City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Updated:
7/20/17 @ 4:30pm
Added Draft June Planning Commission Action Summary/Minutes

7/18/17 @ 6:00pm
The following will be added when available:
Draft June Planning Commission Action Summary/Minutes

LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
JULY ~~24 &~~ 26, 2017 6:30PM - 10:30PM

GENERAL BUSINESS:

PLANNING COMMISSION ACTION SUMMARY
Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of June 28, 2017.

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 (JULY 26, 2017) MEETING
NON-PUBLIC HEARING ITEMS:

ITEM NO. 1 PRELIMINARY PLAT FOR CEDAR GROVE SUBDIVISION; 1100 BLOCK BILTMORE DR & RESEARCH PARK DR (SLD)

PP-17-00256: Consider a Preliminary Plat for Cedar Grove Subdivision, located in the 1100 block of Biltmore Dr & Research Park Dr. The subdivision includes 93 residential lots and 1 non-residential lot. Submitted by BG Consultants on behalf of WE1929 LLC, property owner of record.

ITEM NO. 2 FINAL DEVELOPMENT PLAN FOR 6WAK ADDITION PHASE II; 565 WAKARUSA DR (SLD)

FDP-17-00268: Consider a Final Development Plan for an 11,500 SF multi-tenant retail building, 6Wak Addition Phase II, located at 565 Wakarusa Dr. Submitted by TreanorHL, for 6Wak Land Investments LLC, property owner of record.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

MISC NO. 1 MINOR SUBDIVISION VARIANCE; FAIRFAX ADDITION; 1200 LAURA AVE (KEW)

MS-17-00319: Consider a variance request to reduce the minimum lot area from 7,000 sq. ft. to 5,743 sq. ft. and variance request to reduce the minimum lot width requirement from 60' wide to 46' for Lot 2 of Fairfax Addition No. 2, a replat of Lots 188, 189 and 190, Fairfax Addition, located at 1200 Laura Ave. Submitted by Grob Engineering Services, LLC for Alva West, LLC, property owner of record.

ADJOURN

CALENDAR

June 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

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

2017
LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
MID-MONTH & REGULAR MEETING DATES

Mid-Month Meetings, Wednesdays 7:30 – 9:00 AM	Mid-Month Topics		Planning Commission Meetings 6:30 PM, Monday and **Wednesday**	
Jan 11	*CANCELLED*		Jan 23	**Jan 25**
Feb 8	Douglas County Natural Areas Assessment – Kelly Kindscher		--	**Feb 22**
Mar 8	East Lawrence Rezoning	Dg Co Food System Assessment & Plan	Mar 13	**Mar 15**
Apr 12	Development Review Process – Planning 101		Apr 24	**Apr 26**
May 10	*CANCELLED*		May 22	**May 24**
Jun 14	APA Conference recap		Jun 26	**Jun 28**
Jul 12	Michael Davidson – Explore Lawrence Hotel Market & Short Term Rentals		Jul 24	**Jul 26**
Aug 9	Transportation 2040 Update		Aug 21	**Aug 23**
Sep 13			Sep 25	**Sep 27**
Oct 11			Oct 23	**Oct 25**
Nov 1			Nov 13	**Nov 15**
Dec 6			Dec 18	**Dec 20**
PC Orientation – all day (tbd)				

Suggested topics for future meetings:

How City/County Depts interact on planning issues
Stormwater Stds Update – Stream Setbacks
Overview of different Advisory Groups – potential overlap on planning issues
Joint meeting with other Cities' Planning Commissions
Joint meeting with other Cities and Townships – UGA potential revisions
New County Zoning Codes
Tour City/County Facilities
Water Resources
Communication Towers – Stealth Design, # of co-locations, notice area
WiFi Connectivity & Infrastructure Planning
Oread Overlay Districts & Design Guidelines
Comprehensive Plan – Goals & Policies
Affordable Housing
Retail Market Impacts
Case Studies

Meeting Locations

The Planning Commission meetings are held in the City Commission meeting room on the 1st floor of City Hall, 6th & Massachusetts Streets, unless otherwise noticed.

Planning & Development Services |Lawrence-Douglas County Planning Division |785-832-3150 | www.lawrenceks.org/pds

Revised 5/18/17

2017 PLANNING COMMISSION ATTENDANCE

	Jan 25 2017	Feb 22 2017	Mar 15 2017	April 24 2017	April 26 2017	May 24 2017	June 28 2017	July 26, 2017
Britton	Yes	Yes	Yes	Yes	Yes	Yes		
Butler	No	Yes	Yes	Yes	Yes	No	Yes	
Carpenter	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Culver	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Kelly	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Paden								No
Sands	Yes	Yes	Yes	Yes	Yes	No	Yes	
Sinclair							No	
Struckhoff	Yes	No	Yes	Yes	Yes	Yes	Yes	
von Achen	Yes	Yes	Yes	Yes	Yes	Yes		
Weaver		Yes	Yes	Yes	Yes	Yes	Yes	
Willey	No	Yes	Yes	Yes	Yes	Yes	Yes	

2017 MID-MONTH ATTENDANCE

	Jan 11 2017	Feb 8 2017	Mar 8 2017	April 12 2017	May 10 2017	June 14 2017	July 12 2017	August 9 2017
Britton	-	Yes	Yes	No	-			
Butler	-	No	Yes	No	-	No	No	
Carpenter	-	Yes	Yes	Yes	-	Yes	Yes	
Culver	-	Yes	Yes	Yes	-	Yes	Yes	
Kelly	-	Yes	Yes	Yes	-	Yes	Yes	
Paden							No	
Sands	-	No	Yes	No	-	Yes	No	
Sinclair							Yes	
Struckhoff	-	Yes	Yes	Yes	-	Yes	No	
von Achen	-	Yes	Yes	Yes	-			
Weaver	-	Yes	Yes	Yes	-	Yes	Yes	
Willey	-	Yes	Yes	Yes	-	Yes	No	

City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

PLANNING COMMISSION MEETING
June 28, 2017
Meeting Action Summary

June 28, 2017 – 6:30 p.m.
Commissioners present: Butler, Carpenter, Culver, Kelly, Sands, Struckhoff, Weaver, Willey
Staff present: McCullough, Stogsdill, Day, Larkin, Pepper, Ewert

---

GENERAL BUSINESS

ELECTION OF OFFICERS FOR 2017-2018

Accept nominations for and elect Chair and Vice-Chair for the coming year.

Commissioner Kelly nominated Eric Struckhoff for Chair. Seconded by Commissioner Sands.

Motion carried 7-0-1, with Commissioner Struckhoff abstaining.

Commissioner Culver nominated Karen Willey for Vice-Chair. Seconded by Commissioner Sands.

Motion carried 7-0-1, with Commissioner Willey abstaining.

PLANNING COMMISSION ACTION SUMMARY MINUTES

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of May 24, 2017.

Motioned by Commissioner Kelly, seconded by Commissioner Culver, to approve the May 24, 2017 Planning Commission action summary minutes.

Unanimously approved 7-0-1, with Commissioner Butler abstaining.

COMMITTEE REPORTS

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

Commissioner Culver said he was unable to attend the most recent Transportation 2040 Steering Committee meeting. He said the Planning Commission Mid-Month meeting in August would provide an update to the plan.

Mr. McCullough said the committee and staff were working hard on the T2040 plan. He said the committee looked at public input received to date.

Mr. McCullough said the Horizon 2020 committee would meet at the end of July. He urged Planning Commission to look at the draft. He said the committee only had two more meetings so they would

DRAFT

not fill former Commissioner Britton's position. He said if the committee decided to extend the process then they could revisit the issue.

EX PARTE / ABSTENTIONS / DEFERRAL REQUEST

- No ex parte.
- No abstentions.

DRAFT

PC Minutes 6/28/17

Adjourn Joint Meeting with Eudora Planning Commission
Convene as the Airport Zoning Commission
ITEM NO. 2 SITE PLAN FOR WILDLIFE HAZARD FENCE; 1930 AIRPORT RD (SLD)

SP-17-00236: Consider a Site Plan (by the Lawrence Douglas County Metropolitan Planning Commission sitting as the Airport Zoning Commission per Section 20-302) for construction of a wildlife hazard fence at Lawrence Municipal Airport, located at 1930 Airport Rd. Submitted by the City of Lawrence, property owner of record.

STAFF PRESENTATION
Ms. Sandra Day presented the item.

APPLICANT PRESENTATION
Mr. Rick Bryant, Airport Development Group, said the wildlife hazard fence was a result of a Federal Aviation Administration (FAA) study. He said the fence was meant to keep wildlife off the runway, not a security fence. He said they tried to minimize the agricultural impact and that there would be no farming activity within the fenced area. He said the master plan called for a perimeter fence. He said they hoped to be under construction at the end of July or beginning of August. He said this was a high priority project from FAA and that FAA would be paying for 90% of the cost.

PUBLIC HEARING
Mr. Scott Swedlund, 1567 Hwy 40, wondered how this fit into the long-range plan. He expressed concerned about coyotes being funneled onto his property and highway. He said animals would overrun his property and that two households would be impacted by this.

COMMISSION DISCUSSION
Commissioner Carpenter inquired about the fence design and the purpose of the barbed wire.

Mr. Bryant said deer jump over 10' fence.

Commissioner Carpenter said the barbed wire gave the perception that it was a security fence. He inquired about birds.

Mr. Bryant said birds would always be an issue but that airport staff had done a good job at reducing and dispersing bird flocks.

Commissioner Willey asked how many acres would be taken out of agricultural production with the addition of a fence.

Mr. Bryant said the airport was approximately 486 acres and that approximately 349 acres was currently being farmed. He said there would be about 150 acres outside the fence area. He said on the south end of the property the footprint was reduced and the fence was away from the highway. He said it was in flux right now but they had done their best to minimize the reduction of class 1 soils from the area.

Commissioner Struckhoff said the fence would not go south of Highway 24.

Mr. Bryant said that was correct. He said south of the airport was City owned property but was fenced in because it was part of the instrument landing system and needed to be under security. He said there would be nothing running across the highway. He said he would continue to reach out to citizen who wrote letter regarding that concern.

Commissioner Willey said she would vote in favor because it was a safety issue and funding was available.

ACTION TAKEN
Motioned by Commissioner Willey, seconded by Commissioner Kelly, to find that the application conformed to the Airport Overlay District Regulations and the proposed wildlife fence be approved.

Commissioner Carpenter said he had not thought about where the wildlife would be diverted to and he hoped the airport would work with the property owner on that issue. He hoped the City was not creating a nuisance and hoped any issues were addressed.

Commissioner Struckhoff said he hoped the animals being diverted could be monitored and any issues abated.

Unanimously approved 8-0.

Adjourn Airport Zoning Commission
Reconvene LDCMPC

DRAFT

PC Minutes 6/28/17

ITEM NO. 3 RS5 TO RS7; 1.13 ACRES; 309, 321, 325, 331 INDIANA ST (BJP)

Z-17-00217: Consider a request to rezone approximately 1.13 acres from RS5 (Single-Dwelling Residential) District to RS7 (Single-Dwelling Residential) District, located at 309, 321, 325, and 331 Indiana St. Submitted by Summer Wedermyer on behalf of Philip R Jones, Jennifer M Padilla, Nathan R Littlejohn III, Lynette Littlejohn, Emily C H Hensley, Nate Wedermyer, and Summer Wedermyer, property owners of record.

STAFF PRESENTATION
Ms. Becky Pepper presented the item.

APPLICANT PRESENTATION
Ms. Summer Wedermyer was present for questioning.

PUBLIC HEARING
No public comment.

COMMISSION DISCUSSION
Commissioner Kelly said he was excited about this due to the infill development potential.

ACTION TAKEN
Motioned by Commissioner Kelly, seconded by Commissioner Carpenter, to approve the request to rezone approximately 1.13 acres from RS5 (Single-Dwelling Residential) District to RS7 (Single-Dwelling Residential) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Unanimously approved 8-0.

DRAFT

PC Minutes 6/28/17

ITEM NO. 4 MINOR SUBDIVISION VARIANCE FOR 2645 HASKELL (SLD)

MS-17-00251: Consider a variance request for the reduction of right-of-way width for Haskell Ave from 150' to 100' associated with a Minor Subdivision for Lawrence Industrial Park No. 2, located at 2645 Haskell Ave. Submitted by CFS Engineers, for Hedge Tree LLC, property owners of record.

STAFF PRESENTATION
Ms. Sandra Day presented the item.

APPLICANT PRESENTATION
Mr. Aaron Gaspers, CFS Engineering, was present for questioning.

PUBLIC HEARING
No public comment.

COMMISSION DISCUSSION
Commissioner Willey asked if the current right-of-way width was 100' or 150'.

Ms. Day said 100'. She stated the Subdivision Regulations required a wider right-of-way then how much of the urban area had developed.

Commissioner Willey asked if other properties in the area would benefit from a variance like this.

Ms. Day said it was a requirement of the Subdivision Regulations. She said there was no expectation that residential properties on the east side would be further subdivided. She said residential properties to the north could potentially be redeveloped.

Commissioner Carpenter inquired about a future need to widen Haskell by taking equal parts on both sides of the road.

Mr. McCullough said it was context based and that the City works to negotiate right-of-way as needed.

Commissioner Willey asked if Planning Commission would see the site plan.

Ms. Day said Planning Commission would not see the site plan.

ACTION TAKEN
Motioned by Commissioner Kelly, seconded by Commissioner Willey, to approve the variance requested for a Minor Subdivision, MS-17-00251, variance request to reduce the right-of-way form Section 20-810(a)(5) for a principal arterial street from 150' to 100' per section 20-813(g) of the Land Development Code for property located at 2465 Haskell Avenue.

Commissioner Sands inquired about the area to the north being redeveloped.

Mr. McCullough said road improvements would be the responsibility of the developer at the time of redevelopment.

DRAFT

Unanimously approved 8-0.

DRAFT

PC Minutes 6/28/17

ITEM NO. 1 CONDITIONAL USE PERMIT FOR CELL TOWER; 2138 N 1000 RD (SLD)

CUP-17-00215: Consider a Conditional Use Permit for a new 190 ft self-supporting wireless telecommunications facility (tower), located at 2138 N 1000 Rd. Submitted by MW Towers LLC for F. Dwane Richardson & Valerie Richardson, property owners of record. *Joint meeting with Eudora Planning Commission.*

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Mr. Vincent O'Flaherty, MW Towers, said the condition to move the tower back 150' was acceptable to the applicant. He said MW Towers had built 25 towers in the Kansas/Missouri area to improve cellular service. He referenced the State Statute established in 2016 that restricted the subject that Planning Commission can consider. He said that towers provide significant economic impact and were encouraged by the State Statute.

PUBLIC HEARING

Mr. Patrick Kelly, representing three property owners, expressed opposition. He expressed concern regarding decrease in property value and aesthetics of an ugly tower. He stated the Oregon Trail crossing was 1/10 mile away. He expressed safety hazard issues with an additional access point to the site. He was concerned about the fall zone and the proximity to the natural gas well nearby. He also expressed concern about low flying aircraft from the unregulated airstrip nearby as well as crop dusters.

Mr. Justin Kelly spoke in opposition on behalf of two property owners. He expressed concern about farmers being restricted with crop dusting. He said the Wakarusa River was nearby and contaminants from the cell tower could end up in the river. He expressed concern regarding the impact to migratory birds passing through the area of the cell tower site.

Ms. Barbara Braa echoed Mr. Justin Kelly's comments regarding migratory birds and the impact to them. She wondered how intrusive fencing would be around the cell tower. She wondered if a monopole would be less intrusive to the area. She expressed concern about the potential harm to the growth of Eudora. She asked for the addresses of other towers that MW Towers had built so she could see what they looked like.

Mr. Michael Braa questioned the need for another tower in the area and that he could already see two towers from his home. He said he was not aware of the lack of cell service in the area.

Mr. Mark Elston echoed Mr. Braa's comments regarding the need for another tower. He wondered who would profit from the cell tower being built.

Ms. Braa said the lease holder of the land moved away.

APPLICANT CLOSING COMMENTS

Mr. O'Flaherty said the fence would be 6' with three strands of barb wire on the top. He said the property was being leased from the land owner and subject to a ground lease. He said regarding questions about the floodplain and birds he referenced the Kansas Statute (KSA 66-2009) that said

environmental impacts were not a reason to deny an application. He stated other towers being in the area was not grounds for rejecting an application per the Kansas Statute. He said the area needs additional coverage which was why the tower was being placed where it was. He said there were no statistics regarding a decrease in property value. He said Kansas public policy encouraged the development of wireless structures as being an economic benefit. He said regarding safety the electrical would be brought in underground to the site. He said staff had no concerns about access to the site. He said he would be happy to sit down with property owners to address any further concerns.

COMMISSION DISCUSSION
Commissioner Kelly asked staff about the limitations of the State Statute.

Ms. Day said Planning Commission could not consider other towers in the area as a factor for denial. She said they could also not consider the need or justification for the tower. She said regarding evidence of value loss that was a specific burden of property owners to show economic loss. She said one of the environmental factor considered was floodplain and it would still need to meet local standards. She said the proposed location did not encroach in floodplain.

Commissioner Kelly said Planning Commission had dealt with cell towers before and the laws conflict with the charge of Planning Commission. He said sometimes they cannot talk about certain concerns and it was frustrating.

Commissioner Sands said the proposed site drawings show up to four more facilities added to the tower.

Ms. Day said that was correct.

Commissioner Willey inquired about what else could be added within the fencing.

Ms. Day said the pad sites for ground equipment could be added. She said the lease area is initially larger than what they would fence at first. She said the fencing could be expanded if more equipment was added.

Commissioner Carpenter inquired about the tower being expanded by 20' and adding a light without public comment.

Ms. Day said it would probably come back as an administrative modification. She said the lighting was guided by the Federal Aviation Administration (FAA).

Mr. McCullough said the laws had evolved to benefit the cell tower industry. He urged Planning Commission to consider it has the potential to go up 20' and then be lit.

Commissioner Carpenter said the Comprehensive Plan does not specifically address cell towers.

Mr. McCullough said it was a matter of competing values and a necessary evil for everyone to have cell phones. He said the only study he had seen on property values showed that there was no effect on values. He said they were becoming less and less able to prohibit cell towers.

Commissioner Sands wondered if a light study should be required.

Ms. Day said it was not part of the old or recently approved regulation. She said a photometric plan that other development requires was completely different than a light study for a cell tower.

Commissioner Sands said he was talking about a low blinking red light.

Mr. McCullough said staff could not answer that.

Mr. O'Flaherty said he had no problem adding a condition that the tower would not go higher without public comment.

Mr. Paul Wrablica said lighting on towers over 200' was nighttime lighting was a red pulsing light that beats 30 strobes per minute. He said daytime lights were a medium intensity strobe.

Commissioner Carpenter inquired about how the FAA looks at towers near unregulated airstrips.

Mr. Wrablica said the FAA looks at airstrips that have FAR 75 protection, mostly paved airstrips. He said the landlord for the cell tower site owned an ultralight and was aware of the tower and had no concerns. He said the property owner does not fly at night.

Commissioner Butler appreciated the public comment. She referenced the State Statute and did not see any problem with not supporting the Conditional Use Permit. She felt the issues brought forth by the community were relevant and did not feel they were in specific contrast to what Planning Commission could consider.

Commissioner Sands asked how sites were selected.

Mr. O'Flaherty said it was a combination of a land owner willing to lease their land and coverage maps of who they want covered.

Commissioner Struckhoff inquired about tower camouflage.

Ms. Day said there was discussion about a monopole versus a sub-support. She said the applicant indicated that monopoles were more challenging to co-locate on.

Commissioner Culver wondered about the historical marker nearby and any restrictions in in the Code.

Ms. Day said there were no registered historic properties in the area. She said the applicant would have to coordinate with the State as part of the process. She said she forwarded the application to the State and they said the tower was not in the immediate vicinity. She said there may be historic elements but there was nothing regulatory at the local level that would regulate it.

Mr. O'Flaherty he said he had a letter from the State saying that the tower would have no adverse impact from their perspective.

Commissioner Willey appreciated the public comment. She said cell towers provide a public good by providing service but also becomes a burden in part of the landscape. She said the law does not allow them to regulate where towers are placed. She said she would vote in favor with a heavy

heart. She said they did not have a lot to stand on in opposing it at this level. She encouraged the public to voice their opinions to County Commission.

Commissioner Sands said he was inclined to support it but not because he liked seeing cell towers. He said it was a private and public good. He said the State Statute requires a reasonable reason for denial. He said one of the Golden Factors that Planning Commission looks at is opposition and support from neighbors. He appreciated the public comment.

Commissioner Kelly echoed what Commissioner Willey said. He said there was probably a time when people didn't want telephone poles in their yard and now everyone is just used to them. He said he would support the Conditional Use Permit.

Commissioner Carpenter thanked the public for their comments. He said the Kansas Statute prohibits what Planning Commission can and can't do. He said he did not like cell towers and how they look. He felt like they were boxed into a corner of approving this. He was thankful the applicant was willing to bring it back for public comment if it would become taller.

Commissioner Butler encouraged residents to express their opposition to the County Commission. She was troubled by the applicant using Statue Statutes and regulations in an attempt to force their hands.

ACTION TAKEN
Motioned by Commissioner Carpenter, seconded by Commissioner Sands, to recommend approval the Conditional Use Permit, CUP-17-00215, for a *Communication Tower (Wireless Facility)* use, and forward to the Board of County Commission, subject to the following conditions:

1. Provision of a revised site plan drawing that shows the location of the tower enclosure setback at least 60' north of the right-of-way line and the tower to be setback a minimum of 150' from the future right-of-way line per section 12-310 of the County Zoning Regulations, and

2. Provision of a note on the face of the plan that states any increase in height above 200' or that would require installation of lights for FAA regulations will require a full public hearing process by the Planning Commission and County Commission with notice prior to modifications being permitted.

Commissioner Culver said based on the criteria they had it met the staff findings. He said he would support the motion since they could not consider other factors.

Commissioner Struckhoff said he would support the motion begrudgingly. He echoed Commissioner Culver's statement and said it was in line with the Comprehensive Plan and staff report findings of fact. He thanked the public for their comments.

Motion carried, 6-2 with Commissioners Butler & Carpenter voting in opposition.

PC Minutes 6/28/17

ITEM NO. 5 TEXT AMENDMENT TO DEVELOPMENT CODE; PARKING & ACCESS STANDARDS (SMS)

TA-13-00235: Continue discussion related to proposed Text Amendments to the City of Lawrence Land Development Code, Article 9 and related sections of Chapter 20, for comprehensive revisions to parking and access standards. *Action on this item will not occur until after the commission completes their discussion on several of the elements of the code language and a final draft is available for their review.*

Item No. 5 deferred prior to the meeting.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

ADJOURN 8:29pm

DRAFT

Complete audio & video from this meeting can be found online:
https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/

Planning Commission

Key Links

City of Lawrence Douglas County
PLANNING & DEVELOPMENT SERVICES

Plans & Documents

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

Development Regulations

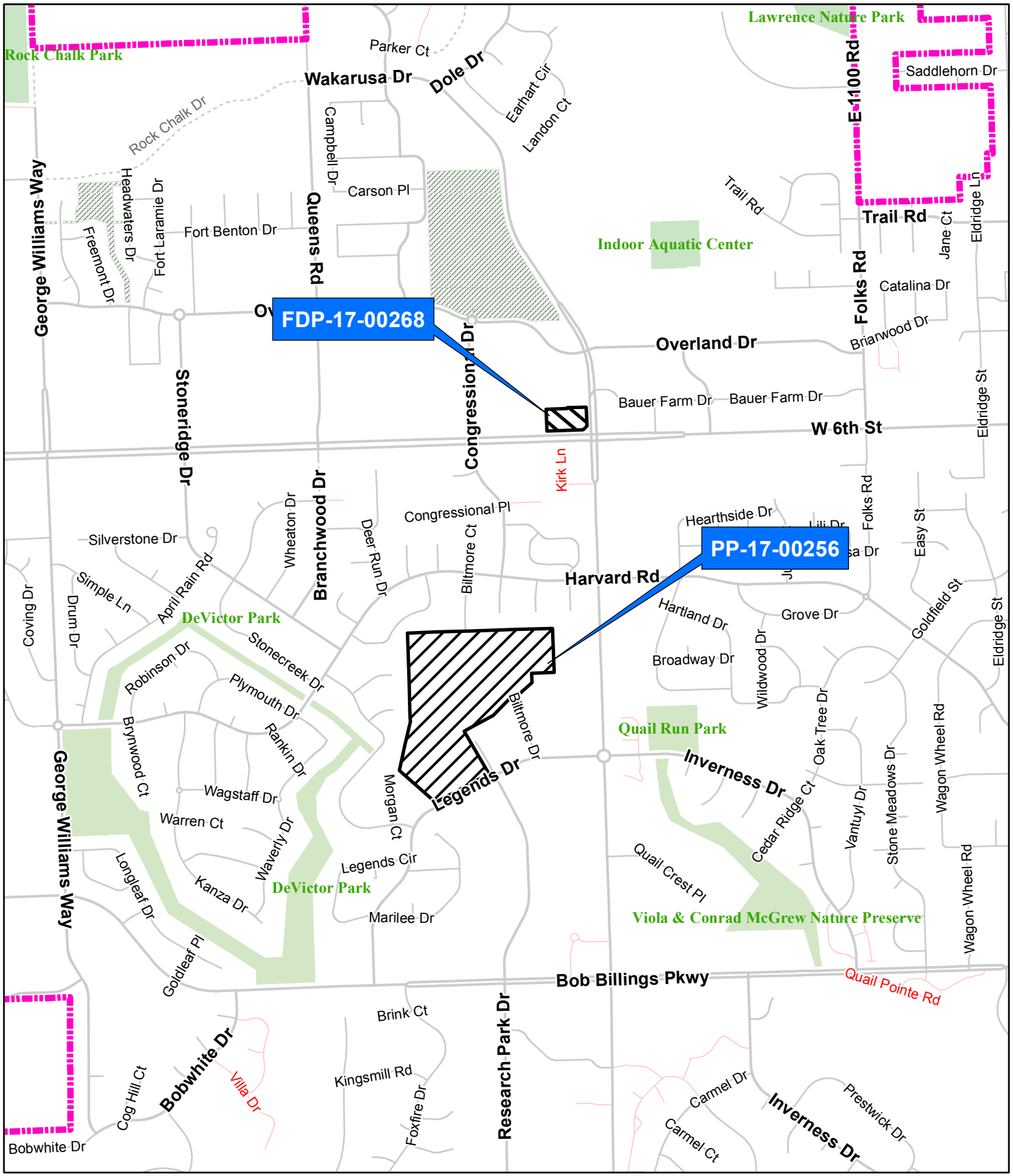
- Community Design Manual
- County Zoning Regulations
- City Land Development Code
- Subdivision Regulations

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



Lawrence-Douglas County Planning Commission
July 2017 Public & Non-Public Hearing Agenda Items

Lawrence-Douglas County Planning Office
July 2017

Subject Properties

FDP-17-00268

PP-17-00256

N
W E
S

PLANNING COMMISSION REPORT
NON-PUBLIC HEARING ITEM

PC Staff Report
07/26/2017

ITEM NO 1: PRELIMINARY PLAT FOR CEDAR GROVE SUBDIVISION (SLD)

PP-17-00256: Consider a Preliminary Plat for Cedar Grove Subdivision, located in the 1100 block of Biltmore Drive & Research Park Drive The subdivision includes 93 residential lots and one non-residential lot. Submitted by BG Consultants on behalf of WE1929 LLC, property owner of record.

STAFF RECOMMENDATION:
Staff recommends approval of the Preliminary Plat for Cedar Grove Subdivision subject to the following condition:

1. Submission of a revised Preliminary Plat drawing to show a utility easement along the north and west property lines not to exceed 25' and an adjacent parallel landscape easement not to exceed 15' for a total easement area dedication of 40' per staff approval.

Reason for Request: Proposed residential development to include detached and duplex lots. One lot for future industrial development is also included.

KEY POINTS
- Platting required as pre-development step.
- Development includes both detached and duplex development lots.
- Lot located on northwest corner of Research Park Drive and Legends Drive preserved for future non-residential development as part of IBP district.
- Pedestrian connection from Juniper Lane to tract along west property line provided for open space recreation connection.
- Applicant proposes dedication of Tract A, Fox Chase East Addition located along the west property line (west of Block 1, Lots 1, 11, and 12) to the City of Lawrence. This tract is not located within the boundary of this Preliminary Plat.

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
Associated Cases
- CPA-17-00135, Chapter 7; Approved by the City Commission on 7/11/17; Ordinance No. 9384 pending publication.
- Z-17-00079; IBP to RS7; Approved by the City Commission on 7/11/17; Ordinance No. 9385; pending publication.
- Z-17-00080; IBP to RM12D; Approved by the City Commission on 7/11/17; Ordinance No. 9386, pending publication.

Other Action Required:

- Submittal of final plat for administrative approval and recordation.
- City Commission acceptance of dedication of easements and rights-of-way on the Final Plat.
- Submittal and approval of public improvement plans and provision of means of assurance of completion shall be submitted prior to the recording of the Final Plat.
  - Submission of a grading plan, per the approval of the City Stormwater Engineer with the Public Improvement Plans.
- Submittal and approval of building plans prior to release of building permits for development.

PLANS AND STUDIES REQUIRED

- *Downstream Sanitary Sewer Analysis* – The drainage study dated 5-22-2017 meets the specified requirements and is approved.
- *Drainage Study* – The drainage study dated 5-22-2017 meets the specified requirements and is approved.
- *Traffic Study* – Accepted by Staff.
- *Comprehensive Plan Amendment* – Approved pending publication. CPA-17-00135.

PUBLIC COMMENT

None received prior to publication.

GENERAL INFORMATION	
Current Zoning and Land Use:	Existing IBP (Industrial Business Park) District. Pending Publication of RS7 (Single-Dwelling Residential) District and RM12D (Multi-Dwelling Residential – Duplex) District. A portion of the property will remain IBP. The property is currently undeveloped land.
Surrounding Zoning and Land Use:	
To the north:	RS7 (Single Dwelling Residential) District Existing residential neighborhood along the south side of Harvard Road.
To the west:	RS7 (Single Dwelling Residential) District to the west. Existing *Detached Dwelling* residential neighborhood.
To the east:	IBP (Industrial Business Park) along the west side of Wakarusa Drive and north of Legends Drive. Existing office development including an *Extended Care Facility*.
To the south:	IBP (industrial Business Park) along the south side of Legends Drive. Existing office development including a child care facility and vacant lot.

