



Updated:

4/24/17 @ 2:15pm

Added the following items:

**Communications for Items 5B & 5C - Rezoning 1100 Blk Biltmore Dr & Research Park Dr
Concept Plans for Items 5B & 5C - Rezoning 1100 Blk Biltmore Dr & Research Park Dr
Revised Site Plan for Item 7B - Conditional Use Permit 902 Storage; 1700 Blk E 902 Rd
Communications for Item 10 - East Lawrence Rezoning
Site Plan for Misc 1 - Cokeley Addition; 31st & Ousdahl**

4/19/17 @ 4:45pm

Added the following items:

**Item 5A - Comprehensive Plan Amendment for Oread West Research Park
Items 5B-5C - Rezoning in the 1100 Block of Biltmore Dr & Research Park Dr**

4/18/17 @ 5:00pm

The following will be added when available:

Draft March Planning Commission Action Summary/Minutes

Item 5A - Comprehensive Plan Amendment for Oread West Research Park

Items 5B-5C - Rezoning in the 1100 Block of Biltmore Dr & Research Park Dr

**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
APRIL 24 & 26, 2017 6:30PM - 10:30PM**

GENERAL BUSINESS:

PLANNING COMMISSION ACTION SUMMARY

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of March 15, 2017.

COMMITTEE REPORTS

Receive reports from any committees that met over the past month.

COMMUNICATIONS

- a) Receive written communications from the public.
- b) Receive written communications from staff, Planning Commissioners, or other commissioners.
- c) Receive written action of any waiver requests/determinations made by the City Engineer.
- d) Disclosure of ex parte communications.
- e) Declaration of abstentions from specific agenda items by commissioners.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION

REGULAR AGENDA (APRIL 24, 2017) MEETING

PUBLIC HEARING ITEMS:

**ITEM NO. 1 TEXT AMENDMENT TO COUNTY ZONING REGULATIONS; LANDFILLS
(MKM)**

TA-16-00510: Consider a Text Amendment to Chapter 12 of the County Code, *Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas* to add 'Landfills' to the enumerated list of Conditional Uses, provide a definition, and establish standards for the use. *Initiated by County Commission on 11/30/16. Deferred by Planning Commission on 3/15/17.*

ITEM NO. 2 TEXT AMENDMENT TO COUNTY ZONING REGULATIONS; RADIO, TELEVISION, TELECOMMUNICATION, & MICROWAVE TOWERS (MKM)

TA-16-00511: Consider a Text Amendment to Chapter 12 of the County Code, *Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas* to revise Section 12-319-4.31, *Radio, television, telecommunication, and microwave towers*, to bring the standards and definitions into compliance with State law. *Initiated by County Commission on 11/30/16.*

NON-PUBLIC HEARING ITEM:

ITEM NO. 3 PRELIMINARY PLAT FOR ALVABET ADDITION; 1300 BLOCK RESEARCH PARK DR (SLD)

PP-17-00078: Consider a Preliminary Plat for Alvabet Addition, a 3 lot and 4 tract subdivision along the west side of Research Park Drive, located in the 1300 block of Research Park Dr. Submitted by Landplan Engineering, for Alvamar Inc and Mabet #1 #2 and Mabet #3, property owners of record.

PUBLIC HEARING ITEMS:

ITEM NO. 4 RM12 & RS5 TO CS; .52 ACRE; 508 MICHIGAN (SLD)

Z-17-00087: Consider a request to rezone approximately .52 acre from RM12 (Multi-Dwelling Residential) District & RS5 (Single-Dwelling Residential) District to CS (Strip Commercial) District, located at 508 Michigan. Submitted by The Johnson Group, for Jesson S. Ross, property owner of record.

ITEM NO. 5A COMPREHENSIVE PLAN AMENDMENT TO H2020; OREAD WEST RESEARCH PARK (SLD)

CPA-17-00135: Consider a Comprehensive Plan Amendment to Horizon 2020, Chapter 7, to amend the boundary of the Oread West Research Park, related to rezonings Z-17-00079 & Z-17-00080 for the undeveloped properties north of Legends Drive and in the 1100 block of Biltmore Drive and Research Park Drive. Submitted by BG Consultants.

ITEM NO. 5B IBP TO RS7; 25.4 ACRES; 1100 BLOCK BILTMORE DR & RESEARCH PARK DR (SLD)

Z-17-00079: Consider a request to rezone approximately 25.4 acres from IBP (Industrial/Business Park) District to RS7 (Single-Dwelling Residential) District, located in the 1100 Block of Biltmore Dr. and Research Park Dr. Submitted by BG Consultants, for WE1929, LLC, property owner of record.

ITEM NO. 5C IBP TO RM12D; 10 ACRES; 1100 BLOCK BILTMORE DR & RESEARCH PARK DR (SLD)

Z-17-00080: Consider a request to rezone approximately 10.0 acres from IBP (Industrial/Business Park) District to RM12D (Multi-Dwelling Residential) District, 1100 Block of Biltmore Dr. and Research Park Dr. Submitted by BG Consultants, for WE1929, LLC, property owner of record.

ITEM NO. 6 RSO TO RM32; .464 ACRE, 1816 & 1822 W 24TH ST (BJP)

Z-17-00083: Consider a request to rezone approximately .464 acre from RSO (Single-Dwelling Residential-Office) District to RM32 (Multi-Dwelling Residential) District, located at 1816 and 1822 W 24th St. Submitted by Paul Werner Architects, for Cherry Hill Properties LLC, property owner of record.

NON-PUBLIC HEARING ITEM:

ITEM NO. 7A PRELIMINARY PLAT FOR 902 STORAGE; 1700 BLOCK E 902 RD (MKM)

PP-17-00093: Consider a Preliminary Plat for 902 Storage, a one-lot subdivision containing approximately 11.63 acres, located in the 1700 Block of E 902 Rd. Submitted by BG Consultants, for Garber Enterprises, Inc., property owner of record.

RESUME PUBLIC HEARING:

**ITEM NO. 7B CONDITIONAL USE PERMIT; 902 STORAGE; 1700 BLOCK E 902 RD
(MKM)**

CUP-17-00092: Consider a Conditional Use Permit for a mini-storage facility, located on approximately 11.63 acres in the 1700 Block of E 902 Rd. Submitted by BG Consultants, for Garber Enterprises, Inc., property owner of record.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

Recess until 6:30pm on April 26, 2017

BEGIN PUBLIC HEARING (APRIL 26, 2017):

COMMUNICATIONS

- a) Receive written communications from staff, Planning Commissioners, or other commissioners.
- b) Disclosure of ex parte communications.
- c) Declaration of abstentions from specific agenda items by commissioners.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION

REGULAR AGENDA (APRIL 26, 2017) MEETING

PUBLIC HEARING ITEMS:

ITEM NO. 8 CAPITAL IMPROVEMENT PLAN

Presentation of recommended Capital Improvement Plan.

NON-PUBLIC HEARING ITEM:

Recess LDCMPC

Convene Joint Meeting with Baldwin Planning Commission

ITEM NO. 9 PRELIMINARY PLAT FOR APPLIED ECOLOGICAL ADDITION; 1269 N 222 RD (MKM)

PP-17-00090: Consider a Preliminary Plat for Applied Ecological Addition, a one-lot subdivision of approximately 11.7 acres, located at 1269 N 222 Rd. Submitted by Landplan Engineering, for Applied Ecological Services, Inc, property owner of record. *Joint meeting with Baldwin City Planning Commission.*

Adjourn Joint Meeting

Reconvene LDCMPC

RESUME PUBLIC HEARING:

ITEM NO. 10 EAST LAWRENCE REZONINGS (BJP)

East Lawrence Rezoning of multiple properties to align the properties' current use with the zoning districts that contain the appropriate density and intensity standards to support the uses, as identified in the interactive map available here: lawrenceks.org/pds/rezoning

The properties to be rezoned are in an area of the East Lawrence neighborhood, as identified on a map in the Staff memo, and generally bound by 9th Street to the south, Rhode Island Street to the west, various streets to the east but no farther than the alley between New Jersey Street and Pennsylvania Street, and the Kansas River to the north. This item will receive a hearing before the Planning Commission with notice to all affected properties and to owners within 400 feet of the affected properties. *Initiated by City Commission on 12/6/16.*

Z-17-00098: Consider a request to rezone 82 properties from RM24 (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District.

Z-17-00099: Consider a request to rezone 22 properties from RM24 (Multi-Dwelling Residential) District to RM12D (Multi-Dwelling Residential) District.

Z-17-00100: Consider a request to rezone 10 properties from RSO (Single-Dwelling Residential-Office) District to RS5 (Single-Dwelling Residential) District.

Z-17-00101: Consider a request to rezone 2 properties from RSO (Single-Dwelling Residential-Office) District to RM12D (Multi-Dwelling Residential) District.

Z-17-00102: Consider a request to rezone 627 Connecticut from RSO (Single-Dwelling Residential-Office) District to RM24 (Multi-Dwelling Residential) District.

Z-17-00103: Consider a request to rezone 5 properties from CS (Strip Commercial) District to RS5 (Single-Dwelling Residential) District.

Z-17-00104: Consider a request to rezone 738 Rhode Island from CS (Strip Commercial) District to RM12D (Multi-Dwelling Residential) District.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

MISC NO. 1 STAFF MEMO REGARDING COKELEY ADDITION VARIANCE; SW CORNER OF W 31ST ST & OUSDAHL RD (MKM)

Receive Staff Memo regarding Minor Subdivision, MS-17-00071, variance request for W 31st Street, for Cokeley Addition, a one-lot subdivision on approximately 2.9 acres located in the southwest corner of the intersection of W 31st Street and Ousdahl Road. Submitted by Landplan Engineering, PA for Jayhawk Acquisition, LLC, property owner of record. *Deferred by Planning Commission on 3/15/17.*

ADJOURN

CALENDAR

March 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

PCCM Meeting:

(Generally 2nd Wednesday of each month, 7:30am-9:00am)

Sign up to receive the Planning Commission agenda or weekly Planning Submittals via email:

<http://www.lawrenceks.org/subscriptions>

2017
LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
MID-MONTH & REGULAR MEETING DATES

Mid-Month Meetings, Wednesdays 7:30 – 9:00 AM	Mid-Month Topics		Planning Commission Meetings 6:30 PM, Monday and Wednesday	
Jan 11	CANCELLED		Jan 23	Jan 25
Feb 8	Douglas County Natural Areas Assessment – Kelly Kindscher		--	Feb 22
Mar 8	East Lawrence Rezoning	Dg Co Food System Assessment & Plan	Mar 13	Mar 15
Apr 12	Development Review Process – Planning 101		Apr 24	Apr 26
May 10	CANCELLED		May 22	May 24
Jun 14	Michael Davidson – Explore Lawrence Hotel Market & Short Term Rentals	APA Conference recap	Jun 26	Jun 28
Jul 12			Jul 24	Jul 26
Aug 9			Aug 21	Aug 23
Sep 13			Sep 25	Sep 27
Oct 11			Oct 23	Oct 25
Nov 1			Nov 13	Nov 15
Dec 6			Dec 18	Dec 20
PC Orientation – all day (tbd)				
	Suggested topics for future meetings: <i>How City/County Depts interact on planning issues</i> <i>Stormwater Stds Update – Stream Setbacks</i> <i>Overview of different Advisory Groups – potential overlap on planning issues</i> <i>Joint meeting with other Cities’ Planning Commissions</i> <i>Joint meeting with other Cities and Townships – UGA potential revisions</i> <i>New County Zoning Codes</i> <i>Tour City/County Facilities</i> <i>Water Resources</i>		<i>Communication Towers – Stealth Design, # of co-locations, notice area</i> <i>WiFi Connectivity & Infrastructure Planning</i> <i>Oread Overlay Districts & Design Guidelines</i> <i>Comprehensive Plan – Goals & Policies</i> <i>Affordable Housing</i> <i>Retail Market Impacts</i> <i>Case Studies</i>	
Meeting Locations	The Planning Commission meetings are held in the City Commission meeting room on the 1 st floor of City Hall, 6 th & Massachusetts Streets, unless otherwise noticed.			
Planning & Development Services Lawrence-Douglas County Planning Division 785-832-3150 www.lawrenceks.org/pds				

Revised 3/17/17

2017 PLANNING COMMISSION ATTENDANCE

	Jan 25 2017	Feb 22 2017	Mar 15 2017	April 24 2017	April 26 2017	May 24 2017	June 28 2017
Britton	Yes	Yes	Yes				
Butler	No	Yes	Yes				
Carpenter	Yes	Yes	Yes				
Culver	Yes	Yes	Yes				
Kelly	Yes	Yes	Yes				
Sands	Yes	Yes	Yes				
Struckhoff	Yes	No	Yes				
von Achen	Yes	Yes	Yes				
Weaver		Yes	Yes				
Willey	No	Yes	Yes				

2017 MID-MONTH ATTENDANCE

	Jan 11 2017	Feb 8 2017	Mar 8 2017	April 12 2017	May 10 2017	June 14 2017	
Britton	-	Yes	Yes	No			
Butler	-	No	Yes	No			
Carpenter	-	Yes	Yes	Yes			
Culver	-	Yes	Yes	Yes			
Kelly	-	Yes	Yes	Yes			
Sands	-	No	Yes	No			
Struckhoff	-	Yes	Yes	Yes			
von Achen	-	Yes	Yes	Yes			
Weaver	-	Yes	Yes	Yes			
Willey	-	Yes	Yes	Yes			

Planning Commission

Key Links



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES



Plans & Documents

- [Horizon 2020](#)
- [Sector/Area Plans](#)
- [Transportation 2040](#)
- [2015 Retail Market Study](#)

Development Regulations

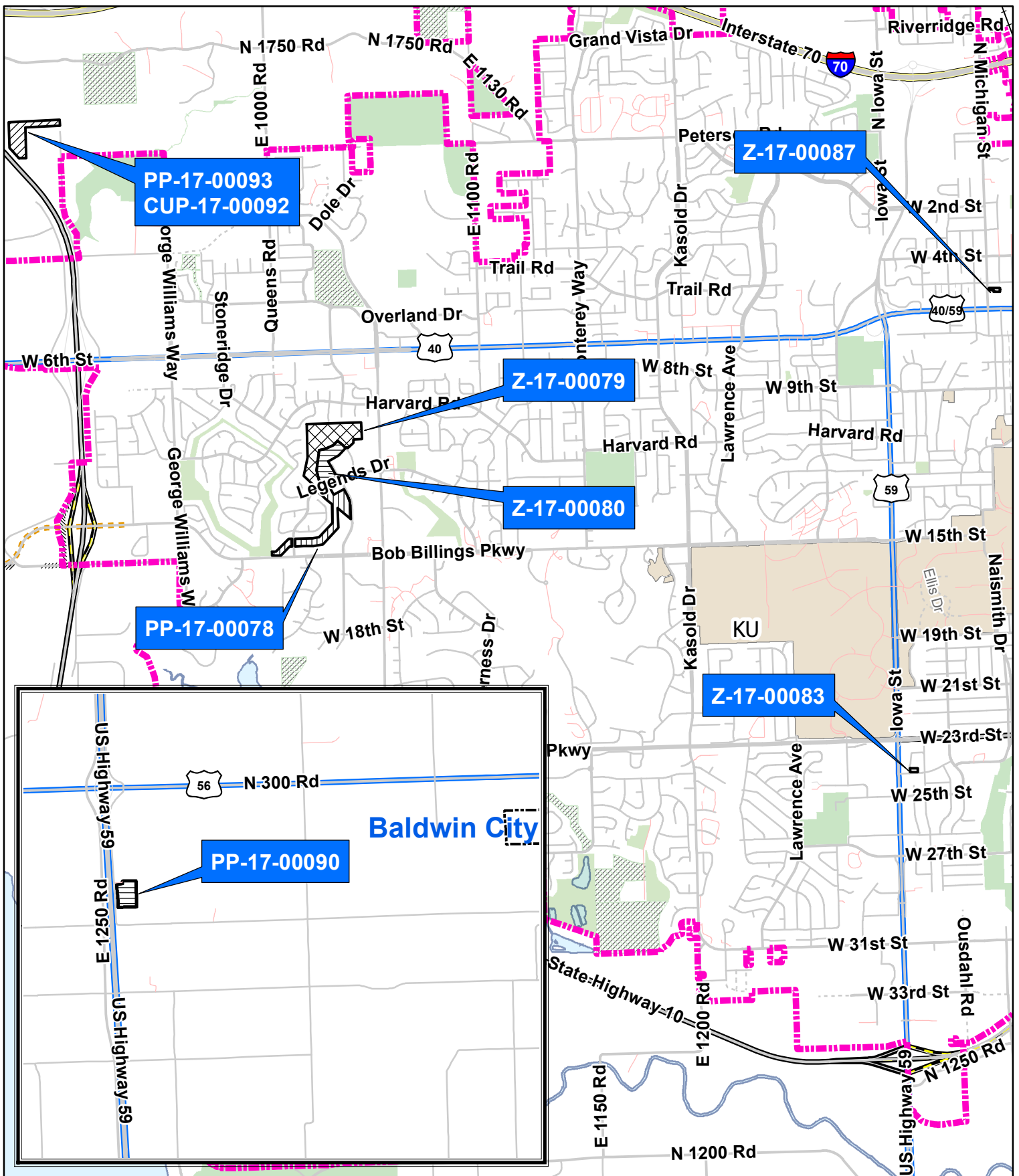
- [Community Design Manual](#)
- [County Zoning Regulations](#)
- [City Land Development Code](#)
- [Subdivision Regulations](#)

Online Mapping

- [City of Lawrence Interactive GIS Map](#)
- [Douglas County Property Viewer](#)
- [Submittals to the Planning Office](#)

Planning Commission

- [Bylaws](#)
- [Mid-Months & Special Meetings](#)
- [Minutes](#)
- [Planning Commission Schedule/Deadlines](#)



Lawrence-Douglas County Planning Commission April 2017 Public & Non-Public Hearing Agenda Items



Memorandum

City of Lawrence-Douglas County

Planning & Development Services

TO: Lawrence-Douglas County Planning Commission

CC: Scott McCullough, Planning Director

FROM: Mary Miller, Planner

Date: April 10, 2017

RE: **Item 1. TA-16-00510:** Text Amendment to Chapter 12 of the County Code, *Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas* to add 'Landfills' to the enumerated list of Conditional Uses, provide a definition, and establish standards for the use.

ATTACHMENT: Revised Draft Language

BACKGROUND

The Lawrence-Douglas County Planning Commission considered the text amendment referenced above at their March 15, 2017 meeting. A letter provided to the Commissioners by Matt Gough with The Law Offices of Barber Emerson, L. C. provided comments on the amendment. Staff discussed these comments during the Planning Commission presentation but wasn't able to address them in writing as they were provided shortly before the meeting. The comments are listed below with staff discussion following in red.

- 1) Any amendment to the Conditional Use requirements in the Zoning Regulations must coincide with changes to Chapter 10 of the County Code to insure consistency.
The Planning Commission directed staff to review Chapter 10 of the County Code with the proposed language for Landfills to insure consistency between the two code sections. Planning Staff and County Staff compared the code sections. This is discussed in more detail following the discussion of comments.
- 2) Subsection (a) of proposed Section 12-319-4.12 should be revised to clearly note that *both* of the criteria need to be met for an exemption.
This change has been incorporated into the draft language.
- 3) This subsection (a) should include the following wording "Notwithstanding any exception described herein, all property owners remain responsible for adverse consequences of creating or using such landfills, including but not limited to erosion, runoff, trespass, nuisances, etc, and for compliance with the other provisions of the Douglas County Code."
In staff's opinion, this is understood and it would not be appropriate to list it for this type of CUP, as it may appear that this would not be the case for all Conditional Uses.

- 4) Subsection (b)(3)(1) should also apply to deposits on unexcavated ground (and any other sort of ground where a landfill or disposal facility may be proposed to exist).
This change has been incorporated into the draft language.
- 5) Consider adding the following sentence to Subsection (b): "*The County may take into consideration the topography of the site, drainage issues, the height of the proposed landfill, etc., when determining the appropriate setback.*"
Staff prepared the following additional language for the setback which included these provisions as well as others: "Additional setbacks may be required based on topography, visibility of site, adjacent land use, drainage issues, etc."
- 6) Subsection (b) should include a requirement that a CUP applicant repair damage to private shared access drives and easements, especially if requested by the adjacent landowner.
If a Conditional Use utilizes a private shared access drive, the use would not be recommended for approval unless an agreement was executed between the property owner/owners utilizing the drive. The use, maintenance, and repair of the shared drive would be included in the agreement. This would be a private agreement between the two landowners.

On March 15, 2017 the Planning Commission considered the text amendment and the letter and directed staff to research Chapter 10 of the County Code 'Solid Waste Management' to determine if any changes to the amendment were necessary to maintain consistency.

Planning and County Staff reviewed Chapter 10 and the draft landfill text amendment and determined that the draft language did not conflict with the requirements in Chapter 10; however, it was determined that the language in Chapter 10 should be updated to reflect current County practices. (For instance, Chapter 10 requires registration and inspections of trash trucks in the County and this isn't the current practice.) County staff developed updated language for Chapter 10 to insure consistency between Chapter 10, County Code, and the proposed text amendment for the Conditional Use in the Zoning Regulations (Chapter 12, County Code).

Staff concluded that the two sections of the County Code were consistent but determined that changes should be made so that the two sections could be more inter-related: Chapter 10 deals with the operation of Solid Waste Facilities and Chapter 12 (Zoning Regulations) focuses on the use of the land. Chapter 10 should reference the requirements in the Zoning Regulations and that the Conditional Use Permit language should reference the requirements in Chapter 10 to provide coordination between the two Code sections. In addition, it was determined that the definitions of the various types of landfills would be provided in Chapter 10 and referenced in the Conditional Use Permit section of the Zoning Regulations.

RECOMMENDATION:

Staff recommends approval of the amendment to add Landfill to the list of Conditional Uses and establish standards. (The use 'Sanitary Landfill' will be removed.) The following draft language has been revised from the Planning Commission meeting to address many of Mr. Gough's comments and to add a reference to Chapter 10 of the County Code.

DRAFT LANGUAGE PERTAINING TO LANDFILLS
For April 24, 2017 PC Meeting
(new language in **bold**,
deleted language shown ~~struckthrough~~)

Current Language:

12-319-4.12 Sanitary Landfill.

Proposed Language:

12-319-4.12 Landfill. A landfill is generally defined as a place to dispose of refuse and other waste material by burying it and covering it over with soil, especially as a method of filling in or extending usable land. The term 'landfill' encompasses many types of landfills such as Sanitary, Industrial, Solid Waste, Construction and Demolition Waste, and Clean Rubble. Definitions for the various types of landfills are provided in **Chapter 10 of the County Code, 'Solid Waste Management'**.

- a. All landfills require approval of a Conditional Use Permit with the exception of landfills that meet **both of** the following criteria:
 - 1) The waste materials being disposed were produced on site (i.e. were not hauled to the site); and
 - 2) The waste materials consist only of Clean Rubble, as defined in subsection c of this section.
- b. The following general standards shall apply to all landfills which require CUP approval:
 - 1) For all landfills that require a KDHE permit, the applicant shall hold a valid, state-issued permit at all times such landfill is in operation.
 - 2) **For all landfills that require a County permit, per Chapter 10 of the County Code, the applicant shall hold a valid, County-issued permit at all times such landfill is in operation.**
 - 3) The landfill operation shall be limited to the disposal of waste included in the definition of that type of landfill in K.S.A. 65-3424.
 - 4) The applicant shall submit complete plans for the design and operation of the landfill, providing detail as to such matters as noise and dust control, stormwater drainage and detention or retention, hours of operation, truck route, interior roads, fire suppression, security, lighting, screening, and reclamation.
 - a) **Minimum** setbacks for any excavation, **or fill**, associated with the landfill shall be established at a rate of 1 ft for each ft of depth excavated, in accordance with K.S.A. 49-501 and shall be a minimum of 100 ft from any road right-of-way and 30 ft from all other property lines. **Additional setbacks may be required based on topography, visibility of site,**

adjacent land use, drainage issues, etc. Setbacks must be maintained free of any activity, either surface or subsurface.

- b) If the County determines that any road associated with the use is inadequate for the expected quantities of traffic, especially with respect to heavy truck traffic, the applicant shall be required to improve and maintain the road(s) to a standard acceptable to the County. An Improvement and Maintenance Agreement between the applicant and the County shall be required to assure that the road(s) used by the operation will be appropriately improved and maintained.
 - c) Landfill operations may require screening, depending on the location, and as determined by the Board of County Commissioners.
 - d) If more than 1 acre of land is to be disturbed, a Storm Water Pollution Prevention Plan (SWP3) must be submitted to KDHE and approved prior to commencement of the landfill. A copy of the approved SWP3 must be provided to the Planning Office prior to final approval of the CUP to insure the CUP complies with the provisions of the SWP3.
 - e) At a minimum, the reclamation plan shall show the finished grade of the property, note the amount of top soil to be placed over the landfill, the type of vegetation to be installed (seed mix, etc.), and the proposed use following reclamation.
- 5) Landfills shall not be located within a special hazard flood area except that:
- a) Clean Rubble Landfills may be used to fill in ponds, borrow pits, or other depressions in the special hazard flood area. Grading (fill or excavation), dredging, and any development must comply with Douglas County Floodplain Management Regulations.
- 6) If approved, the CUP shall be limited to a specific timeframe. If the landfill activity is not completed within this timeframe, the applicant may request in writing that the CUP be placed on the County Commission agenda for consideration of renewal. The request for renewal should be made prior to the expiration date and public notification of the meeting shall be provided by staff.

~~6. The following type of landfills require approval of a CUP, unless exempted in subsection a of this section:~~

- ~~1) Solid Waste Landfill: a disposal area for materials defined by K.S.A. 65-3402 as solid waste. The Solid Waste Landfill category includes, but is not limited to, Sanitary Landfills which refers to a specific method of disposing of solid wastes on land without creating nuisances or hazards to the public health or safety or the environment at a permitted solid waste disposal area that meets the standards specified in K.A.R. 28-29-23.~~

- a) ~~Solid Waste is defined in K.S.A. 65-3402(a) as nonhazardous waste that includes garbage refuse, waste tires as defined by K.S.A. 65-3424, and other discarded materials including, but not limited to, solid, semisolid, sludges, liquid and contained gaseous waste materials resulting from industrial, commercial, agricultural, and domestic activities. 'Solid Waste' does not include hazardous wastes as defined by subsection (f) of K.S.A. 65-3430.~~
- 2) ~~Construction and Demolition Landfill is a permitted solid waste disposal area used exclusively for the disposal on land of construction and demolition wastes. This term shall not include a site that is used exclusively for the disposal of clean rubble.~~
 - a) ~~Construction and Demolition waste is defined in K.S.A. 65-3402(u) as solid waste resulting from the construction, remodeling, repair and demolition of structures, roads, sidewalks and utilities (including, but not limited to, bricks, concrete, and other masonry materials, roofing materials, soil, rock, wood, wood products, wall or floor coverings, plaster, drywall, plumbing fixtures, electrical wiring, electrical components containing no hazardous materials, non-asbestos insulation and construction related packaging.~~
 - b) ~~The term 'Construction and demolition waste' shall not include waste material containing friable asbestos, garbage, appliances from which ozone depleting chlorofluorocarbons have not been removed in accordance with the provisions of the federal clean air act, electrical equipment containing hazardous materials, tires, drums and containers even though such wastes resulted from construction and demolition activities, or clean rubble except that clean rubble that is mixed with other construction and demolition waste during demolition or transportation shall be considered to be construction and demolition waste.~~
- 3) ~~Clean Rubble Landfill is a landfill used solely for the disposal of materials defined by KDHE as 'clean rubble'.~~
 - a) ~~Clean Rubble is defined as the following types of construction and demolition waste: concrete and concrete products including reinforcing steel, asphalt pavement, brick, rock and uncontaminated soil as defined in rules and regulations adopted by the secretary of Health and Environment.~~
- 4) ~~Other: Any type of landfill not specifically defined above.~~

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LAUREN L. OBERZAN*

March 15, 2017

RICHARD A. BARBER
(1911-1998)

*ADMITTED IN KANSAS AND MISSOURI

VIA E-MAIL ONLY

Lawrence-Douglas County Planning Commission
City Hall, 6 East 6th Street
Lawrence, KS 66044

Re: Proposed Text Amendment to Section 12-319-4 of County Code
TA-16-00510

Dear Planning Commissioners:

I am writing to communicate several observations and concerns regarding the language of the proposed Text Amendment to Section 12-319-4 of the County Code (the "Code"). The proposed Text Amendment attempts to identify and clarify the types of landfills that require a Conditional Use Permit under Chapter 12 of the Code. However, the Text Amendment does not also modify the provisions of Chapter 10, Solid Waste Management of the Code, which contain most of the substantive provisions regarding the County's landfill permitting requirements. Any amendment to Chapter 12 of the Code must coincide with changes to Chapter 10 of the Code. Otherwise, inconsistency among Code provisions invites the opportunity for further confusion and misapplication among the County departments charged with enforcing the Code.

Under the current Code, a permit of some kind is required prior to collecting, transporting, processing or disposing of solid waste within Douglas County, even "clean rubble" when transported from off-site, as illustrated by the following Code sections:

ARTICLE 6. PERMITS.

10-601. GENERAL. No person, excepting municipalities and the county, shall engage in the business of collecting, transporting, processing or disposing of solid waste within Douglas County without first obtaining a permit appropriate for this particular operation. Provided, however, that these provisions shall not be deemed to apply to the employees of the holder of any such permit. (Res. 76-28, Sec. 6.1)

10-613. SANITARY LANDFILL PERMIT. No sanitary landfill may be established or operated in Douglas County unless that landfill has been designed and constructed in accordance with the Kansas Department of Health and Environment's solid waste guidelines and regulations and unless a valid permit has been issued by the department, and appropriate zoning regulations of Douglas County observed. (Res. 76-28, Sec. 6.3.1)

10-614. DEMOLITION LANDFILL PERMIT. Any person may establish and operate a private landfill for the disposal of construction and demolition wastes provided he or she shall first apply for and obtain a permit from the Kansas Department of Health and Environment to operate the sites as a landfill for construction and demolition wastes and may do so as long as the permit shall remain in force and the site is operated in accordance with the provisions of this article and the specific requirements of the permit. (Res. 76-28, Sec. 6.3.2)

10-504. SOLID WASTE DISPOSAL FACILITIES. All nonhazardous solid wastes and residues from solid waste processing operations shall be disposed of in registered sanitary landfills located on sites approved by the Kansas Department of Health and Environment and meeting appropriate zoning regulations of Douglas County.

No materials of a hazardous nature, including but not limited to, sewage solids, oil sludge, dye concentrates, waste chemicals, pathological and biological wastes, radioactive materials or explosives, shall be disposed of in a sanitary landfill until the locations, method of disposal, and site factors have been evaluated by the department and the specific arrangements for handling the materials have been approved.

Nonputrescible rubble and demolition waste materials such as brick, mortar, broken concrete, rock, dirt, and similar materials produced in connection with demolition of buildings, streets and other structures may be disposed of in approved demolition landfills holding valid permits from the department. (Res. 76-28, Sec. 5.3)

Even if KDHE does not regulate a particular activity (e.g., “clean rubble” sites), Chapter 10 of the Code still requires a person to obtain a permit.

The proposed Text Amendment to Chapter 12 should not be formally adopted without first ensuring consistency with, and amending where applicable, the provisions of Chapter 10 of the Code. Furthermore, the language of the Text Amendment itself requires modification, as follows:

- Subsection (a) of proposed Section 12-319-4.12 should be revised to clearly state that both conditions must be met in order to qualify for an exemption from the Conditional Use Permit (“CUP”) requirement, i.e., the language should be revised to allow only “landfills that meet **both of** the following criteria” to be exempt. Also, subsection (a) should include the following: “Notwithstanding any exception described herein, all property owners remain responsible for adverse consequences of creating or using such landfills, including but not limited to erosion, run off, trespass, nuisances, etc., and for compliance with the other provisions of the Douglas County Code”
- Subsection (b)(3)(a) applies only to excavations, but should also apply to deposits on unexcavated ground (and any other sort of ground where a landfill or disposal facility may be proposed to exist). Setback requirements may also need to consider the height of the proposed landfill, as well as the topography of the dump site. Consider adding the following additional sentence at the end of the subsection: “The County may take into consideration the topography of the site, drainage issues, the height of the proposed landfill, etc., when determining the appropriate setback.”

- Subsection (b)(3)(b) only concerns County roadways and does not consider proper, safe, and direct access to County roads or the impact on private driveways. The County should also have the ability to require a CUP applicant to repair damage to private shared access drives and easements, especially if requested by the adjacent landowner.

The public has only had a limited timeframe to review and carefully consider the implications of the proposed Text Amendment, and there may be other items to address in the Code in connection with the Text Amendment. Therefore, I respectfully request that the Planning Commission take no action on Wednesday, March 15, but rather send this matter back to Planning Staff with directions to consider these issues, including any additional issues that may arise through discussion, and prepare a revised draft for further consideration.

Sincerely,

BARBER EMERSON, L.C.



Matthew S. Gough

cc: Mary Miller (via e-mail only)
Sean Reid (via e-mail only)

PLANNING COMMISSION REPORT
Regular Agenda -- Public Hearing Item

PC Staff Report
04/24/2017

ITEM NO. 2 TEXT AMENDMENT TO COUNTY ZONING REGULATIONS; RADIO, TELEVISION, TELECOMMUNICATION, AND MICROWAVE TOWERS (MKM)

TA-16-00511: Consider a Text Amendment to Chapter 12 of the County Code, *Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas* to revise Section 12-319-4.31, *Radio, television, telecommunication, and microwave towers*, to bring the standards and definitions into compliance with State law. *Initiated by County Commission on 11/30/16.*

RECOMMENDATION: Staff recommends approval of the proposed amendment, TA-16-00511, to revise Section 12-319-4.31 Radio, television, telecommunication, and microwave towers to update the definitions and standards for Wireless Facilities in compliance with recent State legislation and to create a new category 12-319-4.38 for Radio, Television, and Microwave Towers.

Reason for Request: Kansas State House Bill No. 2131 amended a number of state laws related to the regulation of Telecommunications Facilities. The bill became law effective October 1, 2016. The proposed text amendment would bring the *Zoning Regulations of the Unincorporated Territory of Douglas County*, specifically Section 12-319-4.31 thereof, into compliance with the new laws.

RELEVANT GOLDEN FACTOR:

- Conformance with the comprehensive plan.

ATTACHMENTS

- Attachment A – Draft language Wireless Facilities
- Attachment B - Draft language Radio, Television, and Microwave Towers

OVERVIEW OF PROPOSED AMENDMENT

Section 12-319-4.31 of the Zoning Regulations currently contains standards and provisions regarding radio, television, telecommunication, and microwave towers. As a result of the new legislation, 'Telecommunication Towers', in the Zoning Regulations, have been relabeled 'Wireless Facilities' and the standards and provisions enacted with KS State House Bill No. 2131 have been applied.

As a result, it was necessary to create a separate section, 12-319-4.38, for the remaining types of towers: Radio, Television, and Microwave. Minimal changes were made to the provisions for these types of towers. The wording was updated for clarity and provisions that apply only to Wireless Facilities were removed. Some standards were revised to maintain consistency with the standards being adopted for Wireless Facilities. These include the following:

- a) Revised the length of time a tower could remain unused before being removed from 3 years to 1 year (with a provision that an extension could be approved by the County Commission.)

- b) Established a waiver process from the setback requirements

Attachment B contains two versions of the draft language. The first contains the previous wording for all types of towers and shows the items which have been deleted as they apply only to telecommunication towers or Wireless Support Structures and shows the wording which was added specifically for the other types of towers, such as radio, television, and microwave towers. Some provisions which were added to the Wireless Support Structures by the recent legislature were also added to the other tower types, to maintain consistency.

CRITERIA FOR REVIEW AND DECISION-MAKING

Section 12-324 of the Zoning Regulations provides the process for proposed text amendments but does not include criteria for review and decision-making. The text amendment was reviewed with the following criteria which are similar to those in the City of Lawrence Development Code:

1) Whether the proposed text amendment corrects an error or inconsistency in the Zoning Regulations or meets the challenge of a changing condition

The adoption of new Wireless Facilities standards by the KS Legislature necessitated this amendment. It was necessary to revise the Zoning Regulations for Wireless Facilities to maintain compliance with the State Statutes.

2) Whether the proposed text amendment is consistent with the Comprehensive Plan and the stated purpose of the Zoning Regulations

The general goal of the Comprehensive Plan is to provide

"...for the optimum in public health, safety, convenience, general social and physical environment and individual opportunities for all the residents of the community, regardless of racial, ethnic, social, or economic origin. It is the goal of the planning process to achieve a maximum of individual freedom, but public welfare must prevail." (Introduction, page 3, Horizon 2020)

The proposed amendment establishes regulations which are compliant with the State Statutes and provides minor additions to ensure the public, health, safety, convenience, and general welfare.

12-319-4.31 Wireless Facilities

a. Purpose

The Governing Body recognizes that facilitating the development of wireless service technology benefits both the residents and the economic development of Douglas County. The purpose of these standards is to ensure that residents, businesses, and industry within the county enjoy reliable access to wireless telecommunications networks, while, at the same time, safeguarding the health, safety, welfare, and aesthetics of the county. Accordingly, these standards are intended to ensure that the location, installation, construction, and modification of Wireless Facilities within the unincorporated portion of the county comply with all Federal and State laws and regulations.

b. Definitions

The following words, terms, and phrases, when used in this Section, shall, except where the context clearly indicates otherwise, have the following meanings:

- 1) Accessory Equipment means any equipment serving or being used in conjunction with Wireless Facilities or Wireless Support Structures, including but not limited to utility or transmission equipment, power supplies, generators, batteries, cables equipment buildings, cabinets and storage sheds, shelters, or similar structures.
- 2) Antenna means telecommunications equipment that transmits or receives radio waves necessary for the provision of Wireless Services.
- 3) Co-location means the mounting or installation of Wireless Facilities, including Antennas, on a building, structure, Wireless Support Structure, utility pole, or other existing structure for the purposes of transmitting or receiving radio waves for telecommunications purposes.
- 4) Disguised Wireless Facility means any Wireless Facility that is integrated as an architectural feature of a structure so that the existence of the Wireless Facility is not readily apparent to the casual observer, or any Wireless Support Structure that is disguised to resemble a tree, flag pole, steeple, clock tower, or other similar building element.
- 5) Major Modification means any improvement that results in a substantial change to a Wireless Facility or to a Wireless Support Structure. Major modifications include, but are not limited to increasing the height of the Wireless Support Structure by more than ten feet or ten percent, whichever is greater, expansion of the area of Accessory Equipment, and any similar improvement. Co-location of new Wireless Facilities, including Antennas, on an existing Wireless Support Structure shall not be deemed a Major Modification.

- 6) Minor Modification means any improvement that results in some material change to a Wireless Facility or a Wireless Support Structure, but of a level, quantity, or intensity that is less than a Major Modification.
- 7) Monopole means a single, free-standing, pole-type structure supporting Wireless Facilities, including Antennas.
- 8) Ordinary Maintenance means maintenance to ensure that Wireless Facilities, Wireless Support Structures, and Accessory Equipment are maintained in safe operating condition. Ordinary Maintenance shall include, but not be limited to inspections, modifications of Wireless Facilities and Wireless Support Structures to ensure structural integrity, exchanging Antennas or Accessory Equipment on a like-for-like basis, relocating Antennas already in place, or other similar actions that fall short of being a Minor Modification.
- 9) Wireless Facility means any equipment at a fixed location that enables wireless telecommunications between user telecommunications devices and telecommunications networks.
- 10) Wireless Service Provider means a provider of Wireless Services.
- 11) Wireless Service means “personal wireless services,” “personal wireless service facilities,” and “commercial mobile services” as those terms are defined at 47 U.S.C. § 332(c)(7)(C) and (d), as amended, which are provided to telecommunications devices through the implementation and use of Wireless Facilities.
- 12) Wireless Support Structure means any freestanding structure, such as a Monopole, or other self-supporting tower, or other suitable structure designed to support or capable of supporting Wireless Facilities, including Antennas. Wireless Support Structures do not include telephone poles, electrical utility poles, or any towers used for the distribution or transmission of electrical services.

c. Approvals Required

- 1) Conditional Use Permit. No new Wireless Facility, no new Wireless Support Structure, no Co-location that results in a Major Modification of an existing Wireless Facility or Wireless Support Structure, and no Major Modification of an existing Wireless Facility or Wireless Support Structure shall be allowed in any zoning district of the unincorporated portion of the county absent the issuance, upon application, of a Conditional Use Permit in accordance with the procedures established at Section 12-319-1 of these Regulations, as amended.
- 2) Site Plan Approval. No Co-location that is a Minor Modification of an existing Wireless Facility or Wireless Support Structure and no Minor Modification of

an existing Wireless Facility or Wireless Support Structure shall be allowed in any zoning district of the unincorporated portion of the county absent approval, upon application, of a Site Plan in accordance with the procedures established at 12-319A of these Regulations, as amended.

d. Terms of Approval; Renewal; Limits

- 1) Term. Any Conditional Use Permit or Site Plan Approval issued hereunder, assuming all conditions of approval are met and maintained, shall be valid for a period of ten years. Any renewal thereof, which shall be subject to administrative approval, shall be for a period of five years. At the time of renewal, the Owner/Applicant shall demonstrate to the Planning Director that the Wireless Facility or Wireless Support Structure remains in compliance with the original conditions of approval.
- 2) Limits. Commencing on the date of issuance of any Conditional Use Permit or Site Plan Approval hereunder, the Owner/Applicant shall have a period of one year in which to commence construction or installation of the Wireless Facility or Wireless Support Structure and shall thereafter diligently pursue construction or installation to its completion. Failure to commence construction or installation within one year of receiving a permit or approval or failure to diligently pursue construction or installation to its completion shall cause the Conditional Use Permit or Site Plan Approval to lapse and to be deemed null and void.

e. Application

At the time of application for a Conditional Use Permit or for Site Plan Review for any Wireless Facility or Wireless Support Structure, the Owner/Applicant shall submit the following:

- 1) A completed Application, on a form supplied by the Planning Director, signed by the Owner(s) of the subject property or signed by an Applicant if accompanied by written authorization of the Owner(s) granting to the Applicant the authority to submit the Application in behalf of the Owner.
- 2) Elevation drawings showing the height of the proposed Wireless Facility including Antennas (and any lightning rod or lightning arrester), and all Accessory Equipment, including any buildings and structures.
- 3) A Site Plan, drawn to scale, including:
 - a) the information required by Section 12-319A-4 of these Regulations, as amended;
 - b) the location of existing or proposed Wireless Facilities or Wireless Facility Support Structures;
 - c) the location of other existing or proposed structures;

- d) the location of accessory equipment and/or other accessory uses;
 - e) the location of access road(s), access road surface materials, and any parking area;
 - f) the height, location, and construction materials of fences or other barriers;
 - g) a Landscape Plan, in accordance with Section 12-319A-4.10 of these Regulations, as amended;
 - h) elevation contours; and
 - i) zoning and uses of properties neighboring the subject property.
- 4) If the project involves a new Wireless Support Structure, a signed and sealed report from a qualified professional engineer, licensed to practice in the State of Kansas, that includes:
- a) the height and design of the proposed Wireless Support Structure;
 - b) the height for all potential mounting positions for Antennas and the minimum separation distances between Antennas;
 - c) the capacity of the Wireless Support Structure, including the number and types of Antennas that can be accommodated;
 - d) a statement that the Wireless Support Structure is designed, in accordance with this Section, to collapse upon itself in the event of failure, including the projected fall zone of any such Wireless Support Structure; and
 - e) any other information that may be necessary or requested by the Planning Director to evaluate the Application.
- 5) If the project involves a new Wireless Support Structure, the application shall include:
- a) line-of-sight diagrams or photo simulations showing the proposed Wireless Support Structure against the skyline and viewed from at least three different vantage points within the surrounding area;
 - b) a statement that the Owner/Applicant considered Co-location, where it considered Co-location, and why Co-location would not meet the Owner/Applicant's needs; and
 - c) a statement that the proposed Wireless Support Structure will be made available to other Wireless Service Providers for Co-location at commercially reasonable rates, or a statement that the

Owner/Applicant is seeking a waiver of the Co-location requirement and why such waiver is being sought.

- 6) If the project involves Co-location on an existing structure, a signed and sealed report from a qualified professional engineer, licensed to practice in the State of Kansas, which establishes that the existing building or structure is structurally sound and can safely accommodate the proposed Co-location.
- 7) If the project involves a new Wireless Support Structure or a Major Modification of an existing Wireless Support Structure, a fee, not to exceed \$2,000, as established by the Governing Body, which amount shall recapture the County's costs of processing the application.
- 8) If the project involves a Co-location or anything else that is not a Major Modification, a fee, not to exceed \$500, as established by the Governing Body, which amount shall recapture the County's costs of processing the application.
- 4) If the project involves a new Wireless Support Structure, all owners of record of unincorporated property located within a one-mile radius of the proposed structure must be notified with written notice by the applicant. The applicant shall submit a Certificate of Mailing for the notice required by this Section, and a list of notified property owners at the time of application for a Conditional Use Permit. An application for a Conditional Use Permit for a communication tower shall not be valid without an executed Certificate of Mailing. The notice shall be sent by regular mail, postage pre-paid, by the applicant. The notice shall provide:
 - a) A brief description and location of the proposed tower;
 - b) Projected date for construction;
 - c) The person, with contact telephone number and address, designated by the applicant to respond to questions concerning the proposed tower;
 - d) The date the Conditional Use Permit application will be submitted to the Planning Office for review and process;
 - e) A statement with substantially the following information:

Notice of Conditional Use Permit (CUP) Consideration pending before the Lawrence-Douglas County Planning Office.

This letter is being sent to the owners of unincorporated property for the purpose of informing the property owner(s) and other interested parties about the proposed tower development describe further in this letter. This letter does not grant the recipient and/or property owner any additional legal rights to challenge the proposed development, instead, it is being provided solely to advise property owner(s) of the

pending development. For further information, contact the applicant's designated representative or the Lawrence-Douglas County Planning Office at (785) 832-3150.

- f) The failure to receive the additional notice by a property owner shall not affect the validity of the Conditional Use Permit approval or consideration.

f. General Standards

1) Co-location:

- a) Wireless Support Structures shall be designed to accommodate at least three Wireless Service Providers. The compound area supporting the Wireless Support Structure likewise shall be of adequate size to accommodate Accessory Equipment for at least three Wireless Service Providers.
- b) Whenever it is economically and technically feasible, and it is aesthetically appropriate, as determined by the Governing Body, the Planning Commission, or the Planning Director, Disguised Wireless Facilities shall be designed to accommodate the Co-location of other Wireless Service Providers.
- c) Upon written request of the Owner/Applicant, the Governing Body, the Planning Commission, or the Planning Director may waive the County's Co-location requirements if it is determined, as demonstrated by technical evidence presented by the Owner/Applicant, that Co-location at the site is non-essential to the public interest, that construction of a shorter Wireless Support Structure with fewer Wireless Facilities, including Antennas, will promote community compatibility or interests, or that Co-location would cause interference with other existing Wireless Facilities.

- 2) Building Permits: All new Wireless Support Structures, all major modifications of existing Wireless Facilities, and all Accessory Equipment shall not be installed or constructed without the issuance of a Building Permit in accordance with Chapter 13 of the County Code.

- 3) Replacement of Existing Wireless Facilities: The replacement of any existing Wireless Facility or Wireless Support Structure shall require compliance with the terms of this Section and shall require, as may be pertinent, either approval and issuance of a Conditional Use Permit in accordance with the procedures established at Section 12-319-4.1 of these Regulations, as amended, or approval of a Site Plan in accordance with the procedures established at Section 12-319A of these Regulations, as amended.

4) Setbacks:

- a) A ground mounted tower shall be set back from the nearest property line a distance which is at least equal to the height of the tower, measured from the center of the tower base.
- b) A tower mounted on the roof of a building or on top of other structures shall be set back either
 - i. a distance which is at least equal to the total height of the structure and tower from the nearest property line, measured from the center of the tower (similar to a ground-mounted tower), or
 - ii. a distance which is at least equal to the height of the tower above the roof/structure from the edge of the roof.
- c) Setback Waiver. The Planning Commission may recommend and the Governing Body may approve a waiver from these setback requirements if it finds that all of the following conditions are met:
 - i. the waiver will not adversely affect the public health, safety, or general welfare of the community;
 - ii. the waiver will not adversely affect the rights of adjacent property owners or residents;
 - iii. strict application of the provisions of this section would constitute unnecessary hardship on the Owner/Applicant; and
 - iv. the waiver is appropriate under the circumstances.
- d) Additional Setback. Additional setbacks may be required to contain ice fall or debris from tower failures and/or to preserve the privacy of adjoining residential and public property.

5) Height: The height of a tower is unregulated but all towers must comply with FAA regulations.

6) Separation Requirements:

- (a) All new Wireless Facilities, except Disguised Wireless Facilities, shall be located a minimum of 1,000 feet from existing Wireless Support Structures. The distance shall be measured from the base of the existing Wireless Support Structure to the base of the proposed Wireless Facility.
- (b) The Planning Commission may recommend and the Governing Body may grant a waiver from the 1,000-foot separation requirement if the

Owner/Applicant demonstrates that a waiver will not adversely affect the public health, safety, or general welfare of the community and that strict application of this section would constitute unnecessary hardship.

7) Design Standards

- a) Access: Access shall be provided to all Wireless Facilities, Wireless Support Structures, and accessory equipment per the approval of the County Public Works Director.
- b) Accessory Equipment:
 - i. All accessory equipment that are buildings, cabinets, storage sheds, and shelters shall be used only to store equipment and other supplies necessary for the operation of the Wireless Facility or Wireless Support Structure. Equipment not used in direct support of such operation shall not be stored on the site.
 - ii. All accessory equipment that are buildings or structures shall require a Building Permit, and shall conform to Height and Setback restrictions established for the zoning district in which the site is located.
 - iii. All Accessory Equipment shall be designed to be compatible with and to blend into its surrounding environment through the use of color, camouflage, screening, landscaping, and architecture.
 - iv. Lighting of Accessory Equipment for basic security purposes is permitted. However, such lighting shall be shielded and shall be directed downward. Floodlights are prohibited.
 - v. The addition of related equipment to any building or structure that is Accessory Equipment shall not increase the height of said building or structure more than 20% of the height of the existing building or structure; or more than the maximum height allowed in the zoning district in which the site is located, whichever is less.
- c) Antennas:
 - i. No Antenna may be attached to any Wireless Support Structure or Co-located on any other structure, unless the Wireless Support Structure or other structure is at least forty feet in height.
 - ii. The addition or Co-location of any Antenna on a Wireless Support Structure or any other structure shall not increase the height of said building or structure **(a)** more than 20% or **(b)** more than the maximum height allowed in the zoning district in which the site is located, whichever is less.

- iii. Antennas Co-located on existing structures shall not be subject to Setback requirements.
- iv. No antenna may be Co-located on any structure listed in the National Register of Historic Places or the Register of Historic Kansas Places until the State Historic Preservation Officer has been given notice and an opportunity to investigate and comment upon the proposed project.
- v. To the extent that it is feasible and the engineer's report demonstrates that the roof is structurally sound and can safely accommodate it, any Accessory Equipment to an Antenna Co-located on an existing structure shall be located on the roof of the existing building or structure provided that said Accessory Equipment shall not occupy more than 25% of the total roof area and the Accessory Equipment is shielded from view from neighboring properties and rights of way.
- d) Cables/Conduit: All cable runs should be through portals and maintained within the Wireless Support Structure. Where cable or conduit is required to be located on the outside of any Wireless Support Structure, the cable or conduit shall be painted or covered by material to match the color of the Wireless Support Structure.
- e) Color: The color of the tower shall comply with the standards set by the Federal Aviation Administration (FAA) or the County.
- f) Disguised Wireless Facilities:
 - i. A Disguised Wireless Facility must be enclosed, camouflaged, screened, obscured, or otherwise not apparent to the casual observer. A Disguised Wireless Facility must be integrated into another structure as an architectural facility or must be designed to resemble an object or structure that does not have the appearance of a monopole or other Wireless Facility.
 - ii. The Disguised Wireless Facility must meet the requirements of the underlying zoning district, including, but not limited to height, setback, and use restrictions.
- g) Landscaping: Screening landscaping required for the Wireless Facility shall be maintained by the Owner/ Applicant. In cases where the property is not visible from adjacent properties or rights of way or where landscaping is not necessary, appropriate, or feasible, the Governing Body, the Planning Commission, or the Planning Director may waive this requirement.

- h) Lighting and Marking: All lighting necessary to comply with the FAA, FCC, or the County lighting requirements. Lighting shall consist of dual lighting structures with day time strobe lights on medium intensity and night time red lights only. No high intensity strobes or night time strobes shall be permitted. Further, all towers requiring lighting shall provide battery backup or other alternative power source to assure lighting operations during times of power outages.
- i) Security and Fencing: Ground-mounted Accessory Equipment and related structures shall be secured and enclosed within fencing not less than six feet in height. Fencing shall be constructed with materials that are designed to be compatible with and to blend in to the surrounding areas. Every Wireless Facility shall be protected from trespass by unauthorized persons to discourage climbing of structures.
- j) Signage: No advertising or other display shall be permitted on any Wireless Facility or Wireless Support Structure, unless such is required by the FCC, the FAA , or the County.
- k) Wireless Support Structures:
 - i. All new Wireless Support Structures shall be of monopole design. Guyed and lattice towers are prohibited.
 - ii. All new Wireless Support Structures located in districts zoned residential, or located within 500 feet of any property or district zoned residential, shall be Disguised Wireless Facilities as defined in this Section.
 - iii. All Wireless Support Structures shall be designed and constructed such that if a failure does occur, the Wireless Support Structure will collapse on itself and will not collapse on structures at or near the site.
 - iv. No Wireless Support Structure shall, except during construction, have a platform, crow's nest, or like structure surrounding it or attached to it.
- 8) Final Decision
 - a) Time Limits. Within 150 calendar days of receiving an application for a new Wireless Support Structure or within 90 calendar days of receiving any other application hereunder, the County shall:
 - i. review the application in light of the standards of this Section and applicable provisions of the County Code;
 - ii. make a final decision to approve or disapprove the application; and

- iii. advise the Owner/Applicant by written notice of the County's final decision, which final decision shall be supported by written substantial evidence in the record. Such final decision shall be deemed effective on the date of the written notice.
 - b) Commencement of Time. The time limits for final decision shall commence upon the County's acceptance of a complete application. If an application is incomplete, the County shall notify the Owner/Applicant within thirty days of its deficiencies and, in such case, the time limits shall not commence until a complete application has been submitted and accepted. Alternatively, the time limits may commence upon a date agreed upon in writing by the County and the Owner/Applicant.
 - c) Effect of Lapse of Time. Unless otherwise agreed upon by the Owner/Applicant and the County, an application shall be deemed approved if (i) the County fails to issue a final decision with the time limits established at subsection 6(a) and (ii) the Owner/Applicant provides to the County written notice that the applicable time limits have lapsed.
 - d) Appeal. Any party aggrieved by the County's final decision approving or disapproving an application or any party aggrieved by the Owner/Applicant's written notice that the time limits have lapsed may appeal said result to the District Court of Douglas County, Kansas, in accordance with K.S.A. 60-2101(d), as amended.
- 9) Miscellaneous Provisions
- a) Abandonment and Removal. Any Wireless Facility or Wireless Support Structure that is not operated for a period of one year shall be deemed abandoned. The Owner/Applicant shall remove any abandoned Wireless Facility or Wireless Support Structure at his, her, or its expense within 180 days after abandonment.
 - b) Interference. All Wireless Facilities shall be constructed, installed, operated, and maintained in accordance with all applicable federal, state, and local laws, resolutions, and regulations so as not to interfere or cause interference with existing telecommunications, including but not limited to radios, televisions, computers, and City and/or County emergency broadcast systems.
 - c) Nonconforming Wireless Facilities. Wireless Facilities and Wireless Support Structures that were legally permitted on or before the effective date of this Ordinance shall be considered lawful nonconforming structures.

- i. Major Modifications and Minor Modifications to nonconforming structures shall be permitted in accordance with the provisions of this Section.
 - ii. Replacement of any nonconforming structure shall be with a structure that complies with the provisions of this Section. If any nonconforming facility or structure is damaged by more than 60% of its fair market value, it shall only be replaced by a conforming facility or structure if it is legal to do so.
 - d) Ordinary Maintenance. Ordinary Maintenance, as defined herein, shall be exempt from the permitting and approval requirements of this Section.
- 10) Exemptions
- a) The provisions of this Section shall not apply to the following:
 - i. Any Wireless Facility, including Amateur and Receive-only Antennas, that are:
 - (a) less than 75 feet in height;
 - (b) located in the Rear Yard of a residentially zoned Parcel; and
 - (c) Owned and operated by a federally licensed amateur radio operator.
 - (d) Wireless Facilities that are exempt under this Subsection shall not be considered, be deemed available, or be used for Co-location.
 - ii. Broadcast Towers; and
 - iii. Satellite Dishes.

DRAFT LANGUAGE/Changes shown

Changes shown in red:

new language underlined, deleted language ~~struck through~~

12-319-4.38 Radio, television, telecommunication, and microwave towers.

- a. ~~Tower Standards;~~ Purpose. ~~The purpose of section 12-319-4.38 is to~~ establish es standards for the use and construction of radio or television broadcasting towers and/or apparatus, microwave transmitting and/or receiving towers and/or stations, or any tower or other similar structure 100 feet or more in height from the ground, or 40 feet in height as measured to the highest point of the tower/antenna if mounted on a structure or building, or of any height if lighted; whether publicly or privately owned with the exception of Wireless Facilities.
- b. ~~Same,~~ Development Plan Required. At the time of application for Conditional Use Permit ~~a site plan is required to be submitted pursuant to this Chapter,~~ the applicant shall submit a development plan in sufficient detail, as determined by the staff of the Planning Department, to evaluate its conformance with applicable standards and guidelines.
The development plan shall include:
 - 1) ~~The applicant shall provide a~~ written authorization from the property owner of the proposed tower site.
 - 2) ~~An application for tower approval shall include the submission of a~~ site plan drawn to scale showing the property boundaries, tower, guy wire anchors and other apparatus, existing and proposed structures, proposed transmission buildings and/or other accessory uses, access road(s) location, access road surface material, parking area, fences, location and content of warning sign, exterior lighting specifications, a landscaping plan, land elevation contours, and existing land uses surrounding the site. If any accessory building is proposed, details of the building including elevations and proposed use of the building is required to be submitted with the application.
 - 3) ~~An application for tower approval shall include a~~ report or written information which describes the tower height and design including a cross-section of the structure; engineering specifications prepared by a qualified professional engineer, licensed to practice in the State of Kansas detailing construction of tower, base and guy wire anchorage; the proposed painting and lighting schemes; and describes the tower's capacity, including the number and type of antennas that it can accommodate.
 - 4) In addition to ~~notifying property owners~~ the written notice to owners within 1,000 ft of the tower request ~~per Section 12-324~~ which is provided by the Planning Office, all owners of record of unincorporated property located within a

one-mile radius of the proposed tower request must also be notified with written notice by the applicant. The applicant shall submit a Certificate of Mailing for the notice required by this Section, and a list of notified property owners at the time of application for a Conditional Use Permit. An application for a Conditional Use Permit for a communication tower shall not be valid without an executed Certificate of Mailing. The notice shall be sent by regular mail, postage pre-paid, by the applicant. The notice shall provide:

- a) A brief description and location of the proposed tower;
- b) Projected date for construction;
- c) The person, with contact telephone number and address, designated by the applicant to respond to questions concerning the proposed tower;
- d) The date the Conditional Use Permit application will be submitted to the Planning Office for review and process;
- e) A statement with substantially the following information:

Notice of Conditional Use Permit (CUP) Consideration pending before the Lawrence-Douglas County Planning Office.

This letter is being sent to the owners of unincorporated property for the purpose of informing the property owner(s) and other interested parties about the proposed tower development describe further in this letter. This letter does not grant the recipient and/or property owner any additional legal rights to challenge the proposed development, instead, it is being provided solely to advise property owner(s) of the pending development. For further information, contact the applicant's designated representative or the Lawrence-Douglas County Planning Office at (785) 832-3150.

5) The failure to receive the additional notice by a property owner shall not affect the validity of the Conditional Use Permit approval or consideration.

c. ~~Same,~~ General Provisions.

1) An effort in good faith must be made to locate new antenna on existing towers, or other structures. A request for a new tower must be accompanied by evidence that application was made to locate on existing towers, with no success.

~~2) A proposal for a new communications tower shall not be approved unless the applicant can document that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower due to one or more of the following reasons:~~

~~a) The planned equipment would exceed the structural capacity of existing and approved towers, considering existing and planned use of those towers, and existing and approved towers cannot be reinforced to~~

- ~~accommodate the planned or equivalent equipment at a reasonable cost.~~
- ~~b) The planned equipment would cause RF interference with other existing or planned equipment for these towers, and the interference cannot be prevented at a reasonable cost.~~
 - ~~c) Existing or approved towers do not have space on which planned equipment can be placed so it can function effectively and reasonable in parity with other similar equipment in place or approved.~~
 - ~~d) Other reasons that make it impracticable to place the equipment planned by the applicant on existing and approved towers.~~
 - ~~3) All towers shall be designed to accommodate at least three two-way antennas for every 150 feet of tower height, or at least one two-way antenna and one microwave facility for every 150 feet of tower height. The above requirements may be modified to provide the maximum number of compatible users within the radio frequency emission levels.~~
- 2) The owner at the owner's expense shall remove any tower that is not in use for a period of three years or more one year, unless a request for an extension has been approved by the Board of County Commissioners.
- 3) ~~The tower owner/operator shall submit a letter to the Planning Office by July 1 of each year listing the current users and types of antenna located on the approved tower.~~ A sign shall be posted on the tower or the exterior fence around the base of the tower noting the name and telephone number of the tower owner/operator.
- d. Same, Development Standards. Setbacks
- ~~1) The location of a ground mounted tower must be such that it is setback at least equal to the height of the tower to the nearest property line measured from the center of the tower. A ground mounted tower may be set back less than the tower height to the nearest property line if documentation from a registered engineer is submitted certifying that in the event of a tower failure or collapse, the fall zone of the tower will be contained within the proposed set back area. All guy wires, similar support devices and other apparatus shall be no closer than twenty feet from any lot line.~~
 - ~~2) Towers may be placed on the roof of a building or on top of other structures using either of the following to determine tower height and setback:~~
 - ~~a) Tower height above the roof/structure may be as high as the setback distance to the nearest roof/structure edge.~~
 - ~~b) The height of a ground-mounted tower may be used for a roof/structure-mounted tower if the required setbacks for a ground tower are satisfied.~~

- 1) A ground mounted tower shall be set back from the nearest property line a distance which is at least equal to the height of the tower, measured from the center of the tower.
- 2) The setback for a tower mounted on the roof of a building or on top of other structures may be determined from either the edge of the property line or the edge of the roof as follows:
 - i. The tower shall be set back a distance which is at least equal to the total height of the structure and tower from the nearest property line, measured from the center of the tower (similar to a ground-mounted tower), or
 - ii. If the overall setback above is not met, the tower shall be set back a distance equal to the height of the tower above the roof/structure from the edge of the roof.
- 3) The Planning Commission may recommend and the Governing Body may approve a waiver from these setback requirements if it finds that all of the following conditions are met:
 - a) the waiver will not adversely affect the public health, safety, or general welfare of the community;
 - b) the waiver will not adversely affect the rights of adjacent property owners or residents;
 - c) strict application of the provisions of this section would constitute unnecessary hardship on the Owner/Applicant; and
 - d) the waiver is appropriate under the circumstances.
- 4) Additional setbacks may be required to contain ice-fall or debris from tower failures and/or to preserve the privacy of adjoining residential and public property. Setbacks shall apply to all tower parts including guy wire anchors, and to any accessory facilities.

e) Development Standards

- 1) The height of a tower shall meet the setback requirements as stated in this chapter.
- 2) All towers should be located in areas zoned commercial, industrial, or agricultural, except that towers may be permitted in areas zoned residential if it can be demonstrated that all reasonable efforts were made to locate the proposed tower in non-residentially zoned areas.
- 3) All towers and accessory facilities shall be sited to have the least practical adverse visual effect on the environment. Towers shall not be lighted except to assure human safety as required by the Federal Aviation

Administration (FAA). Towers should be a galvanized finish or painted gray or light blue unless other standards are required by the FAA. In all cases, mono pole towers shall be preferable to guyed towers or free standing structures. Towers should be designed and sited so as to avoid, whenever possible, application of FAA lighting and painting requirements.

DRAFT LANGUAGE / Changes Incorporated

12-319-4.37 Radio, television, and microwave towers.

- a. Purpose. This section establishes standards for the use and construction of radio or television broadcasting towers and/or apparatus, microwave transmitting and/or receiving towers and/or stations, or any tower or other similar structure 100 feet or more in height from the ground, or 40 feet in height as measured to the highest point of the tower/antenna if mounted on a structure or building, or of any height if lighted; whether publicly or privately owned with the exception of Wireless Facilities.
- b. Development Plan Required. At the time of application for Conditional Use Permit the applicant shall submit a development plan in sufficient detail, as determined by the staff of the Planning Department, to evaluate its conformance with applicable standards and guidelines.
The development plan shall include:
 - 1) Written authorization from the property owner of the proposed tower site.
 - 2) A site plan drawn to scale showing the property boundaries, tower, guy wire anchors and other apparatus, existing and proposed structures, proposed transmission buildings and/or other accessory uses, access road(s) location, access road surface material, parking area, fences, location and content of warning sign, exterior lighting specifications, a landscaping plan, land elevation contours, and existing land uses surrounding the site. If any accessory building is proposed, details of the building including elevations and proposed use of the building is required to be submitted with the application.
 - 3) A report or written information which describes the tower height and design including a cross-section of the structure; engineering specifications prepared by a qualified professional engineer, licensed to practice in the State of Kansas detailing construction of tower, base and guy wire anchorage; the proposed painting and lighting schemes; and describes the tower's capacity, including the number and type of antennas that it can accommodate.
 - 4) In addition to the written notice to owners within 1,000 ft of the tower request which is provided by the Planning Office, all owners of record of unincorporated property located within a one-mile radius of the proposed tower request must also be notified with written notice by the applicant. The applicant shall submit a Certificate of Mailing for the notice required by this Section, and a list of notified property owners at the time of application for a Conditional Use Permit. An application for a Conditional Use Permit for a communication tower shall not be valid without an executed Certificate of Mailing. The notice shall be sent by regular mail,

postage pre-paid, by the applicant. The notice shall provide:

- g) A brief description and location of the proposed tower;
- h) Projected date for construction;
- i) The person, with contact telephone number and address, designated by the applicant to respond to questions concerning the proposed tower;
- j) The date the Conditional Use Permit application will be submitted to the Planning Office for review and process;
- k) A statement with substantially the following information:

Notice of Conditional Use Permit (CUP) Consideration pending before the Lawrence-Douglas County Planning Office.

This letter is being sent to the owners of unincorporated property for the purpose of informing the property owner(s) and other interested parties about the proposed tower development describe further in this letter. This letter does not grant the recipient and/or property owner any additional legal rights to challenge the proposed development, instead, it is being provided solely to advise property owner(s) of the pending development. For further information, contact the applicant's designated representative or the Lawrence-Douglas County Planning Office at (785) 832-3150.

- l) The failure to receive the additional notice by a property owner shall not affect the validity of the Conditional Use Permit approval or consideration.

c. General Provisions.

- 1) An effort in good faith must be made to locate new antenna on existing towers, or other structures. A request for a new tower must be accompanied by evidence that application was made to locate on existing towers, with no success.
- 2) The owner at the owner's expense shall remove any tower that is not in use for a period of one year, unless a request for an extension has been approved by the Board of County Commissioners.
- 3) A sign shall be posted on the tower or the exterior fence around the base of the tower noting the name and telephone number of the tower owner/operator.

d. Setbacks

- 1) A ground mounted tower shall be set back from the nearest property line a distance which is at least equal to the height of the tower, measured from the center of the tower.

- 2) The setback for a tower mounted on the roof of a building or on top of other structures may be determined from either the edge of the property line or the edge of the roof as follows:
 - a) The tower shall be set back a distance which is at least equal to the total height of the structure and tower from the nearest property line, measured from the center of the tower (similar to a ground-mounted tower), or
 - b) If the overall setback above is not met, the tower shall be set back a distance equal to the height of the tower above the roof/structure from the edge of the roof.
 - 3) The Planning Commission may recommend and the Governing Body may approve a waiver from these setback requirements if it finds that all of the following conditions are met:
 - a) The waiver will not adversely affect the public health, safety, or general welfare of the community;
 - b) The waiver will not adversely affect the rights of adjacent property owners or residents;
 - c) Strict application of the provisions of this section would constitute unnecessary hardship on the Owner/Applicant; and
 - d) The waiver is appropriate under the circumstances.
 - 4) Additional setbacks may be required to contain ice-fall or debris from tower failures and/or to preserve the privacy of adjoining residential and public property. Setbacks shall apply to all tower parts including guy wire anchors, and to any accessory facilities.
- e) Development Standards**
- 1) The height of a tower shall meet the setback requirements as stated in this chapter.
 - 2) All towers should be located in areas zoned commercial, industrial, or agricultural, except that towers may be permitted in areas zoned residential if it can be demonstrated that all reasonable efforts were made to locate the proposed tower in non-residentially zoned areas.
 - 3) All towers and accessory facilities shall be sited to have the least practical adverse visual effect on the environment. Towers shall not be lighted except to assure human safety as required by the Federal Aviation

Administration (FAA). Towers should be a galvanized finish or painted gray or light blue unless other standards are required by the FAA. In all cases, mono pole towers shall be preferable to guyed towers or free standing structures. Towers should be designed and sited so as to avoid, whenever possible, application of FAA lighting and painting requirements.

**PLANNING COMMISSION REPORT
NON PUBLIC HEARING ITEM**

PC Staff Report
4/24/2017

**ITEM NO 3: PRELIMINARY PLAT FOR ALVABET ADDITION; 1300 BLOCK
RESEARCH PARK DRIVE (SLD)**

PP-17-00078: Consider a Preliminary Plat for Alvabet Addition, a 3 lot and 4 tract subdivision along the west side of Research Park Drive, located in the 1300 block of Research Park Dr. Submitted by Landplan Engineering, for Alvamar Inc and Mabet #1 #2 and Mabet #3, property owners of record.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat for Alvabet Addition subject to the following conditions:

1. Revise general notes to remove duplication of note 8.
2. Revise general note to include maintenance responsibility for Tracts A & B.

KEY POINTS

- Platting required as pre-development step.
- Property includes both platted and unplatted land.
- Property is adjacent to public right-of-way.
- There are no new streets proposed with this application.
- Legends Drive and Research Park Drive are designated collector streets.
- Bob Billings Parkway is a designated principal arterial street. only proposed Tract D abuts this right-of-way.
- The proposed Preliminary Plat includes a technical dedication of of right-of-way along Bob Billings Parkway.
- There are no public improvements anticipated with this proposed Preliminary Plat.
-

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 10, 2012.

ATTACHMENTS

Attachment A: Preliminary Plat
Attachment B: Park and Trail Map
Attachment C: Building Setback Exhibit

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases

- Oread West No. 10 Final Plat recorded 1994.
- Ironwood North Final Plat recorded in 2002.

Other Action Required:

- Submittal of final plat for administrative approval and recordation.
- City Commission acceptance of dedication of easements on the Final Plat.

- Submittal and approval of public improvement plans and provision of means of assurance of completion shall be submitted prior to the recording of the Final Plat if applicable.
- Submittal and approval of building plans prior to release of building permits for development.

PLANS AND STUDIES REQUIRED

- *Downstream Sanitary Sewer Analysis* – A detailed study will be required with the future submission of a site plan for these properties.
- *Drainage Study* – A drainage study will be required with the future submission of a site plan for these properties.
- *Traffic Study* – A traffic study will be required with the future submission of a site plan for these properties.

PUBLIC COMMENT

Staff has received several calls and questions asking for clarification regarding the project, the intended use of the property and if the greenspace along the residential uses will remain.

Site Summary			
Gross Area:	16.719 Acres		
Additional Right-of-Way (acres):	.139 Acres for Bob Billings Parkway		
Total Development Area:	7.172 Acres		
Number of Existing lots/tracts: 3	Two platted lots and one unplatted tract		
Number of New Lots: 3	Lot 1	Lot 2	Lot 3
	2.859 Acres	2.455 Acres	1.859 Acres
Total Non-Development Area:	9.546 Acres – Existing Conservation Easement Area		
Tract A	2.641 Acres (IBP)		
Tract B	4.720 Acres (IBP and RS20 Zoning)		
Tract C	1.484 Acres (RS20 and RSO Zoning)		
Tract D	.700 Acres (RM12D and RSO Zoning)		

GENERAL INFORMATION	
Current Zoning and Land Use: IBP (Industrial Business Park) District, RS20 (Single-Dwelling Residential) District, RSO (Single-Dwelling Residential Office) District, RM12D (Multi-Dwelling Residential) District and RS7 (Single-Dwelling Residential) District; vacant land and existing conservation easement area.	
Surrounding Zoning and Land Use:	
To the north: North side of Legends Drive	IBP (Industrial Business Park) District; undeveloped land. Proposed for RM12D, Z-17-00080.
To the south: North side of Bob Billings Pkwy.	IBP (Industrial Business Park) and RSO (Single-Dwelling Residential Office) Districts. Developed office uses.
To the east: East side of Research Park Drive	IBP (Industrial Business Park) District, IL (Limited Industrial District and PD-[Oread West Office Park PID]. Developed and undeveloped land.
East of Tracts A & B, west side of Research Park Drive	IBP (Industrial Business Park) District. Developed and undeveloped land.
To the west:	RM12D (Multi-Dwelling Residential) and OS (Open Space) Districts; developed subdivision with duplex residences and DeVactor Park.

STAFF REVIEW

This property is proposed to be platted as a three lot subdivision for non-residential development. The property includes an existing conservation easement that will be retained (Tracts A-D) that buffers the residential and non-residential uses in the immediate area. See figure 3.

Zoning and Land Use

The boundary of the proposed subdivision plat is within an existing industrially zoned area located between the 1100 and 1900 Blocks of Wakarusa Drive. The immediately surrounding area includes both developed and undeveloped lots. With the exception of a lot zoned IL and the Oread West Office Park, zoned PID, the entire area is zoned IBP.

A portion of the property included in the proposed subdivision boundary is part of a designated open space (Conservation Easement) area. The near the intersection of Legends Drive, and Bob Billings Parkway, is zoned with residential district designations (RS20, RSO, RS7 and RM12D). These areas were zoned as residential districts prior to the time the City adopted an Open Space (OS) district in 2006 that more accurately reflects the land use and intended purpose of the tracts. The tracts located east of Legends Drive/Bob Billings Parkway intersection zoned RS20 and IBP. These tracts but are not developable.

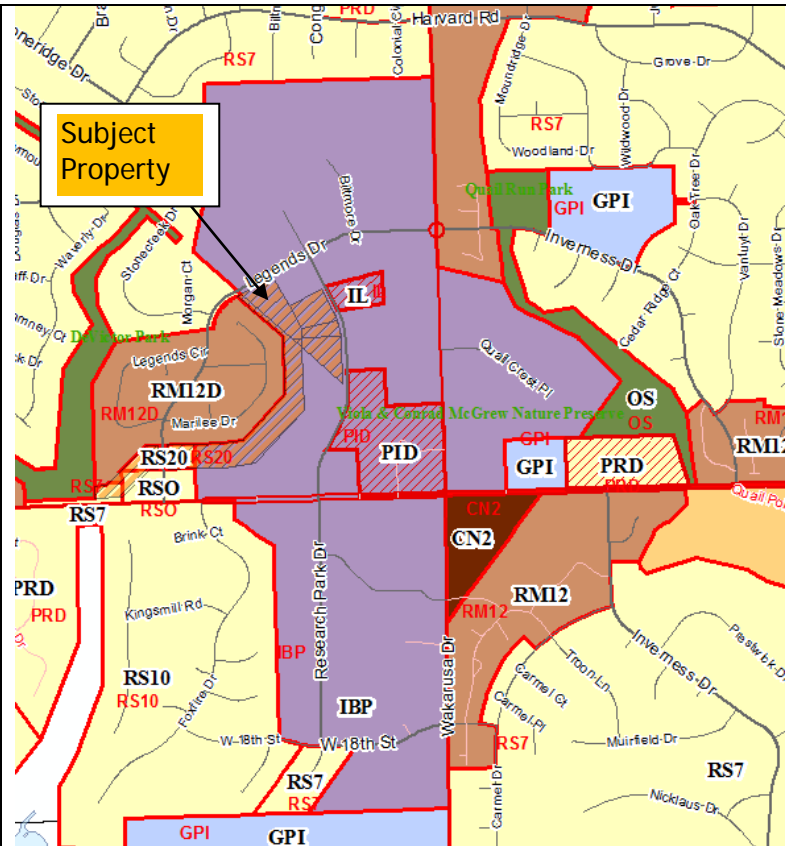


Figure 1: IBP District



Figure 2: Undeveloped Lots South of Legends Drive

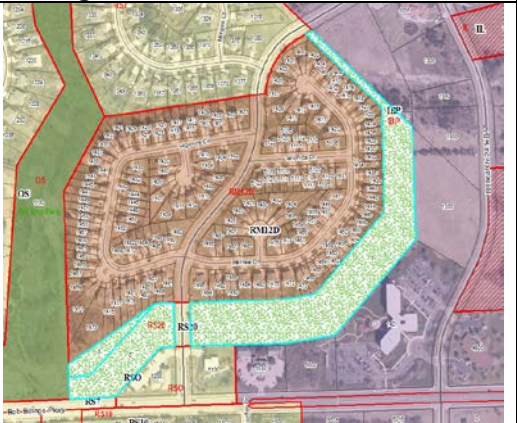


Figure 3: Conservation Easement Area - 9.95 Acres

The following table highlights the land uses in the immediate area between Legends Drive and Bob Billings Parkway. The predominant uses in this portion of the IBP District are *Office*. This application proposes to reconfigure the undeveloped lots on the west side of Research Park Drive for future development. This application does not alter the allowed uses in the existing Industrial District.

Table 1: Land Use Table

		Residential
		Commercial (Construction Sales & Service)
		Office
		Office, Medical
		Commercial/ Recreation
		Research
		Manufacturing & Production
		Community Facility (Daycare)
	V	Vacant
<ul style="list-style-type: none"> 70.32 Acres total, including RS20, RM12D and RSO. 9.95 Acres included in Conservation Easement. 21.5 Acres vacant undeveloped. 60.37 Acres Developable area [58.33 AC – IBP; 2.04 AC RSO] <ul style="list-style-type: none"> 10.65 Acres owned by Golf Course Superintendents, on 6.19 Acres developed. 16.719 Ac included in Preliminary Plat <ul style="list-style-type: none"> 9.54 AC included in Tracts (Conservation Easement) 7.170 AC included in three lots. 		1. Commercial property is currently vacant w/ recent approval for development.

It is possible that the dedicated conservation easement could be rezoned in the future to OS. This would more accurately reflect the intended use and the limits of the use of the property. It also has the advantage of correctly reflecting the boundary of the IBP district south of Legends Drive.

Streets and Access

The reconfigured lots abut Legends Drive and Research Park Drive. Both are designated collector streets. No additional right-of-way is proposed or required. Each lot will have access from an adjacent public street.

Access to individual lots is restricted to shared access as noted on the preliminary plat. This is consistent with the intended design of the existing development and carries forward previous access restrictions. An existing driveway has been constructed along Legends Drive and is centered on the property line of Lot 1 and the existing Daycare/Montessori school located at 5005 Legends Drive.

Easements and Rights-of-way

A new utility easement is proposed along the east property line of Lot 1. All other easements were previously platted with the Oread West No. 10 and Ironwood North Addition final plats. The tracts

of land included in this subdivision application were previously dedicated as a conservation easement. The use restrictions of that land do not change with this application. No development is permitted within this area including building structures, parking lots, and area lighting. The area may be used for utility and drainage easements (recorded document 222773, Book 762, page 1287-1291). The book and page references are listed in the general notes.

Lot 1 abuts Legends Drive, a designated collector street. Lots 2 and 3 abut Research Park Drive, a collector street. These streets meet the minimum street right-of-way width.

Tract D abuts Bob Billings Parkway along the south property line. This street is designated as a principal arterial street and requires 150' of right-of-way, 75' from the center line. The applicant proposes the dedication of an additional 25' of Right-of-way per section 20-818 of the Subdivision Regulations for a principal arterial street. This is the only proposed right-of-way dedication assisted with this project.

Lots and Tracts

The proposed subdivision includes three development lots and 9 acres of open space that is the western boundary of the district between Legends Drive and Bob Billings Parkway. The district requires a minimum of 20,000 SF per lot. The three proposed development lots exceed this standard. The smallest lot, Lot 3, is 1.859 acres and fronts to Research Park Drive. The lot is triangular and does not have a rear yard. The proposed lots are sufficiently large enough to accommodate the required setbacks and manage the irregular shape of the lots.

The tracts included in this proposed subdivision were platted as part of the Ironwood North Subdivision. A portion of original Tract B separated the residential development from proposed Lot 1 of the subject property. The portion that is encumbered by the gas line easement is added to the area of proposed Lot 1. This new lot will immediately touch the residential lots to the west. The incorporation of this area into Lot 1 provides a sanitary sewer connection option to the lot.

Development of Lot 1 and Lot 3 are restricted by the gas line easement. The inclusion of the gas line easement into proposed Lot 1 does not alter the existing Conservation Easement elements that were previously established as part of the Ironwood North Final Plat. Development in the west 66' of the lot is prohibited by the existing conservation easement and by the limitations of the gas line easement. This area will remain part of the green space buffer in the surrounding neighborhood.

The north leg of this easement within the residential developments, north of Legends Drive, is part of the paved trail and the Lawrence City Park system. See attached map for park locations and trails in the area. As lots develop in the area connections to the pedestrian pathway (trail) system will be considered. Developers should anticipate requirements to extend these pathways as can reasonably be extended.

The established Conservation Easement documents may be required to be re-executed with a Final Plat since the legal descriptions are being revised with this project. Additional review of the status of the Conservation Easement will continue with the Final plat Review.

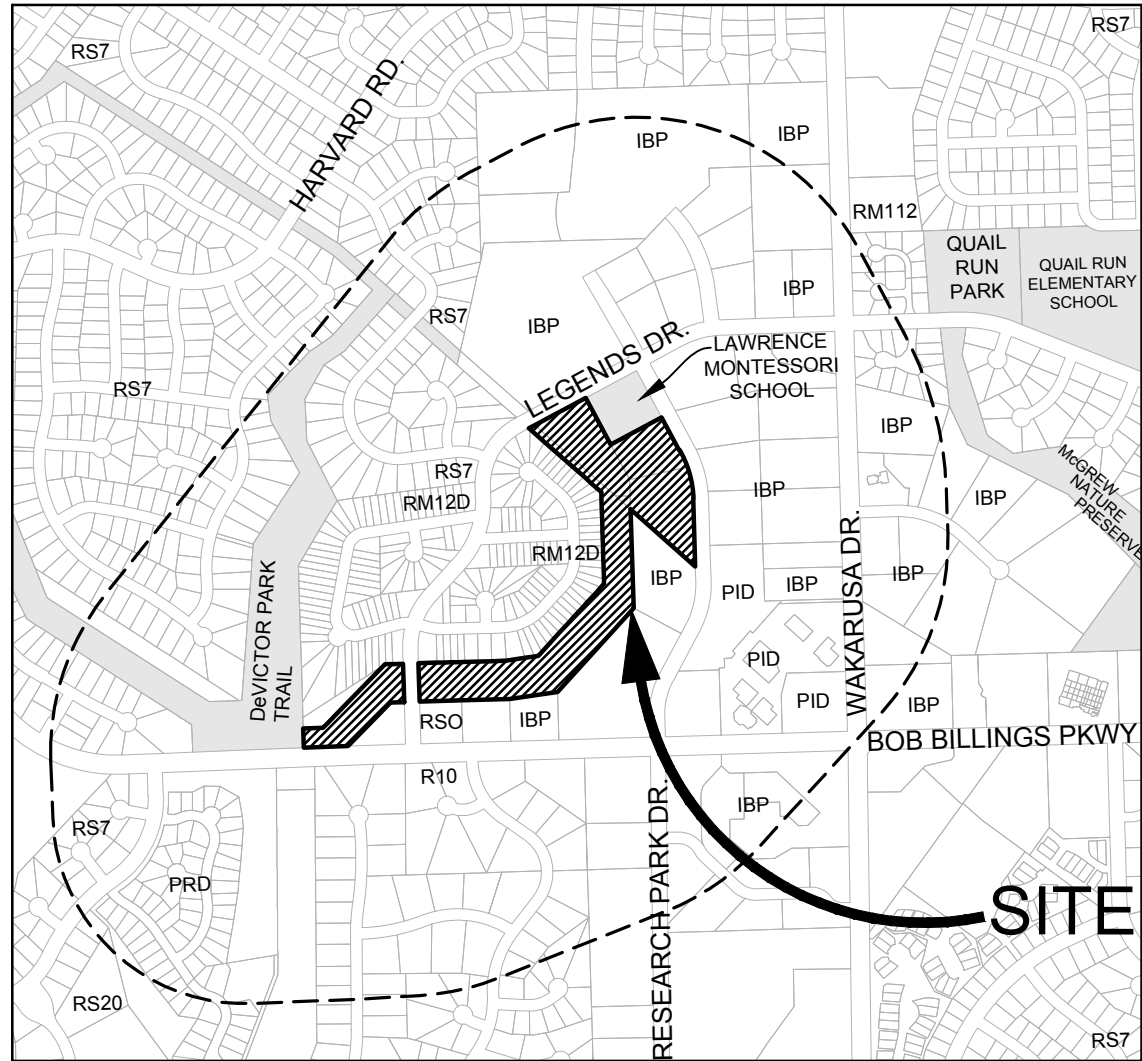
Utilities and Infrastructure

The proposed lot configuration allows for water and sanitary sewer service to be provided to each of the three lots. City Utility staff has noted that future development of the lots may require additional public improvements and utility easements. The applicant is aware of the limitations the existing infrastructure.

