



SP-14-00470: A site plan for construction of a City Solid Waste facility on approximately 11 acres located at 2201 Kresge Road. The facility will contain the following uses: *Large Collection and Processing Recycling Facility* (household hazardous waste facility); *Fleet Storage* (sanitation trucks) which includes *Heavy Equipment Repair and Cleaning* (truck maintenance and wash bays) as an accessory use; *Administrative Offices* (offices and training room); *Exterior Storage*; and *Accessory Parking*. Submitted by Bartlett & West, Inc. for the City of Lawrence, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Site Plan subject to the following conditions:

1. Provision of lighting cut sheets which indicate the type of fixtures and lighting proposed for Phase 1 prior to the release of the site plan.
2. Recording of the Minor Subdivision for the Solid Waste Facility Addition with the Douglas County Register of Deeds prior to release of the site plan.

ASSOCIATED CASES

- MS-14-00472, Minor Subdivision to combine the existing 2 lots into 1 lot to accommodate the development of the facility. The Minor Subdivision was administratively approved on November 25, 2014 and is on the City Commission's December 30, 2015 agenda for acceptance of dedications.

OTHER ACTION REQUIRED

- Administrative approval and recording of the Minor Subdivision prior to the release of the site plan.
- Provision of one paper and one electronic revised site plan addressing the conditions of approval.

KEY POINTS

- The City Household Hazardous Waste and Solid Waste Facilities will be consolidated into one location with this facility.
- The proposed improvements include the construction of buildings and building additions that will increase the building area by more than 50% of the existing area; therefore, the project meets the definition of a Major Development Project. Full compliance with all City Codes is required for Major Development Projects.

GENERAL INFORMATION	
Current Zoning and Land Use	IG (General Industrial) District; previously used as a truck terminal/depot but the use has been abandoned. The site contains a building for truck maintenance and various asphalt parking areas.

Surrounding Zoning and Land Use	<p>To the north, east, and west: IG (General Industrial) District; To the north: pet food manufacture: <i>General Industrial</i>;</p> <p>To the west: <i>Wholesale Storage and Distribution</i>;</p> <p>To the east: <i>Construction Sales and Services</i>, <i>Wholesale Storage and Distribution</i>, and <i>Administrative Offices</i>.</p> <p>To the south:</p> <p>IG (General Industrial) District; <i>Wholesale Storage and Distribution</i></p> <p>RS7 (Single-Dwelling Residential) District; <i>Detached Dwellings</i></p> <p>(Figure 1)</p>
Legal Description:	<p>Currently platted as Lots 1 and 2, Penske Addition. Replat as Lot 1 Solid Waste Facility Addition with MS-14-00472, pending.</p>

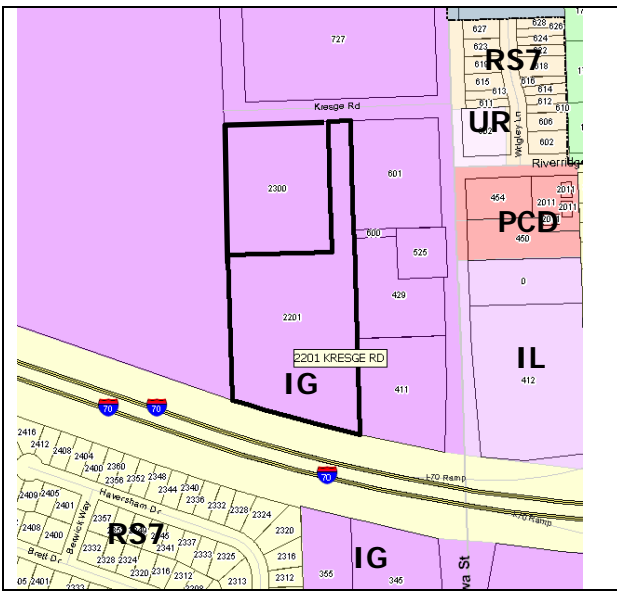


Figure 1a. Zoning in the area.



Figure 1b. Land use in the area.

