



Updated:

9/24/18 @ 12:45pm

Added Communications for Item 1 – Rezoning; 829 Mississippi

9/18/18 @ 4:00pm

**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
WEDNESDAY, SEPTEMBER 26, 2018 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 August 22, 2018.

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.
- f) General public comment.

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

**REGULAR AGENDA (SEPTEMBER 26, 2018) MEETING
PUBLIC HEARING ITEMS:**

ITEM NO. 1 REZONING .150 ACRE FROM CS TO RS5; 829 MISSISSIPPI (BJP)

Z-18-00355: Consider a request to rezone approximately .150 acre from CS (Commercial Strip) District to RS5 (Single-Dwelling Residential) District, located at 829 Mississippi St. Submitted by Homes with Heart LLC, property owner of record.

ITEM NO. 2 SPECIAL USE PERMIT FOR LAWRENCE MEMORIAL HOSPITAL; 325 MAINE ST (SLD)

SUP-18-00363: Consider a Special Use Permit/Institutional Development Plan revision for the Lawrence Memorial Hospital for a 6,924 square foot Sterile Processing & Distribution Addition on the east side of the hospital building, located at 325 Maine St. Submitted by Landplan Engineering on behalf of Lawrence Memorial Hospital, property owner of record.

****DEFERRED****

**ITEM NO. 3A — ~~COMPREHENSIVE PLAN AMENDMENT TO H2020, CHAPTER 6,
COMMERCIAL LAND USE (SLD)~~**

~~**CPA-18-00365:** Consider a Comprehensive Plan Amendment to Horizon 2020, Chapter 6, Commercial Land Use, related to development located at 2110, 2120 & 2130 Exchange Ct. Submitted by CFS Engineers, for Eastside Acquisitions LLC, property owner of record.~~

****DEFERRED****

**ITEM NO. 3B — ~~REZONING 4.31 ACRES FROM CO TO CC200, 2110, 2120, 2130
EXCHANGE CT (SLD)~~**

~~**Z-18-00364:** Consider a request to rezone approximately 4.31 acres from CO (Office Commercial) District to CC200 (Community Commercial) District, located at 2110, 2120 & 2130 Exchange Ct. Submitted by CFS Engineers, for Eastside Acquisitions LLC, property owner of record.~~

**ITEM NO. 4 TEXT AMENDMENT TO ZONING REGULATIONS; RESIDENTIAL
DEVELOPMENT PARCELS (MKM)**

TA-18-00251: Text Amendment to the Zoning Regulations revising the frontage and width requirements for Residential Development Parcels which front on, and take access from, a principal arterial to allow the creation of two Residential Development Parcels with a minimum of 1,320 ft of frontage; provided they share an access point on the roadway. *Initiated by Planning Commission on 5/23/18.*

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

MISC NO. 1 UPCOMING CALENDAR EVENTS

A possible quorum of the Planning Commission may attend the following events:

Planning Commission Social at the Chair's residence on Friday, October 12, 2018.

Annual Planning Commission Orientation on Friday, October 19, 2018.

MISC NO. 2 OCTOBER PLANNING COMMISSION – CANCELLED

The October 24, 2018 Planning Commission meeting has been cancelled.

ADJOURN

CALENDAR

August 2018						
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	

September 2018						
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						

October 2018						
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)

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2018
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 10	Strategic Plan	Affordable Housing Update	Jan 22	Jan 24
Feb 7	Annexation Process		--	Feb 21
Mar 14	Bufferyard & Sensitive Land Code Standards		Mar 26	Mar 28
Apr 11	Cancelled		Apr 23	Apr 25
May 9	Community Design Manual & Design Guidelines		May 21	May 23
Jun 13	Residential Lot Inventory		Jun 25	Jun 27
Jul 11	Cancelled		Jul 23	Jul 25
Aug 8	Conditional Zoning		Aug 20	Aug 22
Sep 12	Downtown Master Plan Scope	Housing Study	Sep 24	Sep 26
Oct 19 *Friday	PC Orientation – all day		Oct 22	Oct 24
Nov 7	Cancelled		Nov 12	Nov 14
Dec 5	Cancelled		Dec 17	Dec 19
	Suggested topics for future meetings: New County Zoning Codes Water Resources		Retail Market Bus Tour – Development Patterns Native Prairie Visit/Tour	
Meeting Locations	The Planning Commission meetings are held in the City Commission meeting room on the 1 st floor of City Hall, 6 th & Massachusetts Streets, unless otherwise noticed.			
Planning & Development Services Lawrence-Douglas County Planning Division 785-832-3150 www.lawrenceks.org/pds				

Revised 8/16/18

2018 PLANNING COMMISSION ATTENDANCE

	Jan 24 2018	Feb 21 2018	Mar 28 2018	April 23 2018	April 25 2018	May 23 2018	June 27 2018	July 25 2018	August 22 2018	Sept 26 2018	Oct 24 2018
Butler	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Carttar							Yes	Yes	Yes		
Carpenter	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Culver	Yes	Yes	Yes	Yes	Yes	Yes					
Kelly	No	Yes	Yes	Yes	Yes	No	Yes	Yes	No		
Paden	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Sands	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No		
Sinclair	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Struckhoff	Yes	Yes	Yes	No*	Yes	Yes	Yes	Yes	Yes		
Weaver	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Willey	Yes	Yes	Yes	No*	Yes	Yes	Yes	No	Yes		

*APA Conf

2018 MID-MONTH ATTENDANCE

	Jan 10 2018	Feb 7 2018	Mar 14 2018	April 11 2018	May 9 2018	June 13 2018	July 11 2018	Aug 8 2018	Sept 12 2018	Oct 19 2018
Butler	Yes	Yes	Yes	-	No	Yes	-	Yes	Yes	
Carttar						No	-	Yes	Yes	
Carpenter	Yes	Yes	Yes	-	Yes	Yes	-	Yes	Yes	
Culver	Yes	Yes	Yes	-	Yes					
Kelly	Yes	Yes	Yes	-	Yes	Yes	-	Yes	Yes	
Paden	Yes	Yes	Yes	-	Yes	No	-	Yes	Yes	
Sands	Yes	Yes	Yes	-	No	Yes	-	No	Yes	
Sinclair	Yes	No	Yes	-	Yes	No	-	Yes	Yes	
Struckhoff	Yes	Yes	Yes	-	Yes	Yes	-	Yes	Yes	
Weaver	Yes	Yes	No	-	Yes	Yes	-	Yes	Yes	
Willey	Yes	Yes	Yes	-	Yes	Yes	-	Yes	Yes	



PLANNING COMMISSION MEETING

August 22, 2018

Meeting Action Summary

August 22, 2018 – 6:30 p.m.

Commissioners present: Butler, Carpenter, Carttar, Paden, Sinclair, Struckhoff, Weaver, Willey

Staff present: McCullough, Crick, Day, Ewert, Larkin, M. Miller, Mortensen

GENERAL BUSINESS

PLANNING COMMISSION ACTION SUMMARY

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of May 23, 2018.

Motioned by Commissioner Struckhoff, seconded by Commissioner Carttar, to approve the action summary (minutes) from the Planning Commission meeting of May 23, 2018.

Unanimously approved 8-0. Commissioners Butler, Carpenter, Carttar, Paden, Sinclair, Struckhoff, Weaver, Willey voted in favor.

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of July 25, 2018.

Motioned by Commissioner Struckhoff, seconded by Commissioner Paden, to approve the action summary (minutes) from the Planning Commission meeting of July 25, 2018.

Unanimously approved 8-0. Commissioners Butler, Carpenter, Carttar, Paden, Sinclair, Struckhoff, Weaver, Willey voted in favor.

COMMITTEE REPORTS

No reports to receive from any committees that met over the past month.

Commissioner Struckhoff said the Metropolitan Planning Organization Policy Board met last week and approved the revised public participation plan and made a small amendment to the fiscal Transportation Improvement Program.

EX PARTE / ABSTENTIONS / DEFERRAL REQUEST

- Ex parte:
Commissioner Weaver disclosed that he received a political campaign contribution from Big Springs Quarry in 2016 when he ran for County Commission. He said it would impact his decision or deliberations on the matter.

Complete audio & video from this meeting can be found online:

<https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/>

Mr. Randy Larkin said he did not need to abstain since there was no substantial interest.

- No abstentions.

GENERAL PUBLIC COMMENT

No general public comment.

DRAFT

PC Minutes 8/22/18

**ITEM NO. 1 FINAL DEVELOPMENT PLAN FOR BAUER FARM; 4651 BAUER FARM DR
(SLD)**

FDP-18-00301: Consider a revised Final Development Plan for Bauer Farm, located at 4651 Bauer Farm Dr. Submitted by Joe Stewart on behalf of Falco LLC, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Mr. Joe Stewart agreed with staff report and was present for questions.

PUBLIC COMMENT

No public comment.

ACTION TAKEN

Motioned by Commissioner Struckhoff, seconded by Commissioner Weaver, to approve the Final Development Plan, FDP-18-00301, for Bauer Farm, 4651 Bauer Farm Dr., based upon the findings of fact presented in the body of the staff report.

Commissioner Sinclair asked staff about the other lots developed in Bauer Farm with on-street parking.

Ms. Day said the on-street parking was further west of Champion. She said Burger King and Zaxby's did not construct on-street parking.

Commissioner Carpenter asked if the landscape wall would be included.

Ms. Day said yes.

Unanimously approved 8-0. Commissioners Butler, Carpenter, Carttar, Paden, Sinclair, Struckhoff, Weaver, Willey voted in favor.

PC Minutes 8/22/18

ITEM NO. 2 REZONING .81 ACRES FROM RS7 TO RSO; 708 ELM ST (LRM)

Z-18-00255: Consider a request to rezone approximately .81 acres from RS7 (Single-Dwelling Residential) District to RSO (Single-Dwelling Residential-Office) District, located at 708 Elm St. Submitted by TreanorHL, for Elizabeth B. Ballard Community Center Inc., property owner of record.

STAFF PRESENTATION

Mr. Luke Mortensen presented the item.

APPLICANT PRESENTATION

Ms. Lauren Davis, TreanorHL, was present for questions.

PUBLIC COMMENT

Mr. Ted Boyle, North Lawrence Improvement Association, spoke in favor of the rezoning. He said the Ballard Community Center held a neighborhood question/answer meeting that had a good turnout. He said most of the questions were regarding parking and traffic. He said the neighborhood was in favor of the rezoning. He encouraged Planning Commission to forward the rezoning to City Commission with a recommendation of approval.

Mr. Shawn Teenor, 707 Elm, said the Ballard Community Center had not been a great neighbor to him. He said his biggest concern with the rezoning was the layout of the sheds on the site. He said the intersection of 7th Street and Elm Street was only a 2-way stop and was a huge hazard to the community and needed further evaluation. He said increased traffic in the area had caused increased traffic accidents. He said he was not able to attend the Ballard Community Center neighborhood meeting. He said Ballard employees had not been kind to his family and he has had issues with them.

APPLICANT CLOSING COMMENTS

Ms. Davis said the Ballard Center was currently under site plan review. She said this was the first time she had heard the concerns expressed by Mr. Teenor and that those concerns were worth looking at during the site plan review process.

COMMISSION DISCUSSION

Commissioner Carpenter asked Mr. Boyle to respond to comments regarding traffic.

Mr. Boyle said seven traffic calming devices were expected to be installed. He said funding was received for some of the devices from Community Development Block Grant (CDBG). He said some of the traffic calming devices were slated for Elm Street and Walnut Street. He said they were waiting for the City to install them. He said the 7th and Elm intersection was not a high accident intersection.

Commissioner Carpenter asked staff to comment about traffic at that intersection.

Mr. McCullough said this is the first that he had heard concerns about traffic. He said the City Engineer could look at the intersection. He said staff welcome comments and input from neighbors for consideration with the site planning process.

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

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<https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/>

Mr. McCullough said Planning Commission would not see the site plan, it would be an administrative review. He said the public could provide comments to the Planning office.

Mr. Teenor said he appreciated the offer to speak to staff. He felt the intersection was a huge hazard and deserved a 4-way intersection and a traffic control device well before 7th Street. He said the Ballard Center sheds block drivers view.

Commissioner Carpenter inquired about the anticipated use that triggered rezoning.

Ms. Becky Price, Ballard Center Director, said they were adding clothing for adults and basic household goods. She said it was hard to predict the number of clients but that they did not anticipate an increase in traffic.

Commissioner Carpenter asked about the sheds.

Ms. Davis said the sheds would be looked at with the site plan but that they were in the correct place according to Code. She said if City staff indicate the sheds are not in the correct place they would be moved.

Commissioner Carttar asked if the proposal was essentially to bring the pre-existing site into conformance.

Mr. Mortensen said that was correct.

Commissioner Sinclair asked why the North Lawrence Neighborhood Plan was not recognized in the Comprehensive Plan.

Mr. McCullough said he wasn't sure there was a neighborhood plan to recognize. He said the Comprehensive Plan only acknowledged more recent plans.

Commissioner Carpenter asked what was considered a recent plan.

Mr. McCullough said the 1990's was the cutoff. He said neighborhood plans were consulted for information but older ones did not provide much value in discussions because so much can change contextually in an area.

Commissioner Carpenter asked if it would be beneficial for neighborhoods to have plans and review them. He wondered how often the neighborhood plans should be updated.

Mr. McCullough said in a perfect world every 5-10 years. He said there were several neighborhoods that would like to establish their first neighborhood plan or update their plan. He said it was a matter of resources to get them established, drafted, and reviewed. He said after the Comprehensive Plan effort staff would be back at doing some of that in the future.

ACTION TAKEN

Motioned by Commissioner Butler, seconded by Commissioner Carttar, to approve the request to rezone approximately 0.81 acres, from RS7 (Single-Dwelling Residential) District to RSO (Single-

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Dwelling Residential-Office) District, located at 708 Elm St, based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Commissioner Sinclair said the Ballard Center was an incredible organization and provided great services to the community. He supported the rezoning. He said he understood the comments made by Mr. Teenor but felt they were more appropriately directed toward staff as the site plan is reviewed.

Unanimously approved 8-0. Commissioners Butler, Carpenter, Carttar, Paden, Sinclair, Struckhoff, Weaver, Willey voted in favor.

DRAFT

PC Minutes 8/22/18

**ITEM NO. 3 CONDITIONAL USE PERMIT FOR BIG SPRINGS QUARRY; 2 N 1700 RD
(MKM)**

CUP-18-00299: Consider a Conditional Use Permit for Big Springs Quarry, approximately 1,049 acres located at 2 N 1700 Rd. and parcels to the north, east, and south. Submitted by Mid-States Ventures LLC, for Mid-States Ventures LLC, Nancy J Hughes, James R Meek, Thomas R Meek, and Bonnie M Nichols, Trustee, property owners of record.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

APPLICANT PRESENTATION

Mr. Rich Eckert, Mid-States Materials, provided history on the quarry operations and phasing of the project. He provided a slideshow on the overhead. He said Mid-States leaves the land better than they find it. He said he agreed with all of the conditions of approval in the staff report. He said the quarry benefited the regional and local economy. He said he looked at appraised property values of the surrounding properties and property values had increased over the past few years. He showed a promotional video on the overhead.

PUBLIC COMMENT

Mr. Phil Porter, Buckley Powder Company, spoke in favor of Mid-States Materials. He said the Kansas Fire Marshalls Office was the authority having jurisdiction over blasting. He said modern blasting was a science and well thought out. He said Buckley Powder Company has been doing business with Mid-States Materials before the Big Springs Quarry and they were ethical, honest, and good to deal with.

Ms. Michelle Best expressed concern regarding the completion of phase 6.

Mr. Robert Best said he would like phase 6 to have a set time of completion, preferably prior to December 2020.

Mr. Scott Carlson, Kansas Department of Agriculture, provided information on State reclamation requirements. He said the State's requirements were far less than what Douglas County required. He said the State accepts the bonding documents of Douglas County in lieu of a State requirement to get a bond. He said in terms of compliance, Mid-States Materials was always on top of things and incorporate reclamation into their business model. He said Mid-States received an award from the National Association of State Land Reclamations. He said he was proud that there were more winners in the State of Kansas than any other state in the country. He said there were over 900 registered sites in the state of Kansas. He said there was a lot of competition out there and he had seen many operators that did not care about doing the right thing. He said Mid-States knows the importance of community and doing the right thing by the land owners.

Mr. Chad Hasler, employee of Mid-States Materials, said the company places importance on the environment and safety.

Mr. Bill Collins, Capital Trucking, spoke in favor of Mid-States Materials. He said his business had grown thanks to the success of Mid-States.

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Mr. Bob Henthorne, retired geologist with the Kansas Department of Transportation (KDOT) and current Project Geologist with Capital Geotechnical Services, said part of his job duties with KDOT was sampling and inspecting rock quarries. He said he inspected Big Springs Quarry for many years and it produces some of the best aggregate product in the area. He said Mid-States Materials took over Big Springs Quarry in 2007 and KDOT sampled it 57 times under the Mid-States Materials ownership and every sample passed the requirements. He felt it was important to keep producing a high quality aggregate product for the area.

APPLICANT CLOSING COMMENTS

Mr. Eckert said they were committed to finishing phase 6 and they believe they can get it done by the end of 2020. He said the site would be beautiful afterward. He said they made 11 different contacts with neighbors to hear their concerns and address them.

COMMISSION DISCUSSION

Commissioner Willey asked Mr. and Mrs. Best if the contingency of phase 6 being finished first addressed their concerns.

Ms. Best said she felt Mid-States response about finishing phase 6 was weak. She would like to see a timeframe put in place.

Commissioner Willey said the quarry covered two counties. She said the Conditional Use Permit included language about completing phase 6 before moving on. She wondered if the language covered what could or could not be done in Shawnee County.

Ms. Miller said Big Springs could quarry in Shawnee County at any time. She said the concern from the neighbor was that Big Springs would remove the equipment from phase 6 and stop quarrying there and move to Shawnee County. She said one of the Conditional Use Permit conditions was that Big Springs would quarry continuously. She said wording could be added saying that the equipment would not be removed.

Mr. McCullough said it would be difficult for staff to regulate a Conditional Use Permit in another county. He said Mid-States Materials indicated they were committed to the Douglas County side and staying in phase 6. He said there could be some tidying up of the language to say that they won't move out of phase 6 to any of the new phases until phase 6 was complete and reclaimed. He said the quarry was driven by market demand and it would be hard to put a date on it. He said Lawrence does not have authority on a quarry in Shawnee County.

Commissioner Carpenter inquired about the possibility of continuous mining of phase 6. He asked if this was a homogenous bed of limestone or if there were different materials spread throughout the area.

Mr. Cole Anderson, Mid-States Materials, said at the site they were mining three different types of limestone units; Irvine Creek, Rock Bluff, and Ozawkie limestone. He said the main unit they were after was the Irvine creek because it was thickest and highest quality.

Commissioner Carpenter asked if there was anything that was market driven that would prompt Mid-States to move to a different location to quarry a particular material.

Mr. Anderson said it would not make sense to move to a different site to quarry the same rock.

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Commissioner Carpenter asked if it was best for the business model to finish the phase.

Mr. Anderson said that was correct. He said Mid-States Materials would not gain anything by moving to another site.

Commissioner Weaver inquired about monitoring of the existing embankment ponds and other stock water structures in the area.

Mr. Eckert said Mid-States either owns or leases almost all them in the area.

Commissioner Weaver asked about the ones outside of their ownership.

Mr. Eckert said Mid-States would need property owner permission to go onto other property. He said there were not any wells within ½ mile of the quarry. He said the blasting process was a science and there would not be any damage off-site. He said they were fine with the conditional language the Best's proposed. He felt the language was captured in the Conditional Use Permit.

Commissioner Sinclair inquired about the million dollar liability insurance versus a bond.

Mr. Eckert said it was a much greater protection for property damage. He said when a \$10,000 bond is exhausted it would then go into a civil issue. He said the million dollar insurance policy provided greater protection than a bond for the company and property owners. He said quarrying involves explosives on-site so the insurance policy needs to be robust. He said they need an insurance policy that covers more, not less. He said it wouldn't make sense if the insurance policy had a lot of exclusions because then they would have to cover any expense out of pocket.

Commissioner Willey said it seemed like the only difference between the two points of view was the timeframe. She said there seemed to be a good faith effort from Mid-States to stick with the phase until it was finished. She was not in favor of a specific timeframe because the demand could change. She said she did not have a problem with the acreage increase for what was being mined at a particular time since it could help in terms of efficiency. She asked if the hours have always been until 10:00pm.

Mr. Anderson said they have never run past 6:00pm production wise.

Ms. Miller said the stop time was currently 10:00pm.

Commissioner Willey asked if the reference to 1042 was referring to the lowest elevation.

Mr. Anderson nodded.

Commissioner Struckhoff said he appreciated the applicant working with the adjacent residents and the willingness to adopt the language proposed by the Best's in an effort to stick to production in phase 6. He said he did not think a specific timeframe could be put on it since demand was out of their control. He appreciated the reclamation that Mid-States had done to date.

Commissioner Carpenter asked staff about the current Conditional Use Permit condition from 1992 of no future requests to expand the size of the quarry.

Ms. Miller said the quarry had not started yet. She said her guess was that the neighbors thought it might be ongoing. She said she consulted the county counselor and he said all of the conditions could be changed.

Commissioner Carpenter said this request would extend it 30 years beyond the expected completion.

Ms. Miller said there was a 5 year administrative review and Big Springs has to submit plans before moving into every phase. She said there was a lot of ongoing review that did not require public input. She said the timeframe could be renewed.

Commissioner Carpenter said landowners purchase property with the expectation that the quarry would be completed by a certain date. He wondered about predictability.

Ms. Miller said it was a balance. She said they want to use all the limestone. She stated if the Conditional Use Permit expires, a new Conditional Use Permit application would then be submitted. She said that would give false hope to landowners that it was gone so they would make plans and then there would be a new application. She said the timeframe language could be more clear to say that it expires in 30 years unless an extension is approved.

Commissioner Struckhoff said the administrative review would collect complaints.

Ms. Miller said administrative reviews are done every 5 years. She said a lot of times staff are on-site more often so those times count as the 5 year reviews. She said the reclamation is checked at the phase completion and operation plans are worked on when they move into a new phase. She said compliance issues go directly to the County Commission.

