

sabatini
architects i n c .

November 24, 2004

Planning Department, City Hall
6 East 6th Street
Lawrence, Kansas

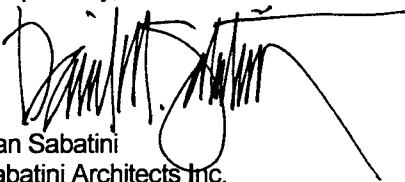
805 A NEW HAMPSHIRE ST. LAWRENCE, KS 66044.2739
T. 785.331.3399 F. 785.331.0840

Re: Water's Edge Proposed Off-Street Parking
Certification of Notice of Site Plan Consideration pending before the Lawrence-Douglas County
Planning Office

The attached list of adjoining property owners have been notified by the mailing of the attach letter to each owner.

If you have questions, please call.

Respectfully,



Dan Sabatini
Sabatini Architects Inc.

cc: Susan Davis, Deb Spencer

620 West 9TH
Michael Treanor & Teresa Baker et al Trustees
1512 Prestwick Court
Lawrence, Kansas, 66047

836 A-C Indiana
Michael Treanor & Teresa Baker et al Trustees
1512 Prestwick Court
Lawrence, Kansas, 66047

837 Indiana
Thomas & Rosemary Boyd
837 Indiana
Lawrence, Kansas, 66044

847 Indiana
M.C. & P. Q. Spencer
16 Marsh Tower Lane
Savannah, Georgia 31411

708 West 9th
Carlton & Tammy Howell
708 West 9th
Lawrence, Kansas, 66044

900 Mississippi
Shirley & Leroy Gross
519 Kasold Drive
Lawrence, Kansas, 66049

701 West 9th
Nancy & Patrick Flavin, Gaye & Thomas Groene
1011 Westdale Road
Lawrence, Kansas, 66049

900 Indiana
Garth Terlizzi
P.O. Box 1881
Lawrence, Kansas, 66044

November 24, 2004

To Whom It May Concern:

Re: Water's Edge Addition
Notice of Site Plan Consideration pending before the Lawrence-Douglas County
Planning Office

This letter is being sent to the owner of property adjoining Water's Edge. It is being sent for the propose of informing the property owner and other interested parties about the proposed improvements. This letter does not grant the recipient and/or property owner any legal rights to challenge the proposed development, instead, it is being provided solely to advise adjoining property owners of the pending proposed development. For further information, contact Dan Sabatini at 331.3399 or Lawrence Planning Department at 832.3150.

Water's Edge desires to create off-street parking along Indiana Street adjacent to their property line similar to Owen's Floral. This information is being submitted to the Lawrence-Douglas County Planning Office and the Public Works Office on November 24, 2004, for review and approval. A site plan is enclosed for your review.

This work is intended to provide convenient customer parking and reduce the parking in the neighborhood. Construction activities will be limited.

Susan Davis, Deb Spencer and I appreciate you time and consideration. We hope this project will meet with your acceptance. If you have questions, please call.

Respectfully,

Dan Sabatini
Sabatini & Associates Architects, Inc.

cc: Susan Davis
Deb Spencer
Lawrence Planning Department

Enclosures: Site plan

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November 24, 2004

805.A NEW HAMPSHIRE ST. LAWRENCE, KS 66044.2739
T. 785.331.3399 F. 785.331.0840

Lynne Zollner
Historic Resources Administrator
Lawrence/Douglas County Planning Office
Lawrence City Hall
6 E. 6th Street
Lawrence, Kansas 66044.0708

Re: Proposal for Water's Edge

Dear Lynne:

On behalf of Susan Davis and Deb Spencer (the owners) of Water's Edge, we appreciate the opportunity to submit this proposal for the Historic Resources Commission's review and approval. This project presents an opportunity to increase the viability of an established neighborhood friendly business in Old West Lawrence.

The proposed project will create off-street parking along the West side of Indiana. The additional parking spaces will provide customers convenient access to Water's Edge.

The owners are in the process of reviewing the proposed project with adjacent property owners and representatives of the Old West Lawrence Neighborhood Association, and to date have received positive support for this project.

