GENERAL BUSINESS:

PLANNING COMMISSION ACTION SUMMARY
Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of November 16, 2016.

COMMITTEE REPORTS
Receive reports from any committees that met over the past month.

COMMUNICATIONS
a) Receive written communications from the public.
b) Receive written communications from staff, Planning Commissioners, or other commissioners.
c) Receive written action of any waiver requests/determinations made by the City Engineer.
d) Disclosure of ex parte communications.
e) Declaration of abstentions from specific agenda items by commissioners.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION’S DISCRETION

REGULAR AGENDA (DECEMBER 12, 2016) MEETING NON-PUBLIC HEARING ITEMS:

ITEM NO. 1 PRELIMINARY PLAT FOR RIVERRIDGE ADDITION NO. 4; 1901 RIVERRIDGE RD (KES)

PP-16-00439: Consider a Preliminary Plat for Riverridge Addition No. 4, a two lot residential subdivision, located at 1901 Riverridge Rd. Submitted by CFS Engineers on behalf of Larry & Linda Copp, property owners of record.

ITEM NO. 2 FINAL DEVELOPMENT PLAN FOR PARKWAY PLAZA NO. 4; 2161 QUAIL CREEK DR (MKM)

FDP-16-00442: Consider a Final Development Plan for Lot No. 5 Parkway Plaza No. 4 of the Parkway Plaza PCD for an approximately 5,000 sq ft building addition to the Arterra Event Gallery, an Event Center, located at 2161 Quail Creek Drive. Submitted by Allen Belot Architect, for Arterra LLC, property owner of record.

MISCELLANEOUS NEW OR OLD BUSINESS
Consideration of any other business to come before the Commission.
ADJOURN

CALENDAR

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PCCM Meeting: (Generally 2nd Wednesday of each month, 7:30am-9:00am)

Sign up to receive the Planning Commission agenda via email:
http://www.lawrenceks.org/subscriptions
## 2016 PLANNING COMMISSION ATTENDANCE

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## 2016 MID-MONTH ATTENDANCE

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PLANNING COMMISSION MEETING
November 16, 2016
Meeting Action Summary

November 16, 2016 – 6:30 p.m.
Commissioners present: Britton, Butler, Carpenter, Culver, Kelly, Sands, Struckhoff, Willey
Staff present: McCullough, Stogsdill, Crick, Day, Larkin, Pepper, Ewert

GENERAL BUSINESS

PLANNING COMMISSION ACTION SUMMARY MINUTES
Receive and amend or approve the action summary (minutes) from the Planning Commission
meeting of October 24, 2016.

Motioned by Commissioner Culver, seconded by Commissioner Struckhoff, to approve the October
24, 2016 Planning Commission action summary minutes.

Unanimously approved 8-0.

COMMITTEE REPORTS
No reports from any committees that met over the past month.

EX PARTE / ABSTENTIONS / DEFERRAL REQUEST

- Ex parte:
  Commissioner Kelly said his dental hygienist was one of the owners of the Gwaltney Addition,
  Items 2A-2C, and that she talked to him about it. He said that no details were shared with
  him that were not included in the packet.

- No abstentions.
ITEM NO. 1  CONDITIONAL USE PERMIT; JELLYSTONE; 1473 HWY 40 (SLD)


STAFF PRESENTATION
Ms. Sandra Day presented the item.

APPLICANT PRESENTATION
Mr. Allen Belot, Allen Belot Architect, agreed with the staff report and was present for questioning.

PUBLIC HEARING
No public comment.

COMMISSION DISCUSSION
Commissioner Culver said there appeared to be no utilities to the site.

Ms. Day said that was correct.

Commissioner Carpenter asked what would prohibit covered parking or covered structures.

Ms. Day said if the applicant wanted to provide covered structures it would be a revision to the site plan and would go to City Commission. She said Planning Commission could put a condition on it limiting it to only open storage.

Mr. Belot said there were no plans for covered parking. He said if a future owner wanted that it would require further review by the City.

Commissioner Kelly asked if Mr. Belot would you be opposed to that condition being added.

Mr. Belot said no because there were no plans for covered parking.

Commissioner Carpenter said he wanted to be sure open parking was explicit and that it would be reviewed if any shelters were put in.