Mr. McCullough said Mid-States purchased the site with a number of issues that they corrected. He said staff had a high confidence level with this operator. He said quarries were unique and require lots of conditions.

Commissioner Willey asked if the previous Conditional Use Permit would run to the end of 2020 or if this Conditional Use Permit would replace it.

Mr. McCullough said this would replace it.

Ms. Miller said it would go 30 years from the date of approval by County Commission.

Commissioner Sinclair said they had discussed three minor changes to the conditions; adding language stating that phase 6 preferably end on or before December 2020, referencing that the Conditional Use Permit has the possibility to be extended in the future, and the addition of two holidays to the days that the quarry cannot operate.

Commissioner Willey asked the applicant if those were acceptable.

Mr. Eckert said yes.

ACTION TAKEN

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<https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/>

Motioned by Commissioner Struckhoff, seconded by Commissioner Paden, to approve the Conditional Use Permit, CUP-18-00299, for Big Springs Quarry, located at 2 N 1700 Rd, based on the findings of fact listed in the staff report, subject to the following revised restrictions/conditions of use:

1) Setbacks

Purple Phase (former phase 6)

- 400 foot setback along the south perimeter
- 260 foot setback along County Route 442
- Triangular area in the southeast corner a corner of which is 1,800 feet north of the south property line along the setback line of County Route 442 / E. 50 Road and another corner of which is 1,100 feet west of the right-of-the way of County Route 442 / E. 50 road along the south setback line.

Green Phase (former Phase 4):

- 100 foot setback to the north and 700 foot setback to the south sides
- 100 foot setback on the east side

Pink Phase

- 100 foot along north property line

Blue Phase

- 100 foot along east property line

Orange Phase

- 100 foot along east property line

All Phases—

- 100 foot setback from the property line along the east side of the private haul road.
- 100 foot setback from the property line along E. 50 Road and E. 100 Road
- 500 foot residential setback (residences existing at the time of CUP approval)

2) Operation Restrictions

- a. Methods shall be adopted to minimize dust in stage area as well as along the haul roads.
- b. Quarry hours of operation shall be restricted to:
 - i. sale and removal of rock: 6 a.m. – 6 p.m., Monday- Friday; 7 a.m. – 12:00 p.m. Saturday
 - ii. Production and extraction: 6 a.m. – 10 p.m., Monday – Thursday; 6 a.m. – 6:00 p.m., Friday
 - iii. Blasting: 1 p.m. – 5 p.m., Monday – Friday
 - iv. No quarry operations shall take place on holidays observed by the State of Kansas: (New Year's Day; Martin Luther King, Jr. Day; Memorial Day; Independence Day; Labor Day; Veterans Day; Thanksgiving Day; the day immediately following Thanksgiving Day, and Christmas Day.

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Activities occurring after these hours: In the event of an emergency or other situation that requires quarrying, or sell of product after these hours, the request must be provided to the Board of County Commissioners prior to the after hours activity commencing.

- c. No more than 40 acres may be open, mined and extracted from at any one time on the quarry site, exclusive of the plant site. No more than 10 acres shall be open, mined and extracted from in a subsequent phase until reclamation is complete on the previous phase.

3) Fencing

The entire site shall be fenced with a five-strand barbed wire fence. Fencing shall be maintained by the operator. A security gate and fence shall be placed/maintained at the entrance to the quarrying site across the main haul road. The fence shall be signed periodically (minimum of 500 feet intervals) stating: "Mid-States Materials No Trespassing"

4) Berms

- a. All setbacks along roadways shall contain berms to screen operations. Berms are to be 6 to 8 feet high (8 feet maximum), built at a 3 to 1 slope and vegetated.
- b. Topsoil removed from each phase will be used to construct the berms. Berms shall be constructed as quarrying progresses in each phase.

5) Blasting

- a. Blasting shall be set only in sequential delays; no single delay to be over 150 lbs. of explosives.
- b. No fly-rock shall leave the property.
- c. Prior to each blast, the operator shall contact adjoining neighbors who request individual notice of each blast. A signaling system, siren, horn, or other signaling system, shall be used to alert people in the neighboring vicinity before each blast takes place.
- d. No explosives will be set in the ground overnight unguarded.

6) Monitoring Blasting

- a. Operator shall contact with independent seismology firm to monitor blasts at the commencement of quarrying operations, at each residence within ½ mile of the blast site to assure that the blast design will not be harmful to any structures or wells and that all associated vibrations are below currently recognized safety levels. A report on the monitoring of initial blasting shall be made available to owners of the residences and such report shall include a full frequency analysis of vibrations.
- b. After the initial blasting, operator shall contract for a continuous monitoring program commencing with the start of continuous regular blasting by an independent seismology firm at stations chosen by the seismology firm. A monthly report, which analyzes the impacts of daily blasting, will be available at operator's offices for inspection. Residents may request positioning of the seismograph to measure the impact at their property; provided, however, the applicant shall not be required to conduct tests in excess of those

it determines, based on professional advice of its independent seismology firm, will provide adequate seismic readings at resident's properties. Any resident desiring to appeal the decision of the applicant concerning this condition may appeal it to the Douglas County Public Works Director who may order seismic tests at such locations as it deems appropriate under the circumstances at the expense of the operator.

- c. The operator shall comply with the NFPA 495 Kansas Explosive Materials Code regulations regulated by the Office of the State Fire Marshall.

7) Air and Water Quality

The quarry operator shall adhere to air quality standards of KDHE, not to exceed 20% of opacity more than 1 time in a one year period as observed by KDHE observers over a 5 minute period.

8) Other Regulatory Restrictions

All applicable regulations of EPA, KDHE, and Kansas Department of Agriculture, and other applicable agencies shall be adhered to and subsequent revisions to these regulations shall apply.

9) Noise and Light Pollution

Vehicles used in plant operation (extraction & production) after 6:00 PM shall be equipped with manufactured lighting in addition to a back-up audible signal alarm.

Permanent outdoor lighting in the quarry, including the plant area, mining area, and haul roads, shall be shielded and directed down with a solid screen to prevent light pollution beyond the site boundaries.

10) Reclamation Bond

Mid-States shall be responsible for reclamation of all quarried land.

- a. A performance bond in the amount of \$100,000.00 with sufficient sureties shall be secured to cover reclamation activities for the plant site in the Facility Area. The Bond shall be filed with the Douglas County Clerk's Office.

This performance bond shall remain in place for the entire life of the permit and shall not be subject to release until the plant site has been fully reclaimed and certification thereof shall have been made by the Douglas County Commission.

- b. In addition to the bond required under paragraph (a), above, a performance bond in the amount of \$400,000.00 with sufficient sureties shall be secured for the first site excavated for extraction purposes in Phase I other than at the plant site and shall be filed with the Douglas County Clerk's Office prior to the commencing of any excavation (including the stripping of top soil) other than at the designated plant site. This bond shall be for an excavation area no larger than 10 acres open at one time and shall remain in place until certified by the Douglas County Commission that reclamation has been completed at the site for which it was obtained.
- c. For each additional 10 acre site excavated for extraction purposes in any phase of the quarry operations during the term of the CUP, a performance bond in the amount of \$400,000.00 with sufficient sureties for additional excavation for extraction purposes shall

be secured and shall be filed with the Douglas County Clerk's Office prior to the commencing of any such additional excavation (including the stripping of top soil). These bonds shall each be for areas no larger than 10 acres open at one time per excavation and shall remain in place until certified by the Douglas County Commission that reclamation has been completed at each site.

- d. Each of the bonds described above also shall carry provisions which provide additional coverage for any other quarry operations that are carried on at the quarry site during the pendency of the bond until release of the bonds.

11) Insurance

The operator shall carry liability insurance in the amount of \$1,000,000.00. Certificates of insurance shall be submitted to the Zoning and Codes Department on an annual basis.

12) Operation Report and Plan

- a. Prior to the issuance of the CUP permit and every 5 years thereafter, the operator shall submit a detailed report and plan of quarrying operations to the Planning Office.
- b. The plan shall show the phases of quarrying; location of stockpile area; estimated volume of material being extracted; and a detailed monitoring and management plan for the areas undergoing reclamation.

13) Reclamation and Review

- a. The quarry shall utilize sequential reclamation. With the exception of the first cut in a phase, overburden within a cut shall be placed in the previous cut thereby removing the need to stockpile large amounts of overburden.
- b. Detailed reclamation plans shall be submitted for each phase of the reclamation process for review and recommendation by the Planning staff and approval by the County Commission. The Detailed Reclamation Plan shall be submitted and approved prior to opening of a quarry phase.
- c. The detailed reclamation plans would include a site plan showing elevations, cross-sections, and the proposed plan for revegetation of the area.
- d. The property shall be reclaimed to a state that is compatible with the surrounding area with regard to slopes, and plant and animal life supported by the established ecosystem.
- e. Terraced areas shall be shaped to blend with the existing, adjoining contours. The land must be graded to final contours as shown on the approved reclamation plan, top-soil, which had been used to construct the berms of each quarry phase shall be removed as areas are reclaimed and the topsoil shall be spread over the land area and seeding of appropriate native plants must occur. It is not necessary for vegetation to be established before moving fully to the next phase.

14) Studies/Surveys Required Prior to Opening New Phase

- a. Pre-Blast Survey. A pre-blast survey (by an independent seismology firm or structural engineer approved by the applicant and the owners of existing structures within one-half

mile of the quarry site) shall be offered to the property owners and conducted, if the property owners request, prior to operating in each phase.

(Notice shall be mailed, by certified mail, to all property owners within one-half mile of the phase to be quarried, at least 1 month prior to the beginning of that phase, indicating that a new phase is about to be quarried and letting the property owner know about the pre-blast survey.)

b. Hydrologic Study

The quantity/quality of water in the wells within one-half mile of each quarry phase shall be documented prior to the commencement of quarrying operations in that phase. A study shall be done, at the operator's expense, for all wells within ½ mile of each phase (with property owner consent). Notice shall be provided to all property owners within one-half mile of the phase boundary as noted in Condition 13a.

This study is intended to provide an inventory of area residential and stock wells and determine their capacities and current volumes/levels of operation; and to determine the impact of quarrying, per phase, based on the depth of mining proposed. If mining is proposed at a depth lower than 1042 or the local water table, the County Engineer may require a hydrologic study to analyze the impact on area wells.

c. Drainage Study

Prior to work progressing in each phase of the quarrying operation, a detailed grading plan showing site runoff and its relationship to the adjoining properties shall be submitted to the Planning Office for review and approval prior to work progressing in each phase.

15) Site Access and Road Restrictions

- a. Except for vehicles traveling to and from the site on 45th Street in Shawnee County, the principal access to the site for transport truck traffic and hauling of rock shall be restricted to the use of U.S. Highway 40 from the direct haul route north of the proposed quarry. (The haul road is currently in place and the intersection with Highway 40 was designed in accordance with KDOT requirements.)

Any other haul route options must first be approved by the Douglas County Commission.

- b. Except for local deliveries of rock from the quarry site, Route 442 shall not be used by transport trucks to travel to and from the east. The operator shall post signs and adopt appropriate restrictions on the quarry site, including restrictions on sale of rock where necessary, to ensure strict compliance with this restriction by all transport trucks.

In the event the Board of County Commissioners determines, after due notice and hearing, that such restrictions have proven ineffective in prohibiting transport trucks which originate from or travel to the quarry site from using Route 442 east of the quarry entrance in violation of this restriction, the Board may order such improvements to Route 442 as it deems necessary, including, but not limited to, appropriate shouldering, surfacing, and signing, and assess such costs to the applicant which shall be paid in a timely manner. In the alternative, the Board may order the operator to cease operation or order such steps as the Board deems necessary under this CUP.

- c. No township roads shall be used as access to the quarry.
 - d. Restrictions which shall be posted at the entrance to the plant, regarding vehicles hauling from the site are to include:
 - no flatbed trucks without sides or tailgates;
 - tailgates shall be in place and in an upright position; and
 - all trucks leaving the site must be covered by a tied-down tarp.
 - e. Operator is responsible for spillage and cleanup of aggregate within one mile of the plant site, which includes the intersection of the access road to the north and U.S. Highway 40. The failure by the applicant to clean up spilled aggregate of such roads within a reasonable period of time shall be grounds for action under Section XVII, Inspection/Violation/Revocation.
 - f. The operator will not allow trucks to exceed State of Kansas legal weight limits or legally posted weight limits since different truck configurations have different legal weight limits.
 - g. Weight limitations shall be posted on appropriate roads adjacent to the quarry.
 - h. Access points across township roads between phases of operation require prior review and authorization from the Douglas County Public Works Director. Access is restricted to one point of crossing per phase as shown on the operation plan. Road crossings between the phases of the site shall be maintained by operator at all times.
 - i. During the term of this Conditional Use Permit, the applicant shall not request the vacation of any township roads in the vicinity of the site.
- 16) Transfer of Operator
Because the operator's track record is an important consideration, a change in the quarry operator shall require the conditional use permit to come back to the Planning Commission for review and to the County Commission for reapproval.
- 17) Sanitary Landfill
The property shall not be used or requested for use as a sanitary landfill within the life of this conditional use permit.
- 18) Shop Facility
Repair and maintenance activities shall be limited to service of vehicles and equipment in use at this specific quarry location.
- 19) Inspection/Violation/Revocation
The Douglas County Commission, or the appointed representative(s) thereof, shall have the right, without advance notice, to enter the premises and inspect any aspect of the quarry operation for compliance with the conditions of this permit. Upon entering the premises, the County shall first request an escort by the applicant's representatives.

Further, the Douglas County Commission, or the appointed representative(s) thereof, shall be authorized to:

- a. Order the stoppage of any operation occurring without a permit or in violation of the terms of this permit.
 - b. Order the operator or its agents and employees to adopt such remedial measures as are necessary to comply with the terms of this CUP. In such cases, the operator shall be given no more than ninety (90) days to rectify any condition of noncompliance.
 - c. Order the immediate suspension of operations if, after due notice and an opportunity to be heard before the County Commission, it is determined by the Board of County Commissioners that the permitted operation is causing, or can reasonably be expected to cause, a significant, imminent danger or threat to the health, safety or welfare of the public or to the environmental quality of the surrounding area.
 - d. In cases such as those described in Paragraph (C) that do not pose an imminent threat to the public health, safety and welfare, the operator shall be given no more than 90 days to rectify the condition. If the condition has not been rectified, the County Commission, after due notice and hearing, may order the suspension of operations and suspend or revoke part or all of the CUP.
 - e. If the operator or the agents or employees thereof, fail to comply with a lawful order under this section, or violate any of the restrictions of use enumerated for this permit, the County Commission, after due notice and an opportunity for a hearing, may suspend or revoke part or all of the CUP.
- 20) The timeframe for completion of any phase is dependent on the market demand; however, the operator agrees to continuously quarry Phase 6 (within the limits of the CUP restrictions) so that Phase 6 will be completed as soon as possible, preferably by or before December 19, 2020.
- 21) The CUP approval is valid for 30 years from the date of approval by the Board of County Commissioners (date) and shall expire at that time unless an application for renewal, submitted prior to the expiration date, is approved by the County Commission.

Unanimously approved 8-0. Commissioners Butler, Carpenter, Carttar, Paden, Sinclair, Struckhoff, Weaver, Willey voted in favor.

PC Minutes 8/22/18

ITEM NO. 4A ANNEX 34.2 ACRES; W OF HUNTERS HILL DR & HILL SONG CIR (BJP)

A-18-00246: Consider the annexation of approximately 34.2 acres located west of Hunters Hill Dr & Hill Song Cir. Submitted by BG Consultants, for DFC Company of Lawrence LC, property owner of record. *Initiated by City Commission on 6/19/18.*

ITEM NO. 4B REZONING 34.2 ACRES FROM R-1 TO RS10; W OF HUNTERS HILL DR & HILL SONG CIR (BJP)

Z-18-00247: Consider a request to rezone approximately 34.2 acres from County R-1 (Single-Family Residential) District to RS10 (Single-Dwelling Residential) District, located west of Hunters Hill Dr & Hill Song Cir. Submitted by BG Consultants, for DFC Company of Lawrence LC, property owner of record. *Initiated by City Commission on 6/19/18.*

Items 4A-4B were withdrawn by the applicant prior to the meeting.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

MISC NO. 1 INITIATE TEXT AMENDMENT TO LAND DEVELOPMENT CODE; CONDITIONAL ZONING

Initiate a Text Amendment to the City of Lawrence Land Development Code, to define and clarify the use of conditional zoning.

Motioned by Commissioner Carpenter, seconded by Commissioner Willey, to initiate a Text Amendment to the City of Lawrence Land Development Code, to define and clarify the use of conditional zoning.

Motion carried 8-0. Commissioners Butler, Carpenter, Carttar, Paden, Sinclair, Struckhoff, Weaver, Willey voted in favor.

MISC NO. 2 DOWNTOWN MASTER PLAN STEERING COMMITTEE

Appoint a Planning Commissioner to serve on the Steering Committee for the Downtown Master Plan. The Steering Committee will advise, review, and provide feedback to the consultant, within the framework of the project scope, throughout the process for drafting the Downtown Master Plan.

Commissioner Willey nominated Commissioner Paden to the Downtown Master Plan Steering Committee.

Motioned by Commissioner Willey, seconded by Commissioner Carpenter, to nominate Commissioner Paden to the Downtown Master Plan Steering Committee.

Motion carried 8-0. Commissioners Butler, Carpenter, Carttar, Paden, Sinclair, Struckhoff, Weaver, Willey voted in favor.

ADJOURN 8:38pm

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](#)

PLANNING COMMISSION REPORT
Regular Agenda - Public Hearing Item

PC Staff Report
9/26/2018

ITEM NO. 1 REZONING 0.150 ACRE FROM CS TO RS5; 829 MISSISSIPPI (BJP)

Z-18-00355: Consider a request to rezone approximately 0.150 acre from CS (Commercial Strip) District to RS5 (Single-Dwelling Residential) District, located at 829 Mississippi St. Submitted by Homes with Heart LLC, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the request to rezone approximately 0.150 acres, from (Commercial Strip) District to RS5 (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.

Applicant's Reason for Request: *The owner would like to separate the lot from the house located at 829 Mississippi to the north and at some point offer the lot for sale as a residential building lot. Rezoning this lot would correct the split zoning of the house and lot to make the zoning consistent.*

KEY POINTS

- The property contains two platted lots that are split zoned. The north lot contains a *Detached Dwelling* and is zoned RS5 (Single-Dwelling Residential) District. The south lot is vacant and is zoned CS (Commercial Strip) District.
- The intent of the rezoning request is to provide the property with a uniform zoning of RS5 District.
- The existing *Detached Dwelling* straddles the interior lot line between the two lots. As such, the south lot is encumbered and is not currently eligible for building permits. To make the south lot buildable, a minor subdivision will be necessary to adjust the interior lot line so that the existing *Detached Dwelling* is entirely contained on the north lot. Minor subdivisions are processed administratively.
- The property is located in the Old West Lawrence neighborhood.

OTHER ACTION REQUIRED

- City Commission approval of rezoning request and adoption/publication of ordinance.
- Submittal and approval of a minor subdivision to adjust the interior lot line creating a buildable lot.
- Submittal of construction plans to Development Services for processing of building permits. Building permits must be obtained prior to construction activity.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

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

Project Summary:

The subject parcel contains two platted lots with two different zonings. The north lot (Lot 6) is zoned RS5 (Single-Dwelling Residential) District and the south lot (Lot 7) is zoned CS (Commercial Strip) District. The property contains a *Detached Dwelling* on the north lot while the south lot is

vacant (Figure 1). The intent of the rezoning request is to correct the split zoning and provide the property with a uniform residential base zoning district.

The existing *Detached Dwelling* straddles the interior lot line between Lot 6 and Lot 7. As such, the south lot is not currently eligible for building permits as the lot is encumbered by the existing structure. If the rezoning is approved, the applicant has indicated that they will submit a minor subdivision application to move the interior lot line to the south to create an unencumbered lot that would comply with the dimensional standards of the RS5 District. With approval of the rezoning and a minor subdivision application, construction of a *Detached Dwelling* would be permitted on the south lot.



Figure 1. Subject property with current and proposed zoning shown.

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response: *This request is consistent with the comprehensive plan, Horizon 2020. The fourth full sentence of page 5-4 states in its first sentence, "While existing single-family neighborhoods are essentially built-up, several vacant parcels are scattered throughout the existing community where new low-density residential development should occur in the future."*

The following section of *Horizon 2020* is applicable to this rezoning request:

Chapter 5 – Residential Land use:
Goal 3: Neighborhood Conservation

The character and appearance of existing low-density residential neighborhoods should be protected and improvements made where necessary to maintain the values of property and enhance the quality of life. (Page 5-15)

Policy 3.3. Encourage Compatibly Infill Development

- a. Encourage redevelopment and infill as a means of providing a variety of compatible housing types within the neighborhoods. (Page 5-15)

Staff Finding – *Horizon 2020* identifies future plans for the general area as appropriate for office and/or commercial uses for properties along 9th Street, and low-density residential uses for properties north of the 9th Street commercial area. Rezoning the subject property to RS5 would be in conformance with the Neighborhood Conservation goal in *Horizon 2020*. The intent of the rezoning is to provide a vacant lot with a residential zoning. By doing so, the lot would be eligible for development with a *Detached Dwelling* use (after approval of a Minor Subdivision). The rezoning will provide an opportunity for residential infill development within the Old West Lawrence neighborhood.

2. ZONING AND USE OF NEARBY PROPERTY, INCLUDING OVERLAY ZONING

GENERAL INFORMATION

Current Zoning and Land Use: RS5 (Single-Dwelling Residential) and CS (Commercial Strip) Districts; *Detached Dwelling*.

Surrounding Zoning and Land Use: To the north:
RS5 (Single-Dwelling Residential) District; *Detached Dwellings*.

To the south:
CS (Commercial Strip) District; *Multi-Dwelling Structure* and *Gas and Fuel Sales*.

To the east:
RS5 (Single-Dwelling Residential) District; *Detached Dwellings*.

CS (Commercial Strip) District; *Office* and *Retail, General*.

To the west:
RS5 (Single-Dwelling Residential) District; *Detached Dwellings*.