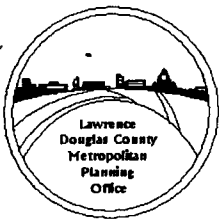
We look forward to working with the HRC and city staff in the development of this project and further enhancing the existing property.

Sincerely,



Daniel M. Sabatini
Sabatini Architects Inc.

cc: Susan Davis
Deb Spencer



SHEET H

(Type or Print)

Lawrence Douglas County Metropolitan Planning Office

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160

<http://www.ci.lawrence.ks.us/citygovt/planning/web99/index.html>

Property Address: _____

Detailed Description of Proposed Project:
(Use back of form if necessary)

See Attachment

Architect/Engineer/Contractor Information:

Architect/Engineer' Name (If applicable) Dan Sabatini, Sabatini Architects Inc.	Phone (785) 331-3399	Fax (785) 331-0846	—
Address 805 New Hampshire St.	City Lawrence, KS	State	Zip 66044
Contractor (if applicable)	Phone () —	Fax () —	
Applicant's Address 847 Indiana	City Lawrence, KS	State	Zip 66044

Have you submitted any of the following applications?

☐ Building Permit ☐ Site Plan Review ☐ Use Permitted for Review ☐ Zoning Change ☐ Variance

SUBMITTALL TO PUBLIC WORKS DEPARTMENT

The Facts

Project Location: Water's Edge
847 Indiana (Corner of 9th and Indiana)

*Year Established
at this location:* 1993

Owner / Leasee: M.C. & P.Q. Spencer / Susan Davis and Deb Spencer

Building Use: Retail plant material, garden equipment and gift sales

*Building
Occupancy
Type:* M

Zoning: C-5

Lot Area: 11,700 SF (0.269 acre)

Building Area: Total Building Area 1,000 SF.

The Project Description

Proposal Develop 90-degree off-street parking spaces on the West side of Indiana Street for customer and staff. This will require modifications to the existing concrete curb and gutter.

Background The original building had housed a series of two restaurants, Taco Grande and Pup's Grille prior to Water's Edge occupying the building in 1993. At that time the building was surrounded by parking lot with a wood fence along the north property line to separate it from Old West Lawrence.

The business has flourished and remained a "good neighbor".

Environs Currently, adjacent properties are zoned C-5 with one being a residential building directly north of Water's Edge and is seen only from the Indiana Street and the alley public right-of-ways.

The additional parking would have little impact on this historic building. Water's Edge, a non-contributing property in Old West Lawrence, is currently incompatible with the size, scale and proportion of other buildings in its proximity.

Currently, a variety of parking setbacks exist along Indiana and 9th Streets. Similar off street parking is located directly to the east of Indiana Street serving Owen's Floral. Several buildings in proximity to Water's Edge are setback from 9th Street to provide area for parking, gas pumps, drive-up

banking including a multiple-tenant retail center directly to the south of Water's Edge. This type of parking is common in the older portions of Lawrence (e.g. East Lawrence business on 9th Street) to serve these smaller businesses in denser neighborhoods.

Using landscaping, the small parking area would be screened from the north and does not detract from the Indiana and 9th Street corridor streetscape.

The proposed design for the addition to Water's Edge would enhance its parking and relationship to the Historic Old West Lawrence Neighborhood by providing additional parking on the existing site therefore reducing parking in Historic Old West Lawrence and creating better site lines for 9th Street access.

Water's Edge parking options are limited to using the right-of-way due to the site constraints and no parallel parking is allowed along 9th Street in front of Water's Edge. A less desirable option would be the removal of existing residential structures for additional parking.