Commissioner Willey asked if it was usual to allow for parking on turf in the county.

Ms. Day said in many instances it could be. She said it was use specific.

Commissioner Culver inquired about a storm shelter.

Mr. Belot said there were no plans for a storm shelter because nobody would be staying there, only dropping off and picking up their recreational vehicle.

ACTION TAKEN

Complete audio & video from this meeting can be found online:
http://www.lawrenceks.org/boards/planning-commission/agendas
Motioned by Commissioner Struckhoff, seconded by Commissioner Britton, to approve the Conditional Use Permit, CUP-16-00425, for Jellystone Campground Mini-or Self Storage Facility, and forwarding it to the Board of County Commissioners with a recommendation for approval based upon the findings of fact in the body of the staff report subject to the following conditions:

1. Provision of a light fixture detail to show the amount and direction of illumination and show what measures will be used to screen lighting and prevent glare; and
2. That the use shall be restricted to open storage only.

Unanimously approved 8-0.
ITEM NO. 2A  COMPREHENSIVE PLAN AMENDMENT TO H2020; FARMLAND INDUSTRIES REDEVELOPMENT PLAN (JSC)

CPA-16-00443: Consider a Comprehensive Plan Amendment to Chapter 14 of Horizon 2020, “Specific Plans” to amend the Farmland Industries Redevelopment Plan to amend the Future Land Use Section. Submitted by Bartlett & West.

ITEM NO. 2B  PRELIMINARY PLAT FOR GWALTNEY ADDITION; 2176 E 23RD ST (BJP)

PP-16-00392: Consider a Preliminary Plat for Gwaltney Addition, located at 2176 E 23rd St, 2200 E 23rd St, & 2200 Street FF. Submitted by Bartlett & West Inc on behalf of Cave Inn LLC, City of Lawrence, and Gwaltney Properties LLC, property owners of record.

ITEM NO. 2C  IM TO CS; 1.45 ACRES; 2200 STREET FF (BJP)

Z-16-00396: Consider a request to rezone approximately 1.45 acres from IM (Medium Industrial) District to CS (Commercial Strip) District, located at 2200 Street FF. Submitted by Bartlett & West Inc on behalf of City of Lawrence, property owner of record.

STAFF PRESENTATION
Mr. Jeff Crick presented Item 2A.

Ms. Becky Pepper presented Items 2B and 2C.

APPLICANT PRESENTATION
Mr. Darron Amman, Bartlett & West, thanked staff for their work. He showed concept plans on the overhead of the proposed Country Inn & Suites.

PUBLIC HEARING
No public comment.

COMMISSION DISCUSSION
Commissioner Sands inquired about access.

Ms. Pepper said Lots 1 & 2 would have access from the frontage road and Lot 3 would have access from FF Street.

Commissioner Carpenter asked about the anticipated use of Lot 3.

Mr. McCullough said it would stay under City ownership and that it was still up in the air about if it will go toward this development. He said it would likely be in a holding pattern until an idea comes along for it.

Commissioner Struckhoff inquired about the orientation of the building.

Mr. Amman said the length would be north to south.

Complete audio & video from this meeting can be found online: http://www.lawrenceks.org/boards/planning-commission/agendas
**ACTION TAKEN on Item 2A**
Motioned by Commissioner Sands, seconded by Commissioner Butler, to approve the Comprehensive Plan Amendment, CPA-16-00443, to *Horizon 2020*: Chapter 14: Specific Plans, revising the *Farmland Industries Redevelopment Plan* to include Commercial as a Future Land Use designation, to revise a portion of the Future Land Use map from Industrial to Commercial, and to incorporate general revisions and updates to the *Farmland Industries Redevelopment Plan* and forwarding to City Commission with a recommendation for approval.

Unanimously approved 8-0.

**ACTION TAKEN on Item 2B**
Motioned by Commissioner Sands, seconded by Commissioner Butler, to approve the Preliminary Plat, PP-16-00392, of Gwaltney Addition subject to the following condition:

1. Provide 10’ perimeter utility easements along the west line of Lot 2 and the east line of Lot 1.

Unanimously approved 8-0.