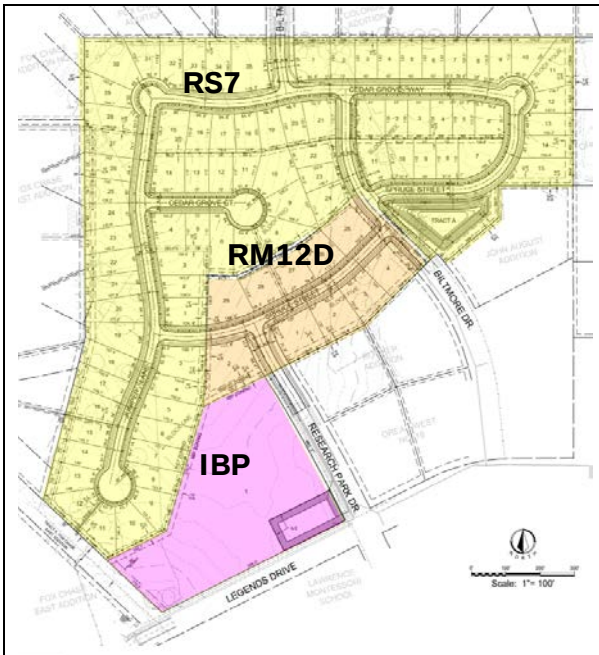


Figure 1: Proposed Preliminary Plat - Zoning

Proposed Development

RS7 Zoning	25.816 Acres (83 lots)
RM12D Zoning	4.448 Acres (10 lots)
IBP Zoning	5.121 Acres (1 lot)
Total Area	35.385 Acres

94 Total Lots

STAFF REVIEW

This property is proposed to be platted as a residential subdivision while reserving approximately 5 acres along the north side of Legends Drive and the west side of Research Park Drive as a future lot for non-residential development in the IBP District.

Zoning and Land Use

The property is currently vacant. The area is part of the Oread West Research Park. Applications for rezoning property to RS7 and RM12D have been approved and will be published within the next several weeks following the Planning Commission meeting.

Table 1: Site Summary

Zoning	RS7	RM12D	IBP	Total
Total Area Acres	25.816	4.448	5.121	35.385
ROW Acres	5.806	1.254	0	7.060
Lots	83	10	1	94
Average SF	10,053	13,910	5.1 Acres	
Minimum SF	7,390	11,105	NA	
Maximum SF	17,373	22,102	NA	
Minimum SF per District	7,000	6,000	NA	
Proposed Density	4.33	6.26	NA	
Tract (A) Acres	.853	NA	NA	.853
Tract A (RS7 District) Tract located between residential and non-residential uses along Biltmore Drive. Purpose of tract is for stormwater detention. Tract is proposed to be owned and maintained by homeowners' association.				

Lots and Blocks

The proposed Preliminary Plat extends the existing subdivision development pattern to the proposed development. The minimum lot size for the RS7 lots is 7,000 SF. The proposed Preliminary Plat exceeds the minimum lot area requirements for the RS7 district. The minimum lot

area requirements for the RM12D lots is 6,000 SF. The proposed Preliminary Plat exceeds the minimum lot area requirements for the RM12D district. Lots are generally regularly shaped given the street design with curves, offsets, and the minimal use of cul-de-sacs within the platted boundary.

The industrial lot, Lot 1, Block 1, is a single 5-acre lot. The minimum lot area in the IBP district is 20,000 SF. This lot configuration allows maximum flexibility for future development. The lot could be subdivided in the future to suit specific development needs through a Minor Subdivision application.

Blocks are arranged to accommodate convenient circulation and street traffic. Blocks do not exceed 800'. The project does include a proposed pedestrian connection at the south end of Block 1 for future access to open space. See following discussion.

A design consideration expressed by the public and commissions was the establishment of a buffer along the north and west property line between the existing subdivisions and the proposed development. All lots abutting these two boundary lines are zoned RS7. The minimum rear yard setback for the RS7 District is 30'. The following graphic highlights the minimum rear yard with 30'. The applicant has provided a concept that shows a building envelope for lots along the north and west boundary lines with an additional 10' of setback.

Figure 2: 30' Rear Yard Setback - RS7 District

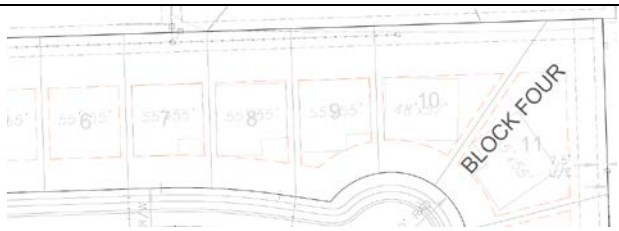


Figure 3: Lots along North Property Line

Figure 4: Lots along West Property Line

A portion of the rear yard area is encumbered by utility easement. The north property line includes an adjacent 15' utility easement. The west property line includes a 15' utility easement that is off-set from the property line by 15'. The applicant proposes to establish certain lot restrictions to provide buffering including the construction of berms along the west property line and the establishment of a landscape easement to prevent building construction and create a larger rear yard with dedicated open space.

Berms have not been designed at this time and would only be applicable to the west side of the property so that site drainage is not inhibited. Accessory structures would not be allowed in a utility or landscape easement.

The applicant's original intent was to plat the north and west lots with an extraordinary rear lot building setback. Staff does not recommend this option. The purpose of a subdivision plat is to establish lots, blocks, streets, and easements for development purposes. A more appropriate tool is the dedication of an easement such as a landscape easement to restrict development in the rear lots along the north and west sides of the subdivision.

The applicant is evaluating the project needs and may include a wider utility easement up to 25' with the balance of the dedicated area included as a landscape easement up to a maximum of 40' restricted easement along the north and west property line. These easements do not impact the subdivision design or lot arrangement. This results in a 40' setback similar to the 40' setback the IBP District requires when lots are adjacent to residential districts. Due to the applicant's continued evaluation, staff recommends the drawing be conditioned to show the final easement arrangement subject to staff approval prior to the submission of the Final Plat.

The proposed subdivision design locates the sanitary sewer easement along the west side offset from the property line to preserve existing trees and reduce the impact of development with the initial infrastructure construction.

Future development of the IBP lot will include a type 3 bufferyard per section 20-1005. The minimum width of a type 3 bufferyard is 15'. The proposed utility easement would conflict with required landscape material plantings. It is likely that any such bufferyard would be wider than 15' between the IBP and the RS7 in the future in order to accommodate required landscape materials. A dedicated easement is not necessary since development of the IBP district would be subject to site plan review. Detached and duplex development does not require site plan approval.

Figure 5: IBP Buffer Yard Area

The orientation of residential lots to the IBP lot is a back-to-back relationship. This will also provide buffering between uses.

Streets and Access

Proposed interior streets are local streets and provide 60' of right-of-way with the exception of the north and south ends of Biltmore Drive proposed with an 80' wide right-of-way. This allows a transition to be established between the IBP district to the south and the residential area to the north.

The placement of the detention area, Tract A, and the change in the street right-of-way width accommodate a clear transition between uses. The proposed preliminary plat shows medians at the north and south ends of Biltmore Drive as an additional signal of land use transition between the existing developed lots to the north and the non-residential uses to the south. The developer will be responsible for constructing and landscaping the medians as part of the Public Improvement Plans.

A traffic study was provided by the applicant and reviewed and approved by the City Engineer. The information included in the study on trip generation indicates less traffic generated by single family/townhomes vs. a business park use at full build out. The street configuration provides connectivity but discourages cut through traffic. The street alignment with traffic calming should regulate speeds.

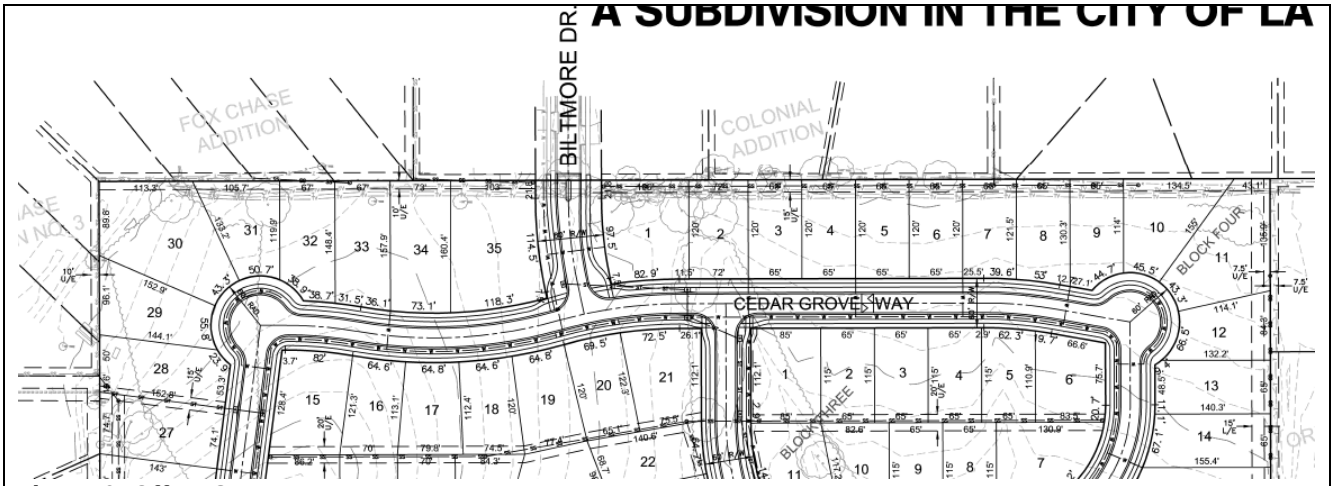


Figure 6: Offset Street Pattern

Biltmore Drive is proposed as an offset street to discourage cut-through traffic between the subdivisions.

Traffic calming will be required for this project. This design standard is applicable to all streets longer than 800'. The exact design of the calming measures is still to be determined. Speed humps, traffic circles, raised islands and similar features may be used. The specific details will be included with the Public Improvement Plans for the project if approved.

Utilities and Infrastructure

This project includes the extension of public water and sanitary sewer service as well as storm sewers, street and sidewalks. Public improvement plans will be required with this development. The City Stormwater Engineer will require a site grading plan for the development. The applicants intent to provide berms along the west side of the property will be included in the grading plan to assure that stormwater drainage to the site is preserved.

Easements and Rights-of-Way

The project includes multiple dedications of easements and rights-of-way as shown on the plan. A unique feature of this subdivision plat is the presence of an adacent gas transmission line that includes a specific 50' building setback. This building setback is in excess of the established easement. The easement is exclusive to the gas utility. It affects only Lots 1, 11 and 12, Block 1. The proposed preliminary plat includes a new parallel 20' easement along the property line. This easement incorporates the gas easement/building setback.

As discussed above, additional utility easement is proposed along the north and west property lines. The applicant is still evaluating the final design width of the easements. The current proposal shows 15' utility easement. This may be widened up to 25'. Easements located along the north and west property lines would include a parallel 15' landscape easement to create a total of 40' that is not buildable (restricting accessory structures) to retain a larger open space between the existing and proposed developments.

The proposed Preliminary Plat shows a 10' landscape easement internal to the development to provide a buffer between the RM12D lots and the RS7 and IBP lots that abut the district. This easement establishes additional open space within the development since buildings cannot be constructed in easements. A similar 15' wide landscape easement is proposed along the east side of the development between the RS7 and existing IBP District (Lots 11-14, Block 4).

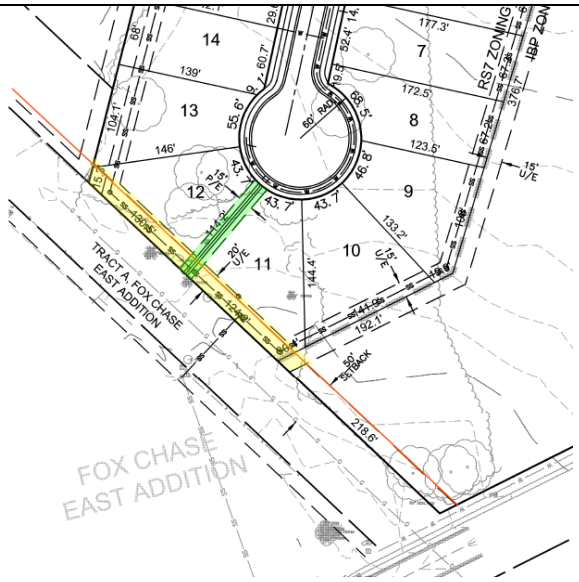


Figure 7: Gas Line Easement

Figure 8: Landscape Easement along RM12D

Pedestrian Path Connections

The proposed development includes a proposed 15' pedestrian path that extends from the cul-de-sac at the southwest end of Juniper Lane. This pedestrian pathway extends to Tract A, Fox Chase East Addition. The DeVictor Park Trail extends to the north side of Stone Creek Drive. The City of Lawrence owns the tract on the south side of the street. The developer owns Tract A, Fox Chase East where the pedestrian pathway extends to the west property line. The applicant has indicated a preference to dedicate this tract to the City of Lawrence. Legends Trail is a designated future bike route. It is feasible to extend the trail south of Stonecreek Drive and provide a trail connection between Stonecreek Drive and Legends Drive across the City property and the developers remaining tract (not included in this subdivision application).

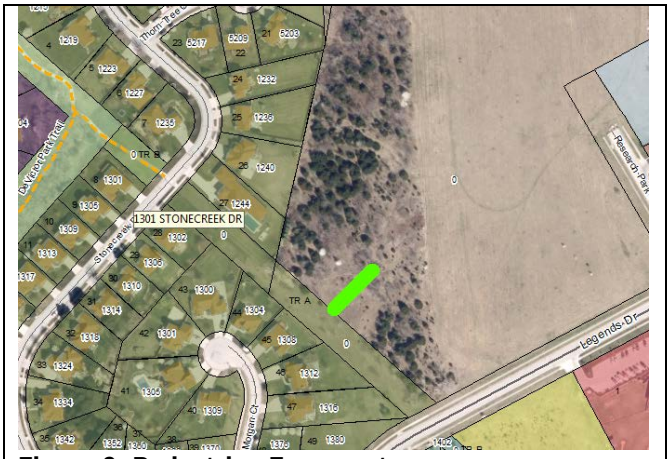


Figure 9: Pedestrian Easement

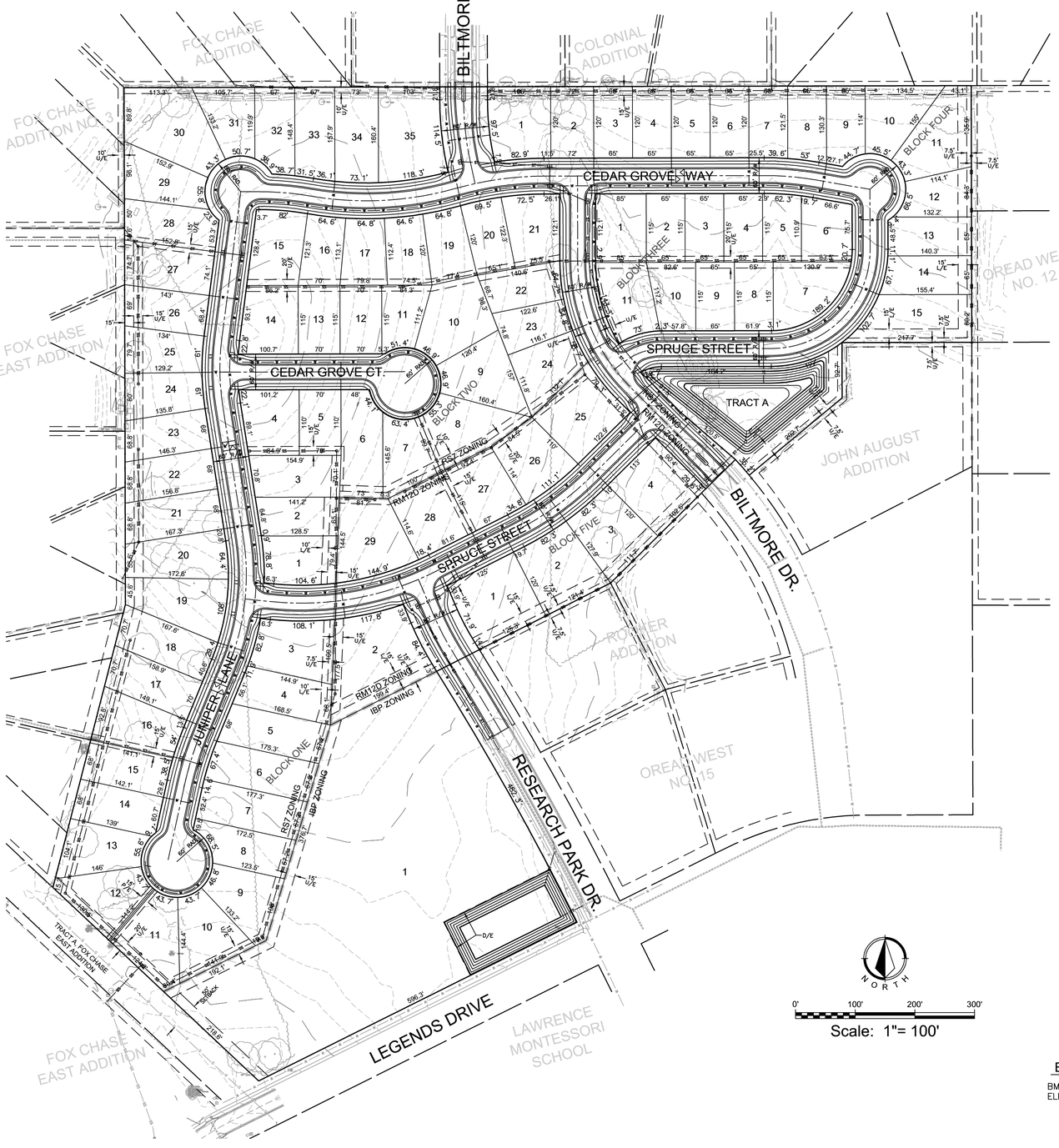
Staff recommends that a pedestrian pathway connection between Stonecreek Drive and Legends Drive be constructed with this development. Additional review and coordination is required between the applicant and the City to coordinate such an improvement. It is likely that such an improvement would be included with the public improvement plans upon the submission and approval of a Final Plat for this property.

Conformance

The proposed Preliminary Plat complies with the subdivision regulations. Staff recommends that the applicant revise the preliminary plat to clarify the easements along the north and west property lines as discussed in the body of the staff report.

CEDAR GROVE SUBDIVISION

AN UNPLATTED PARCEL OF LAND,
A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



SITE SUMMARY

GROSS AREA:	1,541,275 SF / 35.383 AC
RIGHTS-OF-WAY:	307,548 SF / 7.060 AC
TRACT A:	37,161 SF / 0.853 AC
NET AREA:	1,196,566 SF / 27.469 AC
TOTAL LOTS:	94
AVERAGE LOT SIZE:	12,729 SF / 0.292 AC

ZONING SUMMARY

RS7

GROSS AREA:	1,124,545 SF / 25.816 AC
RIGHTS-OF-WAY:	252,917 SF / 5.806 AC
TRACT A:	37,161 SF / 0.853 AC
NET AREA:	834,467 SF / 19.157 AC
TOTAL LOTS:	83
AVERAGE LOT AREA:	10,053 SF / 0.231 AC
MINIMUM LOT AREA:	7,390 SF / 0.170 AC
MAXIMUM LOT AREA:	17,373 SF / 0.399 AC
TOTAL UNITS:	83
UNIT DENSITY:	4.33 UNITS/AC

RM12D

GROSS AREA:	193,741 SF / 4.448 AC
RIGHTS-OF-WAY:	54,631 SF / 1.254 AC
NET AREA:	139,110 SF / 3.194 AC
TOTAL LOTS:	10
AVERAGE LOT AREA:	13,910 SF / 0.319 AC
MINIMUM LOT AREA:	11,105 SF / 0.255 AC
MAXIMUM LOT AREA:	22,102 SF / 0.507 AC
TOTAL UNITS:	20
UNIT DENSITY:	6.26 UNITS/AC

IBP

GROSS AREA:	223,091 SF / 5.121 AC
RIGHTS-OF-WAY:	0 SF / 0 AC
NET AREA:	223,091 SF / 5.121 AC
TOTAL LOTS:	1

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	ACRES	LOT	BLOCK	SQ. FT.	ACRES
1	1	223,096	5.122	14	2	10,781	0.248
2	1	22,102	0.507	15	2	10,786	0.248
3	1	12,380	0.284	16	2	7,821	0.180
4	1	10,495	0.241	17	2	8,089	0.186
5	1	11,519	0.264	18	2	8,019	0.184
6	1	11,867	0.272	19	2	8,480	0.195
7	1	11,725	0.269	20	2	8,195	0.188
8	1	9,928	0.228	21	2	10,253	0.235
9	1	10,873	0.250	22	2	8,612	0.198
10	1	11,824	0.271	23	2	7,641	0.175
11	1	12,304	0.282	24	2	10,111	0.232
12	1	11,499	0.264	25	2	13,751	0.316
13	1	10,504	0.241	26	2	11,105	0.255
14	1	9,720	0.223	27	2	11,216	0.257
15	1	9,597	0.220	28	2	11,498	0.264
16	1	11,523	0.265	29	2	14,522	0.333
17	1	10,780	0.247	1	3	9,775	0.224
18	1	11,457	0.263	2	3	7,475	0.172
19	1	13,010	0.299	3	3	7,475	0.172
20	1	12,024	0.276	4	3	7,475	0.172
21	1	11,017	0.253	5	3	7,390	0.170
22	1	10,305	0.237	6	3	8,815	0.202
23	1	9,592	0.220	7	3	11,300	0.259
24	1	9,254	0.212	8	3	7,475	0.172
25	1	9,183	0.211	9	3	7,475	0.172
26	1	9,479	0.218	10	3	8,205	0.188
27	1	10,956	0.252	11	3	10,638	0.244
28	1	10,696	0.246	1	4	12,536	0.288
29	1	10,307	0.237	2	4	8,640	0.198
30	1	17,373	0.399	3	4	7,800	0.179
31	1	9,153	0.210	4	4	7,800	0.179
32	1	9,351	0.215	5	4	7,800	0.179
33	1	10,269	0.236	6	4	7,800	0.179
34	1	11,681	0.268	7	4	7,819	0.180
35	1	16,547	0.380	8	4	8,141	0.187
1	2	10,031	0.230	9	4	8,188	0.188
2	2	8,766	0.201	10	4	10,741	0.247
3	2	10,366	0.238	11	4	13,991	0.321
4	2	10,270	0.236	12	4	8,251	0.189
5	2	7,700	0.177	13	4	9,079	0.208
6	2	12,276	0.282	14	4	9,483	0.218
7	2	9,567	0.220	15	4	14,501	0.333
8	2	12,927	0.297	A	4	37,161	0.853
9	2	12,595	0.289	1	5	15,261	0.350
10	2	13,232	0.304	2	5	13,624	0.313
11	2	7,493	0.172	3	5	12,455	0.286
12	2	8,050	0.185	4	5	13,569	0.311
13	2	8,050	0.185				

BENCHMARK

BM #DG43 – CHARN #DG43 – CONCRETE WITH REBAR AND DOUGLAS COUNTY CAP.
ELEV. = 994.38

OWNER - APPLICANT

WE1929, LLC
PO BOX 3789
LAWRENCE, KS 66046

ENGINEER

DAVID J. HAMBY, P.E. (KS #15594)
BG CONSULTANTS, INC.
1405 WAKARUSA DRIVE
LAWRENCE, KS 66049
785.749.4474

LEGAL DESCRIPTION

AN UNPLATTED PARCEL OF LAND LYING IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PM, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, AND BOUNDED;
ON THE NORTH BY THE SOUTH LINE OF COLONIAL ADDITION (PLAT BOOK 15, PAGE 526), THE SOUTH LINE OF FOX CHASE ADDITION (PLAT BOOK 15, PAGE 617);
ON THE WEST BY THE EAST LINE OF FOX CHASE ADDITION NO. 3 (PLAT BOOK 15, PAGE 945) AND THE EAST LINE OF FOX CHASE EAST ADDITION (PLAT BOOK 17, PAGE 220); ON THE SOUTH BY THE NORTHERLY LINE OF FOX CHASE EAST ADDITION (PLAT BOOK 17, PAGE 220), AND BY LEGENDS DRIVE AS SHOWN BY THE PLAT OF FOX CHASE EAST
ADDITION (PLAT BOOK 17, PAGE 220), OREAD WEST NO. 15 (PLAT BOOK 15, PAGE 816), JOHN AUGUST ADDITION (PLAT BOOK 18, PAGE 299);
AND ON THE EAST BY OREAD WEST NO. 12 (PLAT BOOK 15, PAGE 705).

FLOODPLAIN DATA

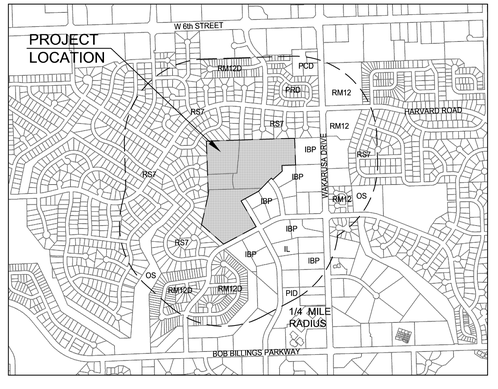
THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE ONE PERCENT ANNUAL CHANCE (100-YEAR) FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 20045C0154D, EFFECTIVE DATE AUGUST 5, 2010 AND MAP NUMBER 20045C0158D, EFFECTIVE DATE AUGUST 5, 2010.

GENERAL NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD TOPOGRAPHIC SURVEY.
2. THIS DOCUMENT IS FOR PLAN APPROVAL NOT FOR CONSTRUCTION.
3. THE EXISTING ZONING OF THE PROPERTY IS IBP.
4. THE EXISTING PROPERTY IS UNDEVELOPED.
5. THE SOILS ON THIS PROPERTY CONSIST OF MARTIN SILTY CLAY LOAM (77.8%), MARTIN SOILS (8.5%), OSKA SILTY CLAY LOAM (0.3%), WOODSON SILT LOAM (4.3%) AND VINLAND COMPLEX (9.2%).
6. NEW TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES (EXCEPT HIGH VOLTAGE LINES) MUST BE LOCATED UNDERGROUND PER SECTION 20-809(f)(4)(iv).
7. THE DEVELOPER IS RESPONSIBLE FOR THE COST OF ANY RELOCATION OF EXISTING UTILITIES, IF NECESSARY TO SERVE THE PROPOSED SUBDIVISION.
8. ALL CURB INLETS WILL BE CONSTRUCTED PER CITY STORM SEWER STANDARD DETAILS.
9. TRACT A IS A DRAINAGE EASEMENT USED FOR STORM WATER DETENTION PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. TRACT A WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES AND WALLS.
10. THE DETENTION BASIN ON THE NW CORNER OF THE INTERSECTION OF LEGENDS AND RESEARCH PARK DRIVES WILL BE PRIVATELY OWNED. THE DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASIN AS WELL AS ESTABLISHING OWNERSHIP AND MAINTENANCE OF THE SAME VIA INDIVIDUAL OWNER MAINTENANCE. NO FENCES OR STRUCTURES OTHER THAN NECESSARY RETAINING WALLS AND/OR GUARDRAILS WILL BE ALLOWED IN THE DRAINAGE EASEMENTS.
11. OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.

PROVISION AND FINANCING OF ROADS, SEWER AND OTHER PUBLIC SERVICES:

1. THE SUBDIVISION WILL INCLUDE THE DEDICATION OF RIGHTS-OF-WAY ASSOCIATED WITH ALL INTERNAL ROADS SHOWN.
2. THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE WATER SYSTEM VIA EXISTING 12" WATERLINES ALONG BILTMORE DRIVE AND RESEARCH PARK DRIVE.
3. THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE SANITARY SEWER SYSTEM VIA EXISTING SANITARY SEWER MAINS LOCATED ADJACENT TO THE PROPERTY.
4. PURCHASERS OF THE LOTS IN THE SUBDIVISION WILL NOT BE SUBJECT TO ADDITIONAL SPECIAL ASSESSMENTS FOR COSTS OF STREETS, ROADS, WATER LINES OR WASTEWATER LINES INSTALLED AS PART OF THIS PROJECT.
5. THE PROVISION OF IMPROVED ROADS, WATER SERVICE, AND/OR WASTEWATER SERVICE WILL NOT DEPEND IN ANY WAY ON A VOTE, PETITION OR OTHER COLLECTIVE ACTION OF PROPERTY OWNERS IN THE SUBDIVISION.
6. THERE ARE NO EXISTING SPECIAL ASSESSMENTS FOR THIS PROPERTY.



LOCATION MAP

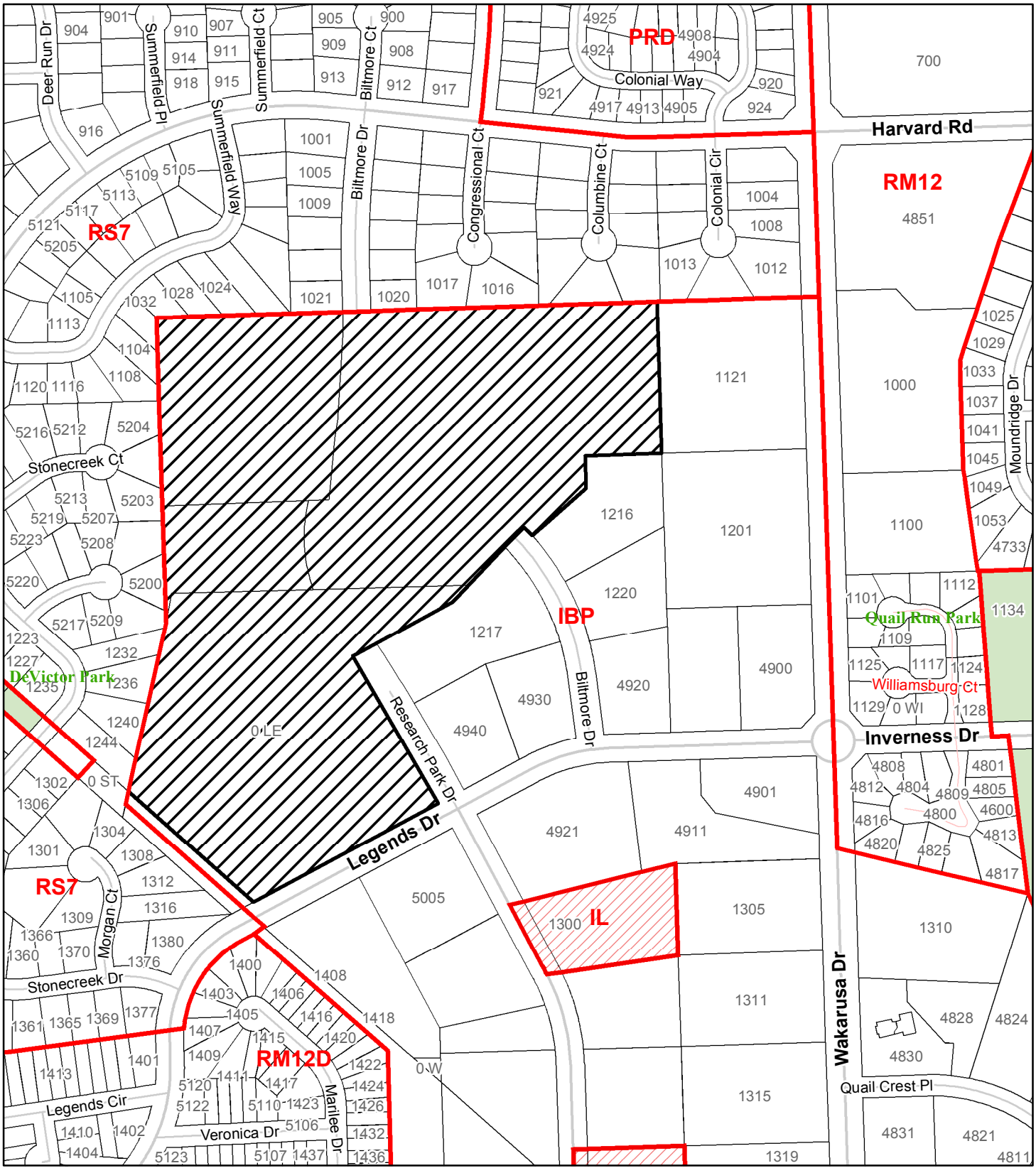
CEDAR GROVE SUBDIVISION
1100 BLOCK BILTMORE DRIVE, LAWRENCE, KS 66049

PRELIMINARY PLAT

BG CONSULTANTS engineers architects planners surveyors

Project No. 17-1138L
Date: May 22, 2017
Revised: July 18, 2017

SHEET NO.
1



PP-17-00256: Preliminary Plat for Cedar Grove Subdivision, Located in the 1100 block of Biltmore Dr & Research Park Dr, including 94 Residential lots and 1 non-residential lot.

