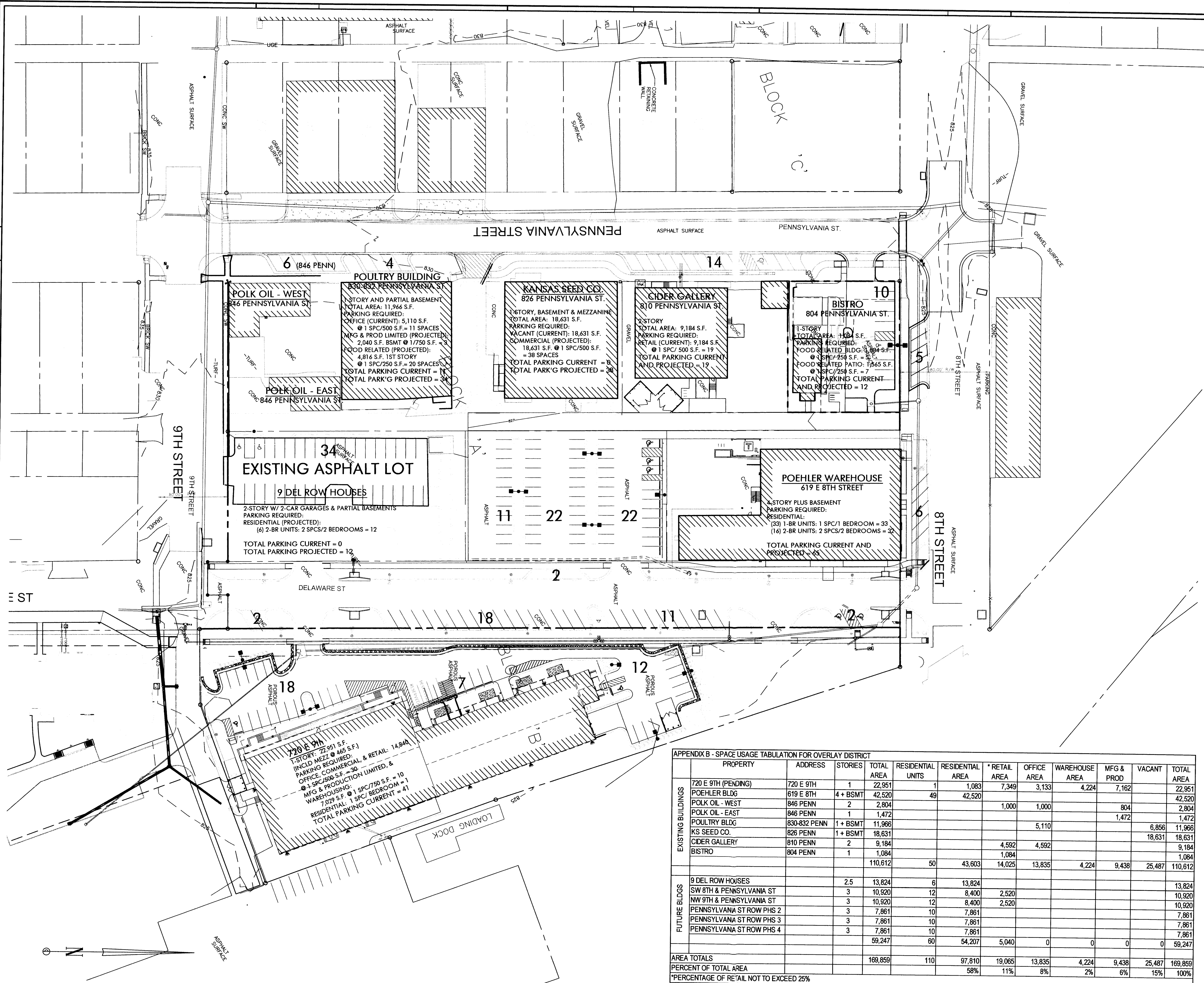


Approved and Released
 Case No. 2146270
 Approval Date: 7/13/14
 Release Date: 7/15/14
 Planner: [Signature]
 City of Lawrence
 Douglas County
 Asst. Director: [Signature]

RECEIVED
 JUL 14 2014
 City Planning Office
 Lawrence, Kansas



ORDINANCE NO. 8054
 WHEREAS, after due and lawful notice the zoning recommendation came on for hearing before the governing body of the City of Lawrence, Douglas County, Kansas on August 8, 2006, and after due consideration and deliberation the recommended zoning change was authorized with the following list of uses excluded from this zoning change:

- (i) Bars (unless 55% of gross receipts are derived from food sales as outlined in 20-509(5)(i));
- (ii) Liquor Store;
- (iii) Ambulance Service;
- (iv) Car or Truck Wash;
- (v) Auto Repair;
- (vi) External drive-through ATM or drive-through window (walk-up ATM's are allowed);
- (vii) Furrers;
- (viii) Pawn Shop;
- (ix) Mobile Home Sales and Service;
- (x) Golf Driving Range;
- (xi) Pet Store (animal sales);
- (xii) Loan Office (short-term cash advance loans); and
- (xiii) Convenience Store with Gasoline Sales

