

**ITEM NO. 2A ANNEXATION OF 10.684 ACRES; 1338 E 1600 RD (SLD)**

**A-13-00291:** Consider a request to annex approximately 10.684 acres, located at 1338 E 1600 Road. Submitted by Grob Engineering Services, LLC., for Going South, LLC., property owner of record.

**ITEM NO. 2B A TO RM15; 10.684 ACRES; 1338 E 1600 RD (SLD)**

**Z-13-00290:** Consider a request to rezone approximately 10.684 acres from County A (Agricultural) District to RM15 (Multi-Dwelling Residential) District, located at 1338 E 1600 Road. Submitted by Grob Engineering Services, LLC., for Going South, LLC., property owner of record.

**STAFF PRESENTATION**

Ms. Sandra Day presented items 2A and 2B together.

**APPLICANT PRESENTATION**

Mr. Dean Grob, Grob Engineering Services, was present for questioning.

**PUBLIC HEARING**

Ms. Cille King, League of Women Voters, felt that large residential lots with multiple buildings should be zoned as Planned Development. She said in the concept plan there was just a single public street and the rest of the streets would be private drives. She expressed concern about the long term maintenance of private drives.

**COMMISSION DISCUSSION**

Commissioner Denney asked staff to comment about the League of Women Voters comment about private streets.

Ms. Day said there may be a street piece that goes north and south called Prairie View but that those elements were still being reviewed through the plat and site planning process. She said the pieces that were shaped like figure eights would be private drives like the ones seen in many multi-family developments. She said the south parallel street, 28<sup>th</sup> Street, would be a public street. She said it would be a mixture of private and public streets.

Commissioner von Achen inquired about the advantage of Planned Development versus what was proposed.

Ms. Day said the advantages were maybe in the eye of the beholder. She said Planned Developments were used a lot under the old Code because they did not have the kind of Design Standards they have now. She said there was a lot of discussion, especially on older PUD's, regarding maintenance of private drives. She said they work hard to address those things with maintenance agreements. She said sometimes interior drives were constructed with a more rigorous surface to prevent wear and tear. She stated there were a number of mechanisms to ensure long term maintenance and that this project would include a site plan which would be the enforcement tool. She also said sometimes homeowner associations maintain the common grounds.

Commissioner Kelly asked about what other approvals were needed.

Ms. Day said the project would still need a Preliminary Plat that would be seen by Planning Commission, a Final Plat and public improvement plan that would be administratively reviewed, and an administratively reviewed Site Plan. She said property owners had the ability to appeal the Site Plan decision and the appeal would go to City Commission.

Commissioner Josserand said he did not have any issues with the rezoning. He expressed concern about the vehicle parking being separate from the housing units on the concept plan.

Ms. Day said those parking pad areas were designed to be in front of the units. She said this was just a concept plan of what the applicant was thinking and that staff had not yet looked at the parking. She said the applicant was looking to build something low profile.

Commissioner Josserand said the project looked to be a bit more dense. He inquired about sidewalks.

Ms. Day said staff would look at the connection points out of the development to the public street network.

Mr. McCullough said a sidewalk would be required.

Commissioner Josserand said he would support the annexation and rezoning but expressed concern about the amount of multi-family in Lawrence. He said the concept plan made him nervous but that it was consistent with the long-term area plan as medium to high density.

Commissioner Liese felt the annexation and rezoning were appropriate and he agreed with the staff report.

Commissioner Josserand inquired about the financing for road development and infrastructure.

Ms. Day said interior private roads would be the developer's responsibility. She said a benefit district already existed.

Mr. McCullough said essentially developer's pays for it with private financing.

#### **ACTION TAKEN on Item 2A**

Motioned by Commissioner Kelly, seconded by Commissioner Graham, to approve the requested annexation, A-13-00291, of approximately 10.684 acres, located at 1338 E 1600 Road, based on the findings in the body of the staff report and forwarding the request to the City Commission with a recommendation for approval.

Motion carried 8-0-1, with Commissioner Culver abstaining.

#### **ACTION TAKEN on Item 2B**

Motioned by Commissioner Kelley, seconded by Commissioner Graham, to approve the request to rezone, Z-13-00290, approximately 10.684 acres from County A (Agricultural) District to RM15 (Multi-Dwelling Residential) District, located at 1338 E 1600 Road, based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Motion carried 8-0-1, with Commissioner Culver abstaining.