Lawrence-Douglas County Planning Office
July 2017

Subject Property

PLANNING COMMISSION REPORT
Regular Agenda -Public Hearing Item

PC Staff Report
7/26/2017

ITEM NO. 2: FINAL DEVELOPMENT PLAN FOR 6WAK ADDITION PHASE II; 565 WAKARUSA DR (SLD)

FDP-17-00268: Consider a Final Development Plan for a 10,770 SF multi-tenant retail building, 6Wak Addition Phase II, located at 565 Wakarusa Dr. Submitted by TreanorHL, for 6Wak Land Investments LLC, property owner of record.

STAFF RECOMMENDATION ON FINAL DEVELOPMENT PLAN: Planning Staff recommends approval of the Final Development Plan for 6WAk Addition Phase II based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Prior to release of the Final Development Plan for issuance of a building permit, the Minor Subdivision shall be recorded with the Douglas County Register of Deeds Office.
2. Provision of a signed Site Plan Performance Agreement prior to the recording of the Final Development Plan with the Register of Deeds Office.
3. Provision of a revised Final Development Plan to modify the building elevations to provide cornices on all sides and lifted building treatments on the building corners facing W. 6th Street.
4. Revise off-street parking table to include outdoor dining area.

Reason for Request: Development of an in-line multi-tenant retail building with five retail spaces in the 6Wak Planned Commercial District.

The recorded Final Development Plan for this development is being modified to combine the development from lots 4 & 5 into a single lot (Minor subdivision replat pending). The overall layout of the approved development is substantially similar to what has been previously approved and recorded in Book P-18, Page 197 at the Douglas County Register of deeds. The uses, pervious surfacing, and density are all planned to remain virtually unchanged from the approved plan, we are only slightly modifying the layout.

Planning Commission Approval of a Final Development Plan
Plans submitted for final development approval in Planned Developments established prior to 2006 require Planning Commission approval of a Final Development Plan. This application is submitted as a revision to an approved Final Development Plan for a portion of the 6Wak PCD. Final Development Plans must be in substantial conformance with the approved Preliminary or previously approved Final Development Plan. Plans submitted for Final Approval may not:

1. Increase the proposed gross residential density or intensity of use by more than 5% or involve a reduction in the area set aside for common open space, open air recreation area or non-encroachable area nor the substation relocation of such areas;
2. Increase by more than 10% the total floor area proposed of the non-residential or commercial use
3. Increase by more than 5% the total floor area covered by buildings or involve a

substantial change in height of buildings.

The review of this project is an assessment of the proposed development compared to the approved Final Development Plan for the lots located in the southwest corner of the PCD.

KEY POINTS

- The subject property is part of the 6Wak Planned Development.
- The project includes all of Lots 4 and 5 as shown on the approved Final Development Plan.
- This project is a modification to an approved Final Development Plan.
- A Minor Subdivision to amend interior lot lines (combining Lots 4 and 5 into a single lot) has been approved pending recording with the Register of Deeds [MS-16-00549].
- Total retail area allocated in the southeast corner of the PCD was 16,500 SF across three lots.
- Total commercial area approved for Lots 4 and 5 was 9,200 SF (1,800 SF approved for restaurant with drive-thru).
- The proposed request redistributes the commercial area between two buildings rather than three.
- Future application for north lot (original Lot 3) is reduced from 7,300 SF and will not exceed 5,730 SF without additional amendments to the development plan.

FACTORS TO CONSIDER

- Compliance with section 20-1013, 1966 Zoning Code for modifications to a Final Development Plan
- Conformance with *Horizon 2020*.
- Conformance with Subdivision Regulations.

ATTACHMENTS

1. Area map
2. Final Development Plan Drawing
3. Development History
4. Approved Final Development Plan

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases

- MS-16-00549; Pending recording with the Register of Deeds Office.
- FDP-8-12-07: Approved Final Development Plan 6Wak. Amended landscape plan approved on November 3, 2009.

Other Action Required

- Provision of a mylar and the appropriate recording fees.
- Submittal of building permit application and construction plans and issuance of building permits prior to development activity.

ATTACHMENTS

1. Final Development Plan Drawing and building elevations

PUBLIC COMMENT

- None have been received.

GENERAL INFORMATION	
Current Zoning and Land Use:	PCD-[6Wak] (Planned Commercial Development) District; *Undeveloped Lots 3, 4 & 5 of 6Wak Addition PCD.*
Surrounding Zoning and Land Use:	
To the north:	CC600-PD (Community Commercial with Planned Development Overlay) District; *Quality Restaurant, Fast Order Food,* and *Retail.*
To the west:	PCD-[6Wak] (Planned Commercial Development); Wal-Mart, *Retail Sales, General.*
To the south:	PCD-Colonial NE/NW (Planned Commercial Development) District; W 6th Street/Hwy 40 right-of-way and mixed-use shopping center containing *Fast Order Food with Drive-In* [McDonalds]*, Quality Restaurant, Fast Order Food,* and *Retail*.
To the east:	PCD-[Bauer Farm] (Planned Commercial Development) District*;* mixed-use shopping center containing *Retail Sales, General* and *Financial Institution [FDP-5-7-08 and FDP-15-00373].*
Legal Description	Proposed Lot 2, 6Wak Addition Phase II (Minor Subdivision) Original Lots 4 & 5 per Approved FDP

Table 1: Site Summary

SITE SUMMARY				
Maximum Commercial SF 6Wak PCD: 128,000 SF Approved Commercial SF per Southeast Area: 16,500 SF				
	Approved Plan			**Proposed Plan**
Land Use	Undeveloped			Retail/Commercial
Land Area	Lot 4	Lot 5	Combined	85,384 SF (1.96 Ac)
	60,230 SF 1.383 (AC)	25,153 SF 0.557 (AC)	85,384 SF 1.96 (AC)	
Buildings	7,400 SF Proposed (Lot 4)			10,770 SF Current Application (17% increase)
	1,800 SF Proposed (Lot 5)			
	7,300 SF Proposed (Lot 3)			*5,730 SF Future Application (21% decrease)*
TOTAL	16,500 SF			16,500 SF
	Lot 4	**Lot 5**	**Combined**	**Proposed Plan**
Pervious Area	24,917	10,321	35,238 41.3%	37,086 (1,848 SF increase) 43.4%
Impervious Area	35,313	14,832	50,145	48,298 (1,847 SF decrease)

STAFF ANALYSIS

This application is a modification of an approved Final Development Plan for the 6Wak commercial development. Lots 4 and 5 of the original development have been combined into a single lot with the total number of building changing from two smaller buildings, one with a drive-thru, to one larger building suitable for multiple tenants. The plan also reorients the building to W. 6th Street. This plan retains the main access drive along the north property line

but modifies the interior parking lot arrangement in response to the change in building orientation.

Within this phase, the south two lots are consolidated. The overall development impact is a larger single building. The total pavement and impervious area is reduced and the open space area is increased. This is a function of the distribution of the land area within the lot boundary.

This change affects the ability of the north lot by reducing the building area to remain within the limits and restrictions of the overall development. The applicant provided a concept development for the north lot to ensure that the remaining commercial area does not exceed the limits for this phase. Development of the north lot will require a separate Final Development Plan application which staff anticipates in the near future. Staff has been working with the applicants on the redistribution of square footage of the three lots located in the southwest corner of the PCD. While this proposal is an increase of 17%, the north building will be reduced by 20% and the overall square footage will remain the same.

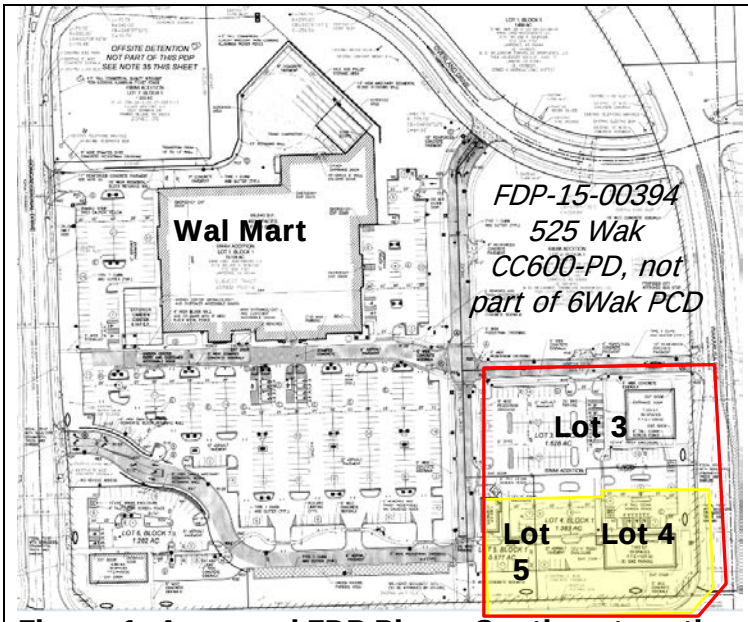


Figure 1: Approved FDP Plan – Southeast portion

Building SF

7,300 SF (Lot 3)
7,400 SF (Lot 4)
1,800 SF (Lot 5)
16,500 SF

Table 2: Propose Development Site Summary

Lot in Development	Proposed
Lot Area (acres)	1.96
Building SF Proposed Future Application	+ 10,770 5,730 SF
NSF (70% of building)	+ 7,539
Pervious Area SF	+ 37,086
Impervious Area SF	- 48,298
Total SF	85,384

- 16,500 SF total commercial in southeast corner of PCD.

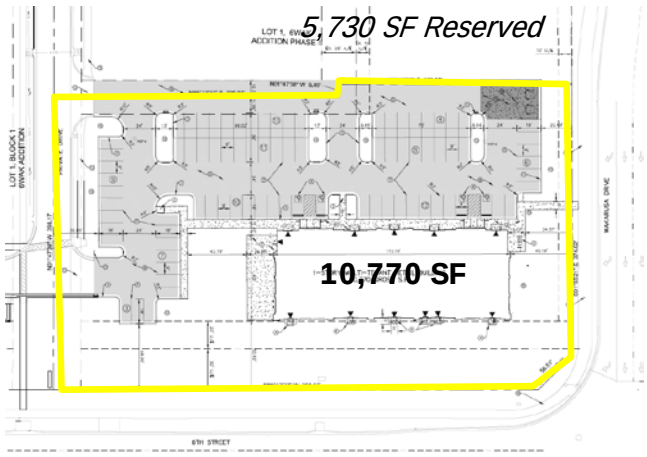


Figure 2: Proposed Final Development Plan

Table 3: Parking Summary

PARKING SUMMARY			
Use	**Req. per Sec 20-1212 [1966 Code]**	**Parking Required**	**Parking Provided**
Commercial/retail	1/200 NSF per non-restaurant uses. Per approved plan at 1/100 NSF for restaurant uses.	10,770 GSF @ 70% = 7,539 NSF (estimated) 1,178 SF outdoor patio Area = 12 spaces 7,539 SF @ 1 space per 100 SF = 76 spaces [76 + 12 = 88]	85 spaces
Approved FDP Lot 4 = 7,400 SF with 52 required parking spaces; 55 proposed parking spaces Lot 5 = 1,800 SF with 13 required parking spaces; 17 proposed parking spaces Combined = 9,200 SF total 72 proposed parking spaces			

Planned Commercial Developments prior to 2006 required off-street parking at a ratio of 1 space per 200 NSF for retail commercial uses and one space per 100 NSF for "restaurant uses". The proposed plan estimates parking for the development at the most intense use being all "restaurant uses". At maximum buildout with the building dedicated only to "restaurant uses" the required parking would be 88 spaces. The plan as proposed does not include a parking calculation for outdoor seating, shown on the plan.

It is probable that the tenant mix will include both retail commercial uses as well as "restaurant uses". The applicant will need to manage the tenant mix to balance the off-street parking requirement within the phase. If based on the tenant mix off-street parking cannot be accommodated within the phase then shared parking within the Planned Development will be required. The applicant could also designate some portion of the tenant space restricted to retail uses at the 1 space per 200 SF ratio to balance the off-street parking within the phase.

DENSITY/INTENSITY REVIEW

Per Section 20-701(f) (3), density within a Planned Development is calculated based on the number of bedrooms rather than the number of dwelling units. There are no residential uses associated with this development application.

The proposed change increases the total square feet of commercial retail within the southeast area of the development by 1,570 SF (17%) compared to the combined development of the two lot. The proposed development eliminates a drive-through use (original lot 5). This plan also effectively reduces the amount of commercial area allocated to the north lot (original lot 3) for future development. The zoning caps the maximum retail area of the development at **128,000 GSF.** The approved plan allocated commercial area with the following distribution:

Table 4: Commercial Distribution

Development Building Summary					
Walmart	99,840	99,990	Maximum Allowed	North Pad Site	5,730
Garden Center	6,147	6,500	Maximum Allowed	Proposed	10,770
Pad Sites (4)	21,500	10,770 (1)	Proposed	West pad site	5,000
Total	127,487	128,000	Maximum Allowed	Total Pad Sites	21,500

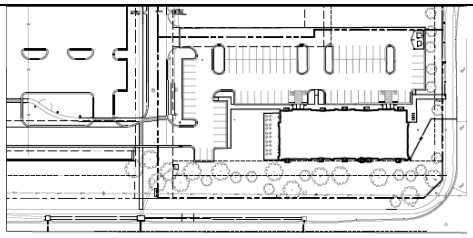
LANDSCAPE AND OPEN SPACE REVIEW

Each phase of development must meet the minimum landscape and open space design standards. These standards address common open space, street trees, parking lot landscaping, and parking lot screening.

Common Open Space: The project as proposed exceeds the minimum required open space. Open Space is provided along the street frontage of W. 6th Street and Wakarusa Drive.

- The proposed development complies with this design standard.

Table 5: Common Open Space

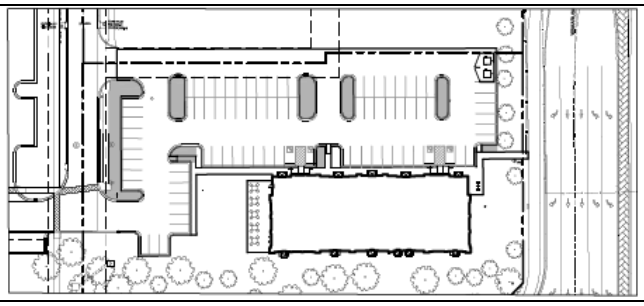
• Required Open Space at 20% = .39 Acres • Open Space Provided = .61 Acres.	

Street Trees: Street Trees are required along the public streets of W. 6th Street and Wakarusa Drive. The proposed development plan notes that 20 street trees are required and 30 street trees are provided. The majority of these trees (19) are located along W. 6th Street.

- The proposed development complies with this design standard.

Interior green space: The current Development Code requires interior green space based on a formula of 40 SF of greenspace per parking space provided. Interior landscape material is also required within the required open space areas. The following table summarizes the required landscape materials for the proposed development.

Table 6: Interior Landscape

Required: 85 * 40 SF = 3,400 SF Proposed: = 4,240 SF Interior plantings include 1 tree per 10 parking spaces and 3 shrubs per 10 parking spaces • 9 trees required; 9 proposed • 26 shrubs required; 63 proposed	

- The proposed development exceeds this design standard.

Perimeter Parking Lot landscaping: Parking lots are required to be screened from adjacent public rights-of-way. This design standard applies to W. 6th Street and Wakarusa Drive. The parking lot design reduces the number of spaces along both W. 6th Street and Wakarusa Drive frontages and provides more space that is open and building façade compared to the approved plan to provide a more pleasant street-scape. In addition to street trees, the landscape plan shows a continuous row of shrubs located along along the public rights-of-way.

- The proposed development complies with this design standard.

ACCESS

The original submission of this application included an access break along W. 6th Street to accommodate a right-in turn movement. During the review of the application and the related

Minor Subdivision it was determined that an access break along the west property line could not be constructed in a manner that did not obstruct the intersection operations of Wakarusa Drive with W. 6th Street and could not meet the access management standards for spacing. There are no proposed access breaks along W. 6th Street with this application.

Direct access to the lot is accommodated only through interior access drives internal to the commercial development. The recent Minor Subdivision included changes to the interior lot lines and access easements in the southeast corner of the commercial development. However, the primary circulation along the north property line was preserved.

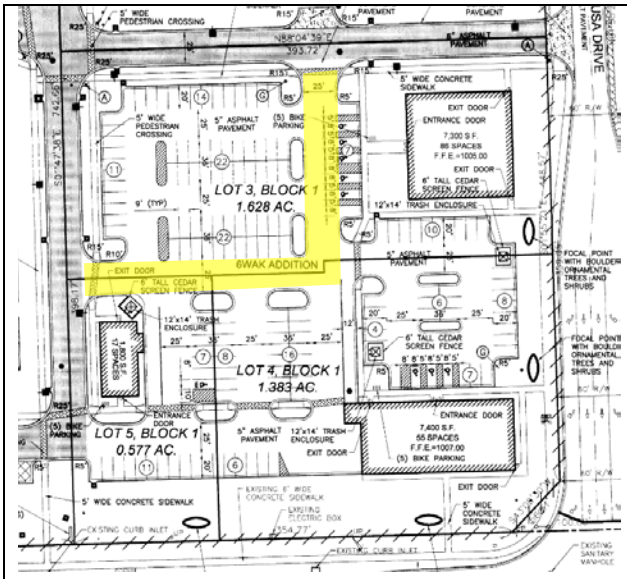


Figure 3: Approved internal circulation

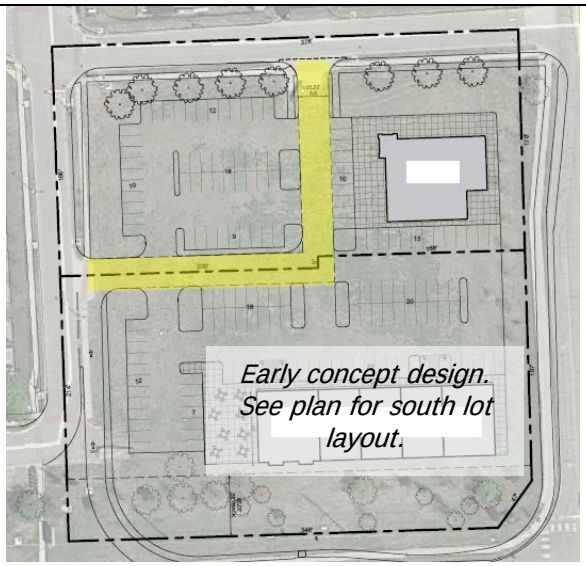


Figure 4: Preserved access circulation

LIGHTING

The applicant has submitted a photometric plan that complies with the maximum lighting levels as it pertains to the property lines and right-of-way. The property is located within a commercial corridor. Residential uses are not directly impacted by lighting from this development. Parking lot lighting will be pole-mounted on 25' tall poles.

Maximum light spillover onto public right-of-way may not exceed 3 foot-candles (fc). The lighting plan proposed light levels at .2 fc or less. Detailed light fixture information has been provided. The fixture is shown as being complaint with a downward angle and no exposed bulbs. This element will continue to be reviewed with the submission of a building permit. Lighting is subject to compliance with section 20-1103 of the Land Development Code.

COMMERCIAL DESIGN GUIDELINES

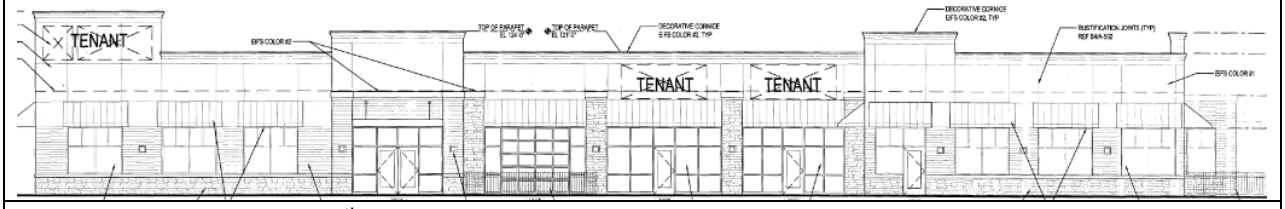
This project is subject to compliance with the adopted Commercial Design Guidelines. The original development was approved with several conditions regarding design elements that are applicable to each phase of the development. Design conditions include:

- Native materials shall make up at least 30% of all building exteriors.
- Pad site development shall be to the same architectural standards as the main building *(Walmart).*
- Pad Site shall have foundation plantings and amenities abutting the building.
- Pad sites shall have weather protection within 30' of entryways.

The proposed elevations include four-sided architecture, awnings/pedestrian cover over door openings, glazing and parapets that would screening roof top equipment. A defining characteristic of the main building includes corner elements and cornice treatment. These types of treatments were also included in the recently approved and constructed retail building east of Walmart at 525 Wakarusa. Staff recommends the building elevations be revised to include cornices on all four sides of the building and a similar corner element on the W. 6th Street as is provided on the front of the building (facing the parking lot). These changes are intended to provide a more pleasing façade facing the public streets and to provide a unifying element within the commercial development.

Wal-Mart

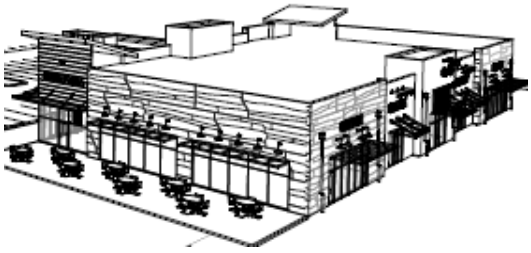
525 Wakarusa



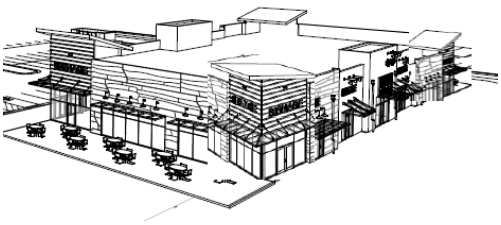
Proposed Building – W. 6th Street elevation

Proposed Building Façade with Cornice Changes

Proposed Elevations



Proposed Building Façade with lifted corner elements added to W. 6th Street side.

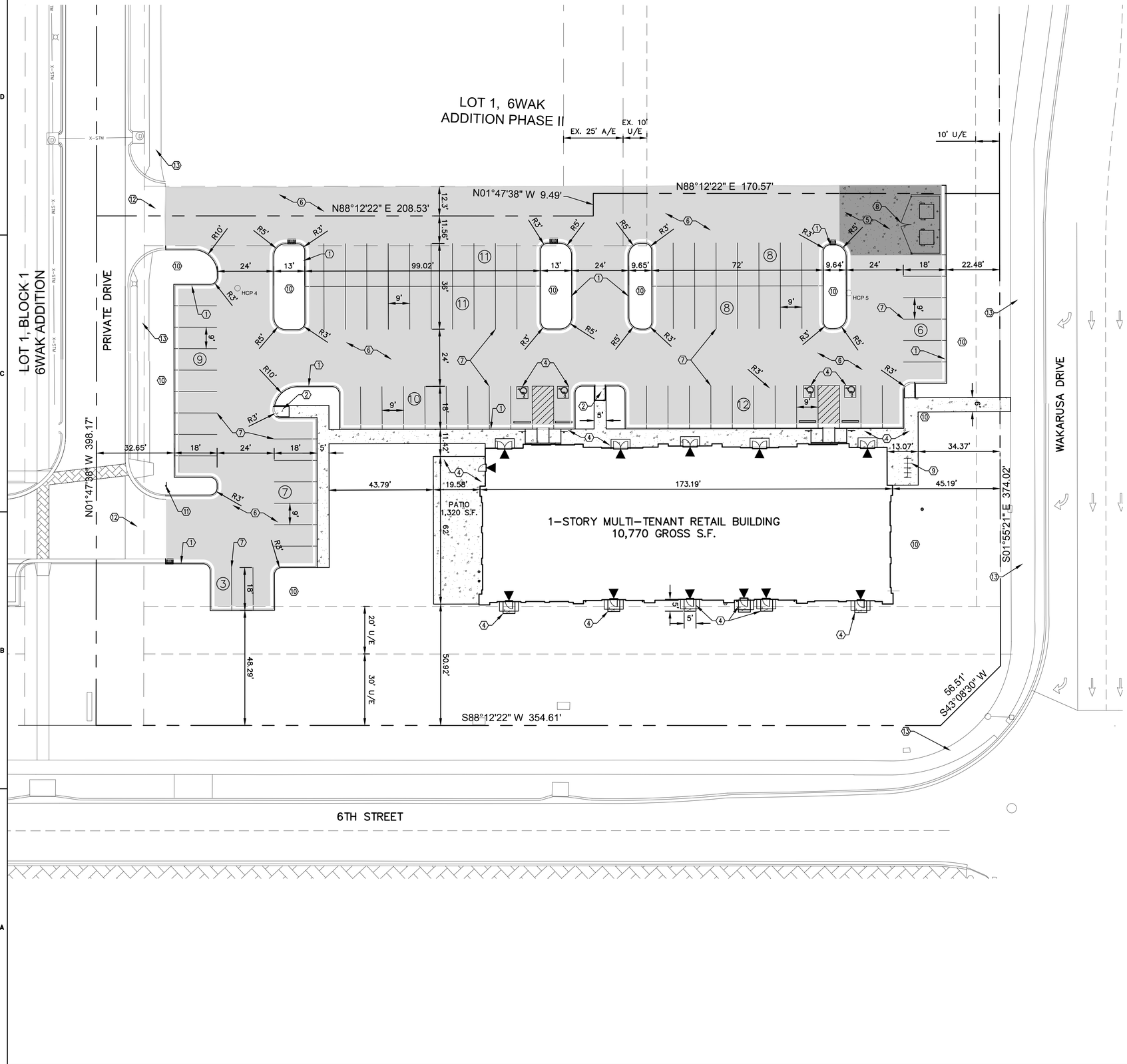


Conclusion

This Final Development Plan complies with 20-1304 of the Land Development Code and with the Commercial Design Guidelines as conditioned. The Final Development Plan varies from the

previously approved Final Development Plan as noted in the above discussion but overall is consistent with the intent of the overall development plan for the 6Wak PCD.

1. The plan does not increase the intensity of the development and removes a drive-thru use.
2. The proposed Final Development Plan combined with the future application has no impact on the total floor area within the phase and is intended to maintain the approved 16,500 Sf previously approved.
3. Open space is increased with this development plan. No changes to the overall building height are proposed with this Final Development Plan.



LEGAL DESCRIPTION

CURRENTLY:
LOTS 4&5, BLOCK 1, 6WAK ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

PROPOSED:
LOT 2, IN 6WAK ADDITION PHASE II, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

PROJECT SUMMARY

CURRENT ZONING: PCD-2
PROPOSED ZONING: PCD-2
CURRENT USE: VACANT
PROPOSED USE: RETAIL COMMERCIAL
PROJECT PROPOSED: A 10,770 S.F. IN-LINE RETAIL BUILDING WITH 5 RETAIL SPACES.

EXISTING CONDITIONS			PROPOSED CONDITIONS		
TOTAL BUILDING:	0	SF	TOTAL BUILDING	10,770	SF
TOTAL PAVEMENT:	3,255	SF	TOTAL PAVEMENT	37,528	SF
TOTAL IMPERVIOUS:	3,255	SF	TOTAL IMPERVIOUS	48,298	SF
TOTAL PERVIOUS:	82,129	SF	TOTAL PERVIOUS	37,086	SF
TOTAL PROPERTY AREA:	85,384	SF	TOTAL PROPERTY AREA	85,384	SF

PARKING REQUIREMENTS

NUMBER OF OFF-STREET STALLS REQUIRED*: 70% X 10,770 GSF = 7,539 NSF
1 SPACE PER 100 NSF = 76 STALLS

ONSITE SURFACE PARKING: 4 ACCESSIBLE + 81 PARKING STALLS = 85 TOTAL.

BIKE PARKING SPACES PROVIDED*: 5 SPACES

* PER RECORDED 6WAK ADDITION FINAL DEVELOPMENT PLAN, BOOK P-18, PAGE 197.

GENERAL NOTES

1. THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY – NOT FOR CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
3. BOUNDARY INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY ATLAS SURVEYORS, LLC, DECEMBER 2016. TOPOGRAPHIC INFORMATION OBTAINED FROM SMH CONSULTANTS MAY, 2017 AND CITY LIDAR.
4. PRIVATE DRIVES AND PARKING AREAS TO BE PER CITY OF LAWRENCE STANDARDS, AT MINIMUM. ALL STREETS AND PARKING AREAS TO HAVE 24" CURB AND GUTTER. ALL STANDARD PARKING SPACES SHALL BE MIN. 9' WIDE AND 18' LONG.
5. CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
6. THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
6. EXISTING CONTOURS GENERALLY INDICATE STORMWATER FLOW AT THE SITE.
7. SIGHT LIGHTING IS SUBJECT TO COMPLIANCE WITH SECTION 20-1103 "OUTDOOR LIGHTS"
8. MECHANICAL EQUIPMENT SHALL BE SCREENED PER CITY CODE 20-1006.
9. PER CITY CODE SECTION 9-902, THE OUTDOOR DINING AREA WILL BE MANAGED TO PREVENT STORMWATER POLLUTION. FOOD WASTE, TRASH, CIGARETTES, AND OTHER SOLID WASTES WILL BE COLLECTED AND DISPOSED OF PROPERLY. COLLECTION MUST BE FREQUENT ENOUGH TO PREVENT WASTES CARRIED OFF BY WIND OR STORMWATER RUNOFF. FLUID WASTE, INCLUDING WASTEWATER FROM PAVEMENT OR FURNITURE CLEANING, WILL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER SYSTEM.
10. WEATHER PROTECTION WITHIN 30 FEET OF ENTRYWAYS SHALL BE PROVIDED.
11. FOUNDATION PLANTINGS AND AMENITIES ABUTTING THE BUILDING SHALL BE PROVIDED.
12. RETAIL BUILDING SHALL BE THE SAME ARCHITECTURAL STANDARDS AS THE MAIN BUILDING.
13. PRIVATELY OWNED OFF-SITE DETENTION IS PROVIDED ON LOT 7 OF 6WAK ADDITION.

