

SITE PLAN REVIEW
May 25, 2004

A. SUMMARY

SP-04-21-04: A site plan for a Salvation Army Community Complex to be located on the west side of Haskell Avenue between Lynn Street and Homewood Street. Submitted by J. Kurt von Achen for the Salvation Army, property owner of record.

B. GENERAL INFORMATION

Current Zoning and Land Use:

M1-A (Light Industrial) and M-2 (General Industrial) Zoning Districts; Vacant undeveloped parcel.

Surrounding Zoning and Land Use:

- M1-A (Light Industrial) and M-2 (General Industrial) Zoning Districts to the north; Lynn Street, across from mini-warehouse storage and industrial uses.
- M2 (General Industrial) Zoning District to the west; Bullene Avenue, across from industrial uses.
- M-1 (Research Industrial), RO-2 (Residence-Office) and M-2 (General Industrial) Zoning Districts; Homewood Street, across from vacant parcel, single-family residential homes, and industrial use.
- RS-2 (Single-family Residential) District to the east; Haskell Avenue, across from single-family residential homes.

Staff Recommendation:

Planning Staff recommends approval of the site plan, subject to the following conditions:

1. Execution of a site plan performance agreement.
2. Submission of public improvement plans including sanitary sewer extension to property, 6' wide sidewalk along Haskell Avenue, 5' wide sidewalks along Lynn/Bullene/Homewood Streets, and for Homewood Street improvements to be built to city standards from Haskell Street past Homewood driveway entrance.
3. Provision of an Agreement Not to Protest the formation of a future Benefit District for street improvements to Homewood Street and for Bullene Street.
4. Provision for the existing utility easements which would be located under the proposed buildings to be vacated by either a separate document or a revised plat and document referenced on the site plan, prior to the release of the site plan to Neighborhood Resources for a building permit.
5. Dedication of the additional public right-of-way and 15' x 15' utility easement by either a separate instrument or a revised plat and dedication document referenced on the site plan (by separate instrument with Book and Page Number), prior to the release of the site plan to Neighborhood Resources for a building permit.
6. Per City Code Section 9-903(B), a stormwater pollution prevention plan (SWP3) must be provided for this project. This project will not be released for building permits until an approved SWP3 has been obtained.



**Salvation Army Site, February 2003 Aerial
Block on West side of Haskell Avenue, (Haskell to Bullene)
(Lynn Street to Homewood Street)**

Site Summary: 157,410 Net Square Feet / approximately 3.6 net acres

Legal Description: Tract 1, Lots A and B in Block 5 of Scotts Replat of portions of Block 5 and 9 in Homewood Gardens, a suburban addition in the City of Lawrence, Douglas County, Kansas; and Tract 2, Lots 7 through 22 in Block 5, Homewood Gardens Suburban Addition in the City of Lawrence, Douglas County, Kansas.

The property is bounded by Haskell Avenue on the east, Bullene on the west, Lynn on the north and Homewood on the south. Total site comprises 3.91 acres.

Use Group – 7. Community Facilities. Church or other place of worship, Halfway house or service-oriented rehabilitation center or residence, and Rehabilitation center for persons with disabilities.

IMPERVIOUS SURFACE SUMMARY

Existing Buildings	0 S.F.	Proposed Buildings	34,645 S.F.
Existing Pavement	0 S.F.	Proposed Pavement	61,311 S.F.
Existing Impervious	0 S.F.	Proposed Impervious	95,956 S.F.
Existing Pervious	157,410 S.F.	Proposed Pervious	61,454 S.F.
Existing Site Area	157,410 S.F.	Site Area	157,410 S.F.
New Right-of-Way	12,830 SF	New Right-of-Way	12,830 S.F.

Original Site Area	170,240 SF	Original Site Area	170,240 S.F.

Parking Group

Church, Parking Group 8 - 1 parking space for each 4 seats in Sanctuary. Main Sanctuary capacity = 160 seats. $160/4 = 40$ parking spaces required. 70 parking spaces provided around church area including 4 accessible.