Conformance

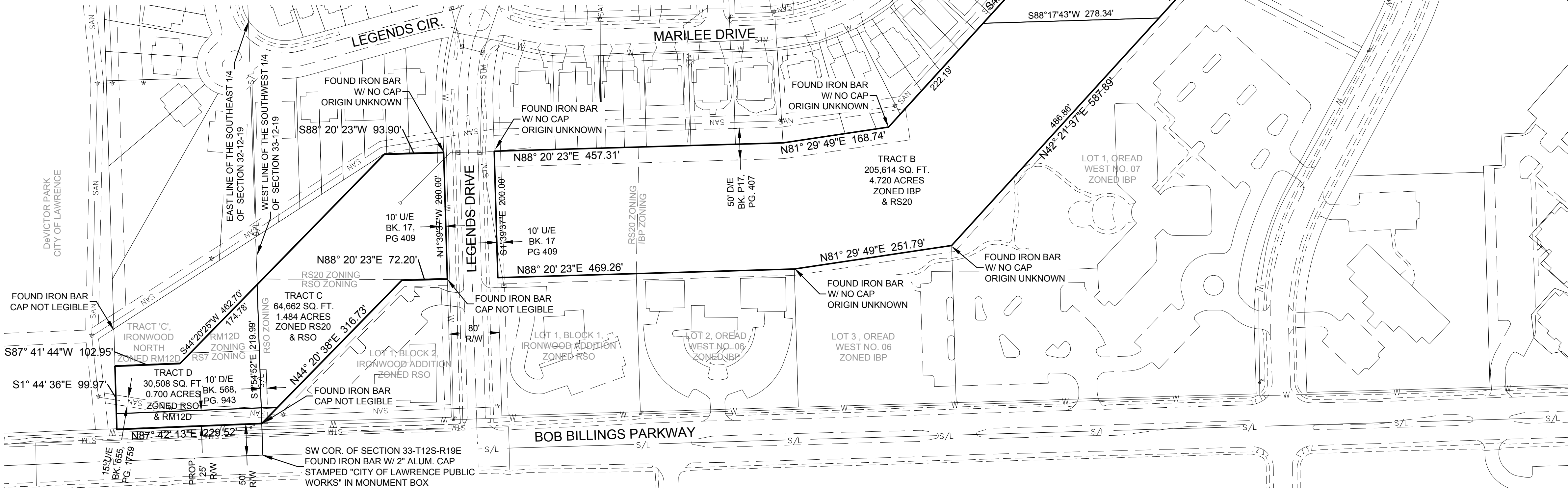
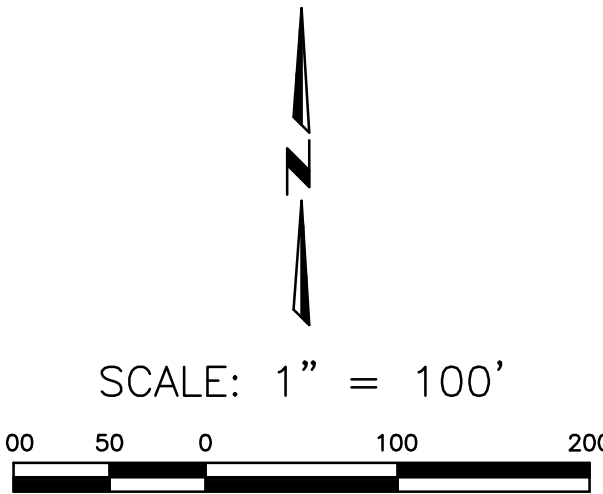
The proposed Preliminary Plat complies with the subdivision regulations. This Preliminary Plat revises lot lines in anticipation of future development of the developable tracts that are on the northeast side of the gas line easement. This application does not alter the use of the property and maintains the existing use restrictions of the dedicated green space between the residential and non-residential uses.

LOCATION MAP:



LEGEND:

	TELEPHONE BOX		GAS LINE
	CABLE TV BOX		STORM LINE
	GAS REGULATOR		WATER LINE
	ELECTRICAL BOX		SANITARY SEWER LINE
	FIRE HYDRANT		SECTION LINE
	GAS LINE MARKER		EXISTING EASEMENT
	SANITARY MANHOLE		PROPOSED EASEMENT
	STORM MANHOLE		BUILDING SETBACK



FULL LEGAL DESCRIPTION:

TRACT ONE:
ALL OF LOTS 2 AND 3 IN OREAD WEST NO. 10, ALL OF TRACT B IN IRONWOOD NORTH, BOTH BEING RECORDED SUBDIVISIONS IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS ALONG WITH AN UNPLATTED TRACT OF LAND, LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-SIX (S36), TOWNSHIP TWELVE SOUTH (T12S), RANGE NINETEEN EAST (R19E) OF THE SIXTH PRINCIPAL MERIDIAN IN SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF TRACT B, IN SAID IRONWOOD NORTH SUBDIVISION, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY OF LEGENDS DRIVE; THENCE NORTH 1 DEGREE 39 MINUTES 37 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT B AND THE EASTERLY RIGHT OF WAY LINE OF SAID LEGENDS DRIVE, A DISTANCE OF 200.00 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT B, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 34, BLOCK 1, IN SAID IRONWOOD NORTH SUBDIVISION; THENCE NORTH 88 DEGREES 20 MINUTES 23 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID TRACT B AND THE SOUTHERLY LINE OF SAID LOT 34 AND THE PROLONGATION THEREOF, A DISTANCE OF 457.31 FEET TO THE SOUTHWESTERLY CORNER OF LOT 29, BLOCK 1, ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 28, BLOCK 1 IN SAID IRONWOOD NORTH SUBDIVISION; THENCE NORTH 81 DEGREES 29 MINUTES 49 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID TRACT B AND THE SOUTHERLY LINE OF SAID LOT 28, AND THE PROLONGATION THEREOF, A DISTANCE OF 168.74 FEET TO THE SOUTHWESTERLY CORNER OF LOT 27, BLOCK 1, IN SAID IRONWOOD NORTH SUBDIVISION; THENCE NORTH 42 DEGREES 21 MINUTES 37 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 15 AND THE PROLONGATION THEREOF, A DISTANCE OF 502.70 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT B, BEING THE MOST NORTHERLY CORNER OF LOT 10, BLOCK 1, IN SAID IRONWOOD NORTH SUBDIVISION, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID LEGENDS DRIVE; THENCE NORTH 61 DEGREES 47 MINUTES 56 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID TRACT B AND THE PROLONGATION THEREOF AND THE SOUTHERLY RIGHT OF WAY LINE OF LEGENDS DRIVE, A DISTANCE OF 337.30 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 2, IN SAID OREAD WEST NO. 10 SUBDIVISION; THENCE SOUTH 28 DEGREES 12 MINUTES 07 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 276.14 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1, ALSO BEING THE MOST WESTERLY CORNER OF LOT TWO, BLOCK TWO IN SAID OREAD WEST NO. 10 SUBDIVISION; THENCE NORTH 61 DEGREES 47 MINUTES 53 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 1 AND THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 300.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1, BEING THE MOST NORTHERLY CORNER OF SAID LOT 2, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RESEARCH PARK DRIVE; THENCE SOUTH 28 DEGREES 12 MINUTES 07 SECONDS EAST, A DISTANCE OF 207.92 FEET ALONG THE EASTERLY LINE OF SAID LOT 2 AND THE WESTERLY RIGHT OF WAY LINE OF SAID RESEARCH PARK DRIVE, A DISTANCE OF 207.92 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONTINUING ALONG THE EASTERLY LINE OF LOT 2 AND LOT 3 IN SAID OREAD WEST NO. 10 SUBDIVISION, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF SAID RESEARCH PARK DRIVE, HAVING A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 257.55 FEET, A CHORD LENGTH OF 255.29 FEET ON A CHORD BEARING OF SOUTH 15 DEGREES 01 MINUTES 36 SECONDS EAST; THENCE SOUTH 1 DEGREE 51 MINUTES 04 SECONDS EAST, BEING TANGENT TO THE LAST DESCRIBED COURSE, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 3 AND WESTERLY RIGHT OF WAY LINE OF SAID RESEARCH PARK DRIVE, A DISTANCE OF 347.66 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 6 IN OREAD WEST NO. 6, A RECORDED SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 48 DEGREES 29 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 AND THE NORTHERLY LINE OF SAID LOT 6, A DISTANCE OF 450.30 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3, BEING THE NORTHWESTERLY CORNER OF SAID LOT 6, ALSO BEING THE EASTERLY CORNER OF TRACT B IN SAID IRONWOOD NORTH SUBDIVISION; THENCE SOUTH 1 DEGREE 39 MINUTES 49 SECONDS EAST ALONG THE EASTERLY LINE OF SAID TRACT B AND THE WESTERLY LINE OF SAID LOT 6, A DISTANCE OF 517.63 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT B, BEING THE SOUTHWESTERLY CORNER OF SAID LOT 6, ALSO BEING THE MOST NORTHERLY CORNER OF LOT 1 IN OREAD WEST NO. 7 SUBDIVISION, A RECORDED SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE SOUTH 42 DEGREES 21 MINUTES 37 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT ONE AND THE EASTERLY LINE OF SAID TRACT B, A DISTANCE OF 587.89 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1, BEING THE NORTHEASTERLY CORNER OF LOT 2 IN SAID OREAD WEST NO. 6 SUBDIVISION, ALSO BEING THE SOUTHEASTERLY CORNER OF SAID TRACT B IN SAID IRONWOOD NORTH SUBDIVISION; THENCE SOUTH 81 DEGREES 29 MINUTES 49 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 2 AND THE SOUTHERLY LINE OF SAID TRACT B, A DISTANCE OF 251.79 FEET TO THE SOUTHERLY CORNER OF TRACT B, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 1 IN SAID OREAD WEST NO. 6 SUBDIVISION; THENCE SOUTH 88 DEGREES 20 MINUTES 23 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID TRACT B AND THE NORTHERLY LINE OF SAID LOT 1 AND THE PROLONGATION THEREOF, A DISTANCE OF 469.26 FEET TO THE POINT OF BEGINNING.

TRACT TWO:
TRACT A, IRONWOOD NORTH, A RECORDED SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

PROVISION AND FINANCING OF ROADS, SEWER AND OTHER PUBLIC SERVICES:

- THE SUBDIVISION WILL NOT DEDICATE ANY NEW PUBLIC RIGHTS-OF-WAY. THE SUBDIVISION WILL TAKE ACCESS TO AND FROM EXISTING PUBLIC ROADS, NAMELY RESEARCH PARK DRIVE.
- THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE WATER SYSTEM VIA EXISTING 12" MAINS LOCATED IN THE WEST HALF OF RESEARCH PARK DRIVE AND NORTH HALF OF LEGENDS DRIVE RIGHTS-OF-WAY.
- THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE SANITARY SEWER SYSTEM VIA TWO EXISTING MANHOLES LOCATED ON THE WEST SIDE OF RESEARCH PARK DRIVE.
- PURCHASERS OF THE LOTS IN THE SUBDIVISION WILL NOT BE SUBJECT TO SPECIAL ASSESSMENTS OR OTHER COSTS OF STREETS, ROADS, WATER LINES AND TREATMENT, AND/OR WASTEWATER LINES AND TREATMENT.
- THE PROVISION OF IMPROVED ROADS, WATER SERVICE AND/OR WASTEWATER SERVICE WILL NOT DEPEND IN ANY WAY ON A VOTE, PETITION OR OTHER COLLECTIVE ACTION OF PROPERTY OWNERS IN THE SUBDIVISION.

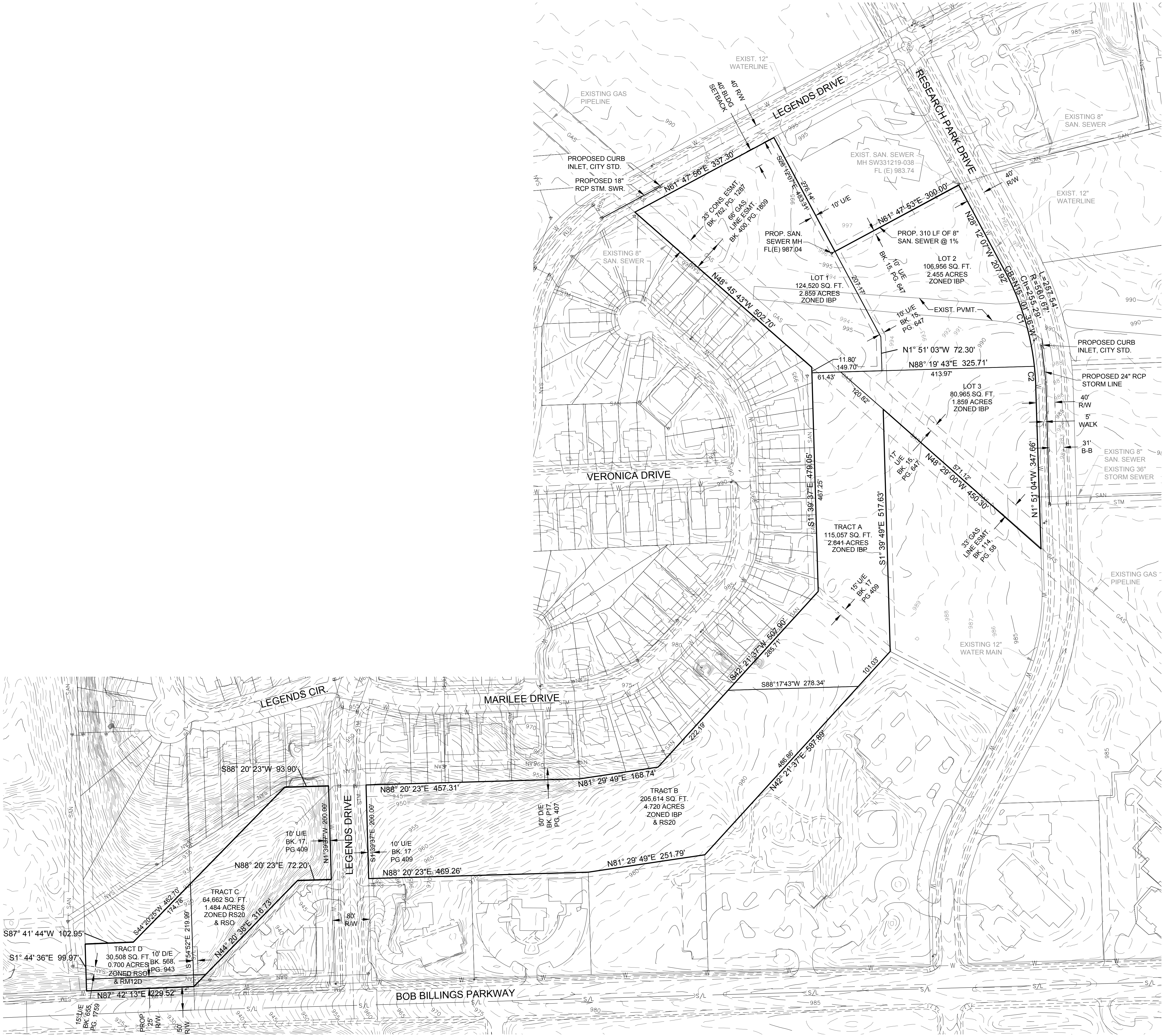
LANDPLAN ENGINEERING PA
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1310 Wakarusa Drive, Suite 100
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785.843.7530 (p) | 785.843.2410 (f)
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**1301 RESEARCH PARK DRIVE
LAWRENCE, KANSAS 66049**
**PRELIMINARY PLAT FOR
ALVABET ADDITION**

REV	DATE	DESCRIPTION
1	5/22/17	PER DEPT. COMMENTS
2	4/9/17	PER T&E COMMENTS
3	4/11/17	EXIST. DYE, PROP. ROW

DATE:	02/21/17
PROJECT NO.:	20163028
DESIGNED BY:	LPE
DRAWN BY:	AM
CHECKED BY:	BS



GENERAL NOTES:

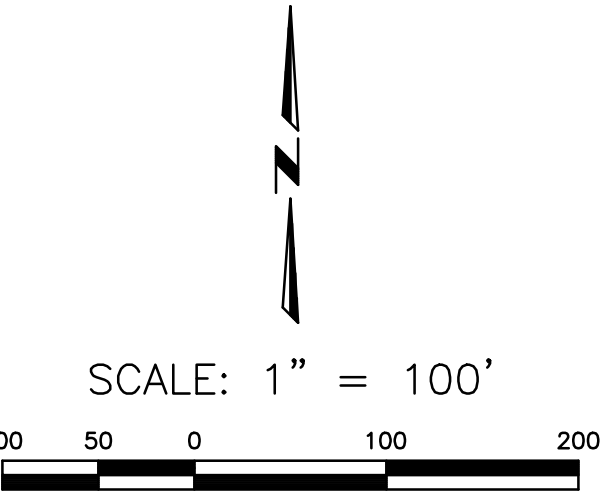
- OWNERS: ALVAMAR INC.
1809 CROSSGATE DR.
LAWRENCE, KANSAS 66047

MABET #1, MABET #2, AND MABET #3
1611 ST. ANDREWS DR.
LAWRENCE, KANSAS 66047
- LAND PLANNER/
CIVIL ENGINEER/
SURVEYOR: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
- TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM A FIELD
SURVEY PERFORMED BY LANDPLAN ENGINEERING, P.A., JANUARY, 2017.
- EXISTING ZONING: IBP, RSO, RM12D, RS20, RS7
- PROPOSED ZONING: IBP, RSO, RM12D, RS20, RS7
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: VACANT
- THE BASES OF BEARINGS FOR THIS PLAT IS THE FINAL PLAT OF OREAD
WEST No. 10.
- NO PORTIONS OF THE LOTS ARE LOCATED WITHIN A DESIGNATED
"SPECIAL FLOOD HAZARD AREA" PER FEMA MAP NUMBER 20045C0158E,
LAST REVISED SEPTEMBER 2, 2015.
- TYPICAL SOIL TYPES: SOGN-VINLAND COMPLEX, 3 TO 25 PERCENT
SLOPES. KENNEBEC SILT LOAM, FREQUENTLY FLOODED. MARTIN SILTY
CLAY LOAM, 1 TO 3 PERCENT SLOPES. MARTIN SILTY CLAY LOAM, 3 TO 7
PERCENT SLOPES. OSKA SILTY CLAY LOAM, 3 TO 6 PERCENT SLOPES.
VINLAND-MARTIN COMPLEX, 7 TO 15 PERCENT SLOPES.
- VEHICULAR ACCESS TO LOT 1 SHALL BE SHARED WITH LOT 1, BLOCK
TWO, OREAD WEST No. 10
- VEHICULAR ACCESS TO LOTS 2 AND 3 SHALL BE VIA SHARED ACCESS.
- TRACTS 'C' AND 'D' WILL BE A PRIVATELY OWNED AND DEDICATED
DRAINAGE EASEMENT. THE LAND OWNERS ARE RESPONSIBLE FOR
ESTABLISHING MAINTENANCE OF THE SAME.
- NO PERSON MAY CONSTRUCT, MAINTAIN OR ALLOW ANY NATURAL OR
NON-NATURAL STRUCTURE OR VEGETATIVE BARRIERS (INCLUDING BUT
NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES AND WALLS)
UPON A DRAINAGE EASEMENT THAT THE DIRECTOR OF PUBLIC WORKS
FINDS IMPEDES, DETAINS, RETAINS OR OTHERWISE INTERFERES WITH
THE DRAINAGE OF STORMWATER REGARDLESS OF THE SOURCE OF
STORMWATER.
- FOR RESTRICTIONS APPLICABLE TO TRACTS 'A', 'B', 'C', 'D', AND THE
WESTERLY 33 FEET OF LOT 1, REFER TO CONSERVATION EASEMENT
FILED IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS IN
BOOK 762, PAGE 1287.
- PUBLIC SANITARY AND STORM SEWER IMPROVEMENTS DEPICTED ON
THIS PRELIMINARY PLAT SHALL BE REQUIRED AT SUCH TIME THAT
DEVELOPMENT IS PROPOSED ON LOTS 1 OR 2.

SITE SUMMARY:

GROSS AREA:	728,267 SF / 16.719 AC
TRACTS:	409,774 SF / 9.407 AC
RIGHT-OF-WAY:	6,067 SF / 0.139 AC
NET AREA:	312,426 SF / 7.173 AC
TOTAL LOTS:	3
AVERAGE LOT SIZE:	104,142 SF / 2.391 AC
MINIMUM LOT AREA:	80,965 SF / 1.859 AC
MAXIMUM LOT AREA:	124,520 SF / 2.859 AC

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	214.77'	555.10'	213.44'	S17° 12' 58"E
C2	42.80'	574.37'	42.79'	S4° 02' 26"E



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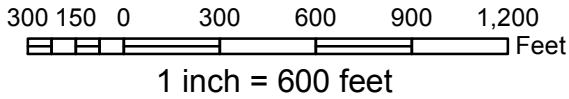
1301 RESEARCH PARK DRIVE
LAWRENCE, KANSAS 66049

PRELIMINARY PLAT FOR
ALVABET ADDITION

REV	DATE	DESCRIPTION
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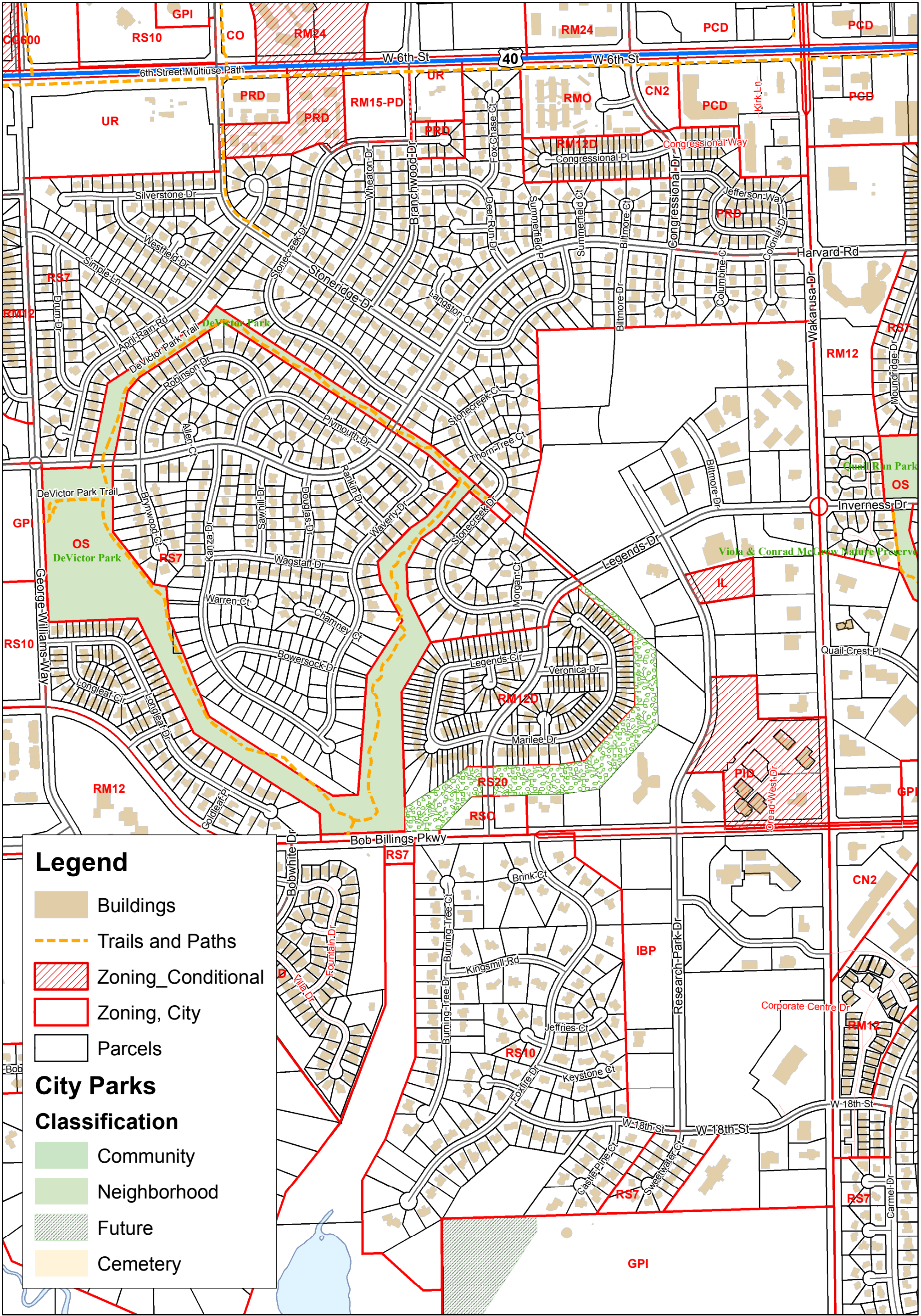
ISSUE	SHEET NO.
A	2
OF 2 SHEETS	



DISCLAIMER NOTICE
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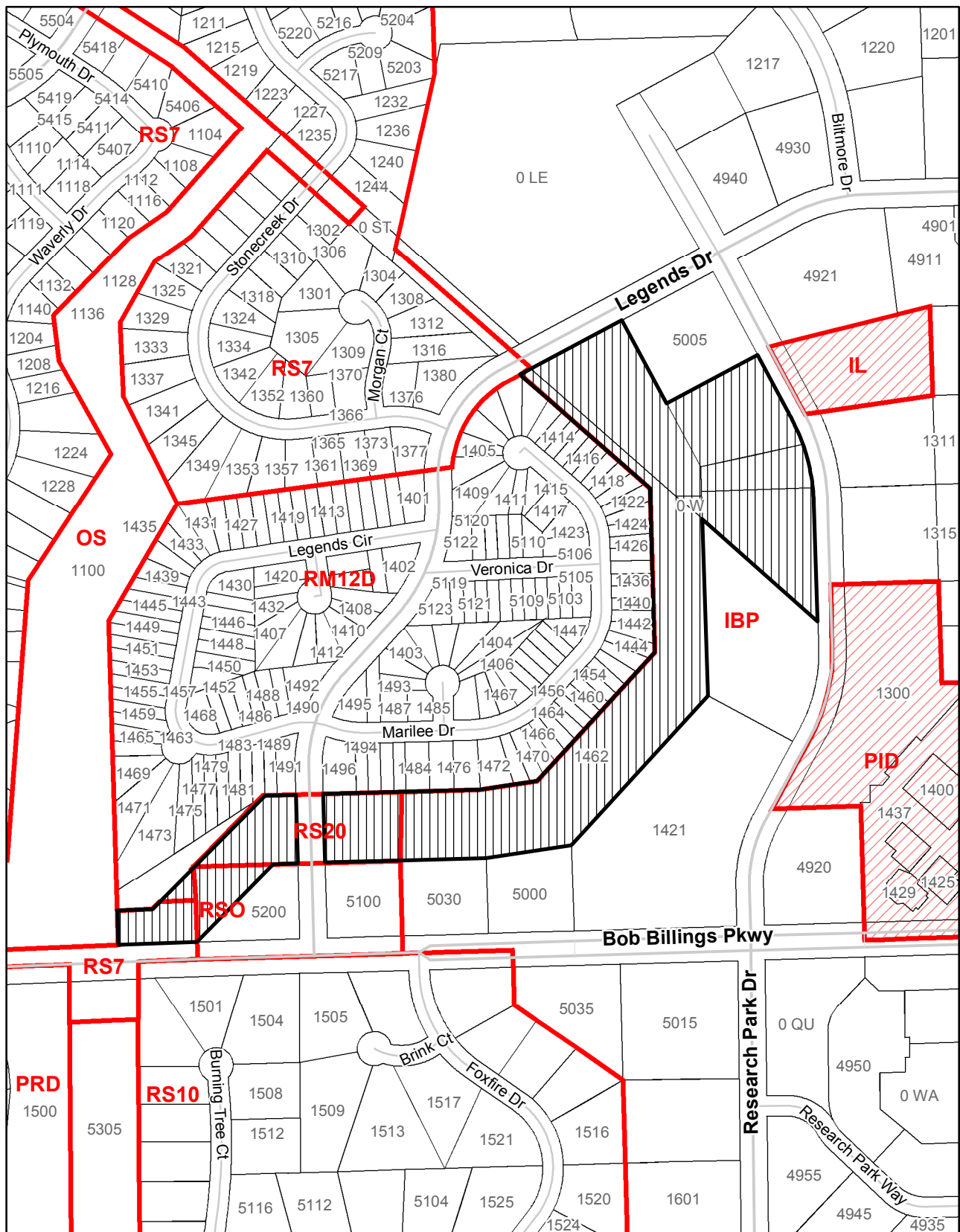
Date: 4/10/2017

Park and Trail system



Lot setbacks in this district are:

- 40' front yard setback.
- 15' side yard setbacks abutting non-residential district.
- 40' side yard setback abutting residential district.
- 15' rear yard setbacks abutting a non-residential district.



**PP-17-00078: Preliminary Plat for Alvabet Addition,
Located in the 1300 block of Research Park Drive**

PLANNING COMMISSION REPORT
Regular Agenda - Public Hearing Item

PC Staff Report
04/24/2017

ITEM NO. 4 Z-17-00087 RM12 AND RS5 TO CS; 508 N. Michigan Street (SLD)

Z-17-00087: Consider a request to rezone approximately .52 acre from RM12 (Multi-Dwelling Residential) District & RS5 (Single-Dwelling Residential) District to CS (Strip Commercial) District, located at 508 Michigan. Submitted by The Johnson Group, for Jesson S. Ross, property owner of record.
STAFF RECOMMENDATION: Staff recommends approval of the request to rezone approximately .52 acres, from RM12 (Multi-Dwelling Residential) District & RS5 (Single-Dwelling Residential) District to CS (Strip Commercial) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.
Reason for Request: <i>The property is currently zoned RM12 (west half – Lot 126) and RS5 (east half – Lots 125 and 127). The property has been utilized at least since the mid-1960s as a commercial business (contractor office/shop/yard). Zoning history indicates Lot 126 fronting on Michigan was zoned for business use from 1946 to 1966. There is no indication that the east lots (125 and 127) ever had a commercial zoning designation. Aerials over time seem to show a gradual expansion of the use of the east portion of the property for storage uses.</i>
KEY POINTS <ul style="list-style-type: none">• Property is located within the Pinckney Neighborhood.• Property is located within the boundary of the HOP District Plan.• Property includes existing commercial building with shared access on the north side of the property.• Use of rear property for exterior storage will be subject to site plan approval if approved.
ASSOCIATED CASES/OTHER ACTION REQUIRED <ul style="list-style-type: none">• NCR-17-00015 Registration of Non-conforming use for Lot 126.• Submission and approval of a site plan, if approved, for use of rear area for exterior storage.
PLANS AND STUDIES REQUIRED <ul style="list-style-type: none">• <i>Traffic Study</i> – Not required for rezoning• <i>Downstream Sanitary Sewer Analysis</i> – Not required for rezoning• <i>Drainage Study</i> – Not required for rezoning• <i>Retail Market Study</i> – Not applicable to residential request
ATTACHMENTS <ol style="list-style-type: none">1. Property History2. Neighborhood Area Map3. HOP Area Map4. Map of Uses5. Hope District Plan Current Land Use Map 2-1
PUBLIC COMMENT RECEIVED PRIOR TO PRINTING <ul style="list-style-type: none">• None received

Project Summary:

This application includes three platted lots located on the east side of Michigan Street. A commercial building, located on Lot 126, is immediately adjacent to Michigan Street. The rear two lots (Lots 125 and 127) are currently used for outdoor storage. The property includes split zoning with the front lot zoned RM12 and the rear lots zoned RS5. Both districts are restricted to

residential uses. The current business is registered non-conforming use. The use of the rear property for exterior storage is not compliant with the requirements of a non-conforming use per section 20-1502. The property must be rezoned to accommodate the full use of the property for non-residential uses.

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response: *This property was included in the HOP (Hillcrest-Old West Lawrence-Pinckney) District Plan and shown as a commercial land use at the time (2005). The plan identified many nonconforming uses in the district and recommended a number of these properties to be rezoned to be consistent with the established uses. For some reason this property was not included in that recommendation and not sure why given its current and historical land use and proximity to the designated commercial area at 6th & Michigan.*

It appears Horizon 20/20 designated this area for office/commercial and/or med.-high density residential.

W. 6th Street between Alabama and Iowa Street is an existing commercial area described in *Horizon 2020*. The corridor includes portions of the Pinckney, Old West Lawrence, and Hillcrest Neighborhoods. The plan generally states: "Existing commercial areas in Lawrence will need to be upgraded in the future to remain viable in the market place." The segment of W. 6th Street between Alabama and Iowa Streets is the oldest section of the W. 6th Street corridor. The plan encourages the retention, redevelopment and expansion of established commercial areas. However, it does not recommend expanding the corridor beyond the property currently zoned commercial or office for this segment of W. 6th Street. This policy was further refined with the adoption of the *HOP Plan* in 2005. That plan recommends aligning land uses with appropriate zoning districts that reflect the use. Residential uses in the *HOP* area are to be protected and preserved and the commercial corridor enhanced.

A commercial goal of *Horizon 2020* is the use of compatible transitions from commercial development to less intensive uses. This is implemented through the Land Development Code (zoning) as well as other design requirements such as setbacks, screening, landscaping, and Commercial Design regulations. By rezoning the property to a suitable commercial district the property becomes subject to those related design standards as the property redevelops.

This segment of W. 6th Street is defined as strip commercial development. The property included in this request is located in the most intensive part of the corridor, between Michigan Street and Maine Street north of W. 6th Street. The request does not extend to W. 5th Street which is the boundary between the commercial and residential uses of the neighborhood. Uses along W. 5th Street are residential and mark the transition into the lower density residential bulk of the neighborhood.

Staff Finding – *Horizon 2020* broadly addresses commercial development and includes two conflicting statements regarding commercial development as it pertains to the subject property. On one hand the plan recommends infill development and redevelopment of existing commercial areas. It also recommends that the commercial corridor of W. 6th Street between Alabama and Iowa Street be restricted to its currently zoned boundaries. The more recent *HOP Plan* identifies the subject property as part of the existing commercial land use inventory and noted that the use and zoning district do not align. The *HOP Plan* is silent on this specific property with regard to rezoning.

Approval of the request to a commercial district will facilitate the implementation of compatible design for the property where it interfaces with the residential uses to the north through the Development Code and Commercial Design Guidelines. This implements the recommendation to create appropriate land use transitions between commercial and lower-density residential development.

2. ZONING AND USE OF NEARBY PROPERTY, INCLUDING OVERLAY ZONING

Current Zoning and Land Use:		RM12 (Multi-Dwelling Residential) District and RS5 (Single-Dwelling Residential) District. Existing commercial building and rear lots used for storage.
Surrounding Zoning and Land Use:		
To the north	RM12 (Multi-Dwelling Residential) District and RS5 (Single-Dwelling Residential) District. Existing duplex on the southeast corner of Michigan Street and W. 5 th St. Three detached residences on the south side of W. 5 th St.	
To the south	RM12 (Multi-Dwelling Residential) District and RS5 (Single-Dwelling Residential) District. Existing duplex immediately south of the subject property and undeveloped lot.	
To the west	RM12 (Multi-Dwelling Residential) on the west side of Michigan Street. Existing detached residential uses and an existing non-conforming commercial use on the southwest corner of Michigan Street and W. 5 th Street.	
To the east	RS5 (Single-Dwelling Residential) District and CO (Commercial Office) District to the east. Existing detached residential uses along W. 5 th Street and medical office uses and a monopole wireless communication facility) with frontage to W. 6 th Street and Maine Street.	



Figure 1: Existing Zoning

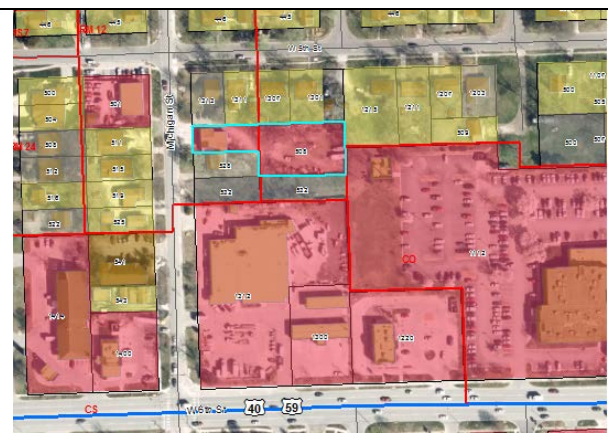


Figure 2: Existing Land Use

Staff Finding – The property is surrounded by existing residential zoning. Land uses include developed and vacant lots and commercial uses to the northwest and southeast. Residential uses include both detached and duplex structures.

3. CHARACTER OF THE NEIGHBORHOOD

Applicant's Response: *The neighborhood is comprised of mixed residential (Single family, duplexes, apartments), commercial and retail. In 2005, the HOP District Plan evaluated the existing conditions of individual properties and ranked them on 3 levels of condition – Good, Needs Work, or Dilapidated. The results found 71% good, 26% Needs Work, and 1% dilapidated (note – 1%*

had no structure). As of 2017, without re-evaluating all of the properties again, it is difficult to say with certainty if/how much any of the above percentages changed. Based on general overview, I believe there are more properties in need for repair/redevelopment than in 2005.

The property is located in the Pinckney Neighborhood. The neighborhood includes a mix of residential uses and a core commercial area along W. 6th Street. Significant land uses in the neighborhood include Lawrence Memorial Hospital and the City's Water Treatment Plant. Other public facilities that have been established in the neighborhood include Bert Nash, Douglas County Health Department, Visiting Nurses, Healthcare Access and the School District Maintenance Building.¹ These uses are centrally located in the neighborhood.

Additionally, three historic district/properties have been designated since the 1978 plan and the *HOP Plan*. A portion of the Clinton Park environs extends into the east portion of the *HOP Plan* area. The subject property is not located within any historic environs in the neighborhood.

Commercial uses are located on both sides of W. 6th Street. Commercial uses and zoning extend deeper on the north side than the south side. Maine Street and Michigan Street extend north and south of W. 6th Street and are designated collector streets between W. 6th Street and the Hospital, located on the north side of W. 4th Street. The subject property abuts Michigan Street on the east side and has direct access to the surrounding collector/arterial street network in the neighborhood.

Several commercial properties along W. 6th Street have been improved since the adoption of the *HOP Plan*. The map below highlights the location of many of these improvements within the commercial corridor.



Figure 3: Commercial properties redeveloped since 2005.

W. 5th Street marks the north boundary of the commercial corridor. Residential uses are located on both the north and south sides of 5th Street with the exception of the body shop located at 501 Michigan Street, northwest of the proposed rezoning. Lots located east of Michigan Street front both sides of W. 5th Street. Lots west of Michigan Street generally face the abutting side streets. This development pattern establishes a “back to back” or “back to side” relationship between the residential and non-residential uses as the neighborhood transitions north from W. 6th Street.

¹ This use is being relocated to E. 23rd Street in the near future.

Within the Pinckney Neighborhood there are a variety of commercial zones that encapsulate the W. 6th Street corridor. At least two uses are located south of 5th Street but are not currently zoned commercial. This application addresses only the property located at 508 Michigan Street.

Staff Finding – The Pinckney Neighborhood includes commercial uses along the 6th Street corridor. Medical Office and Hospital uses along Maine Street and a variety of residential uses dominate the neighborhood.

4. PLANS FOR THE AREA OR NEIGHBORHOOD, AS REFLECTED IN ADOPTED AREA AND/OR SECTOR PLANS INCLUDING THE PROPERTY OR ADJOINING PROPERTY

The *Pinckney Neighborhood Plan* was completed in 1978. The *HOP Plan* focused on the W. 6th Street corridor and was completed in 2005. The southeast portion of the neighborhood was rezoned from RM (Multi-Dwelling) to RS (Single Dwelling) as part of the 1978 plan. The 2005 *HOP Plan* recommended rezoning of properties consistent with their land use.

The subject property was not part of the neighborhood rezoning efforts that changed some of the multi-dwelling district to a detached dwelling district in the 1980's. The *HOP Plan* was intended to establish conformity of land use and zoning within a specific area of the neighborhood. The plan states: *As the HOP District redevelops, the adjacent neighborhoods would like to see redevelopment projects designed to protect the eclectic and historic gateway character of the HOP District. In particular, the neighborhood would like to preserve existing single-family housing and revitalize the commercial W. 6th Street Corridor.*

Three primary goals were identified in the plan:

1. Establish design guidelines;
2. Update zoning to reflect use; and
3. Promote district as a medical entryway and promote district as a gateway to Downtown.

The plan identified three focus areas within the plan boundary. The subject property is identified in the plan as a non-conforming commercial use but was not included in any of the three focus areas. After adoption of

the plan several properties were rezoned in Area 2. All of those changes were located on the south side of W. 6th Street. No additional zoning changes have been implemented since the adoption of the plan other than the changes related to the adoption of the Land Development Code.

Specific guidelines for this commercial corridor and neighborhood have not been adopted. However, the City has adopted Community Design Regulations that are applicable to all commercial areas unless they are otherwise governed by either the Downtown Design Guidelines

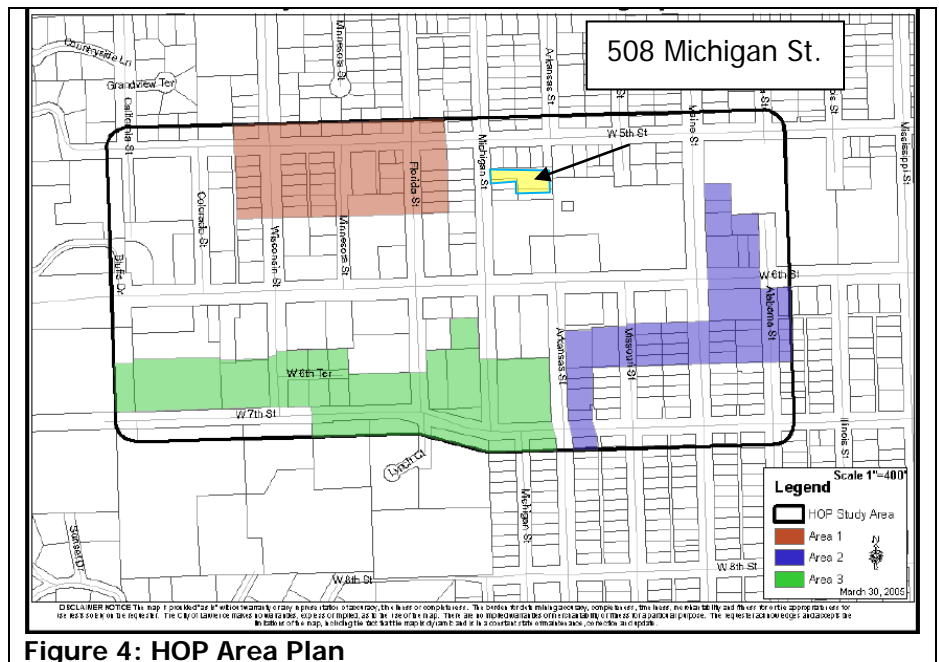


Figure 4: HOP Area Plan

or other specific set of design guidelines or overlay district requirements. Commercial redevelopment and new development is subject to the Community Design Guidelines.

Regarding updating zoning to reflect land uses the plan noted there was a “*predominance of single-family detached dwellings in multiple-family residential and commercial zoning districts.*” In some cases the uses are non-residential (commercial/office) located in residential zones. The existing land use map (2-1) and Development Code and Existing Land Use Map (2-3) and the supporting table 2-5 all identify the property at 508 Michigan Street as an existing commercial (non-conforming) use. The plan states “*where possible and consistent with the plan’s goals, properties abutting the commercial zones should be a form of mixed use, multiple-family residential, and office uses and zonings.*” Page 4-2. The plan does not address the commercial corridor other than to identify non-conforming uses as noted above. The plan also does not include a future land use map as typically found in similar documents.

Both Michigan Street and Maine Street are designated in the plan as “Medical Entryways”. The subject property is located along Michigan Street. Other north-south streets that intersect W 6th Street are typically more residential.

Key goals of the *HOP Plan* are to revitalize the commercial corridor and to protect existing residential uses. The proposed request would align the use and the zoning district and will not remove any residential uses from the neighborhood.

Staff Finding – This request is consistent with the stated objective of the plan to align land use and zoning.

5. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED UNDER THE EXISTING ZONING REGULATIONS

Applicant's Response: *The property is very suitable. The property has been used as commercial for over 50 years. I believe we have found sufficient information to request that Lot 126 (Michigan Street frontage) as a legal, nonconforming commercial land use. However, the parcel addressed as 508 Michigan also includes Lots 125 and 137 along with vacated right-of-way for Arkansas Street (The eastern portion of the property). While this property has been used as a storage yard accessory to a commercial business in the past (i.e. Comet Corp and Apex Fence Company), it's our understanding there isn't any zoning authority for the establishment of a commercial use on these two lots. Therefore, we need to seek rezoning to commercial in order to conform to the code.*

The property included in this rezoning request includes three platted lots. The lot immediately adjacent to Michigan Street has been determined to be non-conforming. Business uses were allowed in the mid 1940's. The rear two lots (with no direct access to a public street) appear to have been incrementally used for storage uses associated with the building over time. The commercial zoning from the 1940's did not extend to these two lots thus they are ineligible for non-conforming status. Regardless, the property has operated during the intervening time as a commercial use within the neighborhood.

The proposed change would extend the commercial district in this area farther north but stops short of including property along W. 5th Street, the traditional boundary of the start of residential uses north of W. 6th Street.

If approved, three lots south of the subject property, two adjacent to Michigan Street and one not, would be sandwiched between commercial zoning. One property is an existing residence (528 Michigan Street); the other two properties (532 Michigan Street) are currently vacant land. It is reasonable to anticipate a future request for these properties to also be incorporated into the commercial district.

Staff Finding – The property included in the request has continued to operate as a commercial business since the 1940s with the rear area functioning as an exterior storage yard. The property can be considered as part of the commercial corridor but does not benefit from a similar zoning designation. The current zoning, residential, is not suitable for the existing commercial use. Approval of the request would align the use and zoning district.



Figure 5: 528 and 532 Michigan Street

6. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

Applicant's Response: *It is currently occupied. The property has been used as commercial (i.e. Apex Fence and Comet Corp., etc) for over 50 years. It is unknown if/how long the property was vacant prior to recent purchase by the current owner.*

The history of the property is attached to this staff report. The property has been zoned RM12 and RS5 since the adoption of the Land Development Code in 2006. The property is not vacant but includes a commercial building located along Michigan Street, Lot 126. The rear lots are unimproved but used for exterior storage associated with the business operations.

The entire area was zoned RM-1 (Multi-Family Residential) District in 1966 with the eastern portion rezoned to RS-2 (Single-Residence) District in 1978 with the Pinckney Neighborhood downzoning. At that time right-of-way for Arkansas Street still existed and the lots could have been developed as residential uses with the construction of Arkansas Street south of W. 5th Street. The street was later vacated in 1991 as part of the Lawrence Medical Plaza expansion. The east lots were assembled over time beginning in the 1980's.

Staff Finding – The property included in this request is developed with a building along the Michigan Street frontage and undeveloped property to the east. The building was constructed in the late 1960's. Lots 125 and 127 no longer have frontage on a public street.

7. EXTENT TO WHICH APPROVING THE REZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES

Applicant's Response: *We do not believe there will be any detrimental effect to the nearby properties. The property's current use is commercial as well as the historical use dating back to at least 1960. Future land use plans designate the area directly to the south as commercial. The*

immediate neighborhood area has operated and existed with this commercial use for more than 50 years.

Nearby properties include residential uses fronting W. 5th Street and a duplex residence immediately south of the property. Residential uses include a mix of rental and owner occupied structures. An existing non-conforming automotive related use is located to the northwest at the intersection of Michigan Street and W. 5th Street. The east portion of the property abuts existing CO (Commercial Office) District zoning. The property owner of the office at 1112 W. 6th Street also owns multiple properties in the immediate area. It is unlikely this property owner will be impacted by this proposed zoning change. The proposed request will not alter the existing use but align the use and the zoning district. Both the residential and non-residential uses have co-existed for more than 40 years.

If approved, it is reasonable to anticipate additional commercial requests for other lots in the immediate area. Lots along W. 5th Street should remain residential as a transition between the commercial corridor and the lower density residential portion of the neighborhood. See figure 5.

Staff Finding – Approval of the request is not anticipated to result in detrimental impacts to the adjacent properties.

8. THE GAIN, IF ANY, TO THE PUBLIC HEALTH, SAFETY AND WELFARE DUE TO THE DENIAL OF THE APPLICATION, AS COMPARED TO THE HARDSHIP IMPOSED UPON THE LANDOWNER, IF ANY, AS A RESULT OF DENIAL OF THE APPLICATION

Applicant's Response: *The gain to the public would be economic (increase tax base) due to commercial vs. residential tax rate. Public health, safety, and welfare could possibly improve due to the code/zoning/permit requirements, restrictions, process that is required of a commercial property. As a small business owner, if the application is denied, the owner would experience hardship due to the fact this is the location of his business.*

Evaluation of this criterion includes weighing the benefits to the public versus the benefit of the owners of the subject property. Benefits are measured based on anticipated impacts of the rezoning request on the public health, safety, and welfare.

The property included in the request is both established non-conforming and not. The location of the business operation in the building at 508 Michigan Street, Lot 126, can continue to function as a commercial use with the non-conforming determination. The use of the rear property, Lots 125 and 127, are not included in the non-conforming determination and therefore cannot be used in association with the commercial business with the current zoning. The vacation of Arkansas Street makes the development of the lots for residential use unlikely. The only access to these lots is from Michigan Street through Lot 126. The logical and historic use of the lots has been associated with the commercial use on the property since the 1980's.

Approval of the proposed zoning aligns the use and district. Redevelopment of the site will be subject to commercial design guidelines. Creation of an appropriate buffer between the residential and non-residential uses will be required in the future. Approval of the request provides more assurance to the property owner and the neighborhood regarding what land uses are allowed. This improves the ability of the City to administer and enforce the Land Development Code as it applies to the property.

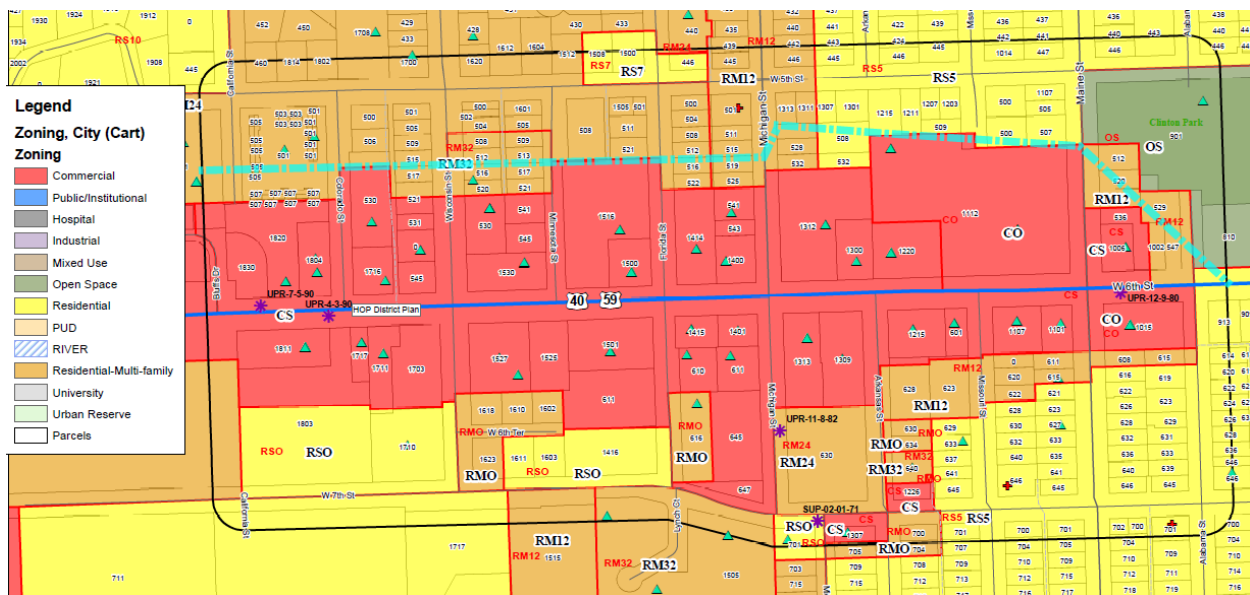
Staff Finding – Approval of the request provide assurance to both the property owner and the surrounding residents regarding permitted land uses and applicable development requirements. Approval of the request unites the properties under a single zoning designation and allows for full use of the property with the access to Michigan Street.

9. PROFESSIONAL STAFF RECOMMENDATION

This request has been reviewed in context with the *HOP District Plan* as well as assessing existing land uses in the immediate area. The area between Michigan Street and Maine Street is expectantly, the most intensive portion of the commercial corridor with both streets designated as collector streets and primary routes to Lawrence Memorial Hospital.

Land uses along the south side of W. 5th Street are uniformly residential with the single exception of 501 Michigan Street, which is also a non-conforming use. The proposed request would not encroach on the boundary of the residential transition that occurs along W. 5th Street. The subject property was identified in the *HOP District Plan* as a commercial land use, as was one of the vacant lots to the south in Map 2-1 (Attached).

Previous land use decisions in the area, especially the vacation of Arkansas Street, south of W. 5th Street, removes the likelihood of future development of the rear lots for residential uses. The north property line is a natural boundary of the commercial corridor within the segment between Michigan Street and Maine Street (depicted with the teal dashed line in figure 7). As the corridor extends to the east and west the depth of the corridor should be held to the current boundaries. There are still several isolated properties within the plan boundary that do not align with the base zoning district. If other properties in the immediate area along Michigan Street seek a similar rezoning each must be considered independently. Approval of this request does not necessarily support a future request for adjacent and nearby properties. The subject property can reasonably be incorporated into the 6th Street Corridor of this area.



July 29, 2016 – 508 Michigan Street






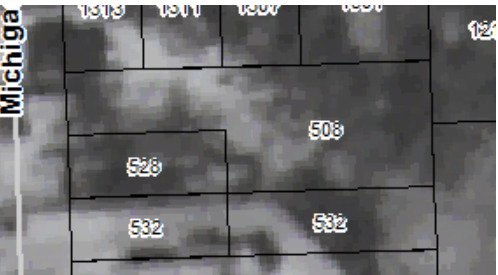
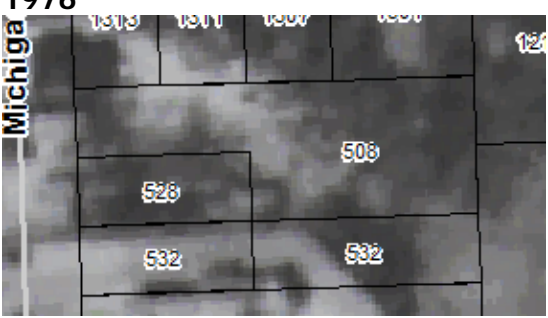
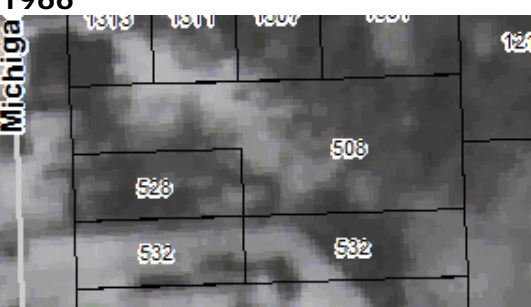
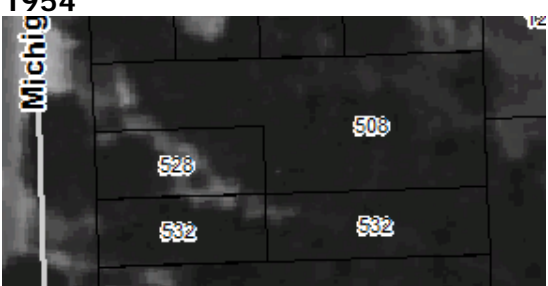

Request for research regarding land use/nonconformity at 508 Michigan Street: Property has been utilized at least since the mid-1960s as a commercial business (contractor office/shop/yard). Zoning history indicates Lot 126 fronting on Michigan was zoned for business use from 1946 – 1966. There is no indication that the east lots (125 & 127) ever had a commercial zoning designation. Aerials over time seem to show a gradual expansion of the use of the east portion of the property for storage uses. Staff can support the registration of the Michigan frontage (Lot 126) as a legal, nonconforming use. However, there is not zoning support for the registration of the eastern portion of the property (Lots 125 & 127) for legal nonconforming status.

Options could include a request to rezone the property to CS (Commercial Strip) District similar to the zoning of Anderson Rental property to the south. The zoning request would be more logical if it included the lots to the south (Lots 128, 129 & 130 and vacated r/w) so that the district would be contiguous with the existing commercial district along 6th Street.

This property was included in the HOP (Hillcrest-Old West Lawrence-Pinckney) District Plan and shown as a commercial land use at the time (2005). The plan identified many nonconforming uses in the district and recommended a number of these properties to be rezoned to be consistent with the established uses. This property was not included in that recommendation. Therefore, any request to rezone these parcels to a commercial district should also include a Comprehensive Plan Amendment (CPA) to modify the HOP District Plan. Staff also advises that the applicant reach out to the Pinckney Neighborhood Association to discuss any proposal for rezoning prior to submission of an application.

500 block Michigan – Zoning History

1927/1935	U-1 District/Class A – Dwelling House District
1946	U-3 District/A – Business District (Ord. 2104) Michigan frontage
1949	D District (Local Business) along Michigan/2 nd Dwelling east half
1966	rezoned with new zoning ordinance to RM-1 (Multi-Family Residential District)
1978	east part (Lots 125 & 127) rezoned to RS-2 (Single-Family Residential District)
2006	Land Development Code adopted; RM-1 converted to RM12 (Multi-Dwelling Residential District and RS-2 portion rezoned to RS5 (Single-Dwelling Residential District)

<p>2016</p> 	<p>2013</p> 
<p>2006</p> 	<p>2000</p> 
<p>1995</p> 	<p>1986</p> 
<p>1976</p> 	<p>1966</p> 
<p>1954</p> 	

Ownership info – Register of Deeds records

<u>Lot 126</u>	
April & Dec 1944	quit claim deeds to Henry Smith (E ½ and W ½ under common ownership by end of year)
1946	deed Smith to Watson
1954	Watson to Rice
Sept 1968	Rice to Comet
Oct 1985	Comet to Johnson
<u>Lot 125</u>	
Oct 1980	deed Smith to Comet (E ½)
May 1983	deed Walker to Comet (W ½ - all of Lot 125 owned by Comet)
Nov 1991	Arkansas St right-of-way vacated adjacent to Lot 125
<u>Lot 127</u>	
1985	deed Maxwell to Comet (all of Lot 127)
Oct 1985	deed Comet to Johnson (included all of Lots 125, 126 & 127)
Nov 1991	Arkansas St right-of-way vacated adjacent to Lot 127
2007	Johnson to Apex (Lots 125, 126, 127 & vacated r/w for Arkansas St)
Dec 2014	Apex to Johnson

(Comet Corporation incorporated in April 1963.)

(Apex Fence Company owned by Martin Johnson (sole proprietor). Business started Jan 1978.)

Building Permit & Appraisal Information

1971	Plumbing Permit issued to Comet Corp for sewer
1972	Plumbing Permit issued for 1000 gallon gas tank
1979/1980	County Appraisal estimate for building built – classified as commercial building (standalone store or shop building)
1989	Building Permit issued to Westridge Construction

Polk Directory Information

1927- Unknown address. First address on 500 block of Michigan is 530. Residential

Missing directories to 1961

1961 – Unknown address. First address on 500 block of Michigan is 500 & 512 - Vacant

1963 – same

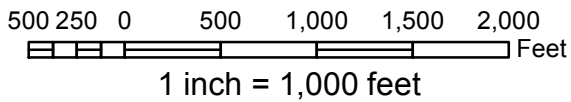
1964 – same

1966 – 500 is residential (last name: Alf) - 512 is vacant

1969 – same

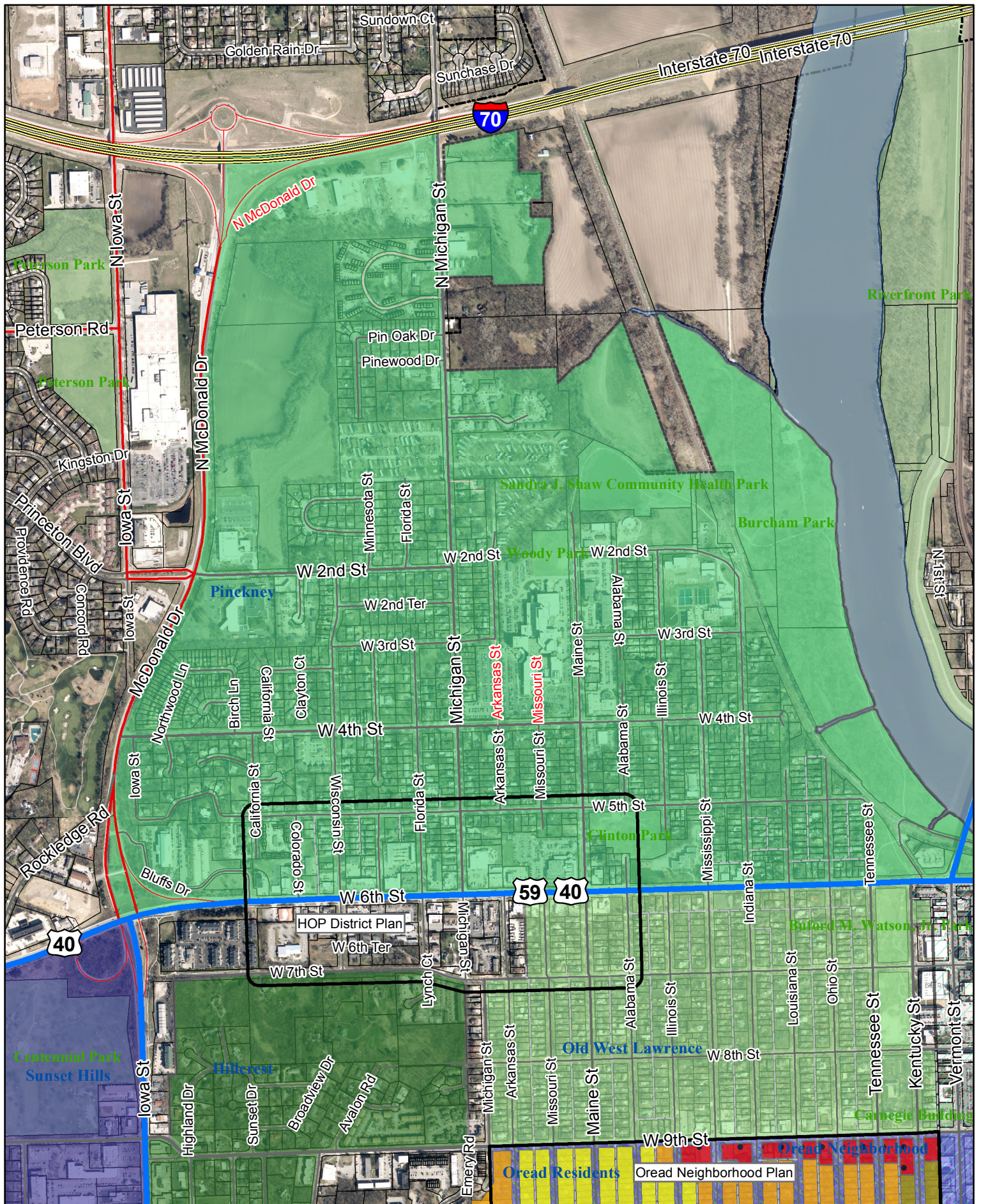
1970 – 500 is residential (last name: Alf) - 512 is Comet Construction & Standard Construction

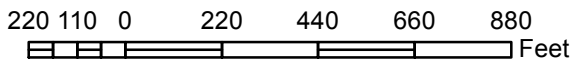
1972 – same
1973 – 508 is only listed as Comet Construction, 500 is same and 512 disappears from records
1974 – same
1975 – same
1976 – same; 500 is now vacant
1980 - 508 is Comet Const.
1981 – same
1982 – same
1983 - same
1984 – same
1985 – same
1986 – missing directory
1987 – Apex Fence
1988 – missing directory
1989 thru 1994 – Apex Fence
1995 thru 2001 – No entry for this address
2002 thru 2016 – Apex Fence



DISCLAIMER NOTICE
The map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The City of Lawrence makes no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the map, including the fact that the map is dynamic and is in a constant state of maintenance, correction and update.

Date: 3/27/2017

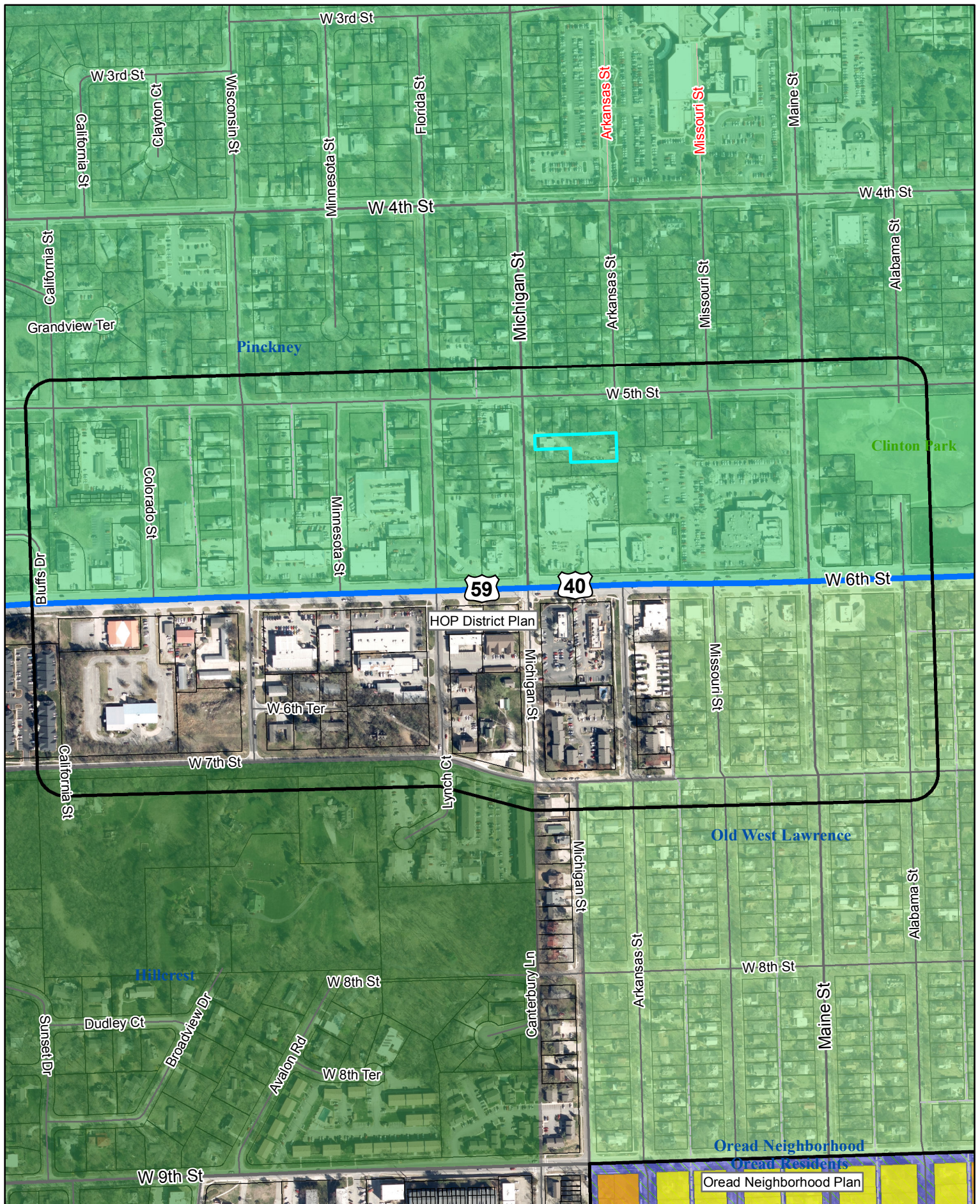




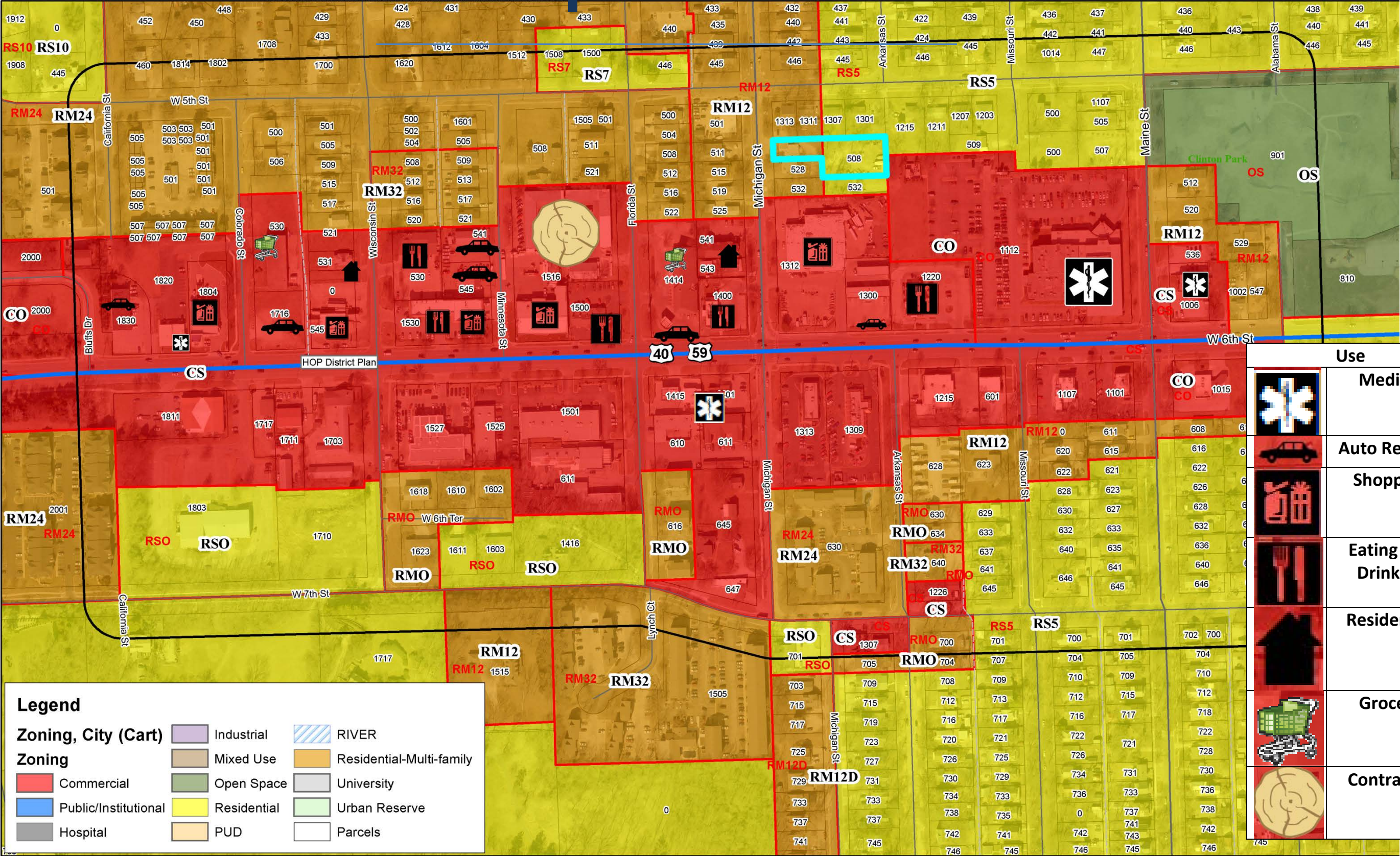
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Date: 3/27/2017

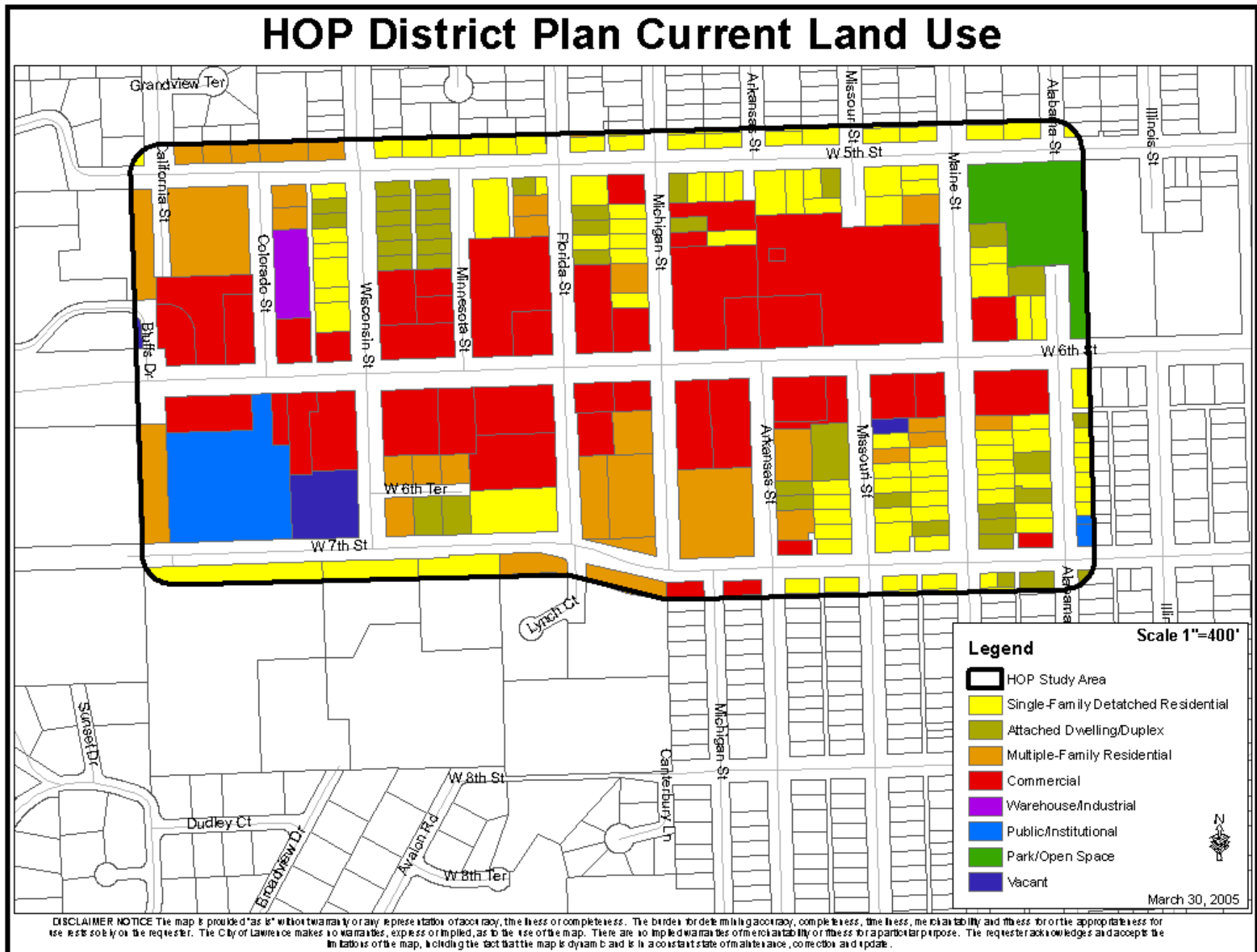


Map of Uses



Use	
	Medical
	Auto Related
	Shopping
	Eating and Drinking
	Residential
	Grocery
	Contractor

Map 2-1





Z-17-00087: Rezoning approx. .52 acres from RM12 (Multi-Dwelling Residential) District & RS5 (Single-Dwelling Residential) District to CS (Strip Commercial) district, located at 508 Michigan Ave.

From: [Bob](#)
To: [Sandra Day](#)
Subject: Re: Attn: Sandy Day
Date: Monday, April 17, 2017 11:11:13 AM

Thanks Sandy

Very helpful information. So as I understand it, the non-conforming use is for the property at 508 Michigan, but does not include the back half of the property. By rezoning to CS, the property would be in compliance with the new zoning and the owner could use the entire property for a lawn care service.

In the interest of full disclosure, I do not live at 1301 West 5th, but my son does. In the 20 years I did live there, the business at 508 Michigan (Acme Fence) had used the back half of the property for storage of equipment and fencing. Other than occasional issues with maintaining the fence behind the residences on 5th St. and some noise, that had not been a problem. At least not for me, but I can't speak for the neighbors.

My initial concern with the rezoning request was all the allowable uses in the CS zoning area. I'm sure some of those uses can be dependent on the size of the property and, up until now, any screening, landscaping, etc. has been on our side of the fence. With the rezoning, that responsibility would be transferred to the other side of the fence-the rezoned property, correct?

Additionally, there is always the possibility that the property at 532 Michigan could be rezoned, creating a larger CS footprint. A larger footprint would allow for a larger area between residential and business, such as exists further east on 5th St. between those houses and the Medical Plaza at 1112 West 6th. Isn't there some provision in the code about rezoning to "square off" zoning areas?

I understand that I am getting somewhat ahead of the process, so I appreciate your walking me through it.

Thanks again, Bob Thurber

Sent from my iPad

On Apr 13, 2017, at 5:00 PM, Sandra Day <sday@lawrenceks.org> wrote:

> That is great. Thank you for responding. I am going to provide some response to your questions and comments below. It may be helpful to discuss the property over the phone or in person.

>

> You are correct that the property owner has not submitted a site plan for the property. This application came about from an inquiry regarding the status of the property as a "non-conforming use". While the site meets that definition and is a permitted non-conforming use this applies only to the part of the property that immediately abuts Michigan Street (existing building). The rear area (two lots adjacent to the vacated Arkansas Street) were not included in the determination of non-conforming status. The question posed by the zoning application is one of use - Should the property be rezoned to allow commercial use? The proposed rezoning will resolve that question if approved. The use would be permitted in the CS (Commercial Strip) District and it would allow the full use of the property for permitted uses in the CS district. At this time the property owner is only trying to resolve the base question of usability of the property for a lawn care business.

>

> A non-conforming use may exist and continue to exist in a particular district, in this case residential, without rezoning. For this specific case that does not extend to the rear of the property and limits the property owner's ability to use the property.

>

> Conformance with provisions of the Development Code with respect to building setback or conformance with the design standards of the code are not being assessed at this time. It is not unusual that older buildings do not comply with current design standards. Depending on the scope of work a property owner engages in when redeveloping the property dictates to what degree full compliance with the design standards is required. As an alternative a property owner could seek a formal variance from some design standards.

>

> The term Strip Commercial describes a type of development but is also the name of a specific zoning district in Lawrence. It is fairly easy to point out strip commercial development. W. 6th Street includes a mix of more traditional strip buildings (with multiple tenants in one building) as well as lots striped out as individual lots along a commercial corridor.

>
> Design standards such as screening, buffers, landscape requirements as well as parking are all things that will likely need to be discussed further. I do not know for sure, at this time, if there will be a site plan submitted. That process does have a notice requirement as part of the review process. When I get more information on that step I will let you know.

>
> In the meantime please do call me if you have any questions.

>
> Sandy

>
>
>
>
> -----Original Message-----

> From: Bob [<mailto:bthurb1301@sunflower.com>]
> Sent: Thursday, April 13, 2017 4:32 PM
> To: Sandra Day
> Subject: Re: Attn: Sandy Day

>
> Yes, I got the message.

>
> Sent from my iPad

>
> On Apr 13, 2017, at 4:20 PM, Sandra Day <sday@lawrenceks.org> wrote:

>
>> Mr. Thurber,

>>
>> I wanted to respond to your comments below. Please let me know if you get this message.

>>
>> -----Original Message-----

>> From: Denny Ewert
>> Sent: Wednesday, April 12, 2017 2:07 PM
>> To: Sandra Day
>> Cc: Bob; Caitlyn Cargill
>> Subject: RE: Attn: Sandy Day

>>
>>
>>
>> -----Original Message-----

>> From: Bob [<mailto:bthurb1301@sunflower.com>]
>> Sent: Wednesday, April 12, 2017 2:05 PM
>> To: PlanningEmail <PlanningEmail@lawrenceks.org>
>> Subject: Attn: Sandy Day

>>
>> Hello. I keep getting an invalid email address for Ms. Day. Can somebody please see that she gets the following email regarding rezoning at 508 Michigan.

>> Thank you, Bob Thurber

>>
>> Dear Ms. Day

>> I am writing in regard to Z-17-00087, request for rezoning 508 Michigan from RS5 and RM12 to CS. I own the property at 1301 West 5th St. After visiting the Planning and Development website and perusing all 519 pages of the Development Code, I have a basic understanding of the process, but questions about the project.

>>
>> I am assuming there is not a site plan as yet, but I did see there is a building permit for a commercial remodel at 508 Michigan. Without a site plan, it is difficult to envision the project and ultimately determine its suitability for the site. Due to the configuration of the lot, which extends basically a whole block east of the frontage property on Michigan, and the commercial strip zoning request, a site plan would be important to understanding what exactly the owner is wanting to do.

>>

>> When I think of Commercial Strip, I think of all the commercial strips in town and what the rear of the buildings, abutting residential properties, look like, sound like, even smell like. I am familiar with the sights, sounds, and smells of Taco Bell, Anderson Rentals and Acme Fence.

>>

>> I also wonder about traffic from a commercial strip being able to exit onto Michigan St, as those people who try to exit Anderson Rentals via Michigan can attest to. A similar situation exists for folks trying to exit Criticare onto Maine St.. When the lights at 6th and Maine and Michigan are red, traffic backs up and there is no where to go. When the lights turn green, traffic flows and there may still not be anywhere to go.

>>

>> Anyway, just wanted to get a dialogue started. I'm sure there will be more discussions about density, buffer yards, and setbacks, etc., but this should get me started.

>>

>> Thanks for your time,

>> Bob Thurber

>>

>>

-----Original Message-----

From: Bob [mailto:bthurb1301@sunflower.com]

Sent: Wednesday, April 12, 2017 2:05 PM

To: PlanningEmail <PlanningEmail@lawrenceks.org>

Subject: Attn: Sandy Day

Dear Ms. Day

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I am assuming there is not a site plan as yet, but I did see there is a building permit for a commercial remodel at 508 Michigan. Without a site plan, it is difficult to envision the project and ultimately determine its suitability for the site. Due to the configuration of the lot, which extends basically a whole block east of the frontage property on Michigan, and the commercial strip zoning request, a site plan would be important to understanding what exactly the owner is wanting to do.

When I think of Commercial Strip, I think of all the commercial strips in town and what the rear of the buildings, abutting residential properties, look like, sound like, even smell like. I am familiar with the sights, sounds, and smells of Taco Bell, Anderson Rentals and Acme Fence.

I also wonder about traffic from a commercial strip being able to exit onto Michigan St, as those people who try to exit Anderson Rentals via Michigan can attest to. A similar situation exists for folks trying to exit Criticare onto Maine St.. When the lights at 6th and Maine and Michigan are red, traffic backs up and there is no where to go. When the lights turn green, traffic flows and there may still not be anywhere to go.

Anyway, just wanted to get a dialogue started. I'm sure there will be more discussions about density, buffer yards, and setbacks, etc., but this should get me started.

Thanks for your time,
Bob Thurber

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
04-24-2017

**ITEM NO. 5A: COMPREHENSIVE PLAN AMENDMENT TO H2020; CHAPTER 7:
INDUSTRIAL AND EMPLOYMENT-RELATED LAND USE (SLD)**

CPA-17-00135: Consider a Comprehensive Plan Amendment to *Horizon 2020*, Chapter 7, amending the boundary of the Oread West Research Park Industrial Node, related to rezonings Z-17-00079 & Z-17-00080 for the undeveloped properties north of Legends Drive and in the 1100 block of Biltmore Drive and Research Park Drive. Submitted by BG Consultants.

STAFF RECOMMENDATION: Staff recommends approval of this Comprehensive Plan Amendment to Horizon 2020: Chapter 7: Industrial and Employment-Related Land Use revising Map: 7-1 Existing Industrial & Employment-Related Land Use, and recommends forwarding this Comprehensive Plan Amendment to the Lawrence City Commission with a recommendation for approval.

STAFF RECOMMENDATION: If appropriate, approve and sign Planning Commission Resolution PCR-17-00206.

KEY POINTS

1. Location is currently designated as the "West Oread Research Park" in Chapter 7 Industrial & Employment-Related Land Use, Map 7-1. The proposed amendment would change from industrial land use to residential land uses accommodating the proposed residential development. *[This map label is not consistent with the text and will be revised with this amendment to read "Oread West Research Park".]*
2. The area included in the request is currently vacant.
3. The request would expand the residential boundary within the neighborhood reducing the amount of industrial zoning west of Wakarusa Drive.
4. The property has not been platted and public improvements have not been extended to serve this property at this time.
5. The property is not located within any area or district plan within Chapter 14: Specific Plans.
6. The property is within the West Lawrence Neighborhood Association.