SITE SUMMARY	Existing	Proposed	Change
Land Area:	447,417 sq. ft.	447,417 sq. ft.	--
Total Impervious Area: % Impervious	102,374 sq. ft. 23%	225,650 sq. ft. 51%	+123,276 sq ft (120% increase)
Total Pervious Area (sq ft):	375,043 sq. ft.	251,767 sq. ft.	-123.276 sq ft

PARKING SUMMARY

PHASE 1			
Use	Parking Requirements	Spaces Required	Spaces Provided
<i>Large Collection and Processing Recycling Facility</i>	1 space per vehicle used in the business PLUS 1 space per 1,000 sq ft building area No bicycle parking required	1 vehicle used; 5,100 sq ft building=7 spaces (one being ADA accessible)	7 vehicle spaces 4 bicycle spaces
PHASE 2			
Use	Parking Requirements	Spaces Required	Spaces Provided
<i>Fleet Storage</i>	1 per 1.5 employees	100 employees / 1.5= 67 spaces	
<i>Administrative Offices</i>	1 space per 300 sq ft of building area	11,580 sq ft/300=39 spaces	
<i>Heavy Equipment Repair and Cleaning</i>	Accessory to the Fleet Storage, no additional parking required	--	
Exterior Storage	1 per acre	2,362 sq ft=1 space	
Total		107 Phase 1 114 Phase 1 and 2	137 spaces Phase 2
ADA parking requirement 101 to 150 spaces require 5 ADA spaces with 1 being van accessible		5 with 1 van accessible	5 ADA spaces, all van accessible
Bicycle parking requirement: 1/ 10 admin offices spaces		39 <i>Administrative Office</i> spaces= 4 bicycle spaces	10 spaces

SUMMARY OF REQUEST

The proposed site plan is for the development of a new Household Hazardous Waste and City Solid Waste Facility at 2201 Kresge Road. These facilities are being relocated from their current locations. The current Household Hazardous Waste Facility is located at the County Public Works Facility at 711 E 23rd Street. The County's operations at this site are in the process of being relocated to 3755 E 25th Street and the property at 711 E 23rd Street may be put up for sale. With the relocation of the County Public Works Facility, it is necessary to relocate the Household Hazardous Waste Collection Facility. The Solid Waste fleet storage and administrative offices and training rooms are currently located at 1140 Haskell Avenue. The waste reduction and recycling specialists and the container maintenance operations currently located at 320 Industrial Lane will move to the Kresge location. The result will be the consolidation of the Solid Waste Division services in one location.

The Household Hazardous Waste Facility will be constructed as Phase 1 of the project as it is financed in part with grant funding and must be completed per funding schedule. The future phase of the project is being reviewed with the site plan and may occur at any time following the completion of Phase 1.

Access to the site will be provided from Kresge Road. Two access points will allow the separation of truck/utility traffic (west) and general vehicle traffic (east). The general vehicle parking area has access only to the east access drive and the fleet vehicle storage area has direct access only to the west access drive; however, fleet vehicles will move throughout the site to access the maintenance/wash bays and the emergency drop off location. The Household Hazardous Waste facility has one access point on the east drive. Cars can park along the east side of the building if they want to shop the reuse section or to bring in their materials and there are 2 parking spaces on the south side of the building for drop offs.

The property will be fenced with manual gates and Knox boxes will be provided for Fire/Medical access.

Phase 1 includes a 5,100 sq ft Hazardous Household Waste Facility. The future phase includes a 9,100 sq ft building addition to the existing office and truck wash/maintenance building. This building will house administrative offices as well as a training room, lockers and showers. A covered area on the south side of the new building will provide an outside break area for employees.

STAFF REVIEW

Findings

Per Section 20-1305, staff shall first find that the following criteria have been met:

1) The Site Plan shall contain only platted land;

The subject property has been platted as Lots 1 and 2 of Penske Addition and is in the process of being replatted as Lot 1 Solid Waste Facility Addition with Minor Subdivision MS-14-00472. The site plan approval is contingent upon the recording of the replat with the Register of Deeds.