Booth Center, Parking Group 6 - 1 parking space for each 3 beds. 66 bed capacity. $66/3 = 22$ parking spaces required. 35 parking spaces provided around Booth Center including 4 accessible.

C. STAFF REVIEW

The site is a vacant block located along the west side of Haskell Avenue from Lynn Street to Homewood Street and is within M1-A (Light Industrial) and M-2 (General Industrial) Zoning Districts.

The proposed use of the Salvation Army Community Complex is two buildings on this site.

I. Building one is the Salvation Army Family Resource Center – 21,284 square feet. *"Home for the Salvation Army Christian ministry in Lawrence, Kansas, this building will house the worship center (chapel), classrooms, church offices, gymnasium for community youth programs, kitchen, storage, space for family counseling and assistance which includes a food pantry and food bank. The food bank will be for Douglas County, where food will be received, sorted, stored, and distributed to county-wide food pantries."* – Rich Forney, Administrator, Salvation Army.

II. Building two is the Salvation Army "Booth Center" – 13,361 square feet. *"The Booth Center will be a 24 hour, 7 day/week homeless residential rehabilitation program center to include sleeping facilities for single men, single women and families, classrooms for instruction and education, offices, kitchen and dining room for applicable programs. (Rehabilitation will not be for drug/alcohol illnesses)." – Rich Forney, Administrator, Salvation Army.*

The site plan review looked at each of the two zoning districts in relation to the site layout.

The Booth Center is named after William Booth, who founded the Salvation Army in 1865.

D. Findings

Per Section 20-1432 Staff shall first find that the following conditions have been met:

- (a) That the proposed use is a permitted use in the district in which the property is located;**

The property is within M1-A (Light Industrial) and M-2 (General Industrial) Districts.

Per Section 20-809, a Church (Use Group 7) is a permitted use in both the M1-A and M-2 Zoning Districts, subject to an approved site plan.

Section 20-1448 states, "*When a halfway house or service-oriented rehabilitation center; health center, government operated; rehabilitation center for persons with disabilities; a club or lodge, private, except those whose chief activity is carried on as a business; private recreation facility or theatre, live (if indoors) is located in a commercial or industrial zoning district, the requirement for a Use Permitted upon Review shall not be applied. The site planning requirement shall apply to all uses listed in this section.*" (emphasis added)

Per Section 20-1448, the Salvation Army "Booth Center" is a halfway house for service-oriented rehabilitation center/residence (rehabilitation center for persons with disabilities) which falls under Use Group 7 (Halfway house or service-oriented rehabilitation center or residence), and is a permitted use in the M1-A and M-2 Industrial Districts, subject to an approved Site Plan. In an industrial district, this type of facility does not require a Use Permitted upon Review.

Per Section 20-1428, "The purpose and intent of requiring site plan approval is to encourage the compatible arrangement of buildings, off-street parking, lighting, landscaping, pedestrian walkways and sidewalks, ingress and egress, and drainage on the site and from the site, any or all of these, in a manner that will promote safety and convenience for the public and will preserve property values of surrounding properties."

- (b) That the proposed arrangements of buildings, off-street parking, access, lighting, landscaping and drainage is compatible with adjacent land uses;**

The site plan has been reviewed against the requirements of the site planning process. The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage will be compatible with the adjacent land uses.

- (c) That the 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;**

The vehicular ingress and egress to and from the site and circulation within the site help provide for safe, efficient and convenient movement of traffic.

The applicant has provided the required Traffic Impact Study addressing the first 7 steps.

The project will have no direct vehicular access to Haskell Avenue, an arterial street.

As recommended by Public Works, the project will be improving 255 linear feet of Homewood Street from Haskell Avenue to city street standards.

Route 1 of the Lawrence 'T' Transit System provides a fixed route public transportation service to and from downtown along Haskell Avenue on the east side of the site. The 'T' stops for boarding at bus stop signs and also for exiting at any near side of an intersection or business access along the fixed route.

The project will also be dedicating 20 feet of additional public right-of-way along Haskell Avenue, and 5 feet of additional public right-of-way along Lynn Street, Bullene Avenue, and Homewood Street to comply with the right-of-way standards required for local and arterial streets.