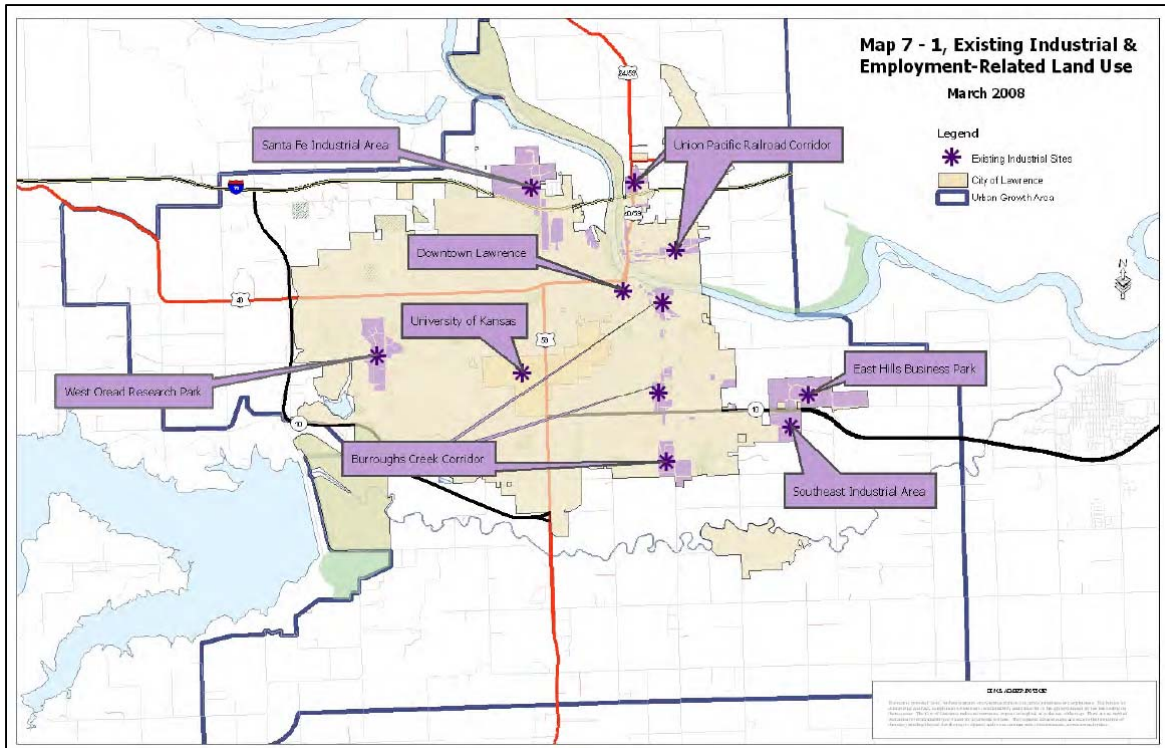


Figure 1: Area Map of Existing Industrial & Employment-Related Land Use (*Horizon 2020*, p: 7-24)

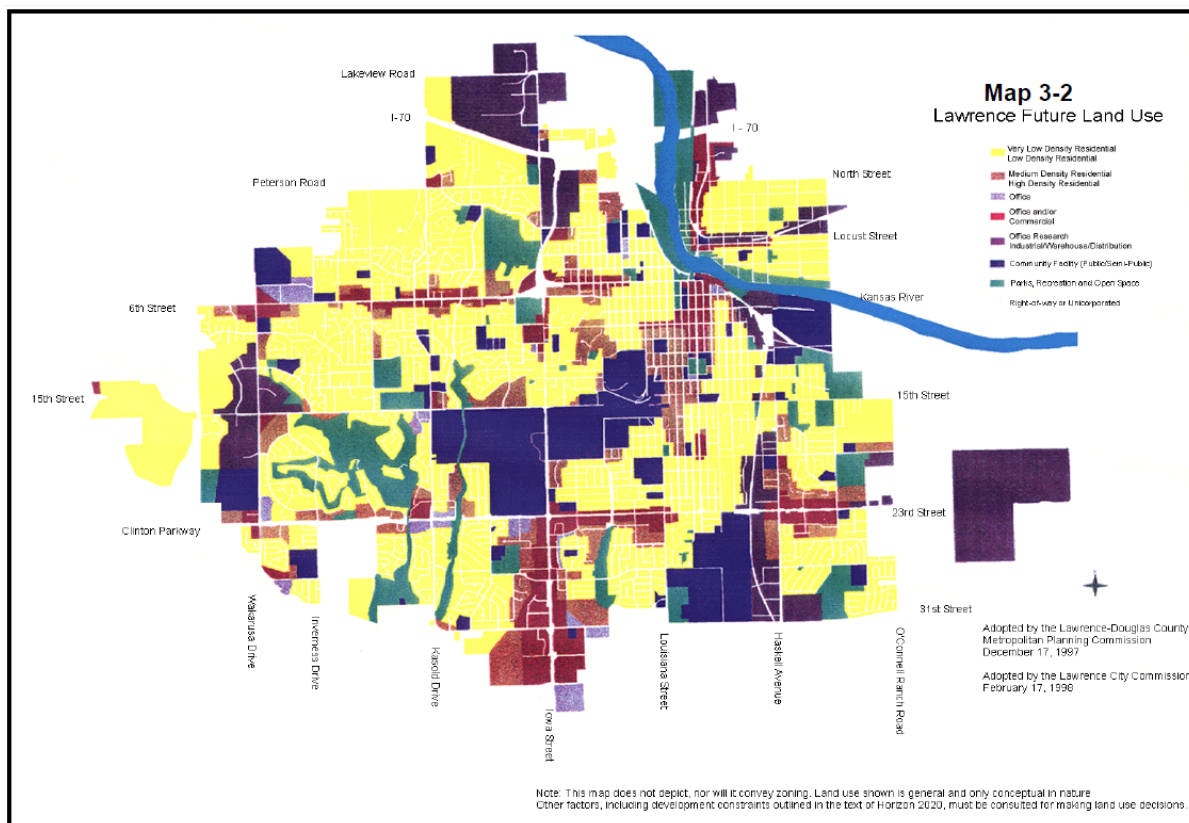


Figure 2: Future Land Use Map (*Horizon 2020*, p: 3-4)

SUMMARY

The applicant has requested an amendment to *Horizon 2020*: Chapter 7: Industrial and Employment-Related Land Use revising Map: 7-1 which shows the existing West Oread Research Park as an anticipated Industrial and Employment-Related Land Use. The reason for this Comprehensive Plan Amendment is to change the current designation from Industrial Business Park to Low-Density Residential land use to accommodate proposed residential development. The applicant notes that Map 3-2 shows the future land use for the same property as residential.

The proposed amendment is requested to facilitate residential development and extend the neighborhood use and infrastructure into the area that is currently undeveloped.

Items related to this Comprehensive Plan Amendment include:

- **Z-17-00079:** Consider a request to rezone approximately 25.4 acres from IBP (Industrial/Business Park) District to RS7 (Single-Dwelling Residential) District, located in the 1100 Block of Biltmore Dr. and Research Park Dr. Submitted by BG Consultants, for WE1929, LLC, property owner of record.
- **Z-17-00080:** Consider a request to rezone approximately 10.0 acres from IBP (Industrial/Business Park) District to RM12D (Multi-Dwelling Residential) District, 1100 Block of Biltmore Dr. and Research Park Dr. Submitted by BG Consultants, for WE1929, LLC, property owner of record.



Figure 3: Subject Location

STAFF REVIEW

The applicant is requesting to revise Map 7-1: Future Industrial and Employment-Related Land Use to change the north portion of the area to a Low-Density Residential land use designation.

The proposed residential request would remove land area designated for future industrial development and re-designate it for residential development. Staff has reviewed the development pattern of the district. A supplementary finding is attached to this report regarding the industrial development of the IBP District.

Staff reviewed this amendment based upon the Comprehensive Plan Amendment review criteria listed below, as identified in Chapter 17 (Implementation) of *Horizon 2020*. The applicant's responses are also provided below:

COMPREHENSIVE PLAN AMENDMENT REVIEW

1. Does the proposed amendment result from changed circumstances or unforeseen conditions not understood or addressed at the time the Plan was adopted?

Applicant's response: *Horizon 2020* provides conflicting land use information on this parcel. *Horizon 2020* indicates that the land set aside for employment-related land use would be in demand. As time has elapsed, there has not been as large a demand as what was anticipated. Much of the Oread West Research Park is still vacant and undeveloped.

Staff's response: Staff concurs that *Horizon 2020* includes maps that do not align with regard to future land use for the area west of Wakarusa Drive and north of Legends Drive. A key feature of the plan is to support infill development and redevelopment providing for a range of residential, commercial, industrial and civic uses. The plan further encourages the development of neighborhoods with a range of densities and a progression of land uses to achieve a transition in land use and intensity levels.

Map 3-2 in *Horizon 2020* has not been updated to reflect changes in the City's urban boundary, nor does it reflect other more detailed area plans. This map was amended in 1998. The Industrial Chapter was last amended in 2009.

A review of the land uses in the IBP District concluded that this node contains 16% of all industrial address points within Lawrence. Within this node, 40% of the property is labeled vacant land. This designated node currently constitutes 98.6% of all IBP zoned land within Lawrence. Given this balance, Staff is recommending that a portion of this area maintain the Industrial Land Use designation to allow for some continued industrial capacity for future developments.

In general, such a decrease in the amount of industrially designated land is not within the interest or stated policy of *Horizon 2020*. One of the key strategies for this chapter includes, "Protect, enhance, and retain existing industrial-related land use areas serving the community." (p. 7-2) This is further strengthened through the policies in this chapter which seek to maintain an appropriate supply of industrially zoned land ensuring adequate site choice and expansion options. (p. 7-11)

However, the placing low-density residential development at this location is consistent with the policies stated in Chapter 5: Residential Land Use, and with policies in Chapter 7: Industrial & Employment-Related Land Use, both encouraging compatible land uses and transitions to each other.

2. Does the proposed amendment advance a clear public purpose?

Applicant's response: The goals of *Horizon 2020* encourage development of the property, given the location of the property within the City boundaries and its access to public infrastructure. If approved, the project will increase the tax base, as well as help increase the City's and County's budget.

Staff's response: On the balance, the overall amendment request does advance a clear public purpose of *Horizon 2020*. The land was initially mapped for residential use as illustrated in Map: 3.2. With the updating of Chapter 7: Industrial and Employment-Related Land Use, this proposed future land use has evolved over the years, and continues to evolve with the development at VenturePark.

One of the fundamental shifts that has occurred since the last revision of these maps and this chapter was VenturePark becoming available on the overall industrial land market. The availability of this location adjacent to East Hill Business Park has not been accounted for in the most recent update to Chapter 7. This land generally north of Legends Drive has been vacant since annexation into the City of Lawrence, and been planned for industrial uses for a considerable length of time. Given this history, Staff finds that the change could be appropriate

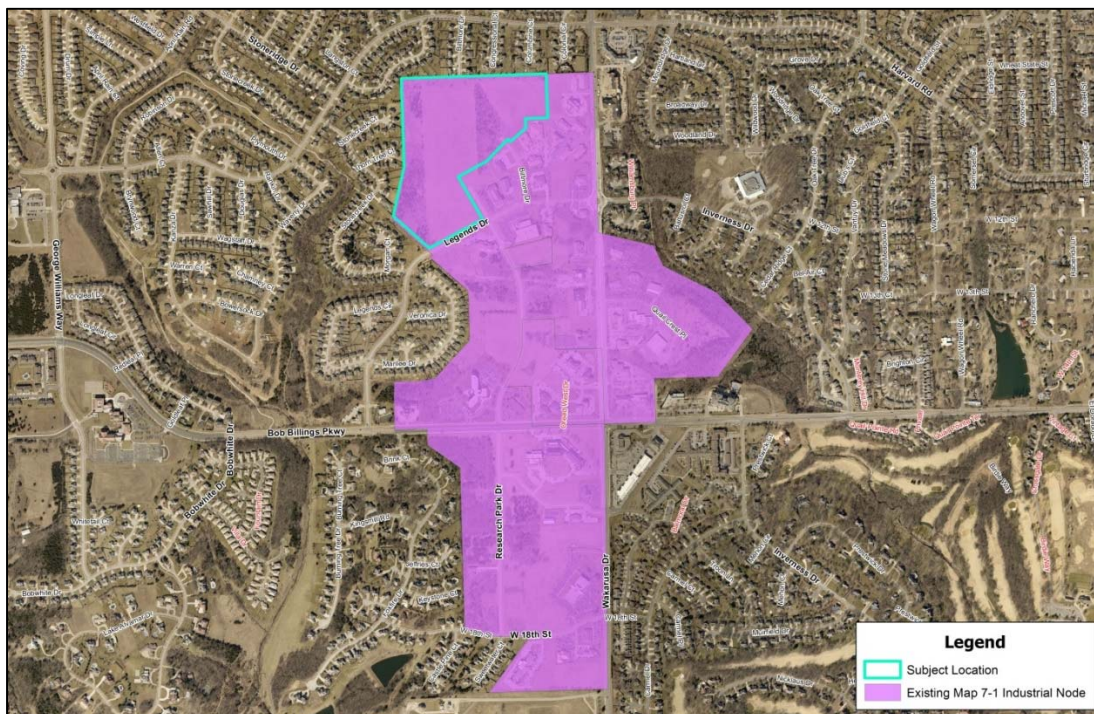


Figure 4: Existing Industrial Node in Ch. 7, *Horizon 2020*

3. Is the proposed amendment consistent with the long-range goals and policies of the plan?

Applicant's response: The goals of *Horizon 2020* encourage development of the property, given the location of the property within the City boundaries and its access to public infrastructure.

Staff's response: This proposal is aligned with the currently adopted residential policies in Chapter 5 of *Horizon 2020*. While the reduction of industrially designated land is not consistent with the stated policies in Chapter 7 of *Horizon 2020*, Staff's recommendation to maintain some research/industrial designation at the corner of Legends Drive and Research Park Drive helps mitigate some of the potential conflicts and transitional issues that might otherwise arise. With the availability of VenturePark also being a recent addition to the industrially designated land available, Staff believes this reduction would maintain an adequate supply of industrial land that is consistent for this designated industrial node, and within the community as a whole.

4. Does the proposed amendment result from a clear change in public policy?

Applicant's response: No.

Staff's response: There has not been change in public policy. However, since the plan was adopted VenturePark has launched and the long range plan for the University of Kansas has been completed. That plan seeks to encourage shared public/private development in uses similar to those anticipated for the IBP District along Wakarusa Drive within this Industrial node.

In addition, the following shall be considered for any map amendments:

5. Will the proposed amendment affect the adequacy of existing or planned facilities and services?

Applicant's response: No. The existing infrastructure in place will adequately serve the proposed amendment.

Staff's response: Infrastructure in this area is adequate to support this type of development. Further analysis regarding the specifics related to traffic impacts and infrastructure capacity will be addressed in the subsequent development applications and specifically the subdivision application.

6. Will the proposed change result in reasonably compatible land use relationships?

Applicant's response: The proposed change will be no different than what exists today.

Staff's response: The portion of land that the proposed amendment would revise is presently undeveloped. Throughout Lawrence residential and non-residential uses share common boundaries. How the transition of land use is managed includes back-to-back relationships of building orientation, setbacks, and green spaces with dense landscape material plantings. This request does not alter that pattern. It simply shifts the location of the land use transition to the south and east. In Staff's opinion, it is important to retain the industrial location along both the Legends Drive and Research Park Drive frontages as illustrated in Figure 6 to maintain a cohesive business park appearance and provide ample room for bufferyards and back-to-back relationships.

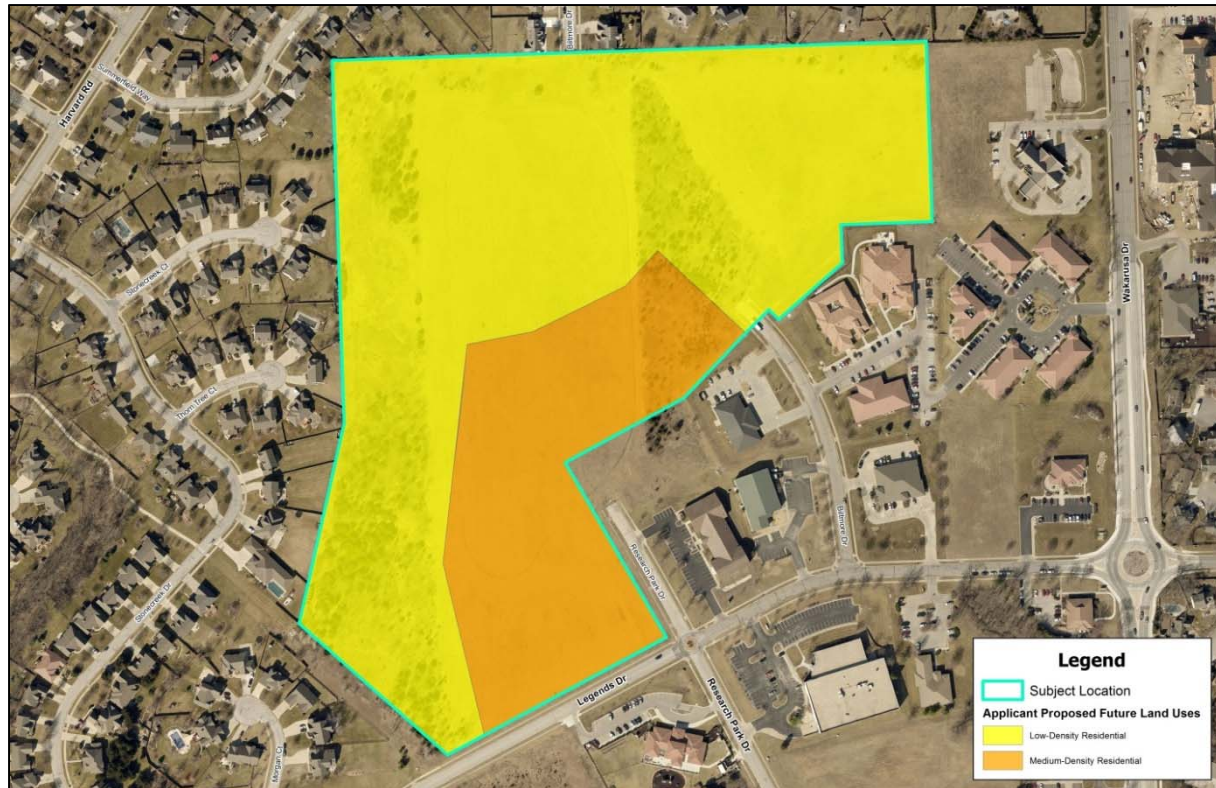


Figure 5: Applicant Proposed Future Land Use

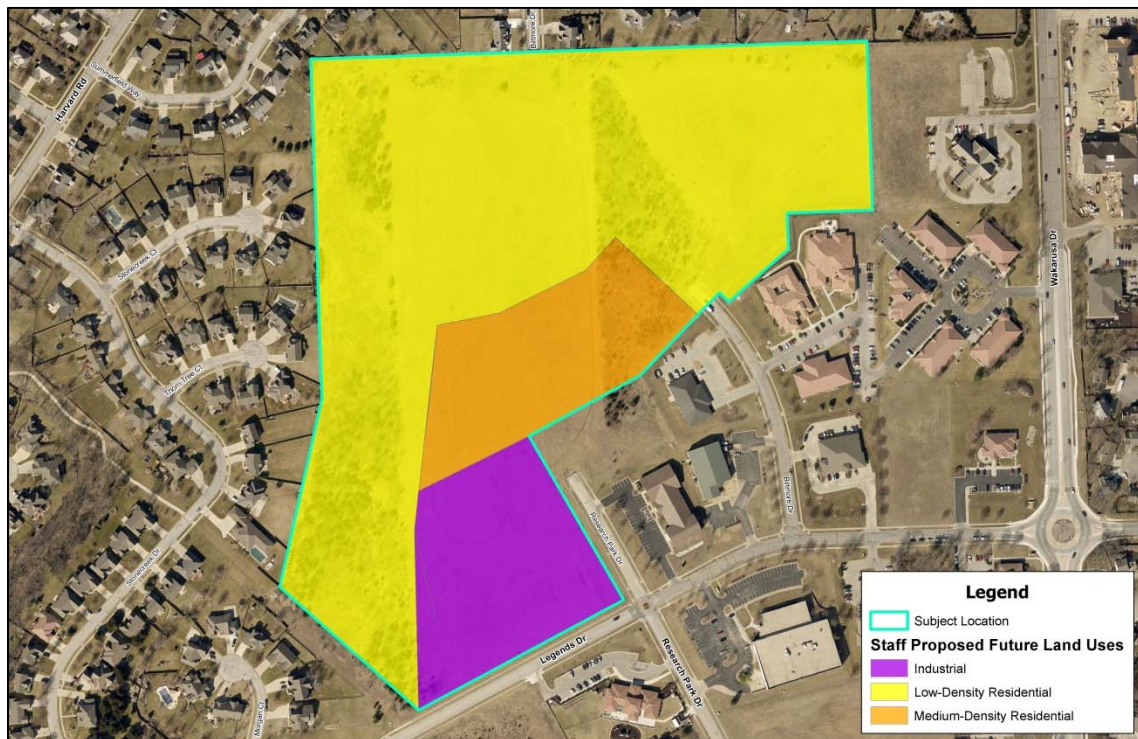


Figure 6: Staff Recommended Future Land Use Designations

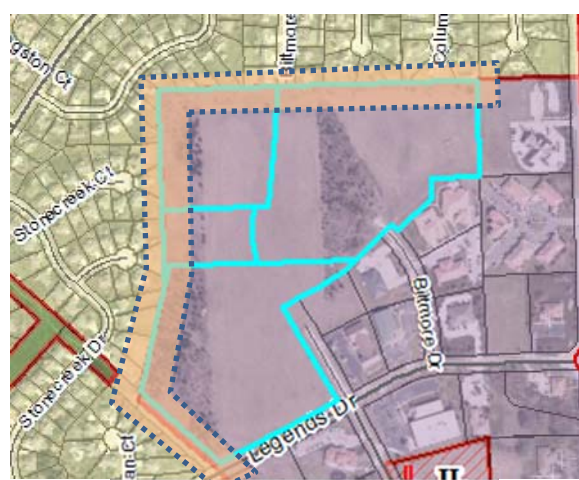


Figure 7: Existing Transition Area

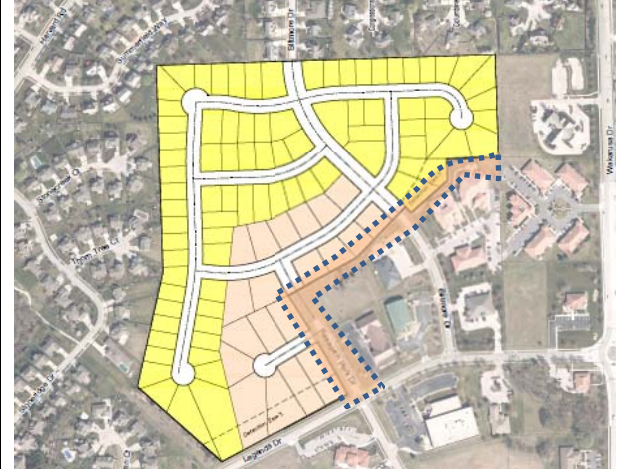


Figure 8: Proposed Transition Area

7. Will the proposed change advance the interests of the citizens of Lawrence and Douglas County as a whole, not solely those having immediate interest in the affected area?

Applicant's response: If approved, the project will increase the tax base, as well as help increase the City's and County's budget. The adjacent neighbors are generally in favor of the change to residential instead of the Industrial Business Park use.

Staff's response: This proposed amendment does not necessarily advance the interests of the citizens of Lawrence and Douglas County as a whole, but neither does it harm them. The property is located within an established Neighborhood. The property is evidently used by area residents as an unofficial park/open space. Residential development abuts the north and west sides of the property.

Platted subdivisions, both residential and non-residential include street stubs to the area in anticipation of development of the property. How land uses interface when residential and non-residential uses abut is a design consideration that is affected through the subdivision layout and other land development application processes.

Approval of the changes, including the related rezoning applications, extends the opportunity for residential development within the city's urban boundaries with available infrastructure that can be readily extended. Approval of the changes also reduces the amount of IBP zoning west of Wakarusa Drive. This reduction is offset by other industrial and employment areas that have more recently been established including VenturePark and plans for land use within the University of Kansas campus.

PROFESSIONAL STAFF RECOMMENDATION

The changes, both those prompted by the applicant's request as well as those identified by Staff as being inconsistent within *Horizon 2020*, given the lack of an Area or Sector Plan for this location, Staff believes that the proposed designation and retention of some reasonable Industrial land use help strengthen its role and its alignment with the surrounding area. The

revisions maintain the overall intent of the comprehensive plan, and ensure integration with the community as it has progressed since *Horizon 2020's* initial adoption.

Staff recommends approval of this Comprehensive Plan Amendment to *Horizon 2020*: Chapter 7: Industrial and Employment-Related Land Use, Map 7-1, to maintain industrial land uses at the corner of Legends Drive and Research Park Drive, while designating the balance of the subject area to low-density residential uses, and recommends forwarding this Comprehensive Plan Amendment to the Lawrence City Commission with a recommendation for approval.

A RESOLUTION OF THE LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION ADOPTING AND RECOMMENDING ADOPTION OF A PROPOSED AMENDMENT TO *HORIZON 2020*, THE COMPREHENSIVE PLAN FOR THE CITY OF LAWRENCE AND UNINCORPORATED DOUGLAS COUNTY, AMENDING CHAPTER 7 – INDUSTRIAL AND EMPLOYMENT-RELATED LAND USE.

WHEREAS, the City of Lawrence, Kansas, and Douglas County, Kansas, in order to promote the public health, safety, morals, comfort, and general welfare and to conserve and to protect property values in the City and the County, are authorized by K.S.A. 12-741, *et seq.*, to prepare, adopt, amend, extend, and execute a comprehensive plan;

WHEREAS, the City of Lawrence, Kansas, Douglas County, Kansas, and the Lawrence-Douglas County Metropolitan Planning Commission, in order to coordinate development in accordance with the present and future needs of the City and the County, to conserve the natural resources of the City and the County, to ensure efficient expenditures of public funds in the City and the County, and to promote the health safety, convenience, prosperity, and the general welfare of the residents of the City and the County, have adopted *Horizon 2020*, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County; and

WHEREAS, on April 24, 2017, after giving lawful notice by publication in the official City and County newspaper, the Lawrence-Douglas County Metropolitan Planning Commission conducted a public hearing regarding a proposed amendment of *Horizon 2020*, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County, as set forth in Planning Staff Report, CPA-17-00135, amending Chapter 7 – Industrial and Employment-Related Land Use.

NOW, THEREFORE, BE IT RESOLVED BY THE LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1. The above-stated recitals are incorporated herein by reference and shall be as effective as if set forth herein in full.

SECTION 2. Pursuant to K.S.A. 12-747, the Lawrence-Douglas County Metropolitan Planning Commission hereby adopts and recommends to the governing bodies of the City of Lawrence, Kansas, and Douglas County, Kansas, that they adopt the proposed amendment to *Horizon 2020*, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County, as set forth in Planning Staff Report, CPA-17-00135, amending Chapter 7 – Industrial and Employment-Related Land Use.

SECTION 3. The revised and updated Chapter 7 – Industrial and Employment-Related Land Use, affixed hereto as Exhibit 1 and incorporated herein by reference, shall, upon adoption by governing bodies of the City of Lawrence, Kansas, and Douglas County, Kansas, be incorporated into *Horizon 2020*, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County.

SECTION 4. This Resolution, together with a certified copy of the proposed amendment to *Horizon 2020*, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County, and a written summary of the April 24, 2017, public hearing, shall be transmitted to the governing bodies of the City of Lawrence, Kansas, and Douglas County, Kansas, as appropriate.

ADOPTED by the Lawrence-Douglas County Metropolitan Planning Commission this 24th day of April, 2017.

Patrick Kelly, Chair
Lawrence-Douglas County Metropolitan
Planning Commission

Eric Struckhoff, Vice-Chair
Lawrence-Douglas County Metropolitan
Planning Commission

Scott McCullough, Secretary
Lawrence-Douglas County Metropolitan
Planning Commission

PLANNING COMMISSION REPORT
Regular Agenda - Public Hearing Item

PC Staff Report
04/24/2017

ITEM NO. 5B IBP TO RS7; 25.4 ACRES; 1100 BLOCK BILTMORE DR & RESEARCH PARK DR (SLD)

Z-17-00079: Consider a request to rezone approximately 25.4 acres from IBP (Industrial/Business Park) District to RS7 (Single-Dwelling Residential) District, located in the 1100 Block of Biltmore Dr. and Research Park Dr. Submitted by BG Consultants, for WE1929, LLC, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the request to rezone approximately 25 acres from IBP (Industrial/Business Park) District to RS7 (Single-Dwelling Residential) District less that area adjusted to retain IBP zoning at the northwest corner of Research Park Drive and Legends Drive, subject to the submission and approval of a preliminary plat based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Reason for Request: *The subject property (the "Property") consists of approximately 25.4 acres as described in the legal description, and is presently zoned "IBP-Industrial Business Park" under the Lawrence Code. The property is vacant and undeveloped and is located within the City of Lawrence boundary. The property has access to existing City infrastructure, including sanitary sewer mains, water lines, storm sewers, roads and sidewalks. The Owner's proposed project is an approximately 35 acre residential housing development. This application is necessary to enable the development of the property for uses shown in Horizon 2020.*

KEY POINTS

- Property is included in existing Industrial Business Park zoning district.
- District is described in Chapter 7 of *Horizon 2020* as part of the industrial inventory.
- The boundaries of the proposed request are based on a conceptual development pattern. To date a subdivision application has not been submitted.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- Z-17-00080; IBP to RM12D
- CPA-17-00135, Chapter 7

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Not required for rezoning
- *Downstream Sanitary Sewer Analysis* – Not required for rezoning
- *Drainage Study* – Not required for rezoning
- *Retail Market Study* – Not applicable to residential request

ATTACHMENTS

- Concept Maps
- Neighborhood Map
- Industrial District Map

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- Questions from area residents and property owners requesting clarification of request.
- Letter in opposition from Charles and Paul Timmons, 1021 Biltmore Drive

Project Summary:

Proposed request is for a residential development that includes both detached homes on individual lots (single-dwelling residential) and duplex lots. This request is being considered concurrently with a comprehensive plan amendment to amend Chapter 7 of *Horizon 2020* and a request to rezone approximately 10 acres to RM12D as a transition between the proposed RS7 and the remaining IBP District north of Legends Drive.

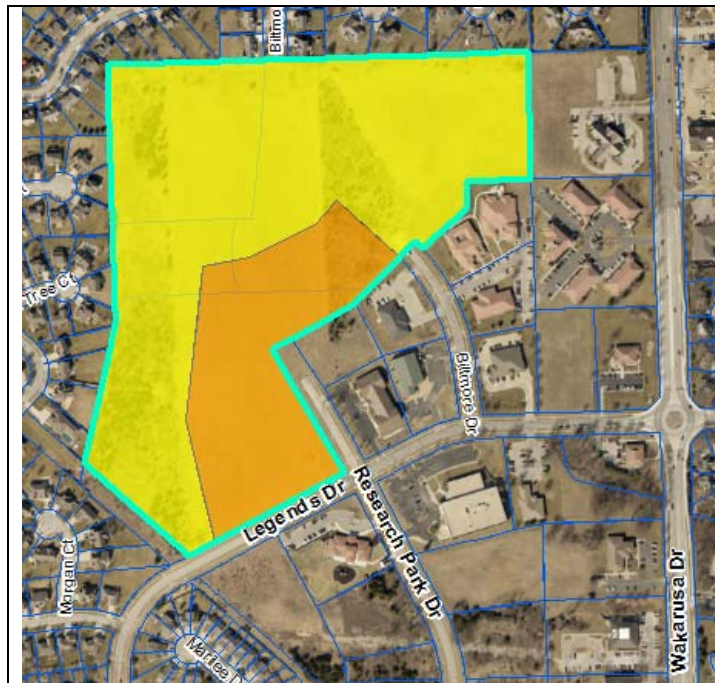


Figure 1: Applicant Request

Z-17-00079 25.4 Acres to RS7
Z-17-00080 10.0 Acres to RM12D

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response: *The request conforms to Horizon 2020. The Future Land Use map in Horizon 2020 shows the proposed area as low density residential (less than or equal to 6 du.ac). The proposed development is consistent with Policy 1.3.1: Residential Land Uses. The proposed development is an infill development which is encouraged in Horizon 2020. The proposed rezoning consists of RS7 and RM12D but the total dwelling units per acres is only 3.5.*

This staff report assumes approval of the concurrent request for a Comprehensive Plan Amendment, as modified by staff in CPA-17-00135.


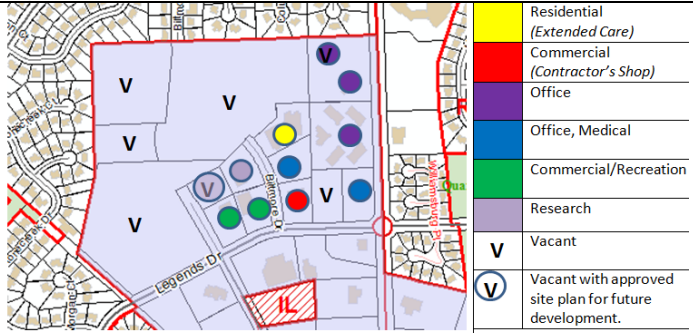
Horizon 2020 - Chapter 5 – Residential Land Use identifies several development strategies including the support of infill residential development, providing a mix of housing types, creating compatible densities, and by providing appropriate land use transitions. The proposed request, along with the concurrent request for duplex zoning, is generally consistent with these development strategies.

The property is located within an established portion of the West Lawrence Neighborhood. It is comprised of undeveloped land without supporting infrastructure. However, that infrastructure is available and can be extended to serve this area. If approved, residential uses will fill in the undeveloped portion of this neighborhood with a land use similar to the established residential pattern.

The RS7 portion of the request extends to Legends Drive. Staff does not support the approval of the request to the full extent proposed but is supportive of a modification that scales back the district to retain IBP zoning along both Research Park Drive and Legends Drive. This recommendation is intended to protect the integrity of the remaining IBP District and create a back-to-back relationship of land uses as they transition from higher intensity to lower intensities as recommended in *Horizon 2020*.

Staff Finding – The proposed request is consistent with Comprehensive Plan residential land use policies and consistent with low-density residential development pattern of the existing residential portion of the neighborhood to the north and west.

2. ZONING AND USE OF NEARBY PROPERTY, INCLUDING OVERLAY ZONING

Current Zoning and Land Use:	IBP (Industrial Business Park) District; vacant unplatted land.
Surrounding Zoning and Land Use:	RS7 to the north and west; developed detached residential subdivisions. IBP to the south and east; Oread West Office Park including existing mixed office, medical office, extended care, and commercial uses.
 <p>Figure 2: Existing Zoning</p>	 <ul style="list-style-type: none"> • 229.78 Acres in total district boundary including IL, PID, RSO and conservation easement area • 56.4 Acres total in Area 1. (25% of District) • 36.94 Acres vacant and unplatted. Proposed for RS7 and RM12D Use. 15% of District. • There are no dedicated conservation easements, open space connections or buffer areas dedicated within this phase. <p>Figure 3: Existing Land Use in IBP District</p>

Staff Finding – The subject property is surrounded by uniform residential zoning to the north and west and a variety of uses to the east and south.

3. CHARACTER OF THE NEIGHBORHOOD

Applicant's Response: *The property is adjacent to RS7 zoning on the north, west and south side of proposed project and adjacent to IBP zoning on the south and east side of the proposed project.*

The property is included in the West Lawrence Neighborhood. It is the largest neighborhood in the City. The Neighborhood includes area north of W. 6th Street to Peterson Road and south to Clinton Parkway. The neighborhood is located entirely on the west side of Wakarusa Drive. Land uses along Wakarusa Drive include commercial uses at 6th Street and Clinton Parkway. Between these two points the area includes the Oread West Business Park (IBP, PID, and IL zoning) and approximately 118 acres zoned GPI (City of Lawrence Water Treatment Plant, Fire Station, Public Works fueling station and future park land).

Non-residential uses are generally clustered at the intersections of W. 6th Street, Bob Billings Parkway and Clinton Parkway. The neighborhood also includes very distinct boundaries between the non-residential and residential portions of the neighborhood (see attached map). Open space as well as back-to-back zoning relationships are used to transition between uses. The use of green space as a transition is shown in the following image located south of Legends Drive. A dedicated conservation easement provides assured open space between the residential and non-residential uses.

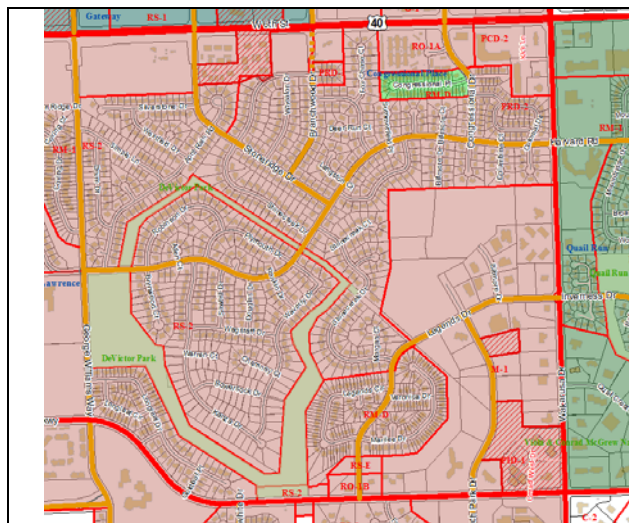


Figure 4: Existing Neighborhood Boundary

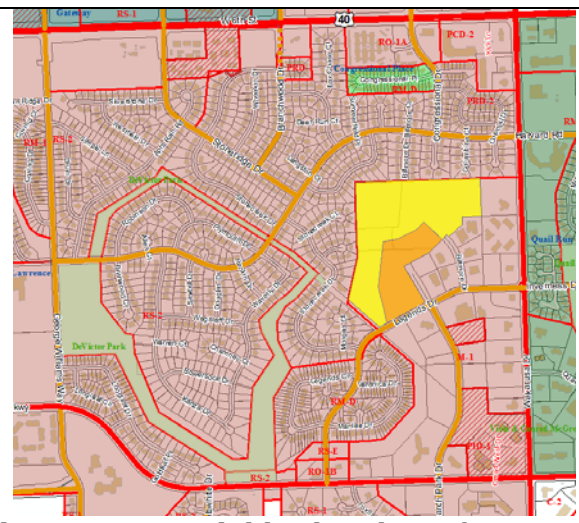


Figure 5: Neighborhood W/proposed district changes

If approved, the proposed application would extend the residential zoning to the south and east. The existing non-residential development is arranged to accommodate and continue generally back-to-back or back-to-side relationships in the north portion of the development area.

The combined zoning requests extend to the north side of Legends Drive and the west side of Research Park Drive. If approved this would result in residential uses across from non-residential uses. The applicant's concept plan orients the future lots so that there is a side or rear orientation of lots on northwest corner of the intersection. The request creates an abrupt change of land use on the north side of Legends Drive.

Staff recommends the boundaries of the rezoning be scaled back to the north and west at the intersection to retain the IBP District along both Legends Drive and Research Park Drive frontage in order to maintain the neighborhood pattern and neighborhood character.

Staff Finding – The majority of the neighborhood is residential. Non-residential uses are located along the arterial streets that surround the neighborhood.

4. PLANS FOR THE AREA OR NEIGHBORHOOD, AS REFLECTED IN ADOPTED AREA AND/OR SECTOR PLANS INCLUDING THE PROPERTY OR ADJOINING PROPERTY

There are no adopted area plans or sector plans for this property. The development pattern has been established through the annexation, zoning, subdivision approvals and extensions of infrastructure over time. The original IBP District was much larger but has been reduced over time.

Staff Finding – The property included in the request has not been included in a specific area or sector plan.

5. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED UNDER THE EXISTING ZONING REGULATIONS

Applicant's Response: *The current IBP zoning restricts the ability of the property to develop as envisioned by Horizon 2020. The location of this property makes it an ideal site for residential development.*

Staff's review of this application was considered in light of an exchange of industrial zoning for residential zoning. Within the four sub-areas of the IBP District, this area is the least developed. Additionally, the developed portion of this IBP District includes: *Office, Medical Office, Commercial, and Participant Sports* uses. These uses are summarized in Figure 2 above.

The proposed request for RS7 zoning is consistent with the immediately adjacent development on the south and west of the proposed boundary. An existing *Extended Care* facility, a residential type use is located at the end of Biltmore Drive. This use is permitted in multi-dwelling districts. If approved, this use would abut the proposed RS-7 District as shown in the following figure.

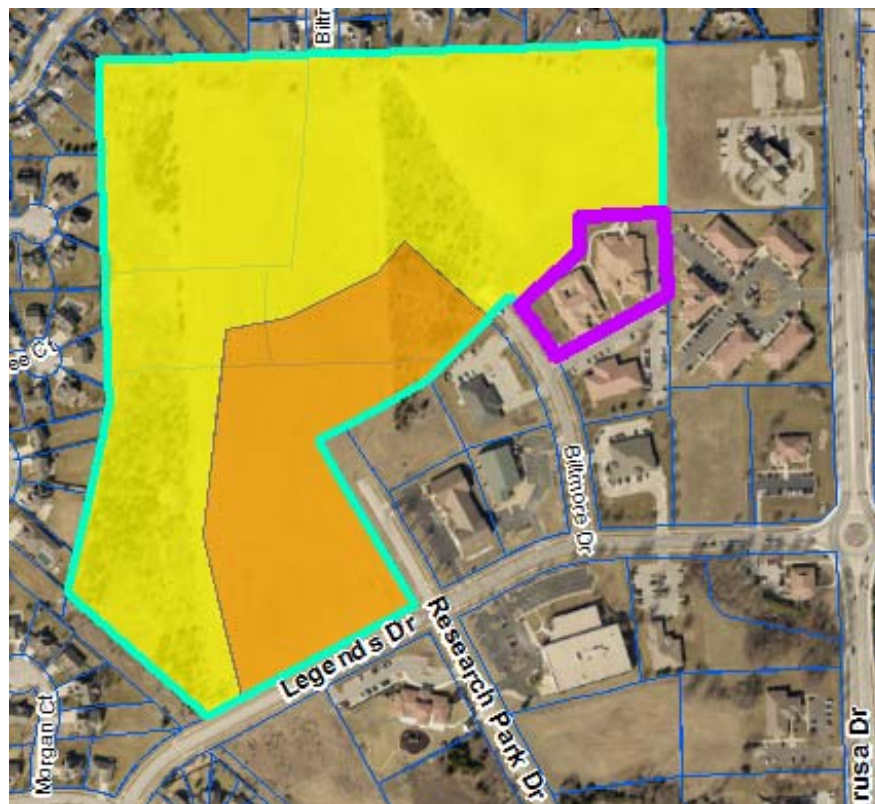


Figure 6: Extended Care Use in IBP District Outlined in Purple

The developed property surrounding the request includes public streets and rights-of-way that allow for the future extension of infrastructure to the area in anticipation of development. The property has remained undeveloped, without basic infrastructure, since the mid 1990's. Lots along Wakarusa Drive, within the larger overall IBP District have been developed. Lots located along Research Park Drive to the west of Wakarusa Drive have been much slower to build out. Multiple parcels in the overall district have approved plans for additional buildings that have not been

constructed. The release of the area included in the request from the restrictions of the IBP District would be most suitable for residential development similar to the adjacent residential development pattern found to the north and west.

However, staff recommends that a sufficient area along Legends Drive and Research Park Drive be retained in the IBP District. This will provide a compatible land use fronting to the adjacent streets with like development across the street. New development can be oriented to providing a back-to-back relationship and transition land use north of Legends Drive from office/research to residential. This is graphically represented in the following figure.

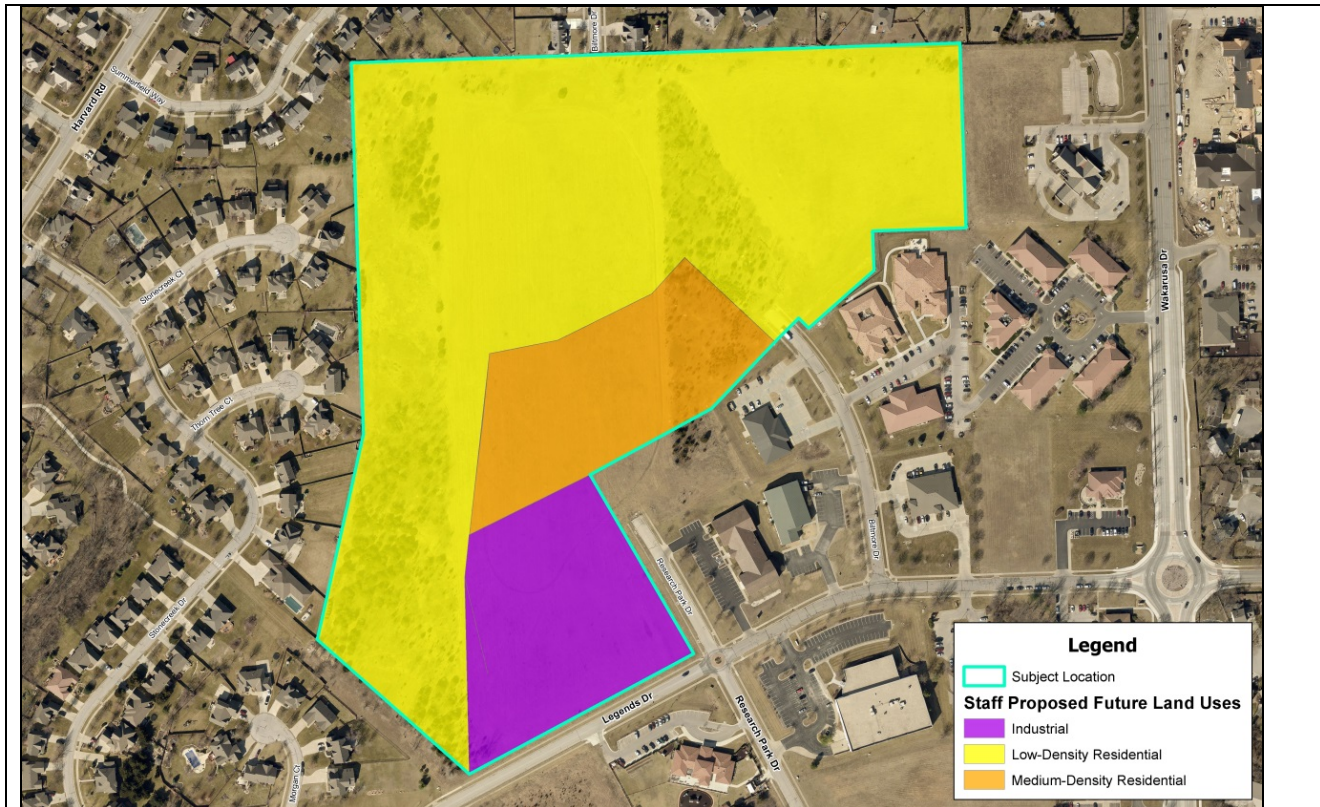


Figure 7: Recommended Zoning

Proposed		Recommended	
ZOne	Acres		Acres (Approximately)
RS7	25.4	RS7	25.2
RM12D	10.0	RM12D	4.9
Retained IBP	0	Retained IBP	5.1

This recommendation only marginally impacts the proposed RS7 district but reduces the proposed RM12D by 50%.

Staff Finding – The current zoning is not suitable for the proposed residential development. The development potential for research oriented development is diminished by encroachment of residential uses. Non-residential uses are established on the south side of Legends Drive and on the east side of Research Park Drive. It is suitable to retain a similar amount and configuration of IBP District zoning along these two street frontages and establish a back-to-back relationship and maintain a uniform street face along these street frontages.

6. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

Applicant's Response: *The property has never been developed.*

The property was rezoned to IBP (Industrial Business Park) District in 2006 with the adoption of the Land Development Code. Prior to 2006 the property was zoned M-1 (Research Industrial) District. The M-1 District was established through multiple annexation and rezoning requests from 1983 to 2003. A portion of the area included in this request was at one time zoned PCD-2 (Planned Commercial Development) District and planned for a hotel development. The property was rezoned in 2003 to M-1 (Z-11-38-03).

Farther south in the IBP District there was a request to change a portion of the district from M-1 to PID (Planned Industrial Development) District (1994), then to PRD-2 (Planned Residential Development) District for multi-dwelling residential development in 2003. The project did not progress and the property was zoned back to PID in 2005.

Other portions of the established IBP District (former M-1 District) were removed for residential development both north and south of Bob Billings Parkway (former W. 15th Street).

Staff Finding – The property included in the request has been zoned for industrial development in the current configuration since at least 2003. The property is undeveloped and has not been platted.

7. EXTENT TO WHICH APPROVING THE REZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES

Applicant's Response: *The rezoning has no detrimental effect on nearby and surrounding properties because the change in use from IBP to low-density residential is consistent with surrounding residential developments and the objectives of Horizon 2020. The proposed project is compatible with the adjacent single family residential developments.*

The proposed change will not cause a detrimental effect. The impact of the request is to lower the intensity of land use with the neighborhood. Non-residential uses are directed to the arterial street to the east (along Wakarusa Drive) and south to Legends Drive, a collector street. This change in zoning creates a node of industrial district zoning and existing land uses.

Area residents may perceive harm by the extension of streets and additional traffic regardless of zoning as the area develops. Lot arrangement and street connectivity are functions of the subdivision design review. A future application for both preliminary and final plats will be required prior to development of this property.

This application, for RS7, is immediately adjacent to the same zoning district on the north and west. The proposed district will abut IBP zoning on the east. Lots are developed along the east edge of the proposed RS7 District. A site plan has been approved for additional development immediately west and north of the bank site that would abut the proposed RS7 district.

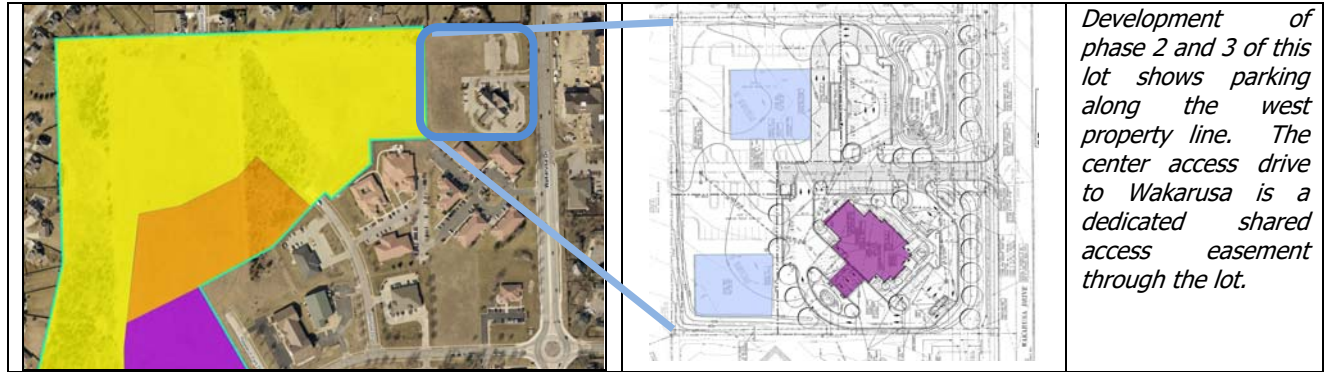


Figure 8: RS7/IBP District Interface

Approval of the request does have impact on the existing development in the immediate area. Development along Wakarusa Drive included parking lots and access easements that anticipated cross access for vehicular circulation of the area. This was largely due to the fact that access points to Wakarusa Drive, as well as Legends Drive and Research Park Drive, are restricted and require shared access between lots.

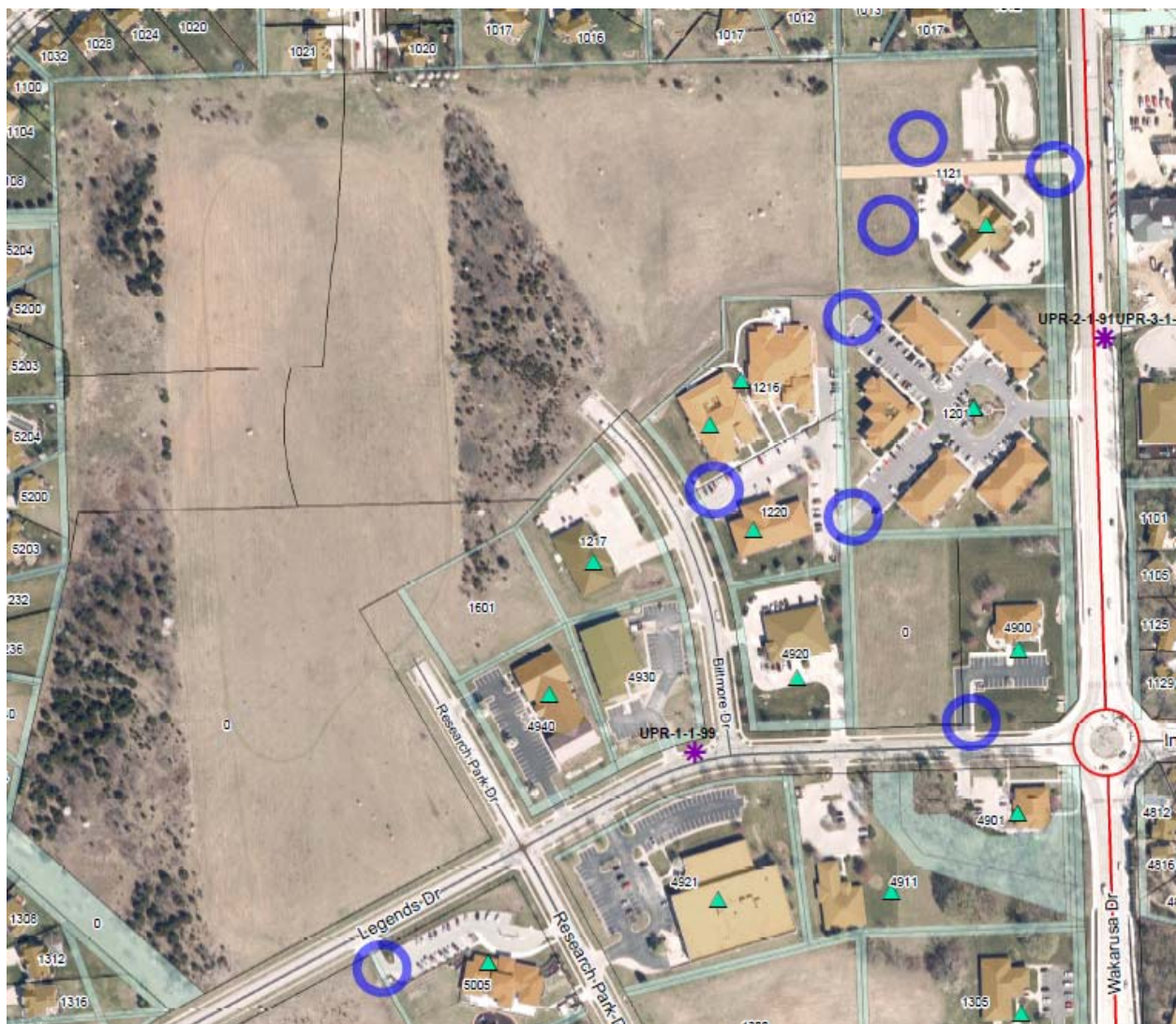


Figure 9: Shared Access Locations

A concurrent application for RM12D has been submitted as a transition between the remaining IBP District along Legends Drive and the proposed and existing RS7 District discussed in the staff report Z-17-00080.

Staff Finding – Approval of the RS7 request, as modified by Staff’s recommendation, mitigates detrimental effects on nearby properties. These impacts must continue to be assessed through proceeding development requests for this property.

8. THE GAIN, IF ANY, TO THE PUBLIC HEALTH, SAFETY AND WELFARE DUE TO THE DENIAL OF THE APPLICATION, AS COMPARED TO THE HARDSHIP IMPOSED UPON THE LANDOWNER, IF ANY, AS A RESULT OF DENIAL OF THE APPLICATION

Applicant’s Response: *The goals of Horizon 2020 encourage development of the property, given the location of the property within the City boundaries and its access to public infrastructure. If approved, the project will increase the tax base, as well as help increase the City’s and County’s budget. Denial of the application would affect the Owner’s ability to develop the property and would conflict with Horizon 2020 policies.*

Evaluation of this criterion includes weighing the benefits to the public versus the benefit of the owners of the subject property. Benefits are measured based on anticipated impacts of the rezoning request on the public health, safety, and welfare.

This IBP District is unique in the City of Lawrence. It is the only industrial node with this specific designation. The area was developed incrementally. The district boundary has fluctuated with respect to various development demands. Infrastructure is adjacent to this specific area included in the request, but will need to be extended to serve the new development.

Approval of the request completes the neighborhood by extending streets, sidewalks and looping water and sanitary sewer services. The proposed request would fill in the undeveloped area with a similar land use to the existing residential uses to the north and west. The extension of infrastructure is anticipated to be the responsibility of the developer. The community will benefit from connected streets and sidewalks providing multi-modal options and increased connectivity in the eastern quadrant of the neighborhood.

Development opportunities for uses allowed in the IBP District exist south of Legends Drive on other lots. By retaining the area on the northwest corner of Legends Drive and Research Park Drive, the developer can design a project that integrates and transitions from the industrial area to the residential area without making an abrupt change.

Denial of the request will have the effect of continued underutilization of land in an otherwise developed neighborhood.

Staff Finding – Denial of the request defers development opportunity of underutilized land. Approval of the request facilitates infill development within the neighborhood and provides opportunities to extend and connect the public street and sidewalk network as well as basic infrastructure.

9. PROFESSIONAL STAFF RECOMMENDATION

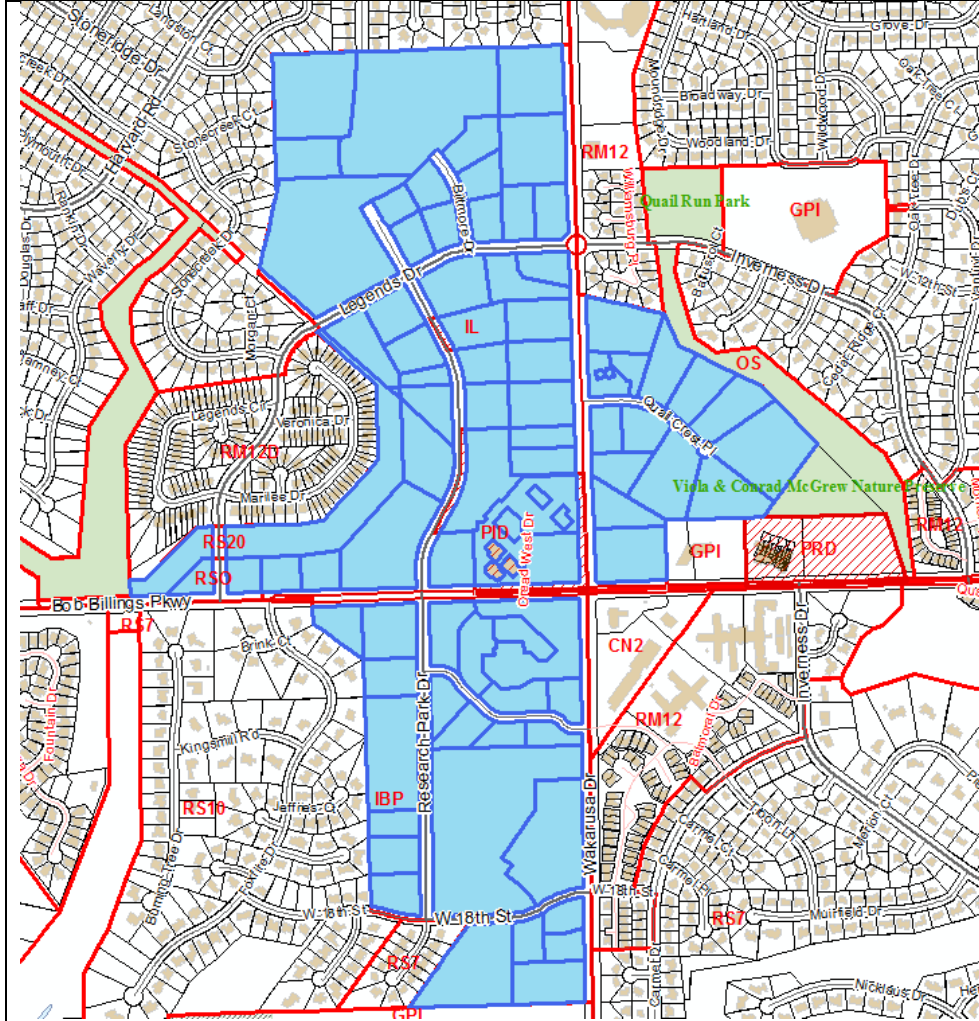
The discussion included in this staff report has been generic with regard to the RS7 District boundary with the exception that the northwest corner of Legends Drive and Research Park Drive should remain zoned IBP. There is a reasonable expectation that the ultimate boundaries of the RS7 District will be revised as the applicant proceeds with engineering studies and preparation of a preliminary plat. The overall recommendation for low density residential development in this area is consistent with the developing neighborhood pattern and with *Horizon 2020* as amended.

Staff's recommendation is for approval of the proposed RS7 zoning except for that portion described in the body of the staff report. The area recommended to remain IBP is approximately 5 acres in size and mirrors the development on the east side of Research Park Drive and the south side of Legends Drive.

CONCLUSION

If approved, the applicant will be required to provide a revised legal description for preparation of an ordinance to rezone the property that excludes the area to be retained as IBP.

IBP District Map



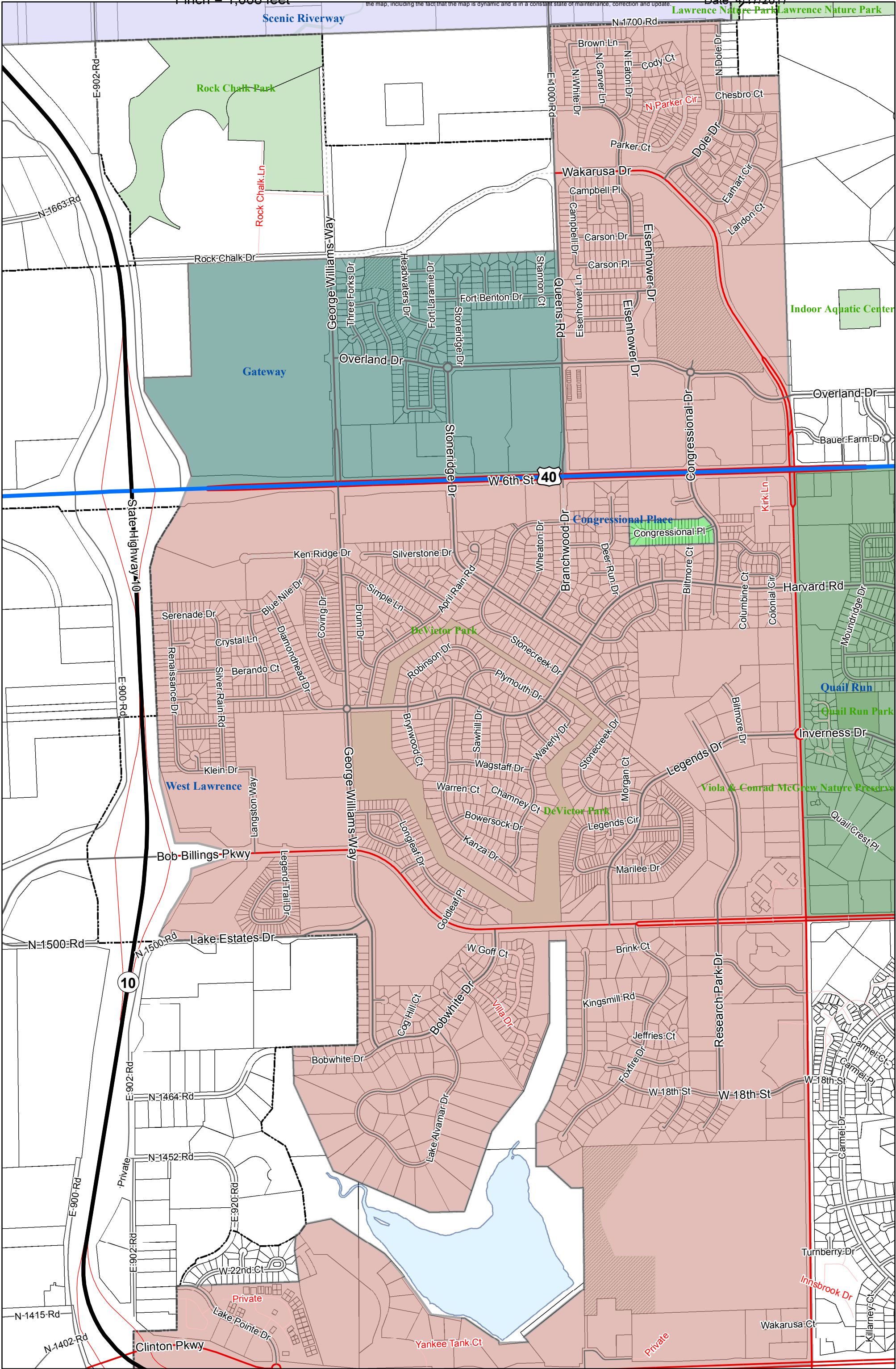
Total IBP Business Park Area		Acres	%
Parcels	88	229.26	100
IBP	developed, undeveloped and open space	206.27	90
IL	1 platted lot	2.317	1
PID	6 existing buildings 7 future buildings	15.51	7
RS20	Conservation Easement	1.93	1
RSO	Lots and Conservation Easement	2.557	1
RS7	Conservation Easement	0.568	0
RM12D	Conservation Easement	0.105	0
All	Conservation Easement area total	9.95	4
Non IBP zoned properties in district		22.987	10
Proposed Rezoning to RS7 & RM12D		35.34	15

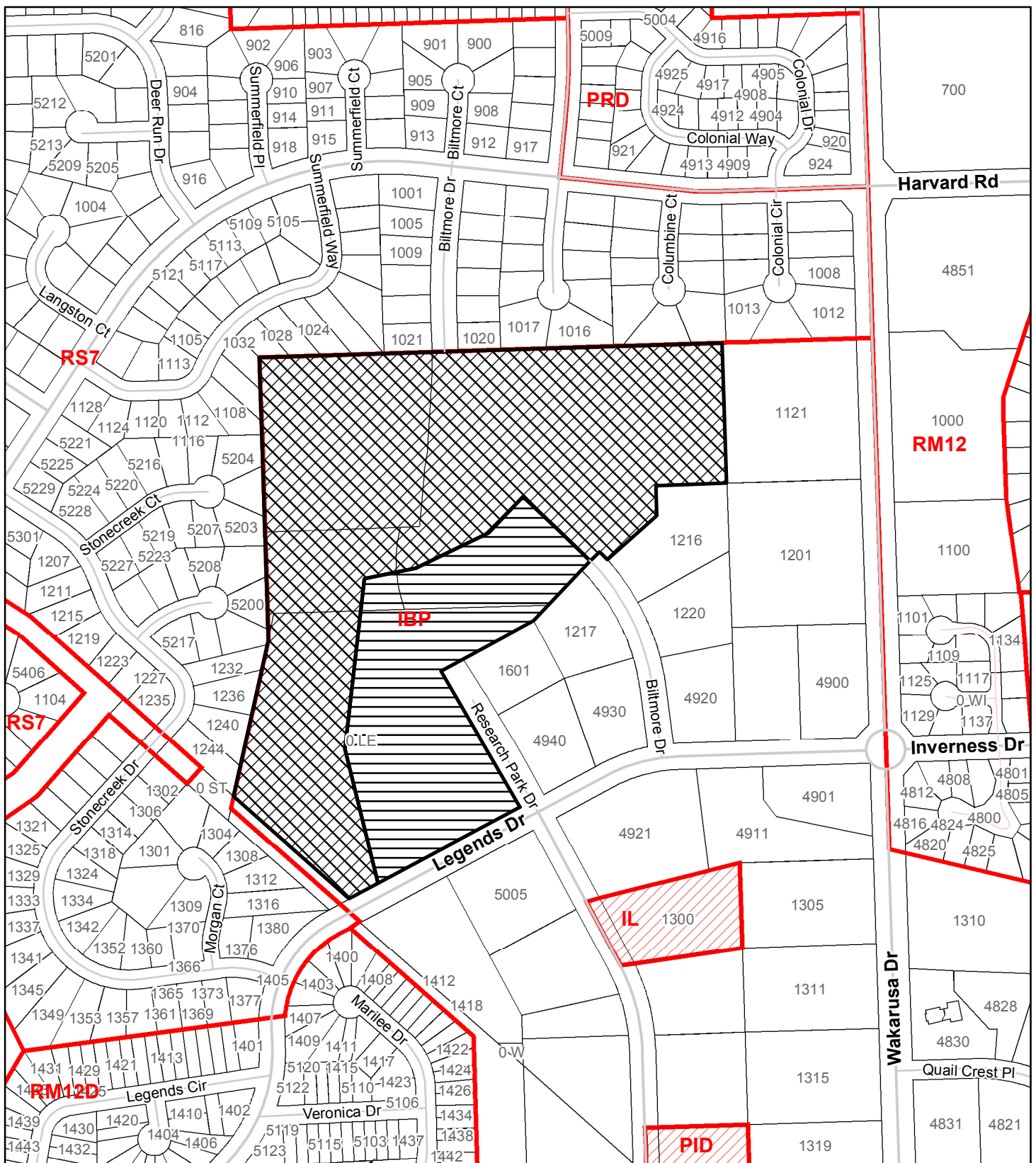
510 255 0 510 1,020 1,530 2,040 Feet

1 inch = 1,008 feet

DISCLAIMER NOTICE
The map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The City of Lawrence makes no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the map, including the fact that the map is dynamic and is in a constant state of maintenance, correction and update.

Date: 4/17/2017

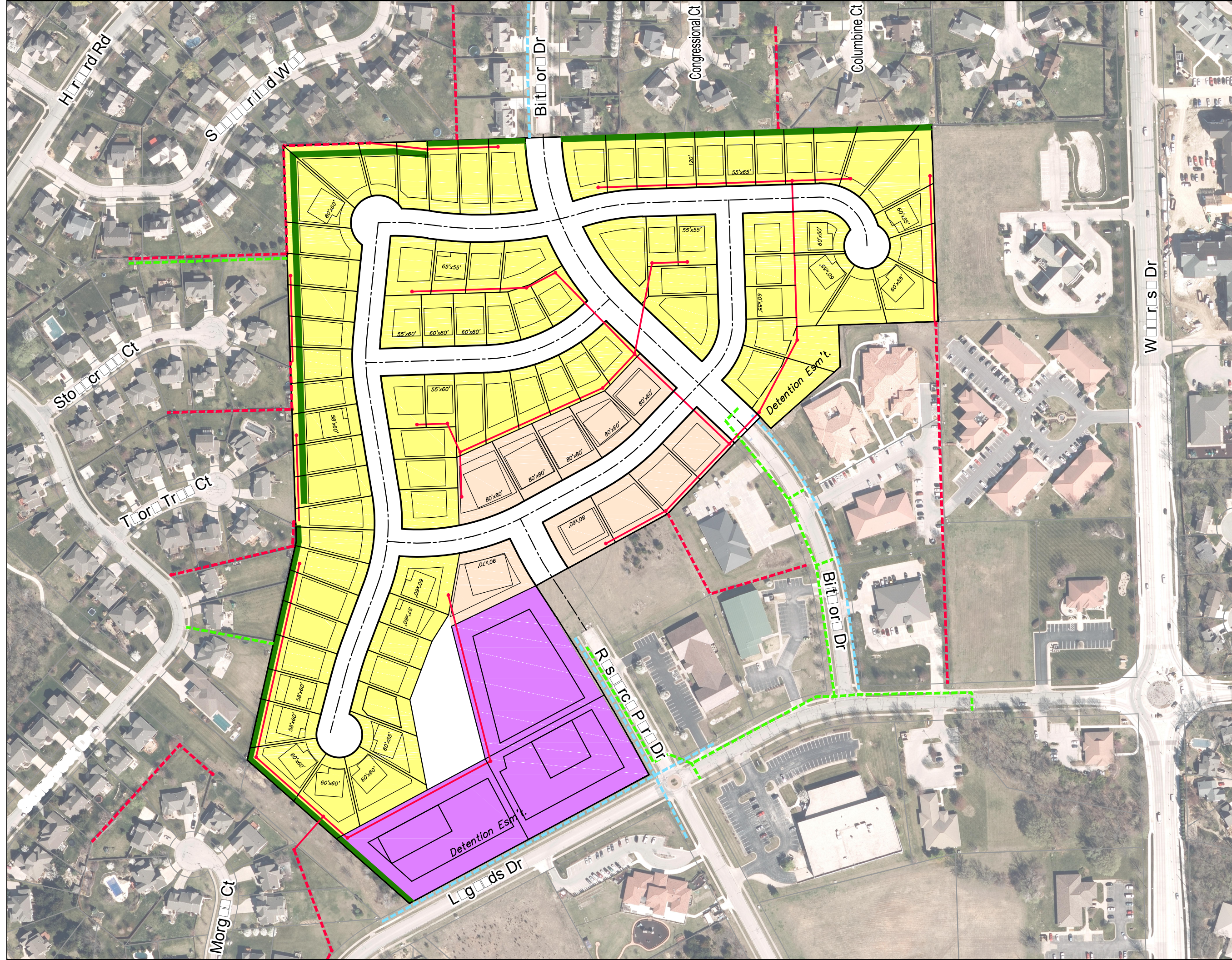




Z-17-00079: Rezoning of approx. 25.4 acres from IBP (Industrial-Business Park) District to RS7 (Single-Dwelling Residential) District located in the 1100 block of Biltmore Dr. and Research Park Dr.

Z-17-00080: Rezoning approx. 10 acres from IBP to RM12D (Multi-Dwelling Residential) District, located in the 1100 Block of Biltmore Dr. and Research Park Dr.





CONCEPT



CONCEPT GRAPHIC

BG Consultants, Inc.

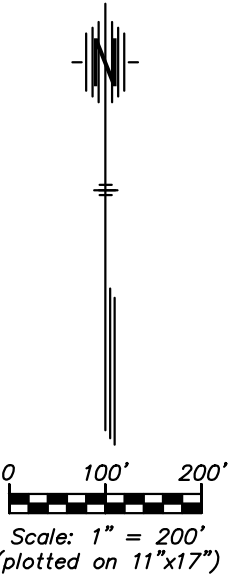
February 7, 2017

(dated February 15, 2017)

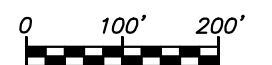
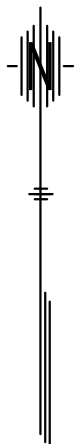
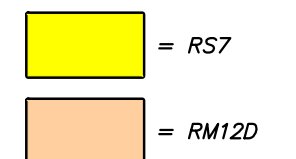
- Exist. San. Sewer
- Exist. Storm Sewer
- Exist. Waterline

- RS7
- RM12D

LOT SUMMARY			
	Phase 1	Phase 2	Total
RS7:	tbd	tbd	82
RM12D:	tbd	tbd	20
Total:	tbd	tbd	102



Prepared: April 7, 2017



Scale: 1" = 200'
(plotted on 11"x17")

April 13, 2017

Lawrence-Douglas County Metropolitan Planning Commission:
6 East Sixth Street
Lawrence, Kansas 66044



Dear Members of the Commission:

We are writing with regard to proposal Z-17-00079 to re-zone approximately 25.4 acres from IBP District to RS7 District located in the 1100 Block of Biltmore Drive and Research Park Dr. submitted by BG Consultants, for WE1929, LLC, property owner of record.

We have lived at 1021 Biltmore Drive for **seventeen years**, and our home is **directly adjacent** to the track of land, as described in the above paragraph, proposed for rezoning. As property owners, we are **adamantly opposed** to the Z-17-00079 rezoning proposal. Our reasons are as follows:

1. We purchased our lot based on the knowledge that the land south of us was zoned for IBP and, because of the IBP zoning, there would be 100 feet of "green space" between our home and any building structure to the south.
2. Due to the IBP zoning, and the protection of the 100 feet of green space, we built a custom home that runs the width of our property. The house directly across the street, 1020 Biltmore Drive, is also constructed in much the same way. (See photographs)
3. According to the builder's proposed development plan, a new house will be constructed directly adjacent to our property, and the backyard of that house will butt up against our front yard.
4. If the Z-17-00079 is approved, our property value will decline significantly. (Who would purchase a home that faces the neighbor's back yard trampoline, bar-be-cue grill, dog pens, or fence?)

If the Z-17-00079 is approved, it will greatly reduce, not only our long-term financial investment, but our overall quality of life.

It will bring to our neighborhood overcrowded living conditions, noise, greatly increased traffic, school overcrowding, and the loss of precious green space that hundreds of men, women, and children in our neighborhood now enjoy.

We urge you to deny proposal Z-17-00079.

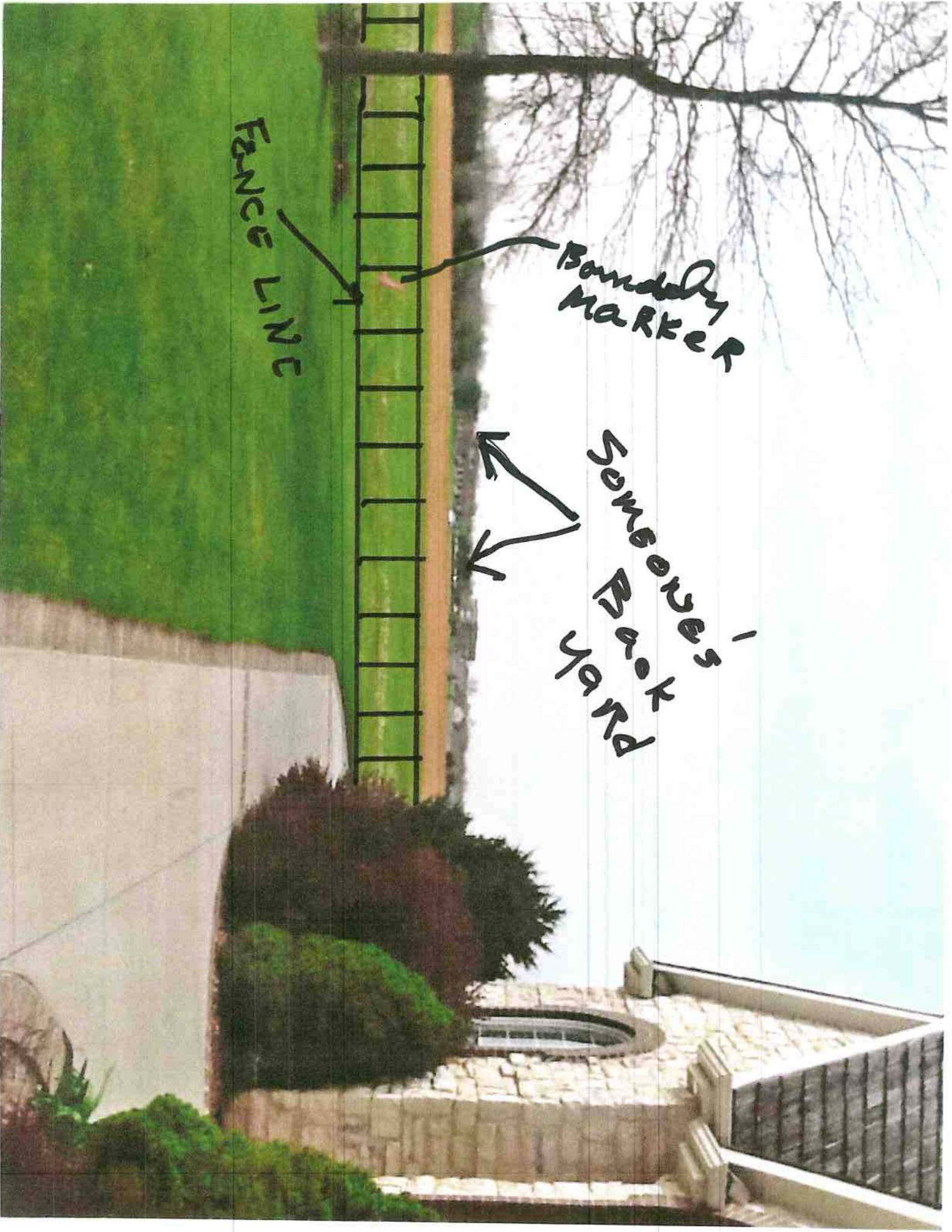
Respectfully,

A handwritten signature in black ink, appearing to read "Charles W. Timmons Jr.".

Charles W. Timmons, Jr.
1021 Biltmore Drive
Lawrence, Kansas 66049
(785) 691-6067
ttbiles@aol.com

A handwritten signature in black ink, appearing to read "Paula Timmons".

Paula Timmons
1021 Biltmore Drive
Lawrence, Kansas 66049
(785) 691-6067
tpaula@aol.com



Fence Line

Boundary Marker

Someone's Yard

some trees
Back yard

Fence
Line





Sawyer's tree

Fence

Don and Jeanne Drickey
1308 Morgan Ct.
Lawrence, KS 66049

April 20, 2017



City of Lawrence Douglas County
Planning & Development Services
6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

Dear Commission Members:
Re: Z-17-00079 and Z-17-00080

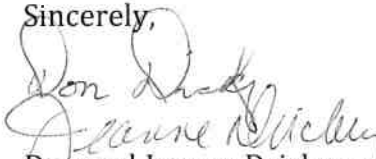
Since purchasing our home in the fall of 2012, we have enjoyed the openness and serenity, as well as the wildlife the neighboring green area has afforded. We routinely see deer and coyotes, as well as an abundant diversity of birds, bees, and butterflies.

We have also taken opportunities to improve those qualities by not only maintaining and improving our property, but also that portion of the easement shared with the Southern Star Gas Pipeline as well as the former and current developers. This has entailed mowing, seeding and watering as well as the removal of misshapen and irregular trees.

We felt the personal labor and expense incurred was not only an investment in the potential increase in our property value, but a positive contribution to the overall tranquility of a shared neighborhood space. Inversely, we feel the relinquishment of that green space would adversely affect both the property and resale value of our home.

In your zoning decision, we would ask that you strive to maintain the existing attributes of a neighborhood blessed with naturally occurring green space. This will benefit not only existing and future property owners, but also the developer, and ultimately the city of Lawrence.

Sincerely,



Don and Jeanne Drickey

drickeydon@gmail.com 806-930-5033

PLANNING COMMISSION REPORT
Regular Agenda - Public Hearing Item

PC Staff Report
04/24/2017

ITEM NO. 5C IBP TO RM12D; 10 ACRES; 1100 BLOCK BILTMORE DR & RESEARCH PARK DR (SLD)

Z-17-00080: Consider a request to rezone approximately 10.0 acres from IBP (Industrial/Business Park) District to RM12D (Multi-Dwelling Residential) District, 1100 Block of Biltmore Dr. and Research Park Dr. Submitted by BG Consultants, for WE1929, LLC, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of a request to rezone approximately 10 acres from IBP (Industrial/Business Park) District to RM12D (Multi-Dwelling Residential) District less that area adjusted to retain IBP zoning at the northwest corner of Research Park Drive and Legends Drive, approximately 5 acres, subject to the submission and approval of a preliminary plat based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Reason for Request: *The subject property (the "Property") consists of approximately 10 acres as described in the legal description, and is presently zoned "IBP-Industrial Business Park" under the Lawrence Code. The property is vacant and undeveloped and is located within the City of Lawrence boundary. The property has access to existing City infrastructure, including sanitary sewer mains, water lines, storm sewers, roads and sidewalks. The Owner's proposed project is an approximately 35 acre residential housing development. This application is necessary to enable the development of the property for uses shown in Horizon 2020.*

Staff Summary: The following staff report is largely identical to that of Z-17-00079. The property included in this request is part of the larger 35 Acre request that proposes 25 acres of RS7. Staff recommends that approximately 5 acres located on the northwest corner of Research Park Drive and Legends Drive be retained in the IBP District.

Language added to this staff report that is different from that included in Z-17-00079 is shown in orange text.

KEY POINTS

- Property is included in existing Industrial Business Park zoning district.
- District is described in Chapter 7 of *Horizon 2020* as part of the industrial inventory.
- The boundaries of the proposed request are based on a conceptual development pattern. To date, a subdivision application has not been submitted.
- The intent of the proposed RM12D District is to provide a transition between the existing non-residential uses in the IBP District and the proposed and existing residential uses to the north and west.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- Z-17-00079; IBP to RS7
- CPA-17-00135; Chapter 7

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Not required for rezoning
- *Downstream Sanitary Sewer Analysis* – Not required for rezoning

- *Drainage Study* – Not required for rezoning
- *Retail Market Study* – Not applicable to residential request

ATTACHMENTS

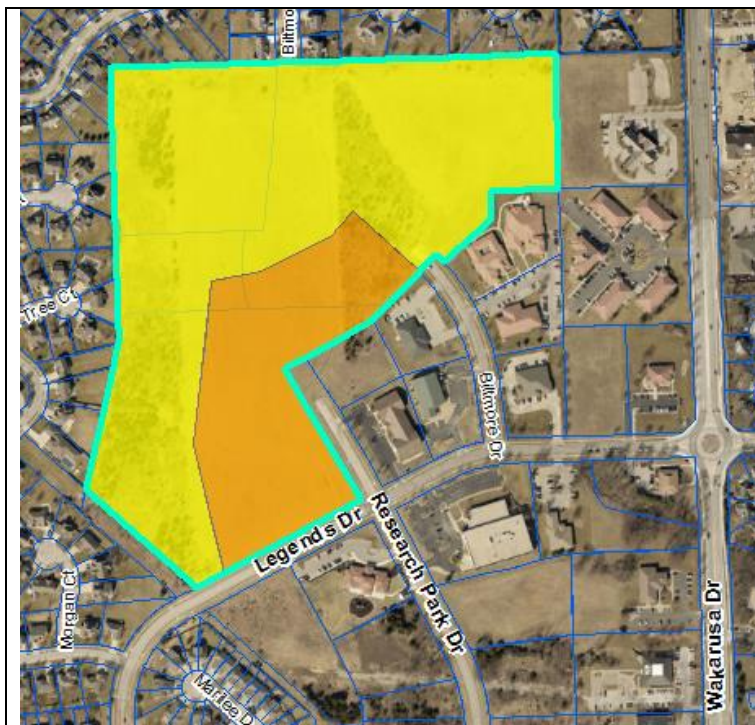
- Concept Map
- Neighborhood Map
- Industrial District Map

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- Questions from area residents and property owners requesting clarification of request.
- Letter in opposition from Charles and Paula Timmons, 1021 Biltmore Drive

Project Summary:

Proposed request is for a residential development that includes both detached homes on individual lots (single-dwelling residential) and duplex lots. This request is being considered concurrently with a Comprehensive Plan Amendment to amend Chapter 7 of *Horizon 2020* and a request to rezone approximately 10 acres to RM12D as a transition between the proposed RS7 and the remaining IBP District north of Legends Drive.



Z-17-00079: 25.4 AC to RS7
Z-17-00080: 10.0 AC to RM12D

Figure 1: Applicant's Proposed Zoning

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response: *The request conforms to Horizon 2020. The Future Land Use map in Horizon 2020 shows the proposed area as low density residential (less than or equal to 6 du.ac). The proposed development is consistent with Policy 1.3.1: Residential Land Uses. The proposed development is an infill development which is encouraged in Horizon 2020. The proposed rezoning consists of RS7 and RM12D but the total dwelling units per acres is only 3.5.*

This staff report assumes approval of the concurrent request for a Comprehensive Plan Amendment, as modified by Staff in CPA-17-00135.

The proposed RM12D zoning, as proposed wraps around the remaining IBP District with side yard areas conceptually proposed along Legends Drive, a designated collector street. The district functions, in this case as a transition between the proposed and existing uses.

Horizon 2020 - Chapter 5 – Residential Land Use identifies several development strategies including the support of infill residential development, providing a mix of housing types, creating compatible densities and by providing appropriate land use transitions. The proposed request for residential development, if designed to be low-density though a subdivision, is generally consistent with these development strategies.