CS (Commercial Strip) District; *Retail, General* and *Bar or Lounge*.

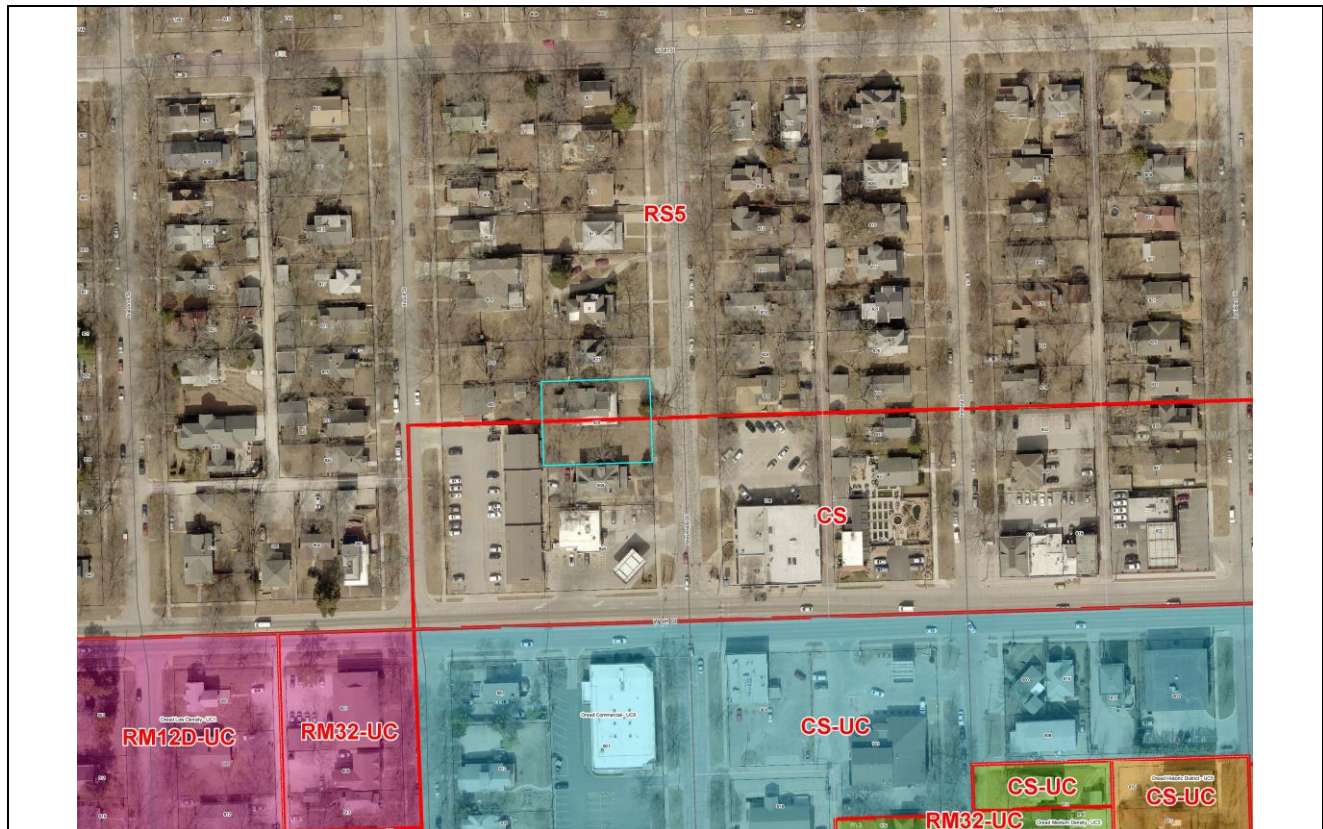


Figure 2. Zoning of the surrounding area. Subject property outlined in blue.



Figure 3. Land use of the surrounding area. Subject property outlined in blue.

Staff Finding – The area contains a mixture of residential and nonresidential uses. *Detached Dwellings* are located to the north, east, and west of the subject property. According to the Douglas County Appraisers, a multi-family residence is located immediately south of the subject property, which provides a transition to the commercial uses are located adjacent to W. 9th Street.

3. CHARACTER OF THE NEIGHBORHOOD

Applicant's Response: *The neighborhood, Old West Lawrence, is a core residential neighborhood containing older and historic homes.*

The subject property is located to the north of W. 9th Street. Along the 9th Street corridor, the character of the area is commercial. However, the properties to the north, east, and west of the subject property are most recognizable as residential with *Detached Dwellings*. The subject property is currently split zoned, with a *Detached Dwelling* located on the northern portion of the parcel, which is zoned RS5 district. The southern portion of the property, which is zoned CS district, is vacant.

Staff Finding – The area contains a mixture of residential and nonresidential uses, but the area north of the 9th Street corridor is developed primarily with *Detached Dwellings*. Given this, the character of the neighborhood will not be affected.

4. PLANS FOR THE AREA OR NEIGHBORHOOD, AS REFLECTED IN ADOPTED AREA AND/OR SECTOR PLANS INCLUDING THE PROPERTY OR ADJOINING PROPERTY

The subject property is included in the *Old West Lawrence Neighborhood Plan*, which was adopted in 1981. Given that the plan was adopted 17 years before *H2020* was fully adopted, the plan is not included in Chapter 14 – Specific Plans in the comprehensive plan. However, the plan can still be used to provide guidance on planning applications that could affect the neighborhood.

In Chapter 2 of the *Old West Lawrence Neighborhood Plan*, General Goal A states, "Enhance and maintain Old West Lawrence as a low-density residential neighborhood that has proximity to business, cultural, and educational centers in Lawrence." Rezoning the RS5 will help to maintain the residential character of the neighborhood.

Other goals and objectives listed in the *Old West Lawrence Neighborhood Plan* also support this application.

Staff Finding – Approval of the request is consistent with land use plans for the area.

5. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED UNDER THE EXISTING ZONING REGULATIONS

Applicant's Response: *The vacant lot is better suited to residential use than commercial use given that it is located in Old West Lawrence.*

The subject property is currently split zoned with residential zoning on the north lot and commercial zoning on the south lot. The property is developed with a *Detached Dwelling*. Approval of the rezoning (and a minor subdivision) would create a lot that would support infill residential development.

While the south lot is currently zoned for commercial, it is not suitable for those uses. The subject property is surrounded by residential uses with *Detached Dwellings* located to the north, east, and west, and a multi-family residence located to the south. Because of this, the property is better suited for uses permitted in the RS5 District.

Also, regardless of the outcome of the rezoning request, the south lot would not be eligible for a building permit without approval of a minor subdivision. Currently, the existing *Detached Dwelling* straddles the interior lot line and encumbers the south lot. A minor subdivision would adjust the interior lot line to create an unencumbered buildable southern lot. The CS district requires a 50 foot lot width while the RS5 district requires a 40 foot width. The existing lot width of the south lot is 50 feet which meets the requirements of the CS district. Moving the interior lot line to the south would reduce the width of the south lot and make it incompatible with the lot width requirements of the CS district; however, if after the adjustment the lot width equaled 40 feet or more it would comply with the RS5 standards.

Staff Finding – The southern portion of the subject property is not suitably zoned given the surrounding residential land uses and the dimensional requirements associated with the CS district.

6. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

Applicant's Response: *Previous to my purchase of the land in 2000.*

Staff Finding – The subject property is developed with a *Detached Dwelling* and the south lot is vacant. Aerial photography indicate that the property has been developed in this manner since at least 1995.

7. EXTENT TO WHICH APPROVING THE REZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES

Applicant's Response: *The rezoning could result in a slightly denser block, with one additional home located on the west side of the 800 block of Mississippi Street.*

Approval of the proposed request will result in a reduction of allowed uses and increase the number of properties zoned RS5 within the overall neighborhood area. Nearby properties will not be directly affected.

Staff Finding – Approval of the proposed rezoning would be beneficial for those properties currently used for single-family housing in the immediate area. The proposed change will act as protection against potential encroachment of nonresidential activities in the immediate area.

8. THE GAIN, IF ANY, TO THE PUBLIC HEALTH, SAFETY AND WELFARE DUE TO THE DENIAL OF THE APPLICATION, AS COMPARED TO THE HARDSHIP IMPOSED UPON THE LANDOWNER, IF ANY, AS A RESULT OF DENIAL OF THE APPLICATION

Applicant's Response: *The gain to the public is the lot would be downzoned from commercial use to residential, which benefits the character of the Old West Lawrence neighborhood. Denial of the application would result in economic detriment to the landowners.*

Evaluation of this criterion includes weighing the benefits to the public versus the benefit of the owners of the subject property. Benefits are measured based on anticipated impacts of the rezoning request on the public health, safety, and welfare.

As discussed earlier in this report, in order to make the south lot eligible for building permits, approval of a minor subdivision to move the lot line is required. Under the existing CS zoning, the south lot would not meet the dimensional requirements without approval of a lot width variance, which would be heard by the Planning Commission. Without those approvals, the south lot would remain vacant under the existing CS zoning.

There would be no gain to the public if the rezoning were denied. Approval of the rezoning provides a uniform residential zoning to the parcel and provides an opportunity for infill development compatible with the RS district and existing neighborhood development pattern.

Staff Finding – There would be no gain to the public and there would be a hardship to the property owner in the denial of the rezoning request. The rezoning request will correct the split zoning of the subject property and allow the vacant lot to be developed with a *Detached Dwelling*.

9. PROFESSIONAL STAFF RECOMMENDATION

This staff report reviews the proposed request for its compliance with the comprehensive plan, the Golden Factors, and compatibility with surrounding development.

Staff recommends approval of the request to rezone approximately 0.150 acres, from CS (Commercial Strip) District to RS5 (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.





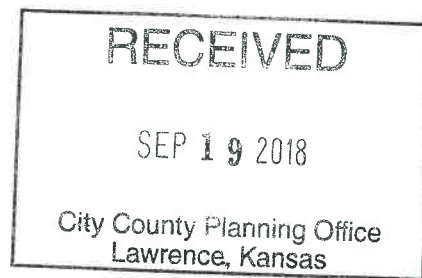
Old West Lawrence Association

Old West Lawrence Association

Daniel Poull, President

To: Lawrence-Douglas County Metropolitan Planning Commission
6 East 6th St
P.O. Box 708
Lawrence, KS 66044

From: Daniel Poull, President
Old West Lawrence Association



Dear Commissioners,

I am writing on behalf of the Old West Lawrence Neighborhood Association. We are in support of the proposal to rezone the property at 829 Mississippi from Commercial Strip to Residential Single Dwelling. Thank you for your consideration on this matter.

-Daniel Poull
821 Ohio
Lawrence, KS 66044

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
9/26/18

ITEM NO. 2

SPECIAL USE PERMIT FOR LMH; W. 3rd & MICHIGAN ST (SLD)

SUP-18-00363: Consider a Special Use Permit/Institutional Development Plan revision for the Lawrence Memorial Hospital for a 6,924 square foot Sterile Processing & Distribution Addition on the east side of the hospital building, located at 325 Maine St. Submitted by Landplan Engineering on behalf of Lawrence Memorial Hospital, property owner of record.

STAFF RECOMMENDATION: Planning Staff recommends approval of a Special Use Permit located at 325 Maine Street and forwarding the request to the City Commission with a recommendation of approval, subject to the following condition:

1. Prior to recording of the Institutional Development Plan with the Register of Deeds Office the applicant shall provide an exhibit/map (watershed map) indicating which table in the surface summary corresponds to the provided pervious/impervious table breakdown per the approved of the City Stormwater Engineer.

Applicant's Reason for Request: *The Lawrence Memorial Hospital will be moving the sterile processing from the basement level to adjacent to the surgery for the patients.*

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases

- SUP-17-00153; Institutional Development Plan – Master Plan
- Z-17-00158; RS5 to H published City Ordinance No. 9369.
- MS-17-00213; Minor Subdivision combining lots along Michigan Street into the Hospital property related to the parking lot expansion.

See attached document for complete list.

Maine Street Properties

- 302 Maine: SP-14-00144; Parking Lot Addition
- 316 Maine: SP-3-12-78; Medical Office Building
- 320 Maine: SP-16-8-70; Dental Office Building

Other Action Required

- City Commission approval of Special Use Permit/Institutional Development Plan and adoption of ordinance.

KEY POINTS

- The H (Hospital) District is a *Special Purpose District*, per Section 20-220 of the Land Development Code.
- This district is subject to a requirement to provide an *Institutional Development Plan* per Section 20-1307 of the Land Development Code for all property contained in the district.
- This application is an amendment to the plan approved in 2017.

- The *Institutional Development Plan* includes multiple properties and functions as the master plan for the property within the boundary of the plan.
- This proposal would add a 6,924 square foot building addition permitting the relocation of the Sterile Processing & Distribution Addition, which is presently in the basement of the building.
- This would allow the Hospital to better comply with current surgical practices and facility operations design standards.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- None prior to publication of report.

ATTACHMENTS

1. Area Map
2. Site Plan
3. Preliminary Building Elevations
4. Pinckney Neighborhood Plan developed by the University of Kansas Urban Planning Students and the Pinckney Neighborhood Association.
5. Lawrence Loop Study <https://assets.lawrenceks.org/assets/mpo/pedbike/Lawrence-Loop-Study.pdf>

GENERAL INFORMATION	
Current Zoning and Land Use:	H (Hospital), GPI (General Public and Institutional) and OS (Open Space). Existing Lawrence Memorial Hospital campus (325 Maine Street) and Woody Park (201 Maine Street). RSO (Single-Dwelling Residential Office) District. Existing <i>Accessory Parking Facility (302 Maine Street)</i> and <i>Office</i> uses. (316 and 320 Maine Street).
Surrounding Zoning and Land Use:	RS7 (Single-Dwelling Residential) District and IG (General Industrial) District to the north. Existing <i>Mobile Home Park</i> and <i>Detached Residential</i> uses to the north.
	RS5 (Single-Dwelling Residential) District, RS7 (Single-Dwelling Residential) District, and RM12 (Multi-Dwelling Residential) District to the west. Existing <i>Detached Residential</i> uses.
	RM12 (Multi-Dwelling Residential) District, RMO (Multi-Dwelling Residential Office) District, and RS5 (Single-Dwelling Residential) District, and to the south. Existing <i>Multi-Dwelling Residential</i> , <i>Office</i> and <i>Detached Residential</i> uses. RMO (Multi-Dwelling Residential Office) District to the southeast. Existing <i>Healthcare Office</i> use.
	GPI (General Public and Institutional) and RSO (Single-Dwelling Residential Office) District, to the east. Existing <i>Healthcare Office</i> uses.

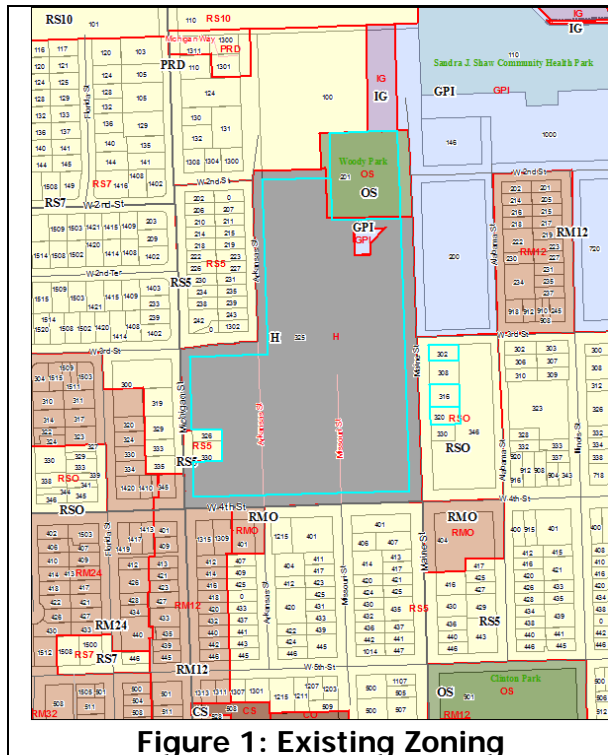


Figure 1: Existing Zoning

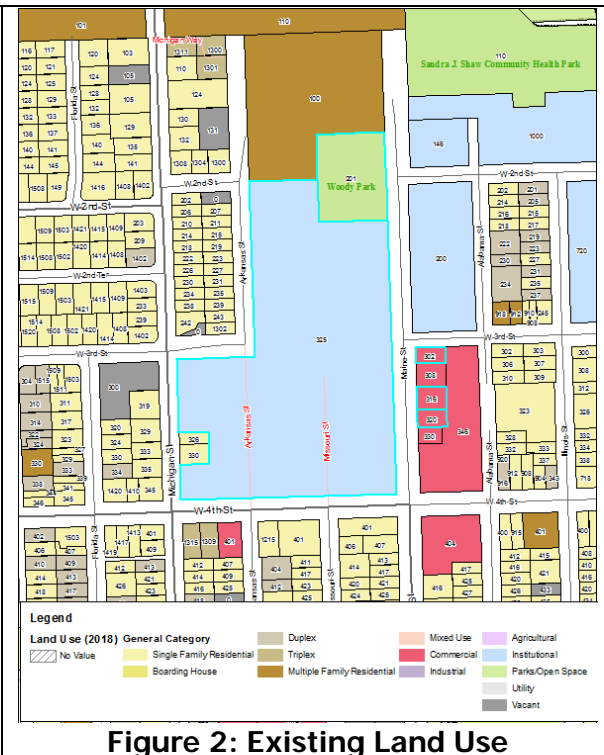


Figure 2: Existing Land Use

Summary of Request

The H (Hospital) District is a *Special Purpose District* intended to accommodate *Hospital* use and accessory and related uses under common control and planning. This district is subject to a requirement to provide an *Institutional Development Plan* for all property contained in the district. The current district includes all of Lots 1 (Woody Park) and 2, Final Plat of Lawrence Memorial Hospital Addition. The primary Hospital campus is zoned H (Hospital District), the Maine Street lots are zoned RSO (Single-Dwelling Residential Office) District. The *Institutional Development Plan* applies to all of the properties included in the boundary of the plan.

The purpose of an Institutional Development Plan is to provide a community vision for the long-term use and development of public institutional space and lands so that they are designed to be compatible with surrounding land uses and contribute to the neighborhood and character of the area in which they are located (Section 20-1307). Sites including more than 10 acres are processed following the same procedures as a special use permit. A final step in the process is for the Institutional Development Plan to be recorded with the Register of Deeds Office.

The boundary of the plan includes all of the existing property zoned H (Hospital) District and Woody Park. The Maine Street properties are not currently zoned H. They are, however, incorporated into the Hospital operations and are part of the master plan. Some administrative activities (staff) have been relocated to the Maine Street office locations.

The purpose of the proposed building addition is to relocate activity associated with the surgical services to the same floor and within proximity to that associated space. Currently, sterilization of equipment occurs in the basement of Lawrence Memorial Hospital. The proposed addition will allow this part of the facility operations to be relocated to the same floor level as the surgical procedures providing more efficiency. New surgical rooms are not proposed with this addition. This allows for the Lawrence Memorial Hospital to better comply with current design standards related to surgical practices and facility operations.

This application updates the recently approved *Institutional Development Plan*. The proposed improvements are contained within the boundary of the primary *Hospital* campus. The project reduces the amount of off-street parking spaces on the east side of the building. This proposed plan reflects the recently approved and constructed surface parking lot located along Michigan Street.

Review and Decision-Making Criteria (Land Development Code Section 20-1306(i))

1. WHETHER THE PROPOSED USE COMPLIES WITH ALL APPLICABLE PROVISIONS OF THIS DEVELOPMENT CODE

Applicant's Response: *Yes. This proposed use and development will provide a better environment for the patients in surgery.*

As submitted, the project as submitted provides an accurate representation of the existing improvements and related *Hospital*, *Medical Office*, and parking conditions of the facility. Section 20-1307 specifically requires Institutional Development Plan address;

- Access, planned for entire site with at least two points of access
- Public sidewalks, provided along all street frontages
- Bicycle lanes and recreation paths be planned and provided as part of the plan
- Sports fields and large traffic generation activities be located away from RS zoned areas
- Exterior lighting may be prohibited between 10:00 P.M. and 7:00 A.M.
- Parking facilities, designed to be shared among uses and incorporated with environmentally sensitive lands
- Bus stops shall be included in the planning and development of a site

The site plan reflects the existing conditions of the site, per previous approvals, and changes specifically related to the proposed building addition. The proposed building addition is setback approximately 50 feet from Maine Street. The abutting zoning is GPI, requiring building only be setback 15 feet from property lines.

The proposed site changes do not alter access to the site, though changes to the interior parking lot are included within the boundary of the building addition. Public sidewalks and bus stops are also not altered with this request.

This revised master plan includes a 6 foot wide sidewalk between Maine Street and Arkansas Street located along the south side of Woody Park as shown on the plan. The plan also includes a conceptual location of the shared use path providing a connecting link between Maine Street and Arkansas Street consistent with the previous approval.

Staff Finding – This use complies with the applicable provisions of the Land Development Code.

2. WHETHER THE PROPOSED USE IS COMPATIBLE WITH ADJACENT USES IN TERMS OF SCALE, SITE DESIGN, AND OPERATING CHARACTERISTICS, INCLUDING HOURS OF OPERATION, TRAFFIC GENERATION, LIGHTING, NOISE, ODOR, DUST AND OTHER EXTERNAL IMPACTS

Applicant's Response: *Yes, this proposed use in terms of scale and site design fit within the grounds of the Hospital.*

The proposed site changes do not affect the general hours of operations or the traffic generation associated with this use. The building addition is consistent with the scale and massing of the surrounding development. External impacts such as noise, odor, dust and similar activities are not anticipated with this change to the plan. The proposed building addition and required amended *Institutional Development Plan* will not result in an increase in traffic.

Staff Finding – The proposed use is compatible with the adjacent uses in terms of size, massing, orientation, hours of operation and other external impacts.

3. WHETHER THE PROPOSED USE WILL CAUSE SUBSTANTIAL DIMINUTION IN VALUE OF OTHER PROPERTY IN THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED

Applicant's Response: *No, this development will not change the surrounding property value of residential uses. This development will provide a useful service to the surrounding community.*

The activity area associated with this revision is limited to the Maine Street side of the building. The proposed improvements are within the existing building and parking area footprint would not encroach into the surrounding area. There is no associated increase in off-street parking associated with the building addition in terms of patient rooms or staffing increases. A minor change to the overall off-street parking is included with this revision.