PARKING TABULATION CURRENT

PARKING REQUIRED	
720 E 9TH	41
POEHLER WAREHOUSE (619 E 8TH STREET):	65
POLK OIL (846 PENNSYLVANIA STREET):	NOT INCL'D
POULTRY BUILDING 830-832 PENNSYLVANIA STREET:	11
KS SEED CO. (826 PENNSYLVANIA STREET):	0
CIDER GALLERY (810 PENNSYLVANIA STREET):	19
BISTRO (804 PENNSYLVANIA STREET):	12
TOTAL PARKING REQUIRED:	140

PARKING PROVIDED	
AT 720 E 9TH	37
TEMP ASPHALT LOT BEHIND 830-832 PENN. STREET	34
SOUTH OF POEHLER WAREHOUSE	55
POLK OIL (846 PENNSYLVANIA STREET)	NOT INCL'D
BETWEEN 826 & 830-832 PENNSYLVANIA STREET	0
BEHIND 826 PENNSYLVANIA STREET	0
AT 804 PENNSYLVANIA STREET	10
ON PENNSYLVANIA STREET:	18
ON 8TH STREET	11
ON DELAWARE STREET	35
TOTAL PARKING PROVIDED:	206
(TOTAL ACCESSIBLE PARKING PROVIDED:	10

PARKING TABULATION PROJECTED

PARKING REQUIRED	
720 E 9TH	41
9 DEL ROW HOUSES	12
POEHLER WAREHOUSE (619 E 8TH STREET):	65
POLK OIL (846 PENNSYLVANIA STREET)	NOT INCL'D
POULTRY BUILDING 830-832 PENNSYLVANIA STREET:	34
KS SEED CO. (826 PENNSYLVANIA STREET):	19
CIDER GALLERY (810 PENNSYLVANIA STREET):	38
BISTRO (804 PENNSYLVANIA STREET):	12
TOTAL PARKING REQUIRED:	221

PARKING PROVIDED	
AT 720 E 9TH	37
AT 9 DEL ROW HOUSES	12
SOUTH OF POEHLER WAREHOUSE	75
POLK OIL (846 PENNSYLVANIA STREET)	NOT INCL'D
BETWEEN 826 & 830-832 PENNSYLVANIA STREET	5
BEHIND 826 PENNSYLVANIA STREET	4
AT 804 PENNSYLVANIA STREET	10
ON PENNSYLVANIA STREET:	18
ON 8TH STREET	11
ON DELAWARE STREET	35
TOTAL PARKING PROVIDED:	207
(TOTAL ACCESSIBLE PARKING PROVIDED:	10

APPENDIX B - SPACE USAGE TABULATION FOR OVERLAY DISTRICT

PROPERTY	ADDRESS	STORIES	TOTAL AREA	RESIDENTIAL UNITS	RESIDENTIAL AREA	*RETAIL AREA	OFFICE AREA	WAREHOUSE AREA	MFG & PROD	VACANT	TOTAL AREA
EXISTING BUILDINGS											
720 E 9TH (PENDING)	720 E 9TH	1	22,951	1	1,083	7,349	3,133	4,224	7,162		22,951
POEHLER BLDG	619 E 8TH	4 + BSMT	42,520	49	42,520						42,520
POLK OIL - WEST	846 PENN	2	2,804			1,000	1,000		804		2,804
POLK OIL - EAST	846 PENN	1	1,472						1,472		1,472
POULTRY BLDG	830-832 PENN	1 + BSMT	11,966				5,110			6,856	11,966
KS SEED CO.	826 PENN	1 + BSMT	18,631							18,631	18,631
CIDER GALLERY	810 PENN	2	9,184			4,592	4,592				9,184
BISTRO	804 PENN	1	1,084			1,084					1,084
			110,812	50	43,603	14,025	13,835	4,224	9,438	25,487	110,812
FUTURE BLDGS											
9 DEL ROW HOUSES		2.5	13,824	6	13,824						13,824
SW 8TH & PENNSYLVANIA ST		3	10,920	12	8,400	2,520					10,920
NW 9TH & PENNSYLVANIA ST		3	10,920	12	8,400	2,520					10,920
PENNSYLVANIA ST ROW PHS 2		3	7,861	10	7,861						7,861
PENNSYLVANIA ST ROW PHS 3		3	7,861	10	7,861						7,861
PENNSYLVANIA ST ROW PHS 4		3	7,861	10	7,861						7,861
			59,247	60	54,207	5,040	0	0	0	0	59,247
AREA TOTALS			169,859	110	97,810	19,065	13,835	4,224	9,438	25,487	169,859
PERCENT OF TOTAL AREA					58%	11%	8%	2%	6%	15%	100%

*PERCENTAGE OF RETAIL NOT TO EXCEED 25%

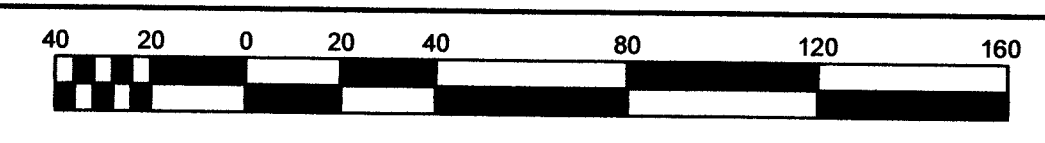
8TH & PENN NEIGHBORHOOD REDEVELOPMENT ZONE
 LAWRENCE, KANSAS
 PARKING AND RETAIL TABULATION