The property is located within an established portion of the West Lawrence Neighborhood. It is comprised of undeveloped land without supporting infrastructure. However, that infrastructure is available and can be extended to serve this area. If approved, residential uses will fill in the undeveloped portion of this neighborhood with a land use similar to the established residential pattern.

Staff does not support the approval of the request to the full extent proposed but is supportive of a modification that scales back the district to retain IBP zoning along both Research Park Drive and Legends Drive. This recommendation is intended to protect the integrity of the remaining IBP District and create a back-to-back relationship of land uses as they transition from higher intensity to lower intensities as recommended in *Horizon 2020*.

Staff Finding – The proposed request is consistent with Comprehensive Plan residential land use policies and consistent with low-density residential development pattern of the existing residential portion of the neighborhood.

2. ZONING AND USE OF NEARBY PROPERTY, INCLUDING OVERLAY ZONING

Current Zoning and Land Use: IBP (Industrial Business Park) District; vacant unplatted land.

Surrounding Zoning and Land Use:

RS7 to the north and west; developed detached residential subdivisions.

IBP to the south and east; Oread West Office Park including existing mixed office, medical office, extended care, and commercial uses.


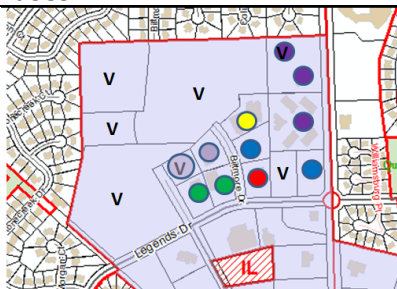


Figure 2: Existing Zoning



Residential (Extended Care)
Commercial (Contractor's Shop)
Office
Office, Medical
Commercial/Recreation
Research
V Vacant
V Vacant with approved site plan for future development.

- 229.78 Acres in total district boundary including IL, PID, RSO and conservation easement area
- 56.4 Acres total in Area 1. (25% of District)
- 36.94 Acres vacant and unplatted. Proposed for RS7 and RM12D Use. 15% of District.
- There are no dedicated conservation easements, open space connections or buffer areas dedicated within this phase.

Figure 3: Existing Land Use in IBP District

Staff Finding – The subject property abuts the existing IBP District along the south side of the proposed rezoning.

Applicant's Response: *The property is adjacent to RS7 zoning on the north, west and south side of proposed project and adjacent to IBP zoning on the south and east side of the proposed project.*

Figure 4: Existing Neighborhood Boundary

Figure 4: Existing Neighborhood Boundary

Figure 5: Neighborhood with proposed district changes

Non-residential uses are generally clustered at the intersections of W. 6th Street, Bob Billings Parkway and Clinton Parkway. The neighborhood also includes very distinct boundaries between the non-residential and residential portions of the neighborhood (see attached map). Open space as well as back-to-back zoning relationships are used to transition between uses. The use of green space as a transition is shown in Figure 4.

RM12D zoning is located along Legends Drive to the southwest of the proposed district. A dedicated conservation easement separates the district from the IBP District. The existing RM12D District also abuts conventional RS7 zoning to the north. The RM12D District is also used as a transition zone south of W. 6th Street between the RMO and the RS7 Districts. The proposed request is comparable to the existing RM12D District use in the neighborhood.

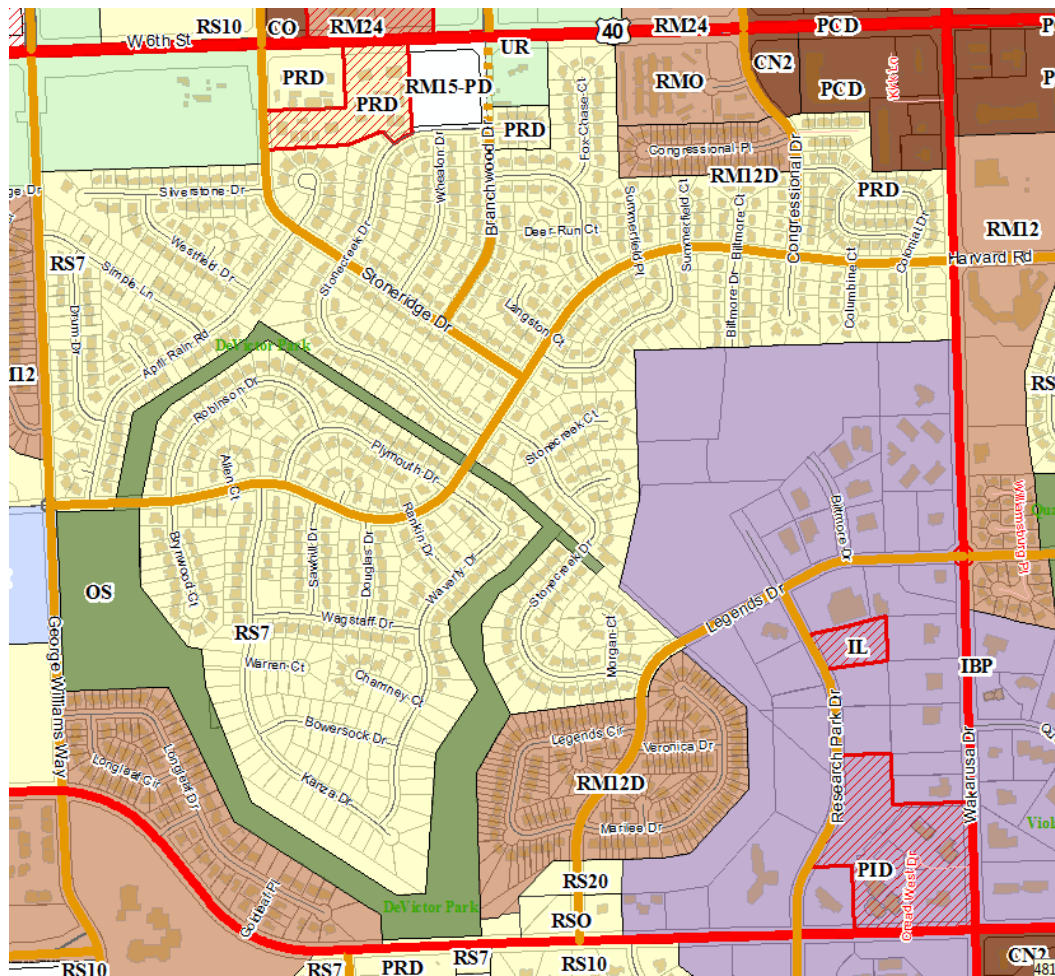


Figure 6: Existing Zoning - Portion of West Lawrence Neighborhood

If approved, the proposed application would extend the residential zoning to the south and east.

The combined zoning requests, **RS7** and **RM12D**, extend to the north side of Legends Drive and the west side of Research Park Drive. If approved, this would result in residential uses across from non-residential uses. The applicant's concept plan orients the future lots so that there is a side or rear orientation of lots on northwest corner of the intersection. The request creates an abrupt change of land use on the north side of Legends Drive.

Staff recommends the boundaries of the rezoning be scaled back to the north and west at the intersection to retain the IBP District along both Legends Drive and Research Park Drive in order to maintain and the neighborhood pattern and neighborhood character.

Staff Finding – The majority of the neighborhood is residential. Non-residential uses are located along the arterial streets that surround the neighborhood.

4. PLANS FOR THE AREA OR NEIGHBORHOOD, AS REFLECTED IN ADOPTED AREA AND/OR SECTOR PLANS INCLUDING THE PROPERTY OR ADJOINING PROPERTY

There are no adopted area plans or sector plans for this property. The development pattern has been established through the annexation, zoning, subdivision approvals and extensions of infrastructure over time. The original IBP District was much larger but has been reduced over time.

Staff Finding – The property included in the request has not been included in a specific area or sector plan.

5. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED UNDER THE EXISTING ZONING REGULATIONS

Applicant's Response: *The current IBP zoning restricts the ability of the property to develop as envisioned by Horizon 2020. The location of this property makes it an ideal site for residential development.*

Staff's review of this application was considered in light of an exchange of industrial zoning for residential zoning. Within the four sub-areas of the IBP District, this area is the least developed. Additionally, the developed portion of this IBP District includes: *Office, Medical Office, Commercial, and Participant Sports* uses. These uses are summarized in Figure 2 above.

The use of the RM12D District is a suitable district as a transition zone in this application. However, the extent of the district proposed is not suitable given the existing non-residential development pattern in the IBP District.

The developed property surrounding the request includes public streets and rights-of-way that allow for the future extension of infrastructure to the area in anticipation of development. The property has remained undeveloped, without basic infrastructure, since the mid 1990's. Lots along Wakarusa Drive, within the larger overall IBP District have been developed. North of Legends Drive lots on both sides of Biltmore Drive have been developed as well as the east side of Research Park Drive. The use located at 1217 Biltmore Drive includes plans to expand to the lot to the west that has frontage on Research Park Drive. Additionally, the lot immediately south of the proposed RM12D District on the southwest corner of the Legends Drive and Research Park Drive is developed. The adjacent vacant lot on the south side of Legends Drive is included in a preliminary plat being considered to revise the lot boundaries, in the IBP District to the south in anticipation of future non-residential development.

Non-residential uses will frame Legends Drive between Wakarusa Drive and the greenspace that is created by the exclusive gas line easement at the west boundary of the district. Approval of the proposed RM12D District extended to Legends Drive disrupts this pattern and creates an abrupt change in land use.

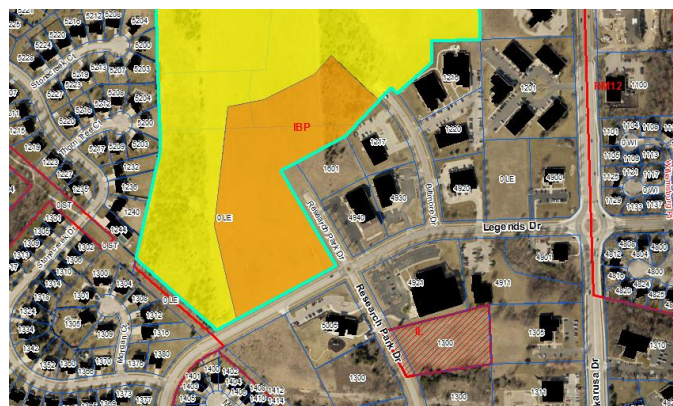
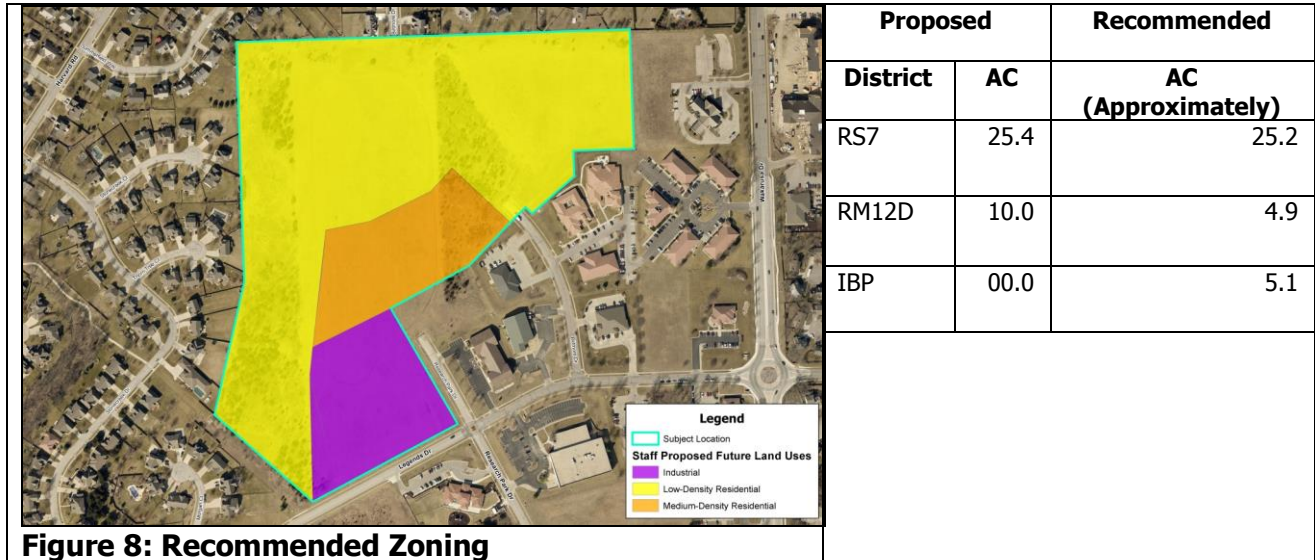


Figure 7: Legends Drive Development

Staff recommends that a sufficient area along Legends Drive and Research Park Drive be retained in the IBP District to provide a compatible land use fronting to the adjacent streets with like development across the street and providing a back-to-back relationship and the land use transitions north of Legends Drive from office/research to residential. This is graphically represented in the following figure.



This recommendation only marginally impacts the proposed RS7 district but reduces the proposed RM12D by 50%.

Staff Finding – The current zoning is not suitable for the proposed residential development. However, the extent of the proposed RM12D District is also not suitable. A portion of the IBP District, located on the northwest corner of Legends Drive and Research Park Drive is suitable to remain as IBP. The development potential for research oriented development is diminished by encroachment of residential uses. Non-residential uses are established on the south side of Legends Drive and on the east side of Research Park Drive. It is suitable to retain a similar amount and configuration of IBP District zoning along these two street frontages. By revising the proposed boundary of the RM12D District a back-to-back land use orientation is preserved. The use of the RM12D District as a transition between the IBP District uses and the proposed RS7 District is suitable in this application.

6. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

Applicant's Response: *The property has never been developed.*

The property was rezoned to IBP (Industrial Business Park) District in 2006 with the adoption of the Land Development Code. Prior to 2006 the property was zoned M-1 (Research Industrial) District. The M-1 District was established through multiple annexation and rezoning request from 1983 to 2003. A portion of the area included in this request was at one time zoned PCD-2 (Planned Commercial Development) District and planned for a hotel development. The property was rezoned in 2003 to M-1 (Z-11-38-03).

Farther south in the IBP District there was a request to change a portion of the district from M-1 to PID (Planned Industrial Development) District (1994), then to PRD-2 (Planned Residential

Development) District for multi-dwelling residential development in 2003. The project did not progress and the property was zoned back to PID in 2005.

Other portions of the established IBP District (former M-1 District) were removed for residential development both north and south of Bob Billings Parkway (former W. 15th Street).

Staff Finding – The property included in the request has been zoned for industrial development in the current configuration since at least 2003. The property is undeveloped and has not been platted.

7. EXTENT TO WHICH APPROVING THE REZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES

Applicant's Response: *The rezoning has no detrimental effect on nearby and surrounding properties because the change in use from IBP to low-density residential is consistent with surrounding residential developments and the objectives of Horizon 2020. The proposed project is compatible with the adjacent single family residential developments.*

The impact of the request is to lower the intensity of land use with the neighborhood and provide a suitable land use transition between the remaining IBP District and the proposed RS7 District. Non-residential uses are directed to the arterial street to the east (along Wakarusa Drive) and south to Legends Drive, a collector street. This change in zoning creates a node in the industrial district zoning and existing land uses.

Area residents may perceive harm by the extension of streets and additional traffic regardless of zoning as the area develops. Lot arrangement and street connectivity are functions of the subdivision design review. A future application for both preliminary and final plats will be required for this property.

Approvals of the combined requests have impact on the existing development in the immediate area. Development along Wakarusa Drive included parking lots and access easements that anticipated cross access for vehicular circulation of the area. This was largely due to the fact that access points to Wakarusa Drive, as well as Legends Drive and Research Park Drive, are restricted and require shared access between lots.

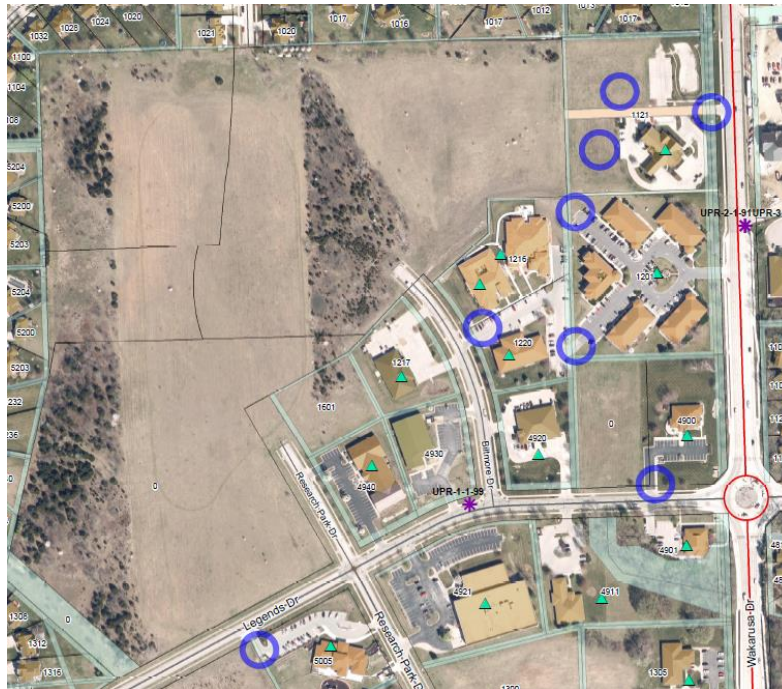


Figure 9: Shared Access Locations

The proposed request, if approved encroaches on the remaining IBP District. By reducing the area and retaining frontage along Legends Drive and Research Park Dive this encroachment is minimized.

Staff Finding – Approval of the **RM12D** request, as modified by Staff’s recommendation, mitigates detrimental effects on nearby properties. These impacts must continue to be assessed through proceeding development requests for this property.

8. THE GAIN, IF ANY, TO THE PUBLIC HEALTH, SAFETY AND WELFARE DUE TO THE DENIAL OF THE APPLICATION, AS COMPARED TO THE HARDSHIP IMPOSED UPON THE LANDOWNER, IF ANY, AS A RESULT OF DENIAL OF THE APPLICATION

Applicant’s Response: *The goals of Horizon 2020 encourage development of the property, given the location of the property within the City boundaries and its access to public infrastructure. If approved, the project will increase the tax base, as well as help increase the City’s and County’s budget. Denial of the application would affect the Owner’s ability to develop the property and would conflict with Horizon 2020 policies.*

Evaluation of this criterion includes weighing the benefits to the public versus the benefit of the owners of the subject property. Benefits are measured based on anticipated impacts of the rezoning request on the public health, safety, and welfare.

This IBP District is unique in the City of Lawrence. It is the only industrial node with this specific designation. The area was developed incrementally. The district boundary has fluctuated with respect to various development demands. Infrastructure is adjacent to this specific area included in the request, but will need to be extended to serve new development. The proposed **RM12D** District would provide a transition of land use between the remaining industrial district and the proposed residential district and provide a buffer to the established neighborhood.

Approval of the combined RM12D and RS7 requests complete the neighborhood by extending streets, sidewalks and looping water and sanitary sewer services. The proposed request would fill in the undeveloped area with a similar land use to the existing residential uses to the north and west. The extension of infrastructure is anticipated to be the responsibility of the developer. The community will benefit from connected streets and sidewalks providing multi-modal options and increased connectivity in the eastern quadrant of the neighborhood.

Development opportunities for uses allowed in the IBP District exist south of Legends Drive on other lots. There are two undeveloped phases located along Wakarusa Drive (1121 Wakarusa Drive) and an undeveloped portion of a platted lot located on the northwest corner of Legends Drive and Wakarusa Drive (between 4900 and 4920 Legends Drive) within this part of the Research Park Drive. By retaining the area on the northwest corner of Legends Drive and Research Park Drive, the developer can design a project that integrates and transitions from the industrial area to the residential area without making an abrupt change.

Denial of the request will have the effect of continued underutilization of land in an otherwise developed neighborhood.

Staff Finding – Denial of the request defers development opportunity of underutilized land. Approval of the request facilitates infill development within the neighborhood and provides opportunities to extend and connect the public street and sidewalk network as well as basic infrastructure.

9. PROFESSIONAL STAFF RECOMMENDATION

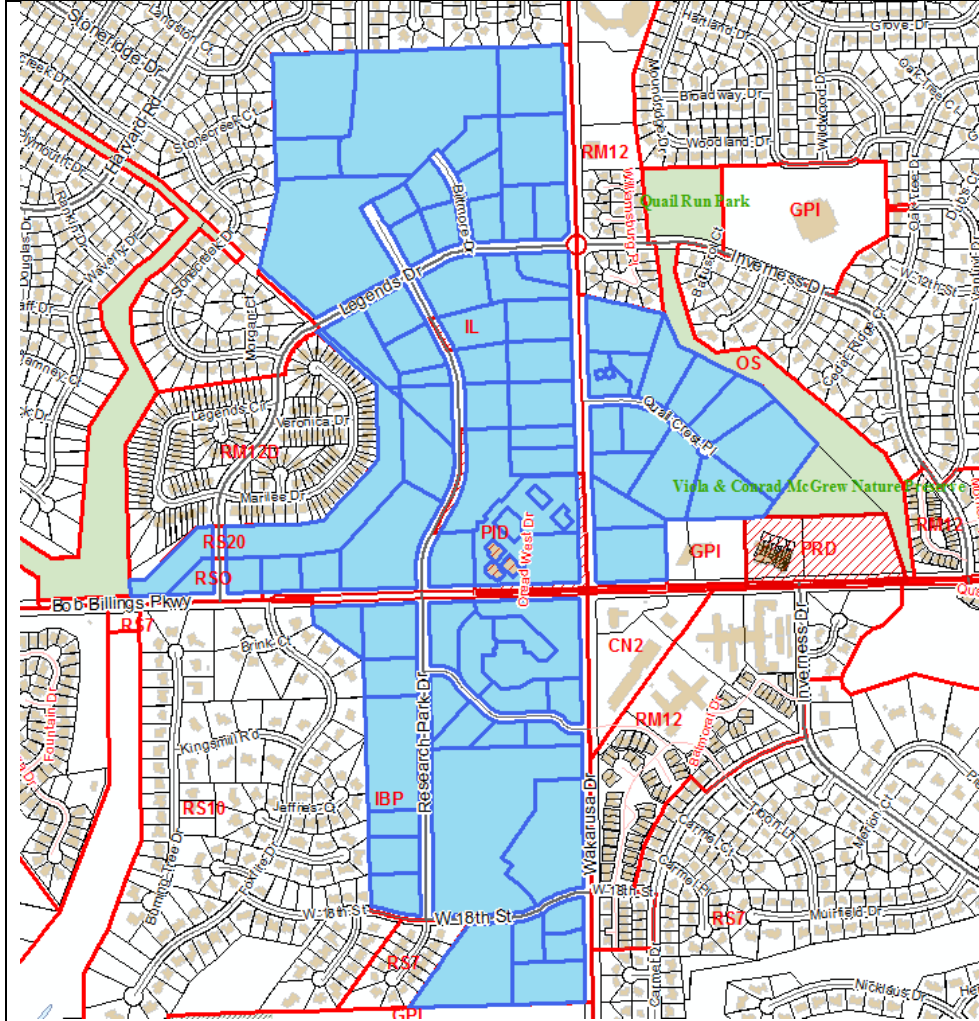
There is a reasonable expectation that the ultimate boundaries of the RS7 and the RM12D District will be revised as the applicant proceeds with engineering studies and preparation of a preliminary plat. The overall recommendation for low-density residential development in this area is consistent with the developing neighborhood pattern and with *Horizon 2020* as amended.

Staff's recommendation is for approval of the proposed RM12D zoning except for that portion described in the body of the staff report and illustrated in Figure 8. The area recommended to remain IBP is approximately 5 acres in size and mirrors the development on the east side of Research Park Drive and the south side of Legends Drive. This recommendation has the impact of reducing the applicant's request by approximately half. A development application to provide more duplex housing in the general area would reduce the amount of area for detached residential development (RS7) and would require a new zoning application request. This can be better evaluated with the submission of a preliminary plat.

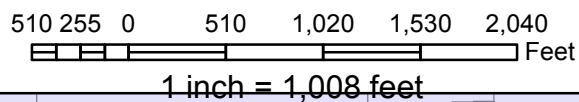
CONCLUSION

Staff recommends approval of RM12D zoning, as a transition district. Staff does not recommend approval of the entire area included in the applicant's request but that a portion of the existing IBP District should remain as discussed in the body of the staff report. If approved, the applicant will be required to provide a revised legal description for preparation of an ordinance to rezone the property that excludes the area to be retained as IBP.

IBP District Map

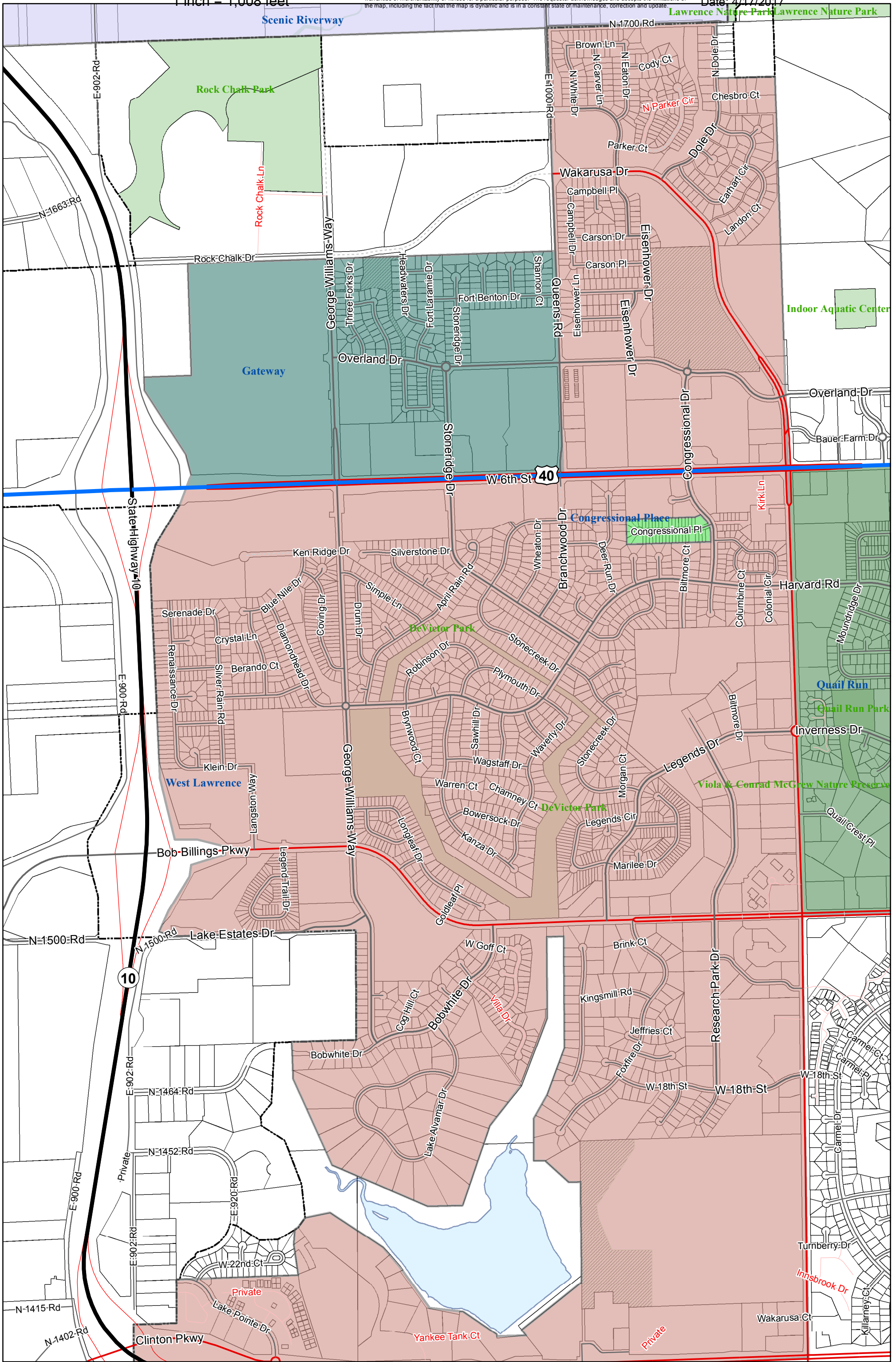


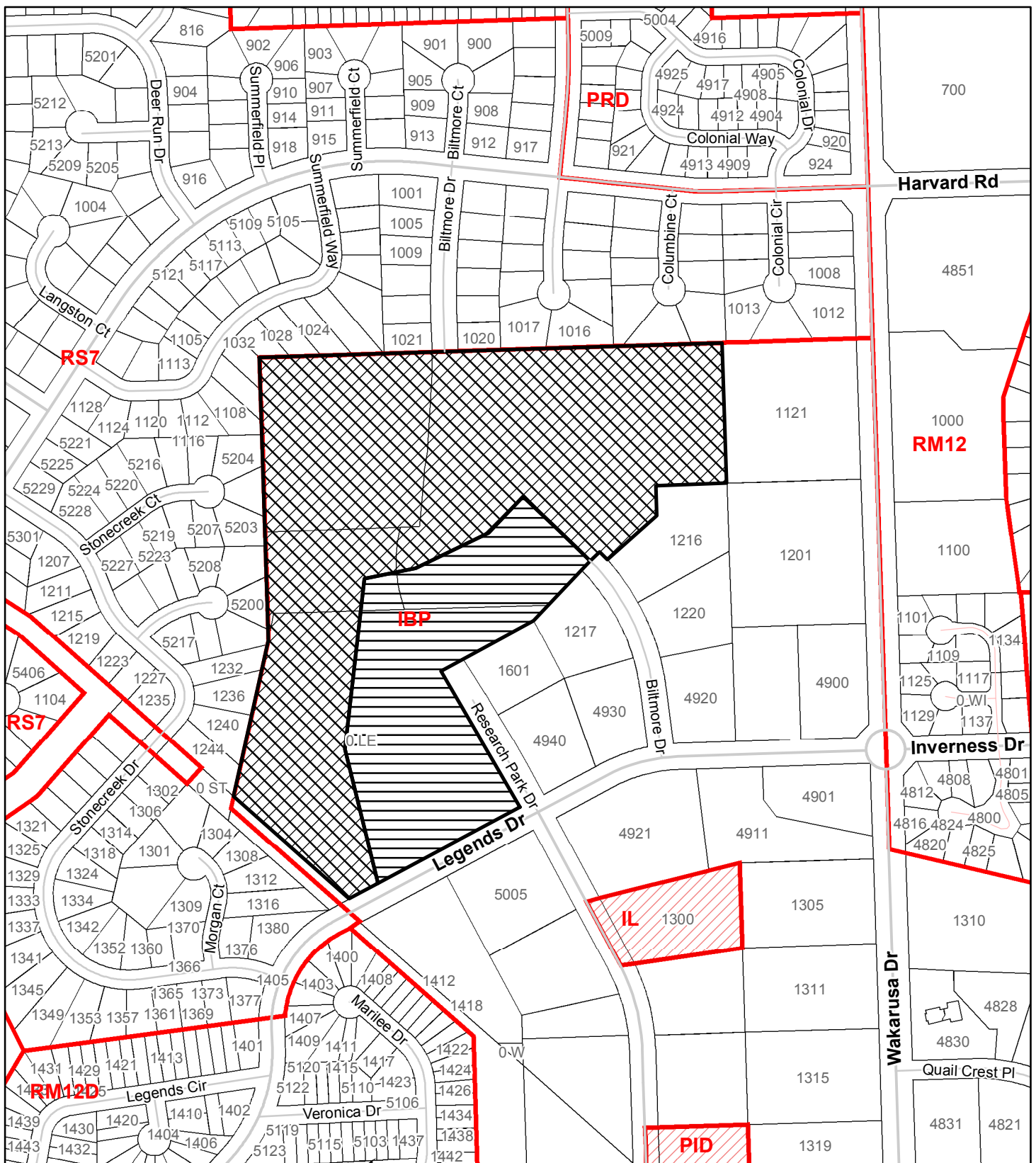
Total IBP Business Park Area		Acres	%
Parcels	88	229.26	100
IBP	developed, undeveloped and open space	206.27	90
IL	1 platted lot	2.317	1
PID	6 existing buildings 7 future buildings	15.51	7
RS20	Conservation Easement	1.93	1
RSO	Lots and Conservation Easement	2.557	1
RS7	Conservation Easement	0.568	0
RM12D	Conservation Easement	0.105	0
All	Conservation Easement area total	9.95	4
Non IBP zoned properties in district		22.987	10
Proposed Rezoning to RS7 & RM12D		35.34	15



DISCLAIMER NOTICE

~~Date: 4/17/2017~~

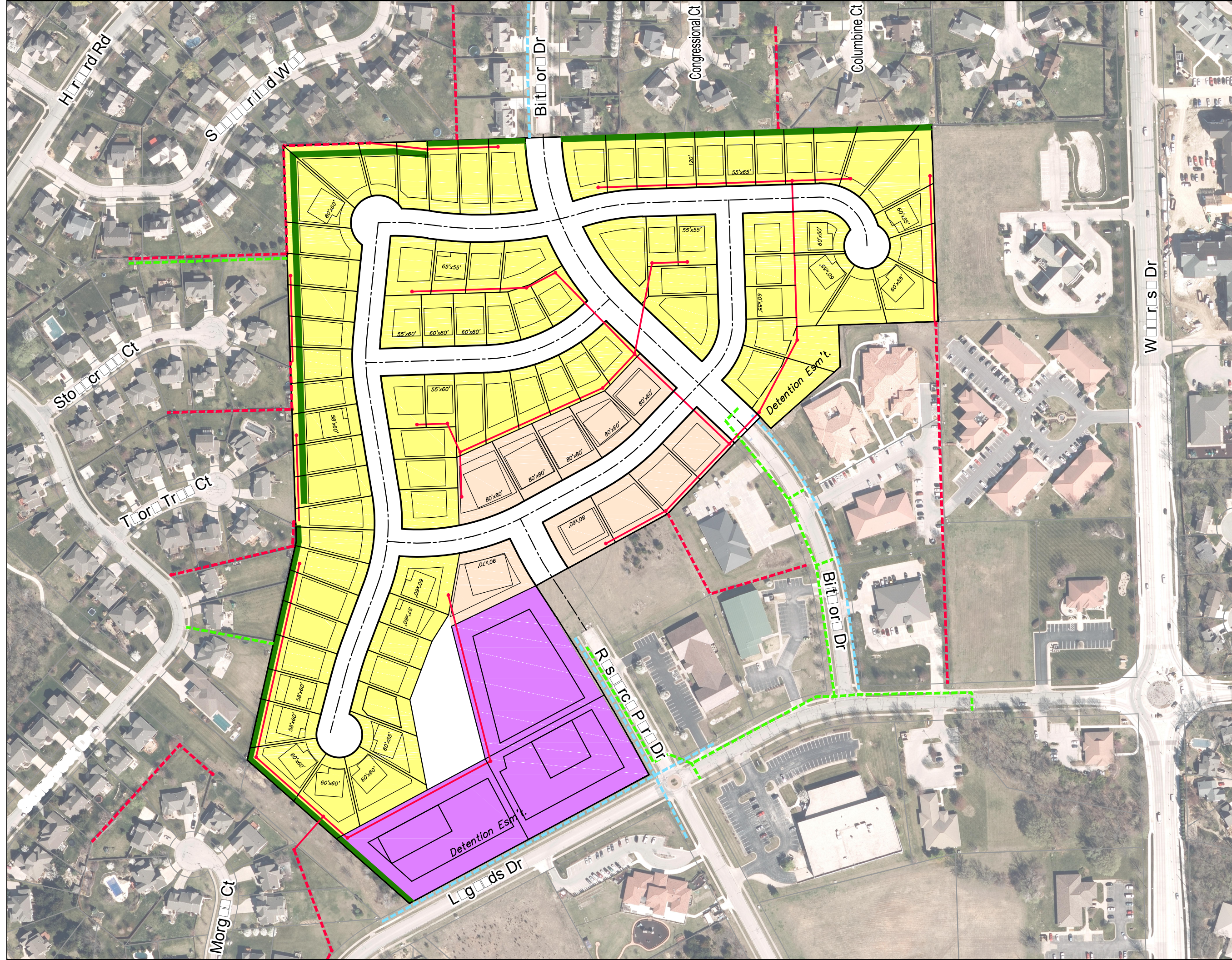




Z-17-00079: Rezoning of approx. 25.4 acres from IBP (Industrial-Business Park) District to RS7 (Single-Dwelling Residential) District located in the 1100 block of Biltmore Dr. and Research Park Dr.

Z-17-00080: Rezoning approx. 10 acres from IBP to RM12D (Multi-Dwelling Residential) District, located in the 1100 Block of Biltmore Dr. and Research Park Dr.





CONCEPT



CONCEPT GRAPHIC

BG Consultants, Inc.

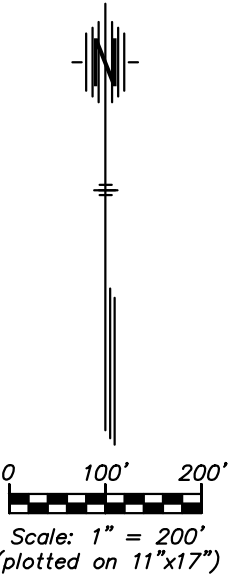
February 7, 2017

(dated February 15, 2017)

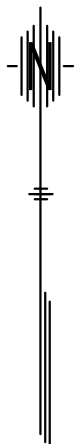
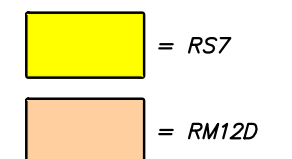
- Exist. San. Sewer
- Exist. Storm Sewer
- Exist. Waterline

- RS7
- RM12D

LOT SUMMARY			
	Phase 1	Phase 2	Total
RS7:	tbd	tbd	82
RM12D:	tbd	tbd	20
Total:	tbd	tbd	102



Prepared: April 7, 2017



Scale: $1'' = 200'$
(plotted on 11"x17")

April 13, 2017

Lawrence-Douglas County Metropolitan Planning Commission:
6 East Sixth Street
Lawrence, Kansas 66044



Dear Members of the Commission:

We are writing with regard to proposal Z-17-00079 to re-zone approximately 25.4 acres from IBP District to RS7 District located in the 1100 Block of Biltmore Drive and Research Park Dr. submitted by BG Consultants, for WE1929, LLC, property owner of record.

We have lived at 1021 Biltmore Drive for **seventeen years**, and our home is **directly adjacent** to the track of land, as described in the above paragraph, proposed for rezoning. As property owners, we are **adamantly opposed** to the Z-17-00079 rezoning proposal. Our reasons are as follows:

1. We purchased our lot based on the knowledge that the land south of us was zoned for IBP and, because of the IBP zoning, there would be 100 feet of "green space" between our home and any building structure to the south.
2. Due to the IBP zoning, and the protection of the 100 feet of green space, we built a custom home that runs the width of our property. The house directly across the street, 1020 Biltmore Drive, is also constructed in much the same way. (See photographs)
3. According to the builder's proposed development plan, a new house will be constructed directly adjacent to our property, and the backyard of that house will butt up against our front yard.
4. If the Z-17-00079 is approved, our property value will decline significantly. (Who would purchase a home that faces the neighbor's back yard trampoline, bar-be-cue grill, dog pens, or fence?)

If the Z-17-00079 is approved, it will greatly reduce, not only our long-term financial investment, but our overall quality of life.

It will bring to our neighborhood overcrowded living conditions, noise, greatly increased traffic, school overcrowding, and the loss of precious green space that hundreds of men, women, and children in our neighborhood now enjoy.

We urge you to deny proposal Z-17-00079.

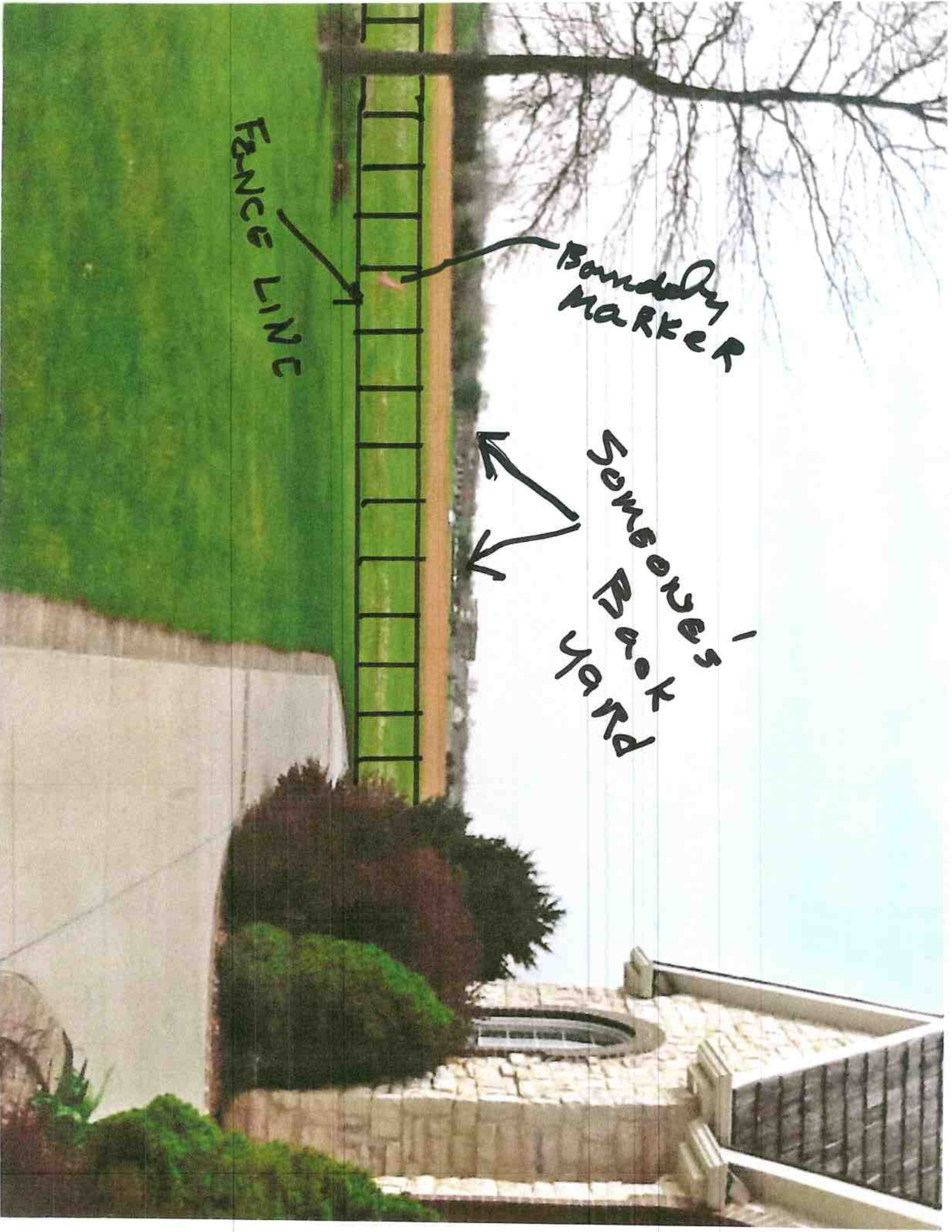
Respectfully,

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Charles W. Timmons, Jr.
1021 Biltmore Drive
Lawrence, Kansas 66049
(785) 691-6067
ttbiles@aol.com

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Boundary
Marker

Fence Line

Someone's
Yard

some trees
Back yard

Fence
Line





Sawyer's tree

Fence

Don and Jeanne Drickey
1308 Morgan Ct.
Lawrence, KS 66049

April 20, 2017



City of Lawrence Douglas County
Planning & Development Services
6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

Dear Commission Members:
Re: Z-17-00079 and Z-17-00080

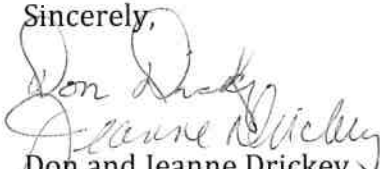
Since purchasing our home in the fall of 2012, we have enjoyed the openness and serenity, as well as the wildlife the neighboring green area has afforded. We routinely see deer and coyotes, as well as an abundant diversity of birds, bees, and butterflies.

We have also taken opportunities to improve those qualities by not only maintaining and improving our property, but also that portion of the easement shared with the Southern Star Gas Pipeline as well as the former and current developers. This has entailed mowing, seeding and watering as well as the removal of misshapen and irregular trees.

We felt the personal labor and expense incurred was not only an investment in the potential increase in our property value, but a positive contribution to the overall tranquility of a shared neighborhood space. Inversely, we feel the relinquishment of that green space would adversely affect both the property and resale value of our home.

In your zoning decision, we would ask that you strive to maintain the existing attributes of a neighborhood blessed with naturally occurring green space. This will benefit not only existing and future property owners, but also the developer, and ultimately the city of Lawrence.

Sincerely,



Don and Jeanne Drickey

drickeydon@gmail.com 806-930-5033

PLANNING COMMISSION REPORT
Regular Agenda - Public Hearing Item

PC Staff Report
04/24/2017

ITEM NO. 6: RSO TO RM32; .464 ACRE, 1816 & 1822 W 24TH ST (BJP)

Z-17-00083: Consider a request to rezone approximately .464 acre from RSO (Single-Dwelling Residential-Office) District to RM32 (Multi-Dwelling Residential) District, located at 1816 and 1822 W 24th St. Submitted by Paul Werner Architects, for Cherry Hill Properties LLC, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the request to rezone approximately .464 acre, from RSO (Single-Dwelling Residential-Office) District to RM32 (Multi-Dwelling Residential) District and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.

Reason for Request: *To incorporate this property with the adjacent residential units under the same ownership.*

KEY POINTS

- Existing underutilized property.
- Property located in predominantly RM32 zoned area.
- Intent of the rezoning to facilitate redevelopment of this property.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- No other active cases.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Not required for rezoning
- *Downstream Sanitary Sewer Analysis* – not required for rezoning
- *Drainage Study* – Not required for rezoning
- *Retail Market Study* – Not applicable to residential request

ATTACHMENTS

- Location map

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- None

Project Summary:

Proposed request is for rezoning the property to accommodate possible redevelopment of the site as a multi-dwelling residential development. There are no specific development concepts for this property available at this time.

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response: *The requested zoning surrounds this property on three sides. The fourth side is CS; therefore it seems RM32 is much more consistent with the area.*

Recommendations in *Horizon 2020* are discussed below, with staff comments in red.

Key Features of the Plan (Chapter 3, page 3-1)

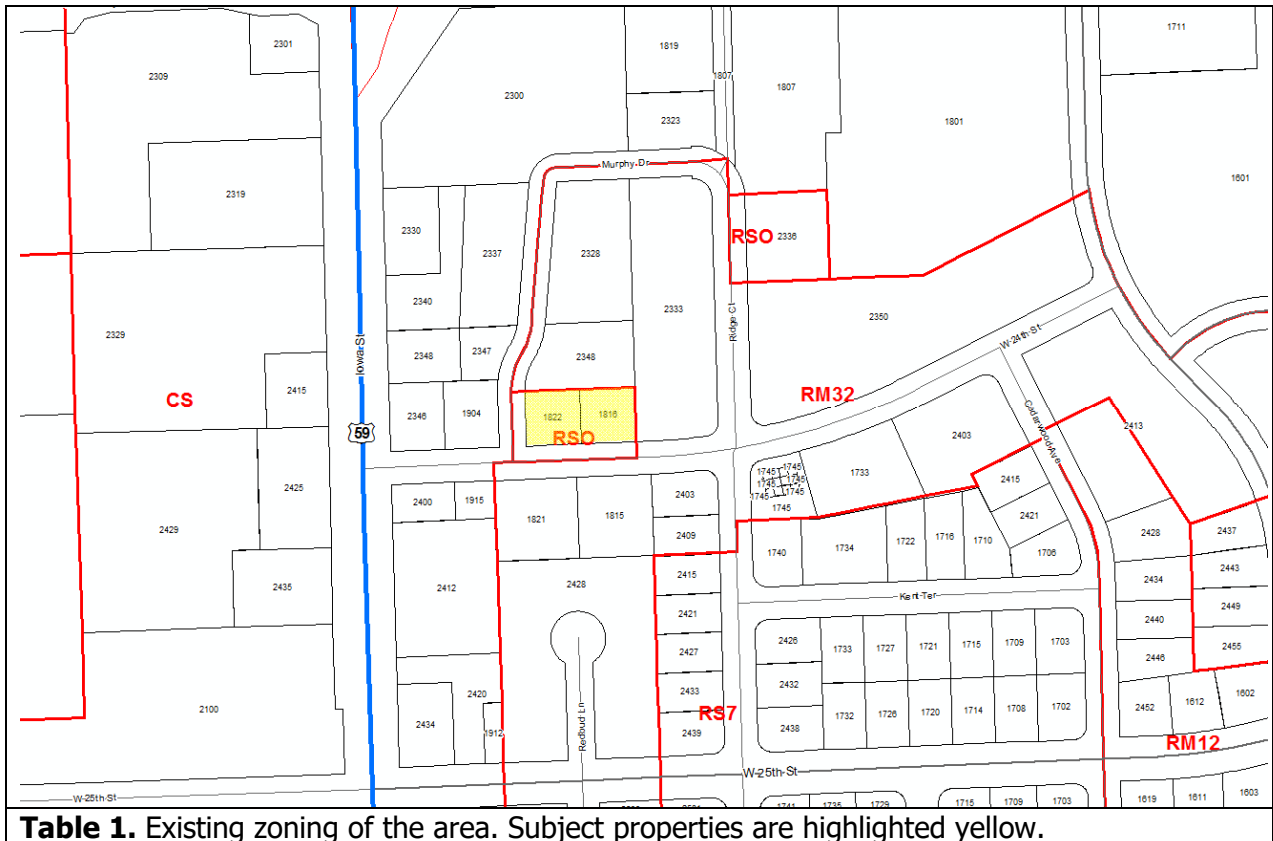
- “The Plan supports infill development and redevelopment which provides a range of residential, commercial, office, industrial and public uses within these parcels, consistent and compatible with the established land use pattern in surrounding area.”
- “The Plan encourages the development of neighborhoods in a range of densities to provide a sense of community and to complement and preserve natural features in the area.”

The subject properties are located in an established neighborhood. The properties have historically been used for residential purposes. According to the Douglas County Appraisal records, both single-family homes were built in 1955. Rezoning the properties facilitates redevelopment to accommodate housing similar to the surrounding land use pattern of multi-dwelling units.

Staff Finding – The proposed request is consistent with the purpose and intent of the comprehensive plan as it pertains to infill development and neighborhood conservation.

2. ZONING AND USE OF NEARBY PROPERTY, INCLUDING OVERLAY ZONING

Current Zoning and Land Use:	RSO (Single-Dwelling Residential-Office) District, existing detached dwelling structures that are currently vacant.
Surrounding Zoning and Land Use:	RM32 (Multi-Dwelling Residential District to the north, east, and south. Existing multi-dwelling residential uses in all directions. CS (Commercial Strip) District to the west. Existing residential uses along Murphy Drive and retail uses along Iowa Street.



Staff Finding – The subject properties are located in an existing RSO District surrounded by multi-dwelling residential development.

3. CHARACTER OF THE NEIGHBORHOOD

Applicant's Response: *Mainly multifamily with some commercial and offices.*

Staff Finding – There are multi-dwelling residential land uses surrounding the subject properties. To the west of the property, along Iowa Street, there are commercial land uses present. The intent of the rezoning is to prepare the properties for multi-dwelling development. This type of development would align with the existing land uses that surround the properties.

4. PLANS FOR THE AREA OR NEIGHBORHOOD, AS REFLECTED IN ADOPTED AREA AND/OR SECTOR PLANS INCLUDING THE PROPERTY OR ADJOINING PROPERTY

Staff Finding – No area or neighborhood plans have been adopted for this area. *Horizon 2020* is the guiding plan for this area.

5. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED UNDER THE EXISTING ZONING REGULATIONS

Applicant's Response: *The RSO zoning was converted from a previous zoning in 2006. The restrictions do not make much sense for office or duplexes.*

The subject properties are developed with single-dwelling residences that have been vacant for at least 10 years. The current state of the existing structures requires substantial rehabilitation or demolition to accommodate a more efficient use of the property.

The purpose of the RSO zoning *"is to accommodate low to medium-intensity administrative and professional offices that are compatible with the character of low and medium-density residential neighborhoods. The district is also intended to be used as a transition zoning district between higher intensity commercial areas and residential neighborhoods. This district allows detached dwellings, duplexes, attached dwellings and administrative and professional office uses which may be combined in the same structure."*

The subject properties are surrounded by multi-dwelling residential land uses and they do not function as a transitional use between commercial and residential parts of the neighborhood. The existing zoning is a function of the adoption of the 2006 Development Code that converted the prior RO-2 District to RSO. There was no deliberate attempt to zone this property RSO. The current zoning represents a "spot" of RSO zoning within an established high-density residential zoning district within the neighborhood.

Staff Finding – These factors support a position that rezoning the property to a comparable or same district as the surrounding area is suitable.

6. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

Staff Finding – The subject properties are developed with single-dwelling residential development; however, the properties have been vacant for at least 10 years.

7. EXTENT TO WHICH APPROVING THE REZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES

Applicant's Response: *Due to similar zoning there are no detrimental effects to nearby property owners.*

The subject properties are surrounded by multi-dwelling residential development. The surrounding density includes medium and high-density development within an established RM32 zoning district. Rezoning the properties to RM32 will not result in a detrimental affect for nearby properties. Redevelopment of this property should anticipate full compliance with the required density and dimensional standards, off-street parking and landscape requirements of the Land Development Code to mitigate any impacts to nearby properties.

Staff Finding – Rezoning the property to the same RM32 district as the surrounding properties will not detrimentally affect the surrounding area.

8. THE GAIN, IF ANY, TO THE PUBLIC HEALTH, SAFETY AND WELFARE DUE TO THE DENIAL OF THE APPLICATION, AS COMPARED TO THE HARDSHIP IMPOSED UPON THE LANDOWNER, IF ANY, AS A RESULT OF DENIAL OF THE APPLICATION

Applicant's Response: *Currently the structures are uninhabitable. The gain is to return this property back into a viable use. The property has not been habitable for several years.*

Evaluation of this criterion includes weighing the benefits to the public versus the benefit of the owners of the subject property. Benefits are measured based on anticipated impacts of the rezoning request on the public health, safety, and welfare.

The subject properties are currently developed with single-dwelling residences that have been vacant for at least 10 years and as such, have deteriorated. Approval of the request will facilitate redevelopment of the site and reinvestment in the property.

If denied, the property could be redeveloped with detached housing or office uses.

Staff Finding – Approval of the request will facilitate redevelopment of the property for residential purposes and exclude office uses.

9. PROFESSIONAL STAFF RECOMMENDATION

Staff recommends approval of the request to rezone approximately .464 acres from RSO District to RM32 District as it is an appropriate zoning district for the property subject.



Z-17-00083:Rezoning approx. .464 acres from RSO (Single-Dwelling Residential-Office) District to RM32 (Multi-Dwelling Residential) District, located at 1816 and 1822 W 24th St.

PLANNING COMMISSION REPORT
Regular Agenda – Non-Public Hearing Item

04/24/2017
PC Staff Report

ITEM NO. 7A: PRELIMINARY PLAT FOR 902 STORAGE; 1700 BLOCK E 902 RD (MKM)

PP-17-00093: Consider a Preliminary Plat for 902 Storage, a one-lot subdivision containing approximately 11.63 acres, located in the 1700 Block of E 902 Road. Submitted by BG Consultants, Inc. for Garber Enterprises, Inc., property owner of record.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of 902 Storage subject to the following conditions:

1. Applicant shall provide documentation from Rural Water District No. 1 and the Kanwaka Fire Department that an adequate supply of water is available for the needs of the development and fire protection for the mini-storage use.
2. Applicant shall provide a revised preliminary plat with the following changes:
 - a. Addition of a note on the face of the plat that an Access Restriction Agreement, effective until property is annexed into the City of Lawrence, restricting access for 180 ft north of the subject property shall be executed and recorded prior to the recording of the final plat.
 - b. Addition of a note that E 902 Road shall be improved to the City Limits to the south, to Kanwaka Township specifications per approval of the Township Trustee.
 - c. Addition of a note that an Annexation Agreement and Consent to Annexation shall be executed and recorded with the Final Plat.

Reason for Request: Subdivision is required prior to development.

KEY POINTS

- The property is located within the planning boundary of the K-10 and Farmer's Turnpike Plan. The plan was revised with CPA-14-00005 to recommend Office/Research uses on the Westar Baldwin Creek Substation and the subject property. The proposed use, a mini-storage facility, is a permitted use in this land use category and is one of the recommended uses listed in the plan.

The subject property is within the Lawrence Urban Growth Area and is in close proximity to the Lawrence city limits. The property was included in annexation request, A-14-00161, which was considered by the Planning Commission on June 23, 2014 in conjunction with annexation and rezoning requests for the surrounding area. An application for a Comprehensive Plan Amendment (CPA) to revise the recommended uses on the subject property to allow non-residential uses, such as a mini-storage facility, and to revise recommendations for the area north of the subject property from Single-Dwelling Residential-Office (RSO) uses to single dwelling uses (RS5) was also submitted at that time. The Planning Commission voted to forward the CPA with a recommendation for denial based on concerns with the proposed change to the RSO District. As a result of the recommendation on the CPA, the other items were also forwarded with a recommendation for denial.

The applicant revised the Comprehensive Plan Amendment application to remove the request for the revision from RSO to RS5, but retained the request to revise the recommended uses and zoning on the subject property to allow non-residential uses, such as a mini-storage facility.

The revised CPA, annexations and rezonings were scheduled for the March 21, 2016 Planning Commission meeting. The City Commission had considered a similar annexation request earlier in the year and requested information on the extension of City services; therefore, staff asked the applicant to provide this information with this annexation request. As the developer was not prepared to extend services to the property at the time, the annexation request and associated rezonings were deferred.

The revised Comprehensive Plan Amendment, CPA-14-00005, moved ahead and was approved by the City and County Commissions. This amendment revised the recommended uses and zoning to allow non-residential uses, such as a mini-storage facility, on the subject property. The proposed use is in compliance with the recommendations of the K-10 & Farmer's Turnpike Plan.

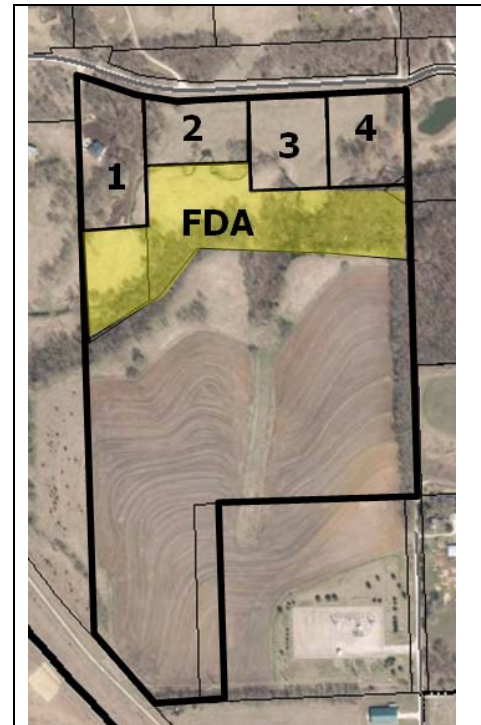


Figure 1. Original Tract outlined in bold. Numbered Residential Development Parcels and Future Development Area (FDA) associated with Certificate of Survey.

- The subject property was part of a 60 acre Original Tract. Approximately 22 acres were divided from the Original Tract through the Certificate of Survey process. As a result, the remaining parcel, approximately 38 acres, is not eligible for a building permit until it is subdivided in accordance with the Subdivision Regulations. This preliminary plat includes approximately 11.6 acres. The remaining portion will require platting prior to development. (Figure 1)
- Based on the property's location within the unincorporated portion of the County, its close proximity to the Lawrence city limits and the likelihood of annexation in the near future, this plat is being reviewed based on both County and City standards. (Figure 2) This will be discussed in further detail in the report.

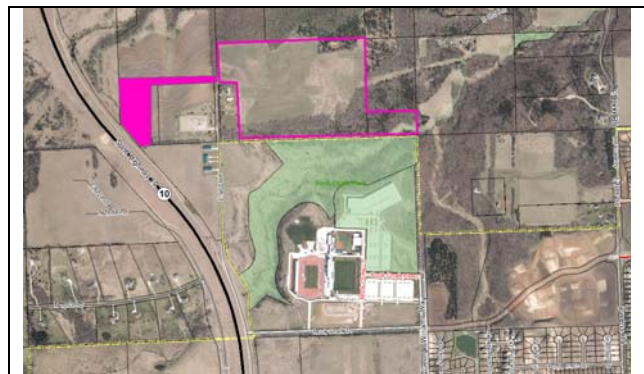


Figure 2. Location of subject property relative to Lawrence city limits (outlined in yellow). Subject property is highlighted purple, other property under same ownership is outlined in purple.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 10, 2012.

ASSOCIATED CASES

- CPA-14-00005; the Comprehensive Plan Amendment to revise the *K-10 and Farmer's Turnpike Plan* to recommend Office/Research uses, which includes the proposed mini-storage use. This

amendment was approved with Joint Ordinance No. 9220/Resolution No. 16-09 by the City Commission on April 19, 2016 and by the County Commission on April 20, 2016.

- A-14-00161 and A-14-00163, Annexation requests for the subject property and nearby properties, total of approximately 115 acres. These annexation requests were deferred from the Planning Commission's January 25, 2016 agenda.
- Z-15-00602, Z-15-00603, Z-156-00617, Z-15-00618, Z-15-00619, Rezoning requests for property within the annexation request. These rezoning requests were also deferred from the Planning Commission January 25, 2016 agenda.
- CUP-17-00092: Conditional Use Permit application for mini-storage use on the subject property. This application was submitted concurrently with this Preliminary Plat and is also on the Planning Commission April 24, 2017 agenda for consideration.

OTHER ACTION REQUIRED

- Submittal and administrative approval of Final Plat.
- Board of County Commissioners' acceptance of dedications of easements shown on the Final Plat.
- Recording of the Final Plat with the Douglas County Register of Deeds.
- Planning Commission recommendation on the Conditional Use Permit.
- Board of County Commissioners' approval of Conditional Use Permit.
- Application and issuance of Building Permits prior to development.

PUBLIC COMMENT

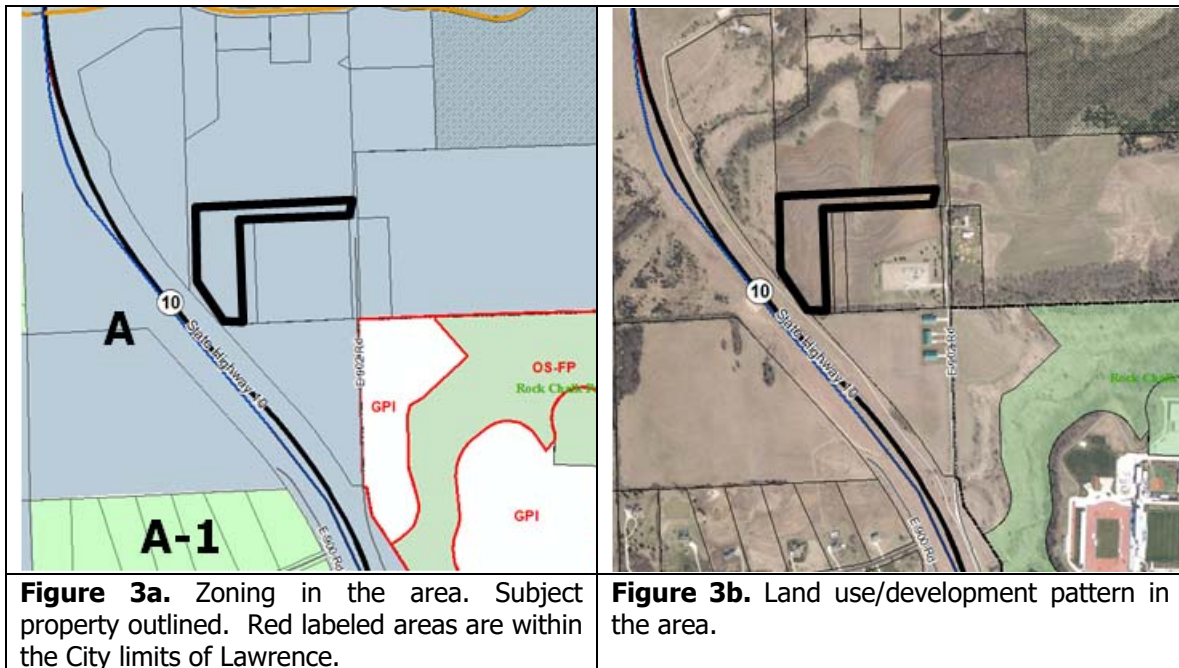
No public comment was received prior to the printing of this staff report.

GENERAL INFORMATION

Current Zoning and Land Use: A (County-Agricultural) District; *Agriculture*

Surrounding Zoning and Land Use: To the north:
A (County-Agricultural), F-W (County-Floodway) and F-F (County Floodway Fringe) Districts; *Agriculture*, Wooded Stream Corridor for Baldwin Creek and associated floodplain.
To the west:
A (County-Agricultural); *Agriculture* and K10 Highway.
To the east:
A (County-Agricultural); Westar Baldwin Substation; *Utility*
To the south:
A (County-Agricultural) and A-1 (County Suburban-Home Residential) Districts; *Agriculture* and *Single-Family Dwellings*.
To the southeast:
Property within City limits zoned GPI (General Public and Institutional uses) and OS-FP (Open Space with Floodplain Management Regulations Overlay) District; Undeveloped land, *Passive Recreation, Entertainment and Spectator Sports, Active Recreation and Participant Sports*.

(Figure 3)



STAFF REVIEW

The subject property contains approximately 11.6 acres and is located west of the Westar Baldwin Creek Substation in the 1700 Block of E 902 Road (northwest of the Rock Chalk Park and City Sports Pavilion property). It was part of a 60 acre Original Tract from which a 22 acre Parent Parcel was removed for residential land division through a Certificate of Survey. The portion of the property not included in the parent parcel or the Certificate of Survey land division is not buildable, until it has been divided in accordance with the Subdivision Regulations. A Certificate of Survey is required for residential development; any other development requires division through the platting process. This preliminary plat is the first step in the platting process to accommodate development of a mini-storage use in this location.

As annexation is anticipated in the future, an Annexation Agreement and Consent to Annexation should be executed and recorded with the Final Plat for this property. The Annexation Agreement notes that the property owner agrees not to protest the formation of an improvement district for street, sewer, and water infrastructure improvements in the area.

Compliance with Zoning Regulations for the A District

Per Section 20-809(d)(2) of the Development Code [11-109(d)(2), County Code], each lot resulting from the division must conform with the minimum lot size and other dimensional requirements applicable to the property through the Zoning District regulations. Lots created in the A District must have a minimum area of 3 acres and a minimum frontage of 250 ft, when property fronts on, and takes access to, a Local Road and 330 ft, when on a Collector Road. E 902 Road is designated in the County Access Management Standards as a Local Road. It is designated in the City Future Thoroughfares Map as a Collector Street. The frontage and requirements for this plat are based on the County designation and standards in Section 312-18 of the *Zoning Regulations for Unincorporated Territory of Douglas County*. The proposed lot has an area of 11.63 acres and 150 ft of frontage. The Douglas County Access Management standards allow the County Engineer to approve less frontage provided an Access Restriction Agreement is executed to limit the number of access points in the area to no more than would be permitted with the required frontage. The plat

shows a 180 ft 'no access restriction' on the property to the north, which will be restricted with an Access Restriction Agreement. This voluntary restriction provides compliance to the County's Collector Road requirements. This Agreement will be in effect until the property is annexed into the City of Lawrence. The plat notes that this agreement shall be executed and recorded prior to the recording of the final plat.

The Zoning Regulations note that when an Access Restriction Agreement has been approved by the County Engineer, the Minimum Lot Width requirement may be reduced per the agreement with the recording of the agreement with the Register of Deeds. With the recording of the Access Restriction Agreement, the frontage is required to be compliant with the agreement rather than the standards in Section 312-18.

With the execution and recording of the Access Restriction Agreement, the proposed lot is compliant with the Dimensional Standards for the A District.

Compliance with Zoning Regulations in the Recommended IBP or IL Districts

Following annexation, the property would be rezoned IBP (Industrial and Business Park District, or IL (Limited Industrial District) per the recommendations in the K-10 Farmer's Turnpike Plan. These districts each require a minimum lot area of 20,000 sq ft and minimum frontage of 200 ft and 100 ft, respectively. The proposed lot exceeds the minimum requirements for both the IBP and IL recommended Districts.

Streets and Access

Access shall be taken to E 902 Road. E 902 Road is classified as a Local Road in the County Access Management Standards and as a Collector in the City Future Thoroughfares Map. Given the proximity to the City limits, the street is being treated as a Collector. The amount of frontage required is based on the requirement for 330 ft for a Collector in the County Access Management Standards.

Kanwaka Township indicated that E 902 Road should be improved to the south to the Lawrence city limits to accommodate the traffic anticipated with a mini-storage use. The road would need to be graded to 24 ft wide with adequate ditches, a minimum of 8" of rock surfacing, and stabilized with stabilizer approved by the township. Narrow culverts would need to be replaced. The developer is responsible for the cost of annual dust palliative. The plat should note that E 902 Road shall be improved south to the City limits per Kanwaka Township specifications per approval of the Township Trustee.

Upon annexation, E 902 Road will require improvement to City standards. An annexation agreement which notes the property owner shall not protest the formation of improvement or benefit districts for future street, water, and sewer improvements should be executed and recorded with the Final Plat to insure funding for these future improvements.

Utilities and Infrastructure

The mini-storage use will have an office, and possibly a caretaker residence. Rural water and an on-site sewage management system will be utilized. Rural Water District No. 1 and the Kanwaka Fire Department are working with the applicant to insure an adequate supply of water for the limited needs of the development as well as fire protection for the mini-storage use is available. This will need to be confirmed prior to the final approval of the plat. Adequate space is provided for an on-site sewage management system (3 acres outside the floodplain for properties utilizing Rural

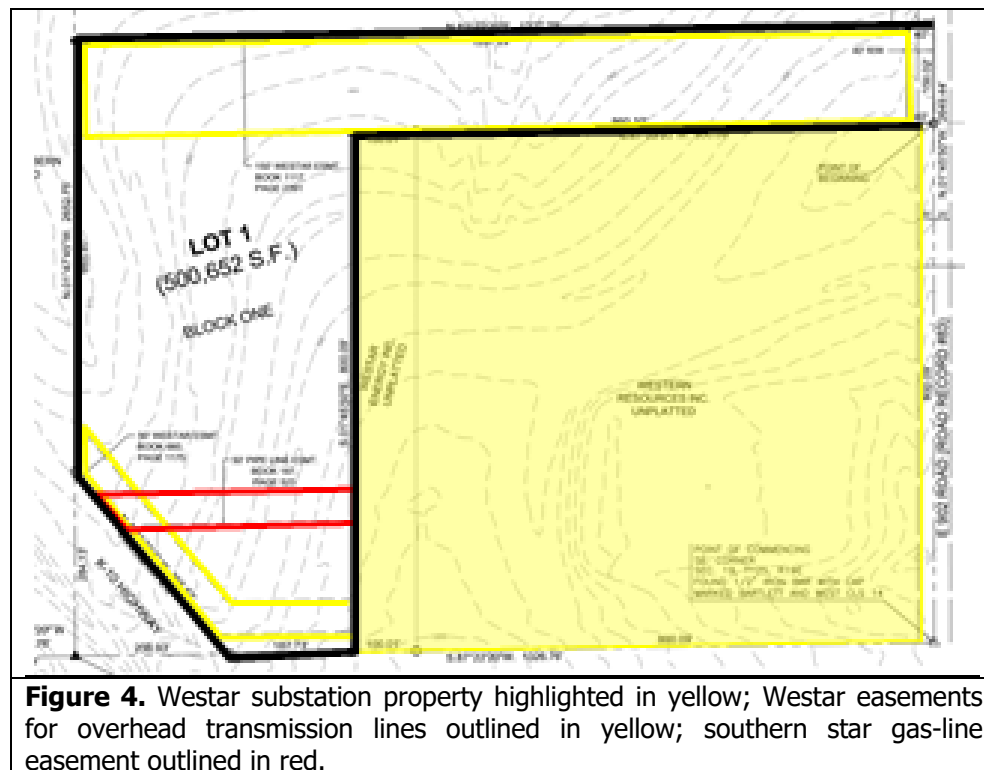
Water). The Health Department will conduct a site visit to evaluate the septic system location with the development proposed in the CUP.

Easements and Rights-of-way

70 ft of Right-of-Way width is required for a Local Road within the unincorporated portion of the County; 80 ft of Right-of-Way is required for a Collector whether located in Lawrence or in the unincorporated portion of the County. The plat proposes the dedication of 40 ft of right-of-way on the subject property side of the centerline (E 902 Extended).

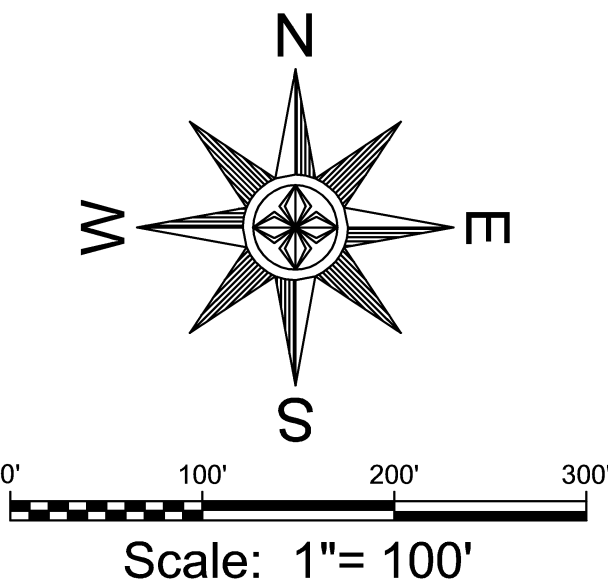
The southwest portion of the property is adjacent to the K10 Hwy Right-of-way. Adequate right-of-way width is provided for the highway: 150 ft of right-of-way is required for a Principal Arterial and K10 Hwy has more than 500 ft width of right-of-way at this location.

No new easements are proposed with this plat. A 50 ft wide easement for underground gas pipeline crosses east/west approximately 200 ft north of the southern property line. The gas company is working with the property owner to establish a 100 ft 'no-build zone' centered on the easement; however, this isn't currently in place. This 'no-build zone' will be shown on the Conditional Use Plan. A 50 ft wide easement for Westar transmission lines is located near to and parallel with the southern property line. (Figure C) A 150 ft wide Westar easement is also located along the north side of the property. The easement allows the grantor (the property owner) the use of the property provided no buildings or obstructions are installed. Westar has agreed to the placement of the access drive within the easement. (Figure 4)



Preliminary Plat Conformance

The preliminary plat is the first step in platting the existing parcel into a lot to allow for the development of the proposed mini-storage. The preliminary plat, as conditioned, is in conformance with the review criteria of Section 20-809 of the Subdivision Regulations.



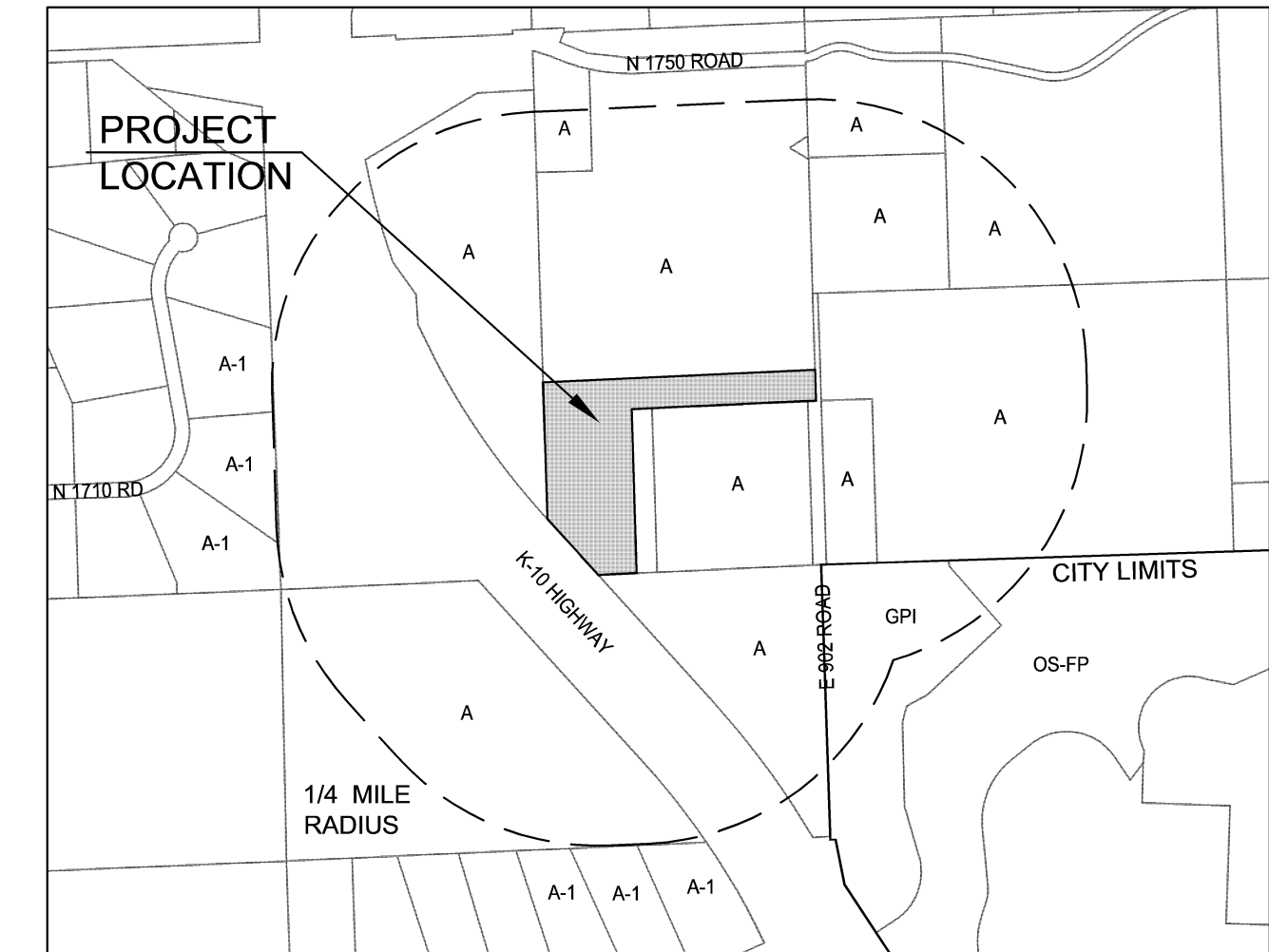
● SET 1/2" x 24" IRON BAR WITH PLASTIC CAP MARKED "BG CONS PS 758"

○ FOUND 1/2" IRON BAR WITH PLASTIC CAP MARKED "BG CONS PS 758"

△ FOUND MONUMENT AS NOTED

B., P. REFERS TO BOOK AND PAGE AT THE DOUGLAS COUNTY REGISTER OF DEEDS

BEARING USED HEREON ARE ASSUMED BEARINGS



LOCATION MAP

902 STORAGE
DOUGLAS COUNTY, KANSAS

PRELIMINARY PLAT

BG
CONSULTANTS
architects
planners
engineers
surveyors

Project No. 13-10800
Date: Feb. 17, 2017
Revised: Apr. 5, 2017

SHEET NO

1

PLANNING COMMISSION REPORT
Regular Agenda –Public Hearing Item

PC Staff Report
4/24/17

**ITEM NO. 7B CONDITIONAL USE PERMIT; 902 STORAGE; 1700 BLOCK E 902 RD
(MKM)**

CUP-17-00092: Consider a Conditional Use Permit for a *Mini-Storage* facility, located on approximately 11.63 acres in the 1700 Block of E 902 Rd. Submitted by BG Consultants, for Garber Enterprises, Inc., property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit for a *Mini-Storage* use, subject to the following conditions:

1. The CUP shall be administratively reviewed every 5 years by the Douglas County Zoning and Codes Department.
2. A new septic system shall be installed prior to the operation of the use, per Health Department approval. The plans shall be revised, if needed, to provide additional area for the septic system.
3. Provision of a revised photometric plan which shows where the light levels reach the maximum amount permitted north of the lights along the north side of the driveway and the north side of the facility (0.2 foot candles).
4. Provision of a revised CUP plan with the following changes:
 - a. Note the agreement between Westar and the property owner regarding the access drive within the 150 ft easement along the north property line and include the recording Book and Page number. If Westar is permitted shared use on this drive, the use should be limited to trucks that are no larger than a pick-up truck.
 - b. Add the following note: "*No exterior storage will occur on the site. Any exterior storage would require a revised site plan and compliance with the exterior storage standards in Section 12-319-4.34 and may require an amendment to the CUP, depending on the scale of the exterior storage.*"
 - c. Add 'Manager's Residence' to the Proposed Buildings and note size of dwelling unit and location on the site.
 - d. Note the height of the light poles on the plan.
 - e. Revise General Note 3 as follows: "E 902 Road will be improved **to Kanwaka Township standards** from Rock Chalk Drive to the drive for the storage facility. Improvements will include a 24 ft wide surface of 8 in. thick **stabilized** gravel (min.) with an annual dust palliative **treatment** paid for by the owner."
 - f. Modify landscape plan to include a variety of trees and relocate the trees out of Westar's easement.
 - g. Label the size of the proposed water line and indicate Rural Water District No. 1 is the provider.
 - h. Note that the proposed sign is not approved with this CUP and requires a separate permit from the County Zoning and Codes Office.

Reason for Request:

Applicant's Response:

"The Owner wishes to construct a mini-storage facility. The mini-storage use requires a Conditional Use Permit."

KEY POINTS

- The property is located in close proximity to the city limits and has been included in previous annexation requests. (Figure 1) Due to the close proximity to the Lawrence city limits and the likelihood of annexation in the future, the project is being reviewed with standards of both the Douglas County Zoning Regulations and the Lawrence Development Code.
- The subject property lies within the boundaries of the *K-10 & Farmer's Turnpike Plan*, which lists the recommended future land use for the property. Warehouse facilities, such as the proposed mini-storage, are included in the list of recommended uses for this property.
- A mini-storage facility is permitted in the A Zoning District with approval of a Conditional Use Permit.
- An Annexation Agreement and a Consent to Annexation will be executed and recorded as part of the platting process.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- PP-17-00093 The Preliminary Plat for the subject property. The Preliminary Plat is also on the Planning Commission April, 2017 agenda for consideration.
- PF-17-00094; The Final Plat for the subject property. If the Preliminary Plat is approved, the Final Plat will be processed administratively and placed on the Board of County Commissioners' agenda for acceptance of dedications.
- Approval of the Conditional Use by the Board of County Commissioners.
- Applicant shall obtain a permit for the Conditional Use from the Zoning and Codes Office prior to commencing the use.
- Applicant shall obtain a building permit from the Zoning and Codes Office prior to any construction.

PUBLIC COMMUNICATION

No public communication was received prior to the printing of this staff report.

GENERAL INFORMATION

Current Zoning and Land Use: A (County-Agricultural) District; *Agriculture*

Surrounding Zoning and Land Use:

To the north:
A (County-Agricultural), F-W (County-Floodway) and F-F (County Floodway Fringe) Districts; *Agriculture*, Wooded Stream Corridor for Baldwin Creek and associated floodplain.

To the west:
A (County-Agricultural); *Agriculture* and K10 Highway.

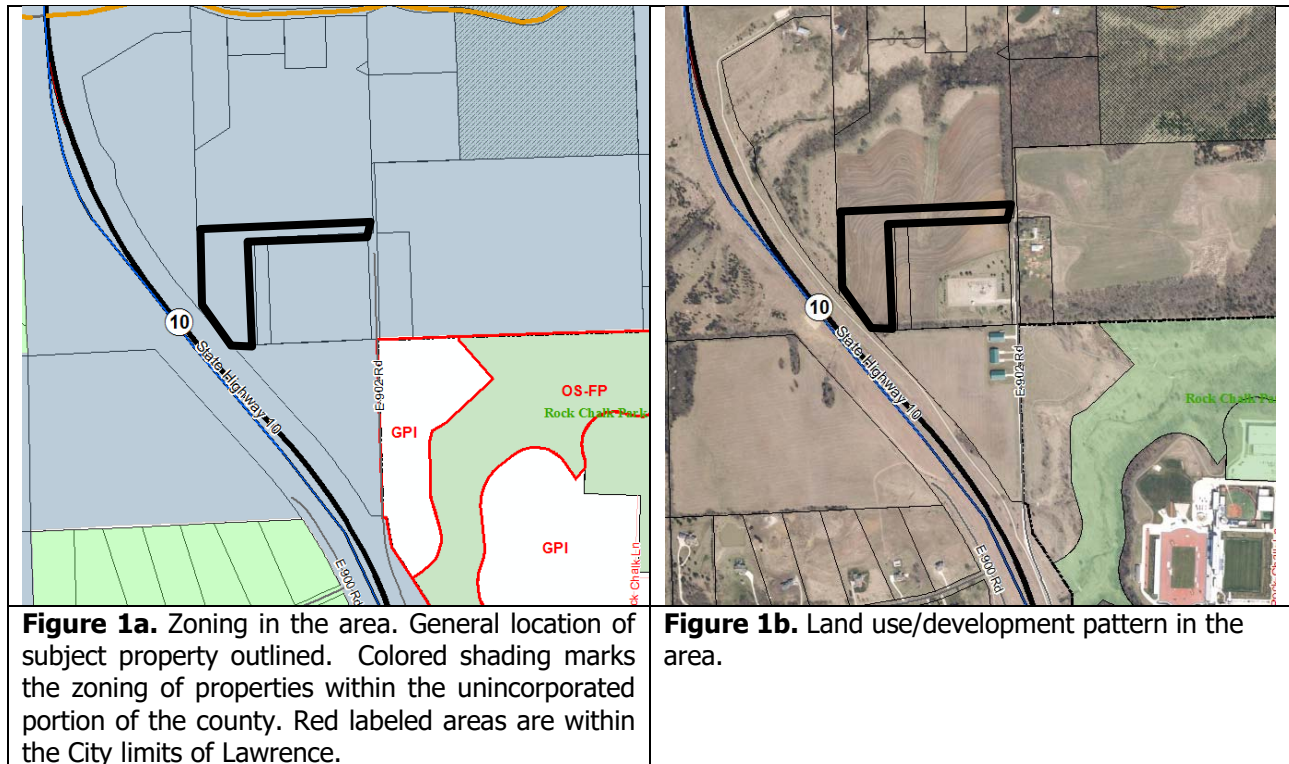
To the east:
A (County-Agricultural); Westar Baldwin Substation; *Utility*

To the south:
A (County-Agricultural) and A-1 (County Suburban-Home Residential) Districts; *Agriculture* and *Single-Family Dwellings*.