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

CURRENT OWNER
6WAK LAND INVESTMENTS, LLC
C/O FIRST MANAGEMENT, INC.
PO BOX 1797
LAWRENCE, KANSAS 66044

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

ARCHITECT
TREANORHL, P.A.
CONTACT PERSON: MICAH KIMBALL, AIA
1040 VERMONT STREET
LAWRENCE, KS 66044-2920
(785) 842-4858

DEVELOPER
6WAK LAND INVESTMENTS, LLC
C/O FIRST MANAGEMENT, INC.
PO BOX 1797
LAWRENCE, KANSAS 66044

KEY NOTES

1. CITY STANDARD CURB & GUTTER
2. CITY STANDARD ACCESSIBLE SIDEWALK RAMP
3. 4" CONCRETE SIDEWALK
4. ACCESSIBLE PARKING STALLS
5. 7" REINFORCED CONCRETE PAVEMENT
6. STANDARD DUTY ASPHALT PAVEMENT
7. 4" WIDE WHITE PAINTED PARKING STALL MARKINGS
8. 6' WOOD DUMPSTER ENCLOSURE
9. BICYCLE RACK
10. LANDSCAPED AREA – SEE SHEET 3
11. STOP SIGN
12. EXISTING ENTRANCE APRON TO REMAIN
13. EXISTING SIDEWALK TO REMAIN

PAVEMENT LEGEND

- 7" HEAVY-DUTY REINFORCED CONCRETE (TRASH ENCLOSURE)
- 4" UNREINFORCED CONCRETE (SIDEWALKS)
- 5" ASPHALT PAVEMENT (PARKING LOT)

N

SCALE: 1" = 20'

20 10 0 20 40

ERIC STRUCKOFF – CHAIR
LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION

SCOTT MCCULLOUGH – SECRETARY
LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION

CE16.005.00B

Lot 2 - 6WAK Addition Phase II

Final Development Plan For

565 Wakarusa Drive, Lawrence, Kansas 66049

TREANORHL
1040 Vermont Street
Lawrence, Kansas 66044-2920
Office: 785.842.4858
Fax: 785.842.7536
www.TreanorHL.com

THIS SITE PLAN IS FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

REVISIONS
7-13-17 CITY COMMENTS

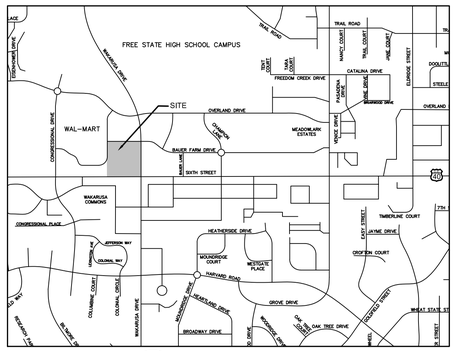
Rel. Date: 05.22.2017

1

SITE LAYOUT PLAN

© 2017 TreanorHL, P.A.

FILE PATH: P:\CE16.005.00B Walmart Out-Lot Replat\3_Drawings\1_AutoCAD\Sheets\Planning\Final Development Plan\01 SITE LAYOUT PLAN.DWG
DATE PRINTED: Friday, July 14, 2017
LAST SAVED: Friday, July 14, 2017
PRINTED BY: Brian Kemp



VICINITY MAP
SCALE: 1" = 1000'

GRADING AND UTILITY LEGEND

-CATV-	EXISTING CABLE TV LINE
-FO-	EXISTING FIBER OPTIC LINE
-XGAS-	EXISTING NATURAL GAS MAIN
-XSAN-	EXISTING SANITARY SEWER MAIN
-XSTM-	EXISTING STORM SEWER PIPE
-UGE-	EXISTING UNDERGROUND ELECTRIC LINE
-XUGT-	EXISTING UNDERGROUND TELEPHONE LINE
-X-W-	EXISTING WATER MAIN
-X-OHE-	OVERHEAD ELECTRIC LINES
-GAS-	PROPOSED GAS LINE
-SS-	PROPOSED SANITARY SEWER SERVICE LINE
-UGE-	PROPOSED UNDERGROUND ELECTRIC LINE
-UGT-	PROPOSED UNDERGROUND TELEPHONE LINE
-W-	PROPOSED WATER LINE
WV	PROPOSED WATER VALVE
WM	PROPOSED WATER METER
F.F.E.	FINISHED FLOOR ELEVATION
A/E	ACCESS EASEMENT
D/E	DRAINAGE EASEMENT
MH	STORM OR SANITARY SEWER MANHOLE
PVC	POLYVINYL CHLORIDE PLASTIC PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PLASTIC PIPE
U/E	UTILITY EASEMENT
TRAN	PROPOSED PAD MOUNTED TRANSFORMER
JB	PROPOSED ELECTRICAL JUNCTION BOX
940	EXISTING ELEVATION CONTOUR
940	PROPOSED ELEVATION CONTOUR

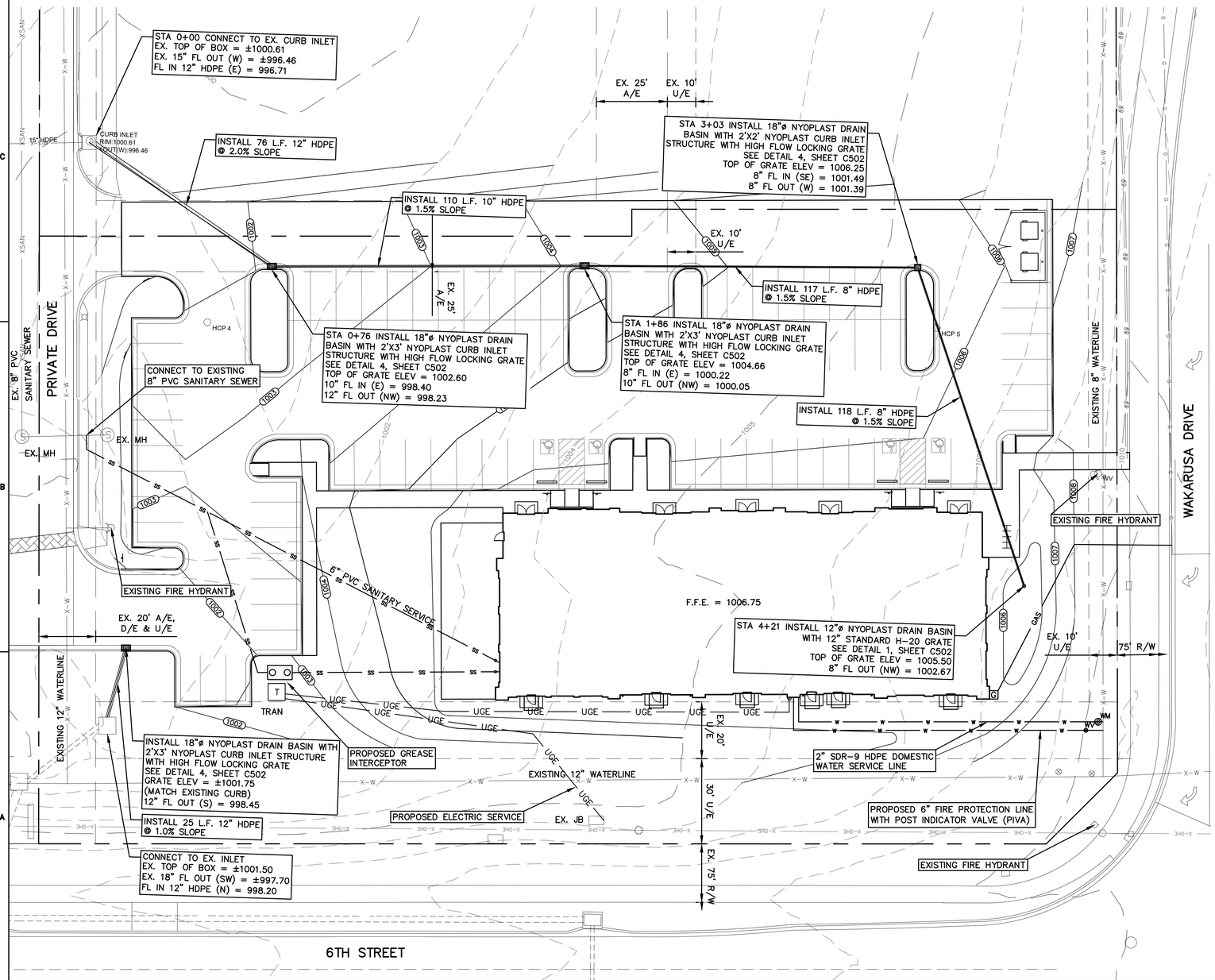
BENCHMARKS

BM #1 CHISELED SQUARE ON THE CENTER FRONT FACE OF THE FIRST CURB INLET EAST OF THE ENTRANCE TO PEOPLE'S BANK (4831 WEST SIXTH STREET) ON THE SOUTH SIDE OF 6TH STREET (U.S. HIGHWAY 40)
ELEVATION: 1012.98 FEET A.M.S.L.

BM #2 CHISELED SQUARE ON THE CENTER FRONT FACE OF THE CURB INLET IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF OVERLAND DRIVE AND WAKARUSA DRIVE.
ELEVATION: 1002.75 FEET A.M.S.L.

UTILITY NOTES

1. ALL STORM SEWER PIPING WILL BE HIGH-DENSITY POLYETHYLENE (HDPE) DUAL-WALL PIPE WITH SMOOTH INTERIOR.
2. ALL SANITARY SEWER PIPING WILL BE STANDARD DIMENSION RATIO (SDR) 26 POLYVINYL CHLORIDE PVC).
3. DOMESTIC WATER SERVICE LINES WILL BE SDR-9 HDPE
4. FIRE SPRINKLER SERVICE LINES AND WATER MAINS MUST BE RATED AS DR14 AS DEFINED IN AWWA C900.
5. ALL CURB INLETS WILL BE CONSTRUCTED PER CITY OF LAWRENCE STORM SEWER STANDARD DETAILS.



SITE NOTES

1. ALL UTILITIES AS PER UTILITY COMPANIES AND SURFACE EVIDENCE.
2. NORTH DERIVED FROM BEARING OF RECORD FOR A FINAL PLAT OF WAKARUSA PLACE ADDITION RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS ON APRIL 1, 2002 IN PLAT BOOK P-17, PAGE 409
3. PRIMARY BENCHMARK – ELEVATIONS ARE BASED ON PGS BENCHMARK L 368 1986. ELEVATION 1004.48 FEET NAVD 88.
4. THIS SITE IS NOT WITHIN A FLOOD ZONE, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20045C0156E DATED SEPTEMBER 2, 2015.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT NUMBER AND LOCATION OF DOWNSPOUTS.
6. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A SURVEYOR LICENSED IN THE STATE, IN WHICH THIS PROJECT IS LOCATED, AT THE CONTRACTOR'S EXPENSE.
7. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "OWNER STANDARD SITEWORK SPECIFICATIONS."
8. NOTE TO LIGHTING CONTRACTOR: ALL FLOODLIGHTS MOUNTED ON PARKING LOT LIGHT POLES FOR PURPOSES OF ILLUMINATING THE FACE OF THE BUILDING, AS WELL AS ANY PARKING LOT LIGHT POLES UTILIZED FOR LIGHTING THE TRUCK WELL AREAS, SHALL BE SEPARATELY CIRCUITED FOR THE PURPOSE OF SECURITY LIGHTING.
9. ALL LIGHTING WILL BE SHIELDED TO PREVENT OFF-SITE GLARE.
10. THE CONTRACTOR SHALL VERIFY AND/ OR PERFORM ALL NECESSARY INSPECTIONS AND/ OR CERTIFICATIONS REQUIRED BY CODES AND/ OR UTILITY COMPANIES PRIOR TO THE ANNOUNCED BUILDING POSSESSION DATE AND THE FINAL CONNECTIONS OF UTILITY SERVICES. ALL FEES SHALL BE PAID BY THE CONTRACTOR.
11. ALL NEW PARKING LOT LIGHTING POLES AND FIXTURES WITH LAMPS AND PAINT WILL BE PROVIDED BY OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE OWNER A ONE-YEAR WARRANTY CERTIFICATE. ALL INCURRED COSTS FOR RECEIVING, STORAGE, LIABILITY, AND WARRANTY LABOR SHALL BE INCLUDED IN THE INSTALLATION AND CONTRACT PRICE. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING CONDUIT ROUTING.
12. ALL CURB AND GUTTER SHALL BE AS PER THE CITY OF LAWRENCE STANDARD DETAILS.
13. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVALS OF AND/ OR RELOCATIONS, INCLUDING BUT NOT LIMITED TO, UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS.
15. TRASH ENCLOSURES INCLUDING HEIGHT, MATERIAL, AND SCREENING SHALL MEET CITY OF LAWRENCE REQUIREMENTS. COSTS SHALL BE INCLUDED IN BASE BID.
16. THE MAXIMUM HEIGHT OF THE LIGHTS SHALL BE 25 FEET.
17. ALL LANE STRIPING, STOP BARS AND ARROWS INSTALLED AT ENTRANCE DRIVES SHALL BE THERMOPLASTIC.
18. ALL PAVEMENT SHALL HAVE 6" OF ROCK BASE.
19. SEE UTILITY PLAN (SHEET 3) FOR EASEMENTS AND SETBACKS.
20. ALL OFF-STREET PARKING SURFACES AND PAVEMENT SECTIONS WILL MEET CITY OF LAWRENCE CODE REQUIREMENT. .
21. ALL GROUND MOUNTED BUILDING EQUIPMENT AND ALL ROOF TOP EQUIPMENT WILL BE SCREENED TO CITY OF LAWRENCE REQUIREMENTS.
22. ALL PUBLIC INFRASTRUCTURE AND SITE IMPROVEMENTS FOR A PARTICULAR LOT WILL BE DONE BY OPENING DAY OF THE USE ON THAT LOT.
23. OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED, AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
24. PER CITY CODE SECTION 9-903(B), A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE PROVIDED FOR THIS PROJECT. THIS PROJECT WILL NOT BE RELEASED FOR BUILDING PERMITS UNTIL AN APPROVED SWPPP HAS BEEN OBTAINED. CONSTRUCTION ACTIVITY, INCLUDING SOIL DISTURBANCE OR REMOVAL OF VEGETATION SHALL NOT COMMENCE UNTIL AN APPROVED SWPPP HAS BEEN OBTAINED.
25. EXTERIOR BUILDING MATERIALS WILL BE CONSTRUCTED WITHIN 9 INCHES OF FINISH GRADE.
26. ADA BUILDING ENTRANCES WILL BE CONSTRUCTED TO ZERO STEP ENTRY.
27. NATIVE MATERIAL SHALL MAKE UP AT LEAST 30% OF ALL BUILDING EXTERIORS.
28. FINAL DESIGN OF THE PAD SITE BUILDINGS SHALL BE TO THE SAME ARCHITECTURAL STANDARDS AS THE MAIN BUILDING.
29. OFF-SITE DETENTION IS PROVIDED, ON LOT 7 OF 6WAK ADDITION. DETENTION BASIN WILL BE PRIVATELY-OWNED AND MAINTAINED.
30. APPROPRIATE IRRIGATION WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.
31. ANY FOOD ESTABLISHMENTS OR FOOD PREP WILL COMPLY WITH CURRENT CITY CODES AT TIME OF SUBMITTAL FOR BUILDING PERMIT.
32. FIRE HYDRANTS TO BE LOCATED AS CLOSE TO FDC'S AS POSSIBLE.
33. OWNER SHALL PROVIDE AND MAINTAIN STOP SIGNS ON PROPERTY AT ALL EXISTS TO PUBLIC STREETS.
34. OWNER SHALL PROVIDE STANDARD FHWA MUTCD SIGNAGE FOR ALL DISABLED PARKING SPACES.
35. ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO GENERAL PUBLIC WILL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD HIGHWAY SIGNS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
36. NOT OVERHEAD LINES ARE PERMITTED ON THE PROPERTY.
37. STRUCTURES, FENCES, AND CUT/ FILL OPERATIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENT WITH THE EXCEPTION OF THE CONSTRUCTION OF IMPROVEMENT AS SHOWN ON THIS PLAN AND FOR REPAIR AND MAINTENANCE IN THE DRAINAGE EASEMENT.

ERIC STRUCKOFF – CHAIR
LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION

SCOTT MCCULLOUGH – SECRETARY
LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION

SCALE: 1" = 20'
20 10 0 20 40

CE16.005.00B

Lot 2 - 6WAK Addition Phase II

Final Development Plan For

565 Wakarusa Drive, Lawrence, Kansas 66049

TREANORHL
1040 Vermont Street
Lawrence, Kansas 66044-2920
Office: 785.842.4858
Fax: 785.842.7536
www.TreanorHL.com

THIS SITE PLAN IS FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

REVISIONS
7-13-17 CITY COMMENTS

Rel. Date: 05.22.2017

GRADING AND UTILITY PLAN

2

© 2017 TreanorHL, P.A.

FILE PATH: P:\CE16.005.00B Walmart Out-Lot Replat\3_Drawings\1_AutoCAD\Sheets\Planning\Final Development Plan\02 GRADING AND UTILITY PLAN.DWG
DATE PRINTED: Friday, July 14, 2017
LAST SAVED: Thursday, July 13, 2017
PRINTED BY: Brian Kemp

STREET TREE LANDSCAPE SUMMARY

STREET TREES REQUIRED: 1 TREE PER 40 L.F.

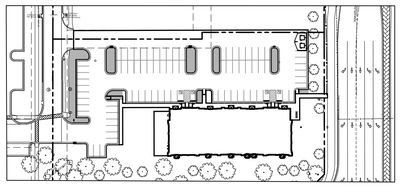
REQUIRED:	PROVIDED:
WEST 6TH ST. FRONTAGE 411 L.F./40 = 11 TREES	19 TREES
WAKARUSA DR. FRONTAGE 359 L.F./40 =9 TREES*	11 TREES
TOTAL = 20 TREES	30 TREES

INTERIOR PARKING LANDSCAPE SUMMARY

LANDSCAPE AREA REQUIRED: # OF STALLS x 40 S.F.

REQUIRED:	PROVIDED:
85 STALLS x 40 S.F. PER STALL = 3,400 S.F.	4,240 S.F.

INTERIOR LANDSCAPE AREA EXHIBIT



LANDSCAPE CALCULATIONS

OPEN SPACE TREE REQUIREMENT

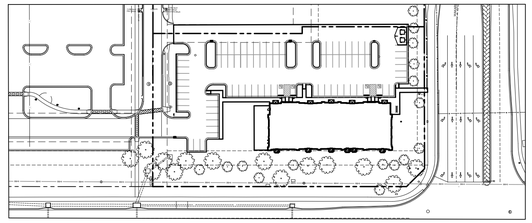
TREES REQUIRED = 1 TREE PER 3,000 S.F. OPEN SPACE

TOTAL OPEN SPACE 36,068 – 13 TREES REQUIRED 4 EXISTING, 10 TREES PROVIDED

NOTE: ALL SCREENING AND LANDSCAPING SHALL MEET OR EXCEED CITY OF LAWRENCE MINIMUM REQUIREMENTS PER SECTION 20–14A04 AND 20–1214

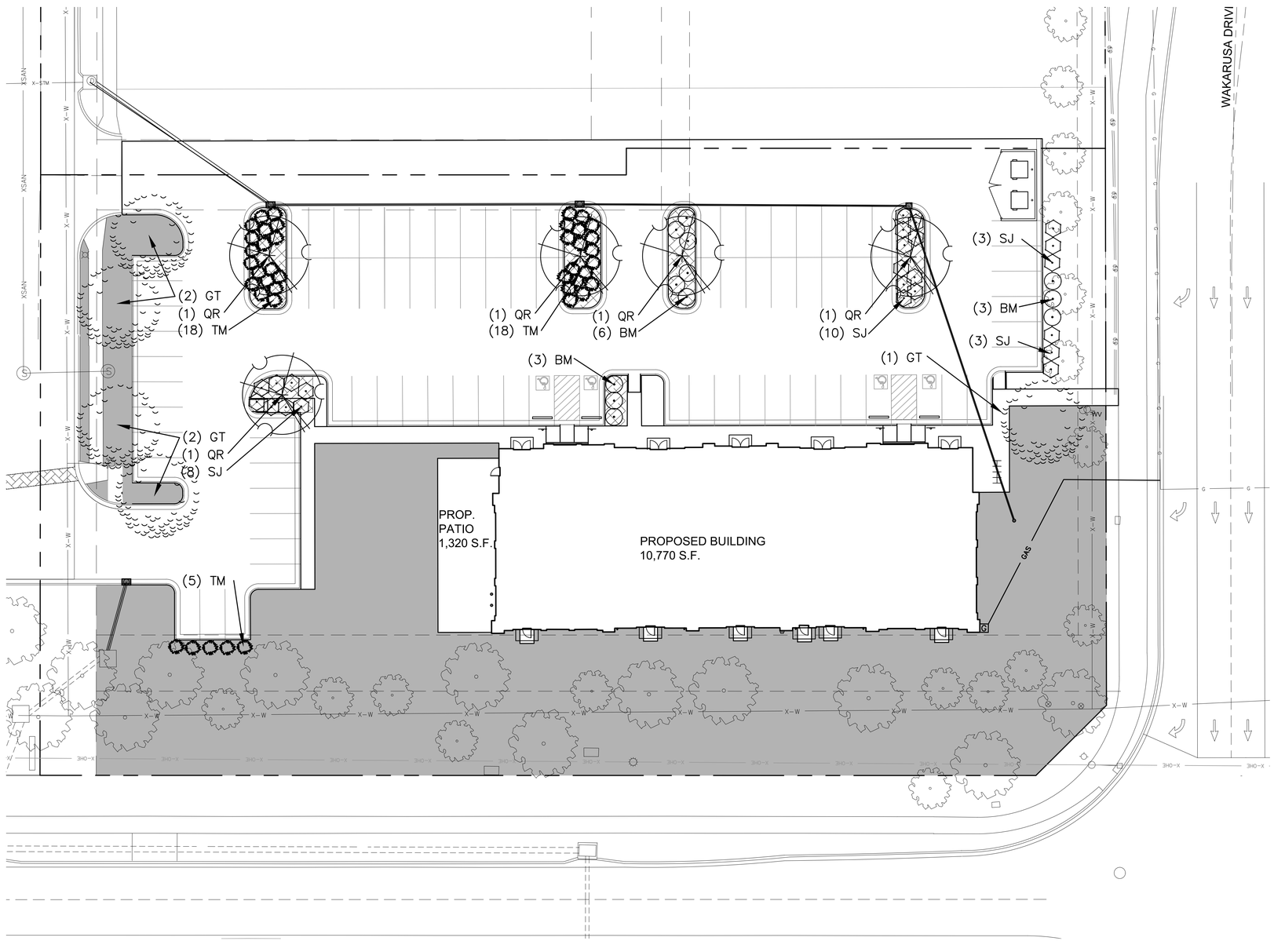
COMMON OPEN SPACE SUMMARY

GROSS ACREAGE	REQUIRED OPEN SPACE ACREAGE (20%)	PROVIDED OPEN SPACE ACREAGE
1.96	0.39	0.61



PLANT SCHEDULE

SYMBOL	KEY	QTY.	NAME	SIZE	COND.
		40	SHADE TREE		
		30	EXISTING TREE		
	QR	5	NORTHERN RED OAK – QUERCUS RUBRA	2" CAL MIN.	B&B
	GT	5	SKYLINE THORNLESS LOCUST – GLEDITSIA TRICANTHOS 'SKYLINE'		
		63	DECIDUOUS/EVERGREEN SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	SJ	24	GOLDMOUND SPIREA – SPIRAEA JAPONICA 'GOLDMOUND'	2 GAL.	CONT.
	BM	12	WINTERGREEN BOXWOOD – BUXUS MICROPHYLLYA 'WINTERGREEN'		
	TM	41	TAUNTON YEW – TAXIS X MEDIA 'TAUNTONII'		
		4,053 S.F.	DOUBLE SHREDDED HARDWOOD MULCH (3" LAYER MIN.)	N/A	N/A
	N/A	33,499 S.F.	TURF TYPE FESCUE (SOD)	SOD	N/A



APPROVED PERMITTED USES

PERMITTED USES PER RECORDED 6WAK ADDITION FINAL DEVELOPMENT PLAN, BOOK P–18, PAGE 197.

PERMITTED USES:

USE GROUP 7. COMMUNITY FACILITIES – PUBLIC UTILITIES

(a) may appropriately be located in residential areas to provide education, recreation, health and other essential services and,
(b) do not create significant objectionable influences in residential areas.
1. Community facilities
Adaptive reuse of properties listed as a landmark on the Lawrence, State or National Registers of Historic Places or included in the Lawrence or National Register of Historic Districts.
Art gallery or museum
Cemetery, columbarium, or mausoleum
Child care center
Child care home – occupant primary provider
Child care home – non-occupant primary provider
Church or other place of worship, including student center
Club or lodge, private, except those whose chief activity is carried on as a business
Communication Towers
Community Building, Public
Golf course, but not including commercially operated driving range, pitch and putt course or miniature golf course
Halfway house or service-oriented rehabilitation center or residence
Health center, government operated
Hospital, general, not including animal
Institution of children and aged, nonprofit
Library or museum: public or private, open to public without charge
Monastery, convent or similar institution of religious training
Mortuary, funeral parlor, or undertaking establishment
Nursing home or rest home
Parish house, nunnery, rectory, etc.
Park, playground, or playfield, public
Private recreation facility (exclusive of family swimming pools and swimming pools that are accessory uses to hotels, motels and apartments)
Rehabilitation center for persons with disabilities
Sanitarium
School, public, parochial, or private, non-profit
(a) Grades nine and below including kindergarten
(b) Grades ten and above
Studio for professional work or for teaching of any form of fine arts e.g. photography, music, dancing, drama, etc.
Swimming pool, accessory
Theatre, live (in indoors)
2. Public Utilities
Electrical substation
Gas regulator station
Radio or television transmitter or tower
Sewage disposal plant, private
Telephone exchange, but not including garage, shop, or service
Water filtration plant, pumping station, elevated storage or reservoir
3. Similar Uses
All other uses which (1) are similar to the listed uses in function, traffic–generating capacity, and effects on other land uses and (2) are not included in any other use group.
4. Accessory Uses
(Ord. 6359; Ord. 6382; Ord. 6489)

USE GROUP 12. RETAIL STORES – PERSONAL SERVICES. Certain types of retail stores and service establishments which:

(a) Provide for a wide variety of local consumer and transient needs, and
(b) Have a small service area and are, therefore, not distributed widely throughout the city.
(1) Retail stores and Service Establishments
Altering, pressing, repairing of wearing apparel
Antique sales
Appliance, furniture, home furnishings, sales, rental repair
Art supply sales
Bank, savings & loan and trust company
Barber or beauty shop
Bicycle sales, rental, repair
Book sales
Bowling alley
Camera or photographic supply sales
Clothing sales
Combination store; sales, service and equipment
Confectionary store
Department store
Drug store
Dry cleaning
Eating place, enclosed, without dancing or entertainment and not providing service in automobiles
Florist shop and greenhouse
Food store, including retail bakery
Furrier shop, including storage of furs
Garden supply sales
Gift, novelty, souvenir sales
Hardware store and small tool rental, but not including sales of lumber or industrial hardware
Hat blocking and repair
Hobby supply sales
Interior decorating shop
Jewelry sales and repair
Laundry pick–up station
Laundry, self–service only
Locksmith, key shop
Mail order agency
Music, musical instrument and phonographic record sales
Newsstand
Nursery stock sales
Optical goods, sales
Orthopedic or medical appliance sales
Paint and wall paper sales
Photographic processing
Photographic studio
Post Office
Quick copy or duplicating center
Radio and television studio
Reading room
Sewing machine sales and repair
Shoe repair and sales
Sporting goods sales
Surgical and dental supply sales
Theatre, indoor commercial
Variety store
Video store, sale or rental of video equipment, movies and games parlor
2. Similar Uses
Other uses which (1) are similar to the listed uses in function, traffic generating capacity, and effects on other land uses, and (2) are not included in any other use group.
3. Accessory Uses
(Ord. 6576)

USE GROUP 14. RETAIL – WHOLESALE SALES AND SERVICES. Consumer and non–consumer type retail and wholesale stores and service establishments and accessory uses that serve a wide area, including the entire city and surrounding trade area.

1. Retail – Wholesale Goods and Services
Blacksmith shop
Building materials and lumber yards (parking requirements do not apply to lumber sheds)
Cold storage plant
Dry cleaning plan, including carpet cleaning
Feed and fertilizer sales
Hardware, industrial sales
Ice plant
Machine tools, sales, rental, repair
2. Similar Uses
Other uses which (1) are similar to the listed uses in function, traffic–generating capacity, and effects on other land uses, and (2) are not included in any other use group.
3. Accessory Uses
(Ord. 6768)

USE GROUP 15. AMUSEMENT, RECREATIONAL AND CULTURAL FACILITIES. Uses similar in nature and traffic–generating capacities that appeal to large groups of people of that provide uses with high density (people to space) ratios whose primary intent is one of amusement or recreational pursuits or cultural enrichment.

1. Indoor Recreational Amusement or Cultural Facilities
Athletic club
Auditorium
Bowling alley
Field house
Game arcade, including video games
Physical culture center and health services, including spas, gymnasiums, reducing salons, masseur/masseuse, or hot tubs
Skating rink
Swimming pool, commercial
Theatre, indoor
2. Outdoor Amusement, Recreational or Cultural Facilities
Baseball park or batting cages, commercial
Golf driving range or putting greens, commercial
Golf, miniature or pitch and putt
Marina
Stadium or amphitheater
Swimming pool, commercial
3. Similar Uses
Other uses not specifically mentioned in this or any other use group which are similar in function and traffic–generating capacity to those specifically listed in this use group.
4. Accessory Uses
Uses which meet the requirements of the definition of accessory uses, Sections 20–2002(2) and 20–2002(3).
(Ord. 5658, Sec. IX)

*** ALL COMMERCIAL USE GROUPS ALLOWED IN A PCD–2.*

USE GROUP 9. PROFESSIONAL OFFICES. Offices for medical, professional and governmental purposes and accessory use, not including retail sales to the public, that are of a nature that may be adjacent to or combined with residential uses without harmful effects to said residential uses.

