

ITEM NO. 2 PRELIMINARY & FINAL DEVELOPMENT PLAN; 1805 E 19TH ST (KEW)

PDP-17-00663/FDP-17-00661: Consider a revised Preliminary Development Plan & Final Development Plan for the Lawrence Humane Society located at 1805 E 19th St. Submitted by Grob Engineering Services LLC on behalf of Lawrence Humane Society Inc, property owner of record.

STAFF PRESENTATION

Ms. Katherine Weik presented the item.

APPLICANT PRESENTATION

Ms. Kate Meghji, Lawrence Humane Society, said maintaining landscaping would be challenging. She said there was also a challenge to catching animals that get loose with lots of landscaping. She said the Lawrence Humane Society held a public forum and sent notice to all the neighbors. She said the management team of the adjacent trailer park had no concerns. She said the Lawrence Humane Society had never had any complaints from the trailer park. She said the site was not noisy or a disruption to the neighbors. She wanted to keep the project affordable.

Mr. Dean Grob, Grob Engineering Services, thanked staff for their work on the project. He said the reason for the layout was to keep the existing facility open during construction. He said that would allow enough parking in the interim during the period between the old building and new building. He said 49 trees and 242 shrubs was not sustainable for a non-profit organization. He said the open space in the front provided some buffer. He felt a reasonable bufferyard would be Type 1 buffer on the west side and Type 2 buffering for the north and east to reduce the shrub requirement.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Carpenter asked the applicant if his plans took into account the future widening of 19th Street.

Mr. Grob said yes.

Commissioner Carpenter asked if there would be a fence around the entire area.

Mr. Grob said yes, a chain link fence.

Commissioner Sands asked if the chain link fence would only be around the dog runs or the entire site.

Mr. Grob said the chain link fence would surround the entire site, right on the property line.

Commissioner Sands asked what the Code definition of a shrub was. He asked if ornamental grass could be considered a shrub.

Ms. Weik said she was not sure but that could be an alternative option.

Mr. McCullough said a shrub was a deciduous, broadleaf, or evergreen plant with a minimum planted height of 24 inches above grade. Deciduous and broadleaf shrubs shall be a minimum container size of 2 gallons. Evergreens shall be a minimum 5 gallon container size or balled and burlapped. He said the applicant wasn't seeking alternative compliance but rather for the standard to be waived. He said the applicant offered to meet a Type 2 bufferyard around the north and east sides. He said the Code standards for screening increased for

districts. He said Type 2 buffer on the north and east and Type 1 buffer on the west should be considered an acceptable alternative compliance. He said it would reduce the shrubs by half.

Commissioner Willey asked if the outdoor dog enclosures would house dogs for 24 hours.

Mr. Grob said no, dogs would only be in the outside enclosures during the day and always supervised by staff. He said there would be no outside kennels.

Commissioner Carpenter said there were plenty of native plants that could be used for screening.

Mr. Grob said a berm of 3-6' could replace some shrubs.

Commissioner Culver asked Mr. Grob if he would be okay with Type 2 bufferyard on the north and east and Type 1 on the west.

Mr. Grob said he would prefer the alternative compliance he requested but he was trying to find middle ground. He stated the site had never received complaints from neighbors.

Commissioner Willey said she was comfortable with Type 2 bufferyard on the east and Type 1 bufferyard on the west.

Commissioner Sands echoed what Commissioner Willey said. He felt native grass would be acceptable on the site.

ACTION TAKEN

Motioned by Commissioner Sands, seconded by Commissioner Culver, to approve the Preliminary Development Plan (PDP-17-00663) and Final Development Plan (FDP-17-00661) for the Lawrence Humane Society based upon the findings of fact presented in the body of the staff report and subject to the following conditions and subject to City Commission approval of the Preliminary Development Plan:

1. Provision of a signed Site Plan Performance Agreement prior to the recording of the Final Development Plan with the Register of Deeds Office.
2. Revise the Final Development Plan with the correct required landscaping for a Type 2 Bufferyard along the north and east property lines and a Type 1 Bufferyard along the west property line and revise general notes regarding alternative compliance accordingly.
3. Provide a note indicating type of erosion and sediment control applied upon the completion of the final grading of the detention basin.
4. Revise the parking table to show the parking calculations that include the east and west access drives.
5. Adjust the note in the Landscaping Schedule regarding interior parking landscaping to reflect 63 spaces and the area to be landscaped at 2520 SF as shown on the plan.
6. Submittal of mylar and recording fees.

Unanimously approved 8-0.