Off-street parking on the Maine Street side of the Hospital would be reduced to accommodate the building addition.

Staff Finding – Substantial diminution of other property values in the area is not anticipated.

4. WHETHER PUBLIC SAFETY, TRANSPORTATION AND UTILITY FACILITIES AND SERVICES WILL BE AVAILABLE TO SERVE THE SUBJECT PROPERTY WHILE MAINTAINING SUFFICIENT LEVELS OF SERVICE FOR EXISTING DEVELOPMENT

The purpose of the master plan is to provide a vision for the *"long term use and development"* to ensure compatibility with the surrounding neighborhood. *"Providing this community vision for institutional buildings and sites also allows adjacent and nearby property owners to anticipate future non-residential development patterns and plan for the use and enjoyment of their property accordingly."*

This plan updates the Lawrence Memorial Hospital campus including all existing development, the newly constructed Michigan Street parking lot expansion, and the existing parking lot and office buildings located along the east side of Maine Street that are also part of the Hospital operations.

The 2017 approved plan included a future phase that showed reconfigured angled on-street parking along Arkansas Street and Maine Street. Parallel On-Street parking is currently allowed. Angled on-street parking has been removed from the proposed plan. The addition of angled off-street parking would be subject to the submission and approval of public improvement plans since the parking would be located in public right-of-way.

The City Stormwater Engineer has requested the applicant provide watershed map that covers the entire property. The special use permit functions as the master plan for the entire Hospital campus. This document will allow future site review to be comprehensively assessed with regard to stormwater requirements. This request is reflected as a condition of approval.

Staff Finding – The proposed building addition is contained within the footprint of the main Hospital campus. The property is currently provided with municipal services. The change will not encroach on the community's ability to maintain services to the property and the surrounding development. Adequate public facilities and transportation access is accommodated for this development.

5. WHETHER ADEQUATE ASSURANCES OF CONTINUING MAINTENANCE HAVE BEEN PROVIDED

Within the context of the master plan the improvements are contained within a small area of the Hospital campus. The master plan serves as the approved site plan for this land use. If approved the Institutional Development Plan will be recorded with the Register of Deeds office as a public record of the improvements for the site.

Staff Finding – Adequate assurances of continued maintenance are inherent in the use and the Special Use Permit/Institutional Development Plan approval process.

6. WHETHER THE USE WILL CAUSE SIGNIFICANT ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT

Applicant's Response: *There will be no impacts to the natural environment.*

The properties included in the Master Plan are not located within the regulatory floodplain. With the exception of Woody Park, the properties are developed as part of an existing urban neighborhood.

Staff Finding – This property is free from regulatory floodplain encumbrances.

7. WHETHER IT IS APPROPRIATE TO PLACE A TIME LIMIT ON THE PERIOD OF TIME THE PROPOSED USE IS TO BE ALLOWED BY SPECIAL USE PERMIT AND, IF SO, WHAT THAT TIME PERIOD SHOULD BE

This use requires updates to the Institutional Development Plan for major development projects. The function of the plan is to provide the community long-term vision of this development. By design the project requires public notice and input.

The plan was last updated in 2017 for the addition of a parking lot along Michigan Street. There were no other building additions noted during that planning review for the main Hospital campus. Since then, the Lawrence Memorial Hospital developed plans and is seeking land use approvals for a facility located in western Lawrence. The new facility is expected to offload some of the current demand and provide more convenient access to patients in the western portion of the community. The Maine Street location will remain the primary Hospital facility.

The proposed building addition is modest compared to the existing site improvements. The timing of this addition and the change and loss of off-street parking justifies the appropriateness for a public process for the changes to the master plan for the Hospital.

It is not necessary to place any time limitation on the application.

Staff Finding – Staff does not recommend a time limit on this application.

STAFF REVIEW

This section of the staff report assesses the impact and compliance of the proposed building addition with the Land Development Code.

A. Site Summary

Site Summary: Proposed Lot 1, Research Park Addition		
Total area:	Existing	Proposed
Lot Size (Square Feet)	905,710/20.79 Acres	905,710/20.79 Acres
Building: (Square Feet) Addition 6,924 Square Feet	204,433	211,357
Impervious Cover: (Square Feet)	695,390	698,398
Pervious Cover: (Square Feet) percent	210,320 23%	207,312 22.8%

The proposed building addition includes 6,924 square feet, representing a 3.3% increase in the total building footprint for the main campus building.

B. Access and Parking

On-site Parking: Off Street parking for a *Hospital* use is based on the number of beds. However, Lawrence Memorial includes multiple operations including medical office uses, which that generate traffic outside of exclusively a *Hospital* use. Support uses such as pharmacy, laboratory, and cafeteria uses are provided as well as community meeting rooms and outpatient services are also provided as part of this use.

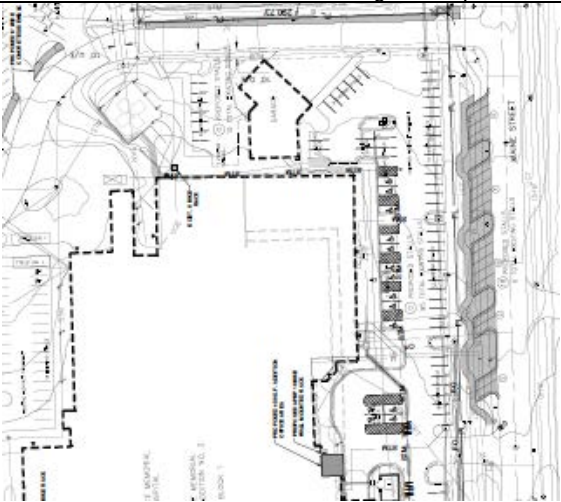
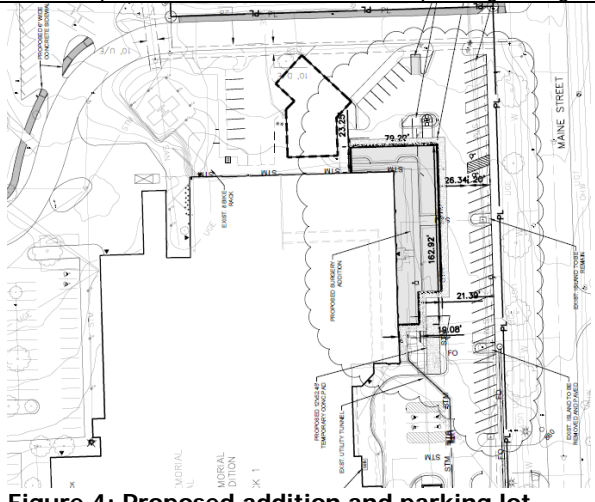
The parking summary is intended to more accurately reflect parking demand for the *Hospital* use and other medical related uses directly associated with this facility type. For example, a pharmacy (stand-alone drugstore) would be considered a *Personal Convenience* use per the Land Development Code and would require parking at a rate of 1 space per 300 square feet. The parking reflects the commercial nature of that use with a smaller staff and high short term customer turnover. In this application a pharmacy while not typically providing customer service, employees account for a larger number of parking demand during the shift. This methodology was applied to the laboratory use (*Medical Office*) and the maintenance staff needed to support the *Hospital* use to account for employees associated with the activity.

The applicant has used the *Fast Order Food* off-street parking standard for calculating the parking requirement for the Cafeteria function associated with this facility. Within the neighborhood the cafeteria (*Fast Order Food*) use can be considered as an Eating and Drinking establishment. There is additional evidence that the cafeteria is sometimes used separate from Hospital services or in conjunction with services provided at an outpatient office within the facility.

There are multiple parking lots located throughout the *Hospital* campus. Some areas are for patient parking and some are restricted for staff. The Hospital also provides a valet service. Valet parking is not counted separately within this summary. The valet parking is an operational activity offered to patients/visitors to the facility from the Arkansas Street building entrance.

Parallel parking is also provided on Maine and Arkansas Streets, within the public right-of-way, adjacent to the *Hospital*. This Special Use Permit/Institutional Development Plan provides a parking summary for the properties that are not immediately contiguous to the main *Hospital* campus. The

focus of this application is on the primary facility development. The 2017 plan included changes to the on-street parking to show future angled parking. This provided some additional parking. This plan does not include that future improvement. The parking summary is adjusted accordingly. The updated parking reflects the additional beds that have been added to the emergency room. The overall change in parking occurs along Maine Street north of the existing emergency room access. The other parking lot areas are not changed by this plan.

Lot 2, Block 1 LMH Addition + Michigan Street lots - Hospital			
Use	Parking Requirement		Provided
Hospital	1 per 3 beds	177 beds = 59 spaces	106 bike spaces recommended dispersed around entrances 2017
Emergency Room	5 or 1 bike space per 10 vehicle spaces whichever is greater	24 beds = 8 spaces 27 beds = 9 spaces	
Out Patient (Medical Office)	1 per 300 1 bike space per 10 vehicle spaces	218,960 square feet = 730 spaces	
Out Patient	1 per 300 1 bike space per 10 vehicle spaces	22,229 square feet = 74 spaces	8 bike spaces recommended 2017.
Laboratory	1/ 1.5 employees on largest shift	40 employees = 27 spaces	
Mechanical		17 employees = 12 spaces	
Pharmacy		20 employees = 14 spaces	
Cafeteria	1/ 100 square feet customer service area + 1/ employees 5 or 1 bike space per 10 vehicle spaces whichever is greater	3,750 (38 spaces) + 22 employees = 60 spaces	
Total Hospital		976	1,105
Arkansas Street	23 parallel spaces – Existing right-of-way		23 spaces
Maine Street	28 parallel spaces – Existing right-of-way		28 spaces
Parking Provided Total:		1,222 Spaces (2017 plan) 1,174 spaces (2018 plan)	
<ul style="list-style-type: none"> Woody Park = 9 spaces provided in rights-of-way 302 Maine Street accessory parking lot = 22 spaces 316 Maine Street office building = 18 spaces 320 Maine Street office building = 17 spaces 		-48 spaces <ul style="list-style-type: none"> 19 spaces reduced on site with building addition 29 spaces reduced from on-street parking change 	
			
Figure 3: Approved plan SUP-17-00153		Figure 4: Proposed addition and parking lot changes	

The plan notes that this area includes 95 total parking stalls. The revised plan reduces the parking in this area to 76 spaces. The spaces in this area provide parking for the main emergency entrance to the building.

Access:

Vehicular access to the *Hospital* campus is provided from a variety of public and private street access driveways. Arkansas and Maine Streets are the primary streets with direct access to the facility.

- Access to the east side of the Hospital facility is not altered with this application.
- The existing drives are not modified with this application.
- The parking at the north end of the site will be oriented for one-way traffic with angled parking where the access drive narrows because of the building addition.

Appropriate signage and pavement markings will be needed to direct traffic flow. The driveway along the north side of the *Hospital*, located between Arkansas Street and Maine Street, is an active neighborhood throughway in addition to the public street network surrounding the Lawrence Memorial Hospital.

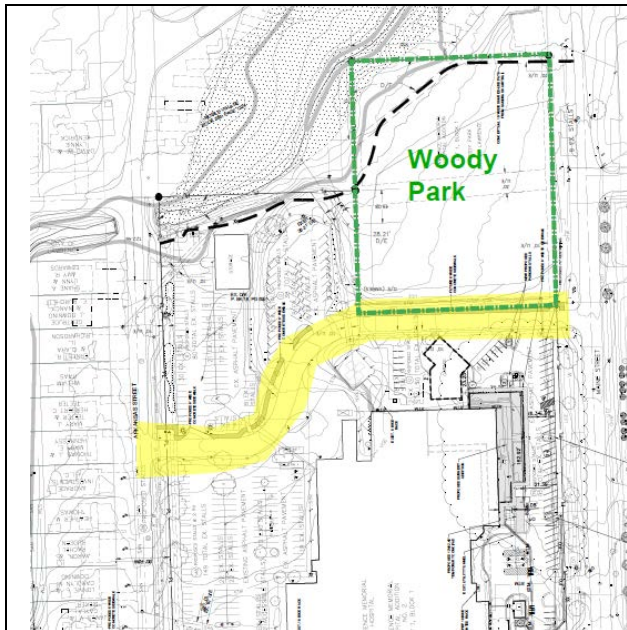


Figure 5: North cut-through

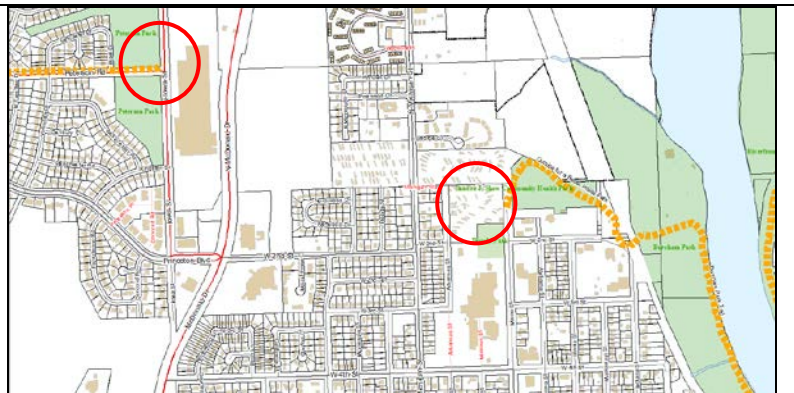


Figure 6: Lawrence Loop

Non-Motorized Access/Connectivity

The Hospital property is located along one of the three route options identified for the Lawrence Loop connection study. A link to the study is referenced in the beginning of the staff report. North of the Hospital property is the Sandra Shaw Trail (Outside for a Better Inside Trail). The trail currently terminates at the end of Maine Street. A 10 foot shared use path connection may need to cross the Hospital property, Woody Park or another alignment in the immediate area. This plan shows a 6 foot wide sidewalk along the north side of the access driveway on the south edge of Woody Park. The width and design of the sidewalk would not meet the requirement for the 10 foot shared use path.

C. Design Standards

Site Design: The proposed addition is located in the northeast corner of the main Hospital campus. The addition will be contained within the footprint of an existing improved area. The project also modifies the abutting off-street parking as described in the previous sections.

Building Elevations: The proposed addition includes two stories with an intent to match the existing brick pattern of the building. Windows are not proposed along this building segment. The building is not subject to the Community Design Manual for commercial or industrial design standards.

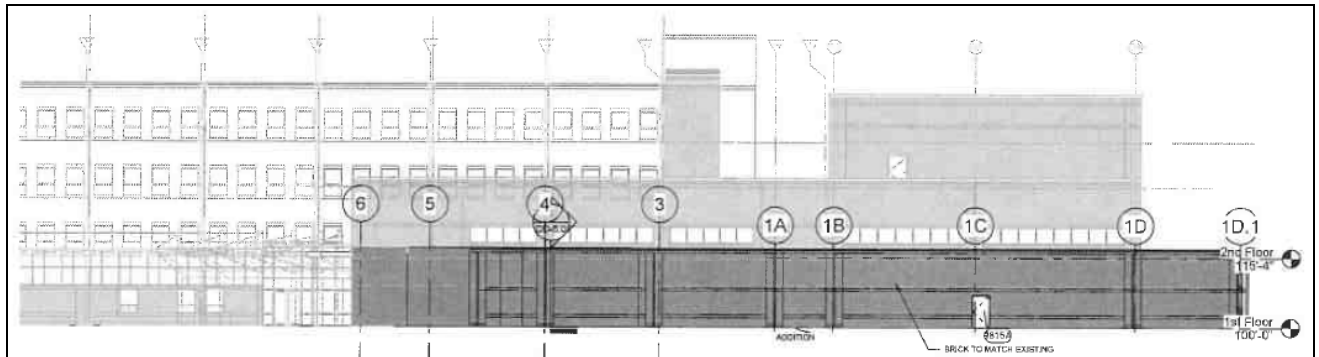


Figure 7: Proposed Building Elevation

Pedestrian accessibility: The plan shows a new sidewalk along the north side of the access drive in the north portion of the development shown in figure 5. The plan notes states "Future 6 foot wide concrete sidewalk." The project does not commit to that construction. The existing access drive is 25 feet wide. The sidewalk would be located back of curb with no separation from the street. The access drive is not a public street but is used for cut-through traffic and is blocked when the heliport is in use.

D. Landscaping and Screening

Street Trees: The plan shows street trees located along the public streets as required. No changes to the street trees are proposed with this application.

Bufferyard: A Type 3 Bufferyard is required along the H district that abuts an RS district. This standard is applicable to specific portions of the property that are not affected by the proposed addition. The area north of W. 3rd Street along Maine Street is zoned GPI. Uses along the east side of Maine Street in this location are comparable in use and intensity. A buffer yard is not required in this location.

Interior Landscaping: Development of the various parking lot surrounding the Hospital have occurred at different times with a variety of requirements for interior parking lot landscaping. This section of the report focuses on the parking lot located along Maine Street south of Woody Park. The majority of parking is located along the Maine Street. There are only small pockets of parking spaces that are interior to the parking lot. The required interior landscape area to support the 76 spaces is 3,040 square feet. This plan shows approximately

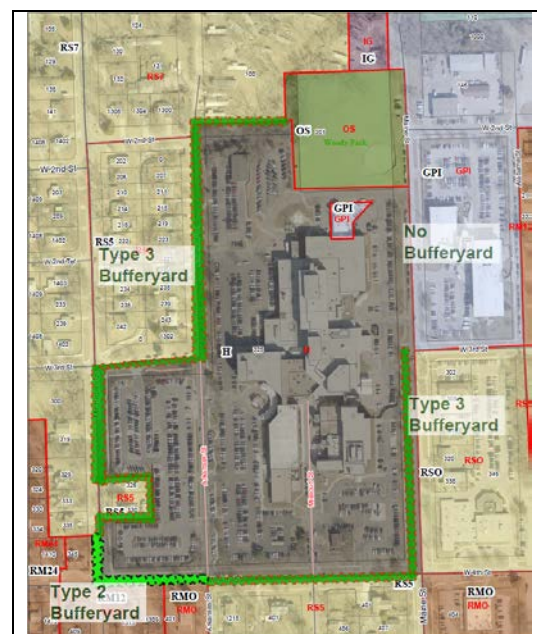


Figure 8: Bufferyards

2,144 square feet in this area. Some existing interior landscape islands are being removed and replaced with parking to mitigate the overall amount of parking on this side of the Hospital. The remaining island areas are small and generally not suitable for trees and shrubs. Previous plans did not require trees and shrubs in this part of the parking lot.

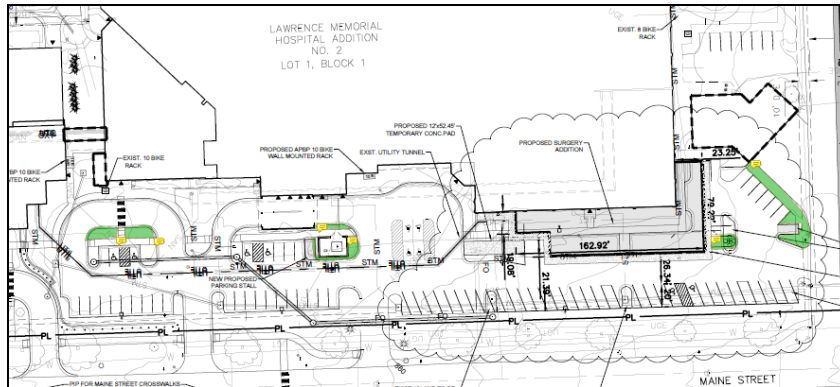


Figure 9: Interior Greenspace

Perimeter Landscaping: The parking lot setback along Maine Street was included in a variance approved in 2006 (B-4-13-06) that allowed a reduction from the required 25 foot setback to 8-15 feet setback as shown on the plan. The segment located at the north end of the site was reduced to 8 feet. Parking in this area is revised from parallel to angled parking. This revision does not include any parking lot screening.

The site plan that included the original parking lot showed a continuous row of shrubs along the back of the curb to screen the parking lot. The only shrubs that were installed are located in front of the emergency entrance. This portion of the parking lot is below the street grade. The grade change provides a natural screening to the parking along this segment of the street.

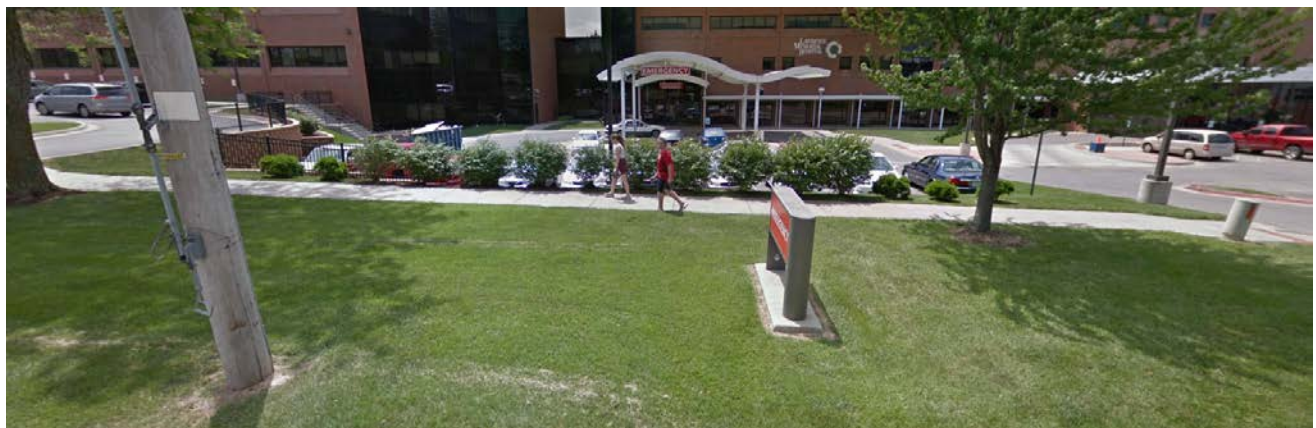


Figure 10: Existing Parking Lot Perimeter Screening

The 2006 site plan also showed trees in addition to the minimum street tree requirement. The additional trees shown in the 2006 plan do not exist. The lack of trees may be related to a Westar overhead electric improvement along Maine Street that removed or reduced the number of trees to accommodate the aerial equipment. Figure 11 highlights in green the location of existing shrubs along Maine Street. The applicant has revised the drawing to show new landscaping material added along the parking lot affected by the proposed building addition.