2) The site plan shall comply with all standards of the City Code, this Development Code and other adopted City policies and adopted neighborhood or area plan;

With a Major Development Project, full compliance with all City Codes is required for the entire site, unless otherwise determined by the Planning Director to be waived for good cause shown by the applicant. Standards not waived by the Planning Director remain eligible for consideration of a variance by the Board of Zoning Appeals.

VARIANCES

The following variances were requested and were approved by the BZA at their November 6, 2014 meeting:

- 1) Variance from curb/gutter requirement in Section 20-913(i) of the Development Code to allow the existing paved areas to remain without curb and gutter as well as to allow some of the new areas to be developed without curb and gutter for better storm water management practices.
- 2) Variance from the surfacing standards in Section 20-913(e)(1) of the Development Code to allow the existing surfaces to maintain the current pavement surfacing thickness.
- 3) Variance from Section 20-913(e)(4) to allow the existing and proposed driveway approaches to occur without curb and gutter.

- 4) Variance from Section 20-913(e)(1) to allow the sanitation trucks to park on gravel rather than a paved surface. (Figure 2)

SETBACKS

The required setbacks for the IG District are observed with this development.

LANDSCAPING AND SCREENING

- Parking Lot Perimeter Landscaping

The parking area to the east of the Household Hazardous Waste Facility contains 5 parking spaces; therefore, the perimeter parking lot landscaping standards apply. The site plan shows the required 2 shade trees and a solid hedge in this location.

- Interior Parking Lot Landscaping

The interior parking lot landscaping standards apply only to parking areas with 11 or more parking spaces; therefore, the parking lot adjacent to the Household Hazardous Waste Facility is not required to have interior landscaping. The employee parking to the north of the Administration Office/Maintenance building requires landscaping at a rate of 1 tree and 3 shrubs for every 10 parking spaces, and a minimum of 40 sq ft of landscaping for each parking space. The parking area north of the admin building contains 137 parking spaces; therefore 5,480 sq ft of landscaping area must be provided with a minimum of 14 trees and 41 shrubs. The Fleet Storage area is not considered a parking lot and does not need to provide the interior parking lot landscaping. The landscaping provided meets the Code requirement.

- Bufferyard Requirements

The property is surrounded on all sides by IG Zoning with a small portion of RS7 Zoning to the south across the I-70 right-of-way. Based on the width of the I-70 right-of-way in this location, approximately 315 ft, a landscaped bufferyard would have little impact on the properties to the south; however, extensive evergreen landscaping has been proposed to the south of the detention pond to provide an attractive view from I-70. The bufferyard requirements have been met through Alternative Compliance with the additional evergreen trees in lieu of shrubs.

- Street Trees

There is 451.5 ft of frontage along Kresge Rd. Street trees are required at a rate of 1 tree per 40 ft of frontage. 12 trees are required and 12 are shown on the site plan.

- PARKING

The parking provided on the site is compliant with the requirements in the Development Code.

LIGHTING

A lighting plan and point-by-point illumination array was provided for Phase 1 of the development, the Household Hazardous Waste Facility. The lighting levels are code compliant;