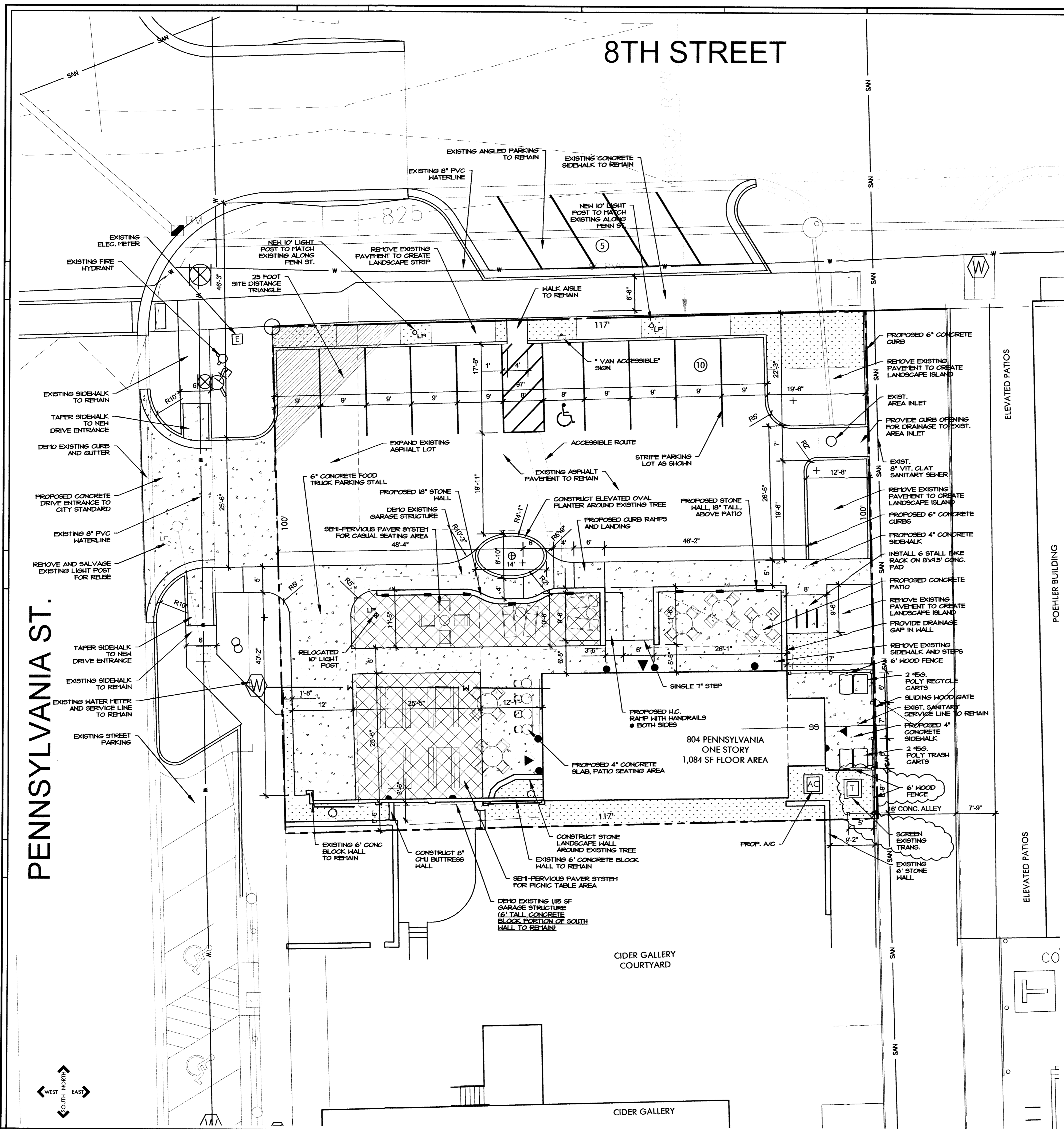
Hernly ASSOCIATES
 920 Massachusetts
 Lawrence, Kansas
 66044
 785-749-5806
 FAX 785-749-1515

DATE: 20/10/14
 Drawn by:
 Checked by:
 Revisions:

SP-1

1 PARKING & RETAIL TABULATION PLAN
 1" = 40'-0"





PENNSYLVANIA ST.

8TH STREET

1 SITE PLAN
1" = 10'-0"

PROJECT DESCRIPTION:
Building remodel and site modifications for food and beverage sales use - Fast Order Food with Accessory Bar. This project is intended to provide minor modification and additional detail to SP-13-00349 as previously submitted.

PROPERTY OWNER:
Ohio Mortgage Investors, LLC
13420 Santa Fe Trail Dr.
Lenexa, KS 66215-3655

ARCHITECT:
Hernly Associates, Inc.
920 Massachusetts St. Suite 2
Lawrence, KS 66044-2868

LEGAL DESCRIPTION:
Lot 1, 8th and Pennsylvania Neighborhood Redevelopment Addition No. 3, City of Lawrence, Douglas County, Kansas.