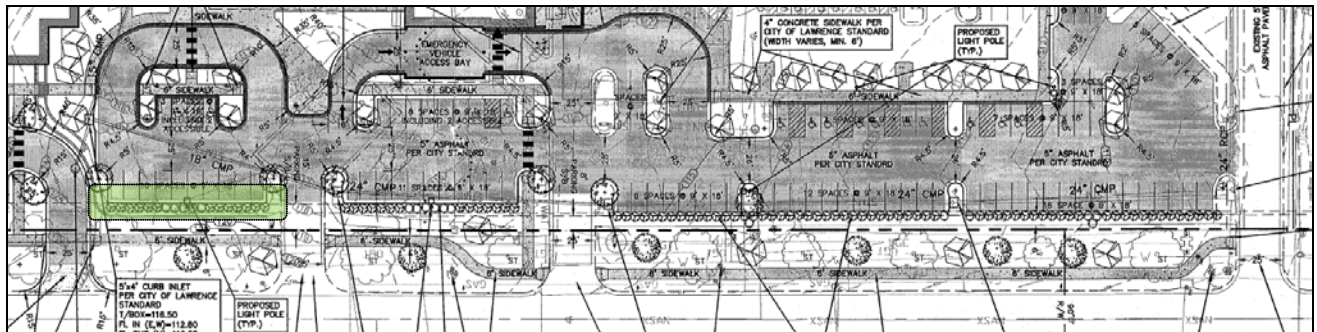


Figure 11: SP-09-75-06 Approved Site Plan

Mechanical Equipment Screening: Mechanical screening is not proposed with this addition. Any rooftop or building mounted mechanical equipment will need to be appropriately screened. Staff will continue to review this element with a future building permit applications.

Alternative Compliance: None is proposed with this request.

E. Lighting

The proposed change includes the removal of an existing light pole on the west side of the parking lot to accommodate the proposed building addition. The remaining light fixtures will not be altered with this application. A photometric plan is not included with this application since the lighting is not altered by the addition of new parking lot lighting fixtures.

F. Floodplain

The property that is the subject of this specific proposed development (building addition) is not located in the regulatory floodplain; therefore a local floodplain development permit is not required for this project. The north portion of the property, Woody Park, is encumbered by the regulatory floodplain. Future improvements, including a multi-use path would be subject to the additional floodplain permitting process.

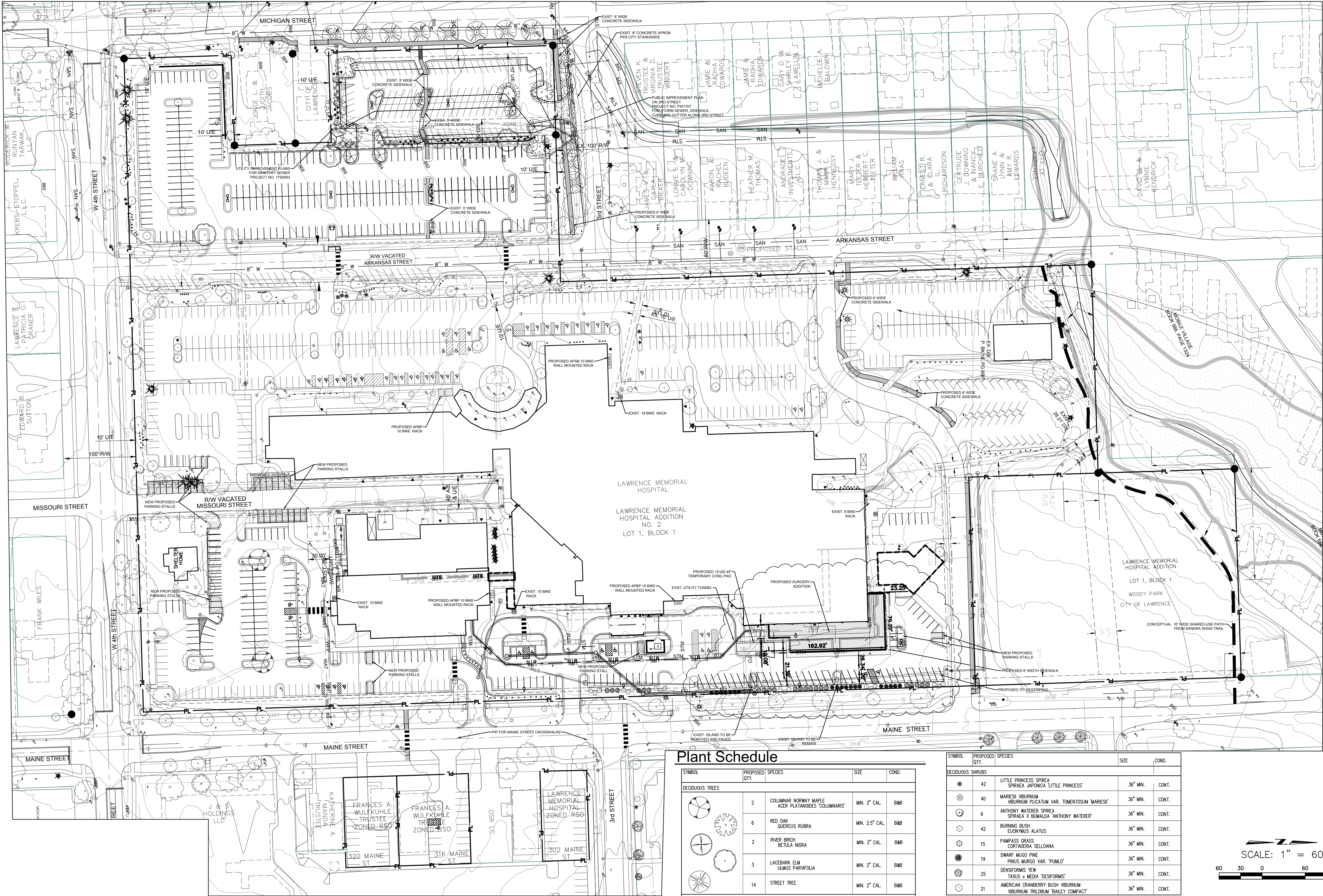
CONCLUSION

This application provides an update to the approved Special Use Permit/Institutional Development Plan approved in 2017. It shows the recently constructed parking lot located along Michigan Street the proposed building addition, and revised parking lot area related to the surgery addition proposed along Maine Street.

The project does not include any expanded land area and retains the boundary of the area covered by the Special Use Permit/Institutional Development Plan as part of the Hospital master plan. The overall impact is minor given the scope of the entire development.

While the City Commission has received the Lawrence Loop study, a determination on the connecting link between the Sandra Shaw Trail and Peterson Road has not been made. This plan shows a conceptual location. Revisions to this plan would not be anticipated if this alignment is selected for construction.

Previous plans included changes to segments of the Arkansas Street and Maine Street right-of-way for the addition of angled on-street parking. This plan does not include that concept. Future changes to the public right-of-way would be subject to public improvement plans, as well as public notice to property owners.



STREET TREES REQUIRED:
1 SHADE TREE/40 L.F. OF PUBLIC OR PRIVATE STREET FRONTAGE,
OR PORTION THEREOF.
314 L.F./40 L.F. = 8 STREET TREES REQUIRED MICHIGAN STREET
= 8 TREES PROVIDED

330 L.F./40 L.F. = 8 STREET TREES REQUIRED 3RD STREET
= 8 TREES PROVIDED

NEW PARKING LOT 3RD STREET AND MICHIGAN STREET
INTERIOR GREENSPACE REQUIRED:
NUMBER OF STALLS X 40 S.F. = REQUIRED INTERIOR GREENSPACE
94 X 40 = 3,760 S.F. OF REQUIRED INTERIOR GREENSPACE
3,853 S.F. OF PROVIDED INTERIOR GREENSPACE
EVERY 10 STALL REQUIRE 1 SHADE TREE AND 3 SHRUBS
94/10 = 10 TREES AND 30 SHRUBS

Plant Schedule

SYMBOL	PROPOSED QTY.	SPECIES	SIZE	COND.
DECIDUOUS TREES				
	2	COLUMNAR NORWAY MAPLE ACER PLATANOIDES 'COLUMNARIS'	MIN. 2" CAL.	B&B
	6	RED OAK QUERCUS RUBRA	MIN. 2.5" CAL.	B&B
	2	RIVER BIRCH BETULA NIGRA	MIN. 2" CAL.	B&B
	3	LACEBARK ELM ULMUS PARVIFOLIA	MIN. 2" CAL.	B&B
	14	STREET TREE	MIN. 2" CAL.	B&B
ORNAMENTAL TREES				
	6	RED BUD CELOS CANADENSIS	MIN. 2" CAL.	B&B
	4	SNOWDRIFT CRABAPPLE MALUS 'SNOWDRIFT'	MIN. 2" CAL.	B&B
	3	PRAIRIE FIRE CRABAPPLE MALUS PRAIRIE FIRE	MIN. 2" CAL.	B&B

SYMBOL	PROPOSED QTY.	SPECIES	SIZE	COND.
DECIDUOUS SHRUBS				
	42	LITTLE PRINCESS SPIREA SPIRAEA JAPONICA 'LITTLE PRINCESS'	36" MIN.	CONT.
	40	MARESII VIBURNUM VIBURNUM PLICATUM VAR. TOMENTOSUM 'MARESII'	36" MIN.	CONT.
	6	ANTHONY WATERER SPIREA SPIRAEA x BUMALDA 'ANTHONY WATERER'	36" MIN.	CONT.
	42	BURNING BUSH EUONYMUS ALATUS	36" MIN.	CONT.
	15	PAMPASS GRASS CORTADERIA SELLOANA	36" MIN.	CONT.
	19	DWARF MUGO PINE PINUS MUGO VAR. 'PUMLO'	36" MIN.	CONT.
	25	DESFORMIS YEW TAXUS x MEDIA 'DESFORMIS'	36" MIN.	CONT.
	21	AMERICAN CRANBERRY BUSH VIBURNUM VIBURNUM TRILOBUM 'BAILEY COMPACT'	36" MIN.	CONT.

SCALE: 1" = 60'

A Landscape Plan for Surgery Building
LAWRENCE
MEMORIAL HOSPITAL
Lawrence, Kansas

LAWRENCE MEMORAIL HOSPITAL PARKING LOT
SURGERY BUILDING
LANDSCAPE PLAN
W. 3RD STREET AND MICHIGAN STREET
LAWRENCE KANSAS

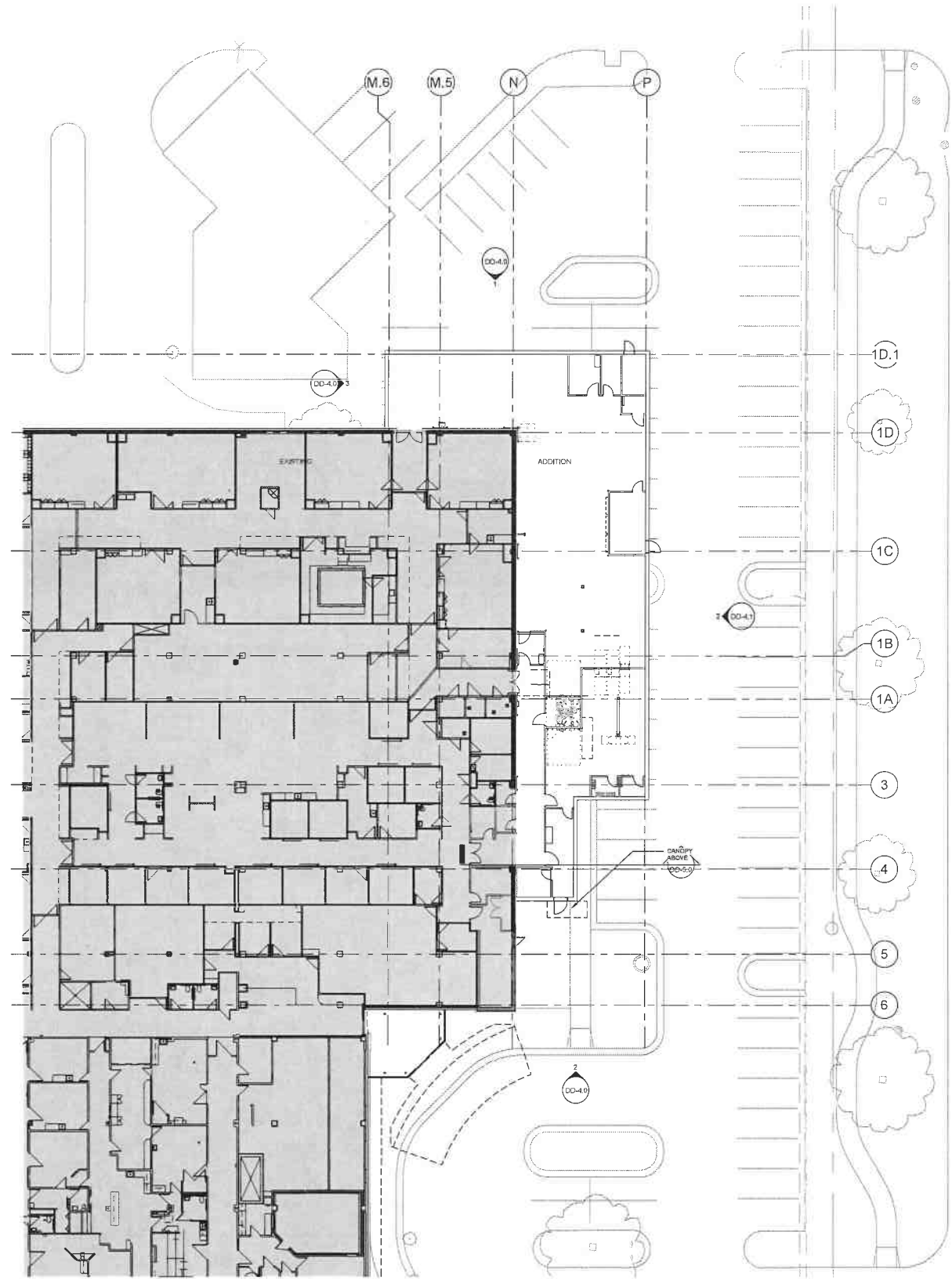
REV.	DATE	DESCRIPTION
1	05/15/18	ISSUE
2	05/17/18	UPDATE
3	05/22/18	UPDATE

DATE: JULY 23, 2018
PROJECT NO.: 20183013
DESIGNED BY: CLM
DRAWN BY: MSW
CHECKED BY: CLM

ISSUE SHEET NO.
3
OF 4 SHEETS

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1 ARCHITECTURAL SITE PLAN - FULL SIZE
1/16" = 1'-0"

PRELIMINARY,
NOT FOR
CONSTRUCTION,
RECORDING
PURPOSES, OR
IMPLEMENTATION
6/13/2018 9:37:13 AM

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STRUCTURAL CONSULTANT

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MEP CONSULTANT

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325 MAINE ST, LAWRENCE KS 66044

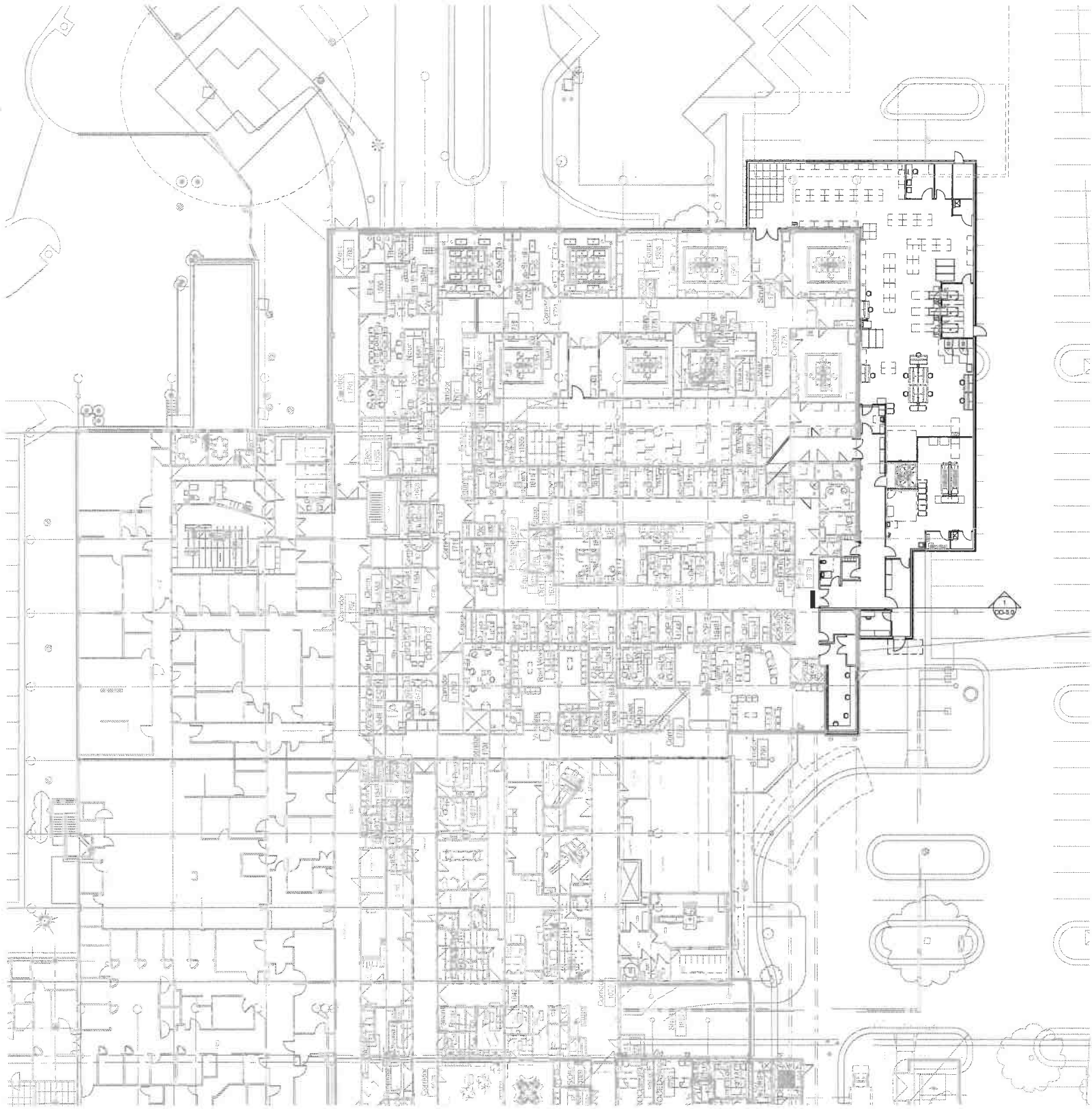
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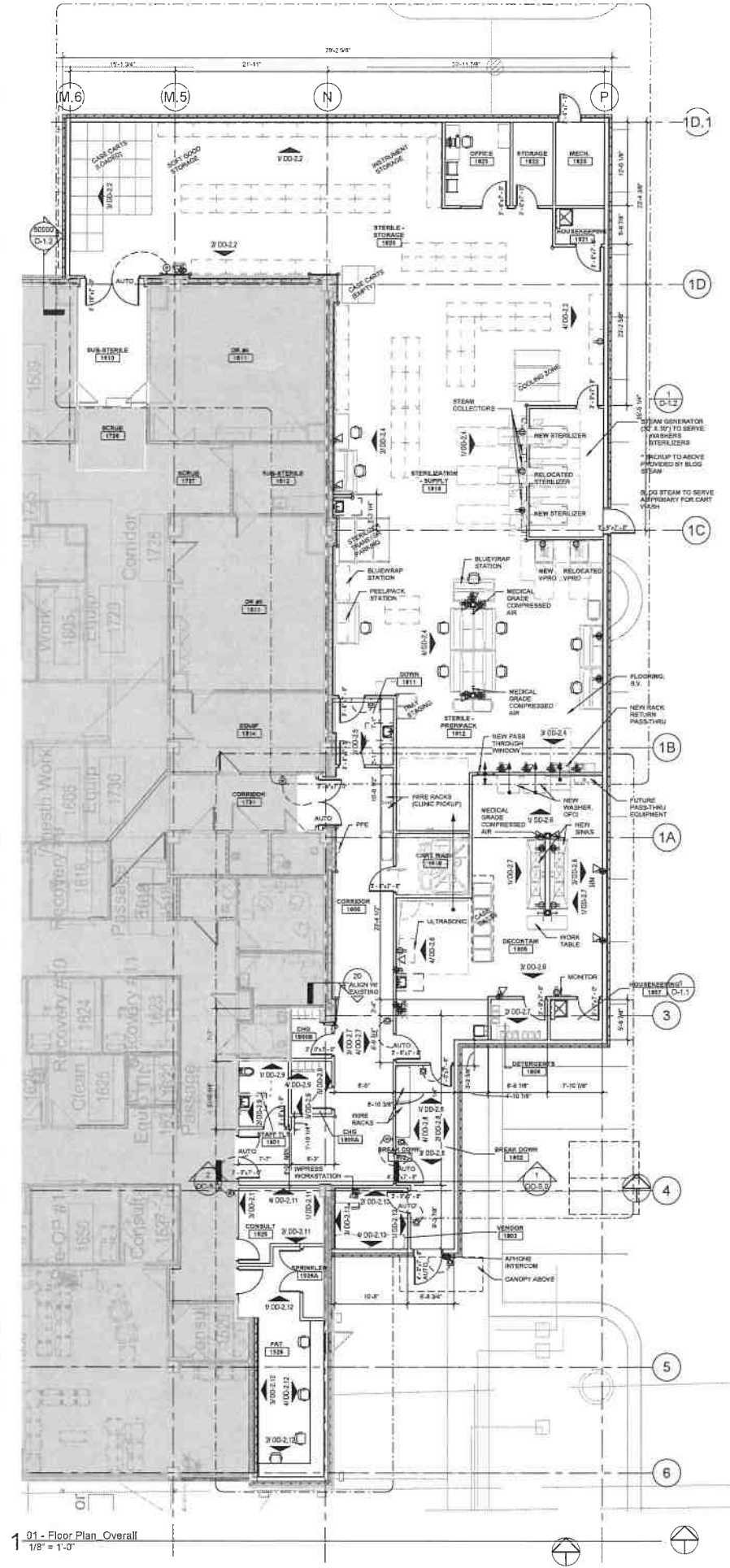
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ARCHITECTURAL SITE PLAN

