



Legal Description: Lots 41, 43, 45 and 47 New Jersey Street

General Notes:

- Existing Zoning: CS
- Proposed Zoning: CS
- Current Use: Mixed Commercial and Residential
- Proposed Use: Mixed Commercial and Residential
- The City of Lawrence shall not be responsible for damage to pavement due to the weight of refuse vehicles.
- Accessible spaces are to be signed and stenciled per ordinance 20-912(g).
- No changes to site lighting a proposed with this application. Any future lighting changes are subject to the provisions and requirement of section 20-1103 of the Land Development Code and may require submission of a photometric plan.
- Site Summary numbers based on available data provided by property owner, approved site plans, and code analysis drawing prepared by Mike Myer with Hernly Architects.
- Existing pole sign shall be removed unless approved as a work of art. .

Prepared by Lawrence Douglas County Planning Staff

Use Summary /Parking Summary per Section 20-902

512 E 9th Street: Multiple Tenant Mixed Use Building

Unit A & C Culinaria	Nightclub: 1,927 SF 1 space per 3 persons maximum occupancy [40] and 1 space per employee [4] = 18 spaces
Unit B1: Pilates Studio	Personal Improvement: 806 SF 1 space per 200 SF = 5 spaces
Unit B2: Vintage Collectible	Retail Sales General: 294 SF 1 space per 300 SF = 1 space
2nd Story Apartment	Non Ground Floor Dwelling Unit—2 Bedroom 1 space per bedroom = 2 spaces
No separate Address: Multiple Tenant Warehouse Building Total SF = 5,400 SF	
Unit D1: Blue Gingko Chinese Medicine	Medical Office: 983 SF 1 space per 300 SF = 4 spaces
Unit D: Lawrence Creates	Personal Improvement and Limited Manufacturing: 4,200 SF Shop Space (660) at 1 space per 1000 SF = 1 space All other space (6310) at 1 space per 200 SF = 18 spaces

514 E 9th Street: Single Use Building Total SF = 1,026 SF

Wild Lotus	Personal Convenience: 1,026 SF 1 space per 300 SF = 4 spaces
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Total spaces required all uses 53 spaces

Total spaces required for Shared Use 41 spaces

Parking Provided

Parking Provided:	(17 spaces on site)
On-Site	21 Total Spaces (on site) (4 spaces in E. 9th Street ROW)
Off-Site shared:	15 Total Spaces (shared parking agreement)
New Jersey Street ROW	7 Total Spaces

General Area Location Map



**512 and 514 E. 9th Street
Site Plan**

Hill Family Investments LLC

PROPERTY SURFACE SUMMARY			
Summary of Existing Conditions		Summary after project completion	
Total Buildings	8,545 SF	Total Buildings	8,545 SF
Total Pavement	123,877 SF	Total Pavement	123,877 SF
Total Impervious	132,422 SF	Total Impervious	132,422 SF
Total Pervious	1,782 SF	Total Pervious	1,782 SF
Total Property Area	134,204 SF	Total Property Area	134,204 SF

Landscape Schedule			
QTY	ID	Description	Size
5		Unknown	Unknown

Existing Pole Sign to be removed.

Revision Date
9.3.14
11.14.14

Approved and Released

Case No. SP-14-00402
 Approval Date: 11.14.14
 Release Date: _____
 Planner: SLD
 1 of 2 Sheets
 Asst./Director: _____



Street View 512 E. 9th Street



Warehouse Building



Access Drive from E. 9th Street



Alley View of Warehouse Building



Side View—512 E 9th Street



Rear View of Warehouse Building



Alley View