ZONING:
CS - UC (COMMERCIAL STRIP-URBAN CONSERVATION OVERLAY)
ORDINANCE NO. 8920 - Permitted/Excluded Uses:
The rezoning granted in Section 1, supra, in addition to being subject to the general conditions established in Chapter 20 of the Code of the City of Lawrence, Kansas, 2013 Edition, as amended, is also subject to the following special conditions:
(a) The following uses are excluded from the zoning district described in Section 1, supra:
(i) Bars (unless, within a calendar year, 55% of gross receipts from said use are derived from the sale of food for consumption on the premises; said restriction shall be applied beginning on the two-year anniversary of the commencement of the use);
(ii) Liquor Store;
(iii) Ambulance Service;
(iv) Car or Truck Wash;
(v) Auto Repair;
(vi) External drive-through ATM or drive-through window (walk-up ATM's are allowed);
(vii) Furriers;
(viii) Pawn Shop;
(ix) Mobile Home Sales and Service;
(x) Golf Driving Range;
(xi) Pet Store (animal sales);
(xii) Loan Office (short-term cash advance loans); and
(xiii) Convenience Store with Gasoline Sales

PROPERTY SURFACE SUMMARY

EXISTING SUMMARY	SUMMARY AFTER PROJECT COMPLETION
TOTAL BUILDINGS = 2,417 S.F.	TOTAL BUILDINGS = 1,302 S.F.
TOTAL PAVEMENT = 7,125 S.F.	TOTAL PAVEMENT = 8,440 S.F.
TOTAL IMPERVIOUS = 9,542 S.F.	TOTAL IMPERVIOUS = 9,742 S.F.
TOTAL PERVIOUS = 2,176 S.F.	TOTAL PERVIOUS = 1,976 S.F.
TOTAL PROPERTY AREA = 11,718 S.F.	TOTAL PROPERTY AREA = 11,718 S.F.

REFUSE DISPOSAL
The business practices will include a high level of recycling and composting. Refuse will be handled utilizing (2) 95 gal. poly trash carts. Recycling will be handled with an additional (2) 95 gal. poly trash carts. Composting will be collected indoors and taken as needed to an off-site composting area.

HRC DETERMINATION
The Lawrence Historic Resources Commission at their meeting on June 19, 2014 approved the site plan with the following amendments:
• Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.
• The site plan process (Development Code 20-1305) for the removal of the garage and replacement with outdoor dining is completed prior to the installation of the outdoor dining.
• The demolition permit may be released for permitting prior to the release of the site plan.

PARKING REQUIREMENTS: (based on area plan)
1 STALL FOR 250 SF OF BUILDING AREA FOR FOOD RELATED USES
BUILDING FLOOR AREA: 1,084 SF/250 = 5 STALLS REQUIRED
OUTSIDE DINING AREA: 1565 SF/250 = 7 STALLS REQUIRED
TOTAL REQUIRED: = 12 SPACES (INCL. 1 VAN ACCESSIBLE)
PARKING AVAILABLE: = 10 ON SITE (INCL. 1 VAN ACCESSIBLE) + 2 ADJACENT STREET
Bike Parking = (6) spaces provided

ADA NOTE
This site plan has been designed within reasonable professional efforts to comply with the provisions of The Americans With Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities, Appendix A to 28 CFR Part 36. No warranty is given that this site complies with all interpretations of said provisions.

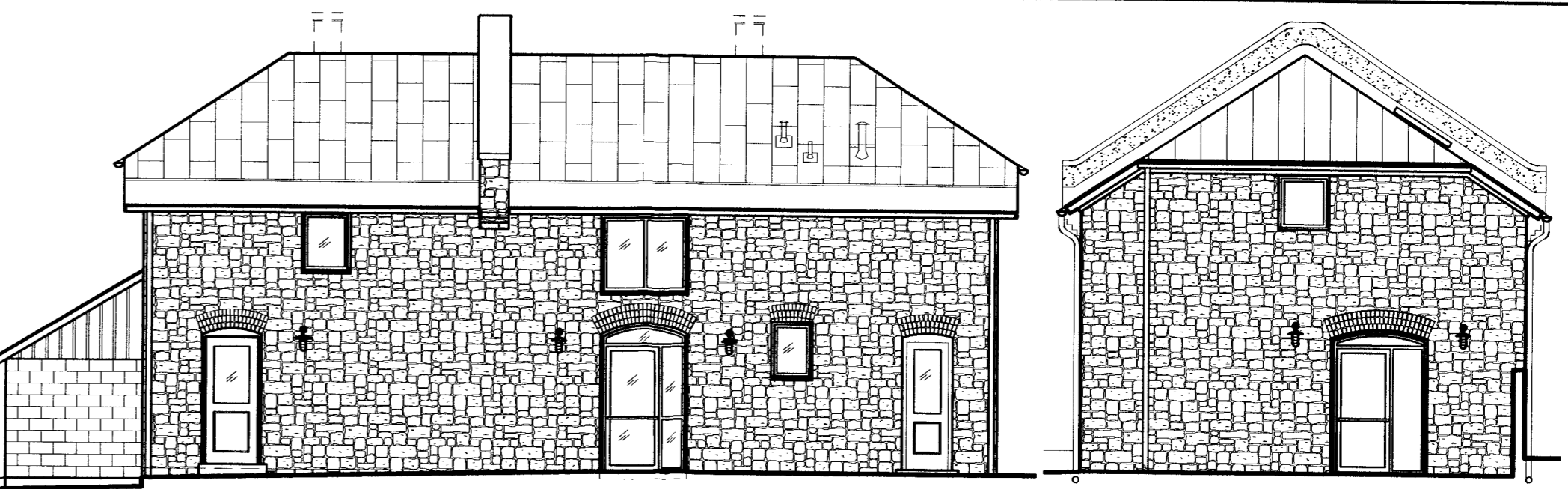
USE GROUP:
Previously Approved Use: Quality Restaurant/Bar
Proposed Use: Fast Order Food/Bar
Note: The Mobile Food Vendor is governed by the regulations in Section 6-17 of the City Code.

