

Memorandum

City of Lawrence

Planning and Development Services

TO: David L. Corliss, City Manager

CC: Diane Stoddard, Assistant City Manager
Cynthia Wagner, Assistant City Manager
Scott McCullough, Planning and Development Services Director

FROM: Mary Miller, Planner

Date: For February 11, 2014 City Commission meeting

RE: SP-13-00525; Site plan for Struct/Restruct Design Studio at 1146 Haskell Avenue.

Attachments:

- A) Report
- B) Site Plan

The City Commission, at their November 5, 2013 meeting, approved the rezoning of approximately 1.8 acres at 1146 Haskell Avenue from RS10 to IL (Limited Industrial) subject to conditions of approval which limits the permitted uses and requires City Commission approval for all site plans for standard or major projects.

The site plan has been reviewed by staff and the plan and report are attached with this memo. The site plan and report have been made available to the Brook Creek Neighborhood Association and members of the public who requested this information.

The Planning Director has the authority to waive certain Code standards if it is demonstrated that the intent of the code is fulfilled and if the development project otherwise meets sound site planning principles. The Planning Director approved limited waivers from the interior and perimeter parking lot landscaping requirements and the bufferyard landscaping requirement as noted in the attached staff report and requests that the City Commission review and reaffirm these waivers.

ACTION REQUESTED

Reaffirmation of the administrative waivers listed in the staff report and administrative approval of the site plan based on the findings of fact listed in the body of the staff report and subject to the following conditions:

1. Provision of an executed Site Plan Performance Agreement to the Planning Office prior to the release of the site plan for building permits.

2. Approval of a Floodplain Development Permit prior to the release of the site plan.
3. Provision of a revised site plan with the changes noted below:
 - a. Addition of a note indicating that the bicycle parking will be located on a 6 ft x 6 ft concrete slab.
 - b. General Note 16 revised to note that the bufferyard landscaping waiver applies only to the frontage west of the 12th Street access drive.
 - c. Note the material which will be used for the dumpster enclosure.
 - d. Addition of a note that the property owner will maintain the shrubs south of the Haskell Avenue access drive so they are no taller than 3 ft in height.
 - e. Addition of a note that no additional exterior lighting is being proposed with this project and that any new exterior lighting will require the submittal and approval of a photometric plan prior to installation.