**ACTION TAKEN on Item 2C**
Motioned by Commissioner Sands, seconded by Commissioner Butler, to approve rezoning, Z-16-00396, approximately 1.45 acres from IM (Medium Industrial) District to CS (Commercial Strip) District, and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.

Unanimously approved 8-0.
ITEM NO.  3    TEXT AMENDMENT TO DEVELOPMENT CODE; COLUMBARIUMS (BJ P)

TA-16-00388: Consider a Text Amendment to the City of Lawrence Land Development Code, Articles 4, 5, & 17, regarding Funeral and Interment Services as defined in Section 20-1729. The requested amendment would allow Columbariums as Accessory Uses to established Religious Assembly Institutions. Submitted by Corpus Christi Catholic Church. Initiated by City Commission on 9/20/16.

STAFF PRESENTATION
Ms. Becky Pepper presented the item.

PUBLIC HEARING
No public comment.

COMMISSION DISCUSSION
Commissioner Carpenter asked what would happen to cremated ashes if a church disbanded.

Mr. McCullough said it would be a civil matter.

Ms. Courtney Shipley said she had done research on the topic and that a religious institute was not required in the state of Kansas to have a trust that protected things in the circumstance of a church disbanding. She said if it was a private for profit organization they would have to carry a certain amount of money in trust in case that happened.

Commissioner Sands said they could contact the archdiocese and ask.

Commissioner Britton said they could require a Special Use Permit in some instances.

Mr. McCullough asked if Planning Commissioners were concerned about the health impacts of cremated remains or if it was a moral issue that they were concerned about.

Commissioner Willey said churches not only disband but they move and grow out of spaces. She was concerned about what process should be in place to deal with ashes. She did not feel it would be out of line to have a plan or trust to take care of that portion of a property.

Commissioner Britton said his concern was marketability of a property and wanted to ensure that it would not be vacant for a long time.

Commissioner Sands said if the item was deferred they could get some best practices or case studies, if they exist, of what other cities have done in the past.

Commissioner Kelly suggested sending the item back to staff for additional information.

Commissioner Sands wondered if there was any kind of legal mechanism for states/cities to use when enforcing the maintenance of remains.

ACTION TAKEN

Complete audio & video from this meeting can be found online:
http://www.lawrenceks.org/boards/planning-commission/agendas
Motioned by Commissioner Britton, seconded by Commissioner Struckhoff, to defer the item to allow staff time to look into the issue of a church disbanding and any applicable laws in dealing with human remains.

Motion carried 8-0.

**MISCELLANEOUS NEW OR OLD BUSINESS**
Consideration of any other business to come before the Commission.

**2017 Calendar**
Planning Commission decided to meet on December 18, 2017 and not December 20, 2017.

They also discussed keeping the deadline for communications to Monday at 10:00am.

Next Planning Commission meeting is Monday, December 12, 2016 and the next Mid-Month meeting is November 30, 2016.

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**ADJOURN 7:44pm**
Planning Commission

Key Links

Planning Commission: Key Links Revised: September 21, 2016

Plans & Documents

- Horizon 2020
- Sector/Area Plans
- Transportation 2040
- 2015 Retail Market Study

Development Regulations

- Community Design Manual
- County Zoning Regulations
- City Land Development Code
- Subdivision Regulations

Online Mapping

- City of Lawrence Interactive GIS Map
- Douglas County Property Viewer
- Submittals to the Planning Office

Planning Commission

- Bylaws
- Mid-Months & Special Meetings
- Minutes
- Planning Commission Schedule/Deadlines
ITEM NO 1: PRELIMINARY PLAT FOR RIVERRIDGE ADDITION NO. 4; 1901 RIVERRIDGE ROAD. (KES)

PP-16-00439: Consider a Preliminary Plat for Riverridge Addition No. 4, located at 1901 Riverridge Road. Submitted by CFS Engineers on behalf of Larry & Linda Copp, property owners of record.

STAFF RECOMMENDATION:
Staff recommends approval of the Preliminary Plat of Riverridge Addition No. 4.

Reason for Request: The property is being platted to accommodate a lot split.

KEY POINTS
- Platting is required as pre-development step.

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

ATTACHMENTS
Attachment A: Preliminary Plat.