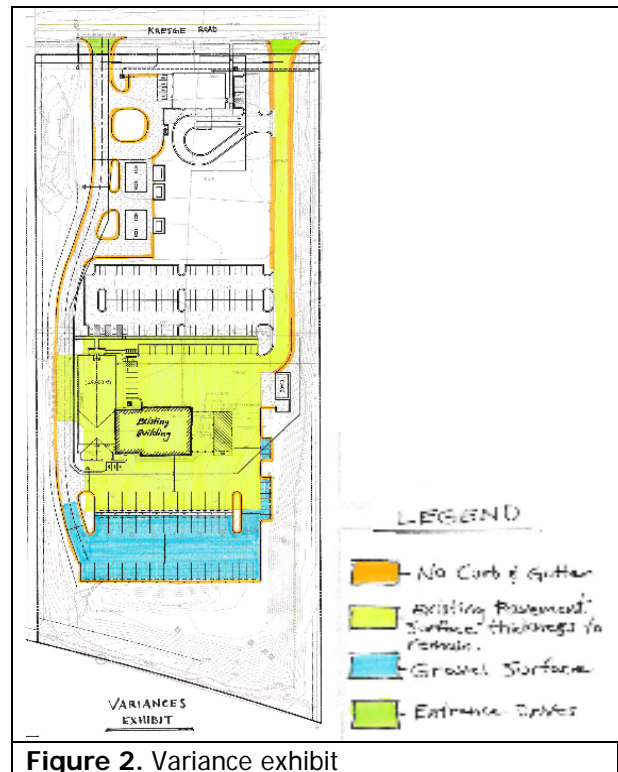


Figure 2. Variance exhibit

however lighting cut sheets should be provided to illustrate the fixture type and lighting type being used to insure full-cut off fixtures are utilized where needed. A lighting plan and point-by-point illumination array will be submitted for Phase 2 prior to the issuance of a building permit on Phase 2.

INDUSTRIAL DESIGN GUIDELINES

The subject property is located within an industrial area on Kresge Road, a 'no outlet' road which serves the subject property and the manufacturing and warehouse uses in the area. The property is located in a secluded or low visibility area; with the exception of the southern portion which is adjacent to the I-70 right-of-way. Due to the secluded location, chain link fencing will be used along Kresge Road. This is in keeping with other fencing in the area and is appropriate given the secluded nature of the property. The Household Hazardous Waste Building will be located near Kresge Road and will be accessed by the public. The north and east building facades will be most visible to the public and have been designed with a variety of building details and materials to create visible interest. (Figure 3) The loading areas are located to the south and west of the building.

Due to the high visibility of the southern portion of the property from I-70, additional landscaping will be used to create a pleasing view. (Figure 4)