1. Medical and Related Offices: Chiropody, Chiropractic, dental, electrology, medical, optical, optometric, osteopathic, including a clinic
2. Ambulatory (Outpatient) Surgery Center
3. Professional and Governmental Offices: Accounting, architecture, engineering, governmental, insurance sales, law, real estate and sales and brokerage, motion picture studios (enclosed)
4. Veterinarian Office and incidental boarding, with no open kennel or yard where animals are confined or exercised.
5. Financial Institutions
6. Studio for professional work or for teaching of any form of fine arts e.g. photography, music, dancing, drama, etc.
7. Other offices: All other offices which (1) are similar to the listed uses in function, traffic–generating capacity, effects on other land uses, and (2) are not included in any other use group
8. Accessory Uses
(Ord. 6287; Ord. 6770; Ord. 7047 rev)

USE GROUP 9A. LIMITED SERVICES. These uses are limited in development intensity and traffic–generating capacity to uses which are compatible with established residential neighborhoods.
1. Bank, savings & loan, and trust company
Dry cleaning outlet store
Freestanding automated banking or dispensing facility
Funeral home, mortuary or undertaking establishment
Laboratory, medical or dental
Loan office
Personnel services
Photographic studio
Post Office branch facility
Professional cleaning services
Radio and television studio
Recording studio
School, commercial or trade, when not involving any danger of fire or explosion, nor of offensive odor, noise, dust, glare, heat, vibration or other objectionable factors
Secretarial service
Studio for professional work or for teaching of any form of fine arts, i.e. photograph, music, dancing, drama, etc.
Telephone answering service
2. Accessory Uses

USES GROUP 11. INNER NEIGHBORHOOD COMMERCIAL USES. These uses are limited in development, intensity and traffic–generating capacity to uses which are compatible with established residential neighborhoods.

1. Bicycle sales, rental or repair
Book store, new or used
Dry cleaning outlet store
Food store, not including 24 hr. convenience store
Hair care establishment
Laundry, self–serve
Professional offices (excluding medical and veterinarian office and clinics)
Quick copy center
Restaurant, not including one with drive–up facilities or service to automobiles
Retail bakery
Reverse vending machines (recycling)
Shoe repair service
Small collection facilities (recycling)
Studio for professional work or for teaching of any form of fine arts i.e. photography, music, dancing, drama etc.
2. Accessory Uses
(Ord. 6578; Ord., 6777)

USE GROUP 13. AUTOMOTIVE SERVICES; RETAIL SALES; OTHER. Primarily automotive service establishments and accessory uses, including consumer and non–consumer retail goods and services not appropriate for the neighborhood shopping district, including certain goods and services for agricultural, industrial, commercial, or institutional use.

1. Ambulance service
Auction room auctioneer
Automobile parking garage
Automobile parts store, tires & accessories
Barber and beauty equipment sales
Baseball park, commercial
Blueprinting and similar reproduction processes
Business machine rental, repair, sales
Caterer
Eating establishment, enclosed, with dancing or entertainment
Exterminator, pest
Food locker plant for consumer use
Free standing automated banking or dispensing facility
Funeral home, mortuary, or undertaking establishment
Garage or parking for common or public utility vehicles
Glass sales and cutting shop
Golf driving range, commercial, (pkg. Requirement applies to tee area only)
Golf pitch and putt courses, miniature golf course
Laboratory, medical or dental
Leather goods, sales and repair
Linen supply, diaper service, uniform supply
Lumber, limited sales
Media store (Ord. 7228)
Monument sales, including incidental processing
Office equipment and supplies c
Pet shop
Photostatting
Plumbing fixture sales
Quick copy or duplicating center
Recording studio
School, commercial or trade, when not involving any danger of fire or explosion, nor of offensive odor, noise, dust glare, heat, vibration or other objectionable factors
Secretarial service
Skating rink, commercial
Studio for professional work or for the teaching of any form of fine arts, photography, music, drama, etc.
Swimming pool, commercial (parking requirements include pool area)
Taxidermist
Telephone answering service
2. Similar Uses
Other business servicing which (1) are similar to the listed uses in function, traffic–generating capacity, and effects upon other land uses, and (2) are not included in any other use group.
3. Manufacturing Uses
Baked goods, candy, delicatessen, and ice cream, all for retail sales on the premises only
Clothing: custom manufacturing or altering for retail, including custom dressmaking, millinery, or tailoring
4. Accessory Uses (Ord. 6578)

SCALE: 1" = 20'

20 10 0 20 40

ERIC STRUCKOFF – CHAIR
LAWRENCE–DOUGLAS COUNTY PLANNING COMMISSION

SCOTT MCCULLOUGH – SECRETARY
LAWRENCE–DOUGLAS COUNTY PLANNING COMMISSION

CE16.005.00B

Lot 2 - 6WAK Addition Phase II

Final Development Plan For

565 Wakarusa Drive, Lawrence, Kansas 66049

TREANORHL

1040 Vermont Street
Lawrence, Kansas 66044-2920
Office: 785.842.4858
Fax: 785.842.7536
www.TreanorHL.com

THIS SITE PLAN IS FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

REVISIONS

7–13–17 CITY COMMENTS

Rel. Date: 05.22.2017

LANDSCAPE PLAN

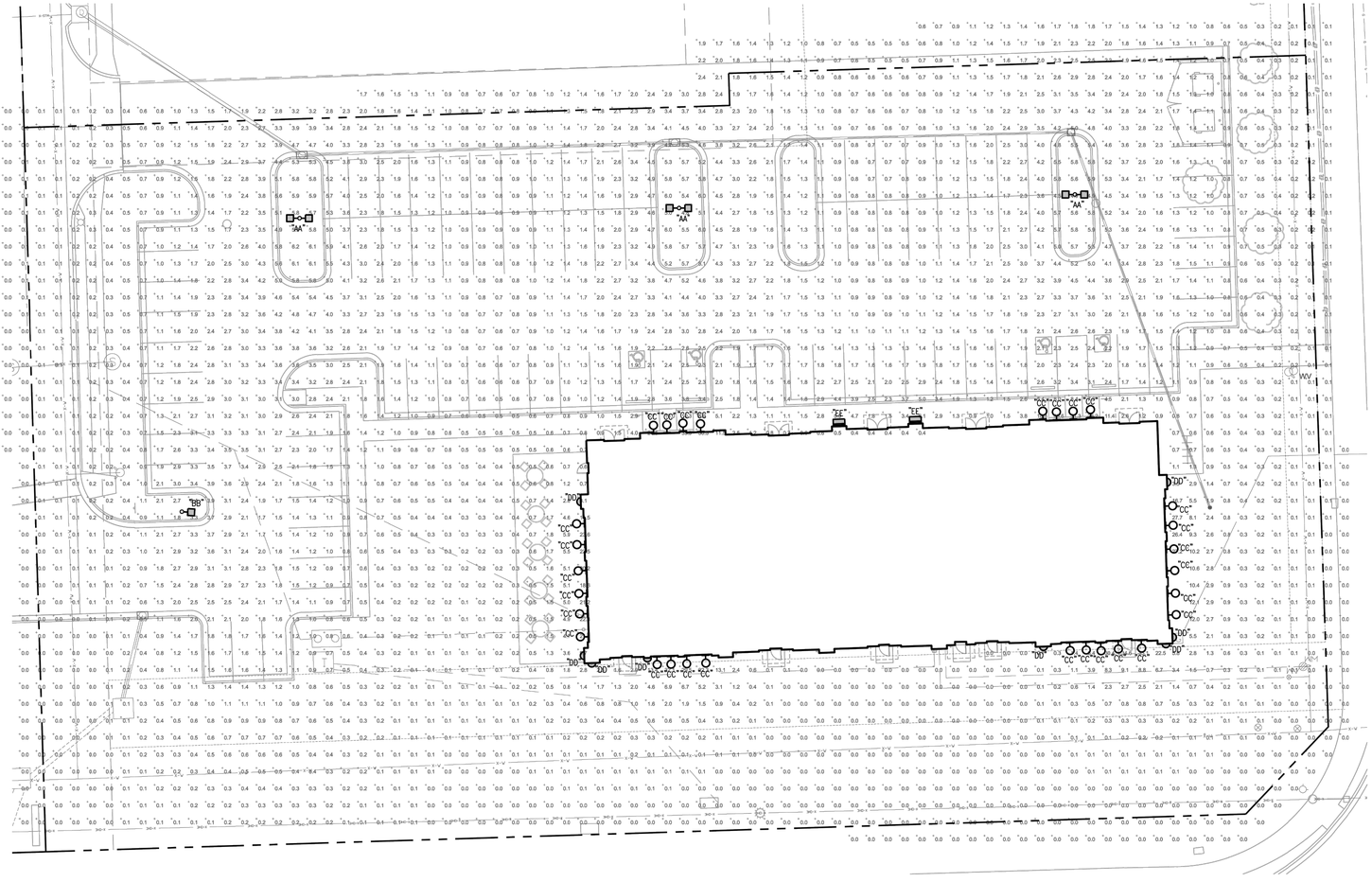
3

© 2017 TreanorHL, P.A.

FILE PATH: P:\CE16.005.00B Walmart Out-Lot Replat\3_Drawings\1_AutoCAD\Sheets\Planning\Final Development Plan\03 LANDSCAPE PLAN.DWG
DATE PRINTED: Friday, July 14, 2017
LAST SAVED: Friday, July 14, 2017
PRINTED BY: Brian Kemp

EXTERIOR LIGHTING FIXTURE SCHEDULE														
MARK	MANUFACTURER	CATALOG NUMBER	MOUNTING			FINISH	LAMPS						REMARKS
			RECESS.	SURF.	WALL		INCAND.	FLUOR.	HID	LED	CODE	QUANT.	
"AA"	MCGRAW EDISON	(2) GLEON-AF-04-LED-E1-T3-BZ		POLE		DARK BRONZE				X	70 CRI, 4000K	2	1,2
"BB"	MCGRAW EDISON	GLEON-AF-04-LED-E1-SL3-BZ		POLE		DARK BRONZE				X	70 CRI, 4000K	1	1,3
"CC"	TMS LIGHTING	4WO-19LED-40K-120-WM-XX			X	VERIFY WITH ARCH				X	4000K LED, 19W	30	
"DD"	TERON LIGHTING	GRDW-F24217E-120E-XX-41K			X	VERIFY WITH ARCH		X		X	F17T8	8	
"EE"	VISA LIGHTING	OW1610-L40K-XX		X		VERIFY WITH ARCH				X	30 W LED	8	

REMARKS
1- Provide with 25' tall square straight steel pole #SSS,
2- Type III Distribution, (2) heads mounted at 180 degrees apart.
3 - Type III Distribution with spill control



ERIC STRUCKOFF – CHAIR
LAWRENCE–DOUGLAS COUNTY PLANNING COMMISSION

SCOTT MCCULLOUGH – SECRETARY
LAWRENCE–DOUGLAS COUNTY PLANNING COMMISSION

N

SCALE: 1" = 20'

20 10 0 20 40

CE16.005.00B

Final Development Plan For

Lot 2 - 6WAK Addition Phase II

565 Wakarusa Drive, Lawrence, Kansas 66049

TREANORHL

1040 Vermont Street
Lawrence, Kansas 66044-2920
Office: 785.842.4858
Fax: 785.842.7536
www.TreanorHL.com

THIS SITE PLAN IS FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

REVISIONS
7-13-17 CITY COMMENTS

Rel. Date: 05.22.2017

PHOTOMETRIC PLAN

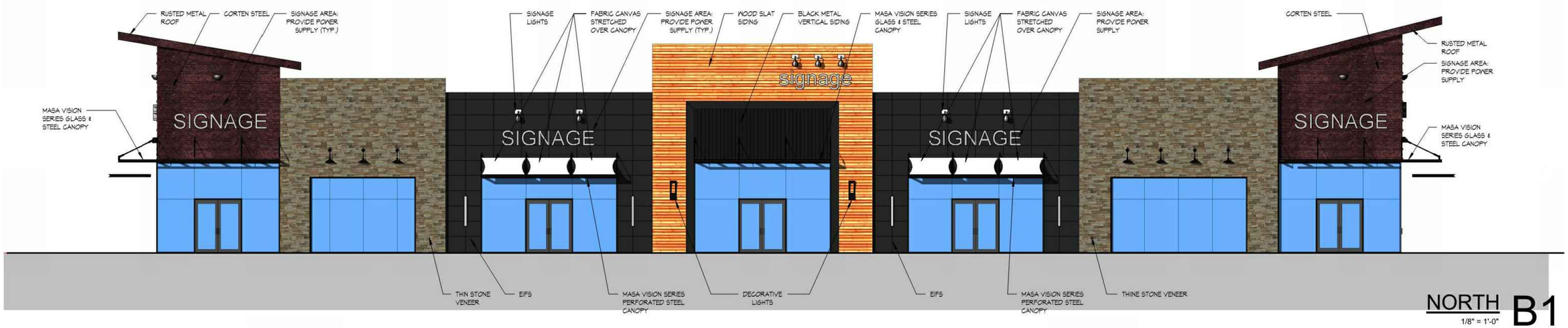
4

© 2017 TreanorHL, P.A.

FILE PATH: P:\CE16.005.00B Walmart Out-Lot Replat\3_Drawings\1_AutoCAD\Sheets\Planning\Final Development Plan\04 PHOTOMETRIC PLAN.DWG
DATE PRINTED: Friday, July 14, 2017
LAST SAVED: Thursday, July 13, 2017
PRINTED BY: Brian Kemp

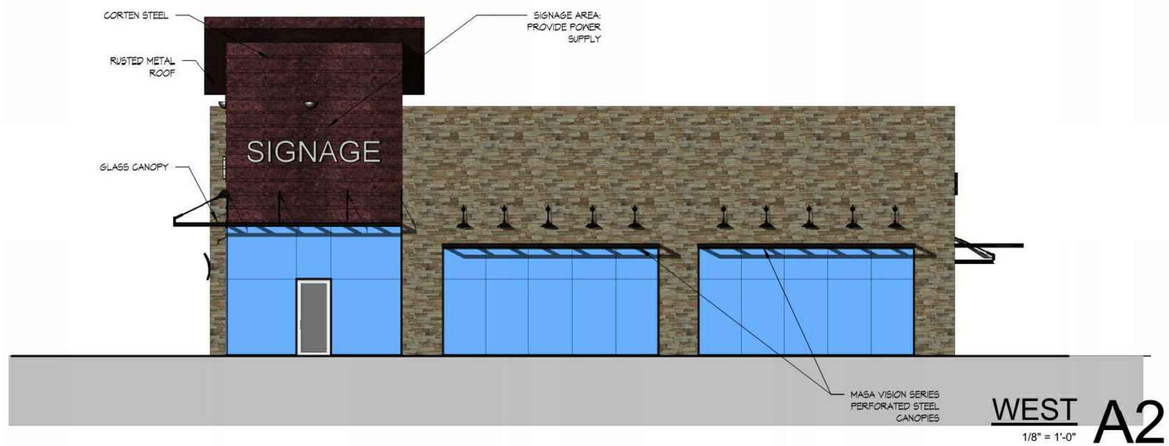
SOUTH C1
1/8" = 1'-0"

OTE: ALL SIGNAGE IS FOR REPRESENTATION PURPOSES ONLY. SIGNAGE SHALL BE PROVIDED BY TENANTS AND SHALL MEET CITY SIGN CODE.



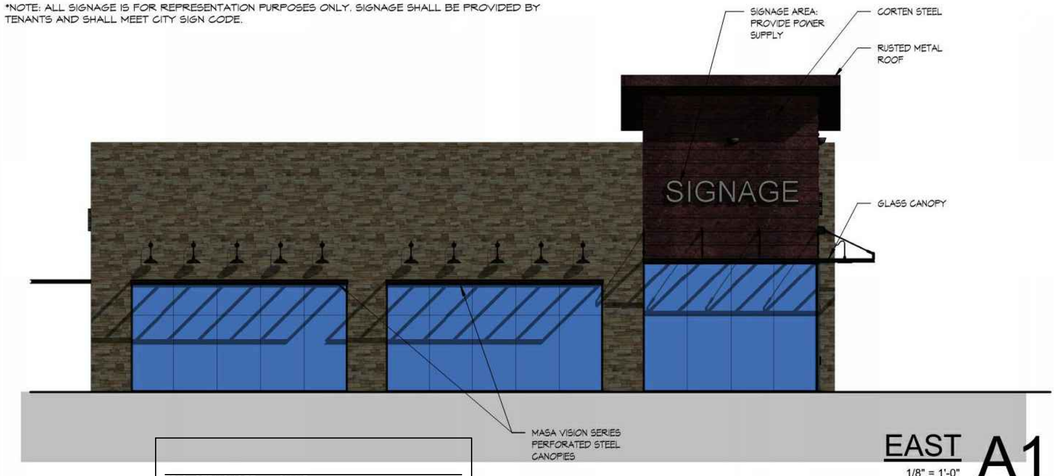
NORTH B1
1/8" = 1'-0"

OTE: ALL SIGNAGE IS FOR REPRESENTATION PURPOSES ONLY. SIGNAGE SHALL BE PROVIDED BY TENANTS AND SHALL MEET CITY SIGN CODE.



WEST A2
1/8" = 1'-0"

*NOTE: ALL SIGNAGE IS FOR REPRESENTATION PURPOSES ONLY. SIGNAGE SHALL BE PROVIDED BY TENANTS AND SHALL MEET CITY SIGN CODE.



EAST A1
1/8" = 1'-0"

ERIC STRUCKOFF – CHAIR
LAWRENCE–DOUGLAS COUNTY PLANNING COMMISSION

SCOTT MCCULLOUGH – SECRETARY
LAWRENCE–DOUGLAS COUNTY PLANNING COMMISSION

FILE PATH: P:\CE16.005.00B Walmart Out-Lot Replat\3_Drawings\1_AutoCAD\Sheets\Planning\Final Development Plan\05 ELEVATIONS.DWG
DATE PRINTED: Friday, July 14, 2017
LAST SAVED: Friday, July 14, 2017
PRINTED BY: Brian Kemp

CE16.005.00B

Lot 2 - 6WAK Addition Phase II

Final Development Plan For

565 Wakarusa Drive, Lawrence, Kansas 66049

TREANORHL

1040 Vermont Street
Lawrence, Kansas 66044-2920
Office: 785.842.4858
Fax: 785.842.7536
www.TreanorHL.com

THIS SITE PLAN IS FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

REVISIONS

7-13-17 CITY COMMENTS

Rel. Date: 05.22.2017

ELEVATIONS

5

© 2017 TreanorHL, P.A.

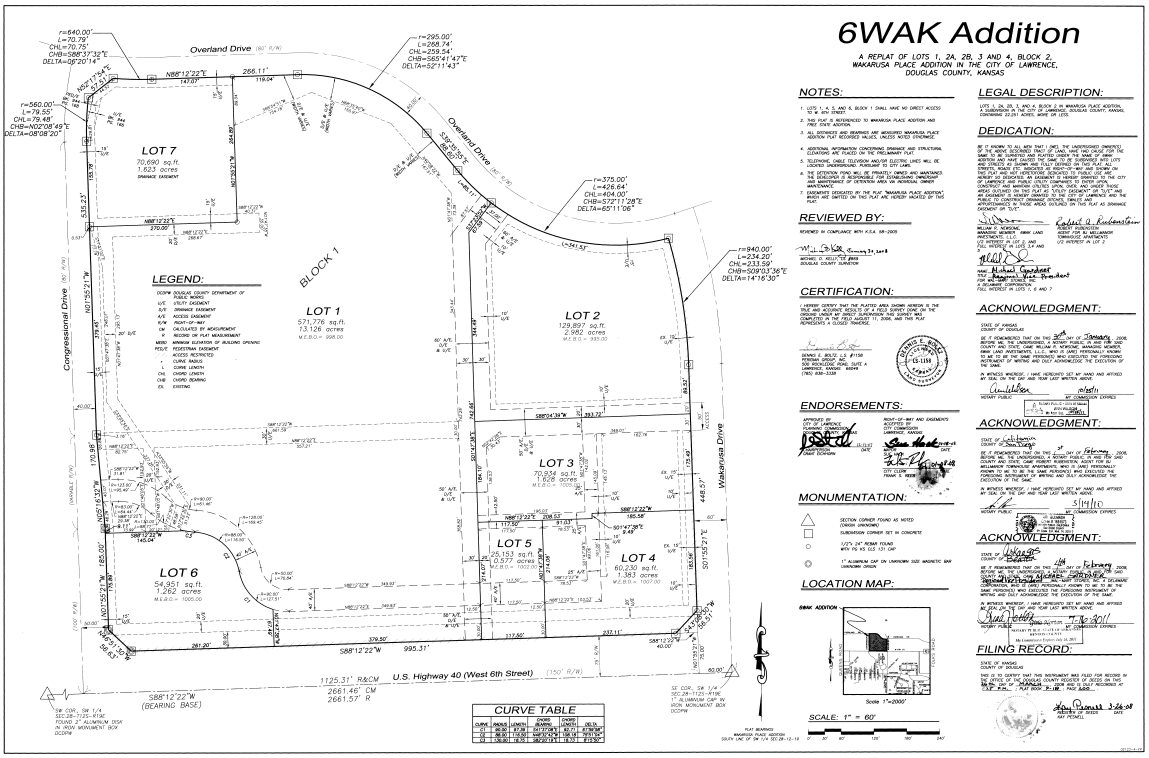
6WAk Development History

- **Z-08-31-01**, **PDP-08-07-01** & **FDP-11-14-01 Wakarusa Place**: On October 3, 2001, the Planning Commission recommended approval of proposed rezoning and the Preliminary Development Plan, with use restrictions, including deletion of department store uses and with a maximum gross square footage of 155,092. The City Commission voted 3 -2 on October 26, 2001 to approved the proposal for a mixed-use development at the northwest corner of the intersection. That proposal included a number of rezoning requests; 19.19 acres of PCD-2, 8.44 acres of POD-1, 20.18 acres of PRD-2, and 5.65 acres of O-1. Subsequently, on December 19, 2001, the Planning Commission approved the Final Development Plan that proposed three commercial buildings with 132,100, 15,000 and 7,000 gross square feet, totaling 154,100 gross square feet.

- **Z-07-23-01** & **PDP-07-07-02**: In the fall of 2002, the property owner proposed to increase the amount of commercial zoning at the northwest corner to allow for the construction of a 199,847 square foot commercial building. The Planning Commission recommended denial (6-3-1) for both the rezoning requests and the Preliminary Development Plan on October 23, 2002. The applicant withdrew the rezoning requests and the Preliminary Development Plan before they were considered by the City Commission.

- **Z-08-29-01**: A (Agricultural) to POD-1 (Planned Office Development) District. The rezoning approval was conditioned on the submittal and approval of a Preliminary Development Plan. A Preliminary Development Plan for the subject properties was not submitted and the rezoning ordinance was never published.

- **PF-11-39-01**: Final Plat of ***Wakarusa Place Addition***.



- **Z-07-22-02** & **Z-07-23-02**: POD-1 (0.5919 acres) and PRD-2 (2.4945 acres) to PCD-2 of the property is generally described as being located north of West Sixth Street and west of Wakarusa Drive. Request was to facilitate the development of approximately 22 acres at the northwest corner of 6th and Wakarusa for commercial purposes. Planning Commission voted 6-3 to deny the requests, and the applicant withdrew the requests prior to the City Commission hearing.

- **Z-01-02-03** thru **Z-01-05-03** & **PDP-01-01-03**: On March 5, 2003, the Planning Commission approved (6-3-1) a request by the property owner to decrease the amount of commercial zoning on the subject property. In addition to the rezoning request, the Planning Commission approved a Preliminary Development Plan for a 157,966 gross square foot building with a single user. On March 25, 2003, the City Commission denied (4-1) the rezoning requests and corresponding Preliminary Development Plan.

- *Horizon 2020*, Chapter 6: "Commercial Land Use" amended to reflect the land use designations from the **Area Plan for the W. 6th Street & Wakarusa Drive Intersection Area**; this also included a full chapter re-write.

- City-initiated Area Plan & Rezoning: **Z-06-18-03**: On June 3, 2003, the City Commission adopted Ordinance 7651 establishing a temporary building permit moratorium for an area north of W. 6th Street, including the both northern halves of the intersection. Part of the Ordinance directed that the commercial chapter of the zoning code be revised and initiated the rezoning of three properties north of W. 6th Street. Section 3, subpart B of **Ordinance 7651** stated: "Rezoning amendments that will focus on, but not be limited to, the aggregate amount of square footage allowed at both the northwest and northeast corners, the uses allowed at both the northwest and northeast corners, and the square footage amounts allowed within the four walls of a permitted use in each structure at both the northwest and northeast corners." At their June 3, 2003, meeting the City Commission also directed Planning staff to develop an area plan for the W. 6th Street and Wakarusa Drive intersection. The Planning Commission, on October 1, 2003, voted 7-0-2 to recommend approval of the **Area Plan for the W. 6th Street & Wakarusa Drive Intersection Area**. The City Commission adopted the area plan on December 2, 2003. The plan recommendations for the NW corner included: retention of existing PCD-2 zoning designation with additional restrictions including that the retail development be limited to 154,000 gross square feet, and that a single building footprint not exceed 80,000 gross square feet. The plan included an additional recommendation that the total allowable retail commercial square footage at the entire intersection be limited to 440,000 gross square feet with the caveat that if the approved development plan for 154,000 gross square feet expires, the total intersection should be limited to 420,000 gross square feet.

  - At their meeting on January 28, 2004, the Planning Commission considered the City-initiated rezoning [**Z-06-18-03** – 19.19 acres PCD-2 to PCD-2 with restrictions]. The rezoning proposed to limit building size; revise the total amount of retail commercial square footage on the property; revise permitted uses; and stipulate that no building permit would be issued until the W. 6th Street project was substantially completed. The staff report indicated that the proposal to eliminate 'variety stores' and 'home improvement store' uses, together with the limitation on the total center size and size of individual stores, was recommended to facilitate the center's Community Commercial focus (rather than regional focus). 'Department store' was included as a permitted use

due to the single building size restriction. The report indicated that the recommendation limited a single-user retail commercial building to 80,000 gross square feet to address big box concerns and established a maximum of 154,100 gross square feet for the total property which was the amount shown on the approved 2001 Final Development Plan. The Planning Commission voted 5-5 on this recommendation. The failure to recommend was then forwarded to the City Commission as a recommendation for denial. On March 16, 2004, the City Commission overturned the Planning Commission's recommendation by approving the rezoning on a 4-1 vote. **Ordinance 7755** rezoning the property with the above restrictions was published on April 21, 2004.

- Consent Order handed down by Douglas Co. District Court which restricts the feature building of the site to be no larger than 99,990 square feet, and development of the subject site shall not exceed 128,000 square feet. The remainder of the square footage for the total site after deduction for the feature building and garden center square footage (remaining 21,500 square feet) shall be apportioned in pad site development. 525 Wakarusa Drive was not a part of this order.

- **Z-06-16A&16B-06** & **PDP-06-06-06 Preliminary Development Plan for Wal-Mart:** The property owner submitted rezoning requests from PRD-2 & PCD-2 to PCD-2 with revised restrictions and a new Preliminary Development Plan which proposed to limit the total retail commercial square footage on the property to *128,000 gross square feet* with a *single building not to exceed 99,990 gross square feet*. On August 30, 2006, the Planning Commission voted 6-4 to recommend the proposed rezoning. The Planning Commission voted 5-5 on the Preliminary Development Plan which was deemed a recommendation for denial. At their meeting on October 24, 2006, the City Commission voted 3-2 to deny the development plan request and voted 3-2 to table the rezoning requests until an alternate plan was presented for consideration.
  - Ordinance No. 8142
  - Ordinance No. 8143
  -

- **FDP-8-12-07:** On December 17, 2007, the Planning Commission unanimously approved the Final Development plan. Recorded with the Register of Deeds Office on March 26, 2008 in Plat book P-18, page 195-199. The plan was revised in 2009 to amend the landscape plan portion of the development.

LANDSCAPE PLAN

1 NATIVE PLANT / XERISCAPE – Where possible shrubs were planted with native drought tolerant plants. Colorful perennials will be added to shrub areas to add variety and interest.

2 STREET LANDSCAPE – Large trees from 3.5" caliper minimum to 10" caliper have been used. Native grass along all perimeter areas and shrubs for screening were used.

3 LARGE TREE ISLANDS – A number of larger tree islands have been created to allow room for transplanted trees from offsite. These large trees range from 3.5" caliper to 10" caliper islands will be crowned to scale down the building.

4 SEATING AREAS – Seating areas have been included at the long median east of the store and in one of the large islands out front.

5 IRRIGATION SYSTEM – System will include the use of drip zones for shrub plantings, bubblers and tree rings for all trees, and low angle rotaries for grass zones.

6 BUILDING PLANTERS – Two raised planters in front of the building to add character and green space to the storefront.

50 0 50 150

Scale 1" = 50 ft

Douglas County Register of Deeds
Book: 18 Page: 195
Receipt #: 383838 Recording Fee: $100.00
Pages Recorded: 5 Authorized By:
Cashier Initials: rec
Date Recorded: 3/26/2008 1:21:19 PM

OVERLAND DRIVE
ASPHALT PAVEMENT

OFFSITE DETENTION

NATIVE GRASS INTERPRETIVE AREA

CONGRESSIONAL DRIVE
ASPHALT PAVEMENT

99,840 S.F.
493 SPACES
F.F.E. = 998.00

EXTERIOR DISPLAY AREA
6,167 S.F.

SEATING AREA

SEATING AREA

WAKARUSA DRIVE
ASPHALT PAVEMENT

7,300 S.F.
86 SPACES
F.F.E.=1005.00

1,800 S.F.
17 SPACES

7,400 S.F.
55 SPACES
F.F.E.=1007.00

5,000 S.F.
38 SPACES
F.F.E.=1005.00

"BV 400" LIGHT

"CV 400" LIGHT

GREEN PAVER AREA

NATIVE GRASS

FOCAL POINT WITH BOULDERS, ORNAMENTAL TREES AND SHRUBS

U.S. HIGHWAY 40
(WEST 6TH STREET)
ASPHALT PAVEMENT

LANDSCAPE CALCULATIONS

OPEN SPACE TREE REQUIREMENT
TREES REQUIRED = 1 TREE PER 3,000 S.F. OPEN SPACE

LOT 1 TOTAL OPEN SPACE 228,522 ÷77 TREES REQUIRED — 91 TREES PROVIDED

LOT 3 TOTAL OPEN SPACE 28,143 ÷10 TREES REQUIRED — 13 TREES PROVIDED
LOT 4 TOTAL OPEN SPACE 23,019 ÷8 TREES REQUIRED — 8 TREES PROVIDED
LOT 5 TOTAL OPEN SPACE 10,270 ÷4 TREES REQUIRED — 4 TREES PROVIDED

NOTE: ALL SCREENING AND LANDSCAPING SHALL MEET OR EXCEED CITY OF LAWRENCE MINIMUM REQUIREMENTS PER SECTION 20-1440A.8 AND 20-1214.