OUTDOOR DINING:
Per City Code Section 9-902, the outdoor dining area will be managed to prevent stormwater pollution. Food waste, trash, cigarettes and other solid wastes will be collected and disposed of properly. Collection must be frequent enough to prevent wastes carried off by wind or stormwater runoff. Pavement and furnishings must be cleaned frequently enough to prevent contamination of stormwater runoff. Fluid waste, including wastewater from pavement or furniture cleaning, will be collected and discharged to the sanitary sewer system.

LIGHTING KEY

KEY	QUAN	NOTES
DECORATIVE STREET LIGHT	3	RELOCATED AND NEW MATCH EXIST. 3" DIA. x 10' POLE
INSET STEP LIGHT	8	9 WATT CF CONCEALED CONDUIT, INSET LIGHTS
DECORATIVE WALL SCIENCE	3	16.8 WATT LED LAMP, SURFACE MOUNTED CONDUIT ON CMU WALL ONLY
DECORATIVE WALL SCIENCE	5	16.8 WATT LED, SURFACE MOUNTED CONDUIT ON CMU WALL ONLY

SITE NOTES



ELEVATIONS
NORTH (FROM 8TH) WEST (FROM PENN)

PARKING SIGN

LOCATION MAP

Approved and Released

Case No: 2014-00349
Approval Date: 7/23/2014
Release Date: 7/23/2014
Planner: [Signature]
City of Lawrence
Douglas County
Lawrence, Kansas

Date: 2014/05/20
Drawn by:
Checked by:
Revisions: 2014/06/20
2014/07/01
2014/07/25

