

Memorandum

City of Lawrence

Planning & Development Services

TO: Planning Commission

FROM: Mary Miller, Planning Staff

CC: Scott McCullough, Planning and Development Services Director

Date: For February 29, 2012 meeting

RE: Report of City Engineer waiver from access management standards in Section 20-915 associated with Minor Subdivision MS-12-9-11, Lawrence Public Library

Attachments: A—Lawrence Public Library Minor Subdivision, MS-12-9-11

A minor subdivision and site plan have been submitted for the redevelopment of the Lawrence Public Library at 707 Vermont Street. Access points are required to be shown on Minor Subdivisions to insure compliance with the Access Management Standards in Section 20-915 of the Development Code. Per Section 20-915(e)(3), the City Engineer may approve a waiver from the Access Management Standards if it is determined that the requested waiver will not create a serious detriment to the safety or operation of traffic on the street or roadway and only for infill or redevelopment projects where no other feasible option exists.

DRIVEWAY SEPARATION FROM SIGNALIZED INTERSECTION

Access points are shown on both Kentucky and Vermont Streets, which are designated as 'collector' streets in the Future Thoroughfares Map. Per Section 20-915(e) of the Code, 'Driveway Spacing, all driveways providing access to collector streets shall be constructed so that the point of tangency of the curb return radius closest to a signalized or stop sign-controlled intersection is at least 250 feet from the perpendicular curb face of an intersecting collector or local street.

W 7th Street is a local street, therefore the access points on Kentucky and Vermont Streets should be a minimum of 250 ft from the perpendicular curb face of 7th Street. The two northern-most access points on Kentucky Street are approximately 42 ft and 185 ft from the intersection. These access points are not compliant with the Access Management Standards related to separation of driveways from signalized intersections. (Fig. 1)

SEPARATION BETWEEN DRIVEWAYS

Section 20-915(e) of the Code also requires driveways providing access to collector streets be constructed so the point of tangency of the curb return radius closest to a non-signalized driveway intersection is at least 250 feet from the perpendicular curb face of the intersecting street or driveway. The 2 northernmost access points on Kentucky Street are approximately 120 ft apart. The southernmost access on Kentucky is approximately 30 ft from the existing access on the property to the south. None of the access points on Kentucky Street comply with the Access Management Standards related to separation of driveways. The access point on Vermont

Street is approximately 65 ft from the access drive serving the Senior Center to the south. The driveways on Kentucky and Vermont Streets are not compliant with the Access Management Standards related to separation of driveways from other driveways on Collector Streets. (Fig.1)

CITY ENGINEER ACTION ON WAIVER REQUEST

The City Engineer approved the requested waiver for the spacing of the Kentucky Street access points based on the fact that the waiver would not create a serious detriment to the safety or operation of traffic on the street for the following reasons:

1. The two driveways off Kentucky and close to 7th street are one-way operation (Enter and Exit only).
2. The two driveways off Kentucky and close to 7th street are one-way operation
3. Kentucky is a one-way street.
4. It does not appear there is any other prudent and feasible alternative to accommodate the Library Master Plan.

The City Engineer approved the requested waiver for the driveway to driveway spacing being proposed along Vermont Street based on the fact that the waiver would not create a serious detriment to the safety or operation of traffic on the street for the following reasons:

1. The driveway off Vermont is an existing driveway and does not seem feasible to close or relocate.
2. It does not appear there is any other prudent and feasible alternative to accommodate the Library Master Plan.

Per Section 20-915(e0(3)(iv) the action of the City Engineer in granting or denying a waiver shall be reported on the agenda of the next meeting of the Planning Commission after the action. Any party aggrieved may appeal the action to the City Commission in writing within 14 days of the Planning Commission meeting. The waiver shall not become effective until the expiration of the 14 days appeal period or, in case of an appeal, until the City Commission has acted. The waiver shall be effective on March 14, if no appeal is filed.

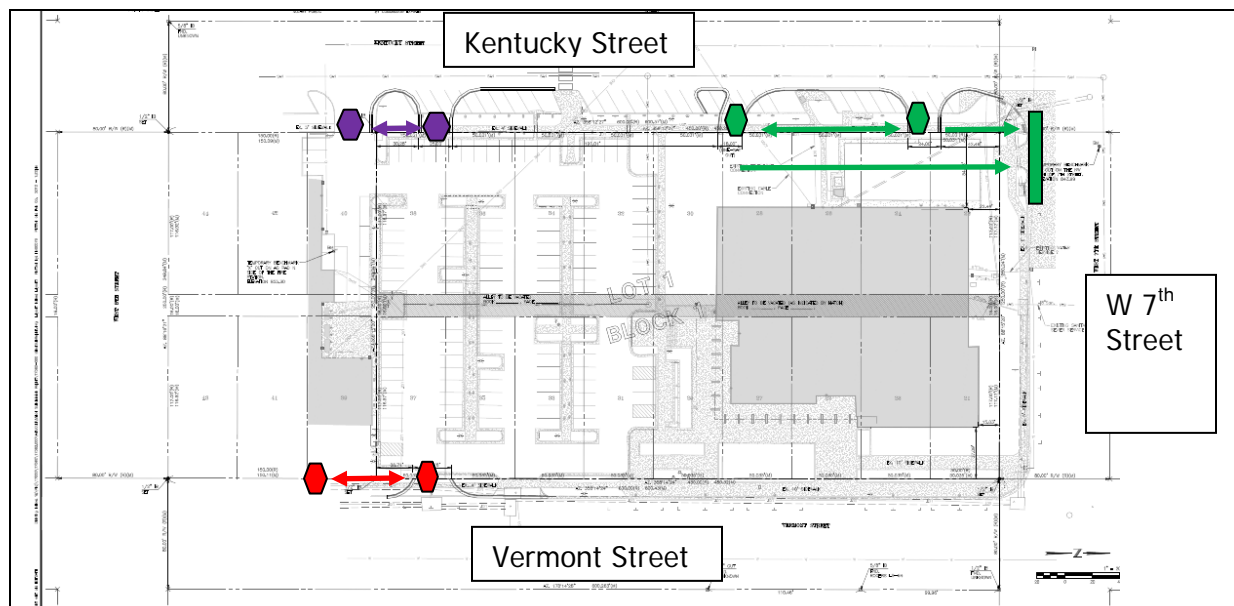


Figure 1. Waiver approved for spacing between driveways and spacing between northern 2 driveways on Kentucky Street and W 7th Street. Areas with inadequate spacing are shown in like colors.