To the southeast:
Property within City limits zoned GPI (General Public and Institutional uses) and OS-FP (Open Space with Floodplain Management Regulations Overlay) District; Undeveloped

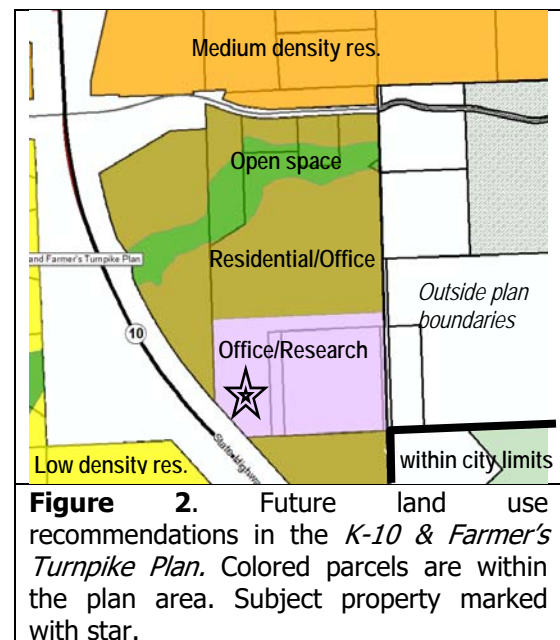
(Figure 1)

land, *Passive Recreation, Entertainment and Spectator Sports, Active Recreation and Participant Sports.*



Summary of Request

The Conditional Use Permit application was submitted to accommodate a *Mini-Storage* use on the subject property. As discussed in the Preliminary Plat staff report, this property was included in previous annexation and rezoning requests along with a Comprehensive Plan Amendment to revise the future land use recommendations in the *K-10 & Farmer's Turnpike Plan* so that 1) a mini-storage use would be permitted to the west of the Westar Baldwin Creek Substation, subject property, and 2) single-dwelling homes would be permitted to the north of the mini-storage use. The Planning Commission approved the Comprehensive Plan Amendment to allow Office/Research uses to the west of the substation (Figure 2) but denied the request for strictly residential uses to the north. The plan notes that one of the recommended uses in the Office/Research area is *Light Wholesale, Storage, and Distribution*. (Section 3.2.1.7, *K-10 & Farmer's Turnpike Plan*) This use category includes mini-storage facilities.



The subject property contains approximately 11.6 acres and is located adjacent to the Baldwin Creek Westar Substation. Twelve one-story storage buildings are proposed, ranging from 35 ft

x 145 ft to 40 ft x 240 ft; for a total building area of 99,675 sq ft. A 1,050 sq ft office and manager's residence will be located in the northeastern building. The plan should be revised to note the manager's residence. The number of units in the buildings is flexible and will vary depending upon demand. The door sizes will typically be limited to 8 ft wide and the unit sizes will be in increments of 5 ft.

The property is within the Urban Growth Area, in close proximity to the City limits, and has been included in City annexation and rezoning applications. The annexation was not approved, as the developer was not prepared to extend City services and infrastructure to the property at that time; however, the Comprehensive Plan Amendment revising the recommended land use on the subject property so that light warehouse uses are permitted was approved. The proposed use on the subject property is possible without the extension of city utilities and infrastructure. Due to the close proximity to city limits and the developer's desire to be annexed into the city, the application is being reviewed under both the standards in the Zoning Regulations, to insure current compliance with the County Code, and under the standards of the City Development Code, to insure future compliance with City Code when the property is annexed.

I. ZONING AND USES OF PROPERTY NEARBY

The subject property is within the Urban Growth Area of Lawrence and is located near the city limits. This proximity to the city results in a mix of rural and urban zonings and land uses in the area. Nearby properties located outside the city limits are zoned A (County-Agricultural) and A-1 (Suburban Home Residential) Districts. In addition the F-F and F-W (Floodway Fringe and Floodway) Overlay Districts are located to the north. Properties within the City, to the southeast of the subject property, are zoned GPI (City-General Public and Institutional Uses) and OS-FP (City-Open Space with Floodplain Management Regulations Overlay) Districts. Property to the north, while zoned agricultural, was divided through the Certificate of Survey process for residential development. Land uses in the nearby area include a major utility, recreation center, sports facility, city park, rural residences and agricultural uses. In staff's opinion, the proposed storage facility would be compatible with the rural and urban zoning and land uses in the area.

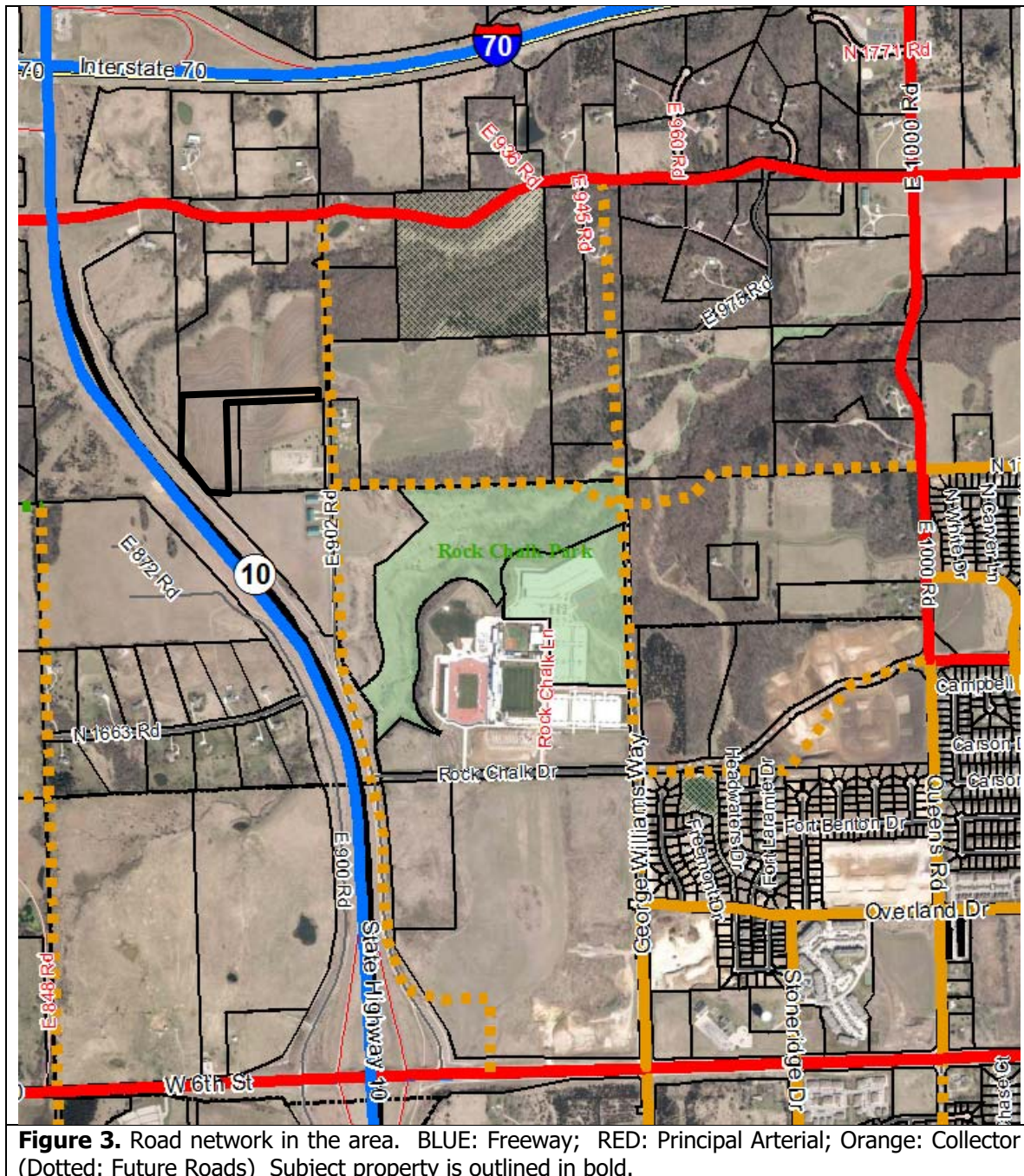
Staff Finding – The subject property is located near the city limits; therefore there is a blend of urban and rural zonings and land uses in the area. Agriculture and General Public and Institutional Uses are the predominate land uses in the area. The proposed use, a mini-storage facility, would be compatible with the nearby land uses and zonings.

II. CHARACTER OF THE AREA

The area is at the northwest boundary of the city and contains both rural and urban properties. The area is bounded on the west by K-10 Highway, which is classified in the Major Thoroughfares Map as a Freeway, and on the north by N 1750 Road, which is classified as a Principal Arterial. Future Collector Streets connect N 1750 Road to W 6th Street/Highway 40 to the south and provide east/west connections to E 1000 Rd and Wakarusa Drive, Principal Arterials. The area has planned access to the major transportation network; however, many of the connecting streets have not yet been constructed. Urban development in this area will require street improvements. (Figure 3)

The rural lands are used primarily for agriculture, rural residences, woodlands, and a major utility. Urban land to the south of the subject property consists of an undeveloped lot which was platted with Rock Chalk Park and lands which were developed with recreation and sport uses: a City park with walking trails; Rock Chalk Park, a KU sport facility; and a City recreation center. Other urban properties in the area include the Mercato development to the south of Rock Chalk Park and the Links at Lawrence, a multi-dwelling development proposed to the east of Rock Chalk Park. These

have not yet been fully developed, but Mercato has applications in process and the Links Development is currently constructing the first phase. The portion of this area that is within the City limits is experiencing development and a Conditional Use Permit (CUP) was approved in 2014 to allow for the expansion of the Westar substation.



The Baldwin Creek floodplain and riparian corridor are significant environmental features in the area. Open space is available in the area in the form of City parklands, with the Rock Chalk Park to the southeast of the subject property and future City parkland to the northeast.

Staff Finding – The area contains a network of planned roads to provide connections to arterials bordering the area on the north (N 1750 Road), east (E 1000 Road and Wakarusa Drive) and

south (W 6th Street/Highway 40). Of these, E 902 Road is in place and Wakarusa Drive (Rock Chalk Drive) is being extended with the development of The Links to connect to E 902 Road. Improvements to E 902 Road will be necessary with this development.

Open space (Baldwin Creek Floodplain and riparian corridor, and City parklands) is present in the area. The area contains a mix of urban and rural land uses with the major uses being agriculture, rural residential, utility, recreation, open space, and sports. The proposed use should have no negative impact on environmental features or open space in the area. With appropriate site design, the use should be compatible with the existing and proposed uses in the area.

III. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

Applicant's Response:

"The location of the site makes it an ideal location for the mini-storage facility."

The subject property is zoned A (Agricultural) District. Section 12-306 of the County Zoning Regulations notes "...the purpose of this district is to provide for a full range of agricultural activities, including processing and sale of agricultural products raised on the premises, and at the same time, to offer protection to agricultural land from the depreciating effect of objectionable, hazardous and unsightly uses." The A District is associated with a majority of the unincorporated portion of Douglas County.

Uses allowed in the A District include: farms, truck gardens, orchards, or nurseries for the growing or propagation of plants, trees and shrubs in addition other types of open land uses. It also includes residential detached dwellings, churches, hospitals and clinics for large and small animals, commercial dog kennels, and rural home occupations. In addition, uses enumerated in Section 12-319 which are not listed as permitted uses in the A District, may be permitted when approved as Conditional Uses. The property is well suited for uses which are permitted in the A District.

The property may not be suitable for residential development, given its location next to the electric substation. The mini-storage use would not be impacted by the industrial nature of the adjacent use. In addition, the mini-storage use will not require city services, but will utilize an on-site sewage management system and rural water.

The property is well suited for the current agricultural uses and also for the proposed *Mini-Storage* use.

Staff Finding – The property is suitable for the uses which are permitted within the A (Agricultural) District and is also suitable for the proposed *Mini-Storage* use.

IV. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

Staff Finding –The property has been used for agricultural uses since the adoption of the Zoning Regulations in 1966.

V. EXTENT TO WHICH REMOVAL OF RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Applicant's Response:

"The approval of the CUP has no detrimental effect on nearby and surrounding properties because the use is consistent with adjacent uses. The property is bordered

by K-10 highway on the southwest, a Westar substation on the east, and agricultural uses on the south, north and west.”

Section 12-319-1.01 of the County Zoning Regulations recognize that “*certain uses may be desirable when located in the community, but that these uses may be incompatible with other uses permitted in a district...when found to be in the interest of the public health, safety, morals and general welfare of the community may be permitted, except as otherwise specified in any district from which they are prohibited.*” The proposed use is included in the Conditional Uses enumerated in Section 12-319-4 of the Zoning Regulations for the Unincorporated Territory of Douglas County as a *Mini- or Self-Storage Facility*.

The proposed use is fairly low impact, with the only activity being the delivery or retrieval of material from the storage units. Negative impacts that could occur with a mini-storage use would be associated with the anticipated traffic to and from the site and with the necessary security lighting. The facility itself will be set back from E 902 Road which currently provides access for a few residences in this area to W 6th Street. (Figure 4) E 902 Road borders Rock Chalk Park and the Mercato Development. E 902 Road will be constructed to City Collector Street standards adjacent to the Mercato property with the development of Mercato, connecting to W 6th Street. Staff suggested that E 902 Road be paved to the intersection with Rock Chalk Drive but the township indicated they would prefer E 902 Road to be stabilized, rather than chip and sealed, and that the mini-storage developer would pay for the annual dust palliative treatment. This upgrade will accommodate the self-storage traffic and will also provide a better roadway for the local residential traffic.

A photometric plan showing the lighting proposed was provided. Lighting will be installed along the north side of the driveway. The photometric shows lighting levels as high as 6.0 foot candles along the north side of the drive, which is about 25 ft wide. The property line is located about 120 ft north of the drive. The photometric should be expanded to show where the light levels reach the maximum amount permitted north of the lights along the north side of the driveway and the north side of the facility (0.2 foot candles). This is the maximum permitted for R Zoned Properties. Since the property to the north is recommended for Residential-Office uses it is likely to be zoned RSO or RMO. The light levels on the other sides of the drive and the facility are less than the 3.0 foot candles permitted along property lines adjacent to non-residential uses. Full cut-off fixtures are proposed for all exterior lights, to minimize glare.

Staff Finding – The project should not negatively impact nearby properties. E 902 Road will be widened and improved to Kanwaka Township standards from the subject property to the intersection with Rock Chalk Drive, which will not only accommodate the self-storage traffic but will provide an improved roadway for the local residences who take access from E 902 Road. The facility itself will be set back from E 902 Road. Lighting will be managed to insure there is no trespass on to adjacent properties and to reduce glare to nearby properties. The photometric plan



Figure 4. Property outlined in blue; location of proposed facility blue. Proposed landscape screening in green.

should be revised to reflect where the lighting levels to the north of the drive and the facility reach the maximum permitted level adjacent to residentially zoned property of 0.2 foot candles.

VI. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE PETITIONER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNERS

Applicant's Response:

"If approved, the project will increase the tax base and provide an identified service need for the community. Denial of the application would prevent the Owner's ability to make productive use of this property except for agricultural use."

Evaluation of the relative gain weighs the benefits to the community-at-large vs. the benefit of the owners of the subject property.

Approval of this request would allow the landowner to develop a *Mini-or-Self-Storage* use at this location. If the request is denied the subject property will remain in agricultural production. Denial of this request would benefit the general welfare and safety if there were negative impacts associated with the proposed use; however, negative impacts are expected to be minimal. The property owner will be responsible for improving E 902 Road to Rock Chalk Drive to accommodate the anticipated traffic. E 902 Road is classified as a Future Collector Street in the City Major Thoroughfares Map. When the property is annexed and additional development is proposed in the area, E 902 Road will be improved to City Collector Street Standards. The mini-storage use does not require the extension of City services and is a 'first-step' in the urbanization of the area.

Staff Finding – In staff's opinion, the approval of this request will result in a compatible project that will not harm the public health, safety or welfare; therefore, denial of the request would provide no benefit to the public health, safety or welfare.

VII. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response:

"The request conforms to Horizon 2020. The city and County Commissions recently approved a modification to Horizon 2020 and the K-10 & Farmer's Turnpike Plan to reclassify the proposed parcel as Office/Research. The mini-storage use is consistent with the Office/Research use group."

An evaluation of the conformance of a Conditional Use Permit request with the comprehensive plan is based on the strategies, goals, policies and recommendations contained within *Horizon 2020*. A Conditional Use Permit provides additional review for uses which may be desirable in an area, but could have negative impacts. This tool allows development to occur in harmony with the surrounding area and to address specific land use concerns.

The property is located within the planning boundary of the *K-10 & Farmer's Turnpike Plan*. This plan was revised in 2015 to recommend Office/Research uses on the subject property and the property to the east which contains the electric substation. The plan recommends the following primary uses for the Office/Research area: professional offices, research services, manufacturing and production limited and technology, light wholesale storage and distribution. (Section 3.2.1.7, *K-10 & Farmer's Turnpike Plan*)

Staff Finding –The proposed CUP is compliant with the recommendations in the comprehensive plan, particularly the *K-10 & Farmer's Turnpike Plan* as the proposed use is a recommended use in the plan.

CUP PLAN REVIEW

Principal factors associated with the future site design include adequate buffering from the residential or residential/office uses to the north, and the appearance of the warehouse from the nearby residential areas and K-10 Highway.

Parking and Access:

The property is being platted concurrently with this Conditional Use Permit. The lot will be 150 ft wide on E 902 Road and the access drive will be located in this area. The self-storage unit will be located to the west of the electric substation as shown in Figure 4. A Westar easement over the 150 ft wide portion which contains the drive for the facility allows for the construction and maintenance of electric and communication transmission and distribution lines. Westar and the property owner are processing an agreement allowing the access drive in the southern 30 ft of the easement. Westar has requested that they be permitted to connect to this driveway and the property owner indicated that this would be acceptable provided no Westar vehicles larger than a pickup truck would be permitted on the driveway and that Westar participate in the annual cost of the dust palliative for E 902 Road. The plans should note this agreement and include the recording Book and Page Number.

The standards, listed in Section 12-31-4.34 *Mini-or self-storage facilities*, of the Zoning Regulations which apply to access and parking are discussed below (the standards are listed and staff's review follows in italics):

Standard b. Must take direct access from a paved road classified as 'collector' or higher.

Staff discussion:

E 902 Road is classified as a Future Collector in the City Major Thoroughfares Map and a Local Road in the Douglas County Access Management Standards Map. The property is in the unique situation of being ready for annexation into the city, except that the property owner is not prepared to extend the required City utilities and infrastructure at this time. Given the likelihood of annexation in the future and the proximity to the City limits, the classification of E 902 Road as a future collector street fulfills this requirement.

The road is not currently paved; however, the Kanwaka Township Trustee indicated that they would prefer that the road be stabilized rather than chip and sealed. The County Engineer provided the following explanation of the stabilizing process:

"Stabilizing a rock road involves thoroughly mixing a stabilizing agent, e.g. magnesium chloride, throughout the depth of the rock surfacing, then shaping and compacting the mixture. Typically, a reclaiming machine is used to incorporate the stabilizing agent into the full depth of rock surfacing. The stabilizing agent is blended into the rock surfacing through the machine's integrated additive injection system during manipulation.

The stabilized rock road is still a rock road, but will be much less dusty. Dust is caused by fine materials in the rock surfacing mix leaving the road surface. The stabilized road holds the fine materials in place, and typically results in less required maintenance. An annual topical dust palliative treatment is still required. A stabilized road with an annual dust palliative treatment is less dusty than an un-stabilized rock road with annual dust treatment."

The County Engineer indicated that the 8" rock surfacing should be adequate for the anticipated traffic with the mini-storage facility. The intent of the 'paved road' requirement is to reduce the impact of dust associated with traffic on adjacent property

owners. The stabilized treatment would provide a suitable surface for the traffic and would reduce the dust. The intent of this standard is met.

Standard f. Access way width must be a minimum of 20 ft for one-way traffic and 25 ft for two-way traffic (to allow parking within the drive aisles).

Staff discussion:

The access drive to the facility and all interior access ways are 25 ft wide.

Standard g. Off-street parking shall be required on the basis of one space for each 8,000 sq ft of floor area in the facility, plus one space for each employee, but in no case shall the number be less than 5 spaces.

Staff discussion:

The plan indicates that there will be 99,675 sq ft of storage area and 1 employee. This would require 13 parking spaces plus 1 employee parking space for a total of 14 parking spaces. Of these, one is required to be ADA van accessible. 14 parking spaces, with one being ADA van accessible, are provided on the plan.

Utilities

On-Site Sewage Management System: The health department indicated that they would evaluate the area proposed for a septic system to see if it is adequate for the use. The applicant should work with the health department to insure adequate area is available for the septic system, or the plans shall be revised to provide adequate area.

Water: Water will be provided from Rural Water District No. 1. A 2 in. line will be bored under K-10 Highway to provide service to the office and residence. (This should be noted on the plan.) The Kanwaka Fire Department noted that hydrants should be installed when possible, but in the meantime they can fill their tanks with water from the hydrant at Rock Chalk Park. The Rural Water District is not able to provide water pressure sufficient for a fire hydrant.

Landscape and Screening:

Standard e: Screening must be provided on any side which abuts a residentially zoned district or a property containing a residence with a view reducing wall, fence, berm, landscaping materials, or a combination.

Staff discussion:

The plan shows a solid screen of Western Arborvitae along the north edge of the access drive from E 902 Road and along the north, west, and south side of the facility. No screening is proposed along the east property line adjacent to the substation. There are no residences or residentially zoned properties abutting the subject property, but the screening is being proposed in anticipation of the area being annexed and rezoned. The long range plan for the area, K10 & Farmer's Turnpike Plan, recommends residential/office land uses to the north.

Following annexation, the west side of the property will be located within the TC Major Transportation Corridor Overlay District for the K-10/SLT Highway. This District extends 500 ft each side of the centerline of the highway and includes a 50 ft building and parking area setback from the right-of-way line and requires a continuous landscape screen. The District requires that landscaping screening be placed within 50 ft of the boundary of the property that lies nearest to the Trafficway. In this case, a 50 ft wide Westar Easement and a 50 ft gas pipe line easement located adjacent to the Trafficway requires the landscaping to be set back; however, the landscaping is planted as close as possible to the Trafficway. The landscaping

being proposed along the K10 right-of-way is compliant with the requirements of this overlay district.

Westar indicated that the trees cannot be located within their easement and suggested that they be moved north or south of the easement. The plan should be revised to relocate the screening landscaping. The landscaping should be revised to show a variety of planting materials so that an effective screen can be maintained in the event of species specific pests or disease.

Other Standards:

Standard a. Must be located in an Urban Growth Area.

Staff discussion:

This property is located in the City of Lawrence Urban Growth Area.

Standard c. Security fencing and lighting must be provided for the entire facility. Security fencing is fencing which permits visibility while obstructing access. An example would be a 6 ft high chain link fence.

Staff discussion:

The plan shows 6 ft tall chain link fencing around the perimeter of the storage facility. It also shows a retaining wall along the east and southeast side of the facility. The height of this wall should be noted on the plan.

Standard d. All outdoor lights shall, to the maximum extent feasible, confine emitted light on the property on which the light is located and not be directed upwards toward the sky. All lights are to be shielded to reflect or direct light away from adjoining property but may be of sufficient intensity to discourage vandalism and theft. Photometric plans must be submitted with the site plan. Maximum illumination at lot line is as follows:

- 1) 0.2 foot-candles, or less, if adjacent to a residentially zoned property.
- 2) 3 foot-candles, or less, if adjacent to a non-residentially zoned property.
- 3) 1 foot-candle at lot line abutting the road right-of-way.

Staff discussion:

A photometric plan showing the lighting proposed was provided. Lighting will be installed along the north side of the driveway. The photometric plan shows lighting levels as high as 6.0 foot candles along the north side of the drive, which is about 25 ft wide. The property line is located about 120 ft north of the drive. The photometric should be expanded to show where the light levels reach the maximum amount permitted north of the lights along the north side of the driveway and the north side of the facility (0.2 foot candles). This is the maximum permitted for R Zoned Properties. Since the property to the north is recommended for Residential-Office uses it is likely to be zoned RSO or RMO. The light levels on the other sides of the drive and the facility are less than the 3.0 foot candles permitted along property lines adjacent to non-residential uses and the 1 foot-candle permitted at the lot line abutting road right-of-way. Full cut-off fixtures are proposed for all exterior lights, to minimize glare. The plan should note the height of the light poles.

Standard h. All storage will be kept within an enclosed building, unless a portion is designated for covered (non-enclosed) or exterior vehicle storage. This area may be used for storage of trucks, automobiles, trailers, boats, or RVs. Exterior storage of unregistered and/or disassembled vehicles is prohibited. Access ways and individual spaces must be shown on the plan and designated on the site. One vehicle and trailer will be permitted per stall. Any covered (non-enclosed) or exterior vehicle storage must be screened from adjacent public roads, residentially

zoned properties or a property containing a residence with a view reducing wall, fence, landscaping materials or a combination of these measures.

Staff discussion:

The plan does not include any exterior storage. A note should be added that no exterior storage will occur, and that any exterior storage would require a revised site plan and compliance with the exterior storage standards in Section 12-319-4.34.

Standard i. Activities which are prohibited on the premises include miscellaneous or garage sales, commercial shipping and receiving, and the servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment. Storage spaces shall not be used for storage of commercial or industrial trucks and/or trailers, workshops, hobby shops, manufacturing or similar uses. Human occupancy shall be limited to that required to transport, arrange, and maintain stored materials.

Staff discussion:

This is noted on the plan as a condition of the CUP.

Standard j. The area shall be properly policed by the owner or operator for removal of trash and debris.

Staff discussion:

This is noted on the plan. The plan includes a manager's residence to provide an on-site presence.

Standard k. Keyless keypad entry system required or similar secure entry system with monitoring ability.

Staff discussion:

This is noted on the plan.

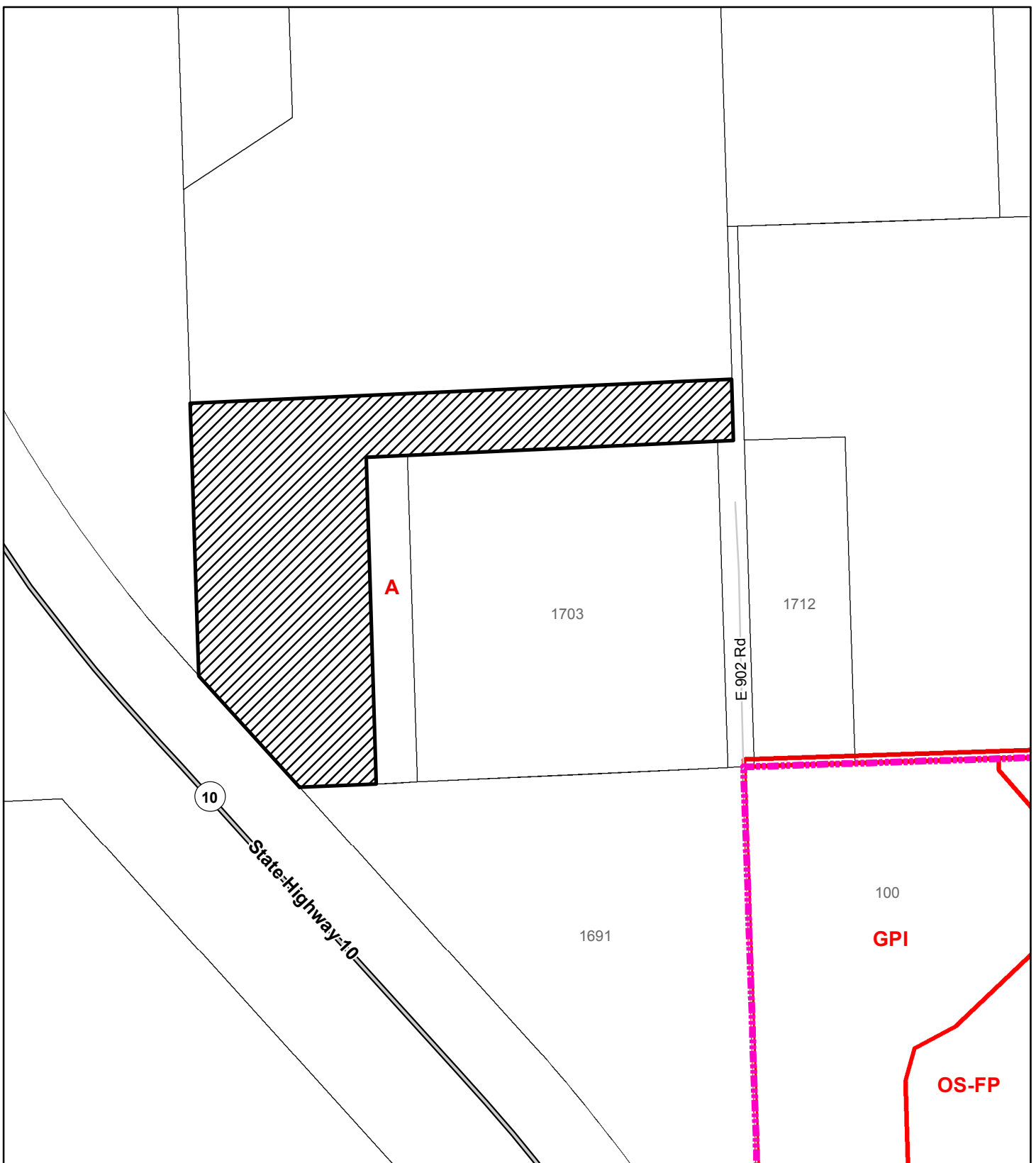
Standard l. All storage units must be oriented toward the interior of the site. Doors may not be visible or located along the perimeter.

Staff discussion: *The buildings border the east and west side of the facility with no access drives to the rear. The plan notes that no storage units will be permitted to face the sides of the site.*

Conclusion

As noted in the report, this property has been the subject of annexation requests and is in close proximity to the Lawrence city limits. Due to this, the request has been reviewed primarily with county standards, but also reviewed for future compliance with City Code following annexation. In staff's opinion the proposal meets the standards for a Mini- or Self- Storage facility as permitted with a Conditional use.





**CUP-17-00092: Conditional Use Permit for mini-storage facility,
located on 11.63 acres in the 1700 block of E 902 Rd**
**PP-17-00093: Preliminary Plat for 902 Storage, located on 11.63
acres in the 1700 block of E 902 Rd**

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

ITEM NO. 8: 2018 – 2022 CAPITAL IMPROVEMENT PLAN

Review projects proposed for inclusion in the 2018 - 2022 Capital Improvement Plan (CIP) for the City of Lawrence.

STAFF RECOMMENDATION: Staff recommends the Planning Commission make a finding that the projects presented in the 2018 - 2022 CIP Recommended Projects List are in conformance with the City's Comprehensive Plan and forward a recommendation to the City Commission for approval.

GENERAL INFORMATION

KSA 12-748 provides the basis for the Capital Improvements Plan (CIP), which is a planning tool that helps guide City investments in constructing public facilities or utilities that are in conformance with the Comprehensive Plan. The statute emphasizes the link between *public improvements and adopted land use plans*. The Planning Commission's role in the CIP process is to review the multi-year plan that includes the attached CIP Recommended Projects List and determine if these proposed projects are consistent with the goals and policies in *Horizon 2020*.

For example, if a street improvement project was proposed that was located miles beyond the adopted Urban Growth Area, the Planning Commission would make a finding that the proposed improvement was not in conformance with the Comprehensive Plan and provide a report to the governing body identifying how the project did not conform. In staff's opinion, the proposed projects included in the attached CIP Project List do conform to the adopted policies in *Horizon 2020*.

BACKGROUND

To keep pace with the growth of Lawrence and to provide for many of the community's needs identified in the City's Comprehensive Plan requires public investments to be made annually in capital improvements. If needed improvements are not made annually, the condition of the City's infrastructure will deteriorate and eventually will not be able to be ignored. At that point, the cost will be much greater due to the size and scope of the needed improvements as well as the increase in construction costs.

In addition to growth, there are also older areas of the City that were developed without adequate facilities, such as storm sewers and sidewalks. Capital improvements are needed to address these inadequacies, benefiting not only the neighborhoods where they are located but the entire community.

Because the cost of addressing all of the City's capital needs in one budget year is too great, it is necessary to create a multi-year plan based on priority of need and the anticipated resources available each year. That plan is called the Capital Improvement Plan or CIP.

There are many benefits of having a Capital Improvement Plan. It provides an overall perspective of the development pattern of the city, and thus enables the citizens as well as the City Commission and City staff to take a long-range view of their future activities and

responsibilities. It calls attention to the deficiencies within the city and stimulates action to correct them. It promotes coordination of projects across city departments and across overlapping governmental jurisdictions. It can also allow city staff to more effectively budget operating expenditures required each year that are necessary to maintain new projects and stabilize personnel demands.

Capital Project Defined

A capital project is defined as a project with a minimum total cost of \$100,000 and a life expectancy of at least five years. These projects may be funded from any source or combination of sources, such as property and sales taxes, rate payer or user fees, general obligation debt or intergovernmental revenues. Project examples include construction or expansion of public buildings; new storm and sanitary sewers; water line upgrades and extensions; the acquisition of land for public use; planning and engineering costs; and street and sidewalk construction & maintenance.

Capital Improvement Plan Development Process

For this year, capital project request forms were prepared by various City departments, agencies, and members of the public. Completed forms were submitted to the City Manager's Office for all needed improvements that should be constructed or started during the next five fiscal years. The request forms included a description of the scope and justification for a project as well as a budget for anticipated costs and expected funding sources. The departments also suggested a year for the project based on priorities and needs. If appropriate, Master Plans were used as a basis for recommendations.

The projects were reviewed by the City's administrative review team using a priority matrix. The scores were translated into priority rankings and a funding plan was developed for the highest priority projects. This information was used to develop the City Manager's recommended Capital Improvement Plan. The 2018 recommended CIP projects are those that, by virtue of priority and need, are recommended for inclusion in the 2018 budget.

The plan includes a list of the recommended projects by department and by funding sources and indicates expected expenditures in each year of the 5-year plan. In addition to the project list, the CIP includes project summary sheets for each of the recommended projects included in the plan.

As outlined in the Finance Director's April 11, 2017 memo to the City Commission, the recently adopted Strategic Plan guided the development of this CIP. The following CIP projects specifically address the Priority Initiatives in the Strategic Plan:

Identify barriers to having high-speed fiber throughout Lawrence and facilitate the development of the necessary infrastructure by the private sector.

The presented CIP includes an annual allocation to fiber projects.

Review 9th Street plans and develop a proposal to complete the road infrastructure and determine ability to add creative and artistic elements.

The presented CIP includes reconstruction of 9th Street from New Hampshire to Pennsylvania. Artistic design in the corridor, including a citizen request, was left unfunded.

Develop a City facility master plan and comprehensive facility maintenance plan.

The presented CIP includes a new department of Facility Repair & Maintenance in order to consolidate city-wide maintenance plans. The presented CIP includes funds to plan for consolidation of several city operations.

Develop and communicate a long-term financial strategy.

The presented CIP is planned to be balanced with a long-term financial forecast and serves as a communication tool for city departments and the public.

Develop a master plan for Downtown that includes needed and desirable assets, infrastructure, and uses

The presented CIP includes funding for a downtown master plan as well as future funding for implementation of potential recommended projects.

The City Commission memo also states that the CIP addresses the Critical Success Factors identified in the Strategic Plan:

Effective Governance/Professional Administration

- A long-range CIP is a critical component of effective governance and professional administration. The CIP was scored based on compliance with the critical success factors.

Safe, Healthy, and Welcoming Neighborhoods

- Affordable housing continues to be included in the CIP as well as funding for sidewalk/ADA improvements, bike/pedestrian improvements, neighborhood parks and trails.

Innovative Infrastructure and Asset Management

- The CIP includes funding for repair and replacement of numerous infrastructure, facilities, equipment and assets.

Core Services

- The CIP includes funding for services that address the health, safety and welfare of the community, including intersection improvements and public safety equipment & training.

Sound Fiscal Stewardship

- This data is presented in a way that staff hopes assists the governing body in prioritizing across all city services and balances the needs with available resources.

Collaborative Solutions

- The CIP includes collaborative solutions such as the partnership with the Humane Society and reflects projects that are funded in partnership with other government agencies, including the FAA, FTA, FHWA and KDOT.

The recommended CIP is now submitted to the Planning Commission, for review of the Capital Improvement Plan to ensure all projects included are consistent with the City's Comprehensive Plan, *Horizon 2020*. The Plan is ultimately approved by the City Commission and implemented through the adopted annual budgets.

CIP RECOMMENDED PROJECTS LIST

The CIP list includes projects underway this year or anticipated for construction/implementation in the next five years. The list is presented by departments & programs and also by funding source. There is a significant emphasis on infrastructure reinvestment in the City's water and wastewater systems; street and facility maintenance, and operational equipment and vehicles. In addition to the expected expenditures for facilities & maintenance, infrastructure, and equipment; the plan includes funding for land acquisition and social justice initiatives.

- *Facilities & Maintenance* projects include new buildings; upkeep or upgrades to existing sites; or work group projects proposed to increase efficiencies in the organization.
- *Infrastructure* encompasses projects that are constructing and/or developing public infrastructure (primarily street and stormwater improvements; sanitary sewer and water improvements; and service delivery programs); non-motorized transportation improvements; and public transit facilities.
- *Equipment* includes projects such as vehicle and machinery replacements; transit shelter amenities; and public safety equipment.
- *Land Acquisition* projects identify the need for future parkland and other needs, such as rights-of-way or easements associated with transportation, utility or fiber improvements.
- *Social Justice Initiatives* include identified funding for affordable housing projects and programs.

As noted above, the Recommended Projects List is followed by a series of project summary sheets which provide a description and justification explaining the details of the project, and the necessary reasons for undertaking the project. Projects are not specifically prioritized in this list, although funding is recommended in specific years within the plan. The City Commission prioritizes projects as part of the annual budget process.

PLANNING COMMISSION'S ROLE

Per KSA 12-748 the Planning Commission is required to review all Capital Improvement Projects included in the CIP to ensure conformance with the City's Comprehensive Plan, *Horizon 2020*. All of the projects listed are supported by goals and policies in *Chapter 10 – Community Facilities*.

GOAL 1: Provide Facilities and Services to Meet the Needs of the Community

Provide quality public and semi-public facilities equitably distributed throughout the community.

Policy 1.1: Maintain Existing Facilities

- a. Encourage the adaptive reuse or redevelopment of excess community facilities and sites.
- b. Maintain or upgrade existing facilities and services where necessary to serve existing development.

Policy 1.3: Coordinate the Delivery of Services

- a. Plan cooperative use of facilities, services and land to optimize use of resources and avoid duplication.
- b. Encourage the coordination of services and facilities among those municipal service providers engaged in similar services in the county.

Policy 1.4: Combine Facilities

- a. Encourage multiple uses of educational facilities for recreation and/or other service programs.
- b. Promote combined public facilities such as school/community centers, police/fire stations, or library/community centers in several locations throughout the community to improve accessibility and promote efficient delivery of services.

Many of the *Infrastructure* projects are specifically transportation projects. A number of the *Equipment and Facilities* projects, such as Vehicle Replacements, Mobile Radio upgrades, ITS Video Detection installations and Street/Intersection/Turn Lane improvements, are related to security, mobility and accessibility. These projects are supported in *Chapter 8 – Transportation*:

GOAL 1: Improve Safety & Security

Strategy 1.1.4: Collect and analyze crash, injury and fatality data to set high priority areas for safety improvements.

GOAL 2: Focus on System Preservation and Economic Efficiency

Strategy 2.1.1: Maintain the existing road and bridge assets by adequately maintaining transportation facilities to preserve their intended function and maintain their useful life.

Strategy 2.2.4: Implement Intelligent Transportation Systems (ITS) and upgrade traffic signal equipment and communications and other technology to improve traffic flow with existing roadway capacity.

GOAL 3: Maximize Accessibility and Mobility

Objective 3.1: Minimize delay and congestion to improve travel times through identifying and upgrading traffic signal technology and communications to improve traffic flow.

Objective 3.2: Provide viable transportation alternatives (transit, bicycle, pedestrian) with better interconnectivity for people and goods by considering transit, bikeway and pedestrian facility details in all new development site planning, and adhering to local Complete Streets policies.

GOAL 4: Consider the Environment and Quality of Life

Strategy 4.1.5: Encourage the use of alternative modes of transportation and encourage development that minimizes reliance on the automobile, especially the single occupant car.

Strategy 4.2.1: Improve connectivity between existing employment centers, retail activity areas, and regional destinations as feasible to foster the continued growth and vitality of those areas.

Parks and Land Acquisition projects are supported in both *Chapter 10 – Community Facilities* and *Chapter 9 – Parks Recreation and Open Space*:

GOAL 2: Protect the Existing Parks, Recreation, and Open Space System

Maintain and enhance the existing parks, recreation, and open space system to meet an expressed community need for improvements to this system and to improve the overall community image.

GOAL 3: Expand the Existing Parks, Recreation, and Open Space System

Acquire new parkland and open space areas to stay ahead of growth and to meet anticipated community demand and locate such areas in a manner that is consistent with the coordinated planning and development efforts of the community. Within urban areas, work towards providing public green spaces within ¼ mile of each residence.

GOAL 4: Connectivity To, From, and Between Park, Recreation, and Open Space Areas and Facilities

Provide linkages to the parks, recreation, and open space system that improve community accessibility to such areas and that take into consideration the variety of linkage types available for active and passive recreational needs.

The street and utility improvements for E 19th Street reconstruction, as well as Farmland remediation projects, support the continued development of VenturePark. Airport improvements facilitate new private investment and continue to increase safety. These projects are supported by goals and policies in *Chapter 7 – Industrial and Employment-Related Land Use* and *Chapter 12 - Economic Development*:

GOAL 2: Criteria for Location of New Industrial and Employment-Related Development

Provide industrial and employment-related areas to meet the economic needs of the community.

GOAL 4: Transportation Considerations

Promote a multi-modal transportation system which provides or improves access and circulation within and adjacent to industrial and employment-related areas.

A number of projects related to attraction of visitors to the community through Parks & Recreation sporting and golf tournaments; regional swim meets; National Heritage Area activities and maintenance of civic spaces; and Downtown Lawrence improvements are supported by the goals and policies in *Chapter 12 - Economic Development*:

Policy 5: Visitor Industry Development

Visitors play a vitally important role in economic development. Douglas County is attractive because of its higher-education resources and activities, its arts, its unique heritage, and its authentically historic downtown with locally-owned retail businesses. The extraordinary quality of life that attracts residents and businesses also attracts high-quality visitors.

The projects related to *Affordable Housing Initiatives* are supported by the goals and policies in *Chapter 5 – Residential Land Use*. The chapter is based on the **Neighborhood Concept**:

Neighborhoods are the building blocks of strong communities both physically and socially. Consequently, neighborhoods should be designed to promote social interaction, efficient use of automobiles, and encourage pedestrian and non-motorized activity. To enable this, neighborhoods should provide residents with a functional and aesthetic environment where a sense of identity is created, historic features and cultural traditions are respected, choices are offered, basic services are provided, and connections to a common past maintained.

The concept describes physical elements that support strong neighborhoods, including:

3. Mixed Housing Types

Different types, styles, sizes, densities, and price ranges should be incorporated. Where possible, rehabilitation of existing structures is encouraged. Live/work opportunities should be explored.

Goal 2: Create a Functional and Aesthetic Living Environment

Policy 2.7: Provide for a Variety of Housing Types

- a. Intersperse low- to moderate-income housing throughout the city.
- b. Encourage the use of a variety of housing types.

The Capital Improvement Plan includes a number of projects that will provide increased pedestrian & bicycle infrastructure throughout the city. These projects include the sidewalk gap program, reconstruction of major streets with bike lanes and sidewalks, downtown brick pavers, trail connections and public transit shelters & amenities. These projects are supported by the strategies in *Chapter 8 – Transportation*, as well as, goals and policies throughout the plan. *Chapter 16 – Environment* includes a variety of policy statements that emphasize alternative transportation methods, encouraging development patterns that strengthen connectivity and investing in ways to support a sustainable, healthy and active community.

Policy 1.7: Develop stormwater management policies and programs in a manner that ensures water quality and properly controls runoff.

- c. Maintain an inventory of stormwater structures for ongoing inspection, compliance and maintenance procedures. Establish an inspection and maintenance plan with property owners as part of Best Management Practices (BMPs).
- d. Use nonstructural or natural approaches to stormwater system design and management. Encourage stormwater management that uses natural features, rain barrels, rain gardens, bio-retention swales, pervious paving materials, and limits the use of impervious surfaces, etc.

Policy 2.6: Preserve existing open space and create new open space areas to preserve and expand a sustainable green infrastructure system.

- a. To maximize the advantages to the community that the natural and built environments provide, open space preservation shall remain a goal especially as it relates to protecting and preserving natural features discussed in the Comprehensive Plan. This should be done through:
 - a.1 Maintaining and enhancing existing open space.
 - a.2 Creating new designated open space areas.
 - a.3 Creating a large interconnected network of open space.
- e. The acquisition and continued maintenance of open space that is publicly accessible shall be strongly encouraged.

Policy 3.1: Improve air quality through reduction in emissions from vehicle exhaust by reducing the number of vehicle miles traveled.

- g. Develop a walkable, complete street program stressing connectivity and street design that safely accommodates all users including non-motorized vehicular traffic.

Policy 3.2: Reduce emissions from vehicle exhaust and encourage the use of more energy efficient vehicles.

- c. The City and County should take a leadership role in reducing emissions from the city/county vehicles and public transit vehicles, purchasing more energy efficient vehicles, and reducing the number of miles traveled when possible.

Policy 5.1: Manage solid waste through a program that emphasizes the principles of Reduce, Reuse, and Recycle.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends the Planning Commission make a finding that the projects presented in the 2018 - 2022 CIP are in conformance with the City's Comprehensive Plan and forward a recommendation to the City Commission for approval.

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Citizen Input

Contact

Project # CI05

Project Name Affordable Housing Initiatives

Type Unassigned

Useful Life

Category Unassigned

Priority n/a

Status Active

Department Priority

Unfunded

Total Project Cost: \$2,000,000

Description

To Support the acquisition, rehabilitation, and development of affordable housing and supportive services so that all persons in the community have access to independent living with dignity

Justification

Quality housing for all income groups has been identified by the community as one of the most important issues facing the city. (Leisure Vision/ETC Institutes for the City of Lawrence/Douglas 2014)

Prior	Expenditures	2018	2019	2020	2021	2022	Total
300,000	Other	300,000	350,000	350,000	350,000	350,000	1,700,000
Total	Total	300,000	350,000	350,000	350,000	350,000	1,700,000

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
300,000	General Obligation Debt	300,000	350,000	350,000	350,000	350,000	1,700,000
Total	Total	300,000	350,000	350,000	350,000	350,000	1,700,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

2018 *thru* 2022

Department Citizen Input
Contact
Type Unassigned
Useful Life
Category Unassigned
Priority n/a
Status Active

Project # CM1701CIP
Project Name Animal Shelter Construction Partnership

Department Priority
Unfunded

Total Project Cost: \$7,500,000

Description
Lawrence Humane Society request of 1/3 contribution to their capital campaign

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	7,500,000					7,500,000
Total	7,500,000					7,500,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt			2,500,000			2,500,000
Private Partnership	5,000,000					5,000,000
Total	5,000,000		2,500,000			7,500,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

2018 *thru* 2022

Department Citizen Input
Contact

Report criteria:

- All Categories
- All Contacts
- All Department Priority data
- All Priority Levels
- All Source Types
- All Unfunded data
- Department: Citizen Input
- Selected Projects
- Status: Active
- Type: E or I or M or Z

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Citizen Input
Contact Finance Director
Type Unassigned
Useful Life
Category Unassigned
Priority n/a
Status Active

Project # CI02
Project Name OPPOSITION to 19th & Harper

Department Priority
Unfunded X

Total Project Cost: \$0

Description
Curb and gutter concrete upgrade of E. 19th St. from Harper St. to the Venture Business Park, with a connection of East 19th St. to O'Connell Rd. This is a draft plan by Public Works, Project PW 1506. Submitted by Michael Almon

Justification
Item submitted by the Brook Creek Neighborhood Association; University Place Neighborhood residents; Barker Neighborhood residents opposed to this project and requests the City Commission abandon draft plans for Project PW1506

Expenditures	2018	2019	2020	2021	2022	Total
Other	0					0
Total	0					0

Funding Sources	2018	2019	2020	2021	2022	Total
Unfunded	0					0
Total	0					0

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Citizen Input

Contact

Project # CI03

Type Unassigned

Project Name E 902 Road Improvements

Useful Life

Category Unassigned

Department Priority

Priority n/a

Unfunded X

Status Active

Total Project Cost: \$1,700,000

Description

Submitted by David Hamby, BH Consultants

E 902 Road Improvements from Rock Chalk Drive to North City Limits, approximately 1/2 mile total length. Improve existing road to City Standard Street Section.

Justification

Formation of a benefit district for the project would involve the City as the City owns land adjacent to the project. The property owners adjacent to the road are interested in improvement of the road.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design				200,000		200,000
Construction/Maintenance				1,500,000		1,500,000
Total				1,700,000		1,700,000

Funding Sources	2018	2019	2020	2021	2022	Total
Unfunded				1,700,000		1,700,000
Total				1,700,000		1,700,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

2018 *thru* 2022

Department Citizen Input
Contact
Type Unassigned
Useful Life
Category Unassigned
Priority n/a
Status Active

Project # CI06

Project Name Affordable Housing Initiatives Increase

Department Priority
Unfunded X

Total Project Cost: \$5,850,000

Description

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Other	1,200,000	1,200,000	1,150,000	1,150,000	1,150,000	5,850,000
Total	1,200,000	1,200,000	1,150,000	1,150,000	1,150,000	5,850,000

Funding Sources	2018	2019	2020	2021	2022	Total
Unfunded	1,200,000	1,200,000	1,150,000	1,150,000	1,150,000	5,850,000
Total	1,200,000	1,200,000	1,150,000	1,150,000	1,150,000	5,850,000

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Citizen Input
Contact Finance Director
Type Improvement
Useful Life
Category Buildings
Priority n/a
Status Active

Project # CI1801
Project Name Boys & Girls Club Teen Center

Department Priority
Unfunded X

Total Project Cost: \$100,000

Description

Boys & Girls Club is requesting \$100,000 in funding for completion of their plans to build a \$4.2 million facility adjacent to the Peaslee Center.

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	100,000					100,000
Total	100,000					100,000

Funding Sources	2018	2019	2020	2021	2022	Total
Unfunded	100,000					100,000
Total	100,000					100,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

2018 *thru* 2022

Department Citizen Input
Contact
Type Unassigned
Useful Life
Category Unassigned
Priority n/a
Status Active

Project # CI1802
Project Name The East Ninth Project Art

Department Priority
Unfunded X

Total Project Cost: \$500,000

Description
Artistic redesign of six blocks of East Ninth Street

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	200,000					200,000
Construction/Maintenance	200,000	100,000				300,000
Total	400,000	100,000				500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Unfunded	400,000	100,000				500,000
Total	400,000	100,000				500,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

2018 *thru* 2022

Department Citizen Input
Contact
Type Improvement
Useful Life
Category Unassigned
Priority n/a
Status Active

Project # CI1804
Project Name Protected Bicycle Lanes, Mass Street

Department Priority
Unfunded X

Total Project Cost: \$343,500

Description
Resizing vehicle lane and add protected bicycle lanes

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		343,500				343,500
Total		343,500				343,500

Funding Sources	2018	2019	2020	2021	2022	Total
Unfunded		343,500				343,500
Total		343,500				343,500

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Citizen Input

Contact

Project # CI1805

Type Unassigned

Project Name 13th/Oak Hill bike-walk, Mass-Elmwood

Useful Life

Category Unassigned

Department Priority

Priority n/a

Unfunded X

Status Active

Total Project Cost: \$315,000

Description

Construct vehicle speed and volume control devices to create a bike-walk street on East 13th from Mass to Brook, continuing on Oak Hill from Brook to Elmwood

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	15,000					15,000
Construction/Maintenance		300,000				300,000
Total	15,000	300,000				315,000

Funding Sources	2018	2019	2020	2021	2022	Total
Unfunded	15,000	300,000				315,000
Total	15,000	300,000				315,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

2018 *thru* 2022

Department Citizen Input
Contact
Type Unassigned
Useful Life
Category Unassigned
Priority n/a
Status Active

Project # CI1806
Project Name Parkhill Parks Playground Improvement

Department Priority
Unfunded X

Total Project Cost: \$195,000

Description

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	195,000					195,000
Total	195,000					195,000

Funding Sources	2018	2019	2020	2021	2022	Total
Unfunded	195,000					195,000
Total	195,000					195,000

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Citizen Input

Contact Finance Director

Type Unassigned

Useful Life

Category Economic Development

Priority n/a

Status Active

Project # CI1807
Project Name Peaslee Center Grant

Department Priority

Unfunded X

Total Project Cost: \$837,500

Description

Peaslee Center requests a grant to pay off one-half of their mortgage balloon (\$787,500) which comes due in January 2018. They also request \$50,000 for roof repair & HVAC system repair.

Justification

Without this funding, Peaslee Tech will not be able to meet its financial obligations and workforce training would either be significantly reduced or eliminated.

Expenditures	2018	2019	2020	2021	2022	Total
Other	837,500					837,500
Total	837,500					837,500

Funding Sources	2018	2019	2020	2021	2022	Total
Unfunded	837,500					837,500
Total	837,500					837,500

Budget Impact/Other

Capital Plan

2018 *thru* 2022

Department Citizen Input

City of Lawrence, Kansas

Contact

Project # CI1808

Type Unassigned

Project Name East 1650 Rd in Venture Park & 23rd Intersection

Useful Life

Category Unassigned

Department Priority

Priority n/a

Unfunded X

Status Active

Total Project Cost: \$490,000

Description

As context for this proposal, BCNA has requested the City Commission abandon PW17E3 project, a curb-and-gutter upgrade-into-Arterial of E. 19th St. from Harper St. to Venture Business Park (VBP). MPO staff and Public Works staff have repeatedly insisted that the connection of 19th St. to O'Connell Rd. is needed as a secondary access to VBP, and that this connection has "always" been in the VBP plan. We have three responses to that aspiration.

Justification

The Venture Business Park (VBP) plat, and all logic, indicates that a VBP secondary access should connect to 23rd St. The opportunity of an industrial park having immediate access to a 4-lane, divided, Principal Arterial is unique to a VBP, more beneficial and far more appropriate than forcing its traffic through a residential neighborhood via 19th St. KDOT traffic counts for 23rd St. are down by 3000 VPD, so capacity is ample. The intersection visibility will be excellent, because the plat is located at a high point of 23rd St.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	20,000					20,000
Construction/Maintenance		470,000				470,000
Total	20,000	470,000				490,000

Funding Sources	2018	2019	2020	2021	2022	Total
Unfunded	20,000	470,000				490,000
Total	20,000	470,000				490,000

Budget Impact/Other

Capital Plan

2018 *thru* 2022

Department Citizen Input

City of Lawrence, Kansas

Contact

Project # CI1809

Type Unassigned

Project Name Haskell Ave & 15th St Roundabout

Useful Life

Category Unassigned

Department Priority

Priority n/a

Unfunded X

Status Active

Total Project Cost: \$275,000

Description

Construct a single-lane, large diameter roundabout with center is land of 50' diameter, a 20' wide road lane, a 90' outer curb diameter, and a 105' diameter outside-of-sidewalk, to improve safety for pedestrians, bicyclists, and motorists.

This project initially appeared in the 2003 CIP, and again in the 2007 CIP, but when funding could not be found, it receded off of the list.

Justification

The intersection is controlled by a 4-way stop, and has been experiencing a steady increase in congestion, because of increasing commercial truck traffic and non-local commuter cut-through traffic. This intersection's low level of service (LOS) has for years precipitated cut-through commuters to speed on several of our local streets. Every attempt to apply traffic calming on those streets has met with either failure, or with denial of the form of traffic calming devices. A roundabout would focus on the source of the problem, rather than on the symptoms.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	25,000					25,000
Land Acquisition	25,000					25,000
Construction/Maintenance	225,000					225,000
Total	275,000					275,000

Funding Sources	2018	2019	2020	2021	2022	Total
Unfunded	275,000					275,000
Total	275,000					275,000

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Citizen Input

Contact

Type Unassigned

Useful Life

Category Unassigned

Priority n/a

Status Active

Project # CI1810

Project Name Naismith shared use path, 18 - 23rd St

Department Priority

Unfunded X

Total Project Cost: \$782,500

Description

Construct a 10-foot wide by 6-inch concrete shared use path, with wayfinding signs, on the east side of Naismith Dr., from 18th St. to 23rd St.2. Purchase ROW at NE corner of 20th St. and Naismith Dr., and others if needed. Widen motor vehicle lanes to 12 feet, replace inner curbs and gutters, mill and overlay the street, and install bus turn-outs and shelters at 21st St. Naismith Dr. will become a complete street, and the shared use path will be continuous from Sunnyside Ave. to the SLT Lawrence Loop.

Justification

The existing 10-foot wide motor vehicle lanes with painted sharrows do not a bikeway make, but are dangerous, forcing cyclists to conflict with pedestrians on the west sidewalk. For people who walk, the "goat path" on the east side indicates how heavily used and underserved is this corridor. A new shared use path will collect the existing shared use path from Sunnyside Ave. to 31st St. and the SLT Lawrence Loop. Bus turn-outs will avoid the blocking of motor vehicle lanes.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	100,000					100,000
Land Acquisition	2,500					2,500
Construction/Maintenance	680,000					680,000
Total	782,500					782,500

Funding Sources	2018	2019	2020	2021	2022	Total
Unfunded	782,500					782,500
Total	782,500					782,500

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Citizen Input

Contact

Project # CI1811

Project Name 6thSt shared use path, Monterey Way-Wisconsin St

Type Unassigned

Useful Life

Category Unassigned

Priority n/a

Status Active

Department Priority

Unfunded X

Total Project Cost: \$535,500

Description

Construct Public Works Project PW C109, first line item, a 10-foot wide by 6-inch thick, concrete shared use path on the north side of 6th St. from Monterey Way to Wisconsin St. Facility shall be positioned immediately adjacent to the street to maximize motorists' visibility of the bicyclists when motorists are entering and exiting side streets and drives.

Justification

This commercial street features scores of businesses frequented by bicyclists. But as a Principal Arterial and U.S.Highway, bicycle lanes cannot be in the street. Bicyclists who resort to riding on the existing narrow sidewalk conflict with pedestrians, causing a hazard to both.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	50,000					50,000
Construction/Maintenance		485,500				485,500
Total	50,000	485,500				535,500

Funding Sources	2018	2019	2020	2021	2022	Total
Unfunded	50,000	485,500				535,500
Total	50,000	485,500				535,500

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

2018 *thru* 2022

Department Citizen Input
Contact

Report criteria:

- All Categories
- All Contacts
- All Department Priority data
- All Priority Levels
- All Source Types
- All Unfunded data
- Department: Citizen Input
- Selected Projects
- Status: Active
- Type: E or I or M or Z

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department City Attorney's Office

Contact City Attorney

Project # CA1601CIP
Project Name Adequate Security Measures

Type Equipment

Useful Life 10years

Category Buildings

Priority 2 Very Important

Status Active

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$114,600

Description

Adequate Security Measures

In December 2013, the City Commission voted unanimously to procure the exemption from KSA 75-7c20 that allows the carrying of concealed firearms inside municipal buildings. The City has an exemption that expires January 2018. At that time, the City will be required to allow the carrying of firearms inside all City buildings, unless it provides adequate security measures.

Adequate security measures" under the law means the use of electronic equipment and personnel at public entrances to detect and restrict the carrying of any weapons into the state or municipal building, including, but not limited to, metal detectors, metal detector wands or any other equipment used for similar purposes to ensure that weapons are not permitted to be carried into such building by members of the public." K.S.A. 75-7c20(m)(1). Cities may, but are not required to, provide storage for securing lawfully carried weapons, like gun lockers. See K.S.A. 75-7c20(m)(1).

Justification

the following buildings should be placed on a "priority" list in the event the Commission votes to provide adequate security measures:

- 1)City Hall
- 2)Municipal Court
- 3)Investigations & Training Center (ITC)
- 4)Library

Those buildings were identified as high priority due to the volume of people who visit them, including persons who may become impassioned and emotional during their visit.

Prior	Expenditures	2018	2019	2020	2021	2022	Total
0	Construction/Maintenance	114,600					114,600
Total	Total	114,600					114,600

Funding Sources	2018	2019	2020	2021	2022	Total
Equipment Reserve Fund	114,600					114,600
Total	114,600					114,600

Budget Impact/Other

Personnel

There are two options for staffing personnel to operate the electronic equipment: City police officers or private security guards. At least two people should be staffed per entrance, with an additional person available to cover any sick leave, vacation, or time-off request.

City police officers (estimate includes benefits)

1-year experience: \$43,178.00

5-year experience: \$64,610.00

Private Security Guard

Private security companies were not solicited for quotes. However, an online search indicates that the pay range for private officers may vary from approximately \$21,000 to \$35,000 annually.

1. \$780,000 (12 officers) + \$114,600 (equipment) = \$894,600

2. Or \$280,000 (8 security officers; not 12 as assuming staffing is on the private company and we are only paying for positions that are present) +

Monday, April 17, 2017

Capital Plan

2018 *thru* 2022

Department City Attorney's Office

City of Lawrence, Kansas

Contact City Attorney

\$114,600 = \$394,600.
3. Or \$420,000 (12 security that are City employees under City control; perhaps retired LEOs) + \$114,600 = \$534,600.

Prior

140,000

Total

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department City Attorney's Office

Contact

Project # CA1801CIP

Type Unassigned

Project Name Tenant Finish for Municipal Court Relocation

Useful Life

Category Unassigned

Department Priority

Priority n/a

Unfunded

Status Active

Total Project Cost: \$400,000

Description

If new police facility is built, City court offices would relocate to current police offices located at the Judicial Law Enforcement Center.

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		400,000				400,000
Total		400,000				400,000

Funding Sources	2018	2019	2020	2021	2022	Total
Equipment Reserve Fund		400,000				400,000
Total		400,000				400,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

2018 *thru* 2022

Department City Attorney's Office
Contact

Report criteria:

- All Categories
- All Contacts
- All Department Priority data
- All Priority Levels
- All Source Types
- All Unfunded data
- Department: City Attorney's Office
- Selected Projects
- Status: Active
- Type: E or I or M or Z

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact Fire Chief

Type Maintenance

Useful Life

Category Buildings

Priority 4 Less Important

Status Active

Project # FM2045CIP

Project Name Training Center Remodel

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$250,000

Description

Modify existing Training Center to add a City classroom/training lab, add a tiered seating training room for City use.

Justification

We currently need an additional City/County department training space that can be used in conjunction with outside/field training. This space can be used as a computer training lab for the City.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance			250,000			250,000
Total			250,000			250,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt			250,000			250,000
Total			250,000			250,000

Budget Impact/Other

Douglas County will pay 25% of actual cost.

Capital Plan

City of Lawrence, Kansas

2018 *thru* 2022

Department Facility Repair & Maintenance

Contact PR Director

Type Maintenance

Useful Life 20 years

Category Park Improvements

Priority 3 Important

Status Active

Project # PR1706CIP
Project Name Resurface North Parking at Holcom Complex

Department Priority 3 Important

Unfunded

Total Project Cost: \$105,000

Description

Resurface North parking lot for the Holcom Sports Complex.

Critical Success Factor:
Innovative Infrastructure and Asset Management
Commitment to Core Services

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	105,000					105,000
Total	105,000					105,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund	105,000					105,000
Total	105,000					105,000

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact PR Director

Type Maintenance

Useful Life 15 years

Category Buildings

Priority 2 Very Important

Status Active

Project # PR1820CIP
Project Name East Lawrence Recreation Center Renovation

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$100,000

Description

Renovation of the East Lawrence Recreation Center exterior and interior. General painting, lobby and meeting room, floor replacement, kitchen renovation, restroom renovation and parking lot resurfacing.

Last major renovation and improvements were completed over 20 years ago in 1998. Facility is showing its age due to high traffic.

Critical Success Factors
Innovative Infrastructure and Asset Management
Safe, Healthy and Welcoming Neighborhoods
Commitment to Core Services

Justification

Last major renovation and improvements completed over 18 years ago in 1998. Facility is showing its age and needs some general upkeep.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	100,000					100,000
Total	100,000					100,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund	100,000					100,000
Total	100,000					100,000

Budget Impact/Other

Budget would only be impacted during the 2019 fiscal year.

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact PR Director

Type Maintenance

Useful Life 7 years

Category Buildings

Priority 1 Critical

Status Active

Project # PR1821CIP
Project Name Indoor Aquatic Center Pool Painting / Play Feature

Department Priority 1 Critical

Unfunded

Total Project Cost: \$110,000

Description
Planned painting and maintenance of Indoor Aquatic Center pool basin. Useful life of paint is 7-10 years. \$80,000
Replacement of play features in the Leisure Pool Area \$30,000
Critical Success Factors Innovative Infrastructure and Asset Management Safe, Healthy and Welcoming Neighborhoods

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	110,000					110,000
Total	110,000					110,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund	110,000					110,000
Total	110,000					110,000

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact PR Director

Type Maintenance

Useful Life 20years

Category Buildings

Priority 2 Very Important

Status Active

Project # PR1822CIP
Project Name Community Building Renovation (Historic Property)

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$140,000

Description

Tuck-point exterior of building and repair concrete \$55,000
Replace section of tile floor in basement - \$50,000
Replace exterior windows \$35,000

Critical Success Factor:
Innovative Infrastructure and Asset Management
Safe, Healthy and Welcoming Neighborhoods
Commitment to Core Services

Justification

Necessary upkeep of historic property

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	140,000					140,000
Total	140,000					140,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund	140,000					140,000
Total	140,000					140,000

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact PR Director

Type Maintenance

Useful Life 15 years

Category Buildings

Priority 2 Very Important

Status Active

Project # PR1907CIP
Project Name Holcom Park Recreation Center Renovation

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$125,000

Description

General painting, restroom renovations, window and door upgrades, replace front desk in lobby, additional security cameras, weight/cardio room improvements, parking lot resurfacing.

Facility was built in 1988 and is now 29 years old.

Critical Success Factors

Innovative Infrastructure and Asset Management

Safe, Healthy and Welcoming Neighborhoods

Commitment to Core Services

Justification

Facility was built in 1988 and is now 28 years old.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		125,000				125,000
Total		125,000				125,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund		125,000				125,000
Total		125,000				125,000

Budget Impact/Other

Budget impact would be contained in to the 2019 fiscal budget.

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact PR Director

Type Maintenance

Useful Life 20years

Category Buildings

Priority 2 Very Important

Status Active

Project # PR1908CIP
Project Name Carnegie Building tuck-point (Historic Building)

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$150,000

Description

This historic structure has had multiple restoration projects completed over the past 5-7 years. However the one item that has not been completed is the tuck-pointing and sealing of the brick and exterior stone on the 1902 portion of the building (south end of the building)

Critical Success Factors
Innovative Infrastructure and Asset Management
Commitment to Core Services

Justification

tuck-pointing is needed to waterproof the buildings exterior.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		150,000				150,000
Total		150,000				150,000

Funding Sources	2018	2019	2020	2021	2022	Total
Guest Tax Fund		150,000				150,000
Total		150,000				150,000

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact PR Director

Type Maintenance

Useful Life 20years

Category Buildings

Priority 4 Less Important

Status Active

Project # PR1909CIP
Project Name Union Pacific Depot Renovations

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$125,000

Description

Renovate the exterior and interior of the Union Pacific Depot. General painting inside and out, renovate the restrooms, replace flooring as needed, Tuck-point exterior as needed.

Critical Success Factors
Innovative Infrastructure and Asset Management
Commitment to Core Services

Justification

General painting inside and out, renovate the restrooms, remove the existing desk and display space in the Community Room providing that the Visitor Center is relocated.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance			125,000			125,000
Total			125,000			125,000

Funding Sources	2018	2019	2020	2021	2022	Total
Capital Improvement Reserve Fund			125,000			125,000
Total			125,000			125,000

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact PR Director

Type Improvement

Useful Life 30 years

Category Park Improvements

Priority 3 Important

Status Active

Project # PR2110CIP
Project Name Downtown Amenity Improvement

Department Priority 3 Important

Unfunded

Total Project Cost: \$500,000

Description

Upgrade downtown Lawrence parking lots to make sidewalk repairs, new trees, shrubs, irrigation and water source, and benches for better pedestrian experience and safety..

Justification

Downtown parking lots have been in place for over 40 years, many with the original sidewalks, trees, hedges, and water sources. They are aging w/ poor quality walks, trees have outgrown the grow space or need more grow space, and better watering capabilities.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Guest Tax Fund	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact PW Director

Type Maintenance

Useful Life 20years

Category Buildings

Priority 4 Less Important

Status Active

Project # PW18B5CIP
Project Name City Hall fire alarm panel and general maint.

Department Priority 3 Important

Unfunded

Total Project Cost: \$120,000

Description

Upgrade of the current fire alarm panel and devices
Access Control
Halon System in City Hall

Justification

Fire alarm devices and panel are antiquated and no longer available parts
Access control is antiquated and no longer supported
Halon System is antiquated

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	120,000					120,000
Total	120,000					120,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt	120,000					120,000
Total	120,000					120,000

Budget Impact/Other

Budget Items	2018	2019	2020	2021	2022	Total
Maintenance	120,000					120,000
Total	120,000					120,000

Capital Plan

City of Lawrence, Kansas

2018 *thru* 2022

Department Facility Repair & Maintenance

Contact

Project # PW18B6CIP

Project Name ARTS Center Roof

Type Maintenance

Useful Life 20 years

Category Unassigned

Priority 1 Critical

Status Active

Department Priority 1 Critical

Unfunded

Total Project Cost: \$400,000

Description

Arts Center reroof

Justification

Arts center roof is failing have spent independent consultants have suggested there is approx 1-3 years life expectancy for this roof

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	400,000					400,000
Total	400,000					400,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt	400,000					400,000
Total	400,000					400,000

Budget Impact/Other

Replacement will reduce maintenance cost in future but have an up front cost to replace

Budget Items	2018	2019	2020	2021	2022	Total
Maintenance	400,000					400,000
Total	400,000					400,000

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact PW Director

Type Maintenance

Useful Life 10years

Category Buildings

Priority 4 Less Important

Status Active

Project # PW19A2CIP

Project Name Pavement Maintenance airport

Department Priority 3 Important

Unfunded

Total Project Cost: \$100,000

Description

Ongoing pavement maintenance.

Justification

pavement maintenance

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		100,000				100,000
Total		100,000				100,000

Funding Sources	2018	2019	2020	2021	2022	Total
Airport		100,000				100,000
Total		100,000				100,000

Budget Impact/Other

pavement will cost more if not maintained properly

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact PW Director

Type Maintenance

Useful Life 20years

Category Buildings

Priority 1 Critical

Status Active

Project # PW19B1CIP

Project Name Fire/medical HVAC replace #2 & #4

Department Priority 3 Important

Unfunded

Total Project Cost: \$100,000

Description

HVAC will reach the end of its useful life expectancy
Station #2
Station #4

Justification

Stations 2 and 4 only have limited HVAC upgrades involved in the FCIP additional Mechanical systems still need upgraded

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		100,000				100,000
Total		100,000				100,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt		100,000				100,000
Total		100,000				100,000

Budget Impact/Other

Replacement of aging equipment will reduce overall maintenance to these systems but have an upfront cost to replace.

Budget Items	2018	2019	2020	2021	2022	Total
Maintenance		100,000				100,000
Total		100,000				100,000

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact PW Director

Type Maintenance

Useful Life 10years

Category Buildings

Priority 3 Important

Status Active

Project # PW19B3CIP
Project Name Downtown parking lot maintenance

Department Priority 3 Important

Unfunded

Total Project Cost: \$300,000

Description

Parking lot #4,5,7,8,9,14,15,16,and 18 need patching and micro surfacing

Justification

parking lots have ongoing patching and repair that exceeds normal operating budget and cannot be captured there

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		100,000	100,000		100,000	300,000
Total		100,000	100,000		100,000	300,000

Funding Sources	2018	2019	2020	2021	2022	Total
Public Parking		100,000	100,000		100,000	300,000
Total		100,000	100,000		100,000	300,000

Budget Impact/Other

if lots are not properly maintained costs to rebuild will be greater.

Budget Items	2018	2019	2020	2021	2022	Total
Maintenance		200,000				200,000
Total		200,000				200,000

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact PW Director

Type Maintenance

Useful Life 20years

Category Buildings

Priority 1 Critical

Status Active

Project # PW19B4CIP
Project Name ITC Exterior repairs and HVAC

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$750,000

Description

IF the city is going to keep ITC there is significant deferred maintenance that needs to take place.

Exterior masonry and wood, sheet rock maintenance
HVAC upgrade and Controls
Pavement

Justification

The aging and deferred maintenance of this facility have caught up it is time to get some improvements to this facility.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		750,000				750,000
Total		750,000				750,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt		750,000				750,000
Total		750,000				750,000

Budget Impact/Other

This will reduce the overall annual maintenance to this facility but have an upfront cost

Budget Items	2018	2019	2020	2021	2022	Total
Maintenance		750,000				750,000
Total		750,000				750,000

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact PW Director

Type Maintenance

Useful Life 20years

Category Buildings

Priority 4 Less Important

Status Active

Project # PW20B3CIP
Project Name Pavement repair Fire Med/investigation training

Department Priority 3 Important

Unfunded

Total Project Cost: \$630,000

Description

Replace or repair the concrete drives at Fire medical investigations and training center

Justification

Concrete drives are failing due to use

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance			630,000			630,000
Total			630,000			630,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt			630,000			630,000
Total			630,000			630,000

Budget Impact/Other

Budget Items	2018	2019	2020	2021	2022	Total
Maintenance			630,000			630,000
Total			630,000			630,000

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact PW Director

Type Maintenance

Useful Life 10years

Category Buildings

Priority 3 Important

Status Active

Project # PW21B4CIP
Project Name Fire Med.4 &5 pavement repair

Department Priority 3 Important

Unfunded

Total Project Cost: \$840,000

Description

Repair or replace concrete drives at Fire medical 4 and 5

Justification

Concrete drives are failing due to use

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance				840,000		840,000
Total				840,000		840,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt				840,000		840,000
Total				840,000		840,000

Budget Impact/Other

Budget Items	2018	2019	2020	2021	2022	Total
Maintenance				840,000		840,000
Total				840,000		840,000

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Facility Repair & Maintenance

Contact

Project # PW22B1CIP

Project Name Roof Replace (ITC, Maint Garage, Fire Training)

Type Maintenance

Useful Life 20 years

Category Buildings

Priority 2 Very Important

Status Active

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$750,000

Description

Replacement of roofs for the ITC, Vehicle Maintenance garage and Fire Training Facility

Justification

The roofs are beyond normal repair and leaks are out pacing repair efforts in some instances.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance					750,000	750,000
Total					750,000	750,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt					750,000	750,000
Total					750,000	750,000

Budget Impact/Other

Budget Items	2018	2019	2020	2021	2022	Total
Maintenance					700,000	700,000
Total					700,000	700,000

Capital Plan
City of Lawrence, Kansas

2018 *thru* 2022

Department Facility Repair & Maintenance
Contact

Report criteria:

- All Categories
- All Contacts
- All Department Priority data
- All Priority Levels
- All Source Types
- All Unfunded data
- Department: Facility Repair & Maintenance
- Selected Projects
- Status: Active
- Type: E or I or M or Z

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Fire Medical

Contact Fire Chief

Type Improvement

Useful Life 20 years

Category Buildings

Priority 1 Critical

Status Active

Project # FM1703CIP

Project Name Training Burn Tower Replacement

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$700,000

Description

Replacement of the Training Burn Tower at the Training Center constructed in 1993 and has been on the department's CIP request since 2010. Emergency structural repairs were completed in 2003 that extended its life, however, we are currently experiencing significant maintenance issues and have to limit our live burns and continuously monitor structural stability due to rusting of wall sections.

Justification

The 2007 and 2012 accreditation evaluation recommended replacement or remodel of the Training Tower based on the following: "The Structure is in excess of 17 years old and has outlived its usefulness. This single story training structure does not allow for basement or high rise training exercises. In addition and more importantly, it is a safety hazard. The use of Class A combustibles for training evolutions does not afford the level of safety that newer burn towers provide, which have redundant safety components and sensors built into the system."

It is anticipated with the new construction that Lawrence Police Department and other Douglas County fire departments will utilize the facility for their training needs.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	700,000					700,000
Total	700,000					700,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt	700,000					700,000
Total	700,000					700,000

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Fire Medical

Contact Fire Chief

Type Improvement

Useful Life 20 years

Category Equipment

Priority 1 Critical

Status Active

Project # FM1807CIP
Project Name Apparatus Bay Exhaust System

Department Priority 1 Critical

Unfunded

Total Project Cost: \$200,000

Description

Install a vehicle diesel exhaust removal system in the apparatus bays of Fire Medical stations. This is a standalone, ceiling-suspended air filtration process powered by a blower that pulls, directs, and removes diesel exhaust fumes. The system has an electrically communicated motor technology that uses low amounts of energy.

Justification

The current exhaust system and the current medic units, are not compatible.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		200,000				200,000
Total		200,000				200,000

Funding Sources	2018	2019	2020	2021	2022	Total
Equipment Reserve - Infrastructure		200,000				200,000
Total		200,000				200,000

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Fire Medical

Contact Fire Chief

Type Equipment

Useful Life 12 years

Category Equipment

Priority 3 Important

Status Active

Project # FM1817CIP
Project Name 641 Replacement Quint 40

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$1,250,000

Description

Replace a 2006 Pierce Lance fire apparatus (Quint 40).

Justification

Replacement based on City vehicle replacement schedule.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	1,250,000					1,250,000
Total	1,250,000					1,250,000

Funding Sources	2018	2019	2020	2021	2022	Total
Equipment Reserve - Infrastructure	1,250,000					1,250,000
Total	1,250,000					1,250,000

Budget Impact/Other

Cost will be reduced by trade-in-value - TBD

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Fire Medical

Contact Fire Chief

Type Equipment

Useful Life 10 years

Category Equipment

Priority 2 Very Important

Status Active

Project # FM1908CIP
Project Name Personal Protective Equipment Alternate Set

Department Priority 5 Future Consideration

Unfunded

Total Project Cost: \$540,000

Description

Issue a back-up set of personal protective equipment to all fire medical members.

Justification

A second set of personal protective equipment would better align the Department with standards set by the National Fire Protection Association. A 2nd set of gear allows more time for equipment to be cleaned preventing exposure to harmful carcinogens.

Cancer is the #2 cause of death in the fire service.

Expenditures	2018	2019	2020	2021	2022	Total
Other					540,000	540,000
Total					540,000	540,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt					540,000	540,000
Total					540,000	540,000

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Fire Medical

Contact Fire Chief

Type Equipment

Useful Life 10 years

Category Equipment

Priority 2 Very Important

Status Active

Project # FM1920CIP
Project Name 645 Replacement Rescue 5

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$760,000

Description

Replace a 2009 Pierce Velocity fire apparatus (Rescue 5).

Justification

Replacement based on City vehicle replacement schedule.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		760,000				760,000
Total		760,000				760,000

Funding Sources	2018	2019	2020	2021	2022	Total
Equipment Reserve - Infrastructure		760,000				760,000
Total		760,000				760,000

Budget Impact/Other

Cost reduced by trade in value - TBD

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Fire Medical

Contact Fire Chief

Type Equipment

Useful Life 10 years

Category Equipment

Priority 1 Critical

Status Active

Project # FM2009CIP
Project Name Mobile Radios

Department Priority 1 Critical

Unfunded

Total Project Cost: \$600,000

Description

Replace 100 Single-band mobile radios, which are installed in all fire medical apparatus.

Justification

Technology is outdated and exceeds 10 year electronics life.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			600,000			600,000
Total			600,000			600,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt			600,000			600,000
Total			600,000			600,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

2018 *thru* 2022

Department Fire Medical

Contact Fire Chief

Type Equipment

Useful Life 10 years

Category Equipment

Priority 1 Critical

Status Active

Total Project Cost: \$900,000

Project # FM2010CIP

Project Name Portable Radios

Department Priority 1 Critical

Unfunded

Description

Replace 150 portable radio units, carried by fire medical personnel.

Justification

Technology is out dated and exceeds 10 year electronics life.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				450,000	450,000	900,000
Total				450,000	450,000	900,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt				450,000	450,000	900,000
Total				450,000	450,000	900,000

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Fire Medical

Contact Fire Chief

Type Equipment

Useful Life 15 years

Category Equipment

Priority 3 Important

Status Active

Project # FM2126CIP

Project Name 634 Replacement Investigation Unit 1

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$375,000

Description

Replace a 2006 Pierce/Medtech GMC 4500 (Investigation Unit) for fire medical investigations.

Justification

Replacement based on City vehicle replacement schedule.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				375,000		375,000
Total				375,000		375,000

Funding Sources	2018	2019	2020	2021	2022	Total
Equipment Reserve - Infrastructure				375,000		375,000
Total				375,000		375,000

Budget Impact/Other

Cost reduced by trade in value - TBD

Douglas County will pay 25% of cost.

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Fire Medical

Contact Fire Chief

Type Equipment

Useful Life 12 years

Category Equipment

Priority 2 Very Important

Status Active

Total Project Cost: \$1,287,500

Project # FM2127CIP

Project Name 642 Replacement Quint 20

Department Priority 2 Very Important

Unfunded

Description

Replace a 2009 Pierce Velocity fire apparatus (Quint 20).

Justification

Replacement based on City vehicle replacement schedule.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				1,287,500		1,287,500
Total				1,287,500		1,287,500

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt				1,287,500		1,287,500
Total				1,287,500		1,287,500

Budget Impact/Other

Cost reduced by trade in value - TBD

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Fire Medical

Contact Fire Chief

Type Equipment

Useful Life 12 years

Category Equipment

Priority 2 Very Important

Status Active

Total Project Cost: \$1,287,500

Project # FM2128CIP

Project Name 643 Replacement Quint 50

Department Priority 2 Very Important

Unfunded

Description

Replace a 2009 Pierce Velocity fire apparatus (Quint 50).

Justification

Replacement based on City vehicle replacement schedule.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					1,287,500	1,287,500
Total					1,287,500	1,287,500

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt					1,287,500	1,287,500
Total					1,287,500	1,287,500

Budget Impact/Other

Cost reduced by trade in value - TBD

Capital Plan
City of Lawrence, Kansas

2018 *thru* 2022

Department Fire Medical
Contact Fire Chief

Report criteria:

- All Categories
- All Contacts
- All Department Priority data
- All Priority Levels
- All Source Types
- All Unfunded data
- Department: Fire Medical
- Selected Projects
- Status: Active
- Type: E or I or M or Z

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Information Technology

Contact IT Manager

Type Maintenance

Useful Life 7 years

Category Equipment

Priority 1 Critical

Status Active

Project # IT1701CIP

Project Name Access Layer Switches

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$170,000

Description

Several network infrastructure pieces are now reaching the end of their useful life. These are network switches that PCs, Printers, and phones plug in to get network connectivity.

Justification

These critical pieces of our IT infrastructure must remain reliable and perform at the highest levels. The new VoIP phones are doubling our current network load on these devices. Our previous experience shows that after 7 years, the reliability of network equipment decreases significantly. Also, performance becomes an issue as old equipment becomes more obsolete. New security and monitoring features are becoming more critical as new threats emerge every day.

Critical pieces that need replaced include:

2017

15 switches

2018

18 switches

2019

8 switches

Prior	Expenditures	2018	2019	2020	2021	2022	Total
49,500	Equip/Vehicles/Furnishings	61,000	59,500				120,500
Total	Total	61,000	59,500				120,500

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
49,500	Equipment Reserve Fund	61,000	59,500				120,500
Total	Total	61,000	59,500				120,500

Budget Impact/Other

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Information Technology

Contact IT Manager

Type Improvement

Useful Life 10 years

Category Unassigned

Priority 1 Critical

Status Active

Project # IT1801CIP
Project Name Secondary Internet Connection

Department Priority 1 Critical

Unfunded

Total Project Cost: \$120,000

Description

Disaster Planning and Business Continuity to better provide high availability for City daily business operations including network, phones, and internet connectivity

Justification

The project would include a consultant specializing in business continuity and disaster recovery planning. The plan would be to include a secondary internet connection from a different company to a non-City Hall site with failover hardware, and moving the failover server to another location with SIP trunk lines from a different company.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	50,000					50,000
Equip/Vehicles/Furnishings	70,000					70,000
Total	120,000					120,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt	120,000					120,000
Total	120,000					120,000

Budget Impact/Other

The budget would have to be able to support the annual costs for a failover internet connection and failover SIP phone trunk lines. But, the actual budget impact is not known yet.

Capital Plan

2018 *thru* 2022

City of Lawrence, Kansas

Department Information Technology

Contact IT Manager

Project # IT2001CIP

Project Name VMWare Hardware Refresh

Type Equipment

Useful Life 4 years

Category Equipment

Priority 1 Critical

Status Active

Department Priority 1 Critical

Unfunded

Total Project Cost: \$100,000

Description

This Project will provide for the replacement of the Hardware Infrastructure of our Virtual Server environment. The Majority of the City's Production servers and backup structure reside in this environment.

Justification

We currently have 45 servers residing on our VMware environment. These servers represent the majority of our critical systems. A few examples are:

web server

Exchange OWA

Citydata

Engineer

Utilities

Innoprise

These systems must be replaced on a 4 year schedule to ensure the highest levels of reliability and performance. All the hosts and the primary SAN targets must also be replaced together to ensure the highest degree of compatibility. As the city's Technology demands increase, the VMware environment will provide flexibility to deploy new servers without additional cost by using the existing virtual environment.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			100,000			100,000
Total			100,000			100,000

Funding Sources	2018	2019	2020	2021	2022	Total
Equipment Reserve Fund			100,000			100,000
Total			100,000			100,000

Budget Impact/Other

Supporting the VMware provides and efficiency in equipment costs, maintenance costs, and overhead costs.

Comparable equipment costs for physical servers would be roughly twice the cost compared to a virtualized environment. Estimated saving on hardware over the last five years has been \$18,000/year.

Overhead costs can be significant also. The physical space required for the comparable physical servers would exceed the load recommendations of the floor under the server room causing significant renovation. The air conditioning load and electricity could be easily 3 times what it currently is.