Parking Lot Screening

Lot 1&6			
West 6th Street	510 LF		166 shrubs
Congressional Drive	444 LF		134 shrubs
Overland Drive		none required	
Lot 3,4,&5			
West 6th Street	227 LF		61 shrubs
Wakarusa Drive	213 LF		65 shrubs

STREET FRONTAGE TREES

Along West 6th Street	1052 linear feet = 27 trees
Along Congressional Drive	1028 linear feet = 26 trees
Along Wakarusa Drive	388 linear feet = 10 trees
Along Overland Drive	807 linear feet = 21 trees

TOTAL TREES REQUIRED: 84
TOTAL TREES PROVIDED: 120

Required Trees per Lot

Along West 6th Street	REQUIRED	PROVIDED	Along Wakarusa Drive	REQUIRED	PROVIDED
LOT 1	10	16	LOT 3	5	8
LOT 4	3	5	LOT 4	5	8
LOT 5	7	13			
LOT 6	7	9			

Along Congressional Drive	REQUIRED	PROVIDED	Along Overland Drive	REQUIRED	PROVIDED
LOT 1	14	20	LOT 1	15	15
LOT 6	5	7	LOT 7	6	10
LOT 7	7	9			

PLANT LIST

3	Shumard Oak	Quercus shumardi	5" cal.
6	Shumard Oak	Quercus shumardi	4.5" cal.
9	Bald Cypress	Taxodium distichum	8" cal.
26	Fairview Flame Maple	Acer rubrum 'Fairview Flame'	3.5" cal.
15	Amur Flame Maple	Acer ginnala 'Flame'	10" cal. multi 12" Ht.
9	Urbanite Ash	Fraxinus pennsylvanica 'Urbanite'	6" cal.
8	Canada Red Chokecherry	Prunus virginiana 'Shubert'	8 ft. Height
14	Perfecta Juniper	Juniperus chinensis 'Perfecta'	8 ft. Height
23	Ketleri Juniper	Juniperus chinensis 'Ketleri'	8 ft. Height
12	Norway Spruce	Picea abies	10 ft. Height
25	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	3.5" cal.
5	Pacific Sunset Maple	Acer truncatum "Pacific Sunset"	3" cal.
5	Northern Red Oak	Quercus rubra	8" cal.
11	Northern Red Oak	Quercus rubra	4" cal.
4	River Birch	Betula nigra	10" cal.
3	River Birch	Betula nigra	8" cal.
5	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	10" Height
6	Redbud	Cercis canadensis	8 ft. Height
10	Velvet Cloak Smoketree	Cotinus obovatus	10 ft. Height
6	Prairie Fire Crabapple	Malus 'Prairie Fire'	8 ft. Height
12	Velvet Pillar Crabapple	Malus 'Velvet Pillar'	8 ft. Height
15	Greenspire Linden	Tilia cordata 'Greenspire'	4" cal.
6	Swamp White Oak	Quercus lobata bicolor	6" cal.
34	Swamp White Oak	Quercus lobata bicolor	3.5" cal.
29	Aristocrat Pear	Pyrus calleryana 'Aristocrat'	4" cal.
72	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal. 36" oc
72	Green Mountain Boxwood	Buxus 'Green Mountain'	5 gal. 36" oc
55	Maiden Grass	Miscanthus sinensis 'Gracillimus'	5 gal. 36" oc
34	Ivory Halo Dogwood	Cornus alba 'Bailhalo'	5 gal. 36" oc
27	Anthony W. Spirea	Spiraea bumalda 'Anthony Waterer'	5 gal. 36" oc
35	Blue Mist Spirea	Caryopteris clandonensis	5 gal. 36" oc
41	Densiformis Yew	Taxus media 'Densiformis'	5 gal. 36" oc
27	Cistena Plum	Prunus cistena	5 gal. 36" oc
41	Mohawk Viburnum	Viburnum burkwoodi 'Mohawk'	5 gal. 36" oc
101	Dwarf Burning Bush	Euonymus alatus 'Compactus'	5 gal. 36" oc
30	Black Chokeberry	Aronia melanocarpa 'Autumn Magic'	5 gal. 36" oc
25	Mugho Pine	Pinus mugho 'Pumilo'	5 gal. 36" oc
26	Wine & Roses Weigela	Weigela florida 'Alexandra'	5 gal. 36" oc
23	Althea	Hibiscus syriacus	5 gal. 36" oc
22	Fragrant Sumac	Rhus aromatica	5 gal. 36" oc
64	Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	1 gal. 24" oc
120	Northern Sea Oats	Chasmanthium latifolium	1 gal. 24" oc
17	Butterfly Bush	Buddleia davidi 'Nanho Blue'	1 gal. 36" oc
1,350	Vinca	Vinca minor	1 gal. 12" oc

NOTE: PLANT LIST QUANTITIES INCLUDE LANDSCAPING ON LOT 7

TREE LEGEND

BC	Bald Cypress	ASH	Urbanite Ash	L	Greenspire Linden	AR	Aristocrat Pear
NO	Northern Red Oak	UJ1	Perfecta Juniper	SO	Swamp White Oak	SM	Velvet Cloak Smoketree
SH	Shumard Oak	UJ2	Ketleri Juniper	IHL	Imperial Honey Locust	RB	Redbud
MA	Amur Flame Maple	NS	Norway Spruce	SHL	Skyline Honey Locust	RC	Prairie Fire Crabapple
BIRCH	River Birch	CH	Canada Red Chokecherry	FRB	Forest Pansy Redbud	FM	Fairview Flame Maple
		OTR	On Site Transplant	VPA	Velvet Pillar Crabapple	PSM	Pacific Sunset Maple

Numbers under tree symbol indicate caliper size or height. Refer to Sheet 1d for quantities and planting details.

Land Resource Design
Landscape Architecture
John F. Murphy, RLA, CCS
2709 S. Lamar Blvd. Suite 110 Austin, TX 78704 512-443-3512 tel. 512-443-3589 fax
1324 S. Beckham Ave. Suite 244 Tyler, TX 75701 903-533-8898 tel./fax land@cox-internet.com

FINAL DEVELOPMENT PLAN 6WAK ADDITION

NOT TO BE USED FOR CONSTRUCTION

LANDSCAPE PLAN
LAWRENCE, DOUGLAS COUNTY, KS

SC&A
Natural Resource Consultants
Steve Clark & Associates, Inc.
1211 Dry Fork Creek Lane
Bethpage, TN 37022
615-841-3080- office 615-841-3316- fax
www.sca-nrc.com web

BUESCHER FRANKENBERG ASSOCIATES, INC.
consultants & engineers
103a ELM STREET WASHINGTON, MISSOURI 63090
E-Mail: mail@bfaeng.com Telephone: (636) 239-4751

DWN. BY DATE PROJ. NO.

P:\2667 Lawrence KS WAK\2667 Submittal Plans\2667 Final Development Plans\2667 Color Landscaping.dwg
3/19/2008 11:26 AM

FINAL DEVELOPMENT PLAN

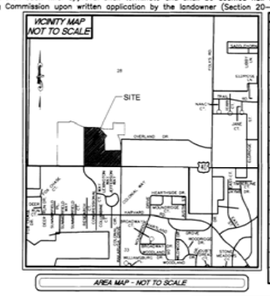
SCALE 1"=50'

SITE LABEL LEGEND	
DESCRIPTION	LETTER
STOP SIGN	A
STOP BAR	B
HANDICAP PARKING SIGN	C
PEDESTRIAN CROSSING SIGN	D
CART RETURNS	E
WATER VALVE	F
FIRE HYDRANT WITH VALVE	G
FIRE HYDRANT WITH VALVE AND GUARD POSTS	H

SITE NOTES:

1. All utilities as per utility companies and surface evidence.
2. North derived from bearing of record for a final plat of Wakarusa Place Addition recorded in the office of the Douglas County Register of Deeds on April 1, 2002 in plat book P-17, page 409.
3. Primary Benchmark – Elevations are based on PGS Benchmark L 368 1986. Elevation 1004.48 feet NAVD 88.
4. This site scales within Zone X, as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 20045C0017C dated November 7, 2001.
5. Contractor shall refer to architectural plans for exact locations and dimensions of vestibules, exit porches, ramps, truck docks, precise building dimensions, exact building utility entrance locations, and exact number and location of downspouts.
6. All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.
7. The sitework for this project shall meet or exceed the "Owner Standard Sitework Specifications."
8. Note to Lighting Contractor: All floodlights mounted on parking lot light poles for purposes of illuminating the face of the building, as well as any parking lot light poles utilized for lighting the truckwell areas, shall be separately circuited for the purpose of security lighting.
9. All lighting will be shielded to prevent off-site glare.
10. The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.
11. All new parking lot lighting poles and fixtures with lamps and paint will be provided by Owner and installed by the electrical contractor. The electrical contractor shall provide Owner a one-year warranty certificate. All incurred costs for receiving, storage, liability, and warranty labor shall be included in the installation and contract price. Refer to architectural plans for site lighting conduit routing.
12. Aisle signs shall begin with the number one at the east aisle and increase numerically to the west aisle.
13. All main building associate parking on Lot 3, Block 2 shall be striped with white paint, 97 associate spaces are provided. See plans for location.
14. All curb and gutter shall be Type 1 as per the City of Lawrence standard details.
15. All dimensions and radii are to the back of curb, unless otherwise shown.
16. Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All 26. See Landscaping Plan (Sheet 1 of 6) for landscaping.
17. Trash enclosures including height, material, and screening shall meet City of Lawrence requirements. costs shall be included in base bid.
18. The maximum height of the lights shall be 25 feet.
19. All lane striping, stop bars and arrows installed at entrance drives shall be thermoplastic.
20. All pavement shall have 6" of rock base.
21. See Utility Plan (Sheet 4 of 5) for easements and setbacks.
22. All off-street parking surfaces and pavement sections will meet City of Lawrence Code requirements.
Truck entrance (up to curb return) shall be 11" concrete over 9" fly ash treated subgrade over 9" compacted subgrade (type AA, MR5).
All other entrance (up to curb return) shall be 10" concrete over 9" fly ash treated subgrade over 9" compacted subgrade (type AA, MR5).
23. All ground mounted building equipment and all roof top equipment will be screened to City of Lawrence requirements.
24. All public infrastructure and site improvements for a particular lot will be done by opening day of the use on that lot. Phase 1 work includes installation of perimeter street trees on all public street frontage, focalpoints to be installed with lot construction.
25. Occupancy permits for proposed buildings will not be issued until the required public drainage improvements are complete, final inspected, and accepted by the Public Works Department.
26. All curb inlets will be constructed per City storm sewer standard details.
27. Per City Code Section 9-903(B), a stormwater pollution prevention plan (SWPPP) must be provided for this project. This project will not be released for building permits until an approved SWPPP has been obtained. Construction activity, including soil disturbance or removal of vegetation shall not commence until an approved SWPPP has been obtained.
28. Exterior building materials will be constructed within 9 inches of finish grade.
29. ADA building entrances will be constructed to zero step entry.
30. Native material shall make up at least 30% of all building exteriors.
31. Pedestrian walkways at drive crossings shall be delineated by stamped pavement pavers or paint.
32. Final design of Lots 3, 4, 5, and 6 shall have weather protection within 30' of entryways.
33. Final design of the pad site buildings shall have building foundation plantings and amenities abutting the buildings.
34. Final design of the pad site buildings shall be to the same architectural standards as the main building.
35. Off-site detention will be provided, on Lot 7 of 6WAK Addition. Detention basin will be privately-owned and maintained.
36. Appropriate irrigation will be provided for all landscaped areas.
37. Any food establishments or food prep will comply with current city codes at time of sumittal for building permit.
38. Fire hydrants to be located as close to FDC's as possible.
39. Owner shall provide and maintain stop signs on property at all exists to public streets.
40. Owner shall provide standard FHWA MUTCD signage for all disabled parking spaces.
41. All traffic control signs placed on private property open to general public will comply with the "Manual on Uniform Traffic Control Devices and Standard Highway Signs" published by the Federal Highway Administration with respect to size, shape, color, retroreflectivity, and position.
42. 6Wak and Wal-Mart will pay for two-thirds (2/3) (combined amount) of the reasonable cost of traffic signalization at 6th and Congressional and of other related improvements on Congressional within 200 feet to the south of the intersection. "Other related improvements" is limited to a narrowing, or "neck-down" of the curbs, and/or a speed hump, but shall not include a traffic circle. After the bid is let for the construction of such traffic signalization and other related improvements, the City shall invoice 6Wak/Wal-Mart for the two-thirds contribution. Payment shall be made not later than thirty (30) days thereafter.
43. No overhead lines are permitted on the property.
44. Structures, fences, and cut/fill operations are prohibited within drainage easement with the exception of the construction of improvement as shown on this plan and for repair and maintenance in the drainage easement.
45. In the event the landowner fails to commence the Planned Unit Development within 18 months after final approval has been granted, then such final approval shall terminate and shall be deemed null and void unless the time period is extended by the Planning Commission upon written application by the landowner (Section 20-1013).

VICINITY MAP
NOT TO SCALE



AREA MAP - NOT TO SCALE

SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UTILITY POLE	•	•
GUARD POST	GP	GP
SANITARY MANHOLE	●	●
CATCH BASIN	■	■
JUNCTION BOX	●	○
FLARED END SECTION	⟨◁	⟨◁
CLEANOUT	•	•
GRATED INLET	▦	▦
GUARD RAIL		
CHAINLINK FENCE		
BARBWIRE FENCE		
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT		
PROPERTY LINE		
CUSTOMER PARKING	⟨X⟩	
ASSOCIATE PARKING	XX	

PAVEMENT LEGEND

- HEAVY DUTY ASPHALT — 6" BASE MATERIAL, 4" ASPHALT BASE COURSE, 2" SURFACE COURSE
- HEAVY DUTY CONCRETE — 6" BASE MATERIAL, 5" CONCRETE PAVEMENT,
- STANDARD DUTY ASPHALT — 6" BASE, 3.5" ASPHALT BASE COURSE, 1.5" SURFACE COURSE
- CONCRETE SIDEWALK — 4" BASE, 4" CONCRETE PAVEMENT

NOTE:
ASPHALT SURFACE COURSE – APWA TYPE 3-01
ASPHALT BASE COURSE – APWA TYPE 1-01
CONCRETE PAVEMENT – 4000psi AT 28 DAYS
GRAVEL BASE – KDOT AB 3
COMPACTED SUBGRADE – 95% STANDARD PROCTOR

FINAL DEVELOPMENT PLAN 6WAK ADDITION

NOT TO BE USED FOR CONSTRUCTION

PRELIMINARY DEVELOPMENT PLAN
LAWRENCE, DOUGLAS COUNTY, KS

E-Mail: mail@bfaeng.com Telephone: (636) 239-4757
BUESCHER FRANKENBERG ASSOCIATES, INC.
consultants & engineers

I:\2667 Lawrence KS WM\2667 Submittal Plans\2667 Final Development Plans\2667 Site.dwg
5/19/2008 11:36 AM

LEGAL DESCRIPTION

LOTS 2B, 3 AND 4, BLOCK 2 IN WAKARUSA PLACE ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PM; THENCE NORTH 01°55'21" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 75.00 FEET; THENCE SOUTH 88°12'22" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 100.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING IS A CORNER OF SAID LOT 3 BLOCK 2 AND THE PROPOSED NORTH RIGHT-OF-WAY OF U.S. 40 HIGHWAY; THENCE CONTINUE SOUTH 88°12'22" WEST, 995.31 FEET; THENCE NORTH 46°51'36" WEST, 56.63 FEET TO THE EAST LINE OF PROPOSED CONGRESSIONAL DRIVE; THENCE NORTH 01°55'21" WEST, ALONG THE EAST LINE OF SAID CONGRESSIONAL DRIVE, 185.00 FEET; THENCE NORTH 5°16'32" WEST, 170.98 FEET; THENCE NORTH 01°55'21" WEST, 379.45 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 2; THENCE LEAVING SAID LINE NORTH 88°12'22" EAST, 272.95 FEET; THENCE NORTH 01°55'21" WEST, 264.89 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PROPOSED OVERLAND DRIVE; THENCE NORTH 88°12'21" EAST, 119.04 FEET; THENCE ALONG THE CURVE TO THE RIGHT 214.98 FEET, SAID CURVE HAS A RADIUS OF 260.00 FEET AND A CHORD WHICH BEARS SOUTH 68°06'24" EAST, 208.91 FEET; THENCE SOUTH 44°25'08" EAST, 151.14 FEET; THENCE ALONG A CURVE TO THE LEFT 58.54 FEET, SAID CURVE HAS A RADIUS OF 340.00 FEET AND A CHORD WHICH BEARS SOUTH 49°21'05" EAST, 58.47 FEET TO THE CORNER COMMON WITH SAID LOT 2 BLOCK 2 AND LOT 1 BLOCK 2; THENCE SOUTH 35°42'50" WEST, 79.10 FEET TO THE CORNER COMMON WITH SAID LOT 3 BLOCK 2; THENCE SOUTH 01°47'38" EAST, ALONG THE EAST LINE OF SAID LOT 3 BLOCK 2, 344.49 FEET; THENCE NORTH 88°04'39" EAST, 453.72 FEET TO THE PROPOSED WEST RIGHT-OF-WAY LINE OF WAKARUSA DRIVE; THENCE SOUTH 01°55'21" EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 359.05 FEET; THENCE SOUTH 43°08'30" WEST, 56.51 FEET TO THE POINT OF BEGINNING, CONTAINING 17.975 ACRES.

1. EXISTING ZONING: PCD-2
   PROPOSED ZONING: PCD-2
2. CURRENT USE: AGRICULTURAL
3. PROPOSED USE: RETAIL COMMERCIAL
4. THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY – NOT FOR CONSTRUCTION.
5. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
6. TOPOGRAPHIC INFORMATION OBTAINED FROM AERIAL SURVEY PERFORMED BY WESTERN AIR MAP, INC. AND PLANS BY PERIDIAN GROUP.
7. PRIVATE DRIVES AND PARKING AREAS TO BE PER CITY OF LAWRENCE STANDARDS. ALL STREETS AND PARKING AREAS TO HAVE 24" CURB AND GUTTER. ALL STANDARD PARKING SPACES ON LOT 1 SHALL BE MIN. 9.5' WIDE AND 18' LONG. ALL STANDARD SPACES ON LOTS 3, 4, 5 AND 6 SHALL BE MIN. 9' WIDE AND 18' LONG.
8. CITY OF LAWRENCE WILL NOT BE RESPONSIBLE FOR PAVEMENT DAMAGE DUE TO REFUSE COLLECTION.
9. ALL PUBLIC UTILITIES AND IMPROVEMENTS TO BE PROVIDED THOUGH PRIVATE AND BENEFIT DISTRICT FINANCING.
10. THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
11. SEE APPROVED DRAINAGE STUDY FOR SURROUNDING TOPOGRAPHY.
12. THE PROJECT DEVELOPER HEREBY DEDICATES TO THE CITY OF LAWRENCE THE RIGHT TO REGULATE ANY CONSTRUCTION OVER THE AREA DESIGNATED AS COMMON OPEN SPACE, OPEN AIR RECREATION AREA, AND NONENCROACHABLE AREA AND TO PROHIBIT ANY CONSTRUCTION WITHIN SAID AREAS AND SPACES INCONSISTENT WITH THE APPROVED USE OR ENJOYMENT OF RESIDENTS, LESSEES AND OWNERS OF THE PUD.
13. ALL BIKE PARKING WILL MEET CITY OF LAWRENCE STANDARDS.
14. THE 6,147 SQUARE FOOT GARDEN CENTER WILL NOT BE A STRUCTURE, WILL NOT HAVE MECHANICAL HEATING OR AIR CONDITIONING, AND WILL BE ENCIRCLED WITH BLACK IRON FENCING ON MASONRY POSTS (OR OTHER MATERIALS IN ACCORDANCE WITH THE DESIGN STANDARDS).
15. SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR NON-ENGINEERED FILL GREATER THAN 12 INCHES. A SOILS ENGINEER, LICENSED BY THE STATE OF KANSAS, SHALL PERFORM INVESTIGATIONS, AND A REPORT OF THE INVESTIGATION SHALL BE SUBMITTED TO THE CITY OF LAWRENCE CODES ENFORCEMENT DIVISION. OTHER LOTS MAY BE REQUIRED TO BE INVESTIGATED WHERE EXCAVATION REVEALS INDICATIONS OF UNSUITABLE CONDITION.
16. EXISTING TREES THAT ARE TO BE RELOCATED ON-SITE WILL BE PROTECTED DURING THE CONSTRUCTION PROCESS AS PER CITY CODE 18-107

USE GROUP 7. COMMUNITY FACILITIES – PUBLIC UTILITIES

(a) may appropriately be located in residential areas to provide education, recreation, health and other essential services and,
(b) do not create significant objectionable influences in residential areas.

1. Community facilities
   Adaptive reuse of properties listed as a landmark on the Lawrence, State or National Registers of Historic Places or included in the Lawrence or National Register of Historic Districts.
   Art gallery or museum
   Cemetery, columbarium, or mausoleum
   Child care center
   Child care home – occupant primary provider
   Child care home – non-occupant primary provider
   Church or other place of worship, including student center
   Club or lodge, private, except those whose chief activity is carried on as a business
   Communication service
   Community Building, Public
   Golf course, but not including commercially operated driving range, pitch and putt course or miniature golf course
   Halfway house or service-oriented rehabilitation center or residence
   Health center, government operated
   Hospital, general, not including animal
   Institution of children and aged, nonprofit
   Library or museum: public or private, open to public without charge
   Monastery, convent or similar institution of religious training
   Mortuary, funeral parlor, or undertaking establishment
   Nursing home or rest home
   Parish house, nunnery, rectory, etc.
   Park, playground, or playfield, public
   Private recreation facility (exclusive of family swimming pools and swimming pools that are accessory uses to hotels, motels and apartments)
   Rehabilitation center for persons with disabilities
   Sanitarium
   School, public, parochial, or private, non-profit
   (a) Grades nine and below including kindergarten
   (b) Grades ten and above
   Studio for professional work or for teaching of any form of fine arts e.g. photography, music, dancing, drama, etc.
   Swimming pool, accessory
   Theatre, live (in indoors)
2. Public Utilities
   Electrical substation
   Gas regulator station
   Radio or television transmitter or tower
   Sewage disposal plant, private
   Telephone exchange, but not including garage, shop, or service
   Water filtration plant, pumping station, elevated storage or reservoir
3. Similar Uses
   All other uses which (1) are similar to the listed uses in function, traffic-generating capacity, and effects on other land uses and (2) are not included in any other use group.
4. Accessory Uses
   (Ord. 6359; Ord. 6382; Ord. 6489)

USE GROUP 9A. LIMITED SERVICES. These uses are limited in development intensity and traffic-generating capacity to uses which are compatible with established residential neighborhoods.

1. Bank, savings & loan, and trust company
   Dry cleaning outlet store
   Freestanding automated banking or dispensing facility
   Funeral home, mortuary or undertaking establishment
   Laboratory, medical or dental
   Loan office
   Personnel services
   Photographic studio
   Post Office branch facility
   Professional cleaning services
   Radio and television studio
   Recording studio
   School, commercial or trade, when not involving any danger of fire or explosion, nor of offensive odor, noise, dust, glare, heat, vibration or other objectionable factors
   Secretarial service
   Studio for professional work or for teaching of any form of fine arts, i.e. photograph, music, dancing, drama, etc.
   Telephone answering service
2. Accessory Uses

USES GROUP 11. INNER NEIGHBORHOOD COMMERCIAL USES. These uses are limited in development, intensity and traffic-generating capacity to uses which are compatible with established residential neighborhoods.

1. Bicycle sales, rental or repair
   Book store, new or used
   Dry cleaning outlet store
   Food store, not including 24 hr. convenience store
   Hair care establishment
   Laundry, self-serve
   Professional offices (excluding medical and veterinarian office and clinics)
   Quick copy center
   Restaurant, not including one with drive-up facilities or service to automobiles
   Retail bakery
   Reverse vending machines (recycling)
   Shoe repair service
   Small collection facilities (recycling)
   Studio for professional work or for teaching of any form of fine arts i.e. photography, music, dancing, drama etc.
2. Accessory Uses
   (Ord. 6578; Ord., 6777)

USE GROUP 13. AUTOMOTIVE SERVICES; RETAIL SALES; OTHER. Primarily automotive service establishments and accessory uses, including consumer and non-consumer retail goods and services not appropriate for the neighborhood shopping district, including certain goods and services for agricultural, industrial, commercial, or institutional use.

1. Ambulance service
   Auction room auctioneer
   Automobile parking garage
   Automobile parts store; tires & accessories
   Barber and beauty equipment sales
   Baseball park, commercial
   Blueprinting and similar reproduction processes
   Business machine rental, repair, sales
   Caterer
   Eating establishment, enclosed, with dancing or entertainment
   Exterminator, pest
   Food locker plant for consumer use
   Free standing automated banking or dispensing facility
   Funeral home, mortuary, or undertaking establishment
   Garage or parking for common or public utility vehicles
   Glass sales and cutting shop
   Golf driving range, commercial, (pkg. Requirement applies to tee area only)
   Golf pitch and putt courses, miniature golf course
   Laboratory, medical or dental
   Leather goods, sales and repair
   Linen supply, diaper service, uniform supply
   Lumber, limited sales
   Media store (Ord. 7226)
   Monument sales, including incidental processing
   Office equipment and supplies c
   Pet shop
   Photostatting
   Plumbing fixture sales
   Quick copy or duplicating center
   Recording studio
   School, commercial or trade, when not involving any danger of fire or explosion, nor of offensive odor, noise, dust glare, heat, vibration or other objectionable factors
   Secretarial service
   Skating rink, commercial
   Studio for professional work or for the teaching of any form of fine arts, photography, music, drama, etc.
   Swimming pool, commercial (parking requirements include pool area)
   Taxidermist
   Telephone answering service
2. Similar Uses
   Other business servicing which (1) are similar to the listed uses in function, traffic-generating capacity, and effects upon other land uses, and (2) are not included in any other use group.
3. Manufacturing Uses
   Baked goods, candy, delicatessen, and ice cream, all for retail sales on the premises only
   Clothing: custom manufacturing or altering for retail, including custom dressmaking, millinery, or tailoring
4. Accessory Uses (Ord. 6578)

USE GROUP 14. RETAIL – WHOLESALE SALES AND SERVICES. Consumer and non-consumer type retail and wholesale stores and service establishments and accessory uses that serve a wide area, including the entire city and surrounding trade area.

1. Retail – Wholesale Goods and Services
   Blacksmith shop
   Building materials and lumber yards (parking requirements do not apply to lumber sheds)
   Cold storage plant
   Dry cleaning plan, including carpet cleaning
   Feed and fertilizer sales
   Hardware, industrial sales
   Ice plant
   Machine tools, sales, rental, repair
2. Similar Uses
   Other uses which (1) are similar to the listed uses in function, traffic-generating capacity, and effects on other land uses, and (2) are not included in any other use group.
3. Accessory Uses
   (Ord. 6768)

USE GROUP 15. AMUSEMENT, RECREATIONAL AND CULTURAL FACILITIES. Uses similar in nature and traffic-generating capacities that appeal to large groups of people of that provide uses with high density (people to space) ratios whose primary intent is one of amusement or recreational pursuits or cultural enrichment.

1. Indoor Recreational Amusement or Cultural Facilities
   Athletic club
   Auditorium
   Bowling alley
   Field house
   Game arcade, including video games
   Physical culture center and health services, including spas, gymnasiums, reducing salons, masseur/masseuse, or hot tubs
   Skating rink
   Swimming pool, commercial
   Theatre, indoor
2. Outdoor Amusement, Recreational or Cultural Facilities
   Baseball park or batting cages, commercial
   Golf driving range or putting greens, commercial
   Golf, miniature or pitch and putt
   Marina
   Stadium or amphitheater
   Swimming pool, commercial
3. Similar Uses
   Other uses not specifically mentioned in this or any other use group which are similar in function and traffic-generating capacity to those specifically listed in this use group.
4. Accessory Uses
   Uses which meet the requirements of the definition of accessory uses, Sections 20-2002(2) and 20-2002(3).
   (Ord. 5658, Sec. IX)

** ALL COMMERCIAL USE GROUPS ALLOWED IN A PCD-2.

IMPERVIOUS SURFACE SUMMARY

LOT	BUILDING AREA	PAVEMENT AREA	IMPERVIOUS SURFACE	PERVIOUS SURFACE	PROPERTY AREA
LOT 1 (EXISTING CONDITIONS)	0 S.F.	0 S.F.	0 S.F.	572,010 S.F.	572,010 S.F.
LOT 1 (PROPOSED CONDITIONS)	99,840 S.F.	264,994 S.F.	364,834 S.F.	207,176 S.F.	572,010 S.F.
LOT 6 (EXISTING CONDITIONS)	0 S.F.	0 S.F.	0 S.F.	54,672 S.F.	54,672 S.F.
LOT 6 (PROPOSED CONDITIONS)	5,000 S.F.	24,407 S.F.	29,407 S.F.	25,265 S.F.	54,672 S.F.
LOT 3 (EXISTING CONDITIONS)	0 S.F.	0 S.F.	0 S.F.	70,934 S.F.	70,934 S.F.
LOT 3 (PROPOSED CONDITIONS)	7,300 S.F.	39,915 S.F.	47,215 S.F.	23,719 S.F.	70,934 S.F.
LOT 4 (EXISTING CONDITIONS)	0 S.F.	0 S.F.	0 S.F.	60,230 S.F.	60,230 S.F.
LOT 4 (PROPOSED CONDITIONS)	7,400 S.F.	27,913 S.F.	35,313 S.F.	24,917 S.F.	60,230 S.F.
LOT 5 (EXISTING CONDITIONS)	0 S.F.	0 S.F.	0 S.F.	25,153 S.F.	25,153 S.F.
LOT 5 (PROPOSED CONDITIONS)	1,800 S.F.	13,032 S.F.	14,832 S.F.	10,321 S.F.	25,153 S.F.

* PER SECTION 20-1008(B) 20% MIN. OF TOTAL AREA TO BE COMMON OPEN SPACE.
OPEN SPACE REQUIRED – 156,600 S.F.
OPEN SPACE PROVIDED – 252,328 S.F.

