

PARKING SYNOPSIS:

PER SECTION 20-105.3 OF THE CITY OF LAWRENCE ZONING ORDINANCE, DEVELOPMENTS WITH THE FOLLOWING USE CATEGORIES ARE ELIGIBLE FOR PARKING BOWLS:

- 10% OF THE NET FLOOR AREA USED AS MULTIFAMILY,
- 10% OF THE NET FLOOR AREA AS PROFESSIONAL OFFICES,
- 5% OF THE NET FLOOR AREA AS RETAIL INCLUDING BANKS, DRUG STORES, ETC.

THE PROPOSED DEVELOPMENT HAS THE FOLLOWING USE CATEGORIES:

TOTAL NET AREA = 100,790 SF
 MULTIFAMILY AREA = 59,178 SF (59%)
 PROFESSIONAL SERVICES AREA = 23,090 SF (23%)
 RETAIL/PERSONAL SERVICES AREA = 18,524 SF (18%)

THE PROPOSED DEVELOPMENT MEETS THE MINIMUM CRITERIA SET FORTH IN THE ZONING ORDINANCE IN ORDER TO BE AWARDED BONUS STATUS FOR PARKING PURPOSES.

RESIDENTIAL PARKING REQUIRED = 0.25 STALL/ BEDROOM
 NUMBER OF BEDROOMS = 32
 RESIDENTIAL PARKING STALLS REQUIRED = 0.25 * 32
 RESIDENTIAL PARKING REQUIRED = 8 PARKING STALLS
 RETAIL/ OFFICE PARKING REQUIRED = 1 STALL/ 1000 SF
 RETAIL/ OFFICE AREA = 41,614 SF
 RETAIL PARKING REQUIRED = 42 PARKING STALLS

PARKING STALLS REQUIRED BY TRI-PARTY AGREEMENT = 67
 TOTAL PARKING STALLS REQUIRED = 42 + 8 + 67
 TOTAL PARKING STALLS REQUIRED = 117 PARKING STALLS

PROPOSED PARKING:
 UNDERGROUND = 48 PARKING STALLS
 ON-SITE SURFACE = 87 PARKING STALLS
 STREET SURFACE = 25 PARKING STALLS
 TOTAL PARKING PROVIDED = 158 PARKING STALLS

APPROVED SITE PLAN PARKING:
 ON-SITE SURFACE = 88 PARKING STALLS
 STREET SURFACE = 18 PARKING STALLS
 TOTAL PARKING ON APPROVED SITE PLAN = 122 PARKING STALLS

SEVENTH STREET

RHODE ISLAND

CONVERT CARP WALK
TO AREA WALK

REMOVE 200' OF
RET. LANDSCAPE PLANT

EXISTING STONE WALL
AND STAIRS

WALKING

Existing 20' drive
to driveway

NEW HAMPSHIRE

EIGHTH STREET

NORTH BUILDING
 RETAIL 10,188 SFFLOOR
 UPPER FLOORS - 10,842 SFFLOOR
 F.F. ELEV. = 856.6
 NUMBER OF STORIES = 4

SOUTH BUILDING
 BANK 7,233 SF
 UPPER LEVEL 11, 868 SFFLOOR
 F.F. ELEV. = 854.7
 NUMBER OF STORIES = 5

LEGAL DESCRIPTION:

Lot 2 in The Windsor Block Addition, in the City of Lawrence, Douglas County, Kansas, shown by map plat recorded April 28, 1997 in Book P13, at page 867.

SITE DATA:

SITE AREA = 79,778.86 SF = 1.78 ACRES.

LANDSCAPE AREA = 12,865 SF

1 SITE PLAN

Scale: 1" = 30'



Obbbs Taylor Lofts
 Mixed Use Development
 200 BLOCK NEW HAMPSHIRE
 LAWRENCE, KANSAS

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