ASSOCIATED CASES/ OTHER ACTION REQUIRED
N/A

OTHER ACTION REQUIRED:
- Administrative approval of a Final Plat and recordation with the Douglas County Register of Deeds.
- City Commission acceptance and dedication of the utility easement.
- Application and release of building permits prior to development.

PLANS AND STUDIES REQUIRED
- Downstream Sanitary Sewer Analysis – N/A
- Drainage Study – N/A
- Traffic Study – N/A

PUBLIC COMMENT
None received prior to publication.

Site Summary
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Number of Proposed Lots: 2
Propose Lot Size: Lot 1 - .64 acres (27,892 SF); Lot 2 .64 acres (27,892 SF)

**GENERAL INFORMATION**


Surrounding Zoning and Land Use:
- To the north: A (County Zoning) District; Single-Dwelling structures.
- To the east: RS7 (Single-Dwelling Residential) District; Single-Dwelling structures.
- To the west: RS7 (Single-Dwelling Residential) District; Single-Dwelling structures.
- To the south: RS7 (Single-Dwelling Residential) District; Single-Dwelling structures.

**STAFF REVIEW**

The preliminary plat is a pre-development requirement for development. The subject property is currently used as residential property and has an existing Single-Dwelling residential structure. The Preliminary Plat proposes the property be platted as 2 lots. The property is located on the south side of Riverridge Road, west of N. Michigan Street and east of N. Iowa Street.
The subject property contains unplatted land (Figure 2). The plat will create 2 lots. It is intended that in the future Lot 2 will be developed with another Single-Dwelling residential structure.

**Zoning and Land Use**

The subject property is currently zoned RS10 (Single-Dwelling Residential) District. The proposed Preliminary Plat is in conformance with the current zoning and land use. Single-Dwelling residential use is proposed to remain and the newly created lot will also accommodate residential use. The proposed lots meet the minimum standard dimensions in width and area for the RS10 (Single-Dwelling Residential) District, which is 70' wide and 10,000 SF in area.

**Streets and Access**

Lots 1 and 2 will take access from Riverridge Road. Lot 1 has existing access which will remain the same. Both lots meet the minimum requirement for frontage associated with their corresponding zoning district, which for the RS10 District is 40 feet.

**Utilities and Infrastructure**

Water and sanitary sewer mains are located adjacent to the property in existing easements and in the Riverridge Road right-of-way.

**Easements and Rights-of-way**

There is a new 15' wide utility easement proposed with the preliminary plat. The new easement will run along the newly created lot line between the two lots.

The subject property is adjacent to Riverridge Road. This street is classified as a collector road. The existing right-of-way meets Section 20-810(e)(5)(i) of the Land Development Code which requires 60' of right-of-way. There is 80' of right-of-way provided. No additional right-of-way is required for Riverridge Road.
Conformance
The preliminary plat is in conformance with the standards and requirements of the Subdivision Regulations and the Land Development Code.
ITEM NO.  2 FINAL DEVELOPMENT PLAN FOR PARKWAY PLAZA NO. 4; 2161 QUAIL CREEK DR (MKM)

FDP-16-00442: Consider a Final Development Plan for Lot No. 5 Parkway Plaza No. 4 of the Parkway Plaza PCD for a 625 sq ft addition to the approximately 5,000 sq ft Arterra Event Gallery, an Event Center, located at 2161 Quail Creek Drive. Submitted by Allen Belot Architect, for Arterra 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. Prior to recording the Final Development Plan with the Register of Deeds Office the applicant shall provide a revised drawing with the following notes and changes:
   a. Provide the following information in the site summary table:
      “Existing Building:  5,066 sq ft   Proposed Building:  5,691 sq ft”
   b. Add a note to the parking summary that lists the net area of the 625 sq ft building addition and notes the additional parking required. This note should also clarify the total square foot of the Arterra building, as it is less than approved with the previously approved plans.