INTERIOR GREENSPACE SUMMARY

LOT	INTERIOR GREENSPACE REQUIRED	INTERIOR GREENSPACE PROVIDED
LOT 1	493 PARKING SPACES x 280 S.F. x .15 = 20,706 S.F.	32,074 S.F.
LOT 6	38 PARKING SPACES x 280 S.F. x .15 = 1,596 S.F.	4,126 S.F.
LOT 3	86 PARKING SPACES x 280 S.F. x .15 = 3,612 S.F.	4,083 S.F.
LOT 4	55 PARKING SPACES x 280 S.F. x .15 = 2,310 S.F.	2,672 S.F.
LOT 5	17 PARKING SPACES x 280 S.F. x .15 = 714 S.F.	1,019 S.F.

PARKING SUMMARY

LOT	USE	GROSS BLDG. SQUARE FEET	NET BLDG. SQUARE FEET	PARKING REQUIRED	PARKING PROVIDED	HANDICAP REQUIRED	HANDICAP PROVIDED
LOT 1	RETAIL EXTERIOR GARDEN CENTER	99,840** 6,147**	79,461 6,147	398 31 1 SPACE/200 S.F.	493	9	16
LOT 6	PERMITTED USE	5,000**	3,500 70% GROSS S.F.	35 1 SPACE/100 S.F.	38	2	2
LOT 3	PERMITTED USE	7,300**	5,110 70% GROSS S.F.	52 1 SPACE/100 S.F.	86	4	5
LOT 4	PERMITTED USE	7,400**	5,180 70% GROSS S.F.	52 1 SPACE/100 S.F.	55	3	3
LOT 5	PERMITTED USE	1,800**	1,260 70% GROSS S.F.	13 1 SPACE/100 S.F.	17	1	1

* ALL HANDICAP PARKING SPACES SHALL BE STENCILED AND SIGNED WITH FHWA DISABLED PARKING SIGNS.
* ALL BUILDINGS WILL HAVE A MINIMUM OF 5 BICYCLE PARKING SPACES.
**SEE BUILDING SQUARE FOOTAGE SUMMARY

PROPERTY OWNERS/CONTRACT PURCHASERS

PROPERTY OWNERS	6WAK LAND INVESTMENTS, L.L.C. 601 N. IOWA STREET P.O. BOX 1797 LAWRENCE, KANSAS 66044
CONTRACT PURCHASERS	WAL-MART REAL ESTATE BUSINESS TRUST 2001 SE 10TH STREET BENTONVILLE, ARKANSAS 72716

BUILDING SQUARE FOOTAGE SUMMARY

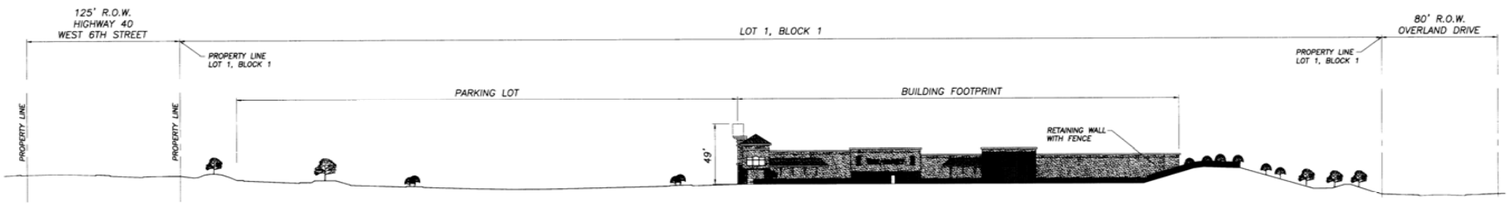
SQUARE FOOTAGE	BUILDING
99,840 S.F.	MAIN BUILDING
21,500 S.F.	PAD SITES
6,147 S.F.	GARDEN CENTER
127,487 S.F.	TOTAL COMMERCIAL SPACE

DEVELOPMENT SCHEDULE

PHASE 1 – LOT 1 PHASE 2 – LOT 6 PHASE 3 – LOT 3 PHASE 4 – LOT 4 PHASE 5 – LOT 5	CONSTRUCTION WILL BEGIN AFTER PERMITTING IN 2008 WITH PHASE 1, AND IT IS ANTICIPATED TO THEN PROGRESS IN NUMERICAL ORDER. DUE TO MARKET CONDITIONS, HOWEVER, IT IS POSSIBLE THAT ANY ONE OF THESE PHASES MAY BE STARTED OR COMPLETED EARLIER OR LATER IN THE PROCESS, OR THAT MULTIPLE PHASES WILL PROGRESS SIMULTANEOUSLY. PHASE 1 CONSTRUCTION INCLUDES INSTALLATION OF PERIMETER STREET TREES ON ALL PUBLIC STREET FRONTAGE.

SOUTH ELEVATION

SCALE: 1" = 50'



EAST ELEVATION

SCALE: 1" = 50'

PERTINENT RECORDED INFORMATION

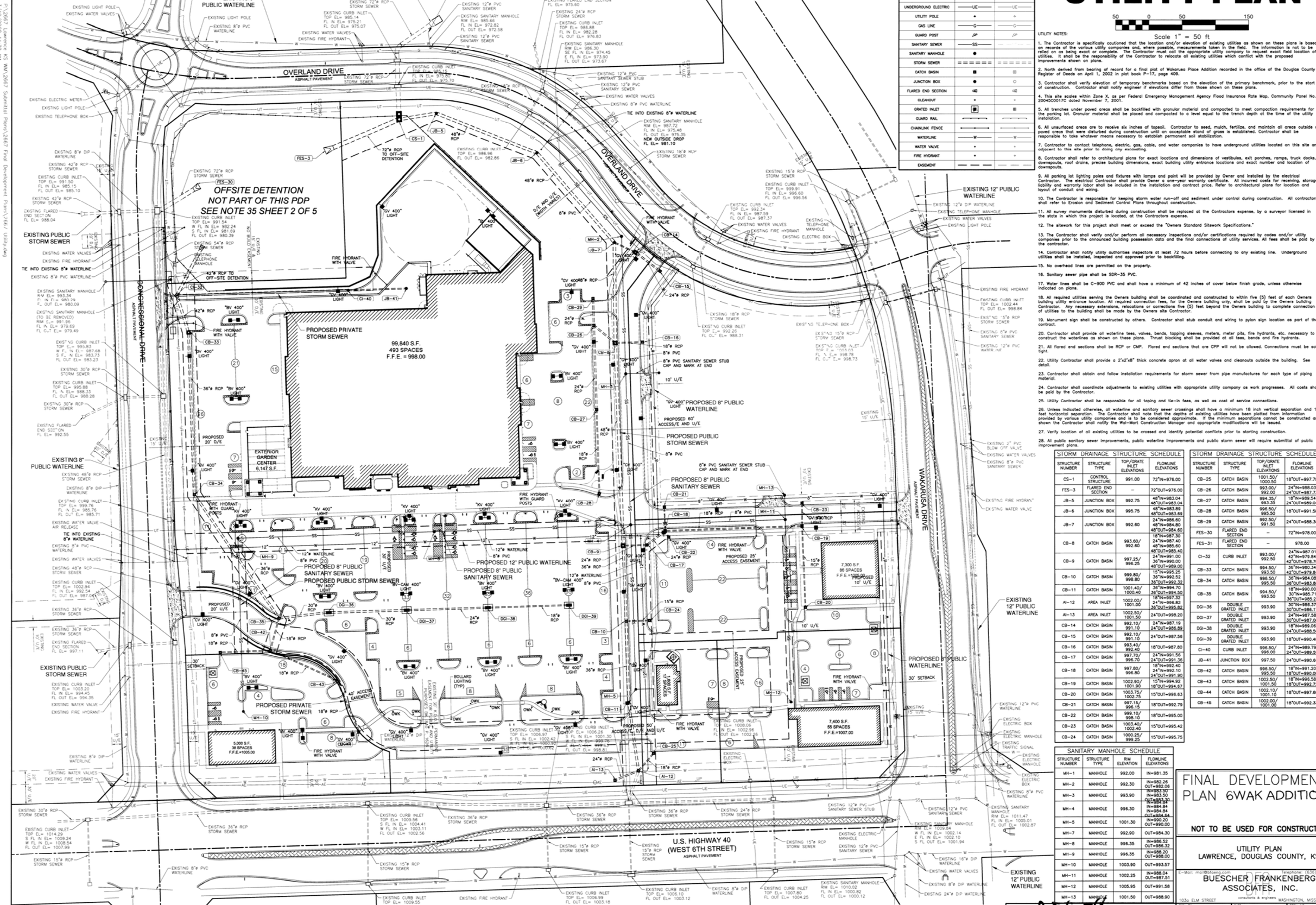
DOCUMENT	DOCUMENT NO.	PAGE	DATE

FINAL DEVELOPMENT PLANS 6WAK ADDITION

NOT TO BE USED FOR CONSTRUCTION

NOTES AND SECTIONS
LAWRENCE, DOUGLAS COUNTY, KS

E-Mail: mail@bfaeng.com Telephone (636) 239-4757
BUESCHER FRANKENBERG ASSOCIATES, INC.
consultants & engineers
103a E.M. STREET WASHINGTON, MISSOURI 63090



OVERALL SITE PLAN

50 0 50 150

Scale 1" = 50 ft

UNDERGROUND ELECTRIC	UE	UE
UTILITY POLE	•	○
GAS LINE	G	G
GUARD POST	GP	GP
SANITARY SEWER	SS	SS
SANITARY MANHOLE	●	○
STORM SEWER		
CATCH BASIN	■	⊞
JUNCTION BOX	●	○
FLARED END SECTION	⊂	⊂
CLEANOUT	•	○
GRATED INLET	▣	⊞
GUARD RAIL		
CHAINLINK FENCE		
WATERLINE	W	W
WATER VALVE	•	○
FIRE HYDRANT	•	○
EASEMENT		

UTILITY NOTES:

1. The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
2. North derived from bearing of record for a final plat of Wakarusa Place Addition recorded in the office of the Douglas County Register of Deeds on April 1, 2002 in plat book P-17, page 409.
3. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
4. This site scales within Zone X, as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 20045C0017C dated November 7, 2001.
5. All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installation.
6. All unsurfaced areas are to receive six inches of topsoil. Contractor to seed, mulch, fertilize, and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
7. Contractor to contact telephone, electric, gas, cable, and water companies to have underground utilities located on this site and adjacent to the site prior to doing any excavating.
8. Contractor shall refer to architectural plans for exact locations and dimensions of vestibules, exit porches, ramps, truck docks, downspouts, roof drains, precise building dimensions, exact building utility entrance locations and exact number and location of downspouts.
9. All parking lot lighting poles and fixtures with lamps and paint will be provided by Owner and installed by the electrical Contractor. The electrical Contractor shall provide Owner a one-year warranty certificate. All incurred costs for receiving, storage, liability and warranty labor shall be included in the installation and contract price. Refer to architectural plans for location and layout of conduit and wiring.
10. The Contractor is responsible for keeping storm water run-off and sediment under control during construction. All contractors shall refer to Erosion and Sediment Control Plans throughout construction.
11. All survey monuments disturbed during construction shall be replaced at the Contractors expense, by a surveyor licensed in the state in which this project is located, at the Contractors expense.
12. The sitework for this project shall meet or exceed the "Owners Standard Sitework Specifications."
13. The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the contractor.
14. Contractor shall notify utility authorities inspectors at least 72 hours before connecting to any existing line. Underground utilities shall be installed, inspected and approved prior to backfilling.
15. No overhead lines are permitted on the property.
16. Sanitary sewer pipe shall be SDR-35 PVC.
17. Water lines shall be C-900 PVC and shall have a minimum of 42 inches of cover below finish grade, unless otherwise indicated on plans.
18. All required utilities serving the Owners building shall be coordinated and constructed to within five (5) feet of each Owners building utility entrance location. All required connection fees, for the Owners building only, shall be paid by the Owners building Contractor. Any necessary extensions, relocations or corrections five (5) feet beyond the Owners building to complete connection of utilities to the building shall be made by the Owners site Contractor.
19. Monument sign shall be constructed by others. Contractor shall stub conduit and wiring to pylon sign location as part of the contract.
20. Contractor shall provide all waterline tees, valves, bends, tapping sleeves, meters, meter pits, fire hydrants, etc. necessary to construct the waterlines as shown on these plans. Thrust blocking shall be provided at all tees, bends and fire hydrants.
21. All flared end sections shall be RCP or CMP. Flared end sections that are CPP will not be allowed. Connections must be soil tight.
22. Utility Contractor shall provide a 2'x2'x8" thick concrete apron at all water valves and cleanouts outside the building. See detail.
23. Contractor shall obtain and follow installation requirements for storm sewer from pipe manufactures for each type of piping material.
24. Contractor shall coordinate adjustments to existing utilities with appropriate utility company as work progresses. All costs shall be paid by the Contractor.
25. Utility Contractor shall be responsible for all taping and tie-in fees, as well as cost of service connections.
26. Unless indicated otherwise, all waterline and sanitary sewer crossings shall have a minimum 18 inch vertical separation and 10 feet horizontal separation. The Contractor shall note that the depths of existing utilities have been plotted from information provided by various utility companies and is to be considered approximate. If the minimum separations cannot be constructed as shown the Contractor shall notify the Wal-Mart Construction Manager and appropriate modifications will be issued.
27. Verify location of all existing utilities to be crossed and identify potential conflicts prior to starting construction.
28. All public sanitary sewer improvements, public waterline improvements and public storm sewer will require submittal of public improvement plans.

STORM DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	TOP/GRATE INLET ELEVATIONS	FLOWLINE ELEVATIONS
CS-1	CONTROL STRUCTURE	991.00	72"IN=976.00
FES-3	FLARED END SECTION	–	72"OUT=976.00
JB-5	JUNCTION BOX	992.75	48"IN=983.04 48"OUT=983.04
JB-6	JUNCTION BOX	995.75	48"IN=983.89 48"OUT=983.69
JB-7	JUNCTION BOX	992.60	24"IN=986.60 48"IN=984.80 48"OUT=984.60
CB-8	CATCH BASIN	993.60/ 992.60	18"IN=987.30 24"IN=987.40 48"IN=985.60 48"OUT=985.40
CB-9	CATCH BASIN	997.25/ 996.25	24"IN=991.00 36"IN=990.00 48"OUT=989.00
CB-10	CATCH BASIN	999.80/ 998.80	15"IN=995.25 36"IN=994.52 36"OUT=992.32
CB-11	CATCH BASIN	1001.40/ 1000.40	36"IN=994.70 36"OUT=994.50
AI-12	AREA INLET	1002.00/ 1001.00	18"IN=997.32 24"IN=998.82 36"OUT=995.82
AI-13	AREA INLET	1002.50/ 1001.50	24"OUT=998.20
CB-14	CATCH BASIN	992.10/ 991.10	24"IN=987.19 24"OUT=986.99
CB-15	CATCH BASIN	992.10/ 991.10	24"OUT=987.56
CB-16	CATCH BASIN	993.40/ 992.40	18"OUT=987.80
CB-17	CATCH BASIN	997.70/ 996.70	24"IN=991.56 24"OUT=991.36
CB-18	CATCH BASIN	997.80/ 996.80	18"IN=992.40 24"IN=992.10 24"OUT=991.90
CB-19	CATCH BASIN	1002.90/ 1001.90	15"IN=994.92 18"OUT=994.67
CB-20	CATCH BASIN	1003.75/ 1002.75	15"OUT=996.63
CB-21	CATCH BASIN	997.15/ 996.15	18"OUT=992.79
CB-22	CATCH BASIN	999.10/ 998.10	18"OUT=995.00
CB-23	CATCH BASIN	1003.40/ 1002.40	15"OUT=995.42
CB-24	CATCH BASIN	1000.25/ 999.25	15"OUT=995.75

STORM DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	TOP/GRATE INLET ELEVATIONS	FLOWLINE ELEVATIONS
CB-25	CATCH BASIN	1001.50/ 1000.50	18"OUT=997.70
CB-26	CATCH BASIN	993.00/ 992.00	24"IN=988.03 24"OUT=987.73
CB-27	CATCH BASIN	994.35/ 993.35	18"IN=989.54 24"OUT=989.04
CB-28	CATCH BASIN	996.50/ 995.50	18"OUT=991.50
CB-29	CATCH BASIN	992.50/ 991.50	24"OUT=988.36
FES-30	FLARED END SECTION	–	72"IN=978.00
FES-31	FLARED END SECTION	–	978.00
CI-32	CURB INLET	993.00/ 992.50	24"IN=987.01 42"IN=979.84 42"OUT=978.70
CB-33	CATCH BASIN	994.50/ 993.50	36"IN=980.34 42"OUT=979.84
CB-34	CATCH BASIN	996.50/ 995.50	36"IN=984.08 36"OUT=983.88
CB-35	CATCH BASIN	994.50/ 993.50	18"IN=990.00 30"IN=985.71 36"OUT=985.21
DGI-36	DOUBLE GRATED INLET	993.90	30"IN=986.37 30"OUT=986.17
DGI-37	DOUBLE GRATED INLET	993.90	24"IN=987.58 30"OUT=987.08
DGI-38	DOUBLE GRATED INLET	993.90	18"IN=989.06 24"OUT=988.56
DGI-39	DOUBLE GRATED INLET	993.90	18"OUT=990.40
CI-40	CURB INLET	996.50/ 996.00	24"IN=989.79 24"OUT=989.59
JB-41	JUNCTION BOX	997.50	24"OUT=990.66
CB-42	CATCH BASIN	996.50/ 995.50	18"IN=991.20 18"OUT=990.00
CB-43	CATCH BASIN	1002.50/ 1001.50	18"IN=996.58 18"OUT=992.72
CB-44	CATCH BASIN	1002.10/ 1001.10	18"OUT=997.60
CB-45	CATCH BASIN	1002.00/ 1001.00	18"OUT=992.33

SANITARY MANHOLE SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	FLOWLINE ELEVATIONS
MH-1	MANHOLE	992.00	IN=981.35
MH-2	MANHOLE	992.30	IN=982.26 OUT=982.06
MH-3	MANHOLE	993.90	IN=983.30 IN=983.50 OUT=983.30
MH-4	MANHOLE	996.30	IN=984.84 IN=984.84 OUT=984.64
MH-5	MANHOLE	1001.30	IN=990.20 OUT=990.00
MH-7	MANHOLE	992.90	OUT=984.30
MH-8	MANHOLE	996.35	IN=986.52 OUT=986.32
MH-9	MANHOLE	996.35	IN=988.20 OUT=988.00
MH-10	MANHOLE	1003.90	OUT=993.57
MH-11	MANHOLE	1002.25	IN=988.04 OUT=987.51
MH-12	MANHOLE	1005.95	OUT=991.58
MH-13	MANHOLE	1001.50	OUT=988.90

FINAL DEVELOPMENT PLAN 6WAK ADDITION

NOT TO BE USED FOR CONSTRUCTION

UTILITY PLAN
LAWRENCE, DOUGLAS COUNTY, KS

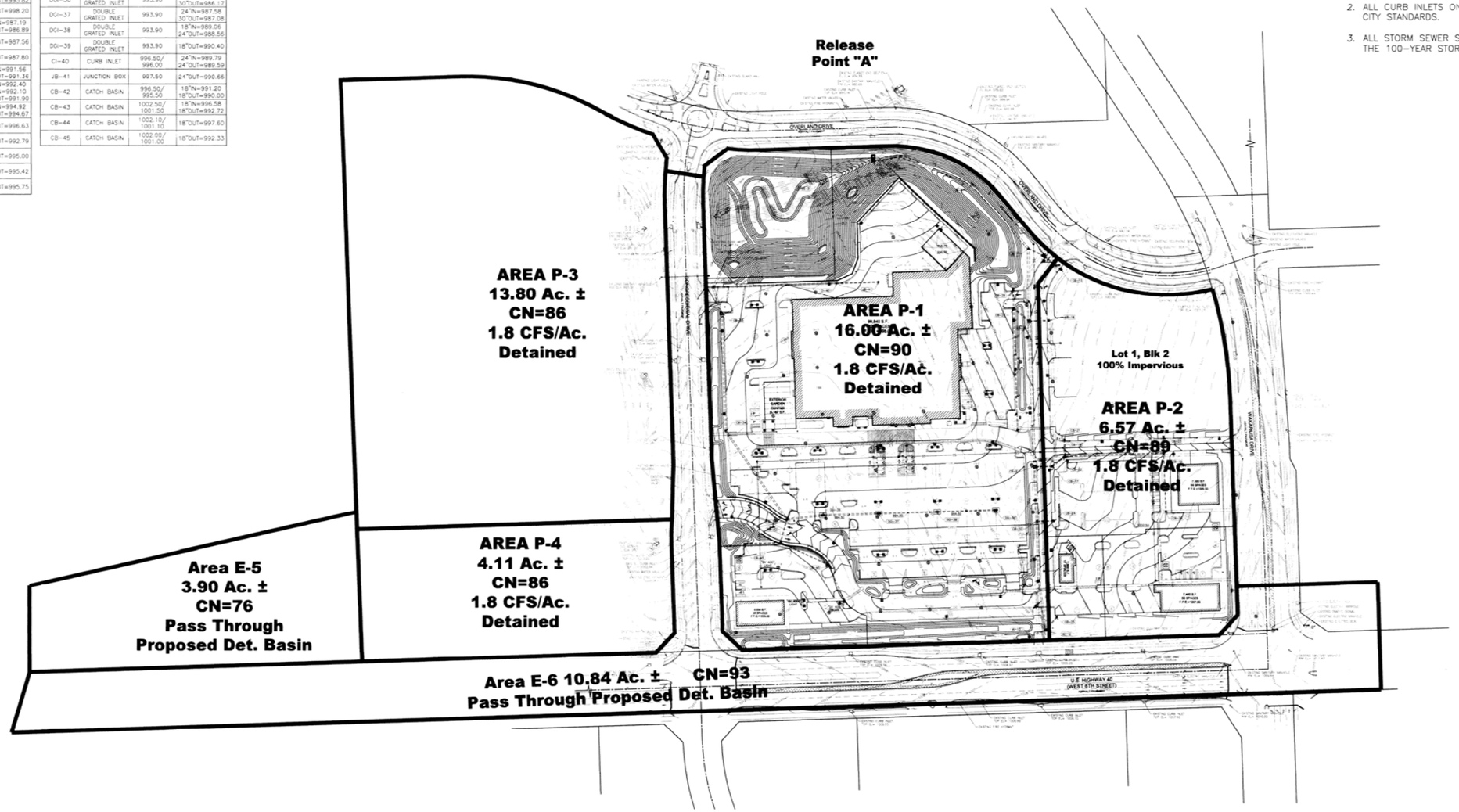
BUESCHER FRANKENBERG ASSOCIATES, INC.
consultants & engineers
103a ELM STREET WASHINGTON, MISSOURI 63090
E-Mail: mail@bfaeng.com Telephone: (636) 239-4751

Plotted: 10/17/2008 11:36 AM By: WAY2667 Lawrence, KS
G:\2667 Submittal Plans\2667 Final Development Plans\2667 Utility.dwg

GRADING AND DRAINAGE PLAN

STRUCTURE NUMBER	STRUCTURE TYPE	TOP/GRATE INLET ELEVATIONS	FLOWLINE ELEVATIONS
CS-1	CONTROL STRUCTURE	991.00	72"IN=976.00
FES-3	FLARED END SECTION	–	72"OUT=976.00
JB-5	JUNCTION BOX	992.75	48"IN=983.04 48"OUT=983.04
JB-6	JUNCTION BOX	995.75	48"IN=983.89 48"OUT=983.69
JB-7	JUNCTION BOX	992.60	24"IN=986.60 48"IN=984.80 48"OUT=984.60
CB-8	CATCH BASIN	993.60/ 992.60	18"IN=987.30 24"IN=987.40 48"IN=985.60 48"OUT=985.40
CB-9	CATCH BASIN	997.25/ 996.25	24"IN=991.00 36"IN=990.00 48"OUT=989.00
CB-10	CATCH BASIN	999.80/ 998.80	15"IN=995.25 36"IN=992.52 36"OUT=992.32
CB-11	CATCH BASIN	1001.40/ 1000.40	36"IN=994.70 36"OUT=994.50
AI-12	AREA INLET	1002.00/ 1001.00	18"IN=997.32 24"IN=996.82 36"OUT=995.82
AI-13	AREA INLET	1002.50/ 1001.50	24"OUT=998.20
CB-14	CATCH BASIN	992.10/ 991.10	24"IN=987.19 24"OUT=986.89
CB-15	CATCH BASIN	992.10/ 991.10	24"OUT=987.56
CB-16	CATCH BASIN	993.40/ 992.40	18"OUT=987.80
CB-17	CATCH BASIN	997.70/ 996.70	24"IN=991.56 24"OUT=991.36
CB-18	CATCH BASIN	997.80/ 996.80	18"IN=992.40 24"IN=992.10 24"OUT=991.90
CB-19	CATCH BASIN	1002.90/ 1001.90	15"IN=994.92 18"OUT=994.67
CB-20	CATCH BASIN	1003.75/ 1002.75	15"OUT=996.63
CB-21	CATCH BASIN	997.15/ 996.15	18"OUT=992.79
CB-22	CATCH BASIN	999.10/ 998.10	18"OUT=995.00
CB-23	CATCH BASIN	1003.40/ 1002.40	15"OUT=995.42
CB-24	CATCH BASIN	1000.25/ 999.25	15"OUT=995.75

STRUCTURE NUMBER	STRUCTURE TYPE	TOP/GRATE INLET ELEVATIONS	FLOWLINE ELEVATIONS
CB-25	CATCH BASIN	1001.50/ 1000.50	18"OUT=997.70
CB-26	CATCH BASIN	993.00/ 992.00	24"IN=988.03 24"OUT=987.73
CB-27	CATCH BASIN	994.35/ 993.35	18"IN=989.54 24"OUT=989.04
CB-28	CATCH BASIN	996.50/ 995.50	18"OUT=991.50
CB-29	CATCH BASIN	992.50/ 991.50	24"OUT=988.36
FES-30	FLARED END SECTION	–	72"IN=978.00
FES-31	FLARED END SECTION	–	978.00
CI-32	CURB INLET	993.00/ 992.50	24"IN=987.01 42"IN=979.84 42"OUT=978.70
CB-33	CATCH BASIN	994.50/ 993.50	36"IN=980.34 42"OUT=979.84
CB-34	CATCH BASIN	996.50/ 995.50	36"IN=984.08 36"OUT=983.88
CB-35	CATCH BASIN	994.50/ 993.50	18"IN=990.00 30"IN=985.71 36"OUT=985.21
DGI-36	DOUBLE GRATED INLET	993.90	30"IN=986.37 30"OUT=986.17
DGI-37	DOUBLE GRATED INLET	993.90	24"IN=987.58 30"OUT=987.08
DGI-38	DOUBLE GRATED INLET	993.90	18"IN=989.06 24"OUT=988.56
DGI-39	DOUBLE GRATED INLET	993.90	18"OUT=990.40
CI-40	CURB INLET	996.50/ 996.00	24"IN=989.79 24"OUT=989.59
JB-41	JUNCTION BOX	997.50	24"OUT=990.66
CB-42	CATCH BASIN	996.50/ 995.50	18"IN=991.20 18"OUT=990.00
CB-43	CATCH BASIN	1002.50/ 1001.50	18"IN=996.58 18"OUT=992.72
CB-44	CATCH BASIN	1002.10/ 1001.10	18"OUT=997.60
CB-45	CATCH BASIN	1002.00/ 1001.00	18"OUT=992.33



100 0 100 300

Scale 1" = 100 ft

GENERAL NOTES:

1. OCCUPANCY PERMIT FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETED, FINAL INSPECTED, AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
2. ALL CURB INLETS ON-SITE WILL BE BUILT PER CITY STANDARDS.
3. ALL STORM SEWER SHALL BE DESIGNED FOR THE 100-YEAR STORM.

Benchmarks:

BM-1 SET CHISELED ON CENTER FRONT FACE CURB INLET SE CORNER INTERSECTION OF OVERLAND DRIVE AND WAKARUSA DRIVE.
ELEV: 1003.25

BM-2 SET CHISELED "□" NE CORNER CONCRETE STREET LIGHT BASE IN NW CORNER 6TH STREET AND WAKARUSA DRIVE.
ELEV: 1011.99

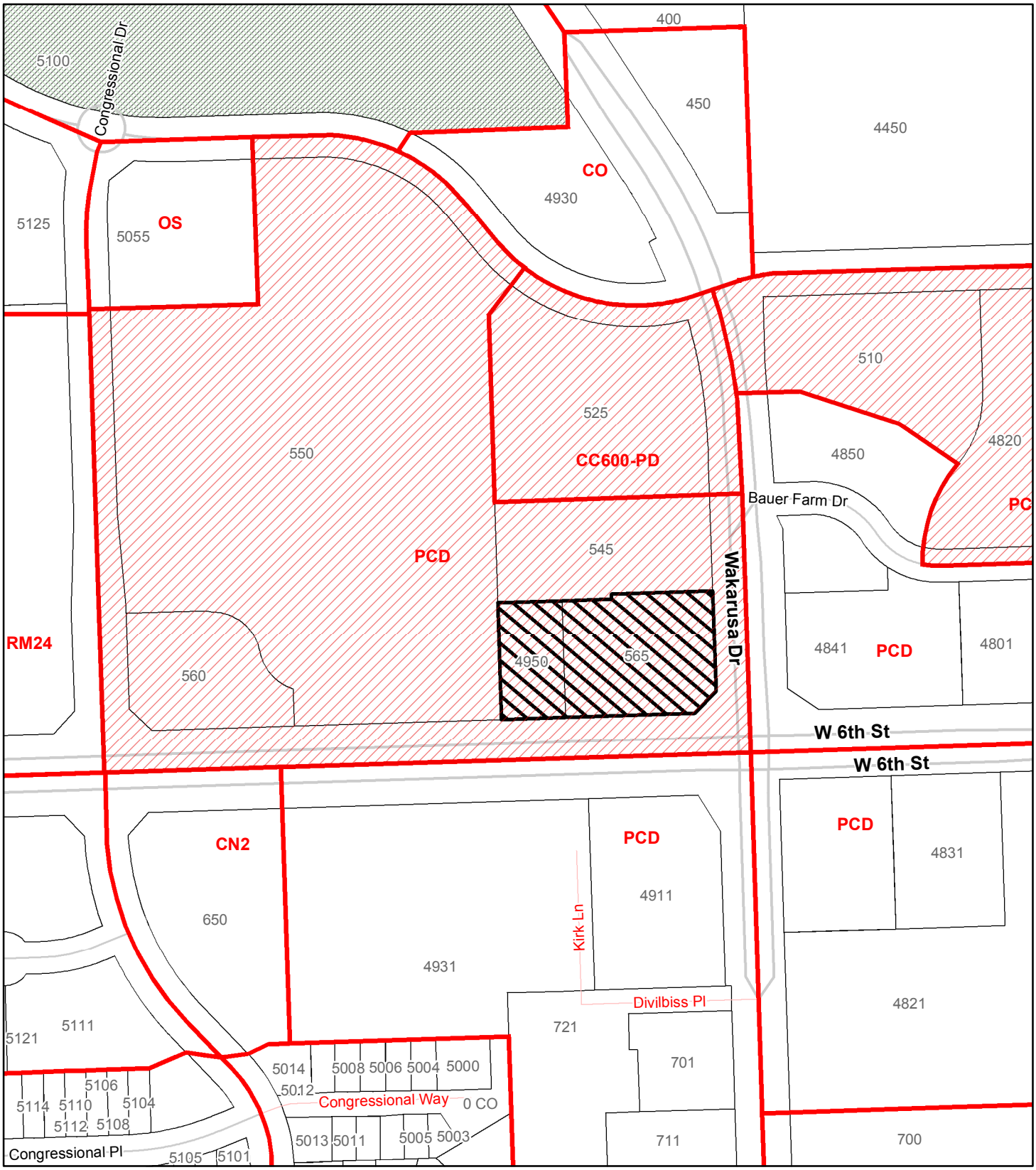
BM-3 SET CHISELED "□" NE CORNER CONCRETE PAD FOR ELECTRICAL BOX 100' ± EAST OF AERIAL TARGET 1 WEST SIDE OF BASEBALL DIAMOND.
ELEV: 997.46

FINAL DEVELOPMENT PLAN 6WAK ADDITION

NOT TO BE USED FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN
LAWRENCE, DOUGLAS COUNTY, KS

BUESCHER FRANKENBERG ASSOCIATES, INC.