PENN STREET BISTRO
804 PENNSYLVANIA
LAWRENCE, KANSAS

RECEIVED
JUL 23 2014
City County Planning Office
Lawrence, Kansas

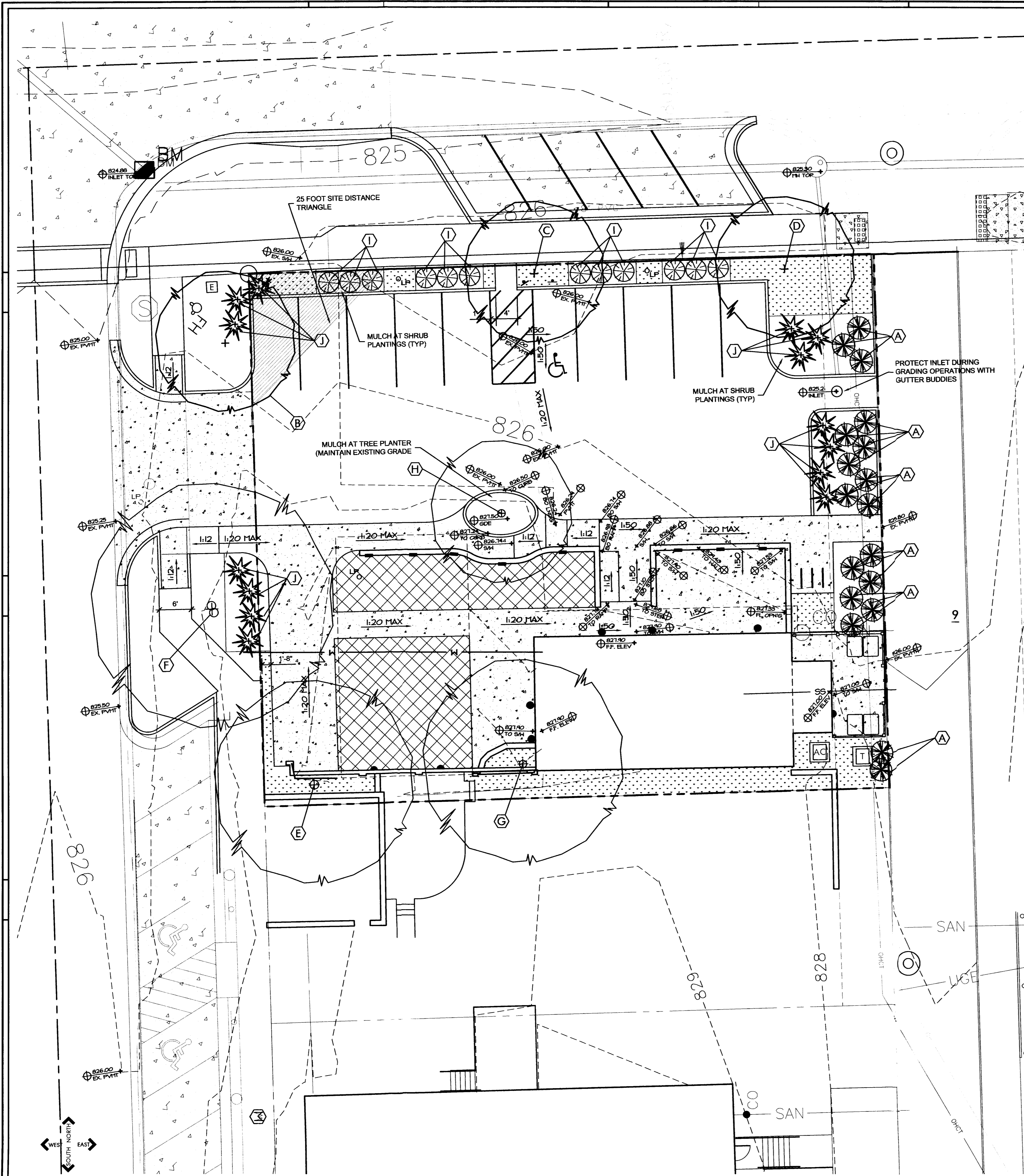
Hernly ASSOCIATES

920 Massachusetts
Lawrence, Kansas
66044
785-749-5806
FAX 785-749-1515

SITE LAYOUT

Date: 2014/05/20
Drawn by:
Checked by:
Revisions: 2014/06/20
2014/07/01
2014/07/25

SP-2



BENCHMARK:
 Site grading is based on and tied to NGS benchmark T 368: A stainless steel rod in hand hole located 190.9' north of the centerline of East 13th Street and 23.6' east of the centerline of Oregon Street. Elevation is 827.39' (NAVD 88).
 Local Benchmark: Storm sewer inlet at southeast corner of 8th and Pennsylvania - Top Elevation 824.88'

GENERAL NOTES:

- Contractor to verify location of all existing utilities prior to excavation.
- Pavement slopes in area of handicap accessible parking stalls and access aisles shall conform to current ADA requirements and shall not exceed 2% in any direction.
- The contractor is responsible for providing berms, silt fences, straw bales, or other means to prevent erosion from reaching adjacent property or the public right-of-way. In the event the prevention measures are not effective, the contractor shall remove any erosion debris and restore adjacent property and/or the right-of-way to original or better condition.
- All disturbed areas shall be seeded and mulched or sodded.

CAUTION - NOTICE TO CONTRACTOR:

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with proposed improvements shown on the plans. **THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.**

EROSION CONTROL NOTES:

- All perimeter sediment and erosion control facilities are to be constructed prior to grading and they shall be in operational condition before grading construction begins. All sediment control measures are to be adjusted to meet field conditions at the time of construction.
- Periodic inspection and maintenance of all sediment control structures must be provided to insure intended purpose is accomplished. The contractor shall insure that adjacent land area shall be protected from erosion and sediment. Sediment control measures shall be in working condition at the end of each day.
- All areas of ingress-egress are to be protected to prevent the tracking of mud onto the public right-of-way.
- Remove good topsoil from areas to be graded and filled, and preserve it for use in finishing the grading of all critical areas.
- Clear and grub areas to be filled to remove trees, vegetation, roots or other objectionable material that would affect the planned stability of the fill.
- Scarify areas to be topsoiled to a minimum depth of 2 inches before placing topsoil.
- The throats of all storm sewer inlets shall be protected and kept free of any deposits of sediment until the uphill areas have been stabilized and the streets have been paved.
- Contractor shall use silt fence as required for controlling erosion along the edge of the property or other bottom of slope locations in order to confine runoff on site.