Capital Plan
City of Lawrence, Kansas

2018 *thru* 2022

Department Information Technology
Contact
Type Unassigned
Useful Life
Category Unassigned
Priority n/a
Status Active

Project # ITFIBER
Project Name Annual Fiber Projects

Department Priority
Unfunded

Total Project Cost: \$500,000

Description

Justification

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Equipment Reserve Fund	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

2018 *thru* 2022

Department Information Technology
Contact

Report criteria:

- All Categories
- All Contacts
- All Department Priority data
- All Priority Levels
- All Source Types
- All Unfunded data
- Department: Information Technology
- Selected Projects
- Status: Active
- Type: E or I or M or Z

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Parks and Recreation

Contact PR Director

Type Maintenance

Useful Life 10years

Category Park Improvements

Priority 1 Critical

Status Active

Project # PR1801CIP

Project Name Parks & Recreation Maintenance and Repairs

Department Priority 1 Critical

Unfunded

Total Project Cost: \$620,000

Description

This money is budgeted annually for repairs and improvement to all Parks & Recreation Facility and Properties

Projects range from \$1,000 - \$90,000 and are prioritized weekly as repairs are needed

Critical Success Factor::

Innovative Infrastructure and Asset Management

Safe, Healthy and Welcoming Neighborhoods

Commitment to Core Services

Justification

The City has invested a great deal of capital funding for Park & Recreation infrastructure over the past 20 years. Failure to fund repairs and maintenance for this infrastructure will cause a rapid decline in facilities.

This fund is the only dedicated funding source for capital improvements for the department

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	620,000					620,000
Total	620,000					620,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund	620,000					620,000
Total	620,000					620,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # PR1802CIP
Project Name Youth Sports Complex - Concessions / Restroom

Department Priority 2 Very Important

Unfunded

Department Parks and Recreation

Contact PR Director

Type Improvement

Useful Life 20years

Category Park Improvements

Priority 2 Very Important

Status Active

Total Project Cost: \$160,000

Description

Install concessions / restroom at the west end of YSC complex (ADA Compliance)

This unit will replace port-a-john restroom and provide better acces to concession for the west end of the complex

Critical Success Factor:

Innovative Infrastructure and Asset Management

Safe, Healthy and Welcoming Neighborhoods

Justification

With the continues growth of facility use at YSC, and how spread out this facility is, additional ADA compliant concession stands and restrooms are needed at the west side of the complex. This will also increase revenues on concessions and improve customer service at this complex.

Parks & Recreation Master Plan

Through public input and administrative review, this project was identified as a priority project in the recently completed Parks & Recreation Master Plan (plan completed in 2017)

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	160,000					160,000
Total	160,000					160,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund	160,000					160,000
Total	160,000					160,000

Budget Impact/Other

Currently, we contract out our concession service to Hy-Vee. This would have little to no impact. Utilities would be the main cost.

Budget Items	2018	2019	2020	2021	2022	Total
Other (Insurance, Utilities)	2,000					2,000
Total	2,000					2,000

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Parks and Recreation

Contact PR Director

Type Improvement

Useful Life 30 years

Category Park Improvements

Priority 3 Important

Status Active

Project # PR1809CIP
Project Name Downtown Brick Pavers (year 2 of 3)

Department Priority 3 Important

Unfunded

Total Project Cost: \$100,000

Description

Upgrades to brick pavers at mid-blocks and corners.

Critical Success Factor:

Economic Growth and Security

Innovative Infrastructure and Asset Management

Commitment to Core Services

Justification

The brick surface at the mid-blocks and corners have been in place since the early 1970s and they are not in good repair. Many of these spots present a tripping hazard to pedestrians.

Parks & Recreation Master Plan

Through public input and administrative review, this project was identified as a priority project in the recently completed Parks & Recreation Master Plan (plan completed in 2017)

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	100,000					100,000
Total	100,000					100,000

Funding Sources	2018	2019	2020	2021	2022	Total
Guest Tax Fund	100,000					100,000
Total	100,000					100,000

Budget Impact/Other

There should be no budget impact, once installation is complete.

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Parks and Recreation

Contact PR Director

Type Improvement

Useful Life 30 years

Category Park Improvements

Priority 1 Critical

Status Active

Project # PR1823CIP

Project Name South Park Playground (ADA Compliance)

Department Priority

Unfunded

Total Project Cost: \$100,000

Description

The 30 year old playground in South Park is the busiest playground in the City due to summer activities that are held in the park and its proximity to St John's school. This playground lacks proper surfacing and play amenities to make it an ADA compliant feature in the park.

Critical Success Factor:

Innovative Infrastructure and Asset Management

Safe, Healthy and Welcoming Neighborhoods

Commitment to Core Services

Justification

Maintaining and improving current park infrastructure

Parks & Recreation Master Plan

Through public input and administrative review, this project was identified as a priority project in the recently completed Parks & Recreation Master Plan (plan completed in 2017)

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	100,000					100,000
Total	100,000					100,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund	100,000					100,000
Total	100,000					100,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Parks and Recreation

Contact PR Director

Type Equipment

Useful Life 15 years

Category Vehicles

Priority 3 Important

Status Active

Project # PR1881CIP
Project Name Equipment Replacement- Aerial Lift Truck

Department Priority 3 Important

Unfunded

Total Project Cost: \$198,000

Description

Replace Unit 554 Aerial lift truck, purchased in 2001.

Has some safety inspection issues such as aging dinged-up bucket , rusted out deck, and aging hydraulic hoses.

Critical Success Factors

Innovative Infrastructure and Asset Management

Safe, Healthy and Welcoming Neighborhoods

Commitment to Core Services

Justification

This unit is a two man bucket and is too large to maneuver for pruning trees. Age, wear & tear, and safety issues were pointed out in the last inspection. Safety was passable but bucket was deteriorating, and needing future attention. Anticipate more need for the unit to operate at full capacity due to increased staff dealing with Emerald Ash Borer infested and drought stricken dead tree removals.

Standard reach of 60' is needed.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	198,000					198,000
Total	198,000					198,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund	198,000					198,000
Total	198,000					198,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Parks and Recreation

Contact PR Director

Type Maintenance

Useful Life 10years

Category Park Improvements

Priority 1 Critical

Status Active

Project # PR1901CIP
Project Name Parks & Recreation Maintenance and Repairs

Department Priority 1 Critical

Unfunded

Total Project Cost: \$650,000

Description

This money is budgeted annually for repairs and improvement to all Parks & Recreation Facility and Properties

Projects range from \$1,000 - \$90,000 and are prioritized weekly as repairs are needed

Critical Success Factors

Innovative Infrastructure and Asset Management

Safe, Healthy and Welcoming Neighborhoods

Commitment to Core Services

Justification

The City has invested a great deal of capital funding for Park & Recreation infrastructure over the past 20 years. Failure to fund repairs and maintenance for this infrastructure will cause a rapid decline in facilities.

This fund is the only dedicated funding source for capital improvements for the department

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		650,000				650,000
Total		650,000				650,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund		650,000				650,000
Total		650,000				650,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Parks and Recreation

Contact PR Director

Type Improvement

Useful Life 30 years

Category Park Improvements

Priority 3 Important

Status Active

Total Project Cost: \$125,000

Project # PR1913CIP
Project Name Downtown Pavers Replacements (year 3 of 3)

Department Priority 3 Important

Unfunded

Description

Upgrades to brick pavers at the mid-blocks and corners.

Critical Success Factor:

Economic Growth and Security

Innovative Infrastructure and Asset Management

Commitment to Core Services

Justification

The brick surface at the mid-blocks and corners have been in place since the early 1970s and they are not in good repair.

Parks & Recreation Master Plan

Through public input and administrative review, this project was identified as a priority project in the recently completed Parks & Recreation Master Plan (plan completed in 2017)

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		125,000				125,000
Total		125,000				125,000

Funding Sources	2018	2019	2020	2021	2022	Total
Guest Tax Fund		125,000				125,000
Total		125,000				125,000

Budget Impact/Other

No impact, once installation is complete.

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Parks and Recreation

Contact PR Director

Type Improvement

Useful Life 15 years

Category Park Improvements

Priority 3 Important

Status Active

Project # PR1915CIP
Project Name Outdoor Aquatic Center - Pool Slide Replacements

Department Priority 3 Important

Unfunded

Total Project Cost: \$130,000

Description

The original design of the pool had two slides coming into the plunge pool. One slide was removed a number of years ago due to poor condition, and the remaining slide has been repaired many times over the past few years.

This proposal would replace both slides

Critical Success Factor:

Innovative Infrastructure and Asset Management

Safe, Healthy and Welcoming Neighborhoods

Justification

The current slide was installed in 1998. It has outlived it's expected use. The slide has been repaired several times in the past few years.

Parks & Recreation Master Plan

Through public input and administrative review, this project was identified as a priority project in the recently completed Parks & Recreation Master Plan (plan completed in 2017)

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		130,000				130,000
Total		130,000				130,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund		130,000				130,000
Total		130,000				130,000

Budget Impact/Other

There should be no additional budget impact

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Parks and Recreation
Contact PR Director
Type Improvement
Useful Life 30 years
Category Economic Development
Priority 3 Important
Status Active

Project # PR1918CIP
Project Name Downtown Lawrence Master Plan

Department Priority 3 Important
Unfunded

Total Project Cost: \$110,000

Description
Master plan for Downtown Lawrence amenities, street scape and parking. Designed with the possibility of phased construction starting in 2021
Critical Success Factor: Economic Growth and Security Innovative Infrastructure and Asset Management Commitment to Core Services

Justification
This item is defined as a Priority Initiative in the City's Strategic Plan
Parks & Recreation Master Plan Through public input and administrative review, this project was identified as a priority project in the recently completed Parks & Recreation Master Plan (plan completed in 2017)

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design		110,000				110,000
Total		110,000				110,000

Funding Sources	2018	2019	2020	2021	2022	Total
Guest Tax Fund		110,000				110,000
Total		110,000				110,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Parks and Recreation

Contact PR Director

Type Equipment

Useful Life 10 years

Category Equipment

Priority 1 Critical

Status Active

Project # PR1919CIP
Project Name Replace Cardio / Weight Equip

Department Priority 1 Critical

Unfunded

Total Project Cost: \$125,000

Description

Due to very high use, by 2019 most of the weights and cardio equipment that was purchased when the facility opened in will be coming to the end of its useful life.

Replacement will be required

Critical Success Factor:

Innovative Infrastructure and Asset Management

Safe, Healthy and Welcoming Neighborhoods

Justification

Maintenance of Parks and Recreation equipment and Infrastructure.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		125,000				125,000
Total		125,000				125,000

Funding Sources	2018	2019	2020	2021	2022	Total
Special Recreation Fund		125,000				125,000
Total		125,000				125,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Parks and Recreation

Contact PR Director

Type Maintenance

Useful Life 10years

Category Park Improvements

Priority 1 Critical

Status Active

Project # PR2001CIP
Project Name Parks & Recreation Maintenance and Repairs

Department Priority 1 Critical

Unfunded

Total Project Cost: \$783,000

Description

This money is budgeted annually for repairs and improvement to all Parks & Recreation Facility and Properties

Projects range from \$1,000 - \$90,000 and are prioritized weekly as repairs are needed

Critical Success Factors
Innovative Infrastructure and Asset Management
Safe, Healthy and Welcoming Neighborhoods
Commitment to Core Services

Justification

The City has invested a great deal of capital funding for Park & Recreation infrastructure over the past 20 years. Failure to fund repairs and maintenance for this infrastructure will cause a rapid decline in facilities.

This fund is the only dedicated funding source for capital improvements for the department

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance			783,000			783,000
Total			783,000			783,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund			783,000			783,000
Total			783,000			783,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # PR2006CIP
Project Name Lyons Park Playground and Shelter Replacement

Department Priority 2 Very Important

Unfunded

Department Parks and Recreation

Contact PR Director

Type Improvement

Useful Life 30 years

Category Park Improvements

Priority 2 Very Important

Status Active

Total Project Cost: \$120,000

Description

Replace playground and shelter in this north Lawrence Park

Justification

The playground and shelter are among our oldest in our parks.

Parks & Recreation Master Plan

Through public input and administrative review, this project was identified as a priority project in the recently completed Parks & Recreation Master Plan (plan completed in 2017)

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance			120,000			120,000
Total			120,000			120,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund			120,000			120,000
Total			120,000			120,000

Budget Impact/Other

Little to no impact.

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Parks and Recreation

Contact

Project # PR2007CIP

Project Name Deerfield Park -Add Restroom / Replace Shelter

Type Improvement

Useful Life 30 years

Category Park Improvements

Priority 4 Less Important

Status Active

Department Priority 4 Less Important

Unfunded

Total Project Cost: \$120,000

Description

Replace the old shelterhouse and add a restroom to Deerfield Park

Justification

The shelterhouse in Deerfield Park is in disrepair. The park has a small skate park, a basketball court, a playground, a fitness cluster, and a walking path around the park.

The park sees a large number of people using it from the local neighborhood.

Parks & Recreation Master Plan

Through public input and administrative review, this project was identified as a priority project in the recently completed Parks & Recreation Master Plan (plan completed in 2017)

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance			120,000			120,000
Total			120,000			120,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund			120,000			120,000
Total			120,000			120,000

Budget Impact/Other

There would be additional maintenance costs associated with adding a restroom.

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Parks and Recreation

Contact PR Director

Type Improvement

Useful Life 100 years

Category Park Improvements

Priority 3 Important

Status Active

Project # PR2012CIP

Project Name Park Land Acquisition - West

Department Priority 3 Important

Unfunded

Total Project Cost: \$300,000

Description

As the City grows there is a need to acquire future park properties in the urban growth area prior to development reaching the area.

Justification

Allow for future expansion of the park system and acquire property at a reasonable price before development reaches the area.

Parks & Recreation Master Plan

Through public input and administrative review, this project was identified as a priority project in the recently completed Parks & Recreation Master Plan (plan completed in 2017)

Expenditures	2018	2019	2020	2021	2022	Total
Land Acquisition			300,000			300,000
Total			300,000			300,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund			300,000			300,000
Total			300,000			300,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Parks and Recreation

Contact

Project # PR2013CIP

Project Name Burroughs Creek Park - Spray Park

Type Improvement

Useful Life 20years

Category Park Improvements

Priority 3 Important

Status Active

Department Priority 3 Important

Unfunded

Total Project Cost: \$225,000

Description

Install a spray park at Burroughs Creek Park. Currently we do not have a spray park in Lawrence. Many other communities our size have installed spray parks to complement their existing aquatic facilities.

Critical Success Factors

Safe, Healthy and Welcoming Neighborhoods

Justification

These types of facilities tend to be neighborhood gathering spots and promote positive interactions

Parks & Recreation Master Plan

Through public input and administrative review, this project was identified as a priority project in the recently completed Parks & Recreation Master Plan (plan completed in 2017)

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		225,000				225,000
Total		225,000				225,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund		225,000				225,000
Total		225,000				225,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Parks and Recreation

Contact PR Director

Type Equipment

Useful Life 15 years

Category Equipment

Priority 3 Important

Status Active

Project # PR2081CIP

Project Name Parks & Recreation - Rollback Truck

Department Priority 3 Important

Unfunded

Total Project Cost: \$100,000

Description

Replace Unit 514 - Rollback truck

This unit is used to transport multiple mowers and other small pieces of equipment

Justification

Maintenace of existing fleet

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			100,000			100,000
Total			100,000			100,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund			100,000			100,000
Total			100,000			100,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Parks and Recreation

Contact PR Director

Type Maintenance

Useful Life 10years

Category Park Improvements

Priority 1 Critical

Status Active

Project # PR2101CIP

Project Name Parks & Recreation Maintenance and Repairs

Department Priority 1 Critical

Unfunded

Total Project Cost: \$700,000

Description

This money is budgeted annually for repairs and improvement to all Parks & Recreation Facility and Properties

Projects range from \$1,000 - \$70,000 and are prioritized weekly as repairs are needed

Justification

The City has invested a great deal of capital funding for Park & Recreation infrastructure over the past 20 years. Failure to fund repairs and maintenance for this infrastructure will cause a rapid decline in facilities.

This fund is the only dedicated funding source for capital improvements for the department

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance				700,000		700,000
Total				700,000		700,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund				700,000		700,000
Total				700,000		700,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Parks and Recreation
Contact PR Director
Type Improvement
Useful Life 30 years
Category Economic Development
Priority 3 Important
Status Active

Project # PR2111CIP
Project Name Downtown - Replace Mass Street Planters

Department Priority 3 Important
Unfunded

Total Project Cost: \$400,000

Description

Replace concrete planters along Mass Street downtown - five linear block area.

Justification

Planters are used for landscape enhancements, growing shade trees, growing flowers, seating and provide physical barriers to protect pedestrians from traffic. They have been in place for over 45 years. In many places the concrete is unsightly and physically deteriorating.

Parks & Recreation Master Plan

Through public input and administrative review, this project was identified as a priority project in the recently completed Parks & Recreation Master Plan (plan completed in 2017)

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		100,000	100,000	100,000	100,000	400,000
Total		100,000	100,000	100,000	100,000	400,000

Funding Sources	2018	2019	2020	2021	2022	Total
Guest Tax Fund		100,000	100,000	100,000	100,000	400,000
Total		100,000	100,000	100,000	100,000	400,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # PR2112CIP
Project Name Lawrence Loop Trail - Downtown Section

Department Priority 3 Important

Unfunded

Department Parks and Recreation

Contact PR Director

Type Improvement

Useful Life 30 years

Category Park Improvements

Priority 3 Important

Status Active

Total Project Cost: \$600,000

Description

Complete the downtown section of the Lawrence Loop Trail from Hobbs Park to Burcham Park

Justification

This project would move us closer to completing a loop trail around Lawrence

Parks & Recreation Master Plan

Through public input and administrative review, this project was identified as a priority project in the recently completed Parks & Recreation Master Plan (plan completed in 2017)

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance				600,000		600,000
Total				600,000		600,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund				600,000		600,000
Total				600,000		600,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Parks and Recreation

Contact PR Director

Type Equipment

Useful Life 15 years

Category Vehicles

Priority 3 Important

Status Active

Project # PR2181CIP

Project Name Equipment Replacement - Chipper Truck

Department Priority 3 Important

Unfunded

Total Project Cost: \$100,000

Description

Replace aging Chipper truck originally purchase in 1999 . The chipper truck pulls a wood chipper and hold wood chips collected as part of the debris clean up at forestry job sites when pruning and removing trees. The woodchips are green waste that would normally go to the landfill or tub grinder and is use by city staff in landscape operations. This purchases includes the replacement of the chipper that is pulled behind this truck

Justification

Maintain existing fleet

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				100,000		100,000
Total				100,000		100,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund				100,000		100,000
Total				100,000		100,000

Budget Impact/Other

Prior

0

Total

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Parks and Recreation

Contact PR Director

Type Maintenance

Useful Life 10years

Category Park Improvements

Priority 1 Critical

Status Active

Project # PR2201CIP
Project Name Parks & Recreation Maintenance and Repairs

Department Priority

Unfunded

Total Project Cost: \$700,000

Description

This money is budgeted annually for repairs and improvement to all Parks & Recreation Facility and Properties

Projects range from \$1,000 - \$90,000 and are prioritized weekly as repairs are needed

Justification

The City has invested a great deal of capital funding for Park & Recreation infrastructure over the past 20 years. Failure to fund repairs and maintenance for this infrastructure will cause a rapid decline in facilities.

This fund is the only dedicated funding source for capital improvements for the department

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance					700,000	700,000
Total					700,000	700,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund					700,000	700,000
Total					700,000	700,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Parks and Recreation

Contact PR Director

Type Improvement

Useful Life 20 years

Category Equipment

Priority 3 Important

Status Active

Project # PR2209CIP

Project Name Portable Stage For Summer Concerts

Department Priority 3 Important

Unfunded

Total Project Cost: \$125,000

Description

Portable stage to be used for outdoor concerts in City parks, the Library Lawn and City sponsored events on City streets. LPRD receives numerous requests yearly for such a stage. Would allow us to expand our summer concerts and other events and would also be available to rent out for other big events held in the City.

Justification

LPRD receives numerous requests yearly for such a stage. Would allow us to expand our summer concerts and other events and would also be available to rent out for other big events held in the City.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					125,000	125,000
Total					125,000	125,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund					125,000	125,000
Total					125,000	125,000

Budget Impact/Other

Besides the purchase price there would be some staff cost to transport, set up and take down the stage. I do not expect this would exceed more than \$500 per year and would be offset by the revenue created from using the stage.

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # PR2211CIP
Project Name Outlet Park upgrade shelter and playground

Department Priority 3 Important

Unfunded

Department Parks and Recreation

Contact PR Director

Type Improvement

Useful Life 20years

Category Park Improvements

Priority 3 Important

Status Active

Total Project Cost: \$120,000

Description

With City of Lawrence growing in population Outlet Park is starting to gain usage every year. Upgrading the shelter and playground to ADA accessibility will help this park for many years to come.

Justification

Bringing Outlet Park up to ADA compliance.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance					120,000	120,000
Total					120,000	120,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund					120,000	120,000
Total					120,000	120,000

Budget Impact/Other

Will be an increase of revenue with additional shelter reservation with the upgrade.

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Parks and Recreation

Contact PR Director

Type Improvement

Useful Life 30 years

Category Park Improvements

Priority 3 Important

Status Active

Total Project Cost: \$225,000

Project # PR2212CIP

Project Name John Taylor Park - Spray Park / Shelter

Department Priority 3 Important

Unfunded

Description

Parks improvements and install spray park.

The shelter is outdated and too small. There is off-street parking and a newer playground at this park which lends itself to these additions.

Justification

These types of facilities tend to be neighborhood gathering spots and promote positive interactions

Parks & Recreation Master Plan

Through public input and administrative review, this project was identified as a priority project in the recently completed Parks & Recreation Master Plan (plan completed in 2017)

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance					225,000	225,000
Total					225,000	225,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund					225,000	225,000
Total					225,000	225,000

Budget Impact/Other

Little to none.

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Parks and Recreation

Contact PR Director

Type Improvement

Useful Life 50 years

Category Park Improvements

Priority 3 Important

Status Active

Project # PR3025CIP

Project Name Install Acoustical Panels in SPL Gyms

Department Priority

Unfunded

Total Project Cost: \$200,000

Description

Install acoustical panels in the gymnasiums at Sports Pavilion Lawrence to help lessen the sound from the gyms so patrons can hear better in the rest of the building.

Justification

The sound decibels have been measured at over 90 on the mezzanine at SPL. This makes it hard to hear throughout the entire building.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance					200,000	200,000
Total					200,000	200,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund					200,000	200,000
Total					200,000	200,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022
Department Parks and Recreation
Contact PR Director

Report criteria:

- All Categories
- All Contacts
- All Department Priority data
- All Priority Levels
- All Source Types
- All Unfunded data
- Department: Parks and Recreation
- Selected Projects
- Status: Active
- Type: E or I or M or Z

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Planning & Development

Contact Planning Director

Type Improvement

Useful Life 30 years

Category Buildings

Priority 2 Very Important

Status Active

Project # PS1701CIP

Project Name One Stop Shop Leased Tenant Finish

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$180,000

Description

Create One Stop Shop to bring all divisions of Planning and Development Services under one roof, as well as representatives from other development-related departments - storm water, utilities, public works, and fire.

Justification

The Matrix Report, a report commissioned in the mid-2000s to review development processes and address shortcomings of the city's development review processes, recommended that the city create a One Stop Shop in order to place all development-related resources at one location so that customers had the most efficient service for their needs. Lawrence is 20 years behind the times on this issue, as many cities have implemented such a concept to ensure not only great customer service, but high coordination between review agencies.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	30,000					30,000
Construction/Maintenance	150,000					150,000
Total	180,000					180,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt	180,000					180,000
Total	180,000					180,000

Budget Impact/Other

There will be an impact related to the start up costs of presumed improvements to the space, building acquisition, and furnishings. There may be an impact to staffing costs if it is found that staffs from the departments outside of PDS need to be increased in order to provide resources at the One Stop Shop.

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022
Department Planning & Development
Contact Planning Director

Report criteria:

- All Categories
- All Contacts
- All Department Priority data
- All Priority Levels
- All Source Types
- All Unfunded data
- Department: Planning & Development
- Selected Projects
- Status: Active
- Type: E or I or M or Z

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # PD1801CIP
Project Name Police Radios

Department Police
Contact Police Chief
Type Equipment
Useful Life 10 years
Category Equipment
Priority 1 Critical
Status Active

Department Priority
Unfunded

Total Project Cost: \$1,350,000

Description

Lawrence Police staff are recommending a three year replacement program of \$450,000 per year, starting in 2018 through 2020, to fund the replacement of all 800 MHz radio subscriber sets affected by the upcoming discontinuation of manufacturer repair support. The three year plan is recommended so as to ensure the replacement rate exceeds the equipment attrition rate. The exact pricing for the radio subscriber sets will be determined by State of Kansas Equipment Purchase Contract pricing in place at the time of the purchase. Initial budgetary estimates place the overall cost of replacing the Police radio fleet at approximately \$1,350,000. They will be purchased sole source from Motorola

Justification

Federal mandates required replacement of the Police Radios to digital compatible subscriber equipment. The transition started in 2009 to Motorola 800 MHz and was completed in mid-2012. Motorola has declared that equipment has reached its end of life and will no longer receive manufacturer support after 2018. As the end-of-support date is approaching, we are now seeing the beginning of some manufacturer component unavailability specific to the equipment used by the Department. This is expected to continue as the end-of-support date comes closer.

The Department deploys approximately 175 portable handheld radios and 85 vehicle based mobile radios. All 85 vehicle based mobile radios and 160 of the 175 portable handheld radios are affected by the 2018 manufacturer end-of-support.

Expenditures	2018	2019	2020	2021	2022	Total	Future
Equip/Vehicles/Furnishings				450,000	450,000	900,000	450,000
Total				450,000	450,000	900,000	Total

Funding Sources	2018	2019	2020	2021	2022	Total	Future
General Obligation Debt				450,000	450,000	900,000	450,000
Total				450,000	450,000	900,000	Total

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # PD1802CIP
Project Name Firearms Simulator

Department Police
Contact Police Chief
Type Equipment
Useful Life 10 years
Category Equipment
Priority 1 Critical
Status Active

Department Priority
Unfunded

Total Project Cost: \$300,000

Description

Best practice for Law Enforcement agencies is to provide relevant ongoing training throughout an officer's career. While no one tool can be used to guarantee this occurs, having the right tools in place will provide a path of success for the officer, department and the community.

The department would like to purchase a 300 degree Force Options Training Simulator. This simulator offers a 300 degree immersive training platform. These systems are uniquely realistic and work on an officer's split second decision making, marksmanship and resolving use of force encounters.

Justification

Technology is currently available which provides an outstanding way for officers to participate in decision making scenarios with a minimal use of manpower. New training systems offer a 300 degree immersive training platform. These systems are uniquely realistic and work on an officer's split second decision making, marksmanship and their ability to exercise the appropriate use of force. The training can make the difference between safely resolving use of force encounters and making costly tragic headlines.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	300,000					300,000
Total	300,000					300,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt	300,000					300,000
Total	300,000					300,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Police
Contact Police Chief
Type Improvement
Useful Life 30 years
Category Buildings
Priority 1 Critical
Status Active

Project # PD1803CIP
Project Name Police Facility Phase 1

Department Priority
Unfunded

Total Project Cost: \$17,000,000

Description

The Police Department is in need of a new Police Facility, which can be completed in phases where service functions are located together and where citizen interaction can be optimized.

Justification

The Department utilizes seven different locations across the city and county where the two largest components, Patrol and Investigations, are separated by 10 miles. A new facility, constructed in phases, would ultimately allow the Police Department to be located on one campus style property. Phase 1 of this project would include Patrol, Evidence, Administration, Records, Information Technology, and Crisis Intervention Team. Future phases of the plan would bring Investigations and Training to the campus.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		17,000,000				17,000,000
Total		17,000,000				17,000,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt		17,000,000				17,000,000
Total		17,000,000				17,000,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Police
Contact Police Chief
Type Equipment
Useful Life 10 years
Category Vehicles
Priority 1 Critical
Status Active

Project # PD1804CIP
Project Name Vehicle Replacement

Department Priority
Unfunded

Total Project Cost: \$461,440

Description

Replacement of Department vehicles

Justification

Over the past three years the amount of police fleet vehicles that have been replaced on a yearly basis has been good in regards to maintaining a healthy patrol fleet. There have also been strides in replacing the support and administrative vehicles in the department. That being said there is still a deficiency in several areas of the fleet.

Staff has identified sixteen (16) vehicles that are in need of replacement. This number breaks down to twelve (12) marked patrol vehicles, three (3) administrative vehicles and one (1) special service evidence vehicle.

In determining an estimated price we are requesting a 3% increase from the budgeted price per vehicle for 2018. This would raise the per unit price from \$28,000 to \$28,840. Total cost of replacement is estimated at \$461,440.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	461,440					461,440
Total	461,440					461,440

Funding Sources	2018	2019	2020	2021	2022	Total
General Fund	461,440					461,440
Total	461,440					461,440

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # PD1805CIP
Project Name Body Worn Camera Project

Department Police
Contact Police Chief
Type Equipment
Useful Life 10 years
Category Equipment
Priority 1 Critical
Status Active

Department Priority
Unfunded

Total Project Cost: \$463,600

Description

The Lawrence Police Department has been researching the potential implementation of a body worn camera system (BWCS) for some time. Changes in policing over the past several years have moved sharply towards reliance on body worn cameras, which provide audio and video recording of events, to improve accountability for officers' actions and to supplement testimony and other evidence in criminal cases. The Department applied for a BWCS grant through the US Department of Justice, Bureau of Justice for an alternate source of funding. Unfortunately only ten agencies our size nationwide will be awarded this grant, so we are also submitting this project as a CIP. The agencies receiving the grant will not be notified until September 30, 2017. If successful, federal grant money would cover half of the expense, \$231,800, with a requirement the City cover the remaining costs. Should the federal grant application be succesful, half of the city's funds could be reallocated elsewhere.

Due to the building, maintenance and related technology of the BWCS, an additional System Administrator will be needed. (See the proposed 2018 budget for information on this position)

We are requesting 154 Body Worn Cameras at a cost of approximately \$463,600.

Justification

The establishment of a BWCS remains a priority of the community members, prosecutors and police officers. Community interest in establishing such a program was measured in a Lawrence Listens survey conducted earlier this year in which 90% of respondents indicated they believed such a program would improve data collection and police oversight. Body camera recordings have also protected officers in wrongful claims of misconduct and assisted prosecutors in the review of criminal cases.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	463,600					463,600
Total	463,600					463,600

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt	463,600					463,600
Total	463,600					463,600

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022
Department Police
Contact Police Chief

Report criteria:

- All Categories
- All Contacts
- All Department Priority data
- All Priority Levels
- All Source Types
- All Unfunded data
- Department: Police
- Selected Projects
- Status: Active
- Type: E or I or M or Z

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Transit

Contact

Type Improvement

Useful Life 40 + years

Category Buildings

Priority n/a

Status Active

Project # TI01
Project Name Multi Modal Facility

Department Priority

Unfunded

Total Project Cost: \$4,500,000

Description

The facility will house a first floor transit transfer station that will act as the primary hub for the system. Also on the first floor will be amenities for transit users and drivers. Bicycling and pedestrian amenities will also be available on the lower level. The upper level of the facility will be parking for students and the general public.

Justification

Currently our major transfer activities occur in the downtown. With increases in service the operation has had difficulties operating in a safe and efficient manner. Development in the downtown has eliminated the availability of alternative location within the downtown. A more centrally located facility would allow for better use of our resources and would allow for a more efficient use of resources. A site location analysis has been performed and has found that a centrally located facility, on or around the KU campus, would benefit both students and the general public.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	500,000					500,000
Construction/Maintenance		4,000,000				4,000,000
Total	500,000	4,000,000				4,500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Public Transit Fund	500,000	4,000,000				4,500,000
Total	500,000	4,000,000				4,500,000

Budget Impact/Other

These funds will be provided through funds previously reserved and will have no impact on the general budget.

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Transit

Contact

Project # TI02

Project Name Transit Shelters and Additional Amenities

Type Unassigned

Useful Life 15 years

Category Unassigned

Priority n/a

Status Active

Department Priority

Unfunded

Total Project Cost: \$700,000

Description

Passenger amenities such as shelters, bike rack, benches, leaning seats, signs and passenger info devices.

Justification

As part of restructuring service as the result of a new multimodal facility an amenity program will be implemented to improve the passenger environment. Sites will be evaluated based on our policy standards and amenities will be installed where deemed appropriate. Creating a better user environment will greatly improve the usability of the service.

Prior	Expenditures	2018	2019	2020	2021	2022	Total
100,000	Construction/Maintenance	150,000	150,000	150,000	150,000		600,000
Total	Total	150,000	150,000	150,000	150,000		600,000

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
100,000	Public Transit Fund	150,000	150,000	150,000	150,000		600,000
Total	Total	150,000	150,000	150,000	150,000		600,000

Budget Impact/Other

These funds will be provided through the Transit Reserve Fund and will have no impact on the general budget.

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Transit

Contact

Type Equipment

Useful Life 12 years

Category Vehicles

Priority n/a

Status Active

Project # TI03
Project Name Fixed Route Transit Buses

Department Priority

Unfunded

Total Project Cost: \$3,500,000

Description

Heavy-duty fixed route transit buses that are used in the delivery of regularly scheduled service. These buses will be fully accessible under ADA and will be equipped with bicycle racks.

Justification

These buses will replace older buses that are expected to have accumulated high mileage. High mileage causes for high expense in upkeep. Higher mileage vehicles are often less dependable and result in numerous service failures. These failures result in passengers not being able to reach their destination to places such as work and doctors appointments.

Prior	Expenditures	2018	2019	2020	2021	2022	Total
1,500,000	Equip/Vehicles/Furnishings		500,000	500,000	500,000	500,000	2,000,000
Total	Total		500,000	500,000	500,000	500,000	2,000,000

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
1,500,000	Public Transit Fund		500,000	500,000	500,000	500,000	2,000,000
Total	Total		500,000	500,000	500,000	500,000	2,000,000

Budget Impact/Other

These funds will be provided through the Transit Reserve Fund and will have no impact on the general budget.

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022
Department Public Transit
Contact

Report criteria:

- All Categories
- All Contacts
- All Department Priority data
- All Priority Levels
- All Source Types
- All Unfunded data
- Department: Public Transit
- Selected Projects
- Status: Active
- Type: E or I or M or Z

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works

Contact PW Director

Type Improvement

Useful Life 50 years

Category Street Reconstruction

Priority 2 Very Important

Status Active

Project # CI09

Project Name Sidewalk/Bike / Ped Improvements / ADA Ramps

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$4,000,000

Description

Bicycle-Pedestrian Task force recommended \$500,000 annual allocation to improving bicycle network to increase safety, promote health and provide alternative mode of transportation.

Projects identified as priorities by the Bicycle-Pedestrian Task Force (see descriptions on following pages).

Shared Use Path, 6th Street from Monterey to Wisconsin: \$135,500
Bike Boulevard, 21st Street: \$120,000
Other Projects based on PBTF Implementation Priorities: \$244,500
Total \$500,000

\$500,000 annual improvements recommended by Pedestrian Bicycle Issues Task Force.

Provide Safe Routes to Schools by filling gaps, repairing and maintaining sidewalks.
Connect residents to neighborhood destinations by filling gaps in the arterial and collector street network.
Invest in facilities that provide safer conditions and access for seniors and people with disabilities.

Projects identified as priorities by the Bicycle-Pedestrian Task Force (see descriptions on following pages).

Safe Routes to Schools Sidewalk Gaps and ADA Ramps: \$300,000
Sidewalk Gap Fill on One Side of Streets: \$50,000
Other Projects based on PBTF Implementation Priorities: \$150,000
Total \$500,000

Justification

To promote community desire for multimodal transportation.

Prior	Expenditures	2018	2019	2020	2021	2022	Total
200,000	Construction/Maintenance	450,000	600,000	750,000	1,000,000	1,000,000	3,800,000
Total	Total	450,000	600,000	750,000	1,000,000	1,000,000	3,800,000

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
200,000	Capital Improvement Reserve Fund - Infrastructure	200,000	600,000	750,000	1,000,000	1,000,000	3,550,000
Total	General Obligation Debt	250,000					250,000
	Total	450,000	600,000	750,000	1,000,000	1,000,000	3,800,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works
Contact PW Director

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact

Project # PW1701Kcip

Project Name KLINK / CCLIP

Type Unassigned

Useful Life

Category Unassigned

Priority 2 Very Important

Status Active

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$2,100,000

Description

Previously KLINK Program.50/50 cost share with KDOT for maintenance of state Hwys that are in the City Limits.
Hwy 59/ Iowa, Hwy 24/40 -6th Street from Iowa to N. 2nd and N. 2nd to north City Limits

Justification

50/50 match with KDOT

Prior	Expenditures	2018	2019	2020	2021	2022	Total
300,000	Construction/Maintenance	600,000	0	600,000	0	600,000	1,800,000
Total	Total	600,000	0	600,000	0	600,000	1,800,000

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
300,000	Capital Improvement Reserve Fund - Infrastructure			300,000			300,000
Total	General Obligation Debt	300,000	0		0	300,000	600,000
	Intergovernmental	300,000	0	300,000	0	300,000	900,000
	Total	600,000	0	600,000	0	600,000	1,800,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works
Contact PW Director
Type Equipment
Useful Life 15 years
Category Vehicles
Priority 2 Very Important
Status Active

Project # PW1702CIP
Project Name Annual Vehicle Replacement Program

Department Priority 2 Very Important
Unfunded

Total Project Cost: \$3,000,000

Description
Annual Vehicle Replacement Program
Vehicles to be replaced are recommended by fleet manager

Justification

Prior	Expenditures	2018	2019	2020	2021	2022	Total
500,000	Equip/Vehicles/Furnishings	500,000	500,000	500,000	500,000	500,000	2,500,000
Total	Total	500,000	500,000	500,000	500,000	500,000	2,500,000

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
500,000	Capital Improvement Reserve Fund	500,000	500,000	500,000	500,000	500,000	2,500,000
Total	Total	500,000	500,000	500,000	500,000	500,000	2,500,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact PW Director

Type Improvement

Useful Life 50 years

Category Street Reconstruction

Priority 2 Very Important

Status Active

Project # PW17E3CIP
Project Name 19th Street Reconstruction - Harper to O'Connell

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$3,625,000

Description

19th Street Reconstruction from Harper to O'Connell. Includes reconstruction of 19th & Harper intersection, waterline, sidewalks, bike lanes, pavement reconstruction and storm sewer.

Asking for \$750,000 from DG Co. that is adjacent to fairgrounds.

Justification

Reconstruction is needed to provide 2nd access point to VenturePark. Street connection is part of T2040 plan and current pavement needs reconstruction. The 2012 street rating PCI was 40.3

Expenditures	2018	2019	2020	2021	2022	Total
Land Acquisition		25,000				25,000
Construction/Maintenance		3,600,000				3,600,000
Total		3,625,000				3,625,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt		1,775,000				1,775,000
Intergovernmental		750,000				750,000
Utility - Water		1,100,000				1,100,000
Total		3,625,000				3,625,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact PW Director

Type Improvement

Useful Life 50 years

Category Street New Construction

Priority 1 Critical

Status Active

Project # PW17E4CIP
Project Name Queens Road Improvements - 6th to City Limits

Department Priority 1 Critical

Unfunded

Total Project Cost: \$4,600,000

Description

Queens Road Improvements from 6th Street to north city limits including the signalization of 6th & Queens Road. Improvements include concrete pavement, sidewalk, storm sewer and waterline. *Possible city share for owner occupied east side only; special assessment benefit district will fund remaining cost

Justification

Additional development in the area justifies the need for city infrastructure to be extended to serve the area. Currently a gravel road that doesn't support increasing traffic.

This is a benefit district, City share approx \$400,000 the remainder \$4,200,000 will be assessed.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	300,000					300,000
Construction/Maintenance	4,300,000					4,300,000
Total	4,600,000					4,600,000

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
300,000	General Obligation Debt	4,300,000					4,300,000
Total	Total	4,300,000					4,300,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact PW Director

Type Improvement

Useful Life 40 years

Category Street Reconstruction

Priority n/a

Status Active

Project # PW17E66CIP
Project Name East 9th Street Improvements

Department Priority 3 Important

Unfunded

Total Project Cost: \$2,500,000

Description

Reconstruction of 9th street from New Hampshire to Pennsylvania including street, curb and gutter and stormwater improvement

Justification

9th street needs to be rebuilt

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	300,000					300,000
Construction/Maintenance	2,200,000					2,200,000
Total	2,500,000					2,500,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt	2,500,000					2,500,000
Total	2,500,000					2,500,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works
Contact PW Director
Type Improvement
Useful Life 50 years
Category Street New Construction
Priority 2 Very Important
Status Active

Project # PW17E7CIP
Project Name CDBG Sidewalk Gap Program

Department Priority 3 Important
Unfunded

Description

Total Project Cost: \$600,000

This amount is historical average allocation of CDBG funds for completion of gap sidewalk in low/mod income areas.

Justification

improve multimodal access / walkability

Prior	Expenditures	2018	2019	2020	2021	2022	Total
100,000	Construction/Maintenance	100,000	100,000	100,000	100,000	100,000	500,000
Total	Total	100,000	100,000	100,000	100,000	100,000	500,000

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
100,000	Intergovernmental	100,000	100,000	100,000	100,000	100,000	500,000
Total	Total	100,000	100,000	100,000	100,000	100,000	500,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works
Contact PW Director
Type Improvement
Useful Life 50 years
Category Street Reconstruction
Priority 4 Less Important
Status Active

Project # PW17E8CIP
Project Name Traffic Calming

Department Priority 4 Less Important
Unfunded

Total Project Cost: \$1,200,000

Description

There are 23 unfunded traffic calming projects (\$950,000 total) that have been approved by the City Commission.

Justification

Improve neighborhoods by decreasing traffic speeds and volume of cut through traffic.

Prior	Expenditures	2018	2019	2020	2021	2022	Total
200,000	Construction/Maintenance	200,000	200,000	200,000	200,000	200,000	1,000,000
Total	Total	200,000	200,000	200,000	200,000	200,000	1,000,000

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
200,000	Capital Improvement Reserve		200,000	200,000	200,000	200,000	800,000
	Fund - Infrastructure						
Total	General Obligation Debt	200,000					200,000
	Total	200,000	200,000	200,000	200,000	200,000	1,000,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works

Contact PW Director

Type Improvement

Useful Life 30 years

Category Unassigned

Priority 2 Very Important

Status Active

Total Project Cost: \$1,000,000

Project # PW17E9CIP

Project Name Riverbank stabilization East of Bowersock

Department Priority 2 Very Important

Unfunded

Description

retaining wall repair for abe and jakes

Justification

City responsible for repairs to dam. Scour holes need to be repaired.

Shared project with Utilities:

UT Project No. UT1885CIP

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	1,000,000					1,000,000
Total	1,000,000					1,000,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt	1,000,000					1,000,000
Total	1,000,000					1,000,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact PW Director

Type Maintenance

Useful Life

Category Street Repair

Priority 1 Critical

Status Active

Project # PW17SM1CIP
Project Name 2017 Contracted Street Maintenance Program

Department Priority 1 Critical

Unfunded

Total Project Cost: \$19,240,000

Description

Contracted Street Maintenance Program to include:
Microsurfacing/Patching, Milling and Overlay, Concrete Rehabilitation

Justification

See attached documents. To be updated annually with program updates and needs, please see attached & link
http://lawrenceks.org/assets/agendas/cc/2016/02-23-16/pw_street_maintenance_update_memo.html.

-Please refer to Pavement Management Program & 2006 Contracted street Repair Project memo from 02-27-06 CC agenda. Budget projections estimated \$6 million in maintenance needs per year to sustain pavement conditions. Attached & Link
http://lawrenceks.org/assets/agendas/cc/2006/02-07-06/02-07-06h/pw_pavement_mgmt_memo.pdf

-Per the 2015 Citizen Survey, the maintenance of streets remains a top priority for improvement. Link https://www.lawrenceks.org/citizen_survey

Prior	Expenditures	2018	2019	2020	2021	2022	Total
3,140,000	Construction/Maintenance	3,140,000	3,140,000	3,140,000	3,140,000	3,540,000	16,100,000
Total	Total	3,140,000	3,140,000	3,140,000	3,140,000	3,540,000	16,100,000

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
3,140,000	Capital Improvement Reserve Fund - Infrastructure	800,000	800,000	800,000	800,000	1,000,000	4,200,000
Total	General Fund	2,000,000	2,000,000	2,000,000	2,000,000	2,300,000	10,300,000
	Special Gas Tax Fund	200,000	200,000	200,000	200,000	100,000	900,000
	Stormwater Fund	140,000	140,000	140,000	140,000	140,000	700,000
	Total	3,140,000	3,140,000	3,140,000	3,140,000	3,540,000	16,100,000

Budget Impact/Other

A higher level budget for contracted street maintenance is important to sustain the current street conditions and to minimize the potential of regression in overall City street conditions.

Prior

6,000,000

Total

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact PW Director

Type Maintenance

Useful Life

Category Street Repair

Priority 3 Important

Status Active

Project # PW17SM2CIP
Project Name Curb and Gutter Rehabilitation Program

Department Priority 1 Critical

Unfunded

Total Project Cost: \$2,000,000

Description

Maintenance/ Rehabilitation of Concrete Curbs and Gutters on City Streets.

Justification

-The City has approximately 3.17 million linear feet of curb/gutter and ~260,000 linear feet of curb/gutter is in "poor condition" (as of Dec2015). Potential estimated cost to remove/replace curb & gutter w/ incidentals = \$40/LF, equating to approximately \$10.4 million of poor curb to replace.

-Per the 2015 Citizen Survey, the maintenance of streets remains a top priority for improvement. Link https://www.lawrenceks.org/citizen_survey

Prior	Expenditures	2018	2019	2020	2021	2022	Total
0	Construction/Maintenance	0	500,000	500,000	500,000	500,000	2,000,000
Total	Total	0	500,000	500,000	500,000	500,000	2,000,000

Funding Sources	2018	2019	2020	2021	2022	Total
Capital Improvement Reserve		500,000	500,000	500,000	500,000	2,000,000
Fund - Infrastructure						
Total		500,000	500,000	500,000	500,000	2,000,000

Budget Impact/Other

A higher level budget for street curb/gutter maintenance and rehabilitation is important to sustain the current street curb conditions and to minimize the potential of regression in overall City street curb conditions.

Prior

1,000,000

Total

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact PW Director

Type Maintenance

Useful Life 10years

Category Street Repair

Priority 4 Less Important

Status Active

Project # PW17SM4CIP
Project Name Contract Milling for In House Pavement Rehab

Department Priority 3 Important

Unfunded

Total Project Cost: \$625,000

Description

Contract milling for in house street maintenance pavement patching and overlay.

Justification

Current capabilities do not allow for street milling when in house asphalt pavement is rehabilitated.

Prior	Expenditures	2018	2019	2020	2021	2022	Total
100,000	Construction/Maintenance	100,000	100,000	100,000	100,000	125,000	525,000
Total	Total	100,000	100,000	100,000	100,000	125,000	525,000

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
100,000	Special Gas Tax Fund	100,000	100,000	100,000	100,000	125,000	525,000
Total	Total	100,000	100,000	100,000	100,000	125,000	525,000

Budget Impact/Other

By creating a contract milling portion to in house pavement rehab, a cost savings will be seen as apposed to total pavement removal, or topical overlays that raise the elevation of the street and fill curb and gutter sections creating the need for additional curb replacement.

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact PW Director

Type Maintenance

Useful Life 7 years

Category Unassigned

Priority 2 Very Important

Status Active

Project # PW17SM5CIP
Project Name ITS Video Detection/ upgrade and replacement

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$946,086

Description

Upgrade current video detection equipment at signalized intersections

Justification

Current equipment is out dated and the manufacture no longer supports equipment that is in the field.

Prior	Expenditures	2018	2019	2020	2021	2022	Total
150,000	Construction/Maintenance	153,000	156,060	159,181	162,365	165,480	796,086
Total	Total	153,000	156,060	159,181	162,365	165,480	796,086

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
150,000	Special Gas Tax Fund	153,000	156,060	159,181	162,365	165,480	796,086
Total	Total	153,000	156,060	159,181	162,365	165,480	796,086

Budget Impact/Other

The replacement cost is approximately \$30,000 per intersection. By doing 5 intersection annually it will be possible upgrade all intersection operated by the TOC on a 7 year rotation.

Prior

0

Total

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works

Contact PW Director

Type Improvement

Useful Life 50 years

Category Buildings

Priority 3 Important

Status Active

Project # PW18B7CIP
Project Name PW/ Utilities/ P&R operations center

Department Priority 2 Very Important

Unfunded X

Total Project Cost: \$20,200,000

Description

An operations facility housing these divisions field crews.

Justification

a central operations facility will provide efficiencies with staff and equipment. Improved communications between depts and sharing facilities such as meeting rooms and admin staff.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	200,000					200,000
Construction/Maintenance					20,000,000	20,000,000
Total	200,000				20,000,000	20,200,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund	30,000					30,000
Special Gas Tax Fund	10,000					10,000
Stormwater Fund	15,000					15,000
Unfunded					20,125,000	20,125,000
Utility - Operations/Maintenance	20,000					20,000
Total	75,000				20,125,000	20,200,000

Budget Impact/Other

budget impact includes equipment and staff

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact

Project # PW18E10

Project Name Massachusetts & 13th Turn Lane Improvements

Type Improvement

Useful Life 15 years

Category Unassigned

Priority 2 Very Important

Status Active

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$150,000

Description

safety improvements @13th and Mass. Includes a center turn lane on mass

Justification

improved safety . KDOT approved this project @ a 90 /10 participation

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	20,000					20,000
Construction/Maintenance	130,000					130,000
Total	150,000					150,000

Funding Sources	2018	2019	2020	2021	2022	Total
Capital Improvement Reserve	50,000					50,000
Fund - Infrastructure						
Intergovernmental	100,000					100,000
Total	150,000					150,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works

Contact PW Director

Type Improvement

Useful Life 20years

Category Street Repair

Priority 2 Very Important

Status Active

Project # PW18E10CIP

Project Name 23rd Street Center Turn Lane, Mass to Louisiana

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$1,150,000

Description

Add center turn lane on 23rd from Mass to Louisiana including sidewalks

Justification

safety improvement and improve traffic flow.
Also install sidewalk

Shared Utilities Project

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	50,000					50,000
Land Acquisition	25,000					25,000
Construction/Maintenance	1,075,000					1,075,000
Total	1,150,000					1,150,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt	200,000					200,000
Intergovernmental	500,000					500,000
Utility - Water	450,000					450,000
Total	1,150,000					1,150,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works

Contact PW Director

Type Improvement

Useful Life 50 years

Category Street Reconstruction

Priority 1 Critical

Status Active

Project # PW18E2CIP

Project Name Kasold - Clinton Pkwy to HyVee

Department Priority 1 Critical

Unfunded

Total Project Cost: \$1,000,000

Description

Reconstruction of Kasold from Clinton Parkway to HyVee including geometric improvements at intersection and reconstruction of pavement, sidewalks, bike facility and storm sewer.

Justification

PCI rating of 50.2. Segement was not able to be funded with Kasold reconstruction project in 2009. Needs geometric improvements and continual maintenance expense.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		1,000,000				1,000,000
Total		1,000,000				1,000,000

Funding Sources	2018	2019	2020	2021	2022	Total
Capital Improvement Reserve		1,000,000				1,000,000
Fund - Infrastructure						
Total		1,000,000				1,000,000

Budget Impact/Other

Street section needs to be repaired. Budget impact would include cost of patching annually

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact PW Director

Type Improvement

Useful Life 50 years

Category Street Reconstruction

Priority 1 Critical

Status Active

Project # PW18E3CIP
Project Name 23rd Street - Haskell Bridge to East City Limits

Department Priority 1 Critical

Unfunded

Total Project Cost: \$12,460,000

Description

Reconstruction of 23rd Street from Haskell Bridge to East City Limits including concrete pavement reconstruction, geometric improvements at Haskell, storm sewer, access management improvements and sidewalks.

Justification

K-10 designation is being removed from 23rd Street after completion of the South Lawrence Trafficway. This project would likely be cost share with KDOT to improve street with a turnback agreement.

Shared Utilities Project (unfunded)

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design			500,000			500,000
Land Acquisition			250,000			250,000
Construction/Maintenance			1,710,000	6,000,000	4,000,000	11,710,000
Total			2,460,000	6,000,000	4,000,000	12,460,000

Funding Sources	2018	2019	2020	2021	2022	Total
Capital Improvement Reserve			500,000	2,250,000	4,000,000	6,750,000
Fund - Infrastructure						
Intergovernmental				4,000,000		4,000,000
Unfunded					1,710,000	1,710,000
Total			500,000	6,250,000	5,710,000	12,460,000

Budget Impact/Other

street is severally deteriorating. Budget impact is significant repairs are made annually to patch the street to make it useable

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact

Project # PW18E7CIP

Project Name 19th Street Iowa to Naismith Phase 2

Type Improvement

Useful Life 50 years

Category Unassigned

Priority 1 Critical

Status Active

Department Priority 1 Critical

Unfunded

Total Project Cost: \$3,890,000

Description

Reconstruct 19th St from Naismith to Ousdahl and Ousdahl

Justification

Final phase of 3year reconstructionof 19th streer from Iowa to Naismith

Share Utility Project

Utility Project No. UT1518

Funded with 2017 CIP

Expenditures	2018	2019	2020	2021	2022	Total
Land Acquisition	50,000					50,000
Construction/Maintenance	3,840,000					3,840,000
Total	3,890,000					3,890,000

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
340,000	Capital Improvement Reserve	2,650,000					2,650,000
Total	Fund - Infrastructure						
	Intergovernmental	900,000					900,000
	Total	3,550,000					3,550,000

Budget Impact/Other

street is severally deteriorated and ncannot be maintained

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works

Contact PW Director

Type Improvement

Useful Life 40 + years

Category Street Reconstruction

Priority 2 Very Important

Status Active

Project # PW18E8CIP

Project Name Louisiana 12th-13th

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$450,000

Description

Louisiana is used as a bus route and is in need of reconstruction based on its condition. KU is doing some work on Jayhawk Blvd and needs to install a storm sewer which will drain onto Louisiana and need to make stormwater improvements. Similarly the Water Dept is reconstructing the Oread tanks and will be installing storm on north end of Louisiana.

Justification

pavement condition, bus loading, KU and Utilitties projects affecting the street.

Utilities relocation will occur with construction of the Oread Storage Tank Project Utilities Project No. UT1307CIP.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	450,000					450,000
Total	450,000					450,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt	350,000					350,000
Intergovernmental	100,000					100,000
Total	450,000					450,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works

Contact PW Director

Type Maintenance

Useful Life 10 years

Category Street Repair

Priority 2 Very Important

Status Active

Total Project Cost: \$500,000

Project # PW18E9CIP
Project Name 23rd Mill/Overlay- Iowa to Ousdahl

Department Priority

Unfunded

Description

Mill and overlay 23rd from Iowa to Ousdahl

Justification

maintenance needed and part of 23rd st turnback agreement

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	500,000					500,000
Total	500,000					500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Capital Improvement Reserve	200,000					200,000
Fund - Infrastructure						
Intergovernmental	300,000					300,000
Total	500,000					500,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact PW Director

Project # PW18F6CIP

Project Name Backhoe Lease program

Type Equipment

Useful Life 5 years

Category Vehicles

Priority 3 Important

Status Active

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$580,000

Description

Three backhoes from street and stormwater lease ends in 2018. units 761,762,338

Justification

Streets and Storm Water operations are highly dependent on these units; the city utilizes a three year lease program to make sure reliable units are available for critical functions that these units provide.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	210,000			210,000	160,000	580,000
Total	210,000			210,000	160,000	580,000

Funding Sources	2018	2019	2020	2021	2022	Total
Special Gas Tax Fund	210,000			70,000	52,000	332,000
Stormwater Fund				140,000	108,000	248,000
Total	210,000			210,000	160,000	580,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Project # PW18F7CIP

Project Name Combination Vac/Jet Truck

Department Priority 3 Important

Unfunded

Total Project Cost: \$345,000

Description

Replacement of unit 731 cobination jet/vac truck. This unit provides maintenance of storm water infrastructure by cleaning debris from storm drainage systems Unit was moved up due to accelerated funding of additional units in 2017

Justification

Combination vac/jet trucks are a high maintenance units and can have high repair costs. These units provide a supporting role to keep storm water infrastructure operating efficiently

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	345,000					345,000
Total	345,000					345,000

Funding Sources	2018	2019	2020	2021	2022	Total
Stormwater Fund	345,000					345,000
Total	345,000					345,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works

Contact

Project # PW18V01CIP

Project Name Farmland Pond Cap

Type Unassigned

Useful Life 50 years

Category Unassigned

Priority n/a

Status Active

Department Priority 3 Important

Unfunded

Total Project Cost: \$1,000,000

Description

Sediment pond cap, will be completed when site construction starts at Venture Park (to use their dirt)

Justification

ponds need to be capped per the remediation plan

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	1,000,000					1,000,000
Total	1,000,000					1,000,000

Funding Sources	2018	2019	2020	2021	2022	Total
Farmland Remediation	1,000,000					1,000,000
Total	1,000,000					1,000,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact PW Director

Type Improvement

Useful Life 50 years

Category Street Reconstruction

Priority 1 Critical

Status Active

Project # PW19E1CIP

Project Name Wakarusa - 18th St to Research Pkwy

Department Priority 1 Critical

Unfunded

Total Project Cost: \$4,500,000

Description

Reconstruction of Wakarusa from 18th Street to Research Parkway including concrete pavement, storm sewer, sidewalks, bike lanes and waterline.

Justification

Included in infrastructure sales tax plan to be complete by 2019.
Street is in poor condition with rating PCI 51.8 in 2015

Shared Utilities Project (unfunded)

Expenditures	2018	2019	2020	2021	2022	Total
Land Acquisition				50,000		50,000
Construction/Maintenance					4,450,000	4,450,000
Total				50,000	4,450,000	4,500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Capital Improvement Reserve					3,800,000	3,800,000
Fund - Infrastructure						
Unfunded					700,000	700,000
Total					4,500,000	4,500,000

Budget Impact/Other

Ongoing maintenance efforts are not sufficient for the level of service

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact PW Director

Project # PW19F8CIP

Project Name Asphalt Paving Equipment Replacement

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Department Priority 3 Important

Unfunded

Total Project Cost: \$250,000

Description

Asphalt paver replacement will be necessary for the mill and overlay program. The current paver does not have grade control. Initial estimates for adding grade control almost exceed trade value of the current unit

Justification

Dependant on a mill program with in street operations.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		250,000				250,000
Total		250,000				250,000

Funding Sources	2018	2019	2020	2021	2022	Total
Special Gas Tax Fund		250,000				250,000
Total		250,000				250,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

DepartmentPublic Works

ContactPW Director

TypeEquipment

Useful Life7 years

CategoryVehicles

Priority3 Important

StatusActive

Project #PW19F9CIP

Project Name361 Street sweeper replacement

Department Priority3 Important

Unfunded

Total Project Cost: \$290,000

Description

Replacement for unit #361 as part of street maintenance and stormwater infrastructure deterioration prevention.

Justification

Replacement of high cost infrastructure maintenance equipment

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		290,000				290,000
Total		290,000				290,000

Funding Sources	2018	2019	2020	2021	2022	Total
Stormwater Fund		290,000				290,000
Total		290,000				290,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022

Project # PW20F6CIP

Project Name 362 Street sweeper replacement

Department Priority 3 Important
Unfunded

Department Public Works
Contact PW Director
Type Equipment
Useful Life 7 years
Category Vehicles
Priority 3 Important
Status Active

Description

Total Project Cost: \$285,000

Replacement for unit #362 as part of street maintenance and stormwater infrastructure deterioration

Justification

Replacement of high cost infrastructure maintenance equipment

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			285,000			285,000
Total			285,000			285,000

Funding Sources	2018	2019	2020	2021	2022	Total
Stormwater Fund			285,000			285,000
Total			285,000			285,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Project # PW20F9CIP

Project Name New Class 5 Truck

Department Priority 5 Future Consideration

Unfunded

Total Project Cost: \$115,000

Description

Streets operations request an additional class 5 truck with spreader, plow, and dump to keep the service level in line with additional street additions.

Justification

Additional growth will require additional equipment for Streets Division to continue the same level of service.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			115,000			115,000
Total			115,000			115,000

Funding Sources	2018	2019	2020	2021	2022	Total
Special Gas Tax Fund			115,000			115,000
Total			115,000			115,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works
Contact PW Director
Type Equipment
Useful Life 15 years
Category Vehicles
Priority 4 Less Important
Status Active

Project # PW21F11CIP

Project Name 735 excavator replacement

Department Priority 5 Future Consideration
Unfunded

Total Project Cost: \$305,000

Description

Replace unit 735 with like unit. 735 is a 2005 PC160 excavator. This unit is a crucial element to stormwater operations. Large pipe and bridge maintenance are functions that this unit is utilized for.

Justification

Replacement projections based on hours and condition.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	305,000					305,000
Total	305,000					305,000

Funding Sources	2018	2019	2020	2021	2022	Total
Stormwater Fund	305,000					305,000
Total	305,000					305,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022

Project # PW21F7CIP

Project Name 765 Single axle dump truck replacement

Department Priority 3 Important
Unfunded

Department Public Works
Contact PW Director
Type Equipment
Useful Life 10years
Category Vehicles
Priority 4 Less Important
Status Active

Description

Total Project Cost: \$215,000

Replacement of unit 765. This is a dump truck replacement to include: spreader, plow, and dump body

Justification

Dump truck replacement is necessary to maintain street projects and snow removal

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				215,000		215,000
Total				215,000		215,000

Funding Sources	2018	2019	2020	2021	2022	Total
Special Gas Tax Fund				215,000		215,000
Total				215,000		215,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works

Contact PW Director

Type Improvement

Useful Life 30 years

Category Street Reconstruction

Priority 3 Important

Status Active

Project # PW21SM3CIP

Project Name 27th St Bridge

Department Priority 3 Important

Unfunded

Total Project Cost: \$500,000

Description

Bridge has been overlaid. Repair or replace as needed.

Justification

Bridge on a major east west collector route

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance				500,000		500,000
Total				500,000		500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Capital Improvement Reserve				500,000		500,000
Fund - Infrastructure						
Total				500,000		500,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works

Contact PW Director

Project # PW22F10CIP

Project Name Additional Streets Unit

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Department Priority 3 Important

Unfunded

Total Project Cost: \$110,000

Description

Additional street coverage with snow operations and street maintenance projects will require additional units to provide coverage without reducing services. Add one class 5 truck with dump, spreader, and plow.

Justification

Additional Streets added require equipment to provide services for annual mileage increases

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					110,000	110,000
Total					110,000	110,000

Funding Sources	2018	2019	2020	2021	2022	Total
Special Gas Tax Fund					110,000	110,000
Total					110,000	110,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 2 Very Important

Status Active

Project # PW22F12CIP
Project Name 307 Road tractor replacement

Department Priority 4 Less Important

Unfunded

Total Project Cost: \$115,000

Description

Unit 307 is a 1998 Volvo road tractor. This unit is utilized in hauling of city equipment and stockpiling of material.

Justification

Streets has two road tractors, either can be in use at the same time hauling equipment for road maintenance projects or used in combination with an end dump trailer for material stockpile

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					115,000	115,000
Total					115,000	115,000

Funding Sources	2018	2019	2020	2021	2022	Total
Special Gas Tax Fund					115,000	115,000
Total					115,000	115,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works

Contact PW Director

Type Equipment

Useful Life 10years

Category Equipment

Priority 3 Important

Status Active

Project # PW22F13CIP

Project Name Hook Patch Unit

Department Priority 4 Less Important

Unfunded

Total Project Cost: \$160,000

Description

Replace unit 377 with a hook patch unit that would work on PW22F8CIP hook truck for year round utilization. Reduction of a dedicated truck to hook truck unit in 2022 will allow additional snow coverage with the ability to perform patching with a hook unit when needed.

Justification

This unit is not utilized 100 percent of the time in the dedicated truck set up. Hook lifts allow more versatility.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					160,000	160,000
Total					160,000	160,000

Funding Sources	2018	2019	2020	2021	2022	Total
Special Gas Tax Fund					160,000	160,000
Total					160,000	160,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 4 Less Important

Status Active

Project # PW22F8CIP

Project Name Combination hook lift truck

Department Priority 3 Important

Unfunded

Total Project Cost: \$206,000

Description

Streets division has additional mileage to cover with snow operations. An opportunity, to add an additional class 8 truck with the ability to keep the fleet size the same. Adding a hook lift truck that will have a spreader, plow, and dump body that can also set the foundation to replace unit 377 in 2022 with a hook patch unit. This allows a year round use of a chassis and adds additional snow operations.

Justification

Additional city growth will require additional units to cover operations for effective streets management

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					206,000	206,000
Total					206,000	206,000

Funding Sources	2018	2019	2020	2021	2022	Total
Special Gas Tax Fund					206,000	206,000
Total					206,000	206,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022
Department Public Works
Contact PW Director

Report criteria:

- All Categories
- All Contacts
- All Department Priority data
- All Priority Levels
- All Source Types
- All Unfunded data
- Department: Public Works
- Selected Projects
- Status: Active
- Type: E or I or M or Z

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works - Airport

Contact PW Director

Type Maintenance

Useful Life 30 years

Category Unassigned

Priority 2 Very Important

Status Active

Project # PW18A2CIP

Project Name Reconstruct Terminal Apron-Phase 1

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$770,000

Description

Mill and overlay of terminal apron

Justification

The main apron at LWC has an old coal tar slurry that is cracked (egg-shelled) and needs to be resurfaced. There are areas on the apron that need to be reconstructed due to heavy business jet traffic along with typical weathering and cracking over time. The rehabilitation will include milling off the existing surface and applying an overlay. Reconstruction will include full-depth asphalt removal, preparation of the underlying base and reconstruction of the asphalt section.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design		70,000				70,000
Construction/Maintenance			700,000			700,000
Total		70,000	700,000			770,000

Funding Sources	2018	2019	2020	2021	2022	Total
Airport		70,000				70,000
Intergovernmental			700,000			700,000
Total		70,000	700,000			770,000

Budget Impact/Other

Estimated Cost is \$1,360,000
FAA will pay 90% - \$1,224,000
City Share 10% - \$136,000

Will reduce future annual maintenance costs

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # PW18A8CIP
Project Name RehabT-Hangar Taxilanes

Department Public Works - Airport

Contact PW Director

Type Maintenance

Useful Life 10 years

Category Street Repair

Priority 2 Very Important

Status Active

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$200,000

Description

Rehabilitation of taxiway from T-hangars

Justification

taxilanes in disrepair

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	40,000					40,000
Construction/Maintenance	160,000					160,000
Total	200,000					200,000

Funding Sources	2018	2019	2020	2021	2022	Total
Airport	20,000					20,000
Intergovernmental	180,000					180,000
Total	200,000					200,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works - Airport

Contact PW Director

Type Maintenance

Useful Life 20years

Category Unassigned

Priority 3 Important

Status Active

Project # PW19A3CIP
Project Name Reconstruct RWY15-33

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$2,450,000

Description

Resurfacing of RWY 15-33
Cost \$2,000,000
FAA \$1.8M
City \$200,000

Justification

The main Runway (15-33) currently has weathering and block cracking throughout. A 2013 sealcoat project extended the life of the surface but resurfacing will be necessary by 2018. The rehabilitation will include milling off the existing surface and applying an overlay. No reconstruction areas are anticipated. Also, new surface markings and striping will be required per FAA design standards on the reconstructed surface. The overlay will add strength and enhanced service longevity to the runway and provide increased utility to heavier business jets using the airport. .

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	200,000					200,000
Construction/Maintenance		2,250,000				2,250,000
Total	200,000	2,250,000				2,450,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt		200,000				200,000
Intergovernmental		2,250,000				2,250,000
Total		2,450,000				2,450,000

Budget Impact/Other

Total Cost\$2 Million
FAA 90% - \$1.8M
City 10%- \$200,000

Resurfacing will improve service and longevity of runway and need less annual maintenance

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # PW20A5CIP
Project Name Drainage Improvements

Department Priority 2 Very Important

Unfunded

Department Public Works - Airport

Contact PW Director

Type Improvement

Useful Life 30 years

Category Storm Sewer/Drainage

Priority 3 Important

Status Active

Total Project Cost: \$1,500,000

Description

Drainage improvements for storm water management for tracts @ airport

Justification

Recommendations from the 2012 Wildlife Hazard Assessment and 2014 Environmental Assessment are driving improvements to drainage enhancements at the south end of the airport property. These enhancements will reduce wildlife habitat for avian species and create a safer operating environment for aircraft; and better manage waterflow throughout the Kaw Valley Drainage District. Also, these improvements will recover additional acreage of airport property that potentially could be used for revenue-producing property at the airport. A complete list of the recommendations will be finalized in 2015 when the Environmental Assessment is complete and presented to the city.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design					150,000	150,000
Construction/Maintenance					1,350,000	1,350,000
Total					1,500,000	1,500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Intergovernmental					1,350,000	1,350,000
Stormwater Fund					150,000	150,000
Total					1,500,000	1,500,000

Budget Impact/Other

total \$1.5 Million
FAA 90% - \$1,350,000
City 10% - \$150,000

The improvements will allow development of several lots @ the airport

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works - Airport

Contact PW Director

Type Unassigned

Useful Life

Category Street Repair

Priority n/a

Status Active

Project # PW21A9CIP

Project Name Terminal Apron Rehab - Phase 2

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$340,000

Description

Phase 2 of Terminal Apron rehabilitation.

Justification

The main apron at LWC has an old coal tar slurry that is cracked (egg-shelled) and needs to be resurfaced. There are areas on the apron that need to be reconstructed due to heavy business jet traffic along with typical weathering and cracking over time. The rehabilitation will include milling off the existing surface and applying an overlay. Reconstruction will include full-depth asphalt removal, preparation of the underlying base and reconstruction of the asphalt section.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design				40,000		40,000
Construction/Maintenance				300,000		300,000
Total				340,000		340,000

Funding Sources	2018	2019	2020	2021	2022	Total
Airport				34,000		34,000
Intergovernmental				306,000		306,000
Total				340,000		340,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works - Airport

Contact PW Director

Type Improvement

Useful Life 20 years

Category Equipment

Priority 2 Very Important

Status Active

Project # PW22A10CIP
Project Name Airport Lighting system

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$825,000

Description

Airport lighting system is at end of useful life and needs to be replaced. New system would include LED lighting system

Justification

runway and taxiway lighting needs to be replaced

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design				75,000		75,000
Construction/Maintenance					750,000	750,000
Total				75,000	750,000	825,000

Funding Sources	2018	2019	2020	2021	2022	Total
General Obligation Debt				75,000		75,000
Intergovernmental					750,000	750,000
Total				75,000	750,000	825,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Airport
Contact PW Director

Report criteria:

- All Categories
- All Contacts
- All Department Priority data
- All Priority Levels
- All Source Types
- All Unfunded data
- Department: Public Works - Airport
- Selected Projects
- Status: Active
- Type: E or I or M or Z

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Unassigned

Useful Life

Category Buildings

Priority 1 Critical

Status Active

Total Project Cost: \$3,700,000

Project # PW17SW1

Project Name Solid Waste Facility at Kresge Phase 2

Department Priority 5 Future Consideration

Unfunded

Description

Phase 2 of development at the Kresge property.

Property was purchased in 2014 for the development of a consolidated location for Solid Waste operations. The development was planned in two stages. Phase I constructed a new Household Hazardous Waste facility and provided storm detention infrastructure for the entire site. Phase 2 will create work and crew space for the solid waste crews, employee and truck parking.

Justification

Property was purchased in 2014 for the development of a consolidated location for Solid Waste operations. The development was planned in two stages. Phase I constructed a new Household Hazardous Waste facility and provided storm detention infrastructure for the entire site. Phase 2 will create work and crew space for the solid waste crews, employee and truck parking.

Phase 2 will replace the 2400 sf facility at 1140 Haskell that serves as crew base for over 80 employees. The existing structure is in the floodway, does not have adequate restroom or locker room facilities. Meetings with staff are standing room only in 2 to 3 different groups in order to accommodate all employees. There are no locker room facilities or areas for employees to eat lunch or take a break. There is no area to provide training for employees.

Phase 2 will also replace the maintenance shop at the SWAN facility. Baling operations have currently ceased there. The SWAN structure can be sold to assist with financing the Phase 2 construction at Kresge.

Operational efficiencies will occur when staff can operate from single location. Fueling will continue to occur at 11th and Haskell or the West 40. A space for fueling operations was designated on the site plan for a future development phase.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design		300,000				300,000
Construction/Maintenance		3,400,000				3,400,000
Total		3,700,000				3,700,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste - Construction		3,700,000				3,700,000
Total		3,700,000				3,700,000

Budget Impact/Other

Complete funding needs to be identified and a portion may need to be bonded, with repayment from the solid waste fund.

Prior

30,000

Total

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact

Type Equipment

Useful Life 7 years

Category Vehicles

Priority 3 Important

Status Active

Project # PW18F11CIP

Project Name 429 Rear load replacement to an ASL

Department Priority 3 Important

Unfunded

Total Project Cost: \$255,000

Description

Replace aging rear load unit with Automated side load refuse truck

Justification

Continuation of automation with in solid waste division

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	255,000					255,000
Total	255,000					255,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund	255,000					255,000
Total	255,000					255,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Project # PW18F1CIP

Project Name 475 Small rear load refuse truck replacement

Department Priority 3 Important

Unfunded

Total Project Cost: \$100,000

Description

Replace small rear load truck. Estimated trade15,000.

Justification

Solid waste division utilizes a small rear load truck as a supporting role in operations

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	100,000					100,000
Total	100,000					100,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund	100,000					100,000
Total	100,000					100,000

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$140,000

Project # PW18F2CIP
Project Name 428 Rear load refuse truck replacement

Department Priority 3 Important

Unfunded

Description

Replacement of 428 rearload refuse truck as part of a normal replacement cycle

Justification

428 has met the replacement criteria with replacment of refuse equipment

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	140,000					140,000
Total	140,000					140,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund	140,000					140,000
Total	140,000					140,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 7 years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$255,000

Project # PW18F3CIP

Project Name 474 Rear load replacement to an ASL

Department Priority 3 Important

Unfunded

Description

Unit 474 will be traded for an automated side load unit

Justification

Replacement of rear load refuse to automation reduces the fleet size with keeping the quality of service to the community. Automation has proven to increase route productivity.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	255,000					255,000
Total	255,000					255,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund	255,000					255,000
Total	255,000					255,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Project # PW18F4CIP

Project Name 490 Rubber tire loader replacement

Department Priority 3 Important

Unfunded

Total Project Cost: \$195,000

Description

Unit 490 is a loader unit that provides the primary source of equipment utilization with the compost operation.

Justification

Unit 490 has 10000 hours of machine operation and meets the criteria for replacement. This unit is vital in the solid waste reduction program.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	195,000					195,000
Total	195,000					195,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund	195,000					195,000
Total	195,000					195,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 7 years

Category Vehicles

Priority 3 Important

Status Active

Project # PW18F5CIP
Project Name 439 Roll off container truck replacement

Department Priority 3 Important

Unfunded

Total Project Cost: \$150,000

Description

Replacement of unit 439. This roll off container truck provides delivery and pick up for container refuse material. Unit 489 will have exceeded the 200000 mile mark by 2018 and is qualified for normal replacement scheduling.

Justification

Unit 439 has met criteria for replacement and serves a vital role in container service to the community.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings	150,000					150,000
Total	150,000					150,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund	150,000					150,000
Total	150,000					150,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works - Solid Waste

Contact

Project # PW18SW1CIP

Project Name Solid Waste Phase 3 - Fuel Facility at Kresge

Type Improvement

Useful Life 15 years

Category Buildings

Priority 2 Very Important

Status Active

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$650,000

Description

Solid Waste Phase 3 - Fuel Facility at Kresge

Justification

Phase 2 of the Solid Waste project will be completed in 2017, which will facilitate the relocation of solid waste operations to the Kresge Road site.

Phase 3 of the project will be to construct a fuel island, with dispensers for diesel fuel and DEF (diesel exhaust fluid). The tanks will be above ground. They will be managed by Central Maintenance through the Fuel Master system.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance			650,000			650,000
Total			650,000			650,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund			650,000			650,000
Total			650,000			650,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Project # PW19F1CIP
Project Name 413 Front load refuse truck replacement

Department Priority 3 Important

Unfunded

Total Project Cost: \$280,000

Description

Replacement of unit 413 front load refuse truck. Front load refuse trucks provide solid waste removal for the commercial operation of solid waste division.

Justification

Replacement of front load refuse trucks are part of the normal replacement cycles. These trucks are vital to commercial service. This unit will be priced with a curroto can attachment for additional ASL backup

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		280,000				280,000
Total		280,000				280,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund		280,000				280,000
Total		280,000				280,000

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Project # PW19F2CIP

Project Name 499 Small container truck replacement

Department Priority 3 Important

Unfunded

Total Project Cost: \$110,000

Description

Replacement of unit 499 small hook truck. Small hook trucks provide small container services to the solid waste division.

Justification

Replacement of small hook trucks impact the small container services solid waste division can provide to the community. Unit 499 has 190,000 miles as of 2/1/2016.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		110,000				110,000
Total		110,000				110,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund		110,000				110,000
Total		110,000				110,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$155,000

Project # PW19F3CIP

Project Name 472 Rear load refuse truck replacement

Department Priority 3 Important

Unfunded

Description

Replace unit 472 with rear load refuse body.

Justification

Solid waste division will need to continue to maintain its rear load fleet to provide yard waste and residential services.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		155,000				155,000
Total		155,000				155,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund		155,000				155,000
Total		155,000				155,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$155,000

Project # PW19F4CIP

Project Name 473 Rear load refuse truck replacement

Department Priority 3 Important

Unfunded

Description

Replace unit 473 with rear load refuse body.

Justification

Solid waste division will need to continue to maintain its rear load fleet to provide yard waste and residential services.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		155,000				155,000
Total		155,000				155,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund		155,000				155,000
Total		155,000				155,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$155,000

Project # PW19F5CIP
Project Name 431 Rear load refuse truck replacement

Department Priority 3 Important

Unfunded

Description

Replace unit 431 with rear load refuse body.

Justification

Solid waste division will need to continue to maintain its rear load fleet to provide yard waste and residential services.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		155,000				155,000
Total		155,000				155,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund		155,000				155,000
Total		155,000				155,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$120,000

Project # PW19F6CIP
Project Name 491 Rear load refuse truck replacement

Department Priority 3 Important

Unfunded

Description

Replace unit 491 with bulk truck body and grapple

Justification

Moving to Automation will prove a need for additional bulk truck pickups

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		120,000				120,000
Total		120,000				120,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund		120,000				120,000
Total		120,000				120,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Unassigned

Useful Life 7 years

Category Equipment

Priority 3 Important

Status Active

Total Project Cost: \$450,000

Project # PW19SW1CIP

Project Name Tub Grinder

Department Priority 3 Important

Unfunded

Description

Tub grinder replacement.

Justification

Tub grinder replacement

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings		450,000				450,000
Total		450,000				450,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund		450,000				450,000
Total		450,000				450,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Project # PW20F1CIP

Project Name 447 Roll off container truck replacement

Department Priority 3 Important

Unfunded

Total Project Cost: \$170,000

Description

Replacement of unit 447. This roll off container truck provides delivery and pick up for container refuse material.

Justification

Unit 447 has met criteria for replacement and serves a vital role in container service to the community.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			170,000			170,000
Total			170,000			170,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund			170,000			170,000
Total			170,000			170,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$240,000

Project # PW20F2CIP

Project Name 414 Front load refuse truck replacement

Department Priority 3 Important

Unfunded

Description

Replacement of unit 414. This unit provides commercial solid waste services.

Justification

Unit 414 replacement is a vital part of the commercial program within solid waste division.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			240,000			240,000
Total			240,000			240,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund			240,000			240,000
Total			240,000			240,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 7 years

Category Vehicles

Priority 3 Important

Status Active

Project # PW20F3CIP

Project Name 437 Automated side load refuse truck

Department Priority 3 Important

Unfunded

Total Project Cost: \$260,000

Description

Unit 437 is an automated side load refuse truck. This unit provides residential solid waste service to the community.

Justification

Replacement of automated side load refuse trucks is important to continue to provide residential service to the community.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			260,000			260,000
Total			260,000			260,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund			260,000			260,000
Total			260,000			260,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 7 years

Category Vehicles

Priority 3 Important

Status Active

Project # PW20F4CIP

Project Name 436 Automated side load refuse truck

Department Priority 3 Important

Unfunded

Total Project Cost: \$260,000

Description

Unit 436 is an automated side load refuse truck. This unit provides residential solid waste service to the community.

Justification

Replacement of automated side load refuse trucks is important to continue to provide residential service to the community.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			260,000			260,000
Total			260,000			260,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund			260,000			260,000
Total			260,000			260,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$170,000

Project # PW20F5CIP

Project Name 432 Rear load refuse truck replacement

Department Priority 3 Important

Unfunded

Description

Replace unit 432with rear load refuse body.

Justification

Solid waste division will need to continue to maintain its rear load fleet to provide yard waste and residential services.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings			170,000			170,000
Total			170,000			170,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund			170,000			170,000
Total			170,000			170,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 7 years

Category Vehicles

Priority 3 Important

Status Active

Project # PW21F1CIP

Project Name 449 Automated side load refuse truck

Department Priority 3 Important

Unfunded

Total Project Cost: \$265,000

Description

Unit 449 is an automated side load refuse truck. This unit provides residential solid waste service to the community.

Justification

Replacement of automated side load refuse trucks is important to continue to provide residential service to the community.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				265,000		265,000
Total				265,000		265,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund				265,000		265,000
Total				265,000		265,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 7 years

Category Vehicles

Priority 3 Important

Status Active

Project # PW21F2CIP

Project Name 452 Automated side load refuse truck

Department Priority 3 Important

Unfunded

Total Project Cost: \$265,000

Description

Unit 452 is an automated side load refuse truck. This unit provides residential solid waste service to the community.

Justification

Replacement of automated side load refuse trucks is important to continue to provide residential service to the community.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				265,000		265,000
Total				265,000		265,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund				265,000		265,000
Total				265,000		265,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Project # PW21F3CIP

Project Name 445 Roll off container truck replacement

Department Priority 3 Important

Unfunded

Total Project Cost: \$170,000

Description

Replacement of unit 445. This roll off container truck provides delivery and pick up for container refuse material.

Justification

Unit 445 has met criteria for replacement and serves a vital role in container service to the community.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				170,000		170,000
Total				170,000		170,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund				170,000		170,000
Total				170,000		170,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Project # PW21F4CIP

Project Name 444 Roll off container truck replacement

Department Priority 3 Important

Unfunded

Total Project Cost: \$170,000

Description

Replacement of unit 444. This roll off container truck provides delivery and pick up for container refuse material.

Justification

Unit 444 has met criteria for replacement and serves a vital role in container service to the community.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				170,000		170,000
Total				170,000		170,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund				170,000		170,000
Total				170,000		170,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 4 Less Important

Status Active

Total Project Cost: \$175,000

Project # PW21F5CIP

Project Name 486 Rubber tire loader replacement

Department Priority 3 Important

Unfunded

Description

Repalcement of unit 486 a 2001 Case Loader. This unit is in a supporting role with solid waste reduction. This unit is also utilized by other departments with their loaders are down.

Justification

Loaders are vital pieces of equipment to city operations. Operational status is important to provide services to the community.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				175,000		175,000
Total				175,000		175,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund				175,000		175,000
Total				175,000		175,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Project # PW21F6CIP

Project Name 415 Front load refuse truck replacement

Department Priority 3 Important

Unfunded

Total Project Cost: \$255,000

Description

Replacement of unit 415 front load refuse truck. Front load refuse trucks provide solid waste removal for the commercial operation of solid waste division.

Justification

Replacement of front load refuse trucks are part of the normal replacement cycles. These trucks are vital to commercial service.

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings				255,000		255,000
Total				255,000		255,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund				255,000		255,000
Total				255,000		255,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 7 years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$270,000

Project # PW22F1CIP
Project Name 448 ASL Replacement

Department Priority 3 Important

Unfunded

Description

Replacement of Automated Side load unit

Justification

Scheduled replacement of high use equipment providing solid wastes services to the community

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					270,000	270,000
Total					270,000	270,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund					270,000	270,000
Total					270,000	270,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10 years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$115,000

Project # PW22F2CIP
Project Name 477 Hook Lift Replacement

Department Priority 3 Important

Unfunded

Description

Scheduled replacement of SW Hook Lift trucks

Justification

Hook Lift trucks provide the front line source of service for commercial operations

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					115,000	115,000
Total					115,000	115,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund					115,000	115,000
Total					115,000	115,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10 years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$115,000

Project # PW22F3CIP
Project Name 438 Hook Lift Replacment

Department Priority 3 Important

Unfunded

Description

Scheduled replacement of hook truck units

Justification

Hook Lift trucks provide the front line source of service for comercial operations

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					115,000	115,000
Total					115,000	115,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund					115,000	115,000
Total					115,000	115,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10 years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$175,000

Project # PW22F4CIP
Project Name 430 Rear load replacement

Department Priority 3 Important

Unfunded

Description

Scheduled replacement of rear load refuse fleet

Justification

Rear load refuse trucks provide a critical supporting role to residential and commercial pick up

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					175,000	175,000
Total					175,000	175,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund					175,000	175,000
Total					175,000	175,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10 years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$175,000

Project # PW22F5CIP

Project Name 434 Rear load replacement

Department Priority 3 Important

Unfunded

Description

Scheduled replacement of rear load refuse fleet

Justification

Rear load refuse trucks provide a critical supporting role to residential and commercial pick up

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					175,000	175,000
Total					175,000	175,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund					175,000	175,000
Total					175,000	175,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 10years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$175,000

Project # PW22F6CIP
Project Name 435 Rear load replacement

Department Priority 3 Important

Unfunded

Description

Scheduled replacement of rear load fleet

Justification

Rear load refuse trucks provide a critical supporting role to residential and commercial pick up

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					175,000	175,000
Total					175,000	175,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund					175,000	175,000
Total					175,000	175,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Type Equipment

Useful Life 15 years

Category Vehicles

Priority 3 Important

Status Active

Total Project Cost: \$100,000

Project # PW22F7CIP
Project Name 470 Container maintenance truck replacement

Department Priority 3 Important

Unfunded

Description

Replacement of container maintenance truck

Justification

Container maintenance trucks provide critical support to container longevity and useful life, this unit provides a mobile repair and service capability for this function

Expenditures	2018	2019	2020	2021	2022	Total
Equip/Vehicles/Furnishings					100,000	100,000
Total					100,000	100,000

Funding Sources	2018	2019	2020	2021	2022	Total
Solid Waste Operations Fund					100,000	100,000
Total					100,000	100,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Solid Waste

Contact PW Director

Report criteria:

All Categories

All Contacts

All Department Priority data

All Priority Levels

All Source Types

All Unfunded data

Department: Public Works - Solid Waste

Selected Projects

Status: Active

Type: E or I or M or Z

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Stormwater

Contact PW Director

Type Improvement

Useful Life 50 years

Category Storm Sewer/Drainage

Priority 4 Less Important

Status Active

Project # PW17S2CIP

Project Name 13th Brook Drainage Improvement Improvements

Department Priority 3 Important

Unfunded

Total Project Cost: \$275,000

Description

Install open span structure to improve overall drainage. This project would be designed and constructed by in house staff.