FDP-17-00268: Final Development Plan for a 11,500 SF multi-tenant retail building, 6Wak Addition Phase II, located at 565 Wakarusa Dr.

Lawrence-Douglas County Planning Office
July 2017

Subject Property

Memorandum
City of Lawrence
Planning and Development Services

TO: **Planning Commission**

FROM: **Katherine Weik, Planner**

Date: **July 24, 2017**

RE: **Miscellaneous Item No. 1:** MS-17-00319 – Variances associated with Minor Subdivision for Fairfax Addition No. 2, a Minor Subdivision/Replat of Lots 188, 189 and 190, Fairfax Addition.

Variance (a) requested: Reduction of required minimum lot area for RS7 zoning district from a minimum of 7,000 sq. ft. to 5,743 sq. ft. for Lot 2.

Variance (b) requested: Reduction of required minimum lot width for RS7 zoning district from 60' wide to 46' wide for Lot 2.

Attachment A: Minor Subdivision MS-17-00319

Minor Subdivisions are processed administratively; however, Planning Commission approval is required for variances from the Subdivision Design Standards. The Minor Subdivision (MS-17-00319) is under review but is included with this memo for context with the variance request. No other Planning Commission action related to the proposed Minor Subdivision is required.

The Subdivision Regulations state that an applicant may request a variance from the Design Standards in the Regulations in accordance with the variance procedures outlined in Section 20-813(g). This memo provides background information on the variance request and evaluates the request for compliance with the approval criteria.

VARIANCES: Reduction in the required minimum lot area and lot width per Section 20-601(a) of the Subdivision Regulations to allow the Minor Subdivision to create a lot that is an improvement on the existing dimensional area and width though still under the current dimensional standards.

BACKGROUND:
The property is located in the RS7 (Single-Dwelling Residential) District. Section 20-601(a) Density and Dimensional Standards lists the minimum lot area for this zoning district at 7,000 sq. ft. and has a minimum lot width requirement of 60'. The existing 3 lots are non-conforming and approximately 40' wide and 125' long with a total lot area of 5,000 sq. ft. The applicant proposes the vacation of a portion of the 12th Street right-of-way and the configuration of the three lots to result in two larger lots. The majority of Lot 189 would be combined to create Lot 1. This lot is proposed to be approximately 94' wide with a lot area of 11,735 sq. ft. The

remainder of Lot 189 would be combined with 188 to create Lot 2. It is proposed to be 46' wide with a lot area of 5,743 sq. ft. Lot 1 complies with current development standards per Section 20-601(a) and proposed Lot 2 is an improvement over the existing dimensions with an additional 6' in lot width and 743 sq. ft. in area.

Figure 1. The 3 existing non-conforming lots (188, 189 & 190) are currently 40' X 125' with a lot area of 5,000 sq. ft.

Criteria 1: Strict application of these regulations will create an unnecessary hardship upon the subdivider.
Applicant's response:

"The existing lot area and width are being improved."

Figure 1 shows the current lot configuration. The three lots currently do not meet the dimensional standards for RS7 (Single-Dwelling Residential) District in both lot area and lot width as required in Section 20-601(a) in the Land Development Code. Existing lot widths are 40' and lot areas are 5,000 sq. ft. These lots are existing lots of record and are each eligible for a building permit.

Figure 2 shows the development pattern in this area. There is a mix of narrow and double (combined) lots. The proposed lots are similar in size to other lots that have developed in the vicinity.

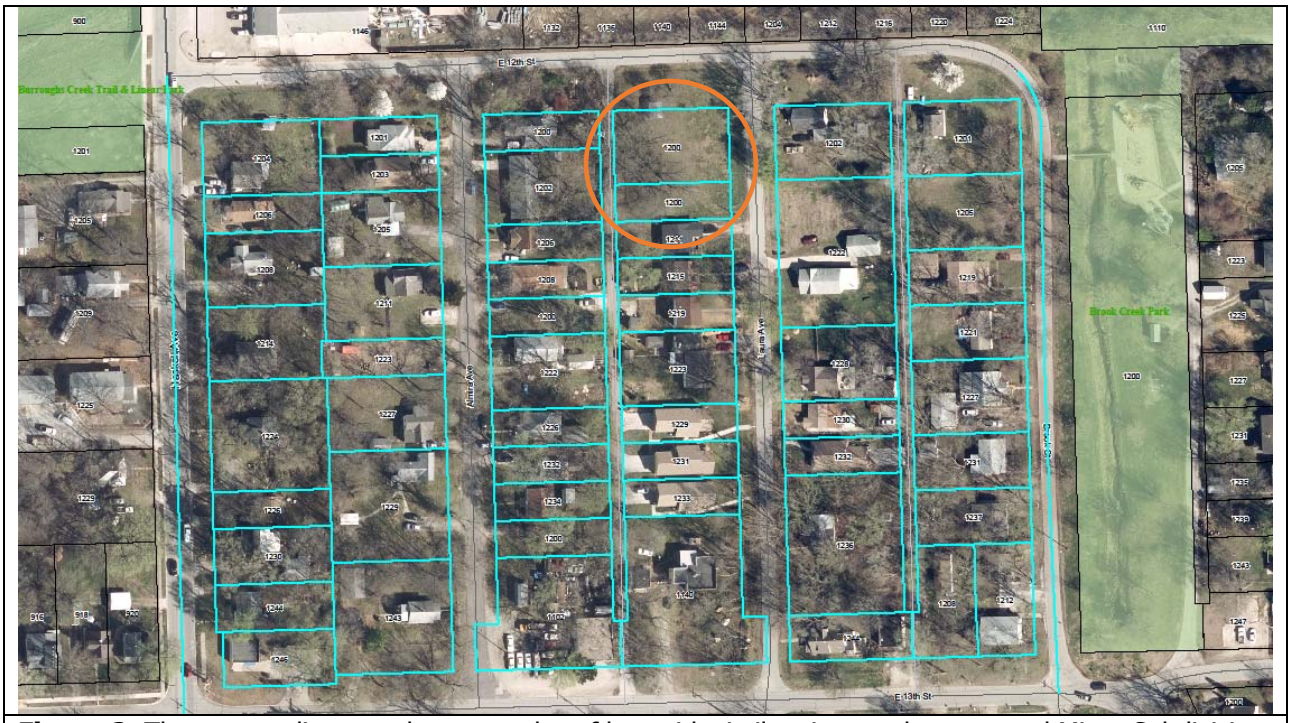


Figure 2. The surrounding area has examples of lots with similar sizes to the proposed Minor Subdivision. There are single narrow lots as well as combined lots scattered throughout the neighborhood. The subject lots are circled in orange.

STAFF FINDING: Strict application of the regulations would require the property owner to adjust the existing lot line between lots 188 & 189 an additional 14' to the north. The hardship created is less area for the intended larger lot (Lot 1). The strict application of the regulations will require the developer to alter their plans for one double sized lot and one single wide lot.

Criteria 2: The proposed variance is in harmony with the intended purpose of these regulations.

Applicant's Response:

"The subject property is in keeping with the surrounding lot development."

Per Section 20-801(a) of the Subdivision Regulations the purpose of the regulations is to ensure that the division of land will serve the public interest and general welfare. The regulations are intended to: *.."Provide for the harmonious and orderly development of land within the City by making provisions for adequate open space, continuity of the transportation network, recreation areas, drainage, utilities and related easements, light and air, and other public needs."*

The proposed subdivision creates one RS7 compliant lot and decreases the extent of the non-conformity for the southern lot with additional lot width and area.

STAFF FINDING: Granting the variances from the required minimum lot width and minimum lot area proposed for Lot 2 are in harmony with the purpose and intent of the regulations as it

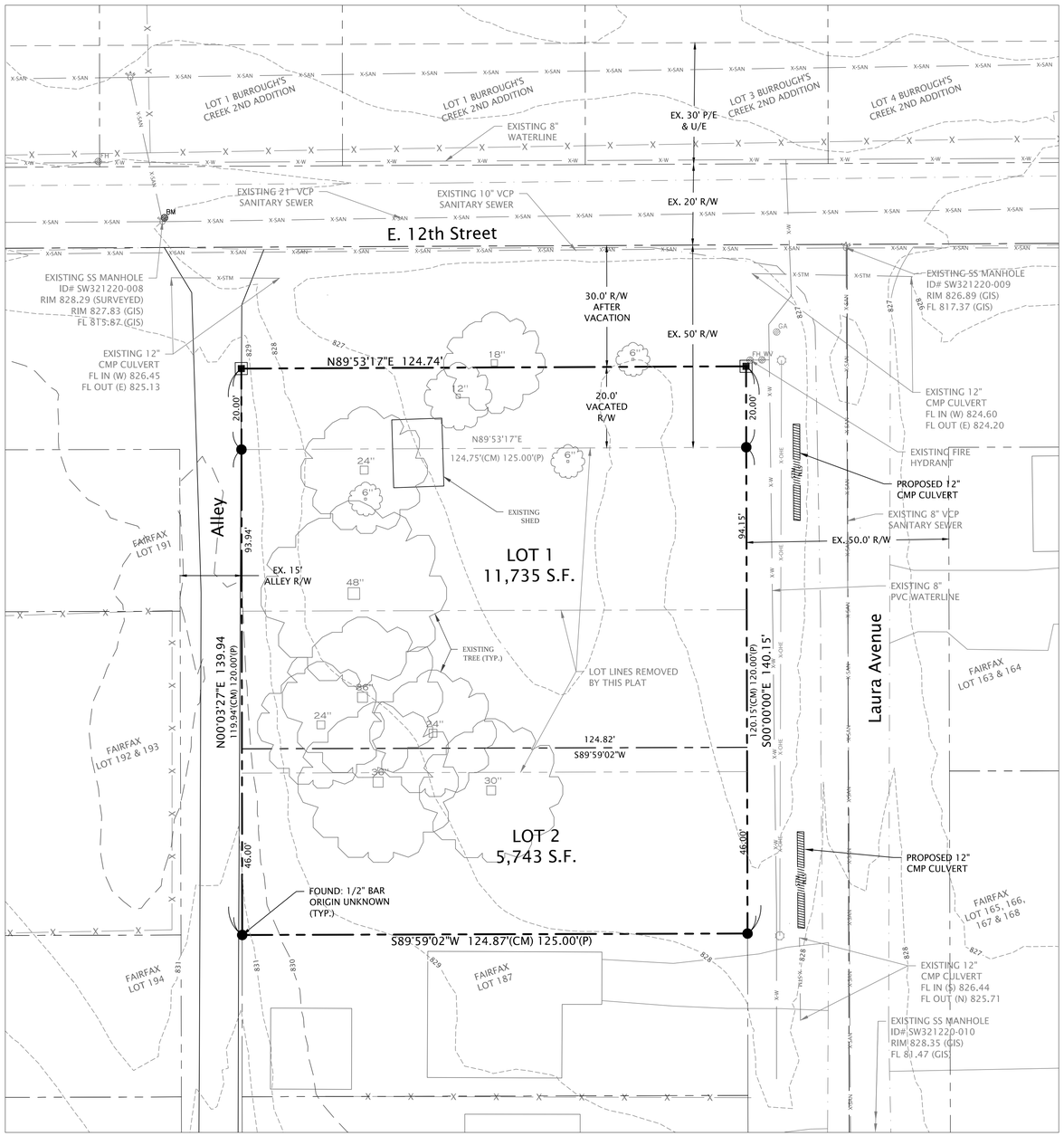
would not significantly impact the surrounding area and is an improvement on existing dimensional conditions.

Criteria 3: The public health, safety, and welfare will be protected.
Applicant's response:

N/A

STAFF FINDING: The public health, safety and welfare will not be impacted by the variance.

STAFF RECOMMENDATION
As the variance request does meet the approval criteria listed in Section 20-813(g) of the Subdivision Regulations, staff recommends the approval of the variances requested for Minor Subdivision, MS-17-00319, to reduce the minimum lot area and minimum lot width required in Section 20-601(a) for RS7 (Single-Dwelling Residential) District, to 46' wide and 5,743 sq. ft. rather than the 60' wide and 7,000 sq. ft. required for Lot 2.



SCALE: 1" = 16' 0 16' 32'

GENERAL NOTES

1. Basis of Bearings for this Plat is the East Line of Lots 188, 189 and 190 Fairfax (N 00°00'00"E Assumed).
2. No part of the property is encumbered by the "Special Flood Hazard Area" per FEMA Flood Insurance Study and Map Number: 20045C0178E, Map Revised: September 2, 2015.
3. Further division or consolidation of any lots contained in this Minor Subdivision is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(c)(5)(i).
4. The lots will be pinned prior to recordation of the Major Subdivision/Replat at the Register of Deeds Office (per Section 20-811(k)).
5. Street trees shall be provided in accordance with the Master Street Tree Plan recorded with the Register of Deeds Book _____, Page_____.
6. The City is hereby granted a temporary right of entry to plant the required street trees pursuant to Section 20-811(g) of the City Subdivision Regulation.
7. Drainage easements shall be maintained by property owners. No person may construct, maintain, or allow any natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences, and walls) upon drainage easements that the Director of Public Works finds impedes, detains, retains, or otherwise interferes with the drainage of stormwater regardless of the source of the stormwater.
8. Soils investigations shall be performed before primary structures are erected on lots with slopes greater than 3:1, or non-engineered fill greater than 12 inches. A soils engineer licensed by the State of Kansas, shall perform investigations, and a report of the investigation shall be submitted to the City of Lawrence Codes Enforcement Division. Other lots may be required to be investigated where excavation reveals indications of unsuitable conditions.
9. Twenty feet of right-of-way is being vacated from 12th Street. No improvements are proposed for 12th Street or Laura Avenue. In lieu of construction of public sidewalk improvements, the owner of this property has signed an Agreement Not to Protest the formation of a benefit district for sidewalk improvements to 12th Street and Laura Avenue is recorded with the Register of Deeds Book _____, Page_____.
10. The existing 50-foot Right-of-Way of Laura Avenue is proposed to remain at 50-foot. The existing 15-foot alley between Laura Avenue and Almira Avenue is proposed to remain at 15-foot.

COMMUNITY FEATURES WITHIN A MILE:

BURROUGHS CREEK TRAIL AND LINEAR PARK, BROOK CREEK PARK, HOBBS PARK, EDGEWOOD PARK, SOUTH PARK, PARNELL PARK AND LAWRENCE LEVEE TRAIL

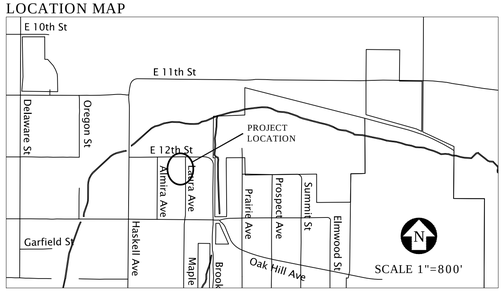
PROJECT BENCH MARK:

BM#1 - PUNCHMARK NORTH RIM OF SANITARY SEWER MANHOLE RING LOCATED IN THE CENTER OF 12TH STREET BETWEEN LAURAR AVENUE AND ALMIRA AVENUE. ELEVATION = 828.29

REFERENCED DOCUMENTS

SURVEY #1771 PERFORMED BY L.D. RICE, COUNTY SURVEYOR ON MARCH 22ND, 1952 AND RECORDED AT DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT.

LOCATION MAP



LEGEND

OHW	OVERHEAD WIRE	SAN	SANITARY MANHOLE	B/B	BACK OF CURB TO BACK OF CURB
OHE	OVERHEAD ELECTRICAL	STM	STORM MANHOLE	R/W	RIGHT-OF-WAY
UGT	UNDERGROUND TELEPHONE		STORM DRAIN	C/L	CENTERLINE
GAS	GAS		GUY ANCHOR	D/E	DRAINAGE EASEMENT
W	WATERLINE		UTILITY POLE	U/E	UTILITY EASEMENT
SAN	SANITARY SEWER LINE	WM	WATER METER	PED.	PEDESTRIAN EASEMENT
SS	SANITARY SEWER SERVICE	WV	WATER VALVE	(P)	PLATTED
STM	STORMWATER LINE	FH	FIRE HYDRANT	(M)	MEASURED
	PROPERTY LINE		TRAFFIC SIGNAL STR.	(CM)	CALCULATED FROM MEASUREMENTS
	CENTERLINE	GV	GAS VALVE		
	PAVEMENT	GM	GAS METER		
	EASEMENT		LIGHT POLE		
	SECTION LINE		SIGN		
SB	BUILDING SETBACK LINE		ELECTRIC BOX		
			CABLE TV BOX		

NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE

LEGAL DESCRIPTION - FAIRFAX ADDITION NO. 2

LOTS 188, 189 AND 190, FAIRFAX ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, KANSAS AND TWENTY (20) FEET OF VACATED RIGHT-OF-WAY OF EAST TWELFTH STREET, ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

FILING RECORD

State of Kansas
County of Douglas

This is to certify that this instrument was filed for record in the office of the Douglas County Register of Deeds on this _____ day of _____, 2017, and is duly recorded at ____ AM/PM, in plat book _____, page _____.

_____
Register of Deeds
Kay Pesnell

ENDORSEMENTS

Approved as a Minor Subdivision under the Subdivision Regulations of the City of Lawrence & the Unincorporated area of Douglas County.

_____ _____
Scott McCullough Date
Planning Director

Reviewed in accordance with K.S.A. 58-2005

_____ _____
Michael D. Kelly, P.S. #869 Date
Douglas County Surveyor

Rights-of-Way Vacation and Easements Accepted by City Commission Lawrence, Kansas

_____ _____
Leslie Soden Date
Mayor

_____ _____
Sherri Riedemann Date
City Clerk

DEDICATION

Be it known to all men that I (we), the undersigned owner(s) of the above described tract of land, have had cause for the same to be surveyed and platted as a Minor Subdivision under the name of "NORTH LAWRENCE ADDITION NO. 19" and have caused the same to be subdivided into lot(s) and streets as shown and fully defined on this plat.

_____
Roger D. Johnson, Member
ALVA WEST, LLC
3225 McLeod Drive
Las Vegas, Nevada 89121

ACKNOWLEDGEMENT

State of Kansas
County of Douglas

Be it remembered that on this _____day of _____, 2017, before me, the undersigned, a notary public, in and for said county and state, came Roger D. Johnson, on behalf of ALVA WEST, LLC who is (are) personally known to me to be the same person(s) who executed the foregoing instrument of writing and duly acknowledge the execution of the same.

In witness whereof, I have hereunto set my hand and affixed my seal on the day and year last written above.

_____ _____
Notary Public My commission expires

_____
Printed Name

SURVEYOR'S CERTIFICATION

I hereby certify that the platted area shown hereon is the true and accurate result of a field survey performed under my direct supervision in June, 2017, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

Steven D. Williams, P.S. #1391
P.O. Box 4444
Lawrence, KS 66046
(785)832-2121

ENGINEER'S CERTIFICATION

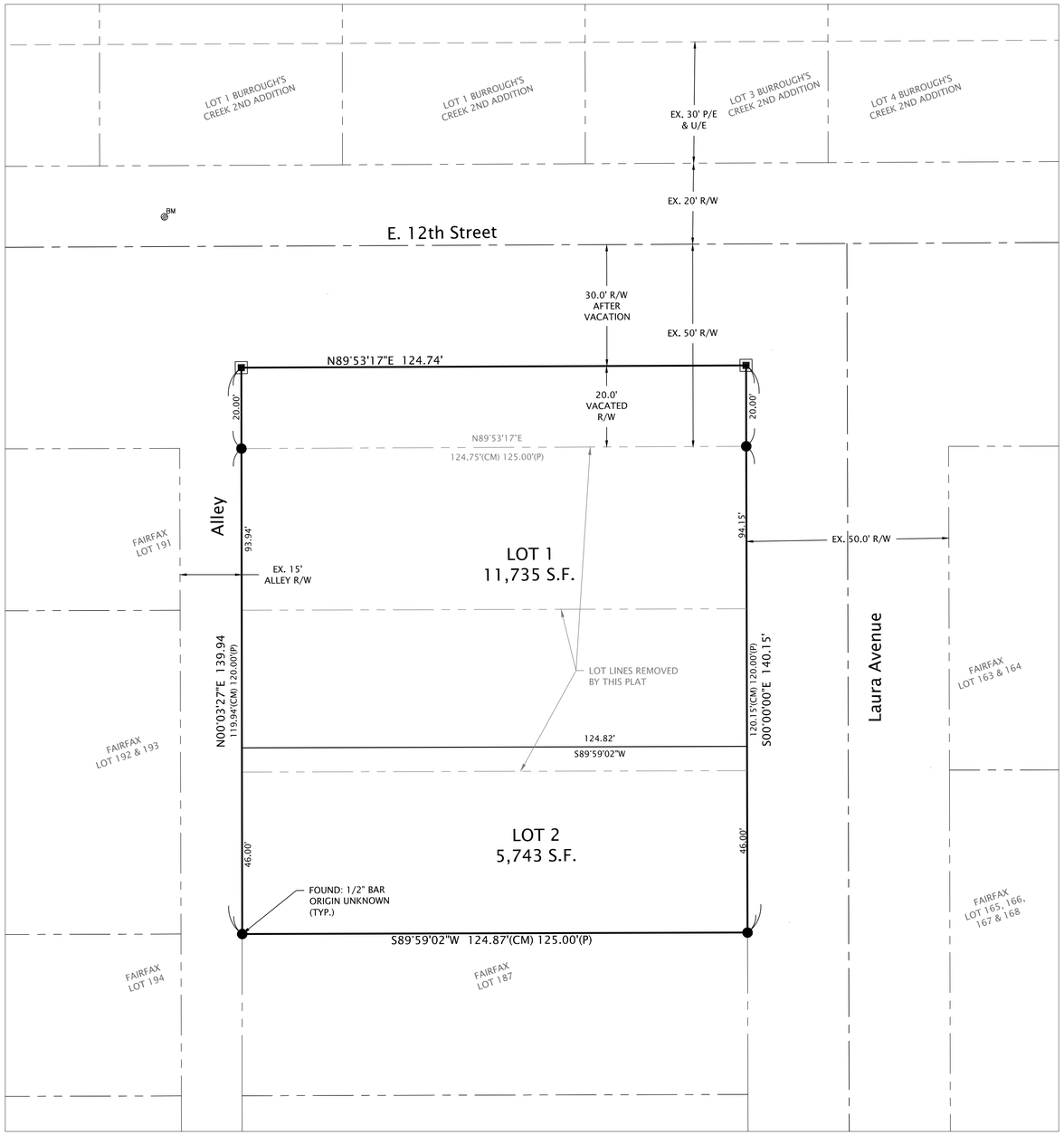
I hereby certify that the information and area map shown hereon are true and accurate to the best of my knowledge. Plat prepared June 2017.

John Dean Grob
Professional Engineer #12769
3210 Mesa Way, Suite A
Lawrence, KS 66049
(785) 856-1900

FAIRFAX ADDITION NO. 2

A MINOR SUBDIVISION/REPLAT OF
LOTS 188, 189 AND 190, FAIRFAX ADDITION
a subdivision in the SW¼ of Section 32, Township 12 S, Range 20 E, in the City of Lawrence, Douglas County, Kansas

Prepared June 19, 2017



SCALE: 1" = 16' 0 16' 32'

GENERAL NOTES

1. Basis of Bearings for this Plat is the East Line of Lots 188, 189 and 190 Fairfax (N 00°00'00"E Assumed).
2. No part of the property is encumbered by the "Special Flood Hazard Area" per FEMA Flood Insurance Study and Map Number: 20045C0178E, Map Revised: September 2, 2015.
3. Further division or consolidation of any lots contained in this Minor Subdivision is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(c)(5)(i).
4. The lots will be pinned prior to recordation of the Major Subdivision/Replat at the Register of Deeds Office (per Section 20-811(k)).
5. Street trees shall be provided in accordance with the Master Street Tree Plan recorded with the Register of Deeds Book _____, Page_____.
6. The City is hereby granted a temporary right of entry to plant the required street trees pursuant to Section 20-811(g) of the City Subdivision Regulation.
7. Drainage easements shall be maintained by property owners. No person may construct, maintain, or allow any natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences, and walls) upon drainage easements that the Director of Public Works finds impedes, detains, retains, or otherwise interferes with the drainage of stormwater regardless of the source of the stormwater.
8. Soils investigations shall be performed before primary structures are erected on lots with slopes greater than 3:1, or non-engineered fill greater than 12 inches. A soils engineer licensed by the State of Kansas, shall perform investigations, and a report of the investigation shall be submitted to the City of Lawrence Codes Enforcement Division. Other lots may be required to be investigated where excavation reveals indications of unsuitable conditions.
9. Twenty feet of right-of-way is being vacated from 12th Street. No improvements are proposed for 12th Street or Laura Avenue. In lieu of construction of public sidewalk improvements, the owner of this property has signed an Agreement Not to Protest the formation of a benefit district for sidewalk improvements to 12th Street and Laura Avenue is recorded with the Register of Deeds Book _____, Page_____.

COMMUNITY FEATURES WITHIN A MILE:

BURROUGHS CREEK TRAIL AND LINEAR PARK, BROOK CREEK PARK, HOBBS PARK, EDGEWOOD PARK, SOUTH PARK, PARNELL PARK AND LAWRENCE LEVEE TRAIL

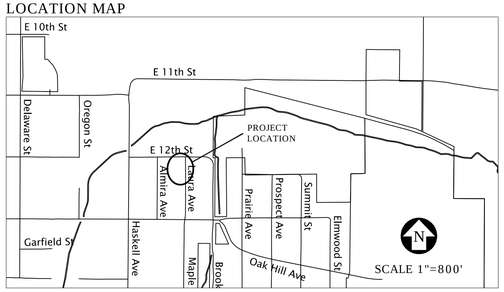
PROJECT BENCH MARK:

BM#1 - PUNCHMARK NORTH RIM OF SANITARY SEWER MANHOLE RING LOCATED IN THE CENTER OF 12TH STREET BETWEEN LAURAR AVENUE AND ALMIRA AVENUE. ELEVATION = 828.29

REFERENCED DOCUMENTS

SURVEY #1771 PERFORMED BY L.D. RICE, COUNTY SURVEYOR ON MARCH 22ND, 1952 AND RECORDED AT DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT.

LOCATION MAP



LEGEND

PROPERTY LINE - WITHIN BOUNDARY		R/W	RIGHT-OF-WAY
PROPERTY LINE - OFFSITE		C/L	CENTERLINE
CENTERLINE		D/E	DRAINAGE EASEMENT
EASEMENT		U/E	UTILITY EASEMENT
SECTION LINE		PED.	PEDESTRIAN EASEMENT
		(RD1)	REFERENCED DOCUMENT
		(P)	PLATTED
		(M)	MEASURED
		(CM)	CALCULATED FROM MEASUREMENTS

LEGAL DESCRIPTION - FAIRFAX ADDITION NO. 2

LOTS 188, 189 AND 190, FAIRFAX ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, KANSAS AND TWENTY (20) FEET OF VACATED RIGHT-OF-WAY OF EAST TWELFTH STREET, ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

FILING RECORD

State of Kansas
County of Douglas

This is to certify that this instrument was filed for record in the office of the Douglas County Register of Deeds on this _____ day of _____, 2017, and is duly recorded at ____ AM/PM, in plat book _____, page _____.

_____
Register of Deeds
Kay Pesnell

ENDORSEMENTS

Approved as a Minor Subdivision under the Subdivision Regulations of the City of Lawrence & the Unincorporated area of Douglas County.

_____ Date
Scott McCullough
Planning Director

Reviewed in accordance with K.S.A. 58-2005

_____ Date
Michael D. Kelly, P.S. #869
Douglas County Surveyor

Rights-of-Way Vacation and Easements Accepted by City Commission Lawrence, Kansas

_____ Date
Leslie Soden
Mayor

_____ Date
Sherri Riedemann
City Clerk

DEDICATION

Be it known to all men that I (we), the undersigned owner(s) of the above described tract of land, have had cause for the same to be surveyed and platted as a Minor Subdivision under the name of "NORTH LAWRENCE ADDITION NO. 19" and have caused the same to be subdivided into lot(s) and streets as shown and fully defined on this plat.

_____
Roger D. Johnson, Member
ALVA WEST, LLC
3225 McLeod Drive
Las Vegas, Nevada 89121

ACKNOWLEDGEMENT

State of Kansas
County of Douglas

Be it remembered that on this _____day of _____, 2017, before me, the undersigned, a notary public, in and for said county and state, came Roger D. Johnson, on behalf of ALVA WEST, LLC who is (are) personally known to me to be the same person(s) who executed the foregoing instrument of writing and duly acknowledge the execution of the same.

In witness whereof, I have hereunto set my hand and affixed my seal on the day and year last written above.

_____ _____
Notary Public My commission expires

_____
Printed Name

SURVEYOR'S CERTIFICATION

I hereby certify that the platted area shown hereon is the true and accurate result of a field survey performed under my direct supervision in February, 2017, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

Steven D. Williams, P.S. #1391
P.O. Box 4444
Lawrence, KS 66046
(785)832-2121

ENGINEER'S CERTIFICATION

I hereby certify that the information and area map shown hereon are true and accurate to the best of my knowledge. Plat prepared March 2017.

John Dean Grob
Professional Engineer #12769
3210 Mesa Way, Suite A
Lawrence, KS 66049
(785) 856-1900

FAIRFAX ADDITION NO. 2

A MINOR SUBDIVISION/REPLAT OF
LOTS 188, 189 AND 190, FAIRFAX ADDITION
a subdivision in the SW¼ of Section 32, Township 12 S, Range 20 E, in the City of Lawrence, Douglas County, Kansas

Prepared June 19, 2017