2-01 - Department Plan
1/16" = 1'-0"



1-01 - Floor Plan Overall
1/8" = 1'-0"



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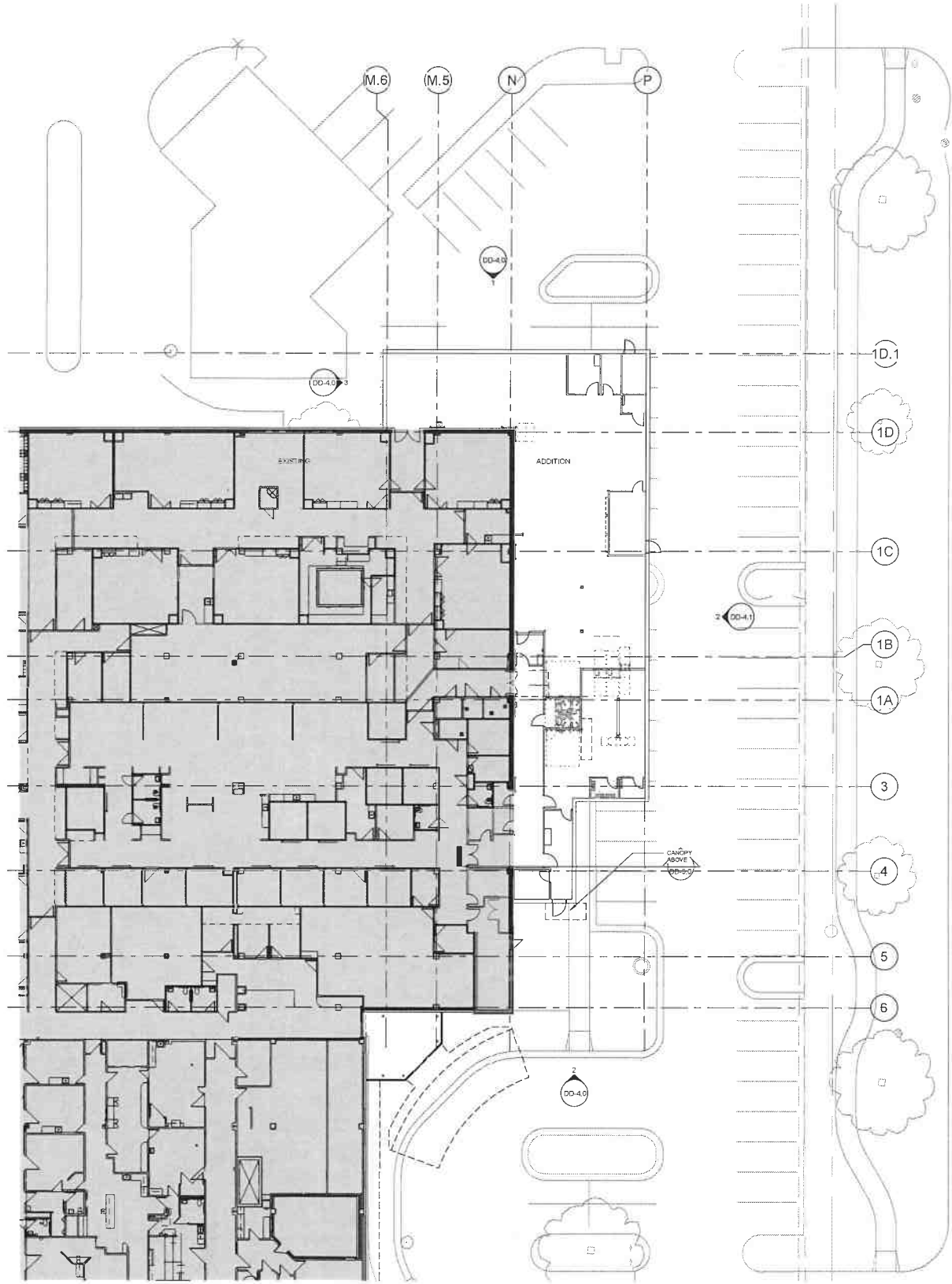
**STERILE PROCESSING &
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OVERALL PLANS



1 ARCHITECTURAL SITE PLAN - FULL SIZE
1/16" = 1'-0"

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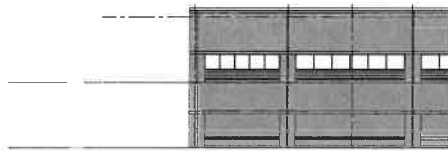
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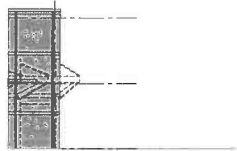
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ARCHITECTURAL SITE PLAN

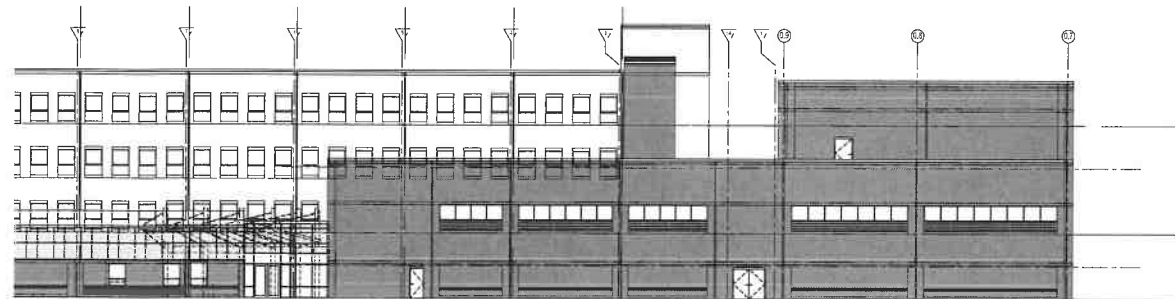
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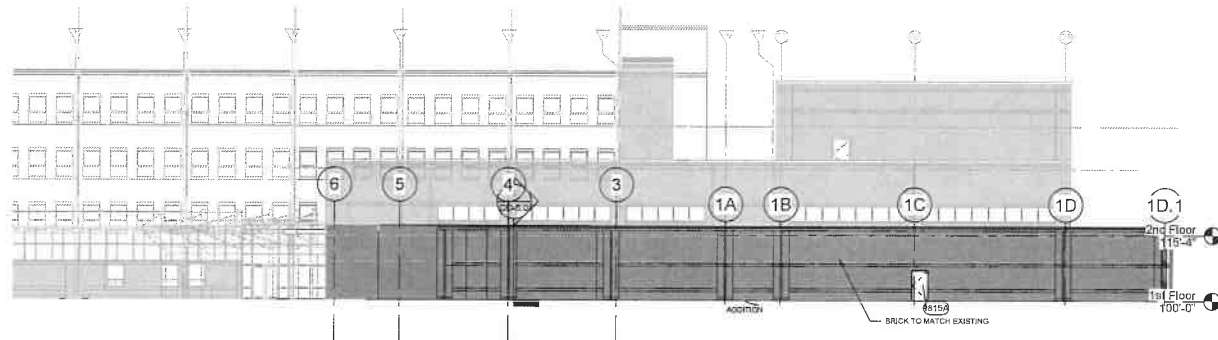
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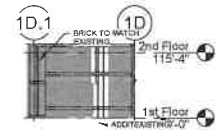
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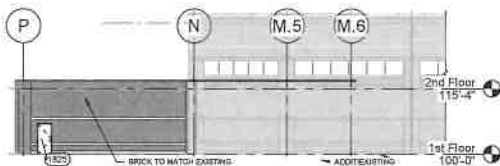
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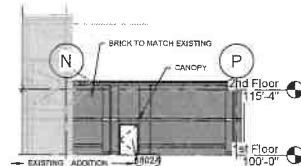
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5 WEST ELEVATION- NEW
1/16" = 1'-0"



3 NORTH ELEVATION- NEW
1/16" = 1'-0"



4 SOUTH ELEVATION- NEW
1/16" = 1'-0"

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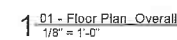
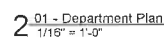
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OVERALL PLANS



PINCKNEY NEIGHBORHOOD PLAN

∞ 2018

Credits: Urban Planning Program, University of Kansas

Joseph Beeler
Margaret Campbell
Anna Cohen
Christopher Dixon
Zachary Hutcheson
Ryan Pearson
Elizabeth Wesley

Plan directed by:
Prof. Stacey Swearingen White, Ph.D

Acknowledgements:

We would like to thank Bart Littlejohn and the Pinckney Neighborhood Association for the opportunity to assist with this project, and for their insights and feedback.

The purpose of this update to the 1978 Pinckney Neighborhood Plan is to provide an official guide to the future development of the neighborhood for the use of the City of Lawrence, neighborhood residents, and others. This document is intended to promote an arrangement of land use, circulation, and public facilities which will contribute to the health, safety, welfare, and convenience of the neighborhood, within the larger framework of the City of Lawrence. Significant time has passed since the last plan was created; this update shows the changes that have occurred and provides a forum for community input about the future. As noted above, this update was developed by University of Kansas Urban Planning Students together with Pinckney residents and the neighborhood association.

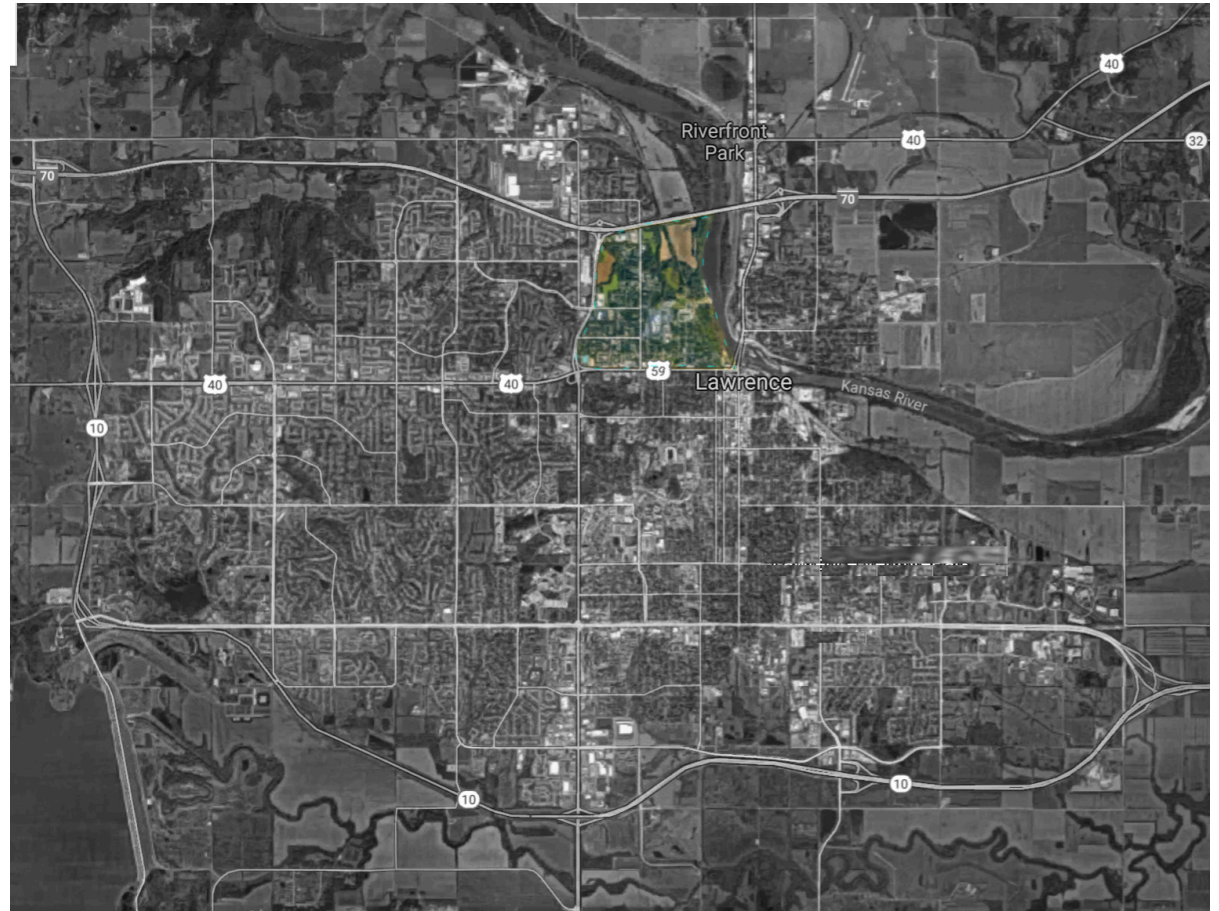
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PINCKNEY NEIGHBORHOOD BACKGROUND

A neighborhood plan is a flexible approach to neighborhood-scale planning in Lawrence. It provides a guide for the City Commission and Planning Commission to use in conjunction with their actions on various city developments as required by law. The Pinckney Neighborhood Plan was originally adopted in July of 1978. The following is a scope of work designed to redevelop and update the 40-year old plan and undertaken by Urban Planning master's students at the University of Kansas. Goals and recommended strategies have been created with clear implementation measures to preserve and sustain the neighborhood. Ensuring these proposals are consistent with the City's comprehensive plan and supporting city documents is important to successful planning at the neighborhood level.

Through the four broad themes established throughout the neighborhood plan comes a vision for the future that can be used as a guide to influence the type, design, location and mix of new development. Important in this framework is public involvement, as it provides a strong understanding of what neighborhood residents want their neighborhood to become while addressing public health, safety and welfare.



LIVABILITY

- Preserve Neighborhood Character
- Safe and Engaged Residents
- Housing Affordability

- Preserve and enhance the character of the neighborhood while ensuring the commercial and institutional land use areas promote smart growth
- Promote safety by engaging the residents and local businesses in crime prevention and awareness planning
- Maintain a balance of housing types for a variety household sizes and incomes while encouraging affordable housing where appropriate

LAND USE & DEVELOPMENT

- Storm Water Management
- Non-Residential Development

- Reduce the community's susceptibility to flood hazards by implementing integrative stormwater management practices
- Encourage commercial development along the perimeter of the neighborhood and promote neighborhood-scale business near the 6th street corridor

MOBILITY & CONNECTIVITY

- Multi-Modal Safety
- Bike and Pedestrian Network
- Improved Access to Public Transit

- Create a more pedestrian-sensitive environment in which the use of crosswalks are emphasized and their use encouraged among residents
- Promote the mobility of the Pinckney Neighborhood residents by addressing conditions and connections of sidewalks, shared-use paths, and bicycle lanes
- Improve overall access to public

AMENITIES & FACILITIES

- Access to Fresh Food
- Neighborhood partnerships
- Parks

- Ensure that all Pinckney residents have multiple options to access fresh, affordable food
- Promote lasting relationships between businesses and the surrounding community.
- Maintain current neighborhood park space and establish more widespread accessibility for all Pinckney residents.

Public Engagement Process

The development of the Pinckney Neighborhood Plan was based on the idea that wide-spread neighborhood participation is an essential part of the planning process. This participation helped to identify what the community sees as the neighborhood's opportunities and challenges and to critique possible solutions. Involving neighborhood residents incorporated varying and diverse perspectives on issues and concerns. Moving forward, engaged neighborhood residents will also have key roles to play in implementing this plan. The public engagement process for the Pinckney Neighborhood Plan was implemented in two phases, and built off four broad themes within planning:

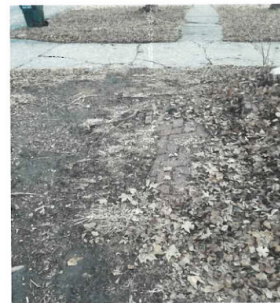
- Livability
- Land Use & Development
- Connectivity & Mobility
- Amenities & Facilities.

Engagement: Phase I

A book of photographs from the neighborhood with brief descriptions was used to identify what residents would like to see in or be a component of the neighborhood plan update. Residents were given colored sticker dots to place on images representing themes or priorities that mattered most to them. Flyers were set out for participants to take and inform their friend and neighbors about the neighborhood plan update.

The 16 participants in the visual dot exercise showed that within each of the four broad themes, the most important topics were (1) Safety, (2) Additional Parks and Improvements, (3) Improving, Maintaining, and Building Additional Sidewalks, and (4) Additional and Improved Recreational Facilities.

IMPROVING, MAINTAINING AND ADDING SIDEWALKS AND TRAILS



Well-maintained sidewalks and trails are crucial for pedestrian access and safety.

Stickers here, please.



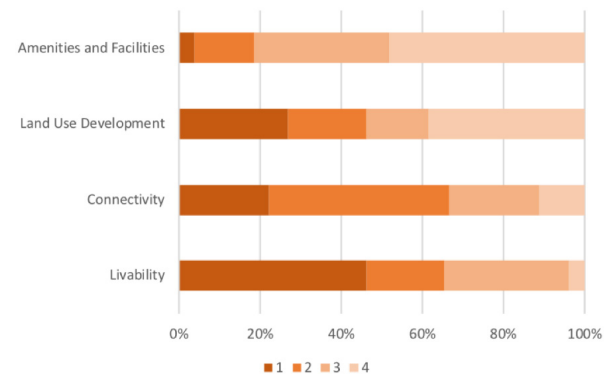
Image: Stacey White

Engagement: Phase II

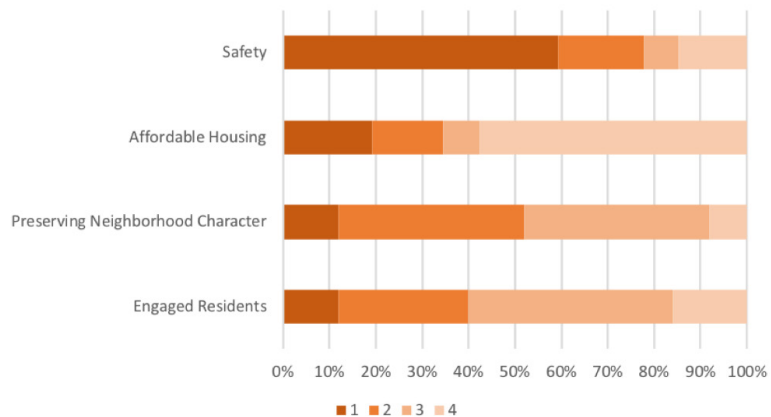
The online survey was available from March 1st to March 25th, 2018. A survey notification was released through an email list and neighborhood association social media posts. A total of 27 survey responses were collected.

Of the 27 respondents, 59% believed that Safety was the most important component to Livability in the Pinckney Neighborhood.

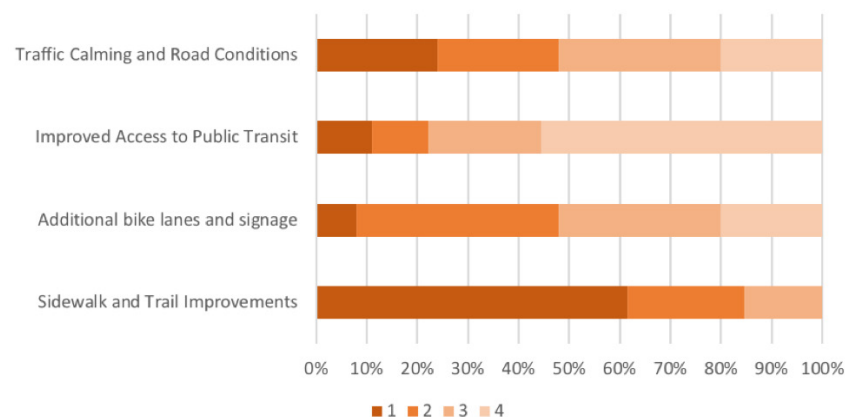
Importance of Broad Planning Themes



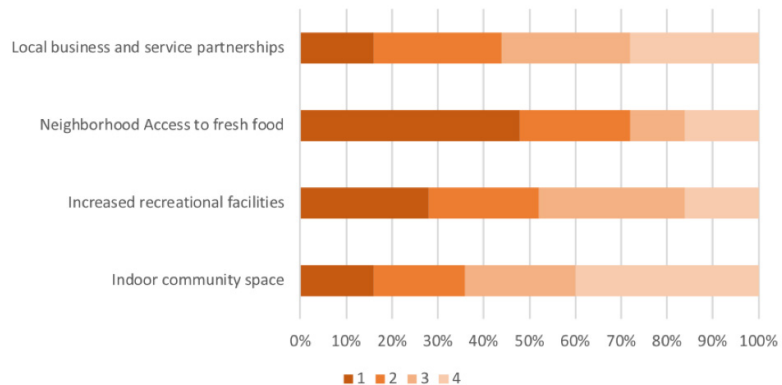
Importance of Topics Within Livability



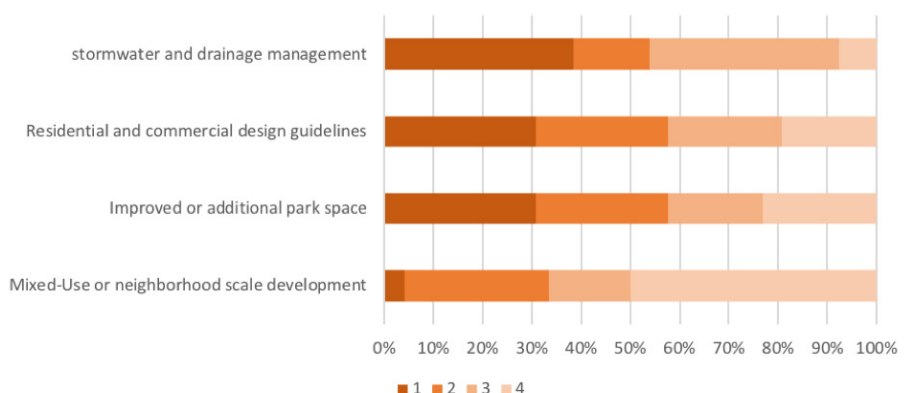
Importance of Topics Within Connectivity



Importance of Topics within Amenities and Facilities



Importance of Topics Within Land Use and Development



LIVABILITY

Neighborhood characteristics are strongly related to the safety of a community. Put simply, an engaged neighborhood is a safe neighborhood. Improving neighborhood safety and reducing crime can be achieved largely through the involvement of neighborhood residents. It is an important aspect of livability that the Pinckney Neighborhood is safe and healthy place to call home.

