCH JEAN A													
	0.46806301 ECUMENICAL CHRISTIAN MINISTRIES AT KU INC	0.12150032 OREAD APARTMENT CO	0.22956939 K U ENDOWMENT ASSN	0.06905745 SOJAC LAND COMPANY LC	0.18181843 OREAD APARTMENT CO	0.77862751 CITY OF LAWRENCE	0.60108812 K U ENDOWMENT ASSN	1.22166138 ALUMNI ASSN OF UNIVERSITY OF KANSAS	0.19592299 BOARD OF REGENTS OF THE STATE OF KANSAS	1.21787841 BOARD OF REGENTS OF THE STATE OF KANSAS	0.20148536 FIELDS SAMUEL	0.40299901 K U ENDOWMENT ASSN C/O W HOLDINGS LLC	0.20148619 MRP LLC	0.13431877 MRP LLC C/O J-HAWK PROPERTIE	0.13433259 TERRY ALAN L TERRY MARY E	0.13431889 MUNSCH SHANE R MUNSCH JEAN A	0.13432814 LAWRENCE 1216 LLC	0.13431896 ODYSSEY RENTALS LLC	0.13432827 GADBERRY WILLIAM E	0,13431885 SADI PROPERTIES I LLC	0.13432833 HOLROYD DAVID W	0.13431909 COOPER HAWK PROPERTIES INC	0.13432802 HARDCASTIE PROPERTIES LLC	0.20147856 COOPER HAWK PROPERTIES INC	0.13432764 HARDCASTLE PROPERTIES LLC	0.13432861 HAMILL DAVID E	0.13433280 HAMILL DAVID E	0.13433314 LAWRENCE 1244 LLC	0.34453722 BOARD OF REGENTS OF THE STATE OF KANSAS



Marni Penrod-Chief Deputy Clerk Heather Dill-Deputy Clerk Elections

March 25, 2016

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 200 FT OF 1200 BLK LOUISIANA ST (U04567-01A). 03/25/2016. REQUESTED BY PHILIP CIESILSKI WITH LAWRENCE PUBLIC WORKS.

JOHN R. NICHOLS DOUGLAS COUNTY CLERK'S OFFICE 1100 MASSACHUSETTS ST LAWRENCE, KS 66044

785-832-5147

inichols@douglas-county.com

Douglas County Real Estate Division County Clerk's Office. I do hereby certify the Property Ownership listed hereto, to be true and accurate.

Phone: 785-832-5267 www.douglascountyelections.com Fax: 785-832-5192