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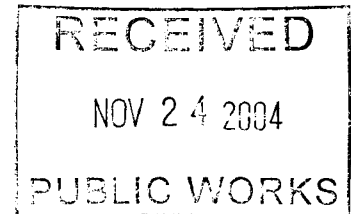
Transmittal

Date: 11/24/2004 **Project No.:** 04270.010

To: Chuck Soules
City Hall, 6 E. 6th Street
Lawrence, KS 66044

From: Dan Sabatini

Re: Water's Edge Off-Street Parking



☐ **FAX** _____ ☒ **Hand Delivered** ☐ **Courier** ☐ **1st Class** ☐ **Overnight**
Cover plus _____

COPIES	DATE	NO.	DESCRIPTION
1	11/24/04	A-1	Site Plan

☐ **As Requested** ☐ **For Your Use** ☐ **For Approval** ☒ **For Review and Comment**

Comments:

Dear:



APPLICATION FORM

(Type or Print)

Lawrence Douglas County Metropolitan Planning Office

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceplanning.org>

Project Name & Description Waters Edge Proposed Parking Expansion		Total Site Acreage 0.269 Acre	Present Zoning C-5
Legal Description (May be attached as separate sheet)		Proposed Zoning	
Project Address/General Location 847 Indiana, Lawrence, Kansas		Presubmittal [Stogsdill] Planner [11/11/04] Date	
Property Owner's Name M.C. & P.Q. Spencer	Phone (785) 842-1122	Fax () -	
Property Owner's Address 1200 Mississippi	City: Lawrence	State: Kansas	Zip: 66044
Applicant's Name (if different from above) Sabatini Architects, Inc.	Phone (785) 331-3399	Fax (785) 331-0846	
Applicant's Address 805 A New Hampshire	City: Lawrence	State: Kansas	Zip: 66044
Applicant's Mobile Phone or Pager () -	Applicant's E-mail Address dsabatini@sabatiniarchitects.com		

APPLICATION TYPE

☐ Site Plan ☐ Lawrence ☐ Douglas County (unincorporated)* ☐ Use Permitted Upon Review (Submit Sheet A) ☐ Conditional Use Permit (Submit Sheet A)* ☐ (Re)Zoning (Submit Sheet A) ☐ Lawrence ☐ Douglas County ☐ Annexation (Submit Sheet B) ☒ Historic Resources Commission Review (Submit Sheet H) ☐ Variance (Submit Sheet V)	☐ Preliminary Development Plan (Submit Sheet A) ☐ PRD ☐ PCD ☐ PID ☐ POD ☐ Final Development Plan (Submit Sheet A) ☐ PRD ☐ PCD ☐ PID ☐ POD ☐ Lot Split * ☐ Preliminary Plat * ☐ Final Plat* or [] Replat * ☐ Temporary Use Permit *Provide utility company info for projects in Douglas County*
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PROJECT INFORMATION

Existing Use			
☐ Residential	☒ Commercial	☐ Industrial	☐ Office ☐ Agriculture ☐ Vacant ☐ Other _____
Proposed Use			
☐ Residential	☒ Commercial	☐ Industrial	☐ Office ☐ Agriculture ☐ Other _____

COMPLETE THIS PORTION IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT (CUP), USE PERMITTED UPON REVIEW (UPR), AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Total site area 11,700 S.F. (.269 Acre)	Existing Floor Area 1000 S.F.	Existing Building Footprint 1000 S.F.	Open Space Area 10,700 S.F.
# of Buildings One	Proposed Floor Area 1000 S.F.	Proposed Building Footprint 1000 S.F.	Pavement Coverage 3400 S.F. + 1152 S.F.

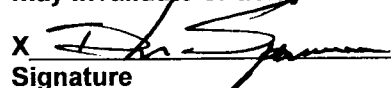
COMPLETE THIS PORTION IF APPLYING FOR A TEMPORARY USE PERMIT (TUPR)

Dates and Times	# Existing Parking Spaces	# Parking Spaces Required for Temporary Activity
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COMPLETE THIS PORTION IF SUBDIVIDING PROPERTY

Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size
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Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

X  **Signature** 11/24/04 **Date**

Planning Staff Use Only

☐ Fee \$ _____	☐ Property Owner List
☐ Attached Legal Description	☐ Site Plans # _____



Current View looking south on Indiana St.



Proposed View looking south on Indiana St.



View looking north across 9th and Indiana Streets



View looking north along and Indiana St.