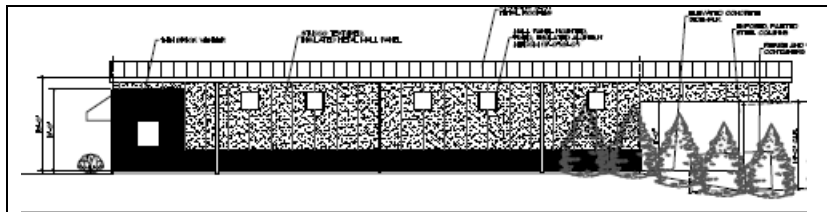


Figure 3a. North façade, visible from Kresge Road

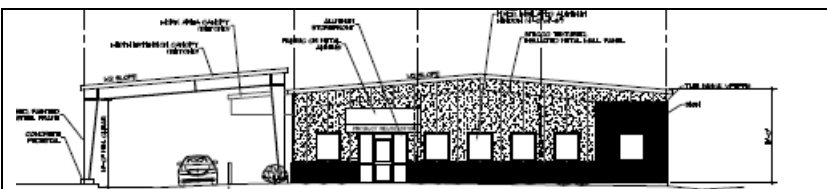


Figure 3b. East façade, visible from the access drive and public parking

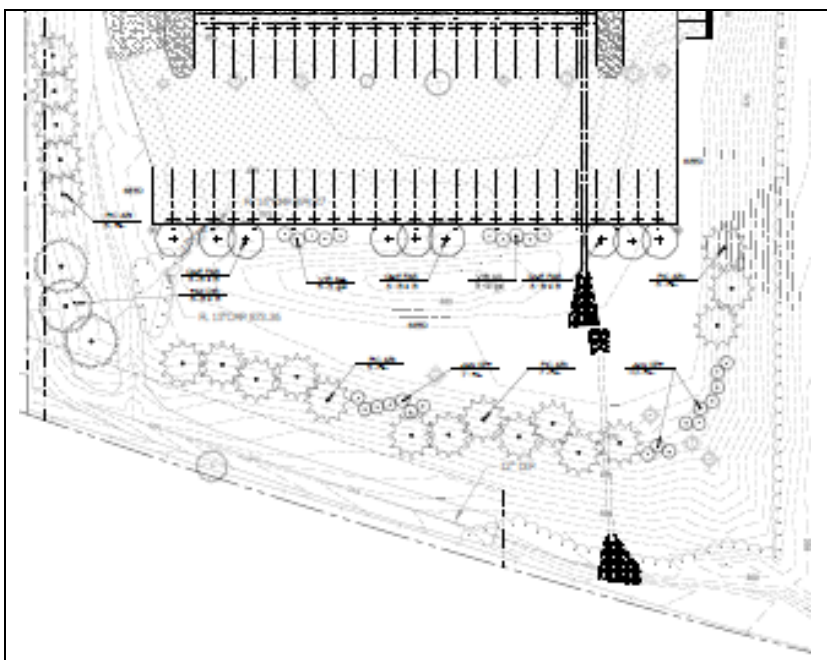


Figure 4. Landscaping and detention pond on south portion of property.

3) The proposed use shall be allowed in the district in which it is located or be an allowed nonconforming use;

The uses being proposed: *Large Collection and Processing Recycling Facility* (household hazardous waste facility); *Fleet Storage* (sanitation trucks), *Heavy Equipment Repair and Cleaning* (truck maintenance and wash bays); *Administrative Offices* (offices and training

room); *Exterior Storage*; and *Accessory Parking* are all permitted within the IG (General Industrial) District.

- 4) **Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well and shall also conform with adopted corridor or access management policies and;**

As noted earlier, two accesses onto Kresge Road will separate the truck/utility traffic and general vehicle traffic. The access on Kresge Road and throughout the site provides for the safe, efficient and convenient movement of traffic (Figure 5).

- 5) **The site plan provides for the safe movement of pedestrians within the site;**

A walkway links the entry of the Household Hazardous Waste Facility with the sidewalk along Kresge Road and a walkway is provided from the parking area north of the administration building to the main entry. The site plan provides for safe movement of pedestrians to the entries of the buildings which are open to the public.

Conclusion

The site plan, as conditioned and with the variances approved by the BZA, is compliant with the Development Code.

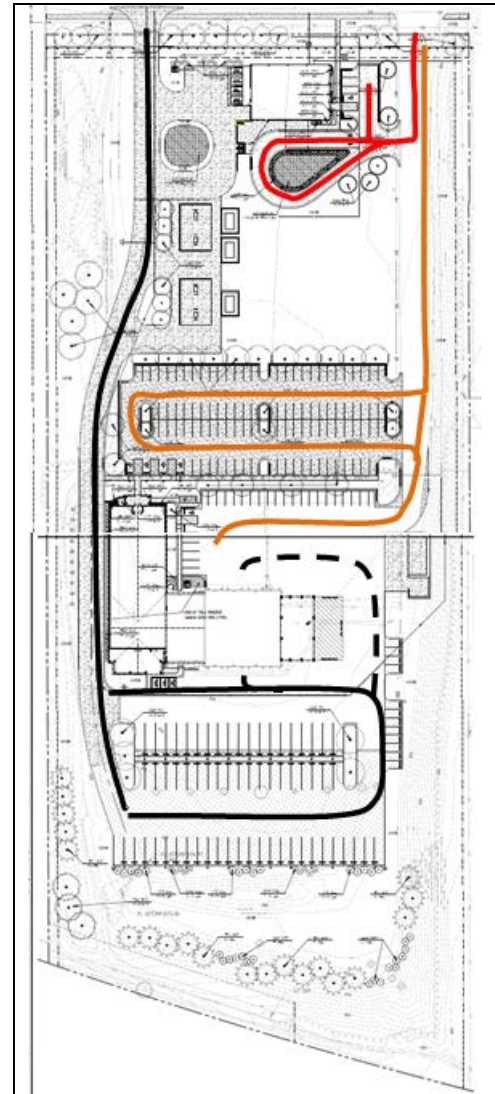


Figure 5. Overall plan showing traffic flow.
Solid black line—refuse vehicles,
Dashed line—path for maintenance.
Red line—HHW Facility customers,
Orange line—Solid Waste Facility employees and customers.