PRESERVE NEIGHBORHOOD CHARACTER

Goal: Preserve and enhance the character of the neighborhood while ensuring the commercial and institutional land use areas promote smart growth.

SAFE AND ENGAGED COMMUNITY RESIDENTS

Goal: Promote safety by engaging the residents and local businesses in crime prevention and awareness planning.

AFFORDABLE HOUSING

Goal: Maintain a balance of housing types for a variety household sizes and incomes while encouraging affordable housing where appropriate.



PRESERVE NEIGHBORHOOD CHARACTER

- ▶▶▶ Goal: Preserve and enhance the character of the neighborhood while ensuring the commercial and institutional land use areas promote smart growth.

Neighborhood character varies geographically and creates unique areas within the City of Lawrence. Neighborhood character helps create and maintain strong social ties. General functions of a strong neighborhood include: a diverse mix of housing with unique architectural styles and patterns commercial districts that include dining and shopping to increase social interaction, and recreation and activity nodes compatible with the surrounding area. Preserving neighborhood character provides a foundation for social interaction where people know and care for one another.

The Pinckney Neighborhood is home to a diversity of housing styles, land uses, and zoning districts; ample parks and open space; a popular elementary school, and other characteristics that create a strong neighborhood character within the Pinckney community. This eclectic mix should be maintained. Of the land uses found in the area, the most prominent include: commercial, residential, institutional, and public and open space.

Regulating, preserving, and enhancing these characteristics has been noted by Pinckney residents as an important aspect of livability in the neighborhood. Addressing the lack of fresh food is also important to residents.

Preserving neighborhood character in the Pinckney Neighborhood goes beyond regulating development projects. Creating strong links with members of the community and local business relationships, promoting and attending neighborhood activities such as park picnics and grill outs, park clean ups, and the monthly neighborhood association meetings will also help Pinckney Neighborhood stay clean and transparent in the future.

STRATEGIES

- Ensure a strong relationship between the Pinckney neighborhood and surrounding local businesses
- Further promote picnics and other community building events, such as block parties and neighborhood fairs



Image: Margaret Campbell

SAFE AND ENGAGED COMMUNITY RESIDENTS

- ▶▶▶ Goal: Promote safety by engaging the residents and local businesses in crime prevention and awareness planning.

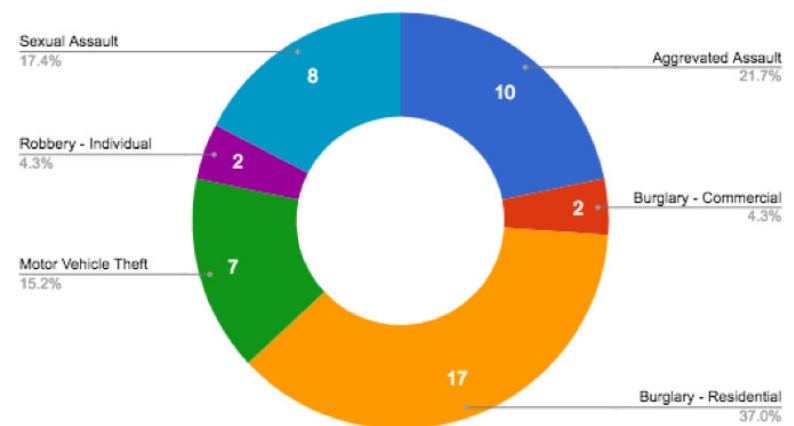
Residents of the Pinckney neighborhood voted safety to as the important aspect of livability. In order to achieve this feeling of safety, the crime rates must be addressed in the neighborhood. The graph below is data gathered from the LexisNexis Community Crime Map, and breaks down the types of crime that have occurred in the last year in Pinckney neighborhood. Residential burglary ranked the highest of the six categories. The general areas of these crimes were seen north of 4th Street and west of Michigan Street.

The 1978 Plan outlines that safe neighborhoods lead to a "pleasant living, working, and leisure environment with a sense of community and common identity.

"Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody."

-Jane Jacobs

Crime in Pinckney neighborhood (April 2017-18)



STRATEGIES

- Increase lighting throughout the neighborhood to improve safety and walkability during the nighttime
- Invite police officers to a community event to discuss improvement of personal and at-home safety
- Identify block-captains to monitor and report on safety updates
 - Reports could be identified in the monthly neighborhood paper
- Reports could be included in monthly neighborhood paper
- Encourage people to post on social media after crime-related events (stolen packages, vandalism, etc.)
 - Look into free tools such as: CrimeReports, SpotCrime
- Implement Crime Prevention Through Environmental Design (CPTED) program

HOUSING AFFORDABILITY

- ▶▶▶ Goal: Maintain a balance of housing types for a variety household sizes and incomes while encouraging affordable housing where appropriate.

While a majority of housing in the Pinckney neighborhood is comprised of single-family dwelling units, the neighborhood is also home to apartments, townhomes, and two mobile home park. With rising rents and taxes, loss of affordable housing is a concern throughout the City of Lawrence. Recently, Pinckney neighborhood lost some of its affordable housing options with the expansion of the hospital parking. Ensuring this decrease does not become a trend is vital. The Lawrence-Douglas County Housing Authority (LDCHA) identified affordable housing present in the area:

- 20 units of public housing
- 29 units of section 8 housing
- 49 total affordable housing units

The Lawrence-Douglas County Housing Authority (LDCHA) provides additional information on eligibility and existing affordable housing in Lawrence. The percentage of individuals living below the poverty line in the Pinckney Neighborhood is 18.6%, lower than the 21.3% for the City of Lawrence as a whole. That said, the difference is small, and still high in comparison to the state and national percentages.

STRATEGIES

- Identify vacant housing in the neighborhood
- Assess and understand why these homes are vacant and if there are any patterns of ownership (i.e. tax rolls showing consistent landlords holding onto the property)
- Address if homes should be maintained as older homes or redeveloped as new housing
- Increase city outreach to promote increased planning for housing affordability options

The 1978 Pinckney Plan shows that about 29% of the total land area is residential, compared to 35% in Lawrence as a whole. These percentages are similar today.





LAND USE & DEVELOPMENT

Land use and development refer to how neighborhood land is divided by use. From residential uses such as housing and parks to non-residential uses like restaurants and medical facilities. This plan theme also examines environmental issues such as stormwater management to prevent flooding and other hazards.

NON-RESIDENTIAL DEVELOPMENT

Goal: Encourage commercial development along the perimeter of the neighborhood and promote neighborhood-scale business near the 6th street corridor.

STORMWATER MANAGEMENT

Goal: Reduce the community's susceptibility to flood hazards by implementing integrative stormwater management practices.



STORMWATER MANAGEMENT

- ▶▶▶ Goal: Reduce the community's susceptibility to flood hazards by implementing integrative stormwater management practices.

Stormwater management practices in the Pinckney Neighborhood are comparable to stormwater management in the rest of the City of Lawrence. The neighborhood uses a storm sewer system to control runoff water from storms. There are a few open channels located in the neighborhood, such as in Clinton Park and near the Kaw Water Treatment Plant; these channels and the storm sewers direct runoff water towards the Kansas River. The eastern side of Pinckney is in the Kansas River floodplain. In times of heavy rain, this area frequently experiences flooding. Currently, according to the Stormwater Master Plan, there have not been any updates to the system and planned projects include minor updates near the I-70 turnpike.

In the 1978 Pinckney Neighborhood Plan it was stated that combined residential development made up 28.9% of the land use breaking it down further to: 73% single-family, 13% mobile homes, 11% multi-family dwellings, and 2.3% duplexes. Given the steadiness of housing trends it can be assumed that the numbers, comparatively, are close to these percentages with perhaps a rise in multi-family dwellings.



STRATEGIES

- Encourage residents to implement stormwater management on their own property using techniques such as rain gardens and rain barrels
- Create a community fund to implement large-scale stormwater management such as bioretention swales rather than open cement channels
- Conduct workshops to teach residents individual stormwater management methods
- Encourage raingarden type landscaping in areas of new development

NON-RESIDENTIAL DEVELOPMENT

- ▶▶▶ Goal: Encourage commercial development along the perimeter of the neighborhood and promote neighborhood-scale businesses near the 6th street corridor.

Existing Conditions

Pinckney is one of the oldest neighborhoods in Lawrence, with a relatively steady composition of land uses over time. The neighborhood is primarily composed of single-family detached dwellings. There are a few established multi-family dwellings such as duplexes, apartment complexes, and townhomes. The neighborhood also has a mobile home park near the center of the neighborhood. Housing levels in the neighborhood have remained constant, there are few housing developments underway and most homes in the area are occupied; many residents own their homes.

Located on the corner of Mississippi and 6th Street is the Pinckney Elementary School, one of the more historic neighborhood schools in Lawrence. The school is a landmark for the community and hosts events such as the Pinckney “Really Big Sale.” A major expansion and renovation of the school took place in 2016 and 2017.

The southern boundary of the Pinckney Neighborhood is the 6th Street corridor which comprises a variety of commercial uses. Most of these uses have stayed on the 6th Street corridor, although significant medical facilities, including Lawrence Memorial Hospital, the Douglas County Health Department and Bert Nash Community Mental Health Facility have expanded into the neighborhood. According to the 1978 Pinckney Neighborhood Plan only 6% of the neighborhood was commercial development; today the percentage has increased and more commercial development may be planned for the neighborhood in conjunction with the HOP District Plan.



Image: Chris Dixon

STRATEGIES

- Create a committee to identify current non-conforming uses and to establish long term zoning goals for the neighborhood
- Create a task force to work with local government to help promote/obtain neighborhood-scale business
- Maintain a relationship with the medical facilities located within the neighborhood
- Maintain neighborhood representation on the Pinckney School Site Council

MOBILITY & CONNECTIVITY

Connectivity and mobility within the Pinckney Neighborhood includes transportation infrastructure that promotes the overall interconnectedness of the neighborhood, such as bike lanes, trails, sidewalks, and accessibility to parks and public facilities. This theme also encompasses access to public transportation and an overall awareness of transit patterns.

MULTI-MODAL SAFETY

Create a more pedestrian-sensitive environment in which the use of crosswalks are emphasized and their use encouraged among residents.

BIKE AND PEDESTRIAN NETWORK

Promote the mobility of the Pinckney Neighborhood residents by addressing conditions and connections of sidewalks, shared-use paths, and bicycle lanes.

IMPROVED ACCESS TO PUBLIC TRANSIT

Improve overall access to public transit



MULTI-MODAL SAFETY

- ▶▶▶ Goal: Create a more pedestrian-sensitive environment in which the needs of all users are emphasized, ultimately contributing to safety.

Traffic calming techniques involve creating physical elements that facilitate the safe interaction of pedestrians, bicyclists, and drivers by gaining a better awareness of conditions. Roads within the Pinckney Neighborhood have appropriate speed limit ratings, although traffic calming elements are few and far between. While neighborhood residents did not rank this high among their concerns, they are aware of traffic calming measures, which, if implemented, would lead to improved safety conditions neighborhood-wide. With respect to traffic safety signage, major crosswalks near Pinckney Elementary School have such signage, but paths and shared-use paths lack a robust sign inventory.

A neighborhood survey examined in the 1978 Pinckney Plan showed that residents feel a lack of sidewalks in Pinckney is one of the greatest problems. This remains true today.

STRATEGIES

- Make effective use of modern crosswalk signs
- Increase communication via public meetings regarding the use of crosswalks and overall traffic calming efforts
- Identify critical locations using crash/accident data for placing or updating signage
- Increase awareness of signage in community through public meetings, pamphlets, and word-of-mouth
- Utilize public space (medical facilities, Pinckney Elementary) to host meetings for citizens while addressing concerns regarding signage and efforts to improve this facet of overall connectivity and mobility within the neighborhood



Image: Pedbikeimages.org



Image: Pedbikeimages.org

BIKE AND PEDESTRIAN NETWORK

- ▶▶▶ Goal: Promote the mobility of the Pinckney Neighborhood residents by addressing conditions and connections of sidewalks, shared-use paths, and bicycle lanes.

The Pinckney Neighborhood has several walking and biking paths that contribute to the proposed Lawrence Loop, a bike route that would encircle the City of Lawrence. However, residents in the neighborhood primarily have access to walking trails and parks within the eastern section of the neighborhood. Additionally, a primary concern of Pinckney residents is ensuring the safety of pedestrians, bikers, and motorists. Current Safe Routes to School projects are underway to enhance safety for Pinckney Elementary students. Clearly, sidewalk maintenance and upkeep is an important issue to residents. Several of the more serious issues include:

- Some private roads within the neighborhood are not well maintained
- The 2017 sidewalk repair program enforces stricter regulations of current sidewalk maintenance by requiring property owners to take on repairs
- Funding for sidewalks is a continual struggle for residents as primary sidewalk maintenance is their responsibility
- The northwest quarter of the Pinckney Neighborhood is getting upgrades to sidewalks based on funding made available through 2019
- Sharrows currently in place at several locations within Pinckney, however these do not provide alternatives to cyclists such as off-road paths, trails, etc.

STRATEGIES

- Identify areas to expand bike lanes and shared-use paths into the western portion (west of Michigan Street) of the neighborhood
- Form a neighborhood committee or task force related to sidewalk conditions that will communicate with city leadership
- Increase the number and use of shared-use paths throughout the neighborhood



Image: Margaret Campbell

IMPROVED ACCESS TO PUBLIC TRANSIT

▶▶▶ Goal: Improve overall access to public transit

The existing state of public transit within the Pinckney Neighborhood is fair. Although not indicated as a top priority for residents, increased bus routes and changes to the existing system are worth pursuing. Currently, only routes 3, 36, and 6 circulate through the Pinckney Neighborhood. In addition, there is a lack of benches and other facilities at bus stops.

STRATEGIES

- Implement possible funding sources to provide basic amenities at bus stops such as benches and shelters
- Identify areas within the neighborhood that are lacking access or amenities
- Participate in city efforts to modify bus networks within the Pinckney Neighborhood
- If neighborhood bus routes are expanded, request more benches



Image: Margaret Campbell

Satisfaction with public transit was rated 3.61 out of 5 among Lawrence residents. In addition, many people would like to see expanded transit hours and more permanent benches and shelters.

AMENITIES & FACILITIES

Fresh, local food, and public parks and other recreation areas are an essential factor in creating and maintaining a sense of community in any vibrant neighborhood. The Pinckney Neighborhood seeks to be a place for people of all ages and abilities to engage each other and create strong relationships in a safe, healthy living environment. Having adequate amenities and facilities is key to this effort.

ACCESS TO FRESH FOOD

Ensure that all Pinckney residents have multiple options to access fresh, affordable food.

NEIGHBORHOOD PARTNERSHIPS

Promote lasting relationships between businesses and the surrounding community.

PARKS

Maintain current neighborhood park space and establish more widespread accessibility for all Pinckney residents.



ACCESS TO FRESH FOOD

- ▶▶▶ Ensure that all Pinckney residents have multiple options to access fresh, affordable food.

There are very few options for accessing fresh food within the Pinckney Neighborhood. Residents must also travel to other neighborhoods to reach a grocery store. The 6th Street Corridor has a few restaurants, but most of those are chains that serve fast food. The presence of a central location where all residents are able to access affordable, fresh food would provide numerous benefits to the community and create opportunities for enhanced resident interaction.

STRATEGIES

- Explore the steps needed to establish a seasonal farmers market within the Pinckney Neighborhood
- Provide additional information on the transit options available for residents to reach nearby grocery stores
- Identify possible locations within the neighborhood for establishing community gardens

NEIGHBORHOOD PARTNERSHIPS

- ▶▶▶ Promote lasting relationships between businesses and the surrounding community.

Many of the businesses within the Pinckney Neighborhood are part of commercial chains, which makes the development of neighborhood partnerships more challenging. To a large extent, Pinckney Neighborhood residents do not consider the 6th Street businesses to be part of the neighborhood, even though those on the north side of 6th Street are within its boundary. Although neighborhood-business involvement has been inconsistent in the past, there are areas for opportunity which would greatly enhance the character of the neighborhood.

STRATEGIES

- Provide businesses with information about the Pinckney Neighborhood
- Engage neighborhood residents and build relationships with these businesses through outreach, volunteer service, and donations



Image: Lawrencefarmersmarket.com

PARKS

- Maintain current neighborhood park space and establish more widespread accessibility for all Pinckney residents.

There is no shortage of green space within the Pinckney Neighborhood. However, most of the parks are located on the east side of the neighborhood, which means there is uneven park access for neighborhood residents. Each existing park includes some recreational amenities, although these might be expanded. In addition, some areas of the parks appear overgrown and/or underutilized. The four parks within the Pinckney Neighborhood are Burcham Park, Clinton Park, Sandra J. Shaw Park, and Woody Park. The following table summarizes the location and amenities of each park.



Image: Margeret Campbell

Park Name	Location	Shelters/Restrooms	Playground Equipment	Outdoor Recreation
Burcham Park	Intersection of W 2 nd Street and Indiana Street	Covered shelter, restrooms and picnic tables available	None	River trails for biking and running
Clinton Park	Intersection of W 5 th Street and W 6 th Street	Covered shelter, restrooms and picnic tables available	Basketball court; Swing set	None
Sandra J Shaw Community Health Park	Near 110 Main Street	Restrooms available	None	Trails, fishing, river access
Woody Park	Intersection of 2 nd Street and Maine Street	None	None	Baseball field


STRATEGIES

- Renew discussions with Hallmark on the possibility of transforming its vacant lot into a public park
- Host community events that utilize the unique features of each individual park and promote their diverse range of activities.
- Explore the possibility of introducing additional protective features to Burcham Park that create a more pronounced flood barrier.
- Expand recreational facilities to include a more diverse range of activities for children of all interests and abilities.

The Pinckney Neighborhood Plan will be an effective tool for residents and city officials to come to a consensus about the necessary steps to ensuring a bright future throughout the community. Because there is no legal adoption from the city, neighborhood plans are only as effective as the leadership which advocates for their implementation. With the help of this plan update, residents should become empowered with the know-how about which methods of involvement most effectively generate positive creative outcomes throughout their community. This plan is most effective when utilized as a guide for Pinckney Neighborhood residents in a way that and empowers each individual to connect with one another and advocate for the possible environment to live a healthy life.

Implementation Strategies

The implementation tables below outline the strategies, anticipated timeframes, and related City of Lawrence or Douglas County plans that support each broad goal in this Pinckney Neighborhood Plan. These plan strategies have been developed so that Pinckney Neighborhood residents can address them over time, rather than all at once. Specifically, short-term strategies are those that can likely be accomplished in less than two or three years; medium-term strategies likely require up to five years; long-term strategies are those that require longer time periods and may be ongoing. Since neighborhood plans are not binding documents, the strategies are generally ones that can be done by the neighborhood itself or through working with City of Lawrence officials. Strategies that relate to current plans are documented in this section as well.