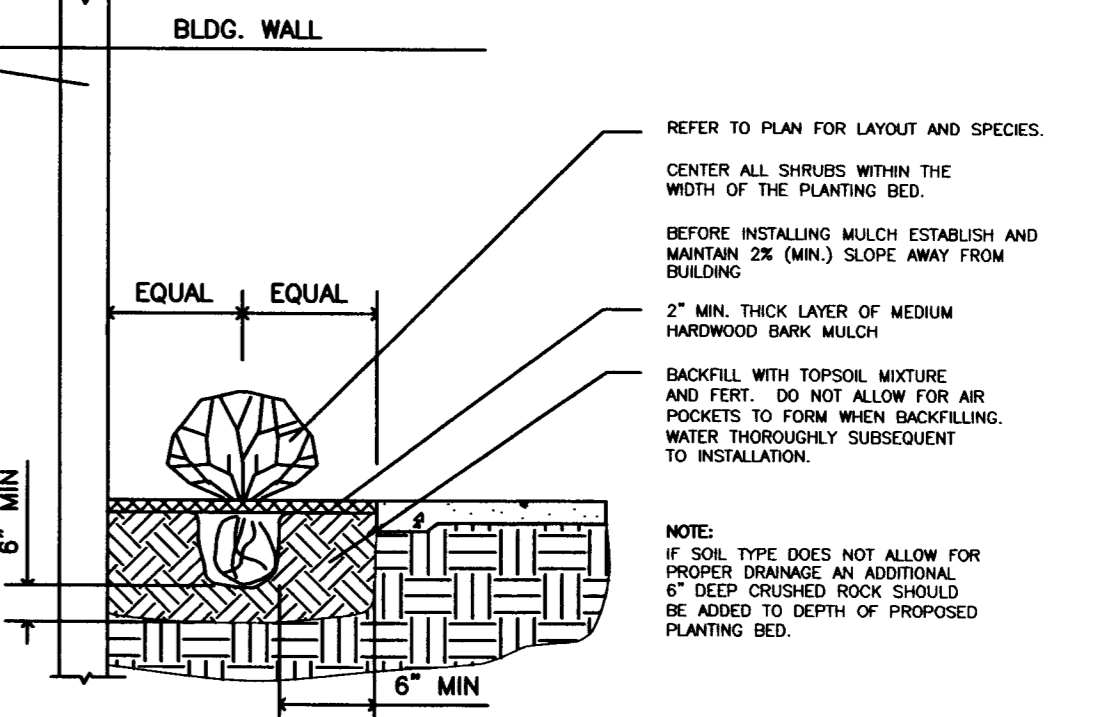
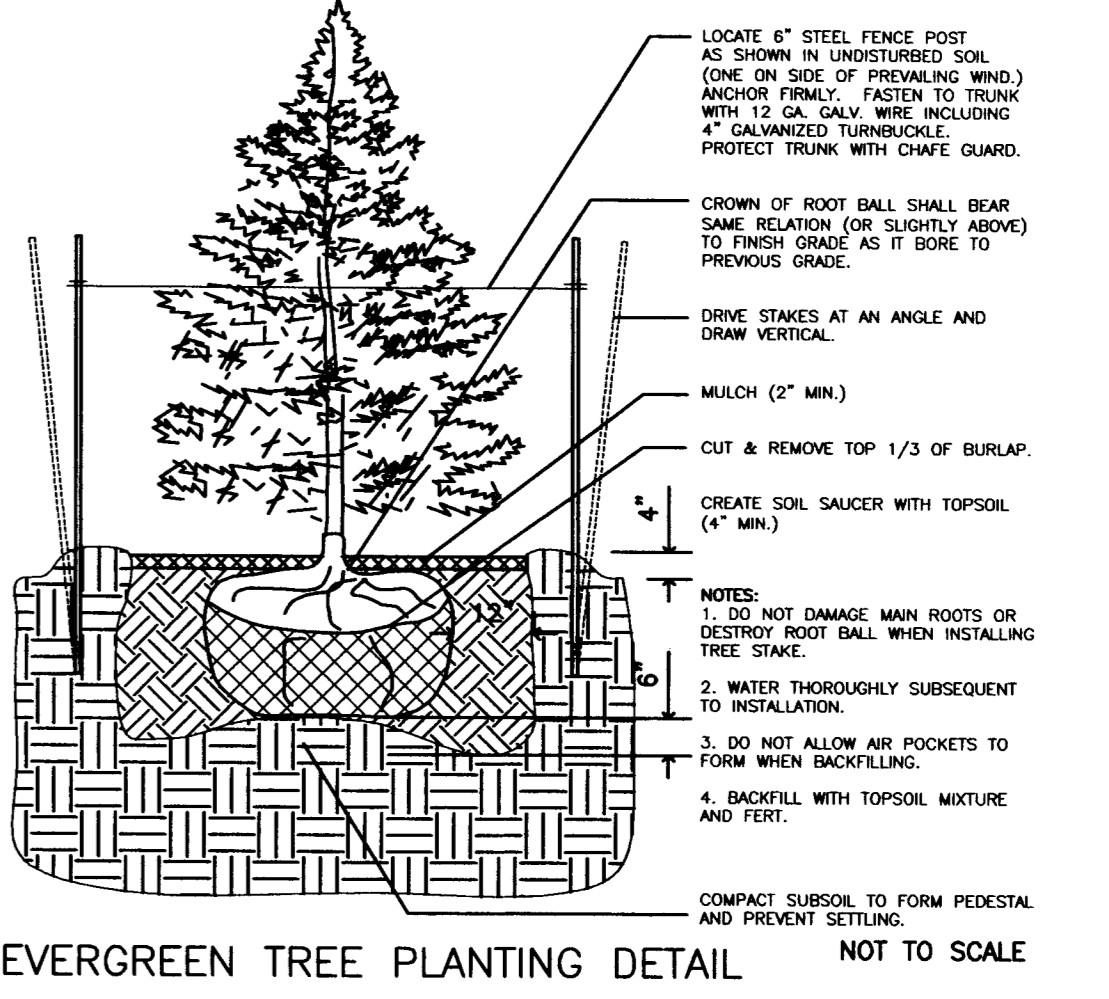
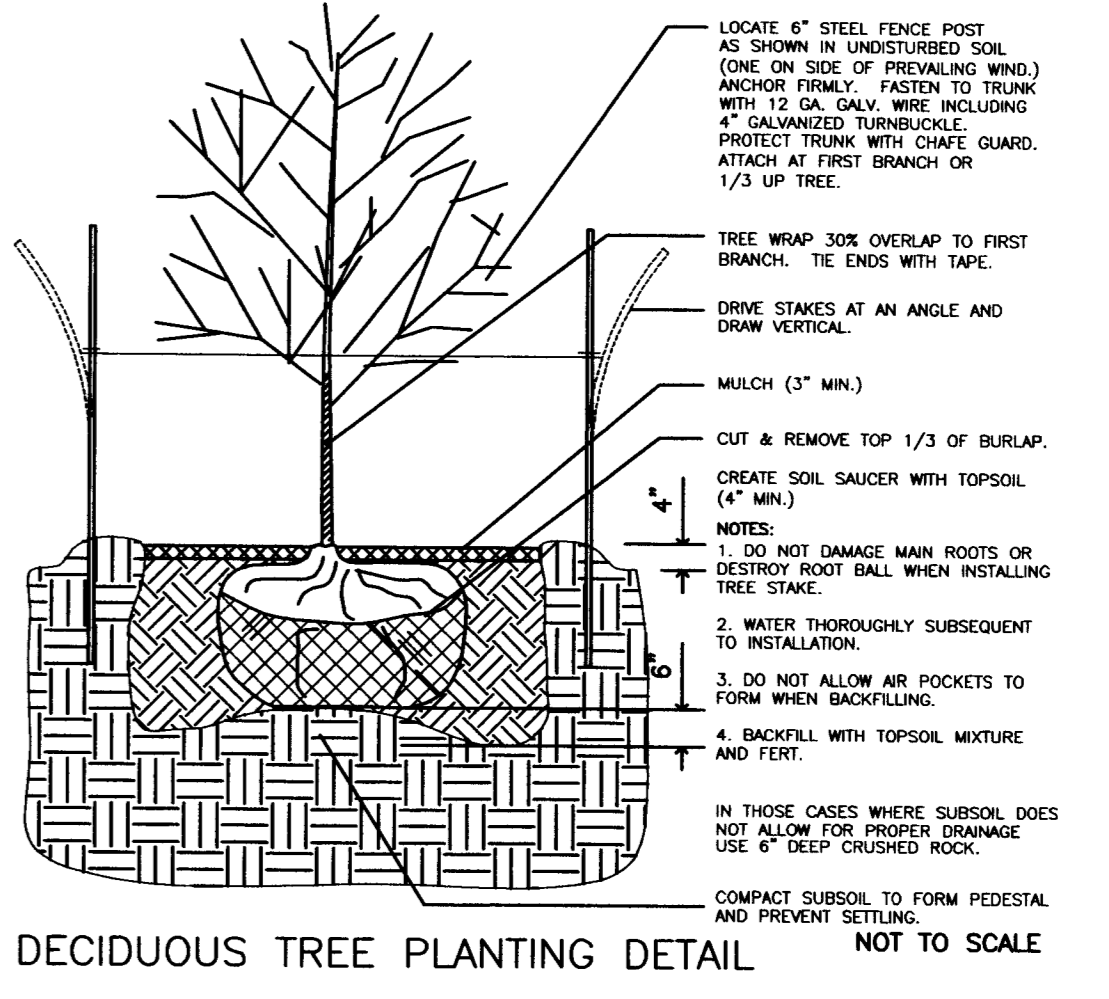
GRADING NOTES