Justification

Work to improve drainage in drainage basin, eliminate street and property flooding

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	275,000					275,000
Total	275,000					275,000

Funding Sources	2018	2019	2020	2021	2022	Total
Stormwater Fund	275,000					275,000
Total	275,000					275,000

Budget Impact/Other

Will decrease annual maintenance cost caused by several high water events each year.

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Public Works - Stormwater

Contact

Type Maintenance

Useful Life 30 years

Category Unassigned

Priority 3 Important

Status Active

Project # PW17S3CIP

Project Name Storm Water Culvert Lining

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$1,525,000

Description

Rehabilitate failing storm water culverts by rehabilitation without doing dig and replace. Projects would be completed by in house forces and contract maintenance projects

Justification

With over 150 miles of underground storm water drainage pipes and culverts with many miles under arterials and collector routes this provides an option to be proactive in the maintenance of the system and provide for a method to rehabilitate without long term street closures and traffic disruptions. Currently we are only reactive after a failure.

Prior	Expenditures	2018	2019	2020	2021	2022	Total
250,000	Construction/Maintenance	250,000	250,000	250,000	250,000	275,000	1,275,000
Total	Total	250,000	250,000	250,000	250,000	275,000	1,275,000

Prior	Funding Sources	2018	2019	2020	2021	2022	Total
250,000	Stormwater Fund	250,000	250,000	250,000	250,000	275,000	1,275,000
Total	Total	250,000	250,000	250,000	250,000	275,000	1,275,000

Budget Impact/Other

In place rehabilitation and repair can provide a savings of 20% over the cost of dig and replace. By being proactive we can eliminate we can reduce the need for more costly replacement.

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Stormwater

Contact PW Director

Type Improvement

Useful Life 50 years

Category Storm Sewer/Drainage

Priority 1 Critical

Status Active

Project # PW18S1CIP

Project Name Naismith Drainage Channel

Department Priority 2 Very Important

Unfunded

Total Project Cost: \$1,000,000

Description

Repair or replace concrete drainage channel, inflow drainage pipes, and CMP portion of structure under 23rd St.

Justification

Drainage channel is deteriorated and undermined causing water to flow under channel creating voids under channel and structure under 23rd St. Inflow pipes along Naismith are experiencing section loss allowing undermining of the channel and possibly Naismith Dr.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		1,000,000				1,000,000
Total		1,000,000				1,000,000

Funding Sources	2018	2019	2020	2021	2022	Total
Stormwater Fund		1,000,000				1,000,000
Total		1,000,000				1,000,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Stormwater

Contact PW Director

Type Improvement

Useful Life 30 years

Category Storm Sewer/Drainage

Priority 1 Critical

Status Active

Total Project Cost: \$2,500,000

Project # PW19S1CIP

Project Name 17th and Alabama Drainage Improvement

Department Priority 2 Very Important

Unfunded

Description

Consolidate drainage eliminate street flooding

Justification

In moderate rain events creates street and property flooding

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design		100,000				100,000
Construction/Maintenance			2,400,000			2,400,000
Total		100,000	2,400,000			2,500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Stormwater Fund			2,500,000			2,500,000
Total			2,500,000			2,500,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # PW20S1CIP
Project Name Concrete Channel W of Arrowhead Princeton to Peter

Department Priority 3 Important

Unfunded

Department Public Works - Stormwater

Contact PW Director

Type Maintenance

Useful Life 30 years

Category Storm Sewer/Drainage

Priority 3 Important

Status Active

Total Project Cost: \$1,500,000

Description

Concrete Channel is failing slopes and base of channel are undermined with voids, concrete panels are broken and dislodged creating standing water issues.

Justification

remove old channel and install permeable channel to control heavy water flows and encourage vegetation growth in stream way.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance				1,500,000		1,500,000
Total				1,500,000		1,500,000

Funding Sources	2018	2019	2020	2021	2022	Total
Stormwater Fund				1,500,000		1,500,000
Total				1,500,000		1,500,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Public Works - Stormwater

Contact PW Director

Type Improvement

Useful Life 30 years

Category Storm Sewer/Drainage

Priority 2 Very Important

Status Active

Total Project Cost: \$2,000,000

Project # PW21S1CIP

Project Name 19th St Maple Ln to Brook

Department Priority 2 Very Important

Unfunded

Description

Drainage improvements to eliminate street and property flooding

Justification

Included in the Storm water master plan as project number 34.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance					2,000,000	2,000,000
Total					2,000,000	2,000,000

Funding Sources	2018	2019	2020	2021	2022	Total
Stormwater Fund					2,000,000	2,000,000
Total					2,000,000	2,000,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022
Department Public Works - Stormwater
Contact PW Director

Report criteria:

- All Categories
- All Contacts
- All Department Priority data
- All Priority Levels
- All Source Types
- All Unfunded data
- Department: Public Works - Stormwater
- Selected Projects
- Status: Active
- Type: E or I or M or Z

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Utilities
Contact UT Director
Type Maintenance
Useful Life 50 years
Category Wastewater
Priority 1 Critical
Status Active

Project # UT1305CIP
Project Name Rapid Inflow and Infiltration Reduction

Department Priority
Unfunded

Total Project Cost: \$6,998,578

Description

Comprehensive find and fix program to reduce the rain water entering the sanitary sewer system through the public and private sewer system. Work includes CCTV inspection of sanitary sewers, manhole inspections, public sanitary sewer rehabilitation by CIPP, smoke testing, private property evaluations and repairs.

Justification

The Integrated 2012 Wastewater Utilities Plan and Capital Improvements Program recommended the implementation of a Rapid Inflow and Infiltration (I/I) Reduction Program. The objective of the Rapid I/I Reduction Program is an overall 35% reduction of I/I within the program area. By reducing I/I by 35%, we decrease the need for construction projects that add system capacity within the sewer system and the need for wet weather treatment capacity expansion at the Kaw WWTP.

Funded with 2017 CIP

Prior	Expenditures	2018	2019	2020	2021	2022	Total
5,398,578	Planning/Design	800,000					800,000
	Construction/Maintenance	800,000					800,000
Total	Total	1,600,000					1,600,000

Prior

6,998,578

Total

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Utilities
Contact UT Director
Type Maintenance
Useful Life 50 years
Category Wastewater
Priority 1 Critical
Status Active

Project # UT1705CIP
Project Name 2017 Sewer Rehabilitation

Department Priority
Unfunded

Total Project Cost: \$2,800,000

Description

2017 Sewer Rehabilitation

Justification

The Integrated 2012 Wastewater Utilities Plan identified two programs for sanitary sewer rehabilitation, the Sewer Rehabilitation and Replacement Program and the Rapid Inflow/Infiltration (I/I) Reduction Program. These are multi-year plans to rehabilitate and remove I/I from the sanitary sewer system. Both Programs will use Cured-In-Place-Pipe (CIPP) as a main rehabilitation strategy.

Part of the Utilities Department's efforts at I/I reduction is to repair/reconstruct existing sewer lines that are a source of I/I. CIPP is one of the methods used. The CIPP method involves lining the inside of an older deteriorated sanitary sewer main without excavation. Therefore, there is very little disruption above ground.

The Utilities Department has a multi-year plan to rehabilitate city owned infrastructure using this trenchless method. Line segments are selected for rehabilitation based on several factors. These factors include:

- Known defects based on maintenance and TV inspection records
- Pipe Age
- Pipe Material
- Presence of unused taps or connections that may contribute inflow/infiltration
- Depth
- Above ground conditions

CIPP is a cost effective method of sewer main rehabilitation when compared with other more invasive methods. As an example, the cost of 8-inch sewer main rehabilitation for this project is \$22.50 per foot compared to open trench sewer replacement projects that have averaged more than \$300 per foot for 8-inch sewer main.

Funded with 2017 CIP

Prior	Expenditures	2018	2019	2020	2021	2022	Total
2,100,000	Construction/Maintenance	700,000					700,000
Total	Total	700,000					700,000

Prior

2,800,000

Total

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Utilities
Contact UT Director

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Utilities
Contact UT Director
Type Improvement
Useful Life 50 years
Category Water
Priority 1 Critical
Status Active

Project # UT1793CIP
Project Name 2017 Waterline Replacement

Department Priority

Unfunded

Total Project Cost: \$1,425,000

Description

2017 Waterline Replacement

Justification

Watermain Replacement/Relocation Program, to include watermain assessment and maintenance activities through contractor arrangements and in-house at to-be-identified locations.

Funded with 2017 CIP

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	1,425,000					1,425,000
Total	1,425,000					1,425,000

Prior

1,425,000

Total

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # UT1884CIP
Project Name Collection System Field Operations Building

Department Utilities
Contact UT Director
Type Improvement
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Department Priority
Unfunded

Total Project Cost: \$7,360,000

Description

The Collection System Field Operations Building project includes the design and construction of a new field operations building to house Utilities field staff, equipment, and inventory.

Justification

Over the years the focus of the Utility Department has been to provide the best possible services for the residences of the City of Lawrence. As a result, improvements to the water treatment plants, waste water treatment plant and maintenance of the distribution system have been the priority. At the same time the department's administrative and engineering staff has grown as required to support this effort. This growth has been so gradual that the space needs for administration and engineering has been carved out of existing spaces in different areas of the Kansas and Kaw Plants. Having staff located at two different sites results in time consuming inefficiencies both in travel and communication. Recommendations include housing the field operations crew, meter readers, administration, GIS and engineering staff in one location in a new building that includes adequate space for field crew offices, administration offices, engineering offices, GIS offices, field crew and meter readers, break room, separate men's and women's locker rooms and maintenance shop which will include a garage adequate in height for equipment.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	200,000	1,180,000				1,380,000
Construction/Maintenance			5,980,000			5,980,000
Total	200,000	1,180,000	5,980,000			7,360,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Wastewater	100,000	590,000	2,990,000			3,680,000
Utility - Water	100,000	590,000	2,990,000			3,680,000
Total	200,000	1,180,000	5,980,000			7,360,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Utilities
Contact UT Director
Type Improvement
Useful Life
Category Water
Priority 1 Critical
Status Active

Project # UT1885CIP
Project Name Bowersock Dam Scour Hole Maintenance

Department Priority
Unfunded

Total Project Cost: \$1,000,000

Description

The Bowersock Dam Maintenance project will provide maintenance for the scour hole.

Justification

Funding for repair of scour hole downstream of the Obermier Gates on the south side of the dam.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance	1,000,000					1,000,000
Total	1,000,000					1,000,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Water	1,000,000					1,000,000
Total	1,000,000					1,000,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # UT1892CIP
Project Name PS #8 Elimination - 21" Gravity Sewer

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Department Priority
Unfunded

Total Project Cost: \$4,610,000

Description

The Pump Station #8 Elimination - 21" Gravity Sewer project includes the design and construction of removing the lift station and installing relief sewers in Naismith Valley.

Justification

PS #8 is currently undersized for the flow coming to the station. In periods of excessive flow sewage overflows into the Naismith Valley sewer system to PS #5. Downstream sewer sizing from PS #8 is not sized for additional flow. PS #8 is over 60 years old and in need of major rehabilitation. Instead of rehabbing the station and constructing larger downstream interceptors, removing a lift station and providing relief sewers in Naismith Valley is less costly and does not have long term energy costs associated with a pump station.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	90,000	832,000				922,000
Construction/Maintenance	360,000	3,328,000				3,688,000
Total	450,000	4,160,000				4,610,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Wastewater	450,000	4,160,000				4,610,000
Total	450,000	4,160,000				4,610,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Water
Priority 1 Critical
Status Active

Project # UT1896CIP
Project Name Vermont Bridge and Concrete Main Assessment

Department Priority
Unfunded

Total Project Cost: \$400,000

Description

The Vermont Bridge Concrete Main Assessment project includes conducting a pipe condition and structural assessment of large diameter steel and concrete transmission mains.

Justification

The 20 inch steel watermain under the Vermont St bridge has experienced several leaks due to internal corrosion. Project will provide an inspection and assessment of pipe wall condition for use in determining rehabilitation or replacement strategies. Project will also provide a structural assessment of large diameter concrete transmission mains installed in the 1950's. This information will provide the basis for rehabilitation, replacement and management strategies for these assets.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	400,000					400,000
Total	400,000					400,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Water	400,000					400,000
Total	400,000					400,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Utilities
Contact UT Director
Type Improvement
Useful Life 50 years
Category Water
Priority 1 Critical
Status Active

Project # UT1898CIP
Project Name Automated Meter Reading Installation

Department Priority
Unfunded

Total Project Cost: \$10,870,000

Description

Automated Meter Reading Installation, to include equipment, software and infrastructure improvements.

Justification

The business case assessment completed in 2016 identifies a 12 year payback period for the investment with a return on investment (20 years) of 41% if the City self installs the meters or a 13 year payback period with a return on investment (20 years) of 36% for a contractor lead installation.

Communications network also allows additional distribution and collection system monitoring.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	1,284,000	890,000				2,174,000
Construction/Maintenance	5,136,000	3,560,000				8,696,000
Total	6,420,000	4,450,000				10,870,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Water	6,420,000	4,450,000				10,870,000
Total	6,420,000	4,450,000				10,870,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Project #

UT1984CIP

Project Name

Stratford Tower Replacement

Department

Utilities

Contact

UT Director

Type

Maintenance

Useful Life

50 years

Category

Water

Priority

1 Critical

Status

Active

Department Priority

Unfunded

Total Project Cost:

\$3,800,000

Description

This project includes the replacement of Stratford Tower.

Justification

Tower in need of replacement to meet applicable safety and American Water Works Association standards and ensure functional integrity.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design		370,000				370,000
Construction/Maintenance			3,430,000			3,430,000
Total		370,000	3,430,000			3,800,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Water		370,000	3,430,000			3,800,000
Total		370,000	3,430,000			3,800,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Utilities
Contact UT Director
Type Maintenance
Useful Life 50 years
Category Water
Priority 1 Critical
Status Active

Project # UT1985CIP

Project Name Kaw Water TP Basin Infrastructure Rehab

Department Priority
Unfunded

Total Project Cost: \$1,170,000

Description

This project includes an infrastructure assessment and rehabilitation of the basins and walkways at Kaw Water Treatment Plant.

Justification

Repair of basin and walkway concrete at various locations throughout the Kaw Water Treatment Plant. Basin structures were constructed in the mid 1950's and are showing signs of deterioration in spalling, delaminating, or cracking concrete.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design		234,000				234,000
Construction/Maintenance		936,000				936,000
Total		1,170,000				1,170,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Water		1,170,000				1,170,000
Total		1,170,000				1,170,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022

Project # UT1987CIP

Project Name Kaw Lime Slakers Replacement

Department
Priority
Unfunded

Department Utilities
Contact UT Director
Type Improvement
Useful Life 50 years
Category Water
Priority 1 Critical
Status Active

Description

Total Project Cost: \$4,000,000

This project includes the replacement of Lime Slakers at the Kaw Water Treatment Plant.

Justification

The existing lime system has poor efficiency, requires frequent maintenance, and spare parts are becoming less available.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design		580,000				580,000
Construction/Maintenance			3,420,000			3,420,000
Total		580,000	3,420,000			4,000,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Water		580,000	3,420,000			4,000,000
Total		580,000	3,420,000			4,000,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Utilities
Contact UT Director
Type Maintenance
Useful Life 50 years
Category Water
Priority 1 Critical
Status Active

Project # UT1988CIP
Project Name 2019 - Tower Inspections and Cleanings

Department Priority
Unfunded

Total Project Cost: \$250,000

Description

This project includes the inspections and cleaning of water towers.

Justification

KDHE/AWWA recommends periodic inspection, cleaning, and maintenance of water tower structures.

Expenditures	2018	2019	2020	2021	2022	Total
Construction/Maintenance		250,000				250,000
Total		250,000				250,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Water		250,000				250,000
Total		250,000				250,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Project # UT2083CIP
Project Name Kansas River WWTP Nutrient Removal Pilot

Department Priority
Unfunded

Total Project Cost: \$610,000

Description

The Kansas River WWTP Nutrient Removal Pilot Project includes the evaluation of side stream treatment for nutrient removal.

Justification

Evaluation of the side stream treatment technology to see if it is an option for our treatment plant. If successful it may significantly reduce the cost of the nutrient removal in 2023.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design			122,000			122,000
Construction/Maintenance			488,000			488,000
Total			610,000			610,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Wastewater			610,000			610,000
Total			610,000			610,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Project #

UT2094CIP

Project Name

Clinton WTP Plant Piping

Department

Utilities

Contact

UT Director

Type

Maintenance

Useful Life

Category

Water

Priority

1 Critical

Status

Active

Department Priority

Unfunded

Total Project Cost: \$3,780,000

Description

The Clinton Water Treatment Plant Piping project will replace the filter gallery piping at the Clinton Water Treatment Plant.

Justification

The filter gallery piping is welded steel pipe that has been in a humid, wet environment for almost 40 years. Significant corrosion and coating failures require the replacement of the filter gallery piping.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design			550,000			550,000
Construction/Maintenance				3,230,000		3,230,000
Total			550,000	3,230,000		3,780,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Water			550,000	3,230,000		3,780,000
Total			550,000	3,230,000		3,780,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # UT2184CIP
Project Name Pump Station 9 Expansion to 15 MGD

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Department Priority
Unfunded

Total Project Cost: \$3,280,000

Description

This project will expand Pump Station 9 to 15 MGD.

Justification

Sewer flows upstream of PS #9 have increased due to development and are at or above the capacity of the pump station and existing storage. This project expands the pumping capacity to 15 MGD.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design				656,000		656,000
Construction/Maintenance				2,624,000		2,624,000
Total				3,280,000		3,280,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Wastewater				3,280,000		3,280,000
Total				3,280,000		3,280,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # UT2185CIP
Project Name Pump Station 16 Upstream Interceptor Rehab

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Department Priority

Unfunded

Total Project Cost: \$1,320,000

Description

The Pump Station 16 Upstream Interceptor Rehabilitation project will improve the sanitary sewer metal pipe upstream of Pump Station 16.

Justification

Various segments of the corrugated metal pipe upstream of PS #16 have been lined. This project will line all remaining CMP pipe before it deteriorates and begins to fail.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design				264,000		264,000
Construction/Maintenance				1,056,000		1,056,000
Total				1,320,000		1,320,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Wastewater				1,320,000		1,320,000
Total				1,320,000		1,320,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Utilities
Contact UT Director
Type Maintenance
Useful Life 50 years
Category Water
Priority 1 Critical
Status Active

Project # UT2187CIP
Project Name Clinton Storage Tanks Maintenance/ Coatings

Department Priority
Unfunded

Total Project Cost: \$2,540,000

Description

This project will identify the need for and implement maintenance or coatings for the Clinton Reservoir Water Treatment Plant storage tanks.

Justification

Recurring maintenance and coatings maintain functionality and system integrity and extend the life of mechanical equipment and other facilities. Protective coatings provide ongoing corrosion protection. Incorporated in this work is the coating of other appurtenances and the appropriate preparatory work to get the surfaces primed for coating.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design				508,000		508,000
Construction/Maintenance				2,032,000		2,032,000
Total				2,540,000		2,540,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Water				2,540,000		2,540,000
Total				2,540,000		2,540,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # UT2188CIP
Project Name PS9 Forcemain to PS10

Department Utilities
Contact UT Director
Type Improvement
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Department Priority

Unfunded

Total Project Cost: \$6,330,000

Description

The PS9 Forcemain to PS10 project will design and construct two new forcemains that will deliver wastewater from Pump Station 9 to Pump Station 10.

Justification

In conjunction with Project UT2092CIP, the forcemain is required to convey the additional flows from PS#9 to PS#10.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design				1,266,000		1,266,000
Construction/Maintenance				5,064,000		5,064,000
Total				6,330,000		6,330,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Wastewater				6,330,000		6,330,000
Total				6,330,000		6,330,000

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Project # UT2285CIP
Project Name Lower Yankee Tank Capacity

Department Priority
Unfunded

Total Project Cost: \$8,650,000

Description

The Lower Yankee Tank Capacity project will identify, design and construct larger gravity sewer systems for the Lower Yankee Tank area that flows to Pump Station 9.

Justification

Sewer flows upstream of PS #9 have increased due to development and are at or above the capacity of the pump station and existing storage. This project is preceded by the expansion of PS #9 and increases the capacity of the gravity system to the station.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design					1,730,000	1,730,000
Construction/Maintenance					6,920,000	6,920,000
Total					8,650,000	8,650,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Wastewater					8,650,000	8,650,000
Total					8,650,000	8,650,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # UT2286CIP
Project Name 2022 Kaw WTP Infrastructure Rehab

Department Utilities
Contact UT Director
Type Maintenance
Useful Life 50 years
Category Water
Priority 1 Critical
Status Active

Department Priority

Unfunded

Total Project Cost: \$5,270,000

Description

The Kaw Water Treatment Plant infrastructure assessment and rehabilitation project will design, construct and implement a new carbon contact basin at the Kaw River Water Treatment Plant.

Justification

The carbon basin was constructed in about 1917 and is in need of replacement.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design					1,054,000	1,054,000
Construction/Maintenance					4,216,000	4,216,000
Total					5,270,000	5,270,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Water					5,270,000	5,270,000
Total					5,270,000	5,270,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # UT2293CIP
Project Name Kaw WWTP Side Stream - Belt Press Ammonia

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Department Priority
Unfunded

Total Project Cost: \$8,310,000

Description

The Kaw WWTP Side Stream Treatment - Belt Press Ammonia project will identify, design and construct measures for additional nutrient removal at the Kaw Wastewater Treatment Plant.

Justification

This will be driven by the KDHE regulations and NPDES permitting for additional nutrient removal (nitrogen and phosphorus). Additional treatment may be required for the concentrated liquid that is extracted from the belt press.

Expenditures	2018	2019	2020	2021	2022	Total	Future
Construction/Maintenance					1,320,000	1,320,000	6,990,000
Total					1,320,000	1,320,000	Total

Funding Sources	2018	2019	2020	2021	2022	Total	Future
Utility - Wastewater					1,320,000	1,320,000	6,990,000
Total					1,320,000	1,320,000	Total

Budget Impact/Other

Capital Plan

City of Lawrence, Kansas

Data in Year 2018 and 2022

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Project # UT2294CIP
Project Name Kaw WWTP Nutrient Removal/Deammo & Sidestream

Department Priority
Unfunded

Total Project Cost: \$36,610,000

Description

Kaw Wastewater Treatment Plant Design for Nutrient Removal/Deammonification Modification and Side Stream Treatment.

Justification

This will be driven by the KDHE regulations and NPDES permitting for additional nutrient removal (nitrogen and phosphorus). Additional treatment may be required for the concentrated liquid that is extracted from the belt press.

Expenditures	2018	2019	2020	2021	2022	Total	Future
Planning/Design					6,580,000	6,580,000	30,030,000
Total					6,580,000	6,580,000	Total

Funding Sources	2018	2019	2020	2021	2022	Total	Future
Utility - Wastewater					6,580,000	6,580,000	30,030,000
Total					6,580,000	6,580,000	Total

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # UT9900CIP
Project Name Clinton WTP Improvement Program

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Water
Priority 1 Critical
Status Active

Department Priority

Unfunded

Total Project Cost: \$2,160,000

Description

The Clinton Water Treatment Plant Improvement Program project includes the evaluation and repair of the KAW Water Treatment Plant structures and appurtenances.

Justification

System integrity and operational functionality necessitate recurring evaluation and repair of plant structures and appurtenances to address structural, electrical and process deficiencies.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	80,000	82,000	86,000	90,000	94,000	432,000
Construction/Maintenance	320,000	328,000	344,000	360,000	376,000	1,728,000
Total	400,000	410,000	430,000	450,000	470,000	2,160,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Water	400,000	410,000	430,000	450,000	470,000	2,160,000
Total	400,000	410,000	430,000	450,000	470,000	2,160,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # UT9901CIP
Project Name Kaw WTP Improvement Program

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Water
Priority 1 Critical
Status Active

Department Priority

Unfunded

Total Project Cost: \$2,060,000

Description

The Kaw Water Treatment Plant Improvement Program project includes the evaluation and repair of the KAW Water Treatment Plant structures and appurtenances.

Justification

System integrity and operational functionality necessitate recurring evaluation and repair of plant structures and appurtenances to address structural, electrical and process deficiencies.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	60,000	82,000	86,000	90,000	94,000	412,000
Construction/Maintenance	240,000	328,000	344,000	360,000	376,000	1,648,000
Total	300,000	410,000	430,000	450,000	470,000	2,060,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Water	300,000	410,000	430,000	450,000	470,000	2,060,000
Total	300,000	410,000	430,000	450,000	470,000	2,060,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Utilities
Contact UT Director
Type Maintenance
Useful Life 50 years
Category Water
Priority 1 Critical
Status Active

Project # UT9902CIP
Project Name Watermain Replacement/Relocation Program

Department Priority
Unfunded

Total Project Cost: \$21,160,000

Description

Watermain Replacement/Relocation Program, to include watermain assessment and maintenance activities through contractor arrangements and in-house at to-be-identified locations.

Justification

Watermain Replacement/Relocation Program, to include watermain assessment and maintenance activities through contractor arrangements and in-house at to-be-identified locations.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	528,000	872,000	908,000	944,000	980,000	4,232,000
Construction/Maintenance	2,112,000	3,488,000	3,632,000	3,776,000	3,920,000	16,928,000
Total	2,640,000	4,360,000	4,540,000	4,720,000	4,900,000	21,160,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Water	2,640,000	4,360,000	4,540,000	4,720,000	4,900,000	21,160,000
Total	2,640,000	4,360,000	4,540,000	4,720,000	4,900,000	21,160,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # UT9903CIP
Project Name Sewer Main Relocations for Road Projects

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Department Priority

Unfunded

Total Project Cost: \$2,100,000

Description

The Sewer Main Relocations for Road Project includes the evaluation, design and construction of sanitary sewer relocations due to roadway project construction projects.

Justification

Funding to move, adjust, or replace sewer infrastructure impacted by roadway construction projects.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	78,000	80,000	84,000	88,000	90,000	420,000
Construction/Maintenance	312,000	320,000	336,000	352,000	360,000	1,680,000
Total	390,000	400,000	420,000	440,000	450,000	2,100,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Wastewater	390,000	400,000	420,000	440,000	450,000	2,100,000
Total	390,000	400,000	420,000	440,000	450,000	2,100,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # UT9904CIP
Project Name WW Failed Infrastructure Contingency

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Department Priority
Unfunded

Total Project Cost: \$2,000,000

Description

The Wastewater Failed Infrastructure Contingency project includes the evaluation and repair of plant and collection system structures and appurtenances.

Justification

System integrity and operational functionality necessitate continual evaluation and repair of plant and collection system structures and appurtenances to address structural, electrical, process, and capacity deficiencies.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	58,000	80,000	84,000	88,000	90,000	400,000
Construction/Maintenance	232,000	320,000	336,000	352,000	360,000	1,600,000
Total	290,000	400,000	420,000	440,000	450,000	2,000,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Wastewater	290,000	400,000	420,000	440,000	450,000	2,000,000
Total	290,000	400,000	420,000	440,000	450,000	2,000,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # UT9905CIP
Project Name Pump Station Annual Improvements

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Department Priority

Unfunded

Total Project Cost: \$760,000

Description

The Pump Station Annual Improvements project includes the evaluation and repair of wastewater pump station structures and appurtenances.

Justification

System integrity and operational functionality necessitate continual evaluation and repair of pump station structures and appurtenances to address structural, electrical and mechanical deficiencies

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	28,000	30,000	30,000	32,000	32,000	152,000
Construction/Maintenance	112,000	120,000	120,000	128,000	128,000	608,000
Total	140,000	150,000	150,000	160,000	160,000	760,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Wastewater	140,000	150,000	150,000	160,000	160,000	760,000
Total	140,000	150,000	150,000	160,000	160,000	760,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # UT9906CIP
Project Name Kansas River WWTP Annual Improvements

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Department Priority

Unfunded

Total Project Cost: \$1,210,000

Description

The Wastewater Treatment Plant Annual Improvements project includes the evaluation and repair of plant structures and appurtenances at the Kansas River Wastewater Treatment Plant.

Justification

System integrity and operational functionality necessitate recurring evaluation and repair of plant structures and appurtenances to address structural, electrical and process deficiencies.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	78,000	80,000	84,000			242,000
Construction/Maintenance	312,000	320,000	336,000			968,000
Total	390,000	400,000	420,000			1,210,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Wastewater	390,000	400,000	420,000			1,210,000
Total	390,000	400,000	420,000			1,210,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Project # UT9907CIP
Project Name WWTP Annual Improvements (2 PLANTS)

Department Priority
Unfunded

Total Project Cost: \$1,770,000

Description

The Wastewater Treatment Plant Annual Improvements (2 PLANTS) project includes the evaluation and repair of plant structures and appurtenances at the Kansas River and Wakarusa Wastewater Treatment Plants.

Justification

System integrity and operational functionality necessitate recurring evaluation and repair of plant structures and appurtenances to address structural, electrical and process deficiencies.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design				174,000	180,000	354,000
Construction/Maintenance				696,000	720,000	1,416,000
Total				870,000	900,000	1,770,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Wastewater				870,000	900,000	1,770,000
Total				870,000	900,000	1,770,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Project # UT9908CIP
Project Name Clay Pipe/Manhole Rehabilitation

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Department Priority
Unfunded

Total Project Cost: \$6,110,000

Description

The Clay Pipe/Manhole Rehabilitation project includes the replacement and/or rehabilitation of city owned wastewater infrastructure.

Justification

Clay Pipe/Manhole Rehabilitation is part of the Utilities Department's efforts at I/I reduction is to repair/reconstruct existing sewer lines that are a source of I/I. The Cured-In-Place-Pipe (CIPP) method involves lining the inside of an older deteriorated sanitary sewer main without excavation. Therefore, there is very little disruption above ground. CIPP is a cost effective method of sewer main rehabilitation when compared with other more invasive methods.

The Utilities Department has a multi-year plan to rehabilitate city owned infrastructure using this trenchless method. Line segments are selected for rehabilitation based on several factors. These factors include:

- Known defects based on maintenance and TV inspection records

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	226,000	234,000	244,000	254,000	264,000	1,222,000
Construction/Maintenance	904,000	936,000	976,000	1,016,000	1,056,000	4,888,000
Total	1,130,000	1,170,000	1,220,000	1,270,000	1,320,000	6,110,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Wastewater	1,130,000	1,170,000	1,220,000	1,270,000	1,320,000	6,110,000
Total	1,130,000	1,170,000	1,220,000	1,270,000	1,320,000	6,110,000

Budget Impact/Other

Capital Plan

Data in Year 2018 and 2022

City of Lawrence, Kansas

Department Utilities
Contact UT Director
Type Maintenance
Useful Life
Category Wastewater
Priority 1 Critical
Status Active

Project # UT9909CIP
Project Name Rapid I/I Reduction Program

Department Priority
Unfunded

Total Project Cost: \$15,320,000

Description

Comprehensive find and fix program to reduce the rain water entering the sanitary sewer system through the public and private sewer system. Work includes CCTV inspection of sanitary sewers, manhole inspections, public sanitary sewer rehabilitation by CIPP, smoke testing, private property evaluations and repairs.

Justification

The Integrated 2012 Wastewater Utilities Plan and Capital Improvements Program recommended the implementation of a Rapid Inflow and Infiltration (I/I) Reduction Program. The objective of the Rapid I/I Reduction Program is an overall 35% reduction of I/I within the program area. By reducing I/I by 35%, we decrease the need for construction projects that add system capacity within the sewer system and the need for wet weather treatment capacity expansion at the Kaw WWTP.

Expenditures	2018	2019	2020	2021	2022	Total
Planning/Design	566,000	588,000	612,000	636,000	662,000	3,064,000
Construction/Maintenance	2,264,000	2,352,000	2,448,000	2,544,000	2,648,000	12,256,000
Total	2,830,000	2,940,000	3,060,000	3,180,000	3,310,000	15,320,000

Funding Sources	2018	2019	2020	2021	2022	Total
Utility - Wastewater	2,830,000	2,940,000	3,060,000	3,180,000	3,310,000	15,320,000
Total	2,830,000	2,940,000	3,060,000	3,180,000	3,310,000	15,320,000

Budget Impact/Other

Capital Plan
City of Lawrence, Kansas

Data in Year 2018 and 2022
Department Utilities
Contact UT Director

Report criteria:

- All Categories
- All Contacts
- All Department Priority data
- All Priority Levels
- All Source Types
- All Unfunded data
- Department: Utilities
- Selected Projects
- Status: Active
- Type: E or I or M or Z

City of Lawrence, Kansas

Capital Plan

2018 thru 2022

PROJECTS & FUNDING SOURCES BY DEPARTMENT

Department	Project #	Priority	2018	2019	2020	2021	2022	Total
Citizen Input								
Affordable Housing Initiatives	CI05	n/a	300,000	350,000	350,000	350,000	350,000	1,700,000
<i>General Obligation Debt</i>			300,000	350,000	350,000	350,000	350,000	1,700,000
Animal Shelter Construction Partnership	CM1701CIP	n/a	7,500,000					7,500,000
<i>General Obligation Debt</i>					2,500,000			2,500,000
<i>Private Partnership</i>			5,000,000					5,000,000
Citizen Input Total			7,800,000	350,000	350,000	350,000	350,000	9,200,000
City Attorney's Office								
Adequate Security Measures	CA1601CIP	2	114,600					114,600
<i>Equipment Reserve Fund</i>			114,600					114,600
Tenant Finish for Municipal Court Relocation	CA1801CIP	n/a		400,000				400,000
<i>Equipment Reserve Fund</i>				400,000				400,000
City Attorney's Office Total			114,600	400,000				514,600
Facility Repair & Maintenance								
Training Center Remodel	FM2045CIP	4			250,000			250,000
<i>General Obligation Debt</i>					250,000			250,000
Resurface North Parking at Holcom Complex	PR1706CIP	3	105,000					105,000
<i>General Fund</i>			105,000					105,000
East Lawrence Recreation Center Renovation	PR1820CIP	2	100,000					100,000
<i>General Fund</i>			100,000					100,000
Indoor Aquatic Center Pool Painting / Play Feature	PR1821CIP	1	110,000					110,000
<i>General Fund</i>			110,000					110,000
Community Building Renovation (Historic Property)	PR1822CIP	2	140,000					140,000
<i>General Fund</i>			140,000					140,000
Holcom Park Recreation Center Renovation	PR1907CIP	2		125,000				125,000
<i>General Fund</i>				125,000				125,000
Carnegie Building tuck-point (Historic Building)	PR1908CIP	2		150,000				150,000
<i>Guest Tax Fund</i>				150,000				150,000
Union Pacific Depot Renovations	PR1909CIP	4			125,000			125,000
<i>Capital Improvement Reserve Fund</i>					125,000			125,000
Downtown Amenity Improvement	PR2110CIP	3	100,000	100,000	100,000	100,000	100,000	500,000
<i>Guest Tax Fund</i>			100,000	100,000	100,000	100,000	100,000	500,000
City Hall fire alarm panel and general maint.	PW18B5CIP	4	120,000					120,000
<i>General Obligation Debt</i>			120,000					120,000
ARTS Center Roof	PW18B6CIP	1	400,000					400,000
<i>General Obligation Debt</i>			400,000					400,000
Pavement Maintenance airport	PW19A2CIP	4		100,000				100,000
<i>Airport</i>				100,000				100,000
Fire/medical HVAC replace #2 & #4	PW19B1CIP	1		100,000				100,000
<i>General Obligation Debt</i>				100,000				100,000

Department	Project #	Priority	2018	2019	2020	2021	2022	Total
Downtown parking lot maintenance <i>Public Parking</i>	PW19B3CIP	3		100,000 <i>100,000</i>	100,000 <i>100,000</i>		100,000 <i>100,000</i>	300,000 <i>300,000</i>
ITC Exterior repairs and HVAC <i>General Obligation Debt</i>	PW19B4CIP	1		750,000 <i>750,000</i>				750,000 <i>750,000</i>
Pavement repair Fire Med/investigation training <i>General Obligation Debt</i>	PW20B3CIP	4			630,000 <i>630,000</i>			630,000 <i>630,000</i>
Fire Med.4 &5 pavement repair <i>General Obligation Debt</i>	PW21B4CIP	3				840,000 <i>840,000</i>		840,000 <i>840,000</i>
Roof Replace (ITC, Maint Garage, Fire Training) <i>General Obligation Debt</i>	PW22B1CIP	2					750,000 <i>750,000</i>	750,000 <i>750,000</i>
Facility Repair & Maintenance Total			1,075,000	1,425,000	1,205,000	940,000	950,000	5,595,000

Fire Medical

Training Burn Tower Replacement <i>General Obligation Debt</i>	FM1703CIP	1	700,000 <i>700,000</i>					700,000 <i>700,000</i>
Apparatus Bay Exhaust System <i>Equipment Reserve - Infrastructure</i>	FM1807CIP	1		200,000 <i>200,000</i>				200,000 <i>200,000</i>
641 Replacement Quint 40 <i>Equipment Reserve - Infrastructure</i>	FM1817CIP	3	1,250,000 <i>1,250,000</i>					1,250,000 <i>1,250,000</i>
Personal Protective Equipment Alternate Set <i>General Obligation Debt</i>	FM1908CIP	2					540,000 <i>540,000</i>	540,000 <i>540,000</i>
645 Replacement Rescue 5 <i>Equipment Reserve - Infrastructure</i>	FM1920CIP	2		760,000 <i>760,000</i>				760,000 <i>760,000</i>
Mobile Radios <i>General Obligation Debt</i>	FM2009CIP	1			600,000 <i>600,000</i>			600,000 <i>600,000</i>
Portable Radios <i>General Obligation Debt</i>	FM2010CIP	1				450,000 <i>450,000</i>	450,000 <i>450,000</i>	900,000 <i>900,000</i>
634 Replacement Investigation Unit 1 <i>Equipment Reserve - Infrastructure</i>	FM2126CIP	3				375,000 <i>375,000</i>		375,000 <i>375,000</i>
642 Replacement Quint 20 <i>General Obligation Debt</i>	FM2127CIP	2				1,287,500 <i>1,287,500</i>		1,287,500 <i>1,287,500</i>
643 Replacement Quint 50 <i>General Obligation Debt</i>	FM2128CIP	2					1,287,500 <i>1,287,500</i>	1,287,500 <i>1,287,500</i>
Fire Medical Total			1,950,000	960,000	600,000	2,112,500	2,277,500	7,900,000

Information Technology

Access Layer Switches <i>Equipment Reserve Fund</i>	IT1701CIP	1	61,000 <i>61,000</i>	59,500 <i>59,500</i>				120,500 <i>120,500</i>
Secondary Internet Connection <i>General Obligation Debt</i>	IT1801CIP	1	120,000 <i>120,000</i>					120,000 <i>120,000</i>
Annual Fiber Projects <i>Equipment Reserve Fund</i>	ITFIBER	n/a	100,000 <i>100,000</i>	100,000 <i>100,000</i>	100,000 <i>100,000</i>	100,000 <i>100,000</i>	100,000 <i>100,000</i>	500,000 <i>500,000</i>
Information Technology Total			281,000	159,500	100,000	100,000	100,000	740,500

Parks and Recreation

Parks & Recreation Maintenance and Repairs <i>General Fund</i>	PR1801CIP	1	620,000 <i>620,000</i>					620,000 <i>620,000</i>
Youth Sports Complex - Concessions / Restroom <i>General Fund</i>	PR1802CIP	2	160,000 <i>160,000</i>					160,000 <i>160,000</i>
Downtown Brick Pavers (year 2 of 3) <i>Guest Tax Fund</i>	PR1809CIP	3	100,000 <i>100,000</i>					100,000 <i>100,000</i>

Department	Project #	Priority	2018	2019	2020	2021	2022	Total
South Park Playground (ADA Compliance) <i>General Fund</i>	PR1823CIP	1	100,000 <i>100,000</i>					<i>100,000</i> <i>100,000</i>
Equipment Replacement- Aerial Lift Truck <i>General Fund</i>	PR1881CIP	3	198,000 <i>198,000</i>					<i>198,000</i> <i>198,000</i>
Parks & Recreation Maintenance and Repairs <i>General Fund</i>	PR1901CIP	1		650,000 <i>650,000</i>				<i>650,000</i> <i>650,000</i>
Downtown Pavers Replacements (year 3 of 3) <i>Guest Tax Fund</i>	PR1913CIP	3		125,000 <i>125,000</i>				<i>125,000</i> <i>125,000</i>
Outdoor Aquatic Center - Pool Slide Replacements <i>General Fund</i>	PR1915CIP	3		130,000 <i>130,000</i>				<i>130,000</i> <i>130,000</i>
Downtown Lawrence Master Plan <i>Guest Tax Fund</i>	PR1918CIP	3		110,000 <i>110,000</i>				<i>110,000</i> <i>110,000</i>
Replace Cardio / Weight Equip <i>Special Recreation Fund</i>	PR1919CIP	1		125,000 <i>125,000</i>				<i>125,000</i> <i>125,000</i>
Parks & Recreation Maintenance and Repairs <i>General Fund</i>	PR2001CIP	1			783,000 <i>783,000</i>			<i>783,000</i> <i>783,000</i>
Lyons Park Playground and Shelter Replacement <i>General Fund</i>	PR2006CIP	2			120,000 <i>120,000</i>			<i>120,000</i> <i>120,000</i>
Deerfield Park -Add Restroom / Replace Shelter <i>General Fund</i>	PR2007CIP	4			120,000 <i>120,000</i>			<i>120,000</i> <i>120,000</i>
Park Land Acquisition - West <i>General Fund</i>	PR2012CIP	3			300,000 <i>300,000</i>			<i>300,000</i> <i>300,000</i>
Burroughs Creek Park - Spray Park <i>General Fund</i>	PR2013CIP	3		225,000 <i>225,000</i>				<i>225,000</i> <i>225,000</i>
Parks & Recreation - Rollback Truck <i>General Fund</i>	PR2081CIP	3			100,000 <i>100,000</i>			<i>100,000</i> <i>100,000</i>
Parks & Recreation Maintenance and Repairs <i>General Fund</i>	PR2101CIP	1				700,000 <i>700,000</i>		<i>700,000</i> <i>700,000</i>
Downtown - Replace Mass Street Planters <i>Guest Tax Fund</i>	PR2111CIP	3		100,000 <i>100,000</i>	100,000 <i>100,000</i>	100,000 <i>100,000</i>	100,000 <i>100,000</i>	<i>400,000</i> <i>400,000</i>
Lawrence LoopTrail - Downtown Section <i>General Fund</i>	PR2112CIP	3				600,000 <i>600,000</i>		<i>600,000</i> <i>600,000</i>
Equipment Replacement - Chipper Truck <i>General Fund</i>	PR2181CIP	3				100,000 <i>100,000</i>		<i>100,000</i> <i>100,000</i>
Parks & Recreation Maintenance and Repairs <i>General Fund</i>	PR2201CIP	1					700,000 <i>700,000</i>	<i>700,000</i> <i>700,000</i>
Portable Stage For Summer Concerts <i>General Fund</i>	PR2209CIP	3					125,000 <i>125,000</i>	<i>125,000</i> <i>125,000</i>
Outlet Park upgrade shelter and playground <i>General Fund</i>	PR2211CIP	3					120,000 <i>120,000</i>	<i>120,000</i> <i>120,000</i>
John Taylor Park - Spray Park / Shelter <i>General Fund</i>	PR2212CIP	3					225,000 <i>225,000</i>	<i>225,000</i> <i>225,000</i>
Install Acoustical Panels in SPL Gyms <i>General Fund</i>	PR3025CIP	3					200,000 <i>200,000</i>	<i>200,000</i> <i>200,000</i>
Parks and Recreation Total			1,178,000	1,465,000	1,523,000	1,500,000	1,470,000	7,136,000
Planning & Development								
One Stop Shop Leased Tenant Finish <i>General Obligation Debt</i>	PS1701CIP	2	180,000 <i>180,000</i>					<i>180,000</i> <i>180,000</i>
Planning & Development Total			180,000					180,000
Police								

Department	Project #	Priority	2018	2019	2020	2021	2022	Total
Police Radios	PD1801CIP	1				450,000	450,000	900,000
<i>General Obligation Debt</i>						450,000	450,000	900,000
Firearms Simulator	PD1802CIP	1	300,000					300,000
<i>General Obligation Debt</i>			300,000					300,000
Police Facility Phase 1	PD1803CIP	1		17,000,000				17,000,000
<i>General Obligation Debt</i>				17,000,000				17,000,000
Vehicle Replacement	PD1804CIP	1	461,440					461,440
<i>General Fund</i>			461,440					461,440
Body Worn Camera Project	PD1805CIP	1	463,600					463,600
<i>General Obligation Debt</i>			463,600					463,600
Police Total			1,225,040	17,000,000		450,000	450,000	19,125,040

Public Transit

Multi Modal Facility	TI01	n/a	500,000	4,000,000				4,500,000
<i>Public Transit Fund</i>			500,000	4,000,000				4,500,000
Transit Shelters and Additional Amenities	TI02	n/a	150,000	150,000	150,000	150,000		600,000
<i>Public Transit Fund</i>			150,000	150,000	150,000	150,000		600,000
Fixed Route Transit Buses	TI03	n/a		500,000	500,000	500,000	500,000	2,000,000
<i>Public Transit Fund</i>				500,000	500,000	500,000	500,000	2,000,000
Public Transit Total			650,000	4,650,000	650,000	650,000	500,000	7,100,000

Public Works

Sidewalk/Bike / Ped Improvements / ADA Ramps	CI09	2	450,000	600,000	750,000	1,000,000	1,000,000	3,800,000
<i>Capital Improvement Reserve Fund - Infrastructure</i>			200,000	600,000	750,000	1,000,000	1,000,000	3,550,000
<i>General Obligation Debt</i>			250,000					250,000
KLINK / CCLIP	PW1701Kcip	2	600,000	0	600,000	0	600,000	1,800,000
<i>Capital Improvement Reserve Fund - Infrastructure</i>					300,000			300,000
<i>General Obligation Debt</i>			300,000	0		0	300,000	600,000
<i>Intergovernmental</i>			300,000	0	300,000	0	300,000	900,000
Annual Vehicle Replacement Program	PW1702CIP	2	500,000	500,000	500,000	500,000	500,000	2,500,000
<i>Capital Improvement Reserve Fund</i>			500,000	500,000	500,000	500,000	500,000	2,500,000
19th Street Reconstruction - Harper to O'Connell	PW17E3CIP	2		3,625,000				3,625,000
<i>General Obligation Debt</i>				1,775,000				1,775,000
<i>Intergovernmental</i>				750,000				750,000
<i>Utility - Water</i>				1,100,000				1,100,000
Queens Road Improvements - 6th to City Limits	PW17E4CIP	1	4,600,000					4,600,000
<i>General Obligation Debt</i>			4,300,000					4,300,000
East 9th Street Improvements	PW17E66CIP	n/a	2,500,000					2,500,000
<i>General Obligation Debt</i>			2,500,000					2,500,000
CDBG Sidewalk Gap Program	PW17E7CIP	2	100,000	100,000	100,000	100,000	100,000	500,000
<i>Intergovernmental</i>			100,000	100,000	100,000	100,000	100,000	500,000
Traffic Calming	PW17E8CIP	4	200,000	200,000	200,000	200,000	200,000	1,000,000
<i>Capital Improvement Reserve Fund - Infrastructure</i>				200,000	200,000	200,000	200,000	800,000
<i>General Obligation Debt</i>			200,000					200,000
Riverbank stabilization East of Bowersock	PW17E9CIP	2	1,000,000					1,000,000
<i>General Obligation Debt</i>			1,000,000					1,000,000
2017 Contracted Street Maintenance Program	PW17SM1CIP	1	3,140,000	3,140,000	3,140,000	3,140,000	3,540,000	16,100,000
<i>Capital Improvement Reserve Fund - Infrastructure</i>			800,000	800,000	800,000	800,000	1,000,000	4,200,000
<i>General Fund</i>			2,000,000	2,000,000	2,000,000	2,000,000	2,300,000	10,300,000
<i>Special Gas Tax Fund</i>			200,000	200,000	200,000	200,000	100,000	900,000
<i>Stormwater Fund</i>			140,000	140,000	140,000	140,000	140,000	700,000
Curb and Gutter Rehabilitation Program	PW17SM2CIP	3	0	500,000	500,000	500,000	500,000	2,000,000
<i>Capital Improvement Reserve Fund - Infrastructure</i>				500,000	500,000	500,000	500,000	2,000,000

Department	Project #	Priority	2018	2019	2020	2021	2022	Total
Contract Milling for In House Pavement Rehab <i>Special Gas Tax Fund</i>	PW17SM4CIP	4	100,000 <i>100,000</i>	100,000 <i>100,000</i>	100,000 <i>100,000</i>	100,000 <i>100,000</i>	125,000 <i>125,000</i>	525,000 <i>525,000</i>
ITS Video Detection/ upgrade and replacement <i>Special Gas Tax Fund</i>	PW17SM5CIP	2	153,000 <i>153,000</i>	156,060 <i>156,060</i>	159,181 <i>159,181</i>	162,365 <i>162,365</i>	165,480 <i>165,480</i>	796,086 <i>796,086</i>
PW/ Utilities/ P&R operations center <i>Solid Waste Operations Fund</i> <i>Special Gas Tax Fund</i> <i>Stormwater Fund</i> <i>Unfunded</i> <i>Utility - Operations/Maintenance</i>	PW18B7CIP	3	200,000 <i>30,000</i> <i>10,000</i> <i>15,000</i> <i>20,000</i>				20,000,000 <i>20,125,000</i>	20,200,000 <i>30,000</i> <i>10,000</i> <i>15,000</i> <i>20,000</i>
Massachusetts & 13th Turn Lane Improvements <i>Capital Improvement Reserve Fund - Infrastructure</i> <i>Intergovernmental</i>	PW18E10	2	150,000 <i>50,000</i> <i>100,000</i>					150,000 <i>50,000</i> <i>100,000</i>
23rd Street Center Turn Lane, Mass to Louisiana <i>General Obligation Debt</i> <i>Intergovernmental</i> <i>Utility - Water</i>	PW18E10CIP	2	1,150,000 <i>200,000</i> <i>500,000</i> <i>450,000</i>					1,150,000 <i>200,000</i> <i>500,000</i> <i>450,000</i>
Kasold - Clinton Pkwy to HyVee <i>Capital Improvement Reserve Fund - Infrastructure</i>	PW18E2CIP	1		1,000,000 <i>1,000,000</i>				1,000,000 <i>1,000,000</i>
23rd Street - Haskell Bridge to East City Limits <i>Capital Improvement Reserve Fund - Infrastructure</i> <i>Intergovernmental</i> <i>Unfunded</i>	PW18E3CIP	1			2,460,000 <i>500,000</i>	6,000,000 <i>2,250,000</i> <i>4,000,000</i>	4,000,000 <i>4,000,000</i> <i>1,710,000</i>	12,460,000 <i>6,750,000</i> <i>4,000,000</i> <i>1,710,000</i>
19th Street Iowa to Naismith Phase 2 <i>Capital Improvement Reserve Fund - Infrastructure</i> <i>Intergovernmental</i>	PW18E7CIP	1	3,890,000 <i>2,650,000</i> <i>900,000</i>					3,890,000 <i>2,650,000</i> <i>900,000</i>
Louisiana 12th-13th <i>General Obligation Debt</i> <i>Intergovernmental</i>	PW18E8CIP	2	450,000 <i>350,000</i> <i>100,000</i>					450,000 <i>350,000</i> <i>100,000</i>
23rd Mill/Overlay- Iowa to Ousdahl <i>Capital Improvement Reserve Fund - Infrastructure</i> <i>Intergovernmental</i>	PW18E9CIP	2	500,000 <i>200,000</i> <i>300,000</i>					500,000 <i>200,000</i> <i>300,000</i>
Backhoe Lease program <i>Special Gas Tax Fund</i> <i>Stormwater Fund</i>	PW18F6CIP	3	210,000 <i>210,000</i>			210,000 <i>70,000</i> <i>140,000</i>	160,000 <i>52,000</i> <i>108,000</i>	580,000 <i>332,000</i> <i>248,000</i>
Combination Vac/Jet Truck <i>Stormwater Fund</i>	PW18F7CIP	3	345,000 <i>345,000</i>					345,000 <i>345,000</i>
Farmland Pond Cap <i>Farmland Remediation</i>	PW18V01CIP	n/a	1,000,000 <i>1,000,000</i>					1,000,000 <i>1,000,000</i>
Wakarusa - 18th St to Research Pkwy <i>Capital Improvement Reserve Fund - Infrastructure</i> <i>Unfunded</i>	PW19E1CIP	1				50,000 <i>3,800,000</i> <i>700,000</i>	4,450,000 <i>3,800,000</i> <i>700,000</i>	4,500,000 <i>3,800,000</i> <i>700,000</i>
Asphalt Paving Equipment Replacement <i>Special Gas Tax Fund</i>	PW19F8CIP	3		250,000 <i>250,000</i>				250,000 <i>250,000</i>
361 Street sweeper replacement <i>Stormwater Fund</i>	PW19F9CIP	3		290,000 <i>290,000</i>				290,000 <i>290,000</i>
362 Street sweeper replacement <i>Stormwater Fund</i>	PW20F6CIP	3			285,000 <i>285,000</i>			285,000 <i>285,000</i>
New Class 5 Truck <i>Special Gas Tax Fund</i>	PW20F9CIP	3			115,000 <i>115,000</i>			115,000 <i>115,000</i>
735 excavator replacement <i>Stormwater Fund</i>	PW21F11CIP	4	305,000 <i>305,000</i>					305,000 <i>305,000</i>
765 Single axle dump truck replacement <i>Special Gas Tax Fund</i>	PW21F7CIP	4				215,000 <i>215,000</i>		215,000 <i>215,000</i>
27th St Bridge <i>Capital Improvement Reserve Fund - Infrastructure</i>	PW21SM3CIP	3				500,000 <i>500,000</i>		500,000 <i>500,000</i>

Department	Project #	Priority	2018	2019	2020	2021	2022	Total
Additional Streets Unit	PW22F10CIP	3					110,000	110,000
<i>Special Gas Tax Fund</i>							110,000	110,000
395 Street flush tank truck replacement	PW22F11CIP	3					150,000	150,000
<i>Unfunded</i>							150,000	150,000
307 Road tractor replacement	PW22F12CIP	2					115,000	115,000
<i>Special Gas Tax Fund</i>							115,000	115,000
Hook Patch Unit	PW22F13CIP	3					160,000	160,000
<i>Special Gas Tax Fund</i>							160,000	160,000
Combination hook lift truck	PW22F8CIP	4					206,000	206,000
<i>Special Gas Tax Fund</i>							206,000	206,000
Public Works Total			21,543,000	10,461,060	8,909,181	12,677,365	36,081,480	89,672,086

Public Works - Airport

Reconstruct Terminal Apron-Phase 1	PW18A2CIP	2		70,000	700,000			770,000
<i>Airport</i>				70,000				70,000
<i>Intergovernmental</i>					700,000			700,000
RehabT-Hangar Taxilanes	PW18A8CIP	2	200,000					200,000
<i>Airport</i>			20,000					20,000
<i>Intergovernmental</i>			180,000					180,000
Reconstruct RWY15-33	PW19A3CIP	3	200,000	2,250,000				2,450,000
<i>General Obligation Debt</i>				200,000				200,000
<i>Intergovernmental</i>				2,250,000				2,250,000
Drainage Improvements	PW20A5CIP	3					1,500,000	1,500,000
<i>Intergovernmental</i>							1,350,000	1,350,000
<i>Stormwater Fund</i>							150,000	150,000
Terminal Apron Rehab - Phase 2	PW21A9CIP	n/a				340,000		340,000
<i>Airport</i>						34,000		34,000
<i>Intergovernmental</i>						306,000		306,000
Airport Lighting system	PW22A10CIP	2				75,000	750,000	825,000
<i>General Obligation Debt</i>						75,000		75,000
<i>Intergovernmental</i>							750,000	750,000
Public Works - Airport Total			400,000	2,320,000	700,000	415,000	2,250,000	6,085,000

Public Works - Solid Waste

Solid Waste Facility at Kresge Phase 2	PW17SW1	1		3,700,000				3,700,000
<i>Solid Waste - Construction</i>				3,700,000				3,700,000
429 Rear load replacement to an ASL	PW18F11CIP	3	255,000					255,000
<i>Solid Waste Operations Fund</i>			255,000					255,000
475 Small rear load refuse truck replacement	PW18F1CIP	3	100,000					100,000
<i>Solid Waste Operations Fund</i>			100,000					100,000
428 Rear load refuse truck replacement	PW18F2CIP	3	140,000					140,000
<i>Solid Waste Operations Fund</i>			140,000					140,000
474 Rear load replacement to an ASL	PW18F3CIP	3	255,000					255,000
<i>Solid Waste Operations Fund</i>			255,000					255,000
490 Rubber tire loader replacement	PW18F4CIP	3	195,000					195,000
<i>Solid Waste Operations Fund</i>			195,000					195,000
439 Roll off container truck replacement	PW18F5CIP	3	150,000					150,000
<i>Solid Waste Operations Fund</i>			150,000					150,000
Solid Waste Phase 3 - Fuel Facility at Kresge	PW18SW1CIP	2			650,000			650,000
<i>Solid Waste Operations Fund</i>					650,000			650,000
413 Front load refuse truck replacement	PW19F1CIP	3		280,000				280,000
<i>Solid Waste Operations Fund</i>				280,000				280,000
499 Small container truck replacement	PW19F2CIP	3		110,000				110,000

Department	Project #	Priority	2018	2019	2020	2021	2022	Total
<i>Solid Waste Operations Fund</i>				110,000				110,000
472 Rear load refuse truck replacement	PW19F3CIP	3		155,000				155,000
<i>Solid Waste Operations Fund</i>				155,000				155,000
473 Rear load refuse truck replacement	PW19F4CIP	3		155,000				155,000
<i>Solid Waste Operations Fund</i>				155,000				155,000
431 Rear load refuse truck replacement	PW19F5CIP	3		155,000				155,000
<i>Solid Waste Operations Fund</i>				155,000				155,000
491 Rear load refuse truck replacement	PW19F6CIP	3		120,000				120,000
<i>Solid Waste Operations Fund</i>				120,000				120,000
Tub Grinder	PW19SW1CIP	3		450,000				450,000
<i>Solid Waste Operations Fund</i>				450,000				450,000
447 Roll off container truck replacement	PW20F1CIP	3			170,000			170,000
<i>Solid Waste Operations Fund</i>					170,000			170,000
414 Front load refuse truck replacement	PW20F2CIP	3			240,000			240,000
<i>Solid Waste Operations Fund</i>					240,000			240,000
437 Automated side load refuse truck	PW20F3CIP	3			260,000			260,000
<i>Solid Waste Operations Fund</i>					260,000			260,000
436 Automated side load refuse truck	PW20F4CIP	3			260,000			260,000
<i>Solid Waste Operations Fund</i>					260,000			260,000
432 Rear load refuse truck replacement	PW20F5CIP	3			170,000			170,000
<i>Solid Waste Operations Fund</i>					170,000			170,000
449 Automated side load refuse truck	PW21F1CIP	3				265,000		265,000
<i>Solid Waste Operations Fund</i>						265,000		265,000
452 Automated side load refuse truck	PW21F2CIP	3				265,000		265,000
<i>Solid Waste Operations Fund</i>						265,000		265,000
445 Roll off container truck replacement	PW21F3CIP	3				170,000		170,000
<i>Solid Waste Operations Fund</i>						170,000		170,000
444 Roll off container truck replacement	PW21F4CIP	3				170,000		170,000
<i>Solid Waste Operations Fund</i>						170,000		170,000
486 Rubber tire loader replacement	PW21F5CIP	4				175,000		175,000
<i>Solid Waste Operations Fund</i>						175,000		175,000
415 Front load refuse truck replacement	PW21F6CIP	3				255,000		255,000
<i>Solid Waste Operations Fund</i>						255,000		255,000
448 ASL Replacement	PW22F1CIP	3					270,000	270,000
<i>Solid Waste Operations Fund</i>							270,000	270,000
477 Hook Lift Replacement	PW22F2CIP	3					115,000	115,000
<i>Solid Waste Operations Fund</i>							115,000	115,000
438 Hook Lift Replacment	PW22F3CIP	3					115,000	115,000
<i>Solid Waste Operations Fund</i>							115,000	115,000
430 Rear load replacement	PW22F4CIP	3					175,000	175,000
<i>Solid Waste Operations Fund</i>							175,000	175,000
434 Rear load replacement	PW22F5CIP	3					175,000	175,000
<i>Solid Waste Operations Fund</i>							175,000	175,000
435 Rear load replacement	PW22F6CIP	3					175,000	175,000
<i>Solid Waste Operations Fund</i>							175,000	175,000
470 Container maintenance truck replacement	PW22F7CIP	3					100,000	100,000
<i>Solid Waste Operations Fund</i>							100,000	100,000
Public Works - Solid Waste Total			1,095,000	5,125,000	1,750,000	1,300,000	1,125,000	10,395,000

Public Works - Stormwater

13th Brook Drainage Improvement Improvements	PW17S2CIP	4	275,000					275,000
<i>Stormwater Fund</i>			275,000					275,000
Storm Water Culvert Lining	PW17S3CIP	3	250,000	250,000	250,000	250,000	275,000	1,275,000

Department	Project #	Priority	2018	2019	2020	2021	2022	Total
<i>Stormwater Fund</i>			250,000	250,000	250,000	250,000	275,000	1,275,000
Naismith Drainage Channel	PW18S1CIP	1		1,000,000				1,000,000
<i>Stormwater Fund</i>				1,000,000				1,000,000
17th and Alabama Drainage Improvement	PW19S1CIP	1		100,000	2,400,000			2,500,000
<i>Stormwater Fund</i>					2,500,000			2,500,000
Concrete Channel W of Arrowhead Princeton to Peter	PW20S1CIP	3				1,500,000		1,500,000
<i>Stormwater Fund</i>						1,500,000		1,500,000
19th St Maple Ln to Brook	PW21S1CIP	2					2,000,000	2,000,000
<i>Stormwater Fund</i>							2,000,000	2,000,000
Public Works - Stormwater Total			525,000	1,350,000	2,650,000	1,750,000	2,275,000	8,550,000

Utilities

Rapid Inflow and Infiltration Reduction	UT130S1CIP	1	1,600,000					1,600,000
2017 Sewer Rehabilitation	UT170S1CIP	1	700,000					700,000
2017 Waterline Replacement	UT179S1CIP	1	1,425,000					1,425,000
Collection System Field Operations Building	UT188S1CIP	1	200,000	1,180,000	5,980,000			7,360,000
<i>Utility - Wastewater</i>			100,000	590,000	2,990,000			3,680,000
<i>Utility - Water</i>			100,000	590,000	2,990,000			3,680,000
Bowersock Dam Scour Hole Maintenance	UT188S1CIP	1	1,000,000					1,000,000
<i>Utility - Water</i>			1,000,000					1,000,000
PS #8 Elimination - 21" Gravity Sewer	UT189S1CIP	1	450,000	4,160,000				4,610,000
<i>Utility - Wastewater</i>			450,000	4,160,000				4,610,000
Vermont Bridge and Concrete Main Assessment	UT189S1CIP	1	400,000					400,000
<i>Utility - Water</i>			400,000					400,000
Automated Meter Reading Installation	UT189S1CIP	1	6,420,000	4,450,000				10,870,000
<i>Utility - Water</i>			6,420,000	4,450,000				10,870,000
Stratford Tower Replacement	UT198S1CIP	1		370,000	3,430,000			3,800,000
<i>Utility - Water</i>				370,000	3,430,000			3,800,000
Kaw Water TP Basin Infrastructure Rehab	UT198S1CIP	1		1,170,000				1,170,000
<i>Utility - Water</i>				1,170,000				1,170,000
Kaw Lime Slakers Replacement	UT198S1CIP	1		580,000	3,420,000			4,000,000
<i>Utility - Water</i>				580,000	3,420,000			4,000,000
2019 - Tower Inspections and Cleanings	UT198S1CIP	1		250,000				250,000
<i>Utility - Water</i>				250,000				250,000
Kansas River WWTP Nutrient Removal Pilot	UT208S1CIP	1			610,000			610,000
<i>Utility - Wastewater</i>					610,000			610,000
Clinton WTP Plant Piping	UT209S1CIP	1			550,000	3,230,000		3,780,000
<i>Utility - Water</i>					550,000	3,230,000		3,780,000
Pump Station 9 Expansion to 15 MGD	UT218S1CIP	1				3,280,000		3,280,000
<i>Utility - Wastewater</i>						3,280,000		3,280,000
Pump Station 16 Upstream Interceptor Rehab	UT218S1CIP	1				1,320,000		1,320,000
<i>Utility - Wastewater</i>						1,320,000		1,320,000
Clinton Storage Tanks Maintenance/ Coatings	UT218S1CIP	1				2,540,000		2,540,000
<i>Utility - Water</i>						2,540,000		2,540,000
PS9 Forcemain to PS10	UT218S1CIP	1				6,330,000		6,330,000
<i>Utility - Wastewater</i>						6,330,000		6,330,000
Lower Yankee Tank Capacity	UT228S1CIP	1					8,650,000	8,650,000
<i>Utility - Wastewater</i>							8,650,000	8,650,000
2022 Kaw WTP Infrastructure Rehab	UT228S1CIP	1					5,270,000	5,270,000
<i>Utility - Water</i>							5,270,000	5,270,000
Kaw WWTP Side Stream - Belt Press Ammonia	UT229S1CIP	1					1,320,000	1,320,000

Department	Project #	Priority	2018	2019	2020	2021	2022	Total
<i>Utility - Wastewater</i>							1,320,000	1,320,000
Kaw WWTP Nutrient Removal/Deammo & Sidestream	UT2294CIP	1					6,580,000	6,580,000
<i>Utility - Wastewater</i>							6,580,000	6,580,000
Clinton WTP Improvement Program	UT9900CIP	1	400,000	410,000	430,000	450,000	470,000	2,160,000
<i>Utility - Water</i>			400,000	410,000	430,000	450,000	470,000	2,160,000
Kaw WTP Improvement Program	UT9901CIP	1	300,000	410,000	430,000	450,000	470,000	2,060,000
<i>Utility - Water</i>			300,000	410,000	430,000	450,000	470,000	2,060,000
Watermain Replacement/Relocation Program	UT9902CIP	1	2,640,000	4,360,000	4,540,000	4,720,000	4,900,000	21,160,000
<i>Utility - Water</i>			2,640,000	4,360,000	4,540,000	4,720,000	4,900,000	21,160,000
Sewer Main Relocations for Road Projects	UT9903CIP	1	390,000	400,000	420,000	440,000	450,000	2,100,000
<i>Utility - Wastewater</i>			390,000	400,000	420,000	440,000	450,000	2,100,000
WW Failed Infrastructure Contingency	UT9904CIP	1	290,000	400,000	420,000	440,000	450,000	2,000,000
<i>Utility - Wastewater</i>			290,000	400,000	420,000	440,000	450,000	2,000,000
Pump Station Annual Improvements	UT9905CIP	1	140,000	150,000	150,000	160,000	160,000	760,000
<i>Utility - Wastewater</i>			140,000	150,000	150,000	160,000	160,000	760,000
Kansas River WWTP Annual Improvements	UT9906CIP	1	390,000	400,000	420,000			1,210,000
<i>Utility - Wastewater</i>			390,000	400,000	420,000			1,210,000
WWTP Annual Improvements (2 PLANTS)	UT9907CIP	1				870,000	900,000	1,770,000
<i>Utility - Wastewater</i>						870,000	900,000	1,770,000
Clay Pipe/Manhole Rehabilitation	UT9908CIP	1	1,130,000	1,170,000	1,220,000	1,270,000	1,320,000	6,110,000
<i>Utility - Wastewater</i>			1,130,000	1,170,000	1,220,000	1,270,000	1,320,000	6,110,000
Rapid I/I Reduction Program	UT9909CIP	1	2,830,000	2,940,000	3,060,000	3,180,000	3,310,000	15,320,000
<i>Utility - Wastewater</i>			2,830,000	2,940,000	3,060,000	3,180,000	3,310,000	15,320,000
Utilities Total			20,705,000	22,800,000	25,080,000	28,680,000	34,250,000	131,515,000
GRAND TOTAL			58,721,640	68,465,560	43,517,181	50,924,865	82,078,980	303,708,226

Report criteria:

All Categories
 All Contacts
 All Department Priority data
 All Departments
 All Priority Levels
 All Source Types
 All Unfunded data
 Selected Projects
 Status: Active
 Type: E or I or M or Z

PLANNING COMMISSION REPORT
Regular Agenda – Non-Public Hearing Item

04/24/2017
PC Staff Report

ITEM NO. 9: PRELIMINARY PLAT FOR APPLIED ECOLOGICAL ADDITION; 1269 N 222 RD (MKM)

PP-17-00090: Consider a Preliminary Plat for Applied Ecological Addition, a one-lot subdivision on approximately 11.75 acres located at 1269 N 222 Road. Submitted by Landplan Engineering PA on behalf of Applied Ecological Services, Inc. property owner of record. *(Joint Planning Commission meeting with Baldwin City Planning Commission.)*

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Applied Ecological Addition subject to the following conditions:

1. The property owner shall obtain a driveway permit for the new access point on E 1260 Road from the Douglas County Public Works Office prior to the recording of the final plat.

Reason for Request: The property consists of approximately 16.7 acres and contains a residence and the Applied Ecological Services facility. Approximately 5 acres containing the residence is being removed through the Homestead Exemption provision found in Section 20-801(d)(ix) of the Subdivision Regulations [11-101(d)(ix), County Code]. Due to this division, it is necessary to plat the remainder of the parcel with the existing Applied Ecological greenhouse and business so it is eligible for a building permit.

KEY POINTS

- Platting is necessary due to the removal of the existing residence and approximately 5 acres through the Homestead Exemption Survey. This will allow the residence to be sold separately from the Applied Ecological Services facility. The Homestead Exemption Survey has been approved by the County Surveyor and must be recorded with the Register of Deeds prior to the recording of the final plat in order to retain the residence's vested right to a building permit.
- The property shares a common access on N 222 Road, a private road, with two other parcels. Access to private roads is limited to a maximum of 3 parcels. A new driveway entrance shall be required for the new lot containing Applied Ecological Services to connect it directly to E 1260 Road. The driveway connection between the greenhouse and N 222 Road will need to be severed.
- The property is zoned A (Agriculture). The Applied Ecological Services use was approved with a Conditional Use Permit, CUP-56-4-11.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 10, 2012.

ASSOCIATED CASES

- Homestead Exemption Survey for the residence at 1269 N 222 Road. This survey has been completed and approved by the County Surveyor. The survey must be recorded at the Register

of Deeds prior to the recording of the Applied Ecological Services Final Plat in order to retain the residential property's vested right to a building permit.

- CUP-5-4-11; Conditional Use Permit for the Applied Ecological Services use. Approved by the Board of County Commissioners on August 10, 2011 with no expiration date.

OTHER ACTION REQUIRED

- Submittal and administrative approval of Final Plat.
- Board of County Commission acceptance of dedication of easements shown on the Final Plat.
- Driveway permit must be obtained for the new driveway on E 1260 Road prior to the recording of the Final Plat.
- Recording of the Final Plat with the Douglas County Register of Deeds.

ATTACHMENTS

Attachment A: Preliminary Plat

PUBLIC COMMENT

No public comment was received prior to the printing of this staff report.

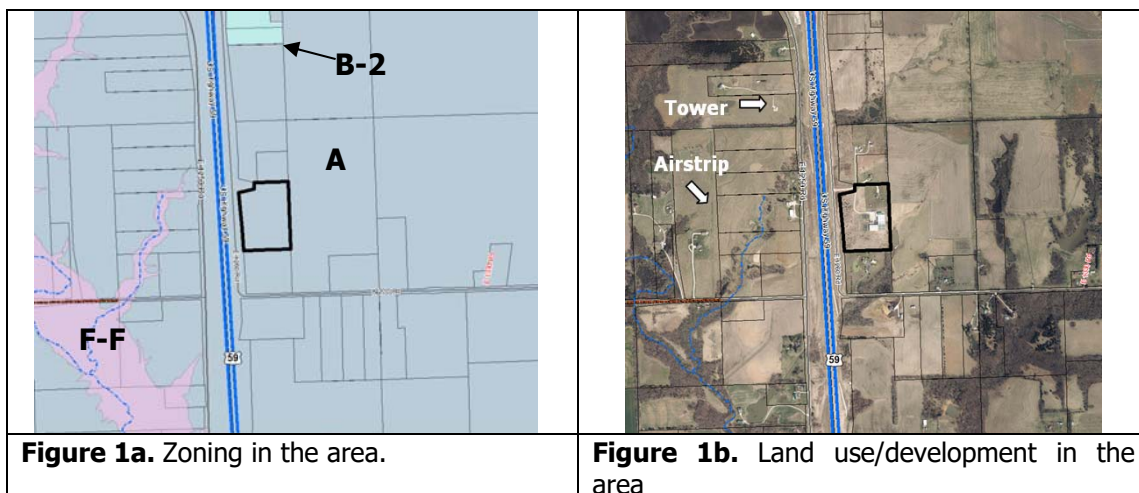
GENERAL INFORMATION

Current Zoning and Land Use: A (Agricultural) District; *Residential Detached Dwelling* and greenhouse/nursery associated with an ecological restoration use. A CUP was approved for the sale of products not raised on the site as a *Retail Nursery*.

Surrounding Zoning and Land Use: A (Agricultural) District in all directions;

- F-F (Floodway Fringe Overlay) District to the west for floodplain associated with West Fork Tauy Creek;
- B-2 (General Business) District to the north, at the Hwy 59/Hwy 56 intersection

(Figures 1 and 2) Land uses in the area include: Agriculture, Rural Residences, Wireless Communication Towers, and a Private Airstrip



STAFF REVIEW

The property addressed as 1269 N 222 Road is located in Palmyra Township, in the southern portion of the county, and is not within the Urban Growth Area of any city. It is located within the 3 mile radius of Baldwin City so plans were provided to them and this item will be considered at a joint planning commission meeting.

The property currently contains approximately 16.7 acres and shares access on N 222 Road, a private road, with two other parcels (1268 and 1270 Road). The residence and approximately 5 acres are being removed from the overall property through a Homestead Exemption Survey so that it could be sold separately in the future. The Homestead Exemption process provided in Section 20-801(d)(ix) of the Subdivision Regulations [11-101(d)(ix), County Code] allows for a residence and associated area to be removed from a larger parcel without the need to plat or process a Certificate of Survey; however, the remaining portion of the parcel is unbuildable until it has been divided in accordance with the Subdivision Regulations. As a Certificate of Survey process is applicable only to residential properties, it is necessary to plat the remaining 11.7 acres so the structures remain eligible for a building permit.

The property is located to the east of Highway 59 and takes access to E 1260 Road through a private road, N 222 Road. This private road was approved by the County Commission to accommodate 3 parcels. The residence being removed with the Homestead Exemption Survey will maintain its access on the private road. The Applied Ecological Services facility will need to install a driveway to access E 1260 Road directly and remove the driveway connection to N 222 Road. This is noted on the plat.

Compliance with Zoning Regulations for the A District

Per Section 20-809(d)(2) of the Development Code, each lot must conform with the minimum lot size and other dimensional requirements in the Zoning District. Lots created in the A District that take access from a local road must have a minimum area of 3 acres if rural water is used and 5 acres if well water is used. The lot must have a minimum frontage of 250 ft and a minimum depth of 250 ft, per the standards in Section 12-318 of the *Zoning Regulations for the Unincorporated Territory of Douglas County*. The proposed lot has an area of 11.7 acres, 699.43 ft of frontage and a depth of 748.2 ft. The lot is compliant with the minimum lot standards for the A District.

The preliminary plat shows the location of the existing structures and the required building envelope, to insure the new property lines will not result in an encroachment into the setbacks. Per the plat, there are no encroachments into the required setbacks.

Roads and Access

No new roads are proposed with this plat. The property has frontage on E 1260 Road, which is classified as a Local Road in the County Access Management Standards. (Figure 2) The private road, N 222 Road, formerly connected to Hwy 59; however, E 1260 Road was installed as a frontage road with the recent reconstruction and location of the highway. The lot created with this plat will take direct access to E 1260 Road, as

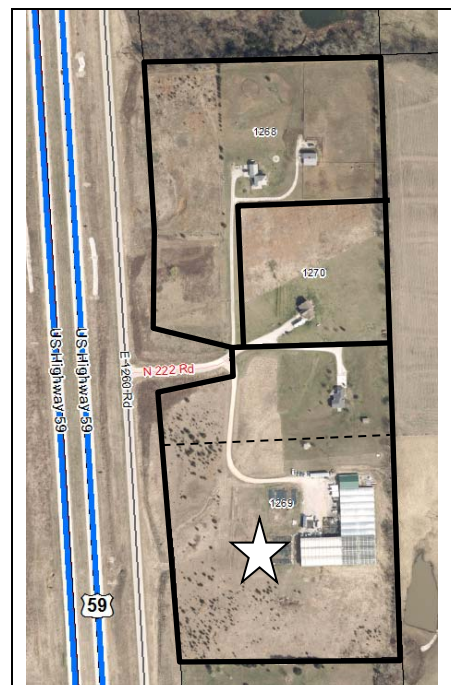


Figure 2. 3 parcels currently served by private road E 222 outlined in bold. Subject property marked with a star. Approximate location of interior lot line shown with dashed line.

the private road was approved to serve no more than 3 properties. A driveway permit should be obtained from the Douglas County Public Works Office prior to the recording of the final plat.

Utilities and Infrastructure

Overhead power lines cross the property within an easement which was dedicated by separate instrument in 2002. The property utilizes well water and has an on-site sewage management system. The Health Department issued a septic permit and the applicant noted that a new septic system has been installed on the greenhouse property. The septic system is shown on the plat. Well water is allowed on properties which have 5 acres or more outside the regulatory floodplain; the proposed lot will have approximately 11.7 acres outside the floodplain. Well water is currently being utilized for this property.

Easements and Rights-of-way

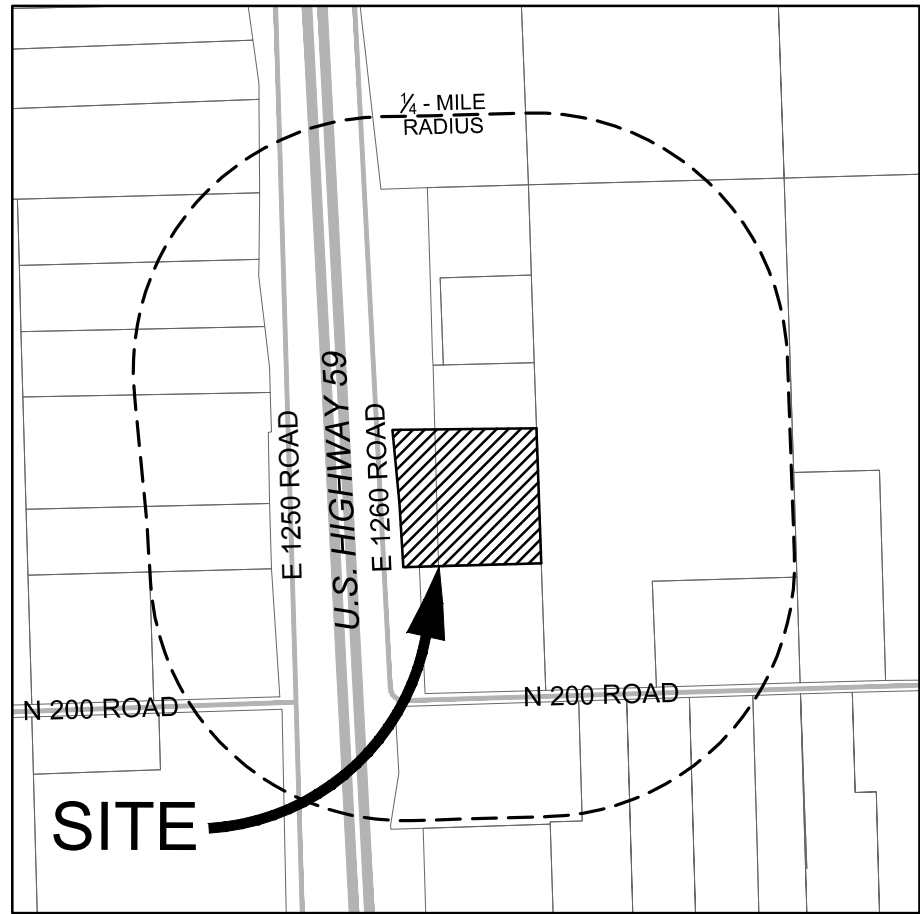
A 30 ft wide utility easement enters the property from the north approximately 222 ft from the west property line and continues along the north property line for approximately 250 ft. This easement will be extended approximately 25 ft further to the east with this plat to include the existing utility pole.

The property has frontage on E 1260 Road, which is classified as a Local Road in the County Access Management Standards. Per Section 20-810(e)(5)(ii) a Local Road requires 70 ft of right-of-way. E 1260 Road was constructed in US Hwy 59 right-of-way with the recent relocation and reconstruction of the highway. Adequate right-of-way is provided for E 1260 Road as over 100 ft of right-of-way is provided on the subject property side of the centerline.

Preliminary Plat Conformance

The preliminary plat is the first step in platting property. A Final Plat will be submitted for administrative review. The Preliminary Plat, as conditioned, is in conformance with the standards and requirements of the Subdivision Regulations and the Zoning Regulations.

LOCATION MAP:
SCALE 1 : 1,000



LEGAL DESCRIPTION:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWO (S2), TOWNSHIP FIFTEEN SOUTH (T15S), RANGE NINETEEN EAST (R19E) OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 2 DEGREES 07 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 1265.01 FEET; THENCE NORTH 87 DEGREES 52 MINUTES 44 SECONDS EAST, BEING PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 578.63 FEET TO A POINT ON THE WESTERLY LINE OF A TRACT OF LAND AS RECORDED IN BOOK 1143, PAGE 5026, RECORDED JANUARY 24, 2017 IN SAID COUNTY AND STATE, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 59 AND FRONTAGE ROAD, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE NORTH 87 DEGREES 56 MINUTES 49 SECONDS EAST, A DISTANCE OF 748.20 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND AS DESCRIBED IN BOOK 1143, PAGE 1645, RECORDED DECEMBER 30, 2016, IN SAID COUNTY AND STATE, ALSO BEING A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 2 DEGREES 3 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 703.34 FEET TO THE NORTHEASTERLY CORNER OF TRACT I AS DESCRIBED IN BOOK 1138, PAGE 5856, RECORDED AUGUST 16, 2016, IN SAID COUNTY AND STATE; THENCE SOUTH 88 DEGREES 18 MINUTES 09 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 521.40 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT OF LAND AS DESCRIBED IN BOOK 1143, PAGE 5026, RECORDED JANUARY 24, 2017 IN SAID COUNTY AND STATE; THENCE SOUTH 88 DEGREES 22 MINUTES 04 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID TRACT, A DISTANCE OF 196.55 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 59 AND FRONTAGE ROAD; THENCE NORTH 3 DEGREES 26 MINUTES 45 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT AND THE EASTERLY RIGHT OF WAY LINE OF SAID US HIGHWAY 59 AND FRONTAGE ROAD, A DISTANCE OF 331.04 FEET; THENCE NORTH 5 DEGREES 30 MINUTES 34 SECONDS WEST CONTINUING ALONG THE WESTERLY LINE OF SAID TRACT AND THE EASTERLY RIGHT OF WAY LINE OF SAID US HIGHWAY 59 AND FRONTAGE ROAD, A DISTANCE OF 368.39 FEET TO THE POINT OF BEGINNING; CONTAINING 511,707 SQUARE FEET OR 11.747 ACRES, MORE OR LESS.

GENERAL NOTES:

- OWNERS: APPLIED ECOLOGICAL SERVICES, INC.
17921 SMITH ROAD
BRODHEAD, WISCONSIN 53520
- LAND PLANNER
CIVIL ENGINEER/
SURVEYOR: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE, SUITE 100
LAWRENCE, KANSAS 66049
- TOPOGRAPHIC INFORMATION SHOWN WAS GENERATED USING PUBLICLY-AVAILABLE LIDAR DATA COLLECTED BY THE STATE OF KANSAS IN 2015.
- EXISTING ZONING: A
- PROPOSED ZONING: A
- EXISTING LAND USE: COMMERCIAL GREENHOUSE
- PROPOSED LAND USE: COMMERCIAL GREENHOUSE
- TYPICAL SOIL TYPES: MARTIN SILTY CLAM LOAM, 1 TO 3 PERCENT SLOPES, MARTIN SILTY CLAM LOAM, 3 TO 7 PERCENT SLOPES, SIBLEYVILLE LOAM, 3 TO 7 PERCENT SLOPES, ERODED
- THE EXISTING LAND USE WAS APPROVED BY THE DOUGLAS COUNTY COMMISSION ON 8/10/11 AS PART OF CUP-5-4-11.
- DEVELOPER IS RESPONSIBLE FOR THE COST OF ANY RELOCATION OF EXISTING UTILITIES, IF NECESSARY TO SERVE THE PROPOSED SUBDIVISION.
- THE BASIS OF THE BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NORTH.