Implementation Guidelines: Land Use and Development			
Section	Strategies	Timeframe	Related Plans
Non-residential Development	Create a committee to identify current non-conforming uses and to establish long term zoning goals for the neighborhood	Long Term	Horizon 2040 
Non-residential Development	Create a task force to work with local government to help promote/obtain neighborhood-scale business	Long Term	HOP District Plan
Non-residential Development	Maintain a relationship with the medical facilities located within the neighborhood	Long Term	
Non-residential Development	Maintain neighborhood representation on the Pinckney School Site Council	Long Term	
Stormwater	Encourage residents to implement stormwater management on their own property using techniques (i.e. rain gardens and rain barrels)	Short Term	Stormwater Management Master Plan
Stormwater	Create a community fund to implement large-scale stormwater management such as bioretention swales rather than open cement channels	Short to Long Term	Stormwater Management Master Plan
Stormwater	Conduct workshops to teach residents individual stormwater management methods	Short Term	
Stormwater	Encourage rain garden type landscaping in areas of new development	Long Term	

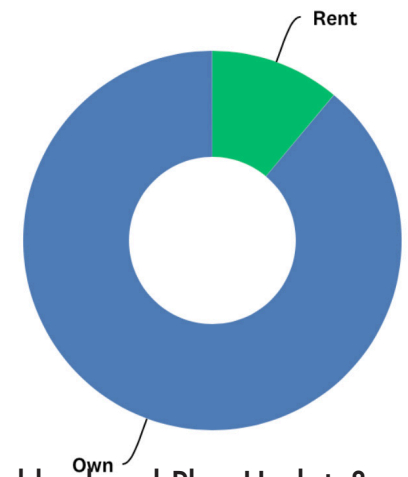
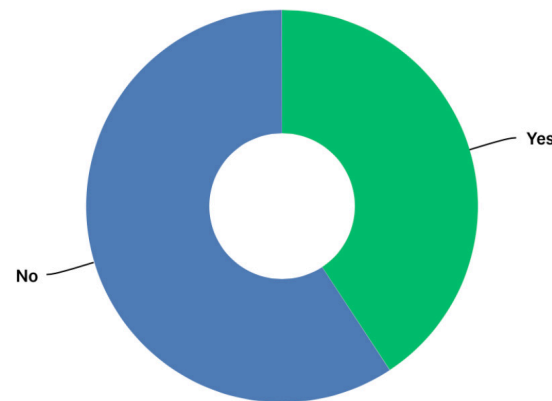
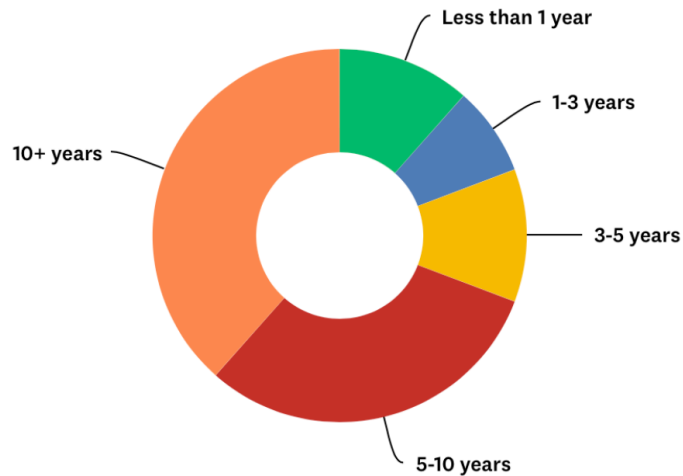
Implementation Guidelines: Livability			
Section	Strategies	Timeframe	Related Plans
Safe and Engaged Community Residents	Increase lighting throughout the neighborhood to improve safety and walkability during the nighttime	Medium to Long Term	
Safe and Engaged Community Residents	Invite police officers to a community event to discuss improvement of personal and at-home safety	Short Term	
Safe and Engaged Community Residents	Identify block captains to monitor and report on neighborhood safety	Short Term	
Safe and Engaged Community Residents	Encourage people to post happenings that occur on social media (stolen packages, vandalism, etc.)	Short Term	
Safe and Engaged Community Residents	Implement Crime Prevention Through Environmental Design (CPTED) program	Long Term	
Preserve Neighborhood Character	Ensure a strong relationship between the Pinckney Neighborhood and surrounding local businesses	Short Term to Long Term	
Preserve Neighborhood Character	Further promote picnics and other community building events, such as block parties and neighborhood fairs	Short Term	
Housing Affordability	Identify vacant housing in the neighborhood	Medium Term	Lawrence Affordable Housing Advisory
Housing Affordability	Address if homes should be maintained as older homes or redeveloped as new housing	Long Term	Lawrence Affordable Housing Advisory Board Annual Report
Housing Affordability	Increase city outreach to promote increased planning for housing affordability options	Short Term	
Housing Affordability	Assess and understand why these homes are vacant and if there are any patterns of ownership (i.e. tax rolls showing consistent landlords holding onto the property).	Medium Term	Lawrence Affordable Housing Advisory Board Annual Report

Implementation Guidelines: Connectivity and Mobility			
Section	Strategies	Timeframe	Related Plans
Bike and Pedestrian Networks	Reference engineering design standards in Douglas County Pedestrian Plan/conduct survey with residents to identify particular conditions of sidewalks	Short to Long Term (20-year)	Douglas County Pedestrian Plan/Transportation 2040 Lawrence-Douglas County Plan
Bike and Pedestrian Networks	Expanding bike lanes and shared-use paths into the western portion (west of Michigan) of the neighborhood	Long Term	Douglas County Pedestrian Plan/Transportation 2040 Lawrence-Douglas County Plan
Bike and Pedestrian Networks	Initiating a neighborhood committee or task force related to sidewalk conditions that will communicate with city leadership	Short to Medium Term	Douglas County Pedestrian Plan
Bike and Pedestrian Networks	Increase the number and use of shared-use paths	Long Term	Douglas County Pedestrian Plan/Transportation 2040 Lawrence-Douglas County Plan
Multi-Modal Safety	Make effective use of modern crosswalk signs	Medium to Long Term	
Multi-Modal Safety	Increase communication via public meetings regarding the use of crosswalks and overall traffic calming efforts	Short Term	
Multi-Modal Safety	Identify critical locations using crash/accident data for placing or updating signage	Medium to Long Term	2017 Crash Analysis and Countermeasure Identification Study
Multi-Modal Safety	Increase awareness of signage in community through public meetings, pamphlets, and word-of-mouth	Short Term	
Multi-Modal Safety	Utilize public space (medical facilities, Pinckney Elementary) to host meetings to address concerns regarding signage and efforts to improve overall connectivity and mobility within the neighborhood	Short to Medium Term	
Improved Access to Public Transit	Attain funding from the City of Lawrence to provide basic amenities at bus stops such as benches and shelters	Long Term	
Improved Access to Public Transit	Identify areas within the neighborhood that are lacking public transit access or amenities	Medium to Long Term	Transit Comprehensive Operations Analysis (COA)/ Fixed-Route Transit & Pedestrian Accessibility Study
Improved Access to Public Transit	Develop an expanded network within the Pinckney Neighborhood Request more benches if routes within Pinckney are expanded and identified	Long Term	Transit Comprehensive Operations Analysis (COA)/ Fixed-Route Transit & Pedestrian Accessibility Study

Implementation Guidelines: Amenities and Facilities			
Section	Strategies	Timeframe	Related Plans
Access to Fresh Food	Establish a weekly farmers market centrally within the Pinckney Neighborhood	Short to Medium Term	
Access to Fresh Food	Provide additional information on the transit options available for residents to reach nearby grocery stores	Short Term	
Access to Fresh Food	Identify possible locations within the neighborhood for establishing community gardens	Short Term	Common Ground Community Garden Program/ Douglas County Food System Plan
Neighborhood Partnerships	Provide businesses with the necessary materials to engage residents and build relationships through outreach, volunteer service, and donations	Short to Medium Term	
Parks	Discuss with Hallmark the possibility of transforming their vacant lot into a public park	Medium to Long Term	2016 Lawrence Parks and Recreation Master Plan
Parks	Host community events that utilize the unique features of each individual park and promote their diverse range of activities	Short Term	
Parks	Explore the possibility of introducing additional protective features to Burcham Park that create a more pronounced flood barrier	Medium to Long Term	
Parks	Expand recreational facilities to include a more diverse range of activities for children of all interests and abilities	Medium to Long Term	2016 Lawrence Parks and Recreation Master Plan

Appendix A: Email Survey Responses

Q1: How long have you lived in the Pinckney Neighborhood? **Q2:** Do you have children in your household? **Q3:** Do you rent or own your residence?



Q9: Is there anything else that we've missed, or that you believe should be covered by the Pinckney Neighborhood Plan Update?

Respondent 1: Street parking & impact of hospital

Respondent 2: Thank you to whoever organized this! My dad always said that there are people who can't care for themselves, people that take care of themselves, and people who care for themselves AND others. You are top tier!

Respondent 3: Several gas stations and other locations have been converted to used car lots on 6th street. Some of these locations are on the outskirts of the Pinckney Neighborhood. We may want to think about what types of businesses benefit our neighborhood and how to attract them. I'd rather see a coffee shop or fresh market go into a vacant building instead of another used car dealership.

Respondent 4: I believe significant improvement needs to be addressed when it comes to the sidewalks in the neighborhood. Many of the disrepaired walkways are due to city trees and I do not feel that homeowners should be penalized by needing to pay for those repairs. Personally I feel that service lines (cable, phone etc) should all be moved to the back of our properties and utilize the electrical poles or be buried. These drops can create significantly effect livable space and visual simplicity of the overall neighborhood. I would also really like to see some guidelines hindering any new construction of duplex or multi residence properties.

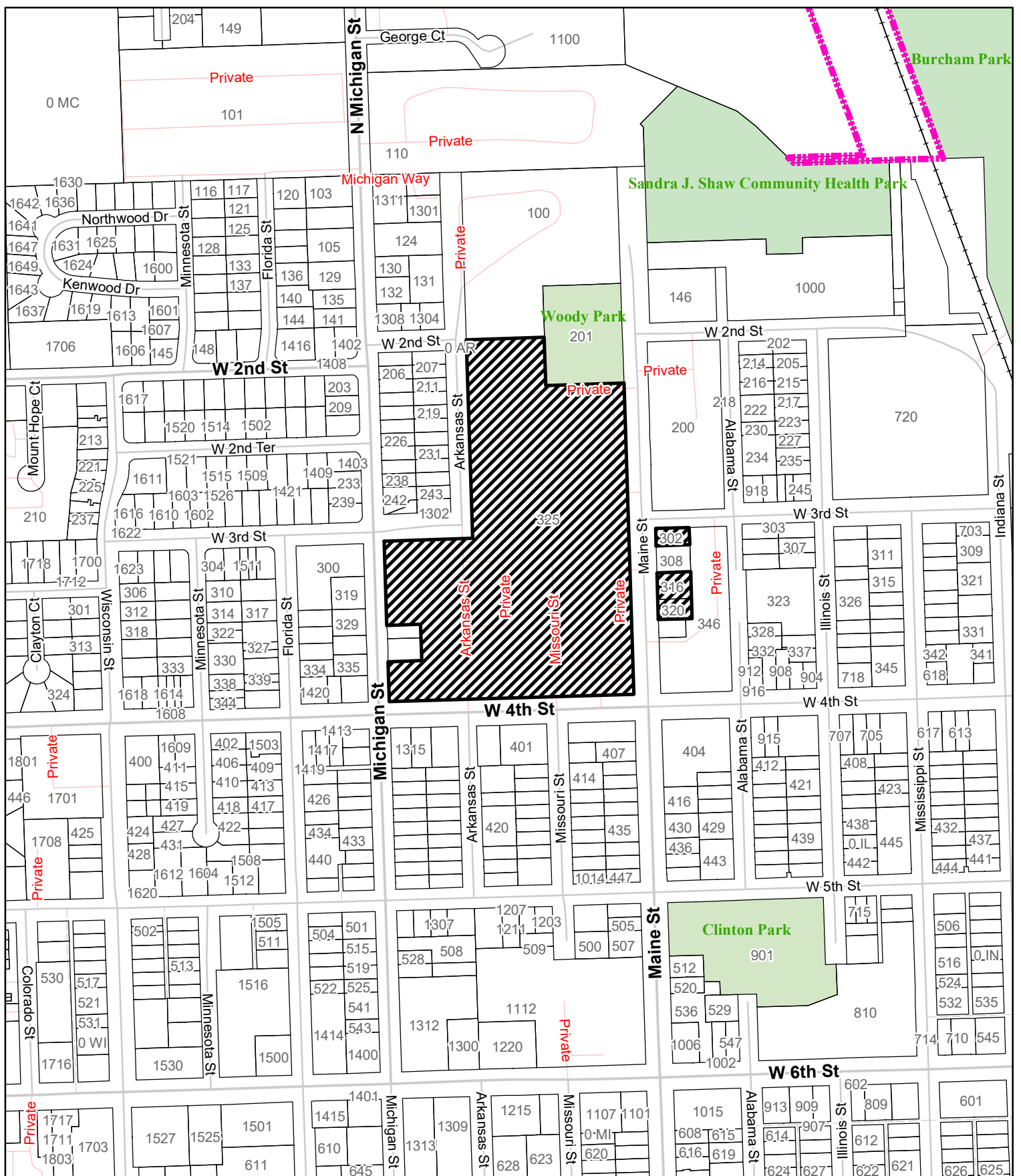
Respondent 5: How do we deal with empty houses such as the 4 on Indiana and 2 on west 4th. The city commissioners and city management really don't seem to be concerned.

Respondent 6: Encourage neighbors to keep porch or yard lights on at night to improve neighborhood safety!

Respondent 7: You asked about "improved or better" parking. The issue is really better planning for parking near the medical facilities and Pinckney School. Huge need for better sidewalks, especially in the western part of the neighborhood.

Respondent 8: I don't want to live here with the planned mental health housing.

Respondent 9: The hospital needs to STOP expanding into our neighborhood. And doing it for parking??? The CITY needs to pay for sidewalk repairs...not individual homeowners. The folks on the east side of much of our street have no sidewalks. They don't have to pay for repairs, even though they use our sidewalk all the time...while we almost NEVER use it. The trash collectors shouldn't leave tickets for folks who cannot put their trash cans 3' apart because there's no room to do so.



SUP-18-00363: Special Use Permit/Institutional Development Plan
revision for Sterile Processing & Distribution
Addition at Lawrence Memorial Hospital
Located at 325 Maine Street

Lawrence-Douglas County Planning Office
 September 2018



SUP-18-00363 & Hospital Master Plan Boundary



PLANNING COMMISSION REPORT
Regular Agenda -- Public Hearing Item

PC Staff Report
09/26/2018

**ITEM NO. 4 TEXT AMENDMENT TO COUNTY ZONING REGULATIONS FOR RDP FRONTAGE
AND WIDTH REQUIREMENTS**

TA-18-00251: Consider a Text Amendment to Chapter 12-318 of the Douglas County Zoning Regulations to allow the creation of two residential development parcels outside the urban growth area on property that fronts on, and take access to, a principal arterial with a minimum of 1,320 feet of frontage provided a shared access point is used. *Initiated by Planning Commission on 5/23/18.*

RECOMMENDATION: Staff recommends that the Planning Commission forward the proposed amendment, TA-18-0251, amending Chapter 12-318 of the Douglas County Zoning Regulations to the Board of County Commissioners with a recommendation for approval.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- None received

ATTACHMENTS

A. Draft Language

BACKGROUND

One of the changes brought about with the adoption of the Subdivision Regulations, December 19, 2006, was the creation of the certificate of survey process for residential land divisions in the unincorporated portion of the county. The Board of County Commissioners approved revisions to Chapter 9, Public Works of the County Code in April of 2008 adopting access management standards. These standards set minimum frontage requirements for residential properties based on the classification of the road they have frontage on and take access from. The *Zoning Regulations Unincorporated Territory of Douglas County, Kansas* were then revised implementing the new frontage requirements established in the access management standards for residential development parcels.

This text amendment was initiated following the Planning Commission's consideration of a variance request associated with a certificate of survey. The variance requested a reduction in the frontage requirement for residential development parcels that front on and take access from principal arterials outside of the urban growth area. The owner of approximately 20 acres located on E. 1650 Road / County Route 1650 had plans to divide the property into two residential development parcels. The property met the 20 acre requirement for a certificate of survey; but did not meet the 2,640 foot frontage requirement (one-half mile) for two residential development parcels. The Zoning Regulations require 1,320 foot of frontage (1/4 mile) for each residential development parcel on a principal arterial. The property had more than a quarter mile of frontage, but did not have the half mile required by Code. The property owner requested a variance from the minimum frontage and width requirement to permit the creation of two residential development parcels.

Staff reviewed the certificates of survey which had been completed since the adoption of the Subdivision Regulations in 2006 and found that few had occurred on properties outside of the urban growth area which had frontage on, and took access from, a principal arterial. (Table 1) Most of these had only one

residential development parcel that took access from the principal arterial. Of the two which had two residential development parcels taking access from the principal arterials:

- One was a reconfiguration of existing property lines and the frontage and width requirements were waived with the approval of an Access Restriction Agreement. An Access Restriction Agreement can be used to allow the creation of residential development parcels with less than the required frontage, provided the total required frontage is restricted so that the number of total access points permitted for a length of road are compliant with the access management standards. When an Access Restriction Agreement is approved, it isn't necessary for the residential development parcels to comply with the frontage or width requirements. (CSR-14-00051)
- The other was a division of 60 acres into two 30 acre residential development parcels (CSR-12-00285).

Certificate of Survey	Frontage	RDP Area	Road
CSR-3-5-09	1,835.29 feet	87.54 acres	N. 700 Road / County Route 460
CSR-12-00285	2,808.16 feet	30.563 acres 30.264 acres	U.S. Highway 40
CSR-14-00051	1,131 feet	10 acres 36.45 acres	N 300 Road / Highway 56
CSR-15-00440	1,354.87 feet	75.58 acres	N. 300 Road /Highway 56
CSR-15-00511	1,328.17 feet	26.87 acres	E 1700 Road / County Route 1055

Table 1. Properties divided with certificate of surveys on principal arterial since revision of Subdivision Regulations in 2006. (Shaded sections indicate certificates of survey with two residential development parcels.)

It was staff's opinion, based on the limited applicability of the standard since the adoption of the Subdivision Regulations in 2006, that the frontage requirement of one-half mile for two residential development parcels was very difficult to meet. Staff recommended approval of the variance request from the frontage/width requirement and further recommended that if the variance was approved, a text amendment should be initiated to revise the frontage/width standard. The Planning Commission approved the variance request and voted to initiate the text amendment at their May 23, 2018 meeting.

OVERVIEW OF PROPOSED AMENDMENT

The text amendment proposes the addition of a footnote to Article 13-318 of the Douglas County Zoning Regulations. The footnote would allow parcels outside the urban growth area that have frontage on, and that take access from, a principal arterial road to be divided into two residential development parcels with a minimum of 1,320 feet of frontage provided the residential development parcels utilize a shared access point.

The portion of the Zoning Regulations being revised is attached to this staff report (Attachment A).

CRITERIA FOR REVIEW AND DECISION-MAKING

Section 12-324 Changes and Amendments, of the Zoning Regulations provides the process for proposed text amendments, but does not include criteria for review and decision-making. The text amendment was reviewed with the following criteria that are similar to those in the City of Lawrence's Land Development Code:

1) Whether the proposed text amendment corrects an error or inconsistency in the Douglas County Zoning Regulations or meets the challenge of a changing condition;

The frontage and width requirements were established based on the classification of the roads the property fronts on, and takes access to, in accordance with the Douglas County Access Management Standards. The Access Management Standards are intended to limit the number of access points that are possible on each classification of road. These frontage standards were included in the Zoning Regulations and included a footnote that in the event that the County Engineer approves an access restriction agreement the minimum frontage and width standards may be reduced. (An access restriction agreement restricts the access for the total required frontage even though the entire frontage is not included in the certificate of survey.) In this way, the access points would be governed by the agreement and the driveway spacing would comply with the Access Management Standards even though the required width and frontage wasn't provided for each residential development parcel. This allowed the access points to comply with the standard of no more than one access point per 1,320 feet of road frontage for a principal arterial.

- The proposed language would allow one access point per 1,320 feet of road frontage; however, it is not achieved by placing restrictions on the road frontage adjacent to the parcel (to a total of 2,640 feet), but rather by requiring the residential development parcels to use a shared access.

The very limited use of the certificate of survey process for properties that front on and take access to a principal arterial indicates that the standard may not be reasonable. In order to create two residential development parcels from a property which takes access from a principal arterial, the property must have a minimum of a half-mile width of frontage of 2,640 feet.

2) Whether the proposed text amendment is consistent with the Comprehensive Plan and the stated purpose of the Douglas County Zoning Regulations

The general goal of the Comprehensive Plan is to provide "*...for the optimum in public health, safety, convenience, general social and physical environment and individual opportunities for all the residents of the community, regardless of racial, ethnic, social, or economic origin. It is the goal of the planning process to achieve a maximum of individual freedom, but public welfare must prevail.*" (Introduction, page 3, *Horizon 2020*)

The proposed language would allow a maximum of individual freedom by allowing residential development parcels to be created on parcels which have the required area when they front on and take access to a principal arterial road. The proposed language would also protect the public welfare by maintaining the driveway spacing required in the access management standards.

Conclusion

The proposed amendment establishes regulations that would permit development of two residential development parcels on a principal arterial road with a total frontage width of 1,320 feet while maintaining the driveway spacing required by the Access Management Standards.

12-318 HEIGHT, AREA AND BULK REQUIREMENTS

12-318 HEIGHT, AREA AND BULK REQUIREMENTS

12-318-1. Height, area and bulk requirements for the various districts shall be indicated in the chart below, together with other height, area, and build requirements contained in this Resolution.

12-318-2. The minimum lot sizes listed in any Zoning District of less than one acre are applicable only where an approved sanitary sewer system is available.

A r t i c l e	District	Max. Feet in Height	Max. Height in Stories	Min. Depth of Front yard in Ft.	Min. Width of Side yard in Ft. (2 required)	Min. Depth of Rear Yard in Ft.	Min. Lot/Parcel Area Per Family in Acres or Sq. Ft.	Min. Lot / Parcel Area in Sq. Ft.	Min. Lot/ Parcel Width at road right-of-way or road easement line (in Feet) ¹	90% of Min. Lot/ Parcel Width (in feet)	Min. Depth of Lot/ Parcel in Feet
6	“A” Agricultural	35	2 ½	50*	10	30	3 acres *	3 acres *	250*	225	250
				75**			3 acres**	3 acres**	330**	297	250
				100***			5 acres***	5 acres***	500-660***	450-594	250
				150****			10 acres****	10 acres****	1320****	1188	300
7	“A-1” Suburban Home Residential	35	2 ½	50*	10	30	3 acres *	3 acres *	250*	225	250
				75**			3 acres**	3 acres**	330**	297	250
				100***			5 acres***	5 acres***	500-660***	450-594	250
				150****			10 acres****	10 acres****	1320**** [2]	1188 [2]	300
8	“R-1” Single Family Residential	35	2 ½	25	10	30	10,000	10,000	75	N/A	120
9	“B-1” Neighborhood Business	35	2 ½	40	Dwellings: 10	30	15, 000	15,000	75	N/A	125
					Other bldgs: 20		--			N/A	
9A	“B-3” Limited Business	25	2	50	50	50	43,560	87,120	150	N/A	125
10	“B-2” General Business	45	3	40	Dwellings: 10	30	15, 000	15,000	75	N/A	75
					Other bldgs: 20		--			N/A	
11	“I-1” Limited Industrial	45	2	50	20	30	--	43,560	150	N/A	200
12	“I-2” Light Industrial	55	4	25	10	Dwellings: 30	15,000	15,000	75	N/A	125
						Other bldgs: 20	--	7,500	75	N/A	100
13	“I-3” & “I-4” Heavy Industrial	- -	- -	25	10	20	--	15,000	100	N/A	150
14	“V-C” Valley Channel	35	2 ½	50	15	50	5 Acres	5 Acres	300	N/A	300
28	“F-W” Floodway		-- SAME AS UNDERLYING ZONING DISTRICT REGULATIONS --								
	“F-F” Floodway Fringe		-- SAME AS UNDERLYING ZONING DISTRICT REGULATIONS --								
*	Property which takes access from and has the required frontage on a Local road										
**	Property which takes access from and has the required frontage on a Minor Collector road										
***	Property which takes access from and has the required frontage on a Major Collector or Minor Arterial road										
****	Property which takes access from and has the required frontage on a Principal Arterial road										

1. When an Access Restriction Agreement has been approved by the County Engineer the Minimum Lot Width/Parcel Width Requirement may be reduced per that executed agreement upon the filing of the Agreement at the Register of Deeds.

2. For certificates of surveys on properties outside the urban growth area that front on, and take access from, a principal arterial, two residential development parcels may be created with the minimum width and frontage required for one provided the parcels utilize a shared access point.