- Set all plants a minimum of 4 feet from back of curb.
- Tree and shrub species are to be as chosen by landscape contractor and owner from the acceptable species noted in this concept plan.
- All pervious land areas not noted to be mulched shall be brought to finished grade and planted in Turf-type Fescue.
- All ground mounted mechanical or utility equipment shall be screened from public view with landscape materials compatible with this landscaping concept plan.
- All above ground electrical and/or telephone cabinets shall be screened with landscape materials.
- All landscape materials shall be installed in accordance with the 2004 or 2002 ANSI standards for tree planting.
- All disturbed land areas not otherwise landscaped shall be sodded.
- No grading or trenching shall occur within 4 ft of the base of trees that are being preserved.
- The property owner will maintain the shrubs in the intersection visibility triangle and the adjacent right-of-way at a height of 3 ft or less.

LANDSCAPING

KEY	NAME	QUAN	SIZE	COND.	NOTES
A	Taylor Juniper Juniperus virginiana 'Taylor'	18	7' HEIGHT	B&B	Proposed
B	Ginkgo 'Autumn Gold' Ginkgo biloba	1	2' CAL.	B&B	Proposed
C	John Pair Caddo Maple Acer saccharum 'John Pair'	1	2.5' CAL.	B&B	Proposed
D	Skyline Honey Locust Gleditsia triacanthos var. inermis 'Skyline'	1	2.5' CAL.	B&B	Proposed
E	Eastern Black Walnut Juglans nigra	1	18" CAL.	Good	Existing
F	American Elm Ulmus 'americana'	1	20" CAL.	Good	Existing (dbl. trunk)
G	American Elm Ulmus 'americana'	1	20" CAL.	Good	Existing
H	Crobbapple Malus HV	1	16" CAL.	Good	Existing
I	Barberry, Redleaf Japanese Berberis thunbergii HV	12	24" HI. min potted	Proposed	
J	Euonymus, Dwarf Winged Euonymus alatus HV	14	24" HI. min potted	Proposed	

LANDSCAPE NOTES



PLANTING DETAILS

Approved & Released

Case No. 24972 Date: 7/5/14

Planner Initials: [Signature] # of Sheets: 2

Director: [Signature]

PENN STREET BISTRO
 804 PENNSYLVANIA
 LAWRENCE, KANSAS

Hernly ASSOCIATES

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 785-749-5806
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LANDSCAPE & GRADING

Date: 2014/05/20
 Checked by:
 Revisions: 2014/06/20

SP-3