MONUMENTATION:

- FOUND IRON BAR, SIZE AND ORIGIN AS NOTED
- FOUND SECTION CORNER, SIZE, CONDITION AND ORIGIN AS NOTED
- FOUND ALUMINUM R.O.W. MARKER, ORIGIN AS NOTED
- SET 1/2" X 24" IRON BAR, W/ "PS 889" CAP

LEGEND:

- WATER WELL
- GUY ANCHOR
- ELECTRICAL BOX
- TELEPHONE BOX
- UTILITY DROP
- UTILITY POLE

- SETBACK
- EASEMENT
- S/L SECTION LINE
- OHW OVERHEAD ELECTRIC

SITE SUMMARY:

GROSS AREA: 511,707 SF / 11.747 AC
NET AREA: 511,707 SF / 11.747 AC
TOTAL LOTS: 1
AVERAGE LOT SIZE: 511,707 SF / 11.747 AC
MINIMUM LOT AREA: 511,707 SF / 11.747 AC
MAXIMUM LOT AREA: 511,707 SF / 11.747 AC

SCALE: 1" = 100'

LANDPLAN ENGINEERING P.A.
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Lawrence, Kansas 66049
785.843.7530(p) | 785.843.2410(f)
info@landplan-pa.com | www.landplan-pa.com

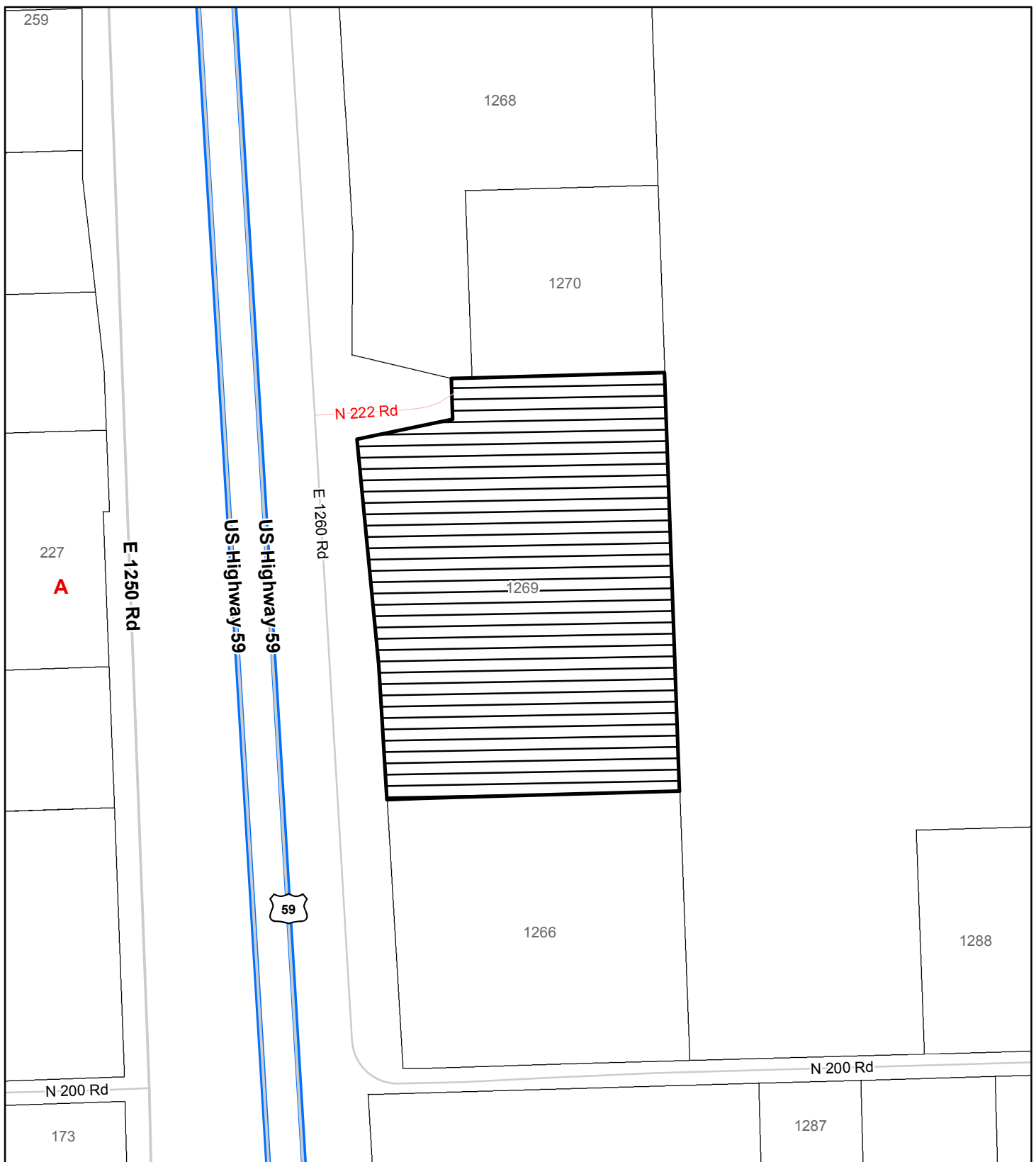
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1269 N 222 RD
BALDWIN CITY, KANSAS 66006
A PRELIMINARY PLAT FOR
APPLIED ECOLOGICAL ADDITION

REV	DATE	DESCRIPTION
1	3/24/17	PER DEPT. COMMENTS

DATE: 2/21/17
PROJECT NO.: 20163027
DESIGNED BY: LPE
DRAWN BY: AM
CHECKED BY: BS

ISSUE SHEET NO.
1
OF 1 SHEETS



**PP-17-00090: Preliminary Plat for Applied Ecological Addition,
a one-lot subdivision of approx. 11.7 acres, located at 1269 N 222nd Rd.**

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
04/26/2017

ITEM NO. 10A-10G

The majority of this staff report was provided to the Historic Resources Commission for the March 16, 2017 meeting. Modifications made to the staff report since that meeting are reflected in **bold blue**.

ITEM NO. 10A

Z-17-00098: Consider the rezoning of 82 properties from RM24 (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District. The properties are generally located north of E 9th Street between Rhode Island and New Jersey. The properties are identified in Attachment A. Initiated by the City Commission on December 6, 2016. **(Modifications to this initiated rezoning are recommended. See page 2)**

ITEM NO. 10B

Z-17-00099: Consider the rezoning of 22 properties from RM24 (Multi-Dwelling Residential) District to RM12D (Multi-Dwelling Residential) District. The properties are generally located north of E 9th Street between Rhode Island and New Jersey. The properties are identified in Attachment A. Initiated by the City Commission on December 6, 2016. **(A modification to this initiated rezoning is recommended. See page 2)**

ITEM NO. 10C

Z-17-00100: Consider the rezoning of 10 properties from RSO (Single-Dwelling Residential – Office) District to RS5 (Single-Dwelling Residential) District. The properties are generally located north of E 9th Street between Rhode Island and New Jersey. The properties are identified in Attachment A. Initiated by the City Commission on December 6, 2016.

ITEM NO. 10D

Z-17-00101: Consider the rezoning of 2 properties from RSO (Single-Dwelling Residential – Office) District to RM12D (Multi-Dwelling Residential) District. The properties are generally located north of E 9th Street between Rhode Island and New Jersey. The properties are identified in Attachment A. Initiated by the City Commission on December 6, 2016.

ITEM NO. 10E

Z-17-00102: Consider the rezoning of 1 property from RSO (Single-Dwelling Residential – Office) District to RM24 (Multi-Dwelling Residential) District. The property is generally located north of E 9th Street between Rhode Island and New Jersey. The property is identified in Attachment A. Initiated by the City Commission on December 6, 2016. **(A modification to this initiated rezoning is recommended. See page 2)**

ITEM NO. 10F

Z-17-00103: Consider the rezoning of 5 properties from CS (Commercial Strip) District to RS5 (Single-Family Residential) District. The properties are generally located north of E 9th Street between Rhode Island and New Jersey. The properties are identified in Attachment A. Initiated by the City Commission on December 6, 2016. **(A modification to this initiated rezoning is recommended. See page 2)**

ITEM NO. 10G

Z-17-00104: Consider the rezoning of 1 property from CS (Commercial Strip) District to RM12D (Multi-Dwelling Residential) District. The property is generally located north of E 9th Street between Rhode Island and New Jersey. The property is identified in Attachment A. Initiated by the City Commission on December 6, 2016.

STAFF RECOMMENDATION: Staff recommendations for items 1A-1G are listed below.

1. ITEM 10A: Staff recommends approval of the rezoning of 79 properties from RM24 (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-1)

This recommendation specifically excludes the following 3 properties:

- a. 800 Blk New York Street, Stanley Schaaake
- b. 801 New Jersey, Mastercraft Corp
- c. 826 Rhode Island, Slough, James, A.

2. ITEM 10Bi: Staff recommends approval of the rezoning of ~~22~~ 21 properties from RM24 (Multi-Dwelling Residential) District to RM12D (Multi-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-2a).

ITEM 10Bii: Staff recommends approval of the rezoning of 1 property, located at 715 New York Street, from RM24 (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District based on:

- a. The Lesser Change Table in Section 20-1303(c) of the Development Code, and
- b. the conversion of the property to a single-family residence.

Staff recommends forwarding this item to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-2b).

3. ITEM 10C: Staff recommends approval of the rezoning of 10 properties from RSO (Single-Dwelling Residential – Office) District to RS5 (Single-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-3).
4. ITEM 10D: Staff recommends approval of the rezoning of 2 properties from RSO (Single-Dwelling Residential – Office) District to RM12D (Multi-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-4).
5. ITEM 10E: Staff recommends approval of the rezoning of 1 property, **located at 627 Connecticut Street**, from RSO (Single-Dwelling Residential – Office) District to ~~RM24 (Multi-Dwelling Residential)~~ **RS5 (Single-Dwelling Residential)** District based on:

- a. The Lesser Change Table in Section 20-1303(c) of the Development Code, and

b. the conversion of the property to a single-family residence.
Staff recommends forwarding this item to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-5).

6. ITEM 10F: Staff recommends approval of the rezoning of 3 properties from CS (Commercial Strip) District to RS5 (Single-Family Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-6).

This recommendation specifically excludes the following 2 properties:

- a. 305 E 7th Street, Phyllis Payne*
- b. 747 New Jersey, Domino LC*

7. ITEM 10G: Staff recommends approval of the rezoning of 1 property from CS (Commercial Strip) District to RM12D (Multi-Dwelling Residential) District and forwarding this item to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-7).

KEY POINTS

- City Commission initiated the rezonings at their December 6, 2016 meeting.
- The subject area is developed with a variety of residential land uses including *Detached Dwellings, Duplexes, and Multi-Dwelling Structures*.
- The subject area contains multiple zoning districts including RSO (Single-Dwelling Residential - Office), CN1 (Inner Neighborhood Commercial), and CS (Commercial Strip) Districts; however, a large portion of the subject area is zoned RM24 (Multi-Dwelling Residential) District.
- The intent of the rezoning is to align residential land uses with a corresponding zoning district.

ASSOCIATED CASES/OTHER ACTION REQUIRED

No associated active cases

OTHER ACTION REQUIRED:

- City Commission approval of rezonings and adoption of ordinances.
- Publication of rezoning ordinances.

PLANS AND STUDIES REQUIRED

- | | | |
|---|--------|----------------------------|
| • <i>Traffic Study</i> | Public | Not required for rezoning. |
| • <i>Downstream Sanitary Sewer Analysis</i> | | Not required for rezoning. |
| • <i>Drainage Study</i> | | Not required for rezoning. |
| • <i>Retail Market Study</i> | | Not required for rezoning. |

PUBLIC COMMENT

General inquiries from the public regarding scope of the proposed rezoning requests as well as, discussions with specific property owners regarding their disapproval of the proposed rezoning as it relates to their property (Attachment C).

ATTACHMENTS

1. Attachment A :
Legal Description List
2. Attachment B 1-7:
Zoning Case Maps
3. Attachment C :
Public Comment List

Project Summary:

On December 6, 2016, the City Commission initiated the rezoning of multiple properties in the East Lawrence neighborhood, identified as the "subject area" in Figure 1. This area is generally bound by 9th Street to the south, Rhode Island Street to the west, various streets to the east but no farther than the alley between New Jersey Street and Pennsylvania Street, and the Kansas River to the north.

The initial rezoning request was made by representatives of the East Lawrence Neighborhood based on a desire to protect the existing residential character of the neighborhood. Many of the residential land uses within the subject area contain *Detached Dwellings* (single-family homes); however, the zoning associated with the majority of these properties does not accurately align with their existing land use. With the exception of one lot*, all the residential properties in the subject area are zoned RM24 (Multi-Dwelling Residential), RSO (Single-Dwelling Residential – Office), or CS (Commercial Strip) Districts. The intent of the proposed rezonings is to rezone these residential properties to a zoning district that better corresponds with the existing use.

*The property at 833 Connecticut contains a *Detached Dwelling*. The City Commission approved a request (Z-12-00147) to rezone the property from CS District to RS5 District on November 13, 2012 (Ordinance 8818).

The scope of the rezoning initiated by the City Commission includes:

1. Rezoning *Detached Dwellings* in the RM24, RSO, and CS Districts to the RS5 District.
2. Rezoning *Duplexes* in the RM24, RSO, and CS Districts to the RM12D District.
3. Including a provision with the rezoning ordinance that rental properties within the RS5 District would have a three year period to comply with the 3 unrelated occupant standard of the RS5 District (reduced from 4 in the RM24 District).
4. Directing staff to submit nonconforming lots to the Board of Zoning Appeals for lot size and setback variance considerations.
5. Registering known *Accessory Dwelling Units* as legal nonconforming uses.

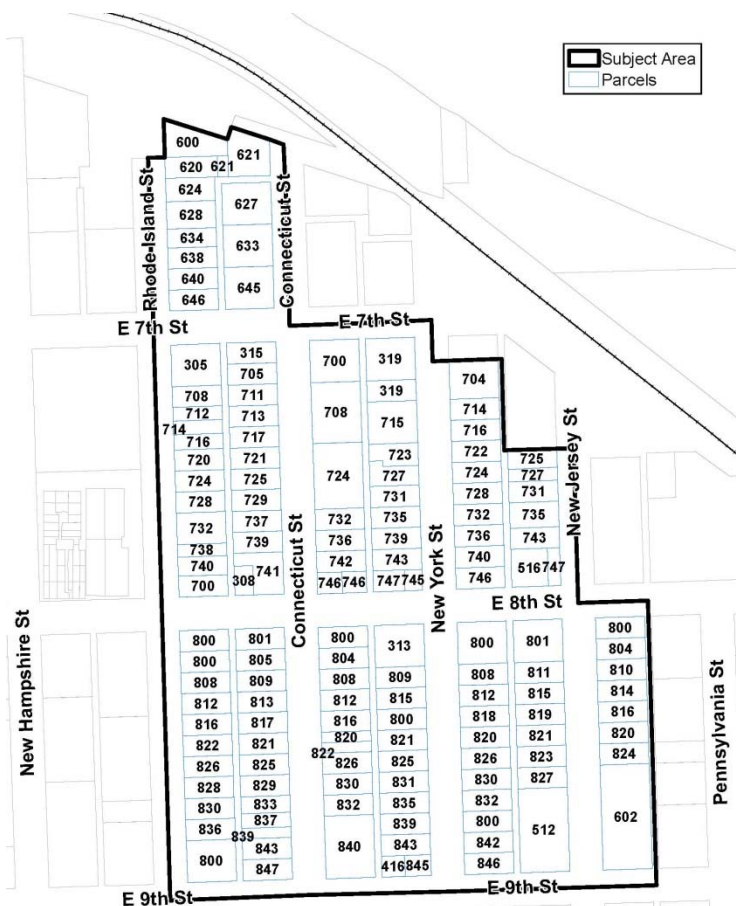


Figure 1. Subject area outlined in black.

REVIEW & DECISION-MAKING CRITERIA

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

The following sections of *Horizon 2020* relate to these proposed rezonings (staff comments are in red):

Chapter 5 – Residential Land Use:

- Strategies: Residential Development
“The character and appearance of existing residential neighborhoods should be protected and enhanced.” (page 5-1)
- Goal 3: Neighborhood Conservation
Policy 3.2 Protect Existing Housing Stock
 - a. Preserve existing dwelling units. (page 5-15)

The purpose of the proposed rezonings is to protect the existing land uses developed in the neighborhood. The residential development in the subject area includes detached dwellings as well as, duplexes and multi-family structures. The existing zoning, however, provides an opportunity for the neighborhood to be developed with more intense uses than those that currently exist in the neighborhood, thus changing the character of the neighborhood. The requests propose to rezone properties so that the existing land use aligns with a corresponding zoning district. The result would reduce potential for denser development and will protect the character of the neighborhood.

- Neighborhood Concept
Mixed Housing Types: “Different types, styles, sizes, densities, and price ranges should be incorporated.” (page 5-2)

The area is developed with a mixture of housing types. The area contains detached dwellings, duplexes, and multi-family structures, and the proposed zoning reflects those uses. A property that currently contains a *Duplex* use would be zoned RM12D District. Likewise, a property with a *Multi-Dwelling Structure* use would retain its zoning of RM24 District. As such, these properties will be able to maintain these uses in the future and the neighborhood will not lose the variety of housing types that exist in it today.

- Low-Density Residential Development
“Low-density residential development, reflecting a density of six or fewer dwelling units per acre, would continue to be the predominant land use in the city. While this classification includes densities that would encompass duplex and some townhouse development, emphasis is placed on single-family detached development.” (page 5-4)

The subject area is developed with primarily low-density development. However, properties in this area that contain low-density residential development are zoned either RM24 District, RSO District, or CS District (with the exception of 833 Connecticut as noted in the Project Summary above). Rezoning the properties that contain low-density residential development to a zoning district that aligns with the existing land use will protect the character of the neighborhood and retain low density uses as the predominate land use in the area.

Staff Finding – The proposed rezonings conform to goals and policies in Chapter 5: Residential Land Use.

2. ZONING AND LAND USES OF NEARBY PROPERTY, INCLUDING OVERLAY ZONING

The existing zoning within and surrounding the subject area is shown in Figure 2 below. The zoning districts within the subject area are color coded to aid identification.

The zoning districts surrounding the subject property include:

- GPI (General Public and Institutional Use) District
- GPI-UC (General Public and Institutional Use-Urban Conservation Overlay) District
- IG (General Industrial) District
- IG-UC (General Industrial-Urban Conservation Overlay) District
- OS (Open Space) District
- CD-UC (Downtown Commercial District-Urban Conservation Overlay) District
- RS5 (Single-Dwelling Residential – 5,000 square feet) District
- RS7 (Single-Dwelling Residential – 7,000 square feet) District
- RM12 (Multi-Dwelling Residential – 12 dwelling units per acre) District
- CN2 (Neighborhood Commercial Center) District

Figure 3 provides information on the land uses within and surrounding the subject area. The subject area is surrounded by downtown Lawrence to the west, automotive uses and the Lawrence train depot to the northeast, various commercial and industrial uses to the east, and residential uses to the south.

Staff Finding – The zoning surrounding the subject area is compatible with the proposed zoning within the subject area because the intent of the rezoning is to match existing land uses with a corresponding zoning district. The rezoning does not represent a change to the existing land uses.

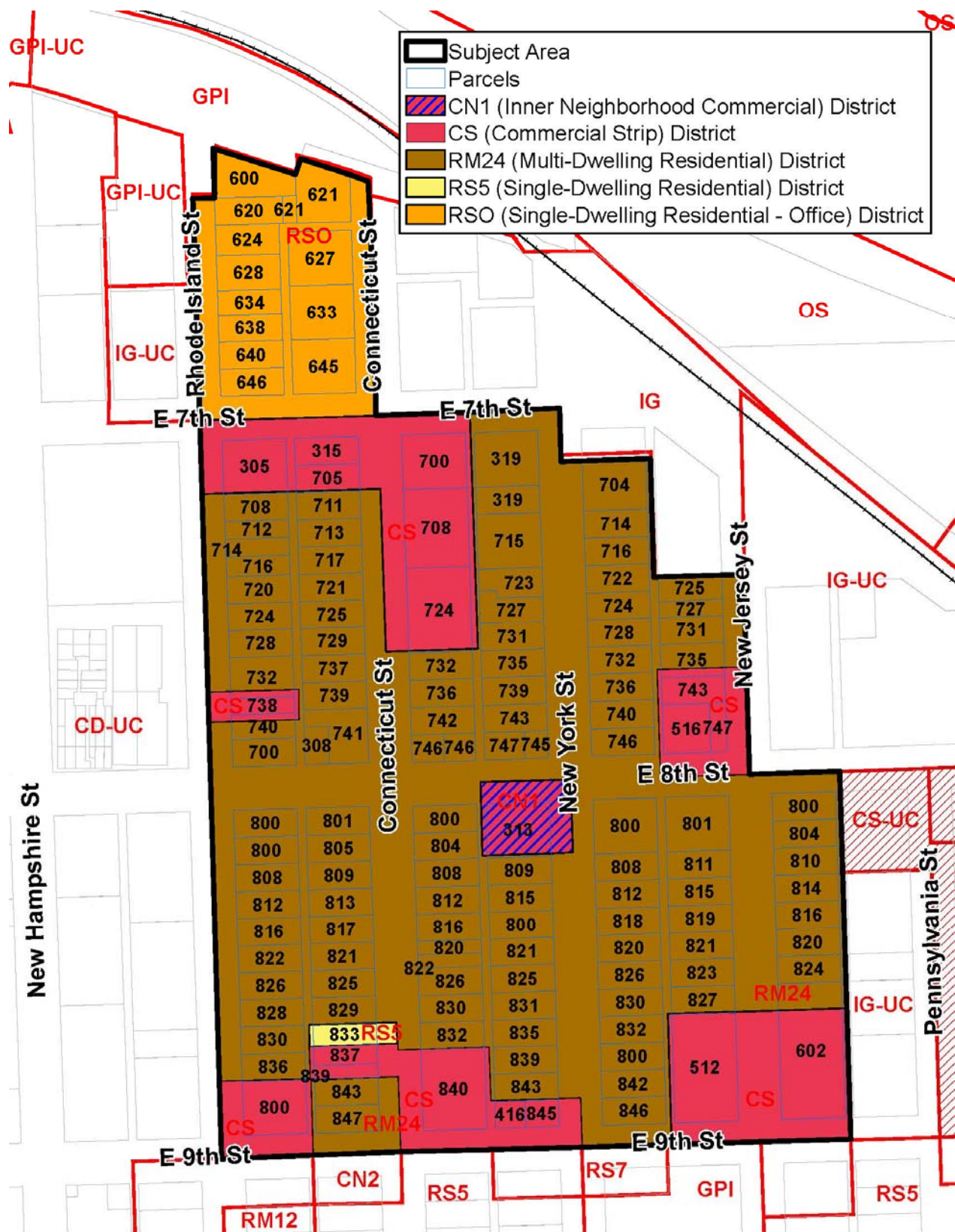


Figure 2. Existing Zoning within and surrounding the subject area



Figure 3. Land use within and surrounding the subject area as provided to the City Commission on December 6, 2016 for the rezoning initiation.

3. CHARACTER OF THE AREA

Existing Land Uses

The subject area is a residential neighborhood with some commercial uses located near street intersections and along Connecticut Street. A breakdown of the residential uses found in each of the zoning districts is provided below.

RM24 District		
Housing Type	Number of Properties	Percentage
<i>Detached Dwelling</i>	79	69%
<i>Duplex</i>	22	20%
<i>Multi-Dwelling Structure</i>	8	7%
Vacant	4	4%
Total	113	100%

RSO District		
Housing Type	Number of Properties	Percentage
<i>Detached Dwelling</i>	8	67%
<i>Duplex</i>	2	17%
<i>Multi-Dwelling Structure</i>	1	8%
Vacant	1	8%
Total	12	100%

CS Zoning District		
Housing Type	Number of Properties	Percentage
<i>Detached Dwelling</i>	5	56%
<i>Duplex</i>	1	11%
<i>Multi-Dwelling Structure</i>	0	0%
<i>Non-Ground Floor Dwelling*</i>	2	22%
Vacant	1	11%
Total	9	100%

*The *Non-Ground Floor Dwelling* use is permitted in the CS District, therefore the CS zoning associated with these properties is not proposed to change.

Historic Environs

The subject area was principally developed between the 1850s and the 1920. As such, it is a historic area with six properties listed on the Lawrence Register, and a National Register Historic District located on Rhode Island Street (the North Rhode Island Historic District). As a result, the majority of the properties in the area are included in the local environs of one of the listed

Legend:

- Subject Area
- Parcels
- National Properties
- Local_Properties
- Local_Buffers

Map Labels:

- Streets: Rhode-Island-St, Connecticut-St, E 7th-St, E 8th-St, E 9th-St, New Hampshire St, New York St, New-Jersey St
- Parcel Numbers: 600, 620, 621, 624, 627, 628, 633, 634, 638, 640, 645, 646, 305, 315, 700, 319, 704, 708, 711, 712, 713, 714, 715, 716, 717, 720, 721, 722, 723, 724, 725, 727, 728, 729, 731, 732, 735, 736, 739, 740, 742, 743, 746, 747, 748, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Figure 4. Historic environs located in the subject area

Staff Finding – The East Lawrence Neighborhood was principally developed between the 1850s and the 1920s, with renovations and new development throughout the history of the neighborhood. The established neighborhood is developed with single-family, multi-family, and commercial uses. The rezonings are consistent with the existing land development in the subject area.

4. PLANS FOR THE AREA OR NEIGHBORHOOD, AS REFLECTED IN ADOPTED AREA AND/OR SECTOR PLANS INCLUDING THE PROPERTY OR ADJOINING PROPERTY

There are two plans that have been created for the East Lawrence neighborhood. The first plan, the *East Lawrence Neighborhood Plan*, was adopted by the Lawrence-Douglas County Planning Commission on December 19, 1979. This plan was created to guide development in the neighborhood. The plan designates the majority of the East Lawrence neighborhood for low density residential development.

Chapter 2 of the Plan lists general goals and policies as well as those related to land use and transportation. The first general goal listed states “To maintain and rehabilitate East Lawrence as a low to medium density residential neighborhood that provides affordable housing for low and moderate income families and individuals.” In the Land Use section, the first goal listed states, “Lessen the impact of high and medium intensity land uses (commercial, offices, and high density residential) on low density residential areas.” In the Land Use Policies section, the Plan also discusses evaluating the present zoning classifications to determine whether a zoning change should be initiated.

The second area plan, the *East Lawrence Neighborhood Revitalization Plan*, was adopted by the City Commission on November 21, 2000. The plan states that it is “not a land use plan but a preservation and social action strategy to maintain features that are most important to the homeowners, property owners, business owners, and tenants.” The plan does not discuss rezoning as a potential implementation option; however, it does recommend the creation of a task force that would work with the City to limit illegal conversions of single-family houses into multi-family.

Staff Finding – The proposed rezonings are consistent with the *East Lawrence Neighborhood Plan* and the *East Lawrence Neighborhood Revitalization Plan*.

5. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED UNDER THE EXISTING ZONING REGULATIONS

The subject area is an established neighborhood developed with a large number of detached dwellings. The detached dwellings that are currently zoned RM24 and CS Districts are considered a nonconforming use because the *Detached Dwelling* use is not a permitted use in those districts. The existing land uses in the subject area were established many years before the adoption of the Land Development Code and the existing zoning classification. Rezoning the properties with the *Detached Dwelling* use to the RS5 District will correct the nonconforming use issues for those properties.

The proposed rezoning also corrects nonconforming land use issues in the CS District. There are some *Detached Dwelling* and *Duplex* uses currently zoned CS within the subject area. These residential uses are not permitted within this zoning district; therefore the rezonings could correct these nonconformities.

Staff recommends that the following properties not be included in the proposed rezonings for the specific reason listed below.

Z-17-00098; RM24 to RS5

- **800 Blk New York Street**

The property owner inquired about the possibility of developing the vacant lot with a duplex in 2015. The property owner submitted a Design Review application on December 9, 2016 and the Historic Resource Commission approved the application at their February 16, 2017 meeting. The owner showed intent to develop the property with a *Duplex* use prior to initiation of the rezoning, and has begun the development review process; therefore staff recommends denial of the proposed rezoning to RS5 District for this property and recommends that the site retain its RM24 designation.

- **801 New Jersey Street**

The property owner has expressed the desire to develop this property with a multi-family use. The property is located along the E 8th Street corridor and is adjacent to medium to high intensity land uses. To the west of the property is a 5 dwelling unit multi-family structure and duplex structures are located to the east. There are also commercial uses located on the north side of E 8th Street. Given the surrounding land uses, multi-family zoning is appropriate for this property. Staff recommends denial of the proposed RS5 zoning for this property and recommends that the site retain its RM24 designation.

- **826 Rhode Island**

Development of this property for a *Duplex* use has begun. A demolition permit for the existing structure was issued in February 8, 2017 and a building permit for the *Duplex* use was issued on March 3, 2017. If the property were rezoned to RS5 District, the zoning would not align with the new *Duplex* use; therefore staff recommends denial of the proposed RS5 zoning for this property and recommends that the site retain its RM24 designation.

Z-17-00103; CS to RS5

- **305 E 7th Street**

In the Initiation Memo provided to the City Commission on December 6, 2016, staff recommended that this property be zoned to RS5 District based on the existing residential structure on the property. However, through discussions with the property owner, staff discovered that the proposed zoning recommendation was made in error. Aside from the residential structure, there is also a second structure on the property that contains a commercial business. Therefore, the proposed RS5 zoning would not be suitable because it would create a nonconforming use for the commercial structure. It is appropriate that the property maintain its CS zoning because of the existing commercial land use and the adjacent commercial zoning of the properties to the east and west. The residential structure should be registered as a nonconforming use. Staff recommends denial of the proposed rezoning to RS5 District for this property and recommends that the site retain its CS designation.

- **747 New Jersey Street**

This property contains a residential use but is adjacent to commercial uses to the west and north, and industrial uses to the east. The property is under the same ownership was the adjacent property to the west, which contains a commercial use and is retaining its commercial zoning. The property owner indicated that they would like to maintain the CS

zoning for the property at 747 New Jersey Street to allow for expansion of the existing commercial business in the future, if needed. Given the intent of the owner, the surrounding land uses, and the size of the parcel (approximately 2700 square feet), staff recommends denial of the proposal to zone the property to the RS5 District and recommend that the site retain its CS designation.

This section may be updated prior to the Planning Commission meeting as staff continues to hear from property owners who provide a more detailed explanation of their existing land use.

Staff Finding – Excluding the five properties discussed above, the properties within the subject area are suitable for the proposed rezonings. The rezonings will result in districts that are aligned with existing uses.

6. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

The area was principally developed between the 1850s and 1920, with renovation and new development occurring throughout the history of the neighborhood. The neighborhood was primarily developed with low density development, with some commercial and multi-family development also occurring.

Six parcels in the subject area are vacant and the remaining have primarily been used for residential uses or neighborhood commercial uses at one time.

Staff Finding: Use of the properties within the subject area has been consistent since the initial neighborhood development timeframe.

7. EXTENT TO WHICH REMOVAL OF RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES

Approval of the rezonings would protect the surrounding area from high-density residential development. This offers protections to nearby property owners, as well as the entire East Lawrence neighborhood. The rezonings would preserve the existing character of the neighborhood.

Approval of the rezonings would also remedy the nonconforming land uses that exist for the properties currently zoned RM24 that contain the *Detached Dwelling* use. Nonconforming land uses in the CS District would also be corrected.

Staff Finding – The purpose of the rezonings is to align the existing land uses in the subject area with a corresponding zoning district. The character of the neighborhood will be preserved through the rezonings. There should be minimal detrimental effects on nearby properties.

8. THE GAIN, IF ANY, TO THE PUBLIC HEALTH, SAFETY AND WELFARE DUE TO THE DENIAL OF THE APPLICATION, AS COMPARED TO THE HARDSHIP IMPOSED UPON THE LANDOWNER, IF ANY, AS A RESULT OF DENIAL OF THE APPLICATION

Evaluation of these criteria includes weighing the benefits to the public versus the benefits for the owners of the subject properties. Benefits are measured based on the anticipated impacts of the proposed rezonings on the public health, safety, and welfare.

If the rezonings were denied, the subject area would retain its predominately multi-family zoning classification. With a large portion of the subject area currently zoned RM24 District, there is an opportunity for higher density redevelopment in the area. Existing structures could

be demolished and lots consolidated to accommodate larger infill projects. This could potentially lead to a change in the character of the neighborhood.

Staff Finding – Denial of the rezonings would have no public benefit as few negative impacts to the public health, safety, and welfare are expected. Approval of the rezonings would preserve the character of the neighborhood.

PROFESSIONAL STAFF RECOMMENDATION

There are existing nonconforming land uses and nonconforming lots that will be corrected through the rezonings. There are also some nonconforming land uses, nonconforming lots and occupancy limit issues that will be created. Further explanation is provided below.

EXISTING NONCONFORMITIES

Nonconforming Land Uses

The existing nonconforming land uses include properties that contain a *Detached Dwelling* use that are currently zoned RM24 District or CS District. Also, properties containing a *Duplex* use in the CS District are nonconforming land uses.

Nonconforming Lots

Many properties zoned RM24 District are nonconforming lots because their lot area does not meet the minimum lot area requirements for the RM24 District (6,000 square feet). The subject area is platted as Original Townsite, Oread Addition and the principal lot area size is 5,850 square feet (50' X 117').

CREATED NONCONFORMITIES

Nonconforming Land Uses

Rezoning properties with the *Detached Dwelling* use to the RS5 District will correct the nonconforming land use issue, with the exception of two properties that contain *Accessory Dwelling Units* (ADU). The RS5 District does not permitted ADUs.

Staff attempted twice to amend the code to allow ADUs in the RS5 District but was met with opposition from neighborhood groups. Therefore, staff would not recommend changing the code to accommodate this condition. Instead, staff recommends maintaining those uses as nonconforming in the RS5 District by registering their use. Under the current code, the use would cease if the structures are damaged past 60% of their fair market value.

Nonconforming Lots

The rezoning of properties from RM24 to RS5 will correct the majority of the nonconforming lot issues. The majority of the lots will meet the minimum lot area requirements of 5,000 square feet. Of the 97 properties included in the RS5 zoning cases, all but 13 would meet the minimum lot area requirement.

There are three nonconforming lot issues associated with the properties proposed to be zoned RM12D. First, the minimum lot area requirement for the RM12D District is 6,000 square feet. Of the 25 properties that would be rezoned to the RM12D District, 21 of the properties would not meet this requirement. Second, these same properties also do not meet the minimum lot width requirement of the RM12D District, which is 60 feet. Third, the 21 nonconforming lots do not have the lot area to support the density of the *Duplex* use. The lot area per dwelling unit required for the RM12D District is 3,630 square feet, while the majority of the parcels would have a lot area per dwelling unit of 2,925 square feet.

To remedy these created nonconforming lots, staff recommends administrative submission of the nonconforming lots to Board of Zoning Appeals for considerations of lot area, lot width, and lot area per dwelling units. The variances granted by the Board of Zoning Appeals would remain with the land. There would not be a loss of nonconforming status if the property was sold or the existing structure were damaged or demolished.

Occupancy Limits

Per Section 20-601(d) of the Development Code, the maximum number of unrelated occupants per dwelling unit permitted in an RM district is 4, while the maximum number permitted in an RS district is 3. There are currently 32 active rental licenses in the subject area associated with *Detached Dwellings*. Rezoning these properties to the RS5 district will lower the occupancy limits from 4 unrelated occupants to 3 and will potentially reduce income for these owners. There is precedent for reducing occupancy. In 2001, the city reduced occupancy limits in the RS districts from 4 unrelated occupants to 3 and provided three years for owners to comply with the new standard.

Staff recommends the inclusion of a provision with zoning ordinance for a 3-year period to comply with occupant standard of RS5.

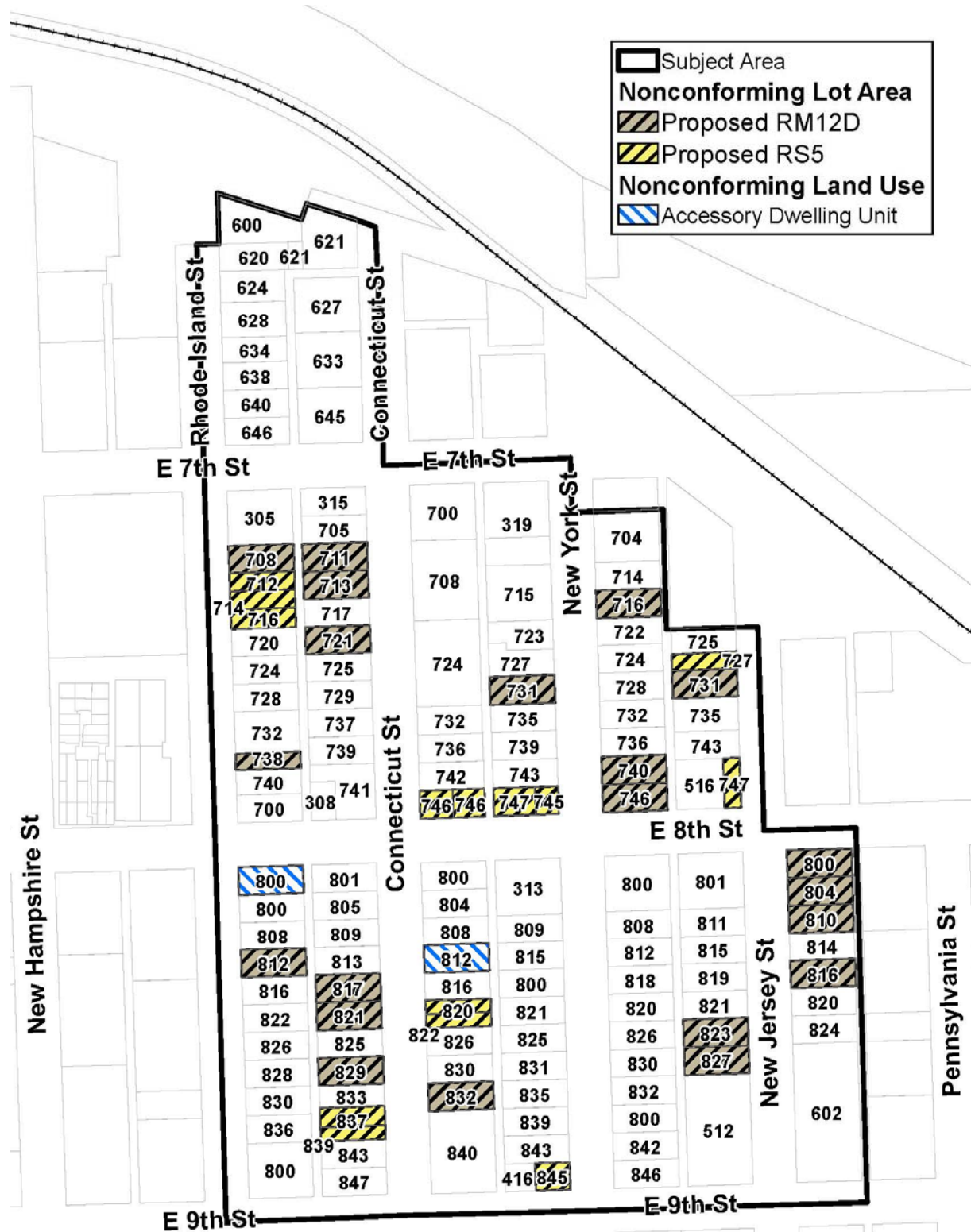


Figure 5. Nonconforming Land Use and Lots Created with Proposed Rezonings

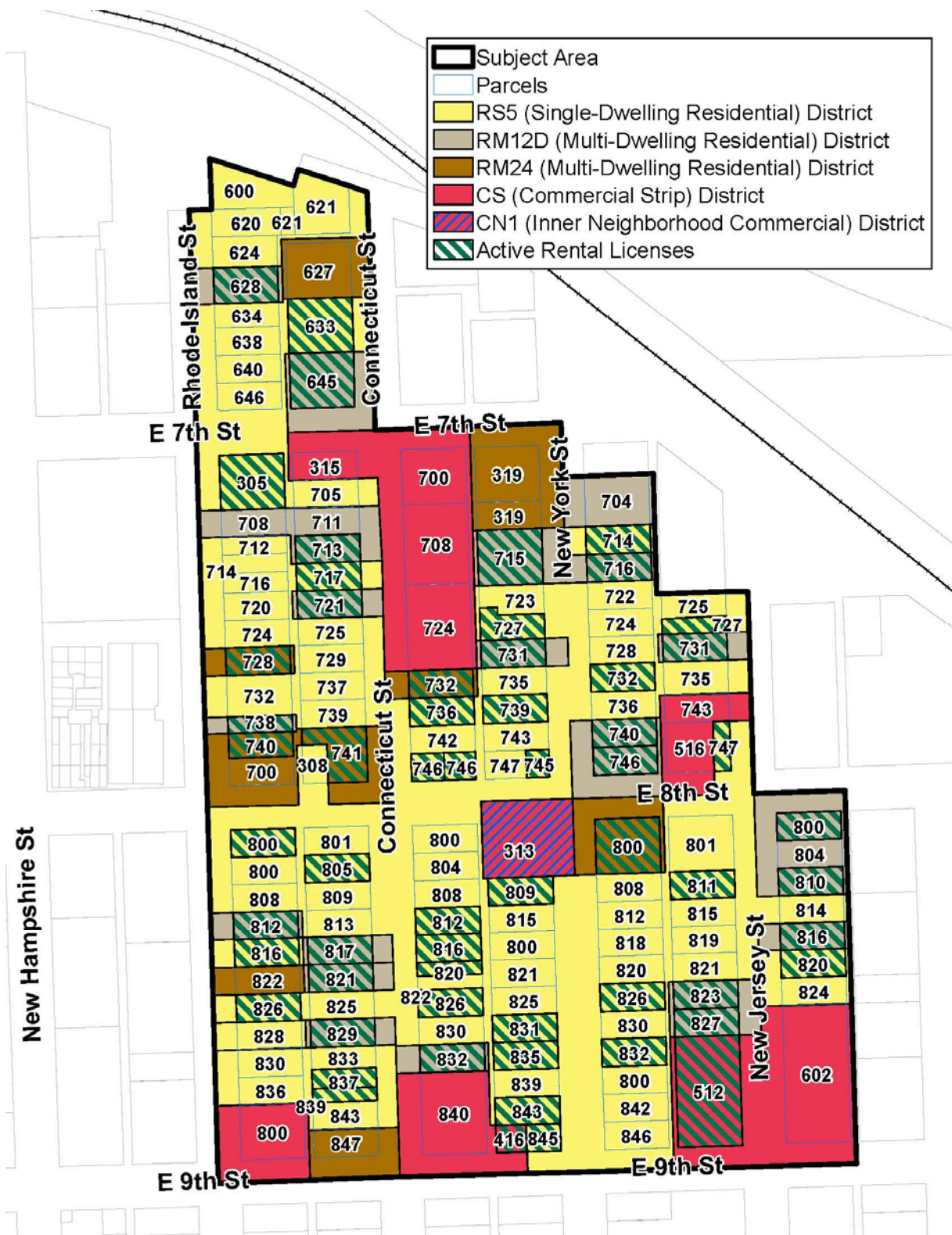


Figure 6. Active rental licenses (as of March 9, 2017) and proposed zoning

STAFF RECOMMENDATION: Staff recommendations for items 10A-10G are listed below.

1. ITEM 10A: Staff recommends approval of the rezoning of 79 properties from RM24 (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District and

forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-1)

This recommendation specifically excludes the following 3 properties:

- a. 800 Blk New York Street, Stanley Schaake
- b. 801 New Jersey, Mastercraft Corp
- c. 826 Rhode Island, Slough, James, A.

2. ITEM 10Bi: Staff recommends approval of the rezoning of **22 21** properties from RM24 (Multi-Dwelling Residential) District to RM12D (Multi-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-2a).

ITEM 10Bii: Staff recommends approval of the rezoning of 1 property, located at 715 New York Street, from RM24 (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District based on:

- b. The Lesser Change Table in Section 20-1303(c) of the Development Code, and
- c. the conversion of the property to a single-family residence.

Staff recommends forwarding this item to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-2b).

3. ITEM 10C: Staff recommends approval of the rezoning of 10 properties from RSO (Single-Dwelling Residential – Office) District to RS5 (Single-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-3).
4. ITEM 10D: Staff recommends approval of the rezoning of 2 properties from RSO (Single-Dwelling Residential – Office) District to RM12D (Multi-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-4).
5. ITEM 10E: Staff recommends approval of the rezoning of 1 property, **located at 627 Connecticut Street**, from RSO (Single-Dwelling Residential – Office) District to **~~RM24 (Multi-Dwelling Residential)~~ RS5 (Single-Dwelling Residential)** District **based on:**
 - d. The Lesser Change Table in Section 20-1303(c) of the Development Code, and
 - e. the conversion of the property to a single-family residence.**Staff recommends forwarding this item to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-5).**
6. ITEM 10F: Staff recommends approval of the rezoning of 3 properties from CS (Commercial Strip) District to RS5 (Single-Family Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-6).

This recommendation specifically excludes the following 2 properties:

- a. 305 E 7th Street, Phyllis Payne
- b. 747 New Jersey, Domino LC

-
- Legend:**
- Subject Area
 - Parcels
 - RS5 (Single-Dwelling Residential) District
 - RM12D (Multi-Dwelling Residential) District
 - RM24 (Multi-Dwelling Residential) District
 - CS (Commercial Strip) District
 - CN1 (Inner Neighborhood Commercial) District
- Map Labels:**
- New Hampshire St
 - Pennsylvania St
 - Rhode-Island-St
 - Connecticut-St
 - New-Jersey St
 - New-York St
 - E 7th St
 - E 8th St
 - E 9th St
- Parcel Numbers (Visible):**
- 600, 621, 620, 621, 624, 628, 627, 634, 633, 638, 640, 646, 645
 - 305, 315, 705, 700, 319, 704, 708, 711, 712, 713, 714, 716, 717, 720, 721, 724, 725, 728, 729, 732, 737, 738, 739, 740, 741, 308, 746, 746, 747, 745
 - 723, 727, 731, 722, 724, 728, 732, 736, 740, 746, 725, 727, 731, 735, 743, 516, 747
 - 800, 801, 800, 805, 808, 809, 812, 813, 816, 817, 822, 821, 826, 825, 828, 829, 830, 833, 837, 836, 839, 800, 843, 847, 822, 826, 830, 832, 840, 416, 845, 809, 815, 800, 821, 825, 831, 835, 839, 843
 - 313, 800, 801, 808, 811, 812, 815, 818, 819, 820, 821, 826, 823, 827, 830, 832, 800, 842, 846, 800, 804, 810, 814, 816, 820, 824, 512, 602

Figure 7. Proposed rezoning as provided in initiation memo

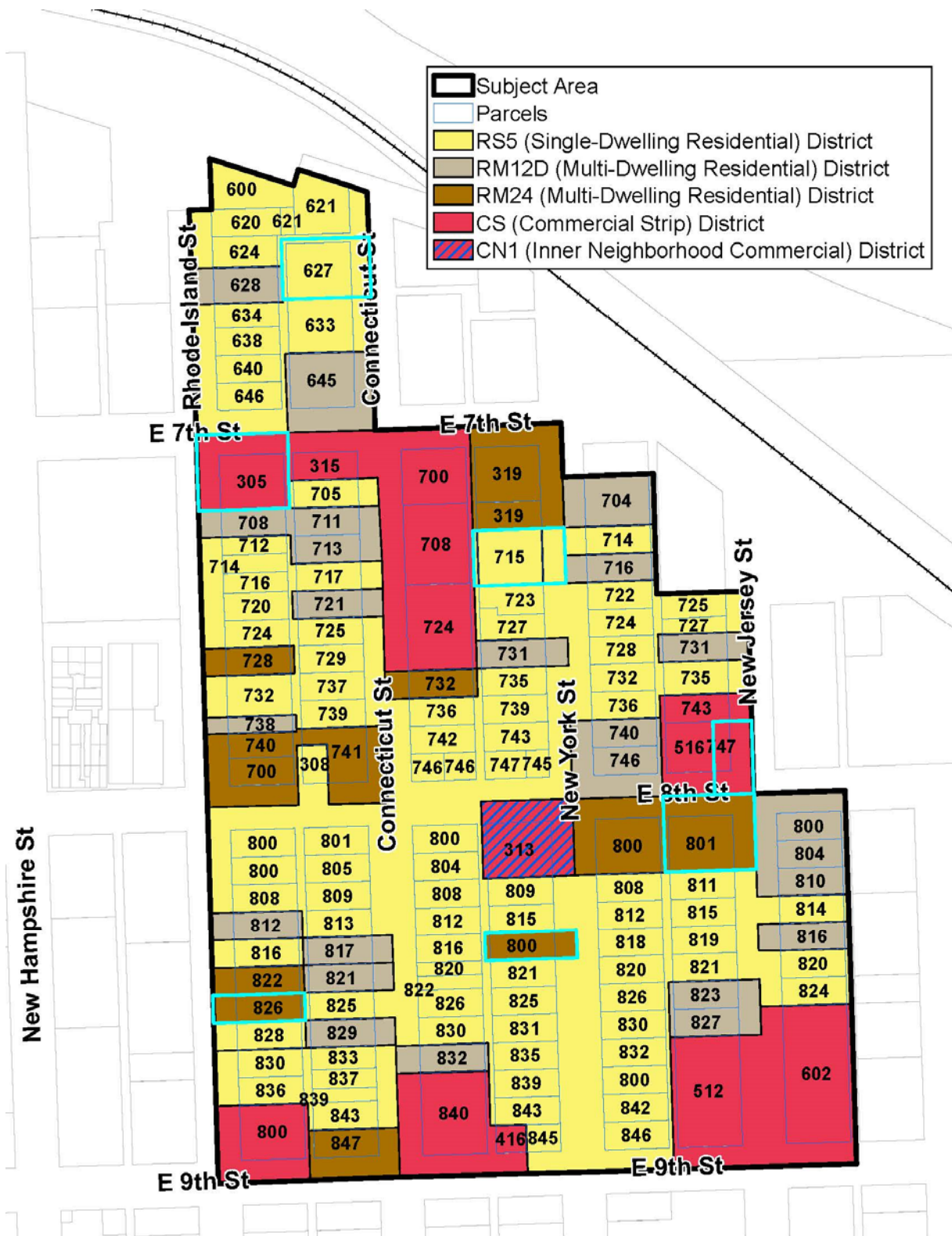


Figure 8. Revised proposed zoning
Properties outlined in blue are the exceptions listed in the Staff Recommendations (pg 2)



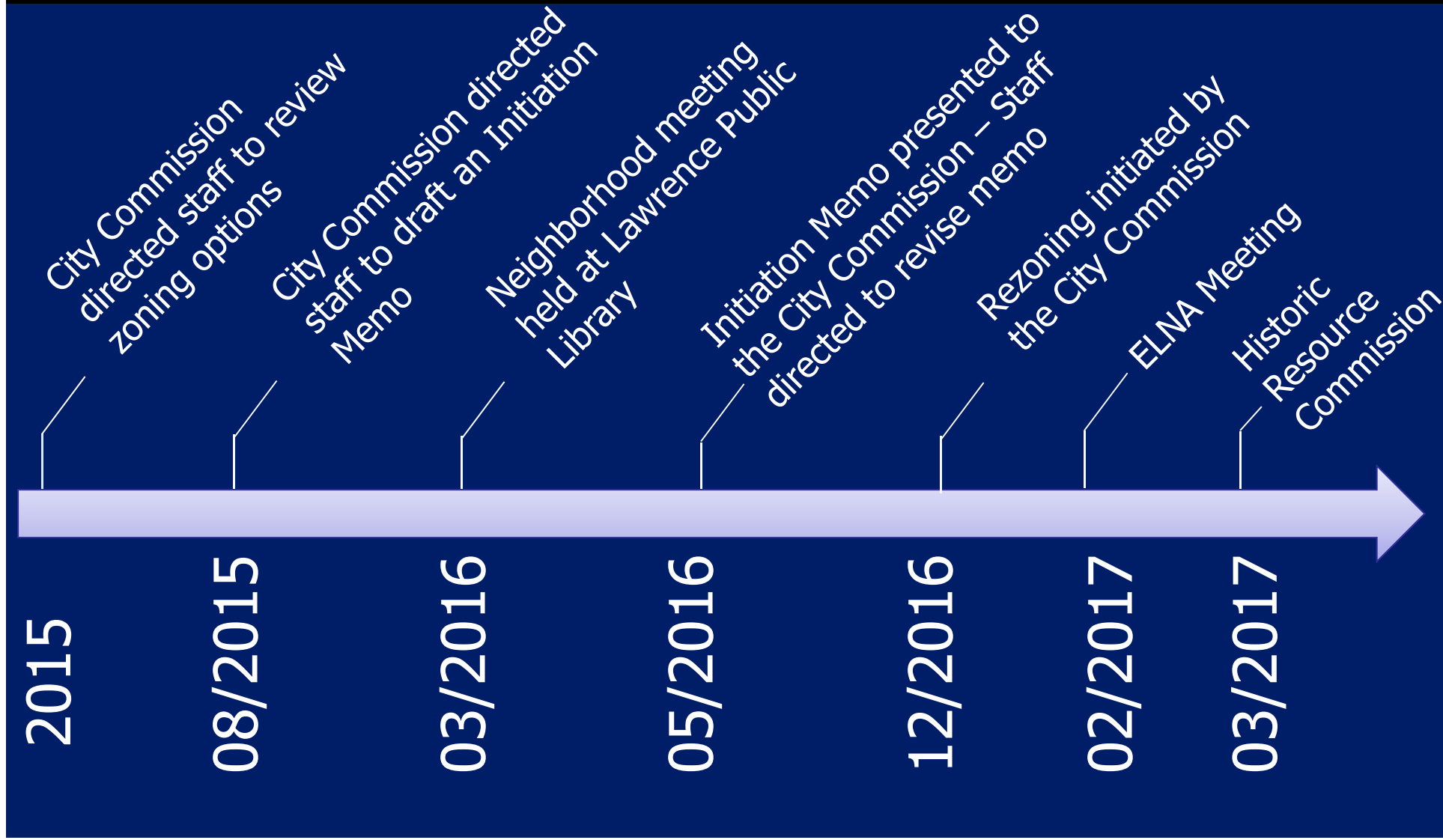
City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

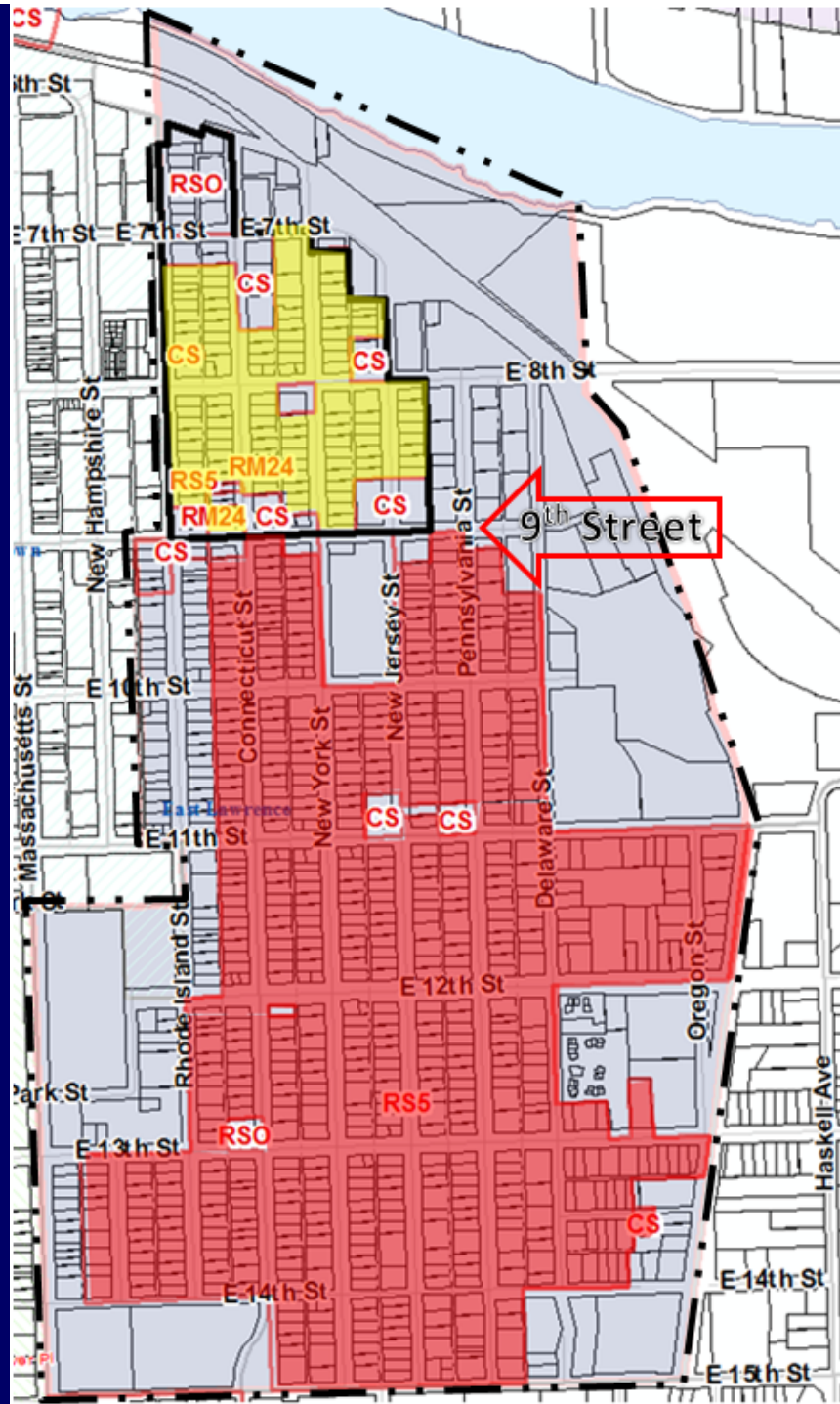
Planning Commission

April 26, 2017



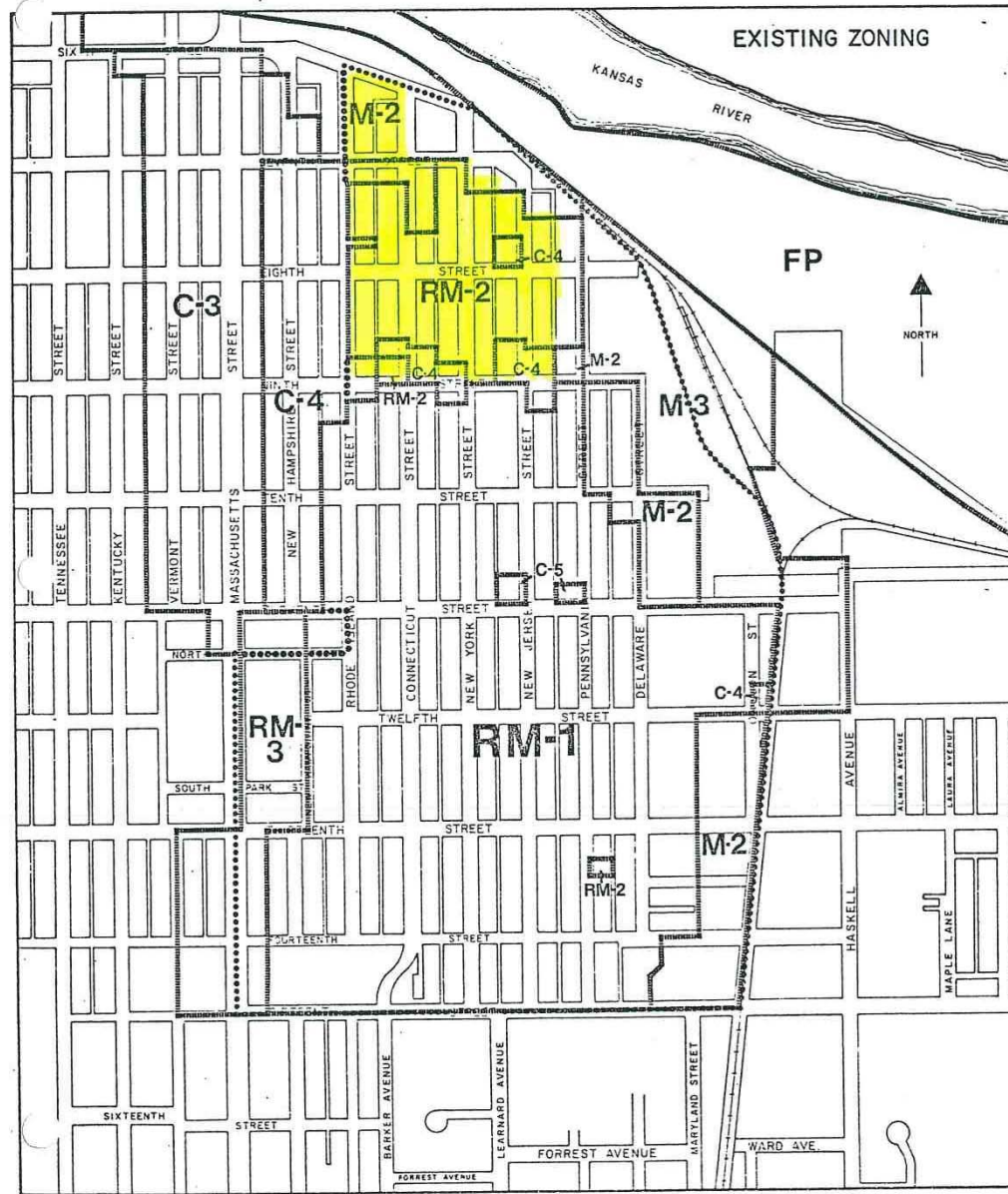
History





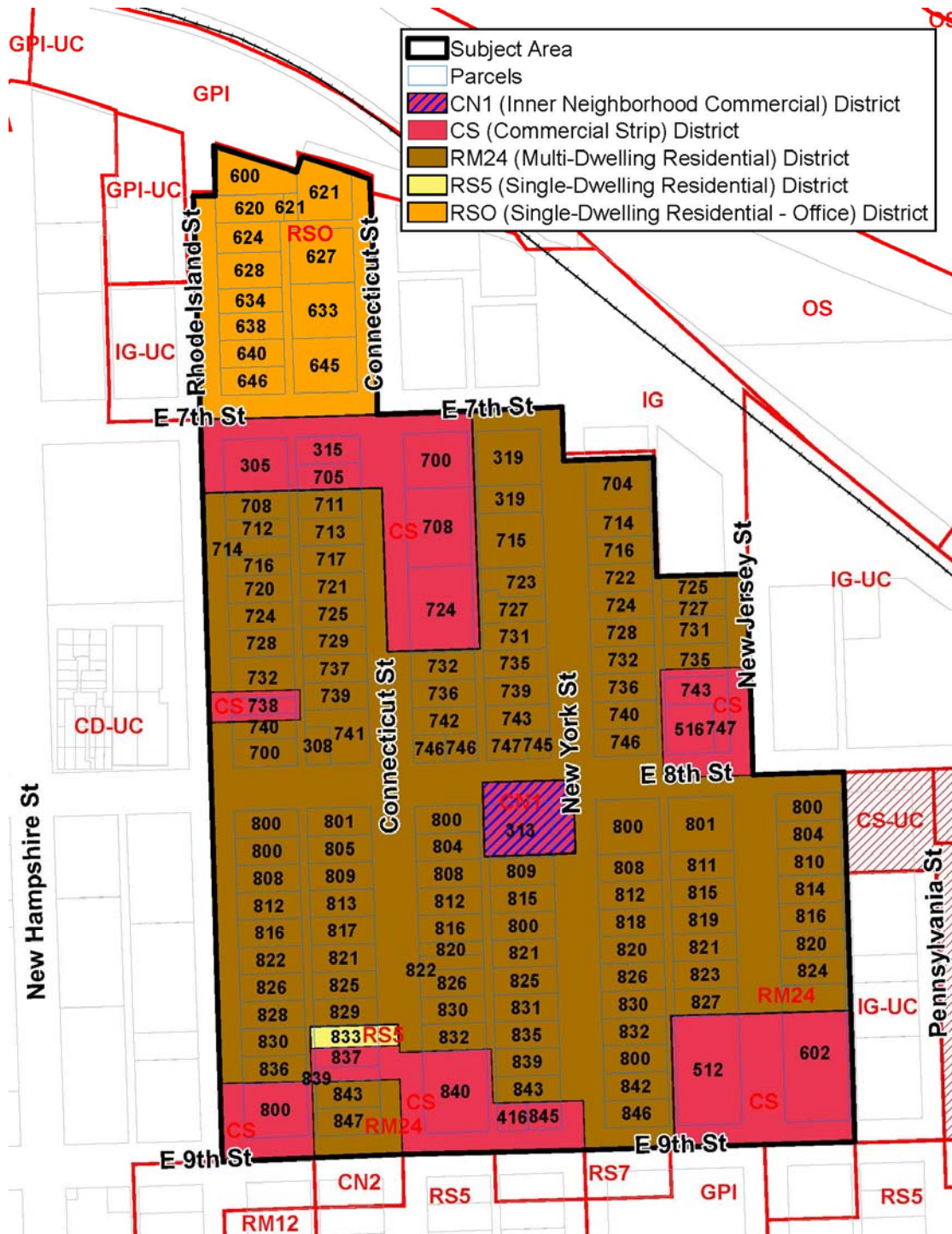
Map No. 9

1979 Zoning Map



EAST LAWRENCE

..... Neighborhood Boundary



Zoning Districts in Subject Area:

- RM24
- RSO
- CS
- CN1
- RS5

Uses Located within the Subject Area:

- Detached Dwelling
- Duplex
- Multi-Dwelling Structure
- Accessory Dwelling Unit (ADU)
- Non-Ground Floor Dwelling



Zoning Districts in Subject Area:

- RM24
- RSO
- CS
- CN1
- RS5

Uses Located within the Subject Area:

- Detached Dwelling
- Duplex
- Multi-Dwelling Structure
- Accessory Dwelling Unit (ADU)
- Non-Ground Floor Dwelling



Zoning Districts in Subject Area:

- RM24
- **RSO**
- CS
- CN1
- RS5

Uses Located within the Subject Area:

- **Detached Dwelling**
- **Duplex**
- **Multi-Dwelling Structure**
- Accessory Dwelling Unit (ADU)
- Non-Ground Floor Dwelling



Zoning Districts in Subject Area:

- RM24
- RSO
- CS
- CN1
- **RS5**

Uses Located within the Subject Area:

- **Detached Dwelling**
- Duplex
- Multi-Dwelling Structure
- Accessory Dwelling Unit (ADU)
- Non-Ground Floor Dwelling



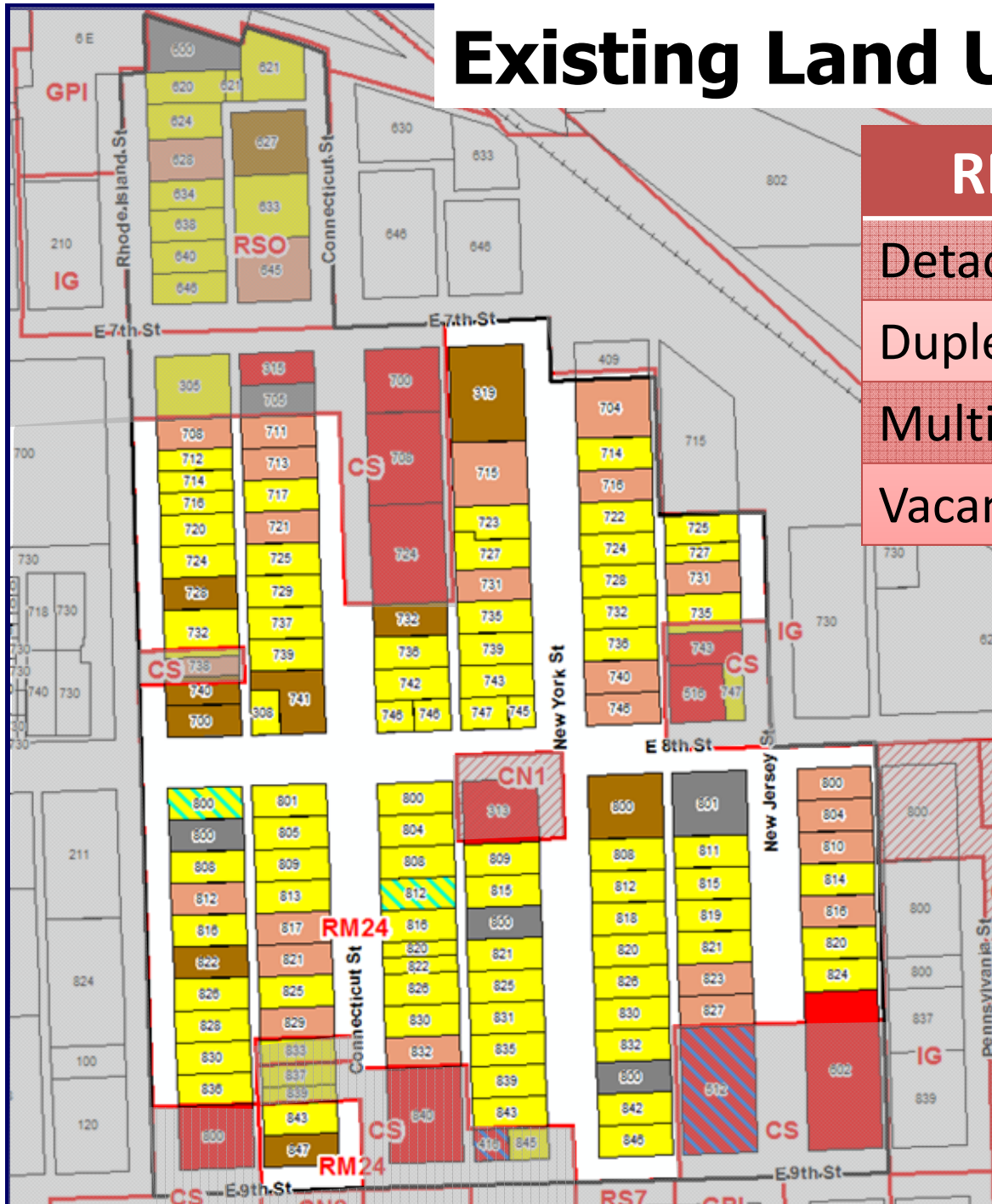
Zoning Districts in Subject Area:

- RM24
- RSO
- CS
- CN1
- RS5

Uses Located within the Subject Area:








- Detached Dwelling
- Duplex
- Multi-Dwelling Structure
- Accessory Dwelling Unit (ADU)
- Non-Ground Floor Dwelling

Existing Land Uses

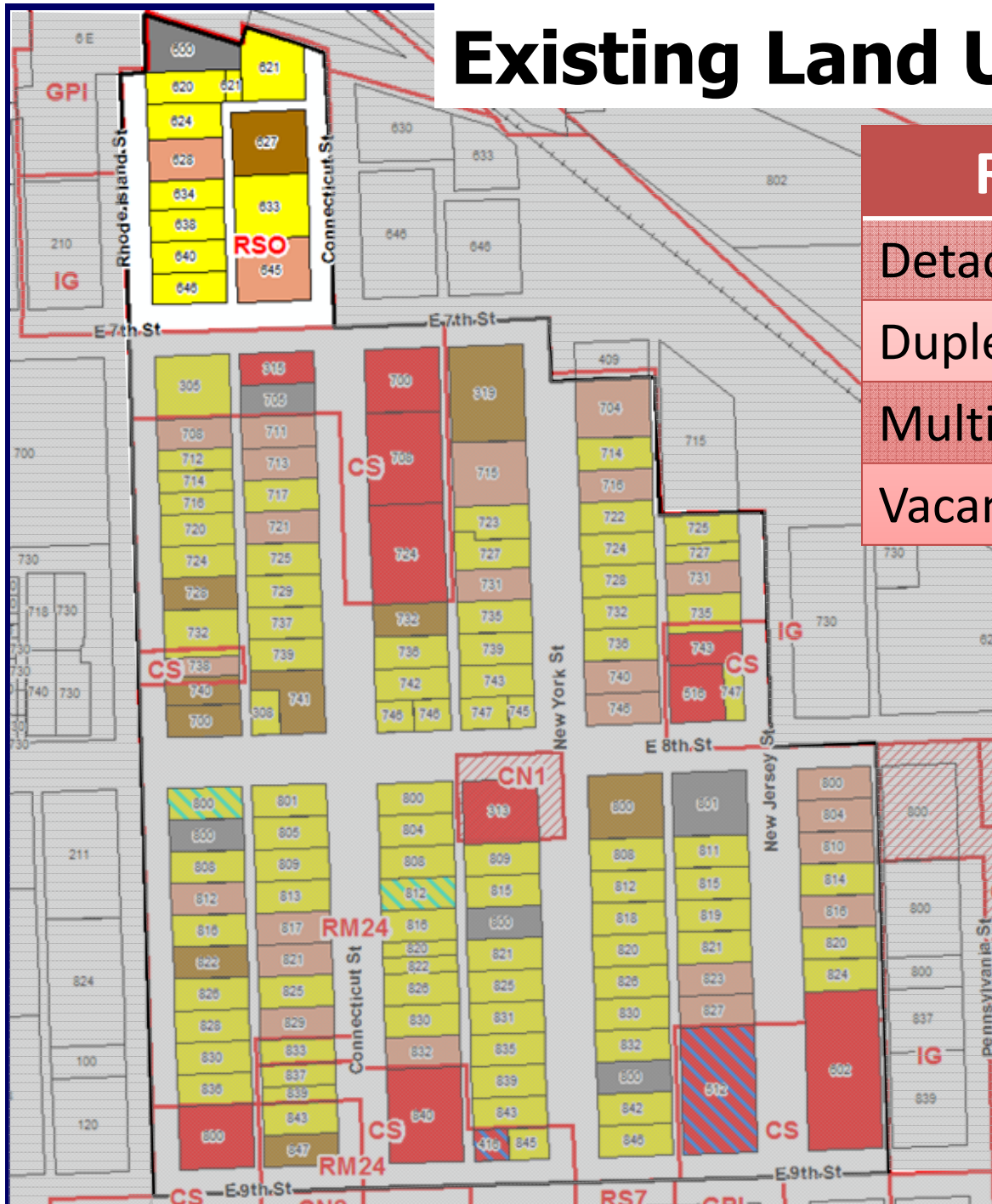


RM24 Zoning District

Detached Dwelling	69%
Duplex	20%
Multi-Dwelling Structure	7%
Vacant	4%








Detached Dwelling	
Detached Dwelling w/ ADU	
Duplex	
Multi-Dwelling Structure	
Non-Ground Floor Dwelling	
Commercial/Industrial	
Vacant	

Existing Land Uses

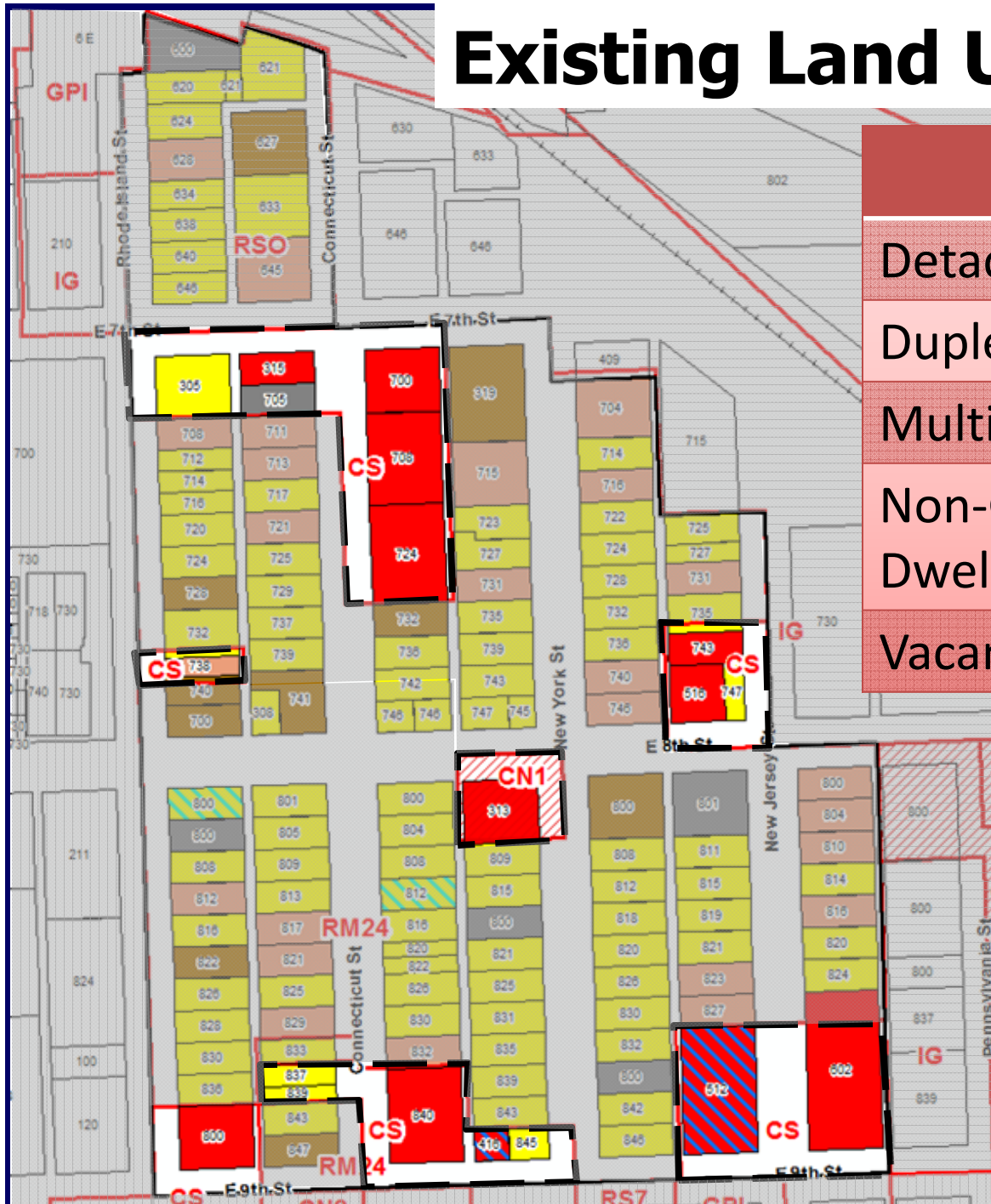


RSO Zoning District

Detached Dwelling	67%
Duplex	17%
Multi-Dwelling Structure	8%
Vacant	8%

Detached Dwelling	
Detached Dwelling w/ ADU	
Duplex	
Multi-Dwelling Structure	
Non-Ground Floor Dwelling	
Commercial/Industrial	
Vacant	

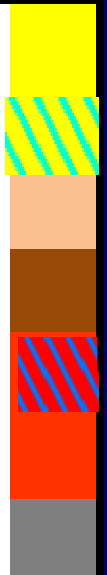
Existing Land Uses



CS Zoning District

Detached Dwelling	56%
Duplex	11%
Multi-Dwelling Structure	0%
Non-Ground Floor Dwelling	22%
Vacant	11%

Detached Dwelling
 Detached Dwelling w/ ADU
 Duplex
 Multi-Dwelling Structure
 Non-Ground Floor Dwelling
 Commercial/Industrial
 Vacant

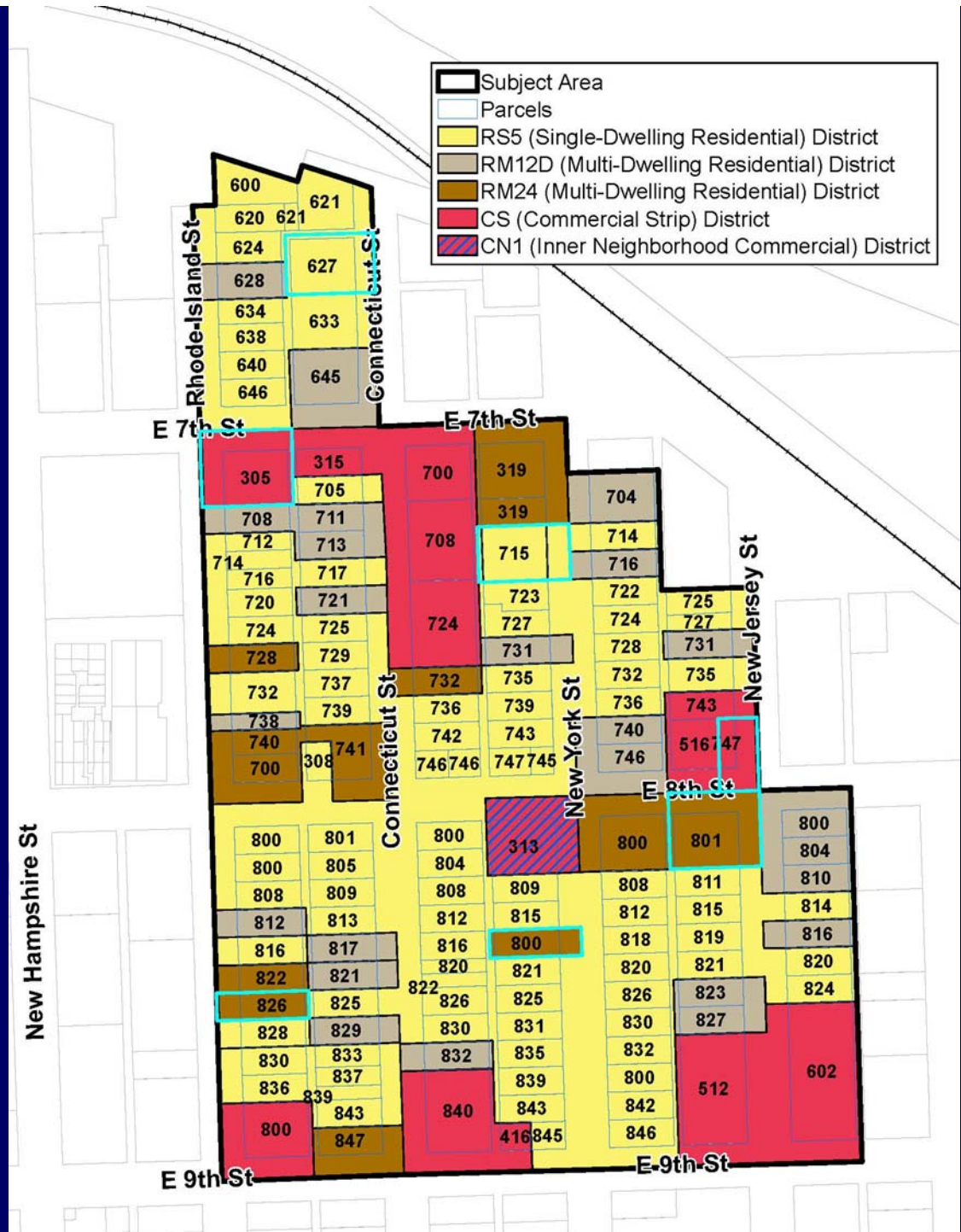


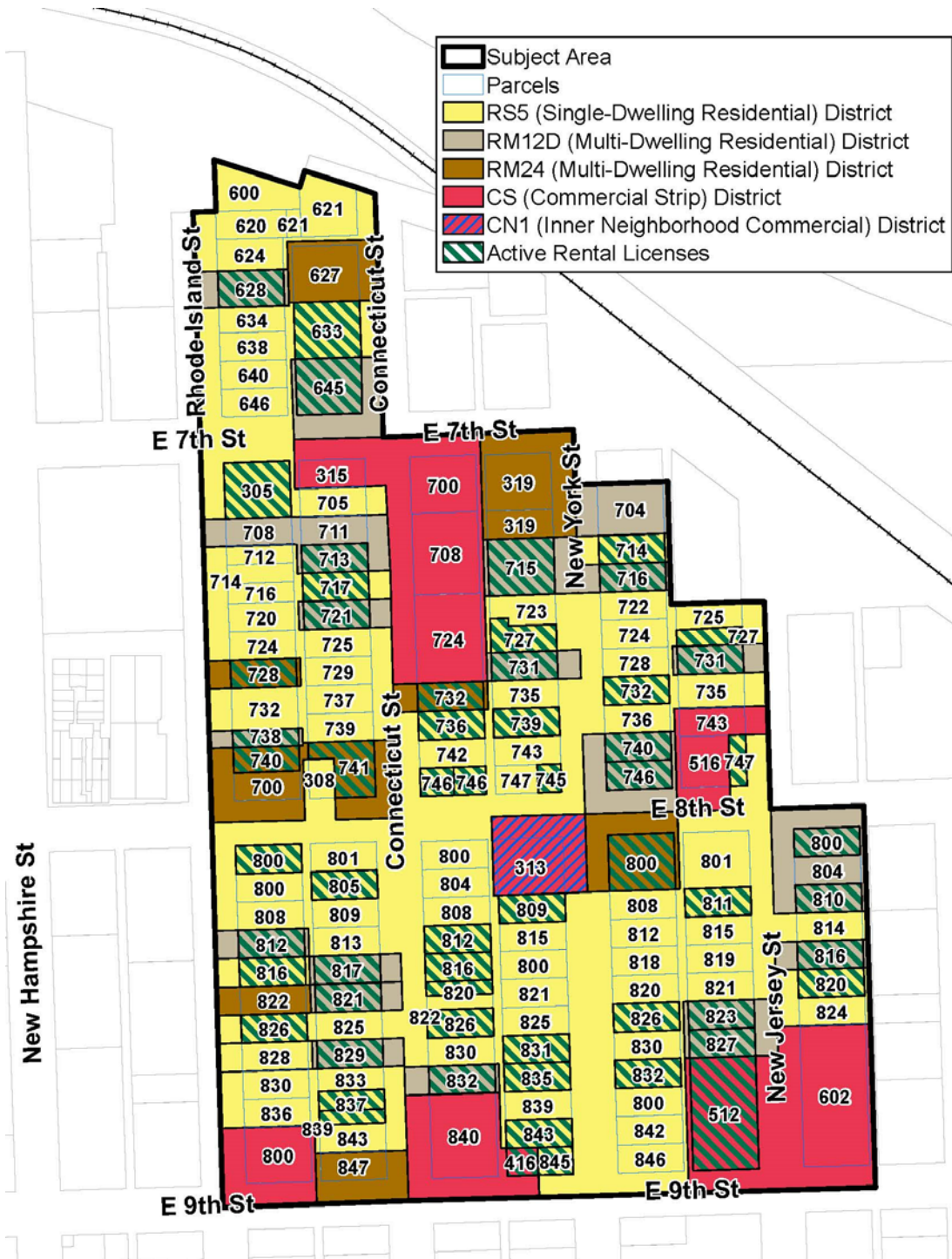


Rezoning Scope

1. Zone properties to existing use
 - Detached Dwellings to the RS5 District.
 - Duplexes to the RM12D District
2. Occupancy Limits
 - Include provision with zoning ordinance a 3-year period to comply with occupant standard of RS5
3. Nonconforming Lots
 - Staff submit NC lots to Board of Zoning Appeals for lot size considerations
4. Nonconforming Uses
 - Register known Accessory Dwelling Units as legal nonconforming uses

Proposed Zoning Districts





Rental Licenses

