

ITEM NO. 9A IL TO GPI; 11.66 ACRES; 2900 & 2920 HASKELL AVE (SMS)

Z-14-00108: Consider a request to rezone approximately 11.66 acres from IL (Limited Industrial) District to GPI (General Public and Institutional Use) District, located at 2900 & 2920 Haskell Ave (east of the proposed relocated Haskell Avenue). Submitted by Landplan Engineering PA, on behalf of Unified School District 497, property owner of record.

ITEM NO. 9B SPECIAL USE PERMIT; INSTITUTIONAL DEVELOPMENT PLAN; 2900 & 2920 HASKELL AVE (SMS)

SUP-14-00110: Consider a Special Use Permit for an Institutional Development Plan for the Lawrence College and Career Center, located at 2900 & 2920 Haskell Ave (east of the proposed relocated Haskell Avenue). The project proposes the construction of a new two-phase structure containing 56,000 sq. ft. and associated parking and site improvements. Submitted by Landplan Engineering PA on behalf of Unified School District 497, property owner of record.

ITEM NO. 9C PRELIMINARY PLAT FOR LCCC & PEASLEE ADDITION; 2900 & 2920 HASKELL AVE (SMS)

PP-14-00109: Consider a Preliminary Plat for LCCC and Peaslee Addition, a two-lot institutional and industrial subdivision, located at 2900 & 2920 Haskell Ave (east of the proposed relocated Haskell Avenue). Submitted by Landplan Engineering PA on behalf of Unified School District 497 and the Economic Development Corporation of Lawrence & Douglas County, property owners of record.

STAFF PRESENTATION

Ms. Sheila Stogsdill presented items 9A-9C together.

APPLICANT PRESENTATION

Mr. CL Maurer, Landplan Engineering, agreed with the staff report.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Josserand asked if the interior of building two would be restructured.

Mr. McCullough said it was anticipated that the building would need to be remodeled to complete some of the anticipated uses. He said it may take a Text Amendment to allow the lot to stay IL.

Commissioner Josserand asked if the sanitary sewer on the existing building went north.

Mr. McCullough said yes. He said there was a main sewer line to the north that a connection from the Peaslee site had been verified by the Utilities Department.

Commissioner von Achen asked if the rezoning and Special Use Permit were just for lot 1 and the Preliminary Plat was for both lots.

Ms. Stogsdill said that was correct.

Commissioner von Achen inquired about access.

Mr. McCullough said there would be access from Haskell.

Ms. Stogsdill showed the access on the overhead.

Commissioner von Achen asked why there weren't two access points.

Ms. Stogsdill said normally two access points were preferred but that the topography did not make that feasible. She said the alternative would have been accessing to the north through the neighborhood.

Commissioner von Achen inquired about the Peaslee Center.

Mr. McCullough said the Peaslee Center would work with junior college level institutions to maintain the existing manufacturing tenant. He said there were discussions about furthering the career tech potential for the community to build a skilled labor force.

Commissioner Culver inquired about the potential change of ownership.

Mr. McCullough said the Special Use Permit would run with the land as long as the conditions were being complied with.

Commissioner Culver inquired about shared parking and a potential change of ownership.

Mr. McCullough said shared parking was necessary for the zoning and uses. He said the shared parking was sort of bound by the fact that if one or both owners wanted to sever the agreement they would have to provide parking.

ACTION TAKEN on Item 9A

Motioned by Commissioner Liese, seconded by Commissioner Denney, to approve the rezoning request for approximately 11.66 acres from IL (Limited Industrial) District to GPI (General Public and Institutional Use) District and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in the body of the staff report.

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

ACTION TAKEN on Item 9B

Motioned by Commissioner Liese, seconded by Commissioner Denney, to approve a Special Use Permit, SUP-14-00110, for Permit for an Institutional Development Plan for the Lawrence College and Career Center, a *Community Facility - School* use, located at 2900 & 2920 Haskell Ave (east of the proposed relocated Haskell Avenue) including approval of a waiver from Section 20-1307(c)(2)(ii) to provide two access points, based upon the findings presented in the body of the staff report and subject to the following conditions:

1. Applicant shall provide a revised site plan with the following changes:
 - a. Graphically show the dedicated cross access easement provided from Haskell Avenue to proposed Lot 2.
 - b. Graphically show the dedicated utility easement for the existing sanitary sewer service line that connects the existing EDC building with the sanitary sewer main along the north property line.
 - c. Provide a note that indicates that either a temporary asphalt curb or wheels stops will be provided along the north edge of the Phase 1 northernmost parking bay.
 - d. Provision of an exhibit that identifies the extent of Phase 2 improvements and a note on the plan that indicates subsequent site plan revisions to the Institutional Development Plan may be processed administratively.
 - e. Provide a note on the plan that states lighting fixtures shall be provided with a full cut-off fixture and be directed down.
2. Review and approval of revised plan by City Public Works, Utilities and Parks staff.

3. Applicant shall provide a photometric plan including lighting fixture details for review and approval prior to issuance of a building permit.
4. Execution of a site plan performance agreement.
5. Filing of the approved IDP at the Register of Deeds and publication of an ordinance for the Special Use Permit.

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

ACTION TAKEN on Item 9C

Motioned by Commissioner Liese, seconded by Commissioner Struckhoff, to approve the Preliminary Plat of the LCCC and Peaslee Addition subject to the following condition:

1. Applicant shall provide a revised preliminary plat with the following changes:
 - a. Graphically show the proposed dedication of a cross access easement from Haskell Avenue to proposed Lot 2.
 - b. Graphically show the proposed utility easement for the existing sanitary sewer service line that connects the existing EDC building with the sanitary sewer main along the north property line of Lot 1.
 - c. Provide a note on the face of the preliminary plan indicating the date of approval of the waiver request from Section 19-214 of the City Code.
 - d. Correction of the legal description as noted by the City's GIS Coordinator in review.
 - e. Correction of plat to remove 29th Street label from the entrance drive.

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