REASON FOR REQUEST: “This property has been part of the original Parkway Plaza PCD since its inception and was approved for a 3,900 sf restaurant as Phase III of this PCD in November of 1985. The current iteration of this building was approved for slightly larger 4,720 sf restaurant in an updated PCD in April 2000. Ultimately, a 4,992 sf restaurant building was constructed on this site. In 2012, after the building had been vacant for over 6 years, the current Owner purchased the building and commenced a significant renovation of the restaurant into an event space to be used for weddings, receptions, banquets & business meetings. This renovation has met a pressing community need for this type of space and has grown in popularity since opening in June of 2013.

The purpose of this addition is to provide out of the way accessory space for events to display materials, wedding gifts & other items related to the specific event in order to relieve congestion adjacent to the main entrance where these items are currently located.”

DESIGN STANDARDS TO CONSIDER
• Consistency with approved Preliminary Development Plan for the Parkway Plaza PCD.
• Consistency with Article 10 of the 1966 Zoning Code.
• Consistency with standards in the 2006 Development Code and the Community Design Manual.

KEY POINTS:
• Prior to the adoption of the 2006 Development Code, the subject property was zoned PCD-2. This zoning designation converted to the PCD-[Parkway Plaza] Special Purpose Base District with the adoption of the Development Code. Standards of the Development Code
apply to development on this property, unless there is a conflict with the terms and conditions of the approved Planned Development.

- Final Development Plans for projects with preliminary approvals prior to the adoption of the 2006 Development Code require Planning Commission approval.

- The most recently approved Final Development for Phase III-restaurant, administratively approved on April 12, 1996, proposed minor changes to the site. A 4,720 sq ft restaurant was approved with this plan. The size of the building was increased to 5,066 sq ft through building alterations. This Development Plan documents the size of the existing building and proposes a 625 sq ft addition.

Per Section 20-1013 of the pre-2006 Zoning Ordinance, if there is an increase of more than 10% of the total floor area proposed for non-residential or commercial uses or an increase by more than 5% of the total ground area covered by buildings, the proposed change requires a public hearing before the Planning Commission. As the proposed addition does not increase the floor or building area within the overall PCD beyond these limits, a public hearing is not required.

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases
- B-16-00441: Variance from the required 30 ft perimeter building setback in the PCD District to allow the addition to extend to within 10 ft of the property line. Board of Zoning Appeals approved the variance request, for the proposed addition only, at their November 3, 2016 meeting.

Other Actions Required
- When the conditions of approval 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/approval of building permit application and construction plans. Construction may commence only after building permits have been issued.

PUBLIC COMMENT
- A nearby property owner contacted the Planning Office regarding the events. His concerns are discussed later in this report.

PLANS AND STUDIES REQUIRED
- Traffic Study - Not required.
- Downstream Sanitary Sewer Analysis - Not required as no new fixtures are being installed with this addition.
- Drainage Study - Not required as the increase in the amount of impervious surface will be less than 10%.

GENERAL INFORMATION

Current Zoning and Land Use: PCD-[Parkway Plaza] (Planned Commercial Development) District. Event Center

Surrounding Zoning and Land Use: To the north: PUD [Alvamar], (Planned Unit Development) District; Detached Dwellings.
Figure 1.

To the west: PUD [Alvamar], (Planned Unit Development) and FP (Floodplain Management Regulations Overlay) Districts; golf course, Passive Recreation, and Detached Dwellings.

To the south and east: PCD-[Parkway Plaza] (Planned Commercial Development) District; commercial center with mix of uses: General Retail Sales and Services, Food and Beverage Sales, Personal Convenience, Office, a Fast Order Food and Multi-Dwelling Structures

(Figure 1)

Figure 1. Zoning and Land Use/Development in the area. Subject property outlined and marked with a star.

STAFF REVIEW

The Parkway Plaza Planned Commercial Development was developed in phases. The subject property was included in Phase III. The most recently approved plan for Phase III contained a 4,720 sq ft building for restaurant use. The applicant indicated that a slightly larger building was constructed (the plan notes the existing building area as 5,065 gsf on the plan and 5,066 gsf in the notes under Existing/Proposed Use). This development plan documents the existing size and proposes an increase to 5,691 sq ft.
The change of use for the subject property from *Quality Restaurant* to an event center was approved in 2013 with the building permit for the interior revisions which included the removal of interior walls, Permit No. 1-13-00370. The *Event Center* use was added to the Development Code in 2015 and this building is now classified as an event center. The Development Plan noted that parking, with the exception of the residential uses, was calculated at a rate of 1 space per 200 net sq ft. This is the parking requirement that applies to this project.

This plan proposes a 625 sq ft building addition, but no change in use. This proposed change will increase the subject building by 12.3% but will increase the overall building area in the Parkway Commercial Development slightly (151,856 sq ft to 152,481 sq ft; less than 1%). A public hearing is not required for this building addition as it is less than 10% of the total building or floor area.

The Board of Zoning Appeals approved a variance in 2014 to allow the building addition to encroach into the setback; however, a building permit was not issued within 24 months of the variance and the approval expired on August 7, 2016. On November 3, 2016, the Board of Zoning Appeals approved a variance, B-16-00441, to allow the addition to extend to within 10 ft of the west property line. This variance is valid for 2 years—to November 3, 2018. If a building permit is not obtained within that time frame, or an extension requested, the variance will expire. The variance is noted on the plan.

**Public Comment**

A neighboring resident/property owner contacted the Planning Office with concerns about the noise associated with the late night events and the event center guests’ use of the golf course for photos and mingling near their residence. These concerns were relayed to the applicant. The applicant indicated that the event center has a contract with the golf course which allows event guests to use the golf course to take photos on the bridge near Hole No. 3 only when they have permission and are sponsored by a member. The owner of the event center indicated they would be more diligent about overseeing the guests’ use of the golf course and asked that the complainant contact them at any time if there is an issue with the use of the golf course. As the use of the neighboring property is a private business arrangement concerning off-site property, it would not be possible to address it with conditions on the Final Development Plan. The event center is located within a commercial zoning district and is separated from residences by a wooded buffer area (on the golf course) of approximately 300 ft. The City noise ordinance would be the best means of dealing with late night noise levels, as it would be difficult to regulate that with the Final Development Plan as the use is a permitted use in the zoning district.

**Parking Summary**

Parking is shared throughout the planned development. The parking table with the most recently approved development plan noted that there was a total of 151,856 gross sq ft of building area and 86,542 net sq ft. Parking was required at a rate of 1 space per 200 sq ft of net building area for the commercial uses within the development. The parking summary noted that 807 off-street parking spaces were required and 840 were provided; 17 ADA accessible spaces were required and 27 were provided. (Figure 2) The building addition of 625 ft would increase the required parking by 1 space per 200 net sq ft. A note should be added to the parking summary that lists the net area of the building addition and notes the additional parking required. This note should also revise the building area in Phase III as it is less than shown on the previously approved plan. Sufficient parking exists in the development to support the additional building area.
Figure 2. Parking Table from revised Final Development Plan FDP-12-00176; the most recently approved development plan for the development.

Site Summary
Per Code, the site summary table is to provide the building area, the pavement area, and the total area that is pervious surfacing. The submitted plan indicates the roof areas rather than the building area. The plan should be revised to include the building area in the site summary.

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<th>Change</th>
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<tr>
<td>Site Area</td>
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</tr>
</tbody>
</table>

Green Space/Landscape:
Landscaping for this site was approved with the previous development plans. The subject plan proposes changes to the landscaping around the building as shown in Figure 3 and notes that the interior and perimeter parking lot landscaping shall be installed per the Planting Schedule and layout shown on Parkway Plaza PCD Final Development Plan, revised April 14, 2000.
Access/ Pedestrian Connectivity/ Exterior Lighting
The revised plan does not propose any change to the access and circulation to or within the site or to the pedestrian connectivity and no additional external lighting is being proposed.

Commercial Design Standards
The small addition will be located away from the street and will have low public visibility. The building addition provides a varied roofline and there is horizontal and vertical variation. The building materials and pattern of the principal building is continued on the addition. (Figure 4) The addition is compliant with the Commercial Design Standards for infill or redevelopment.

CONCLUSION
The proposed development is consistent with the planned development for this area and is compliant with the provisions of the Land Development Code and the Commercial Design Standards.

Figure 3a. Landscaping shown on previous approved development plan.  
Figure 3b. Landscaping proposed with this revised development plan.  
Figure 4. Northwest elevation of the building with addition circled.