(d) That the site plan provides for the safe movements of pedestrians within the site;

The site plan includes the installation of sidewalks along the entire block: a 6' wide sidewalk along the west side of Haskell Avenue; and 5' wide sidewalks along Lynn Street, Bullene Avenue and Homewood Street. Internal sidewalks allow for pedestrian movement from the perimeter sidewalk to the entrances and between the two buildings.

That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking, or accessways shall be landscaped with a mixture of grass, trees and shrubs;

The site plan shows 79 trees and 252 shrubs within the interior and perimeter of the site. Turf areas include all areas of site not covered by buildings, paving, and planting beds. The proposed development will be in harmony with adjacent land uses and will provide a general pleasing appearance to the public. Street trees are proposed at the perimeter of the entire site.

(e) That all outdoor trash storage areas are screened and are in accordance with standards as prepared by the department of public works;

The site plan includes two screened outdoor trash storage areas designed to comply with city standards.

(f) That the site plan takes into consideration existing improvements or physical alterations that have been made to prepare the site for development.

The site plan takes into consideration the existing infrastructure improvements in the area and the surrounding developed properties.

Review Comments from Departments/Agencies:

The following are review comments from the various departments which reviewed the project. In most cases, the applicant has either revised the development plan to resolve the comment, been notified of a required future action, or a condition may be required to adequately address the requirement or concern.

Public Works/Engineering:

1. The existing right-of-ways are substandard, will need to be increased as referenced on the site plan (20' additional Haskell, 5' addition for Lynn, Bullene, and Homewood Streets.) *(Included on Site Plan – Condition)*
2. Please show all infrastructure improvements. *(Revised)*
3. At a minimum, Homewood Street should be improved to City Standards from Haskell Avenue west through the driveway access on Homewood. *(Revised)*
4. Will have a condition to submit public improvement plans for sanitary sewer extension to property and for Homewood Street improvements from Haskell Avenue past Homewood driveway entrance. Show improvements on site plan. *(Condition required, improvements shown on revised site plan)*
5. Install reinforced concrete aprons at each driveway entry point. *(Revised)*
6. Install 5' sidewalk along Homewood & Bullene as part of this site plan project. *(Revised)*
7. Sidewalk access with streets will need to be per current city standards, concrete with truncated domes. *(Revised)*
8. Delete drawing note No. 05, and change to "Install at least 6" reinforced concrete apron." *(Revised)*
9. Driveway aisle widths on entire site need to be modified to 25' width measured from face-of-curb to face-of-curb, not back-of-curb to back-of-curb. *(Revised)*
10. Extend public sewer 10' into platted lot (per ordinance 7743, service line can not extend greater than 15' into right-of-way.) *(Revised)*

Stormwater Engineering:

1. The drainage study lists a peak detention elevation of 88.5. One foot of freeboard must be provided. Also, the maximum depth of storage allowed on pavement is 7". Modify the proposed grades at the truck entrance to meet these requirements. Currently the detention basin would flood out of the curb inlet with zero freeboard at the entrance. *(Revised per Applicant's discussion with Stormwater Engineer)*
2. Specify that all curb inlets are constructed per City standard details. *(Revised)*
3. List the project benchmark(s) on the grading plan. *(Revised)*
4. Label the size and elevation of all curb inlets and storm pipes on site. Label the size and elevation of the proposed driveway culverts on Homewood Street and Bullene Street. *(Revised)*
5. A trench drain will not provide the runoff capture required in the drainage study. Place a 6'x4' standard curb inlet approximately 115' west of the northeast corner (new property lines.) *(Revised)*
6. Label the proposed pavement high points south of both buildings. *(Revised)*
7. Correct the paving sub total on sheet 1.1 to 61,311 square feet. *(Revised)*
8. Per City Code Section 9-903(B), a stormwater pollution prevention plan (SWP3) must be provided for this project. This project will not be released for building permits until an approved SWP3 has been obtained. *Construction activity, including soil disturbance or removal of vegetation shall not commence until an approved SWP3 has been obtained. (Condition)*

Neighborhood Resources:

1. Van accessible parking access aisles? *(Reflected on Plans)*

Municipal Utilities:

1. Both buildings must obtain their water service from Lynn Street. *(Notified)*
2. A water line front footage fee of \$2,160 per building will be due when the water service for each building is requested. *(Notified)*

Parks/Forestry:

1. Check all locations of pole lights these should be at least 15' to 20' away from trees to allow both to function without interference. Current plan shows conflicts as trees will grow larger than stamped design symbols. *(Revised)*
2. Plant trees further away from sidewalk – if possible, 8 feet minimum. *(Revised)*
3. For Planting Detail – Tree -2, Detail is outdated, need to update:
 - a. Dig hole same depth as root ball – no deeper.
 - b. Prune only to remove structural problems, such as co- dominant stems or dead branches.
 - c. Cedar stake with notched end, 1 per tree locate as shown.
 - d. Back fill with topsoil & existing soil materials.
 - e. Equals twice ball diameter, width only. *(Revised)*
4. For Planting detail - Shrub

- a. Cut away burlap from top of ball.
 - b. Dig hole no deeper than crown of shrub. *(Revised)*
5. Under Tree descriptions:
- a. B – Use Maples – Ash are already over planted on Haskell.
 - b. C – Quercus Bicolor (& No Pin Oak for street trees).
 - c. G – Most have been quarantined in Kansas nurseries for disease. Substitute Crabapple, cherry, Cornus Mas, Amur Maple, etc.
 - d. K – Use 'Nicks Compact' for small version. Regular phytizer grows 6' tall x 10' wide.
 - e. M - Burkwoodi gets higher than 36" & may become a sight hazard next to curb & entrance drive. *(Revised)*

Fire Department: No Comment.

Police Department: Ok.

Sanitation Department: No comment.

Traffic Engineering: No comment.

Westar Energy: No comment.

Aquila, Inc: No comment received.

Southern Star Central Gas: No comment received.

Southwestern Bell:

1. The moving of any existing facilities will be at owner's expense. *(Notified)*

Sunflower Cablevision: No comment received.

Planning Department:

1. The approved site plan will have the standard condition requiring an execution of a site plan agreement. *(Condition)*
2. The following note per ordinance No. 7542 will need to be shown on the site plan: "All traffic control signs placed on private property open to the general public shall comply with the "Manual on Uniforms Traffic Control Devices" and "Standard Highway Signs," published by the Federal Highway Administration, with respect to size, shape, color, retroreflectivity, and position." *(Revised)*
3. Based upon the photometric plan, applicant might want to consider providing some additional exterior lighting around the north and west side of the Booth Center Residential Rehabilitation Center and around the drainage detention basin area. *(Notified)*
4. 5' wide sidewalks will need to be installed as part of this project along Homewood Street and Bullene Street. *(Revised)*
5. Homewood Street will need to be improved as part of this project from Haskell Avenue through the Homewood Street driveway entrance. *(Revised)*
6. Remainder of Homewood Street and Bullene Avenue will likely be improved as part of a future benefit district. *(Notified)*
7. A condition will likely be required for the applicant to sign an agreement not to protest the formation of a future benefit district for street improvements to Homewood Street and for Bullene Avenue. *(Condition)*
8. In order for planning's staff report to be able to include an accurate portrayal of the applicant's proposed use, please provide planning with a full description of the proposed use of the Booth Center Residential Rehabilitation Center and how it will meet the City of Lawrence's Zoning Ordinance, Section 20-1448, and a full description of the proposed use of the Salvation Army Church Family Resource Center. *(Provided, applicant's description included in staff report)*
9. The applicant should be aware that a condition will likely be required for the existing utility easements which would be located under the proposed buildings to be removed by separate document and

referenced on the site plan, prior to the release of the site plan to neighborhood resources for a building permit. *(Condition)*

10. Please provide a landscape calculation including the number of trees required/number provided and an interior landscape calculation per 20-14A04.6. *(Revised)*
11. Please label the areas which will be turf. *(Revised)*
12. What will be the material coverage of the detention basin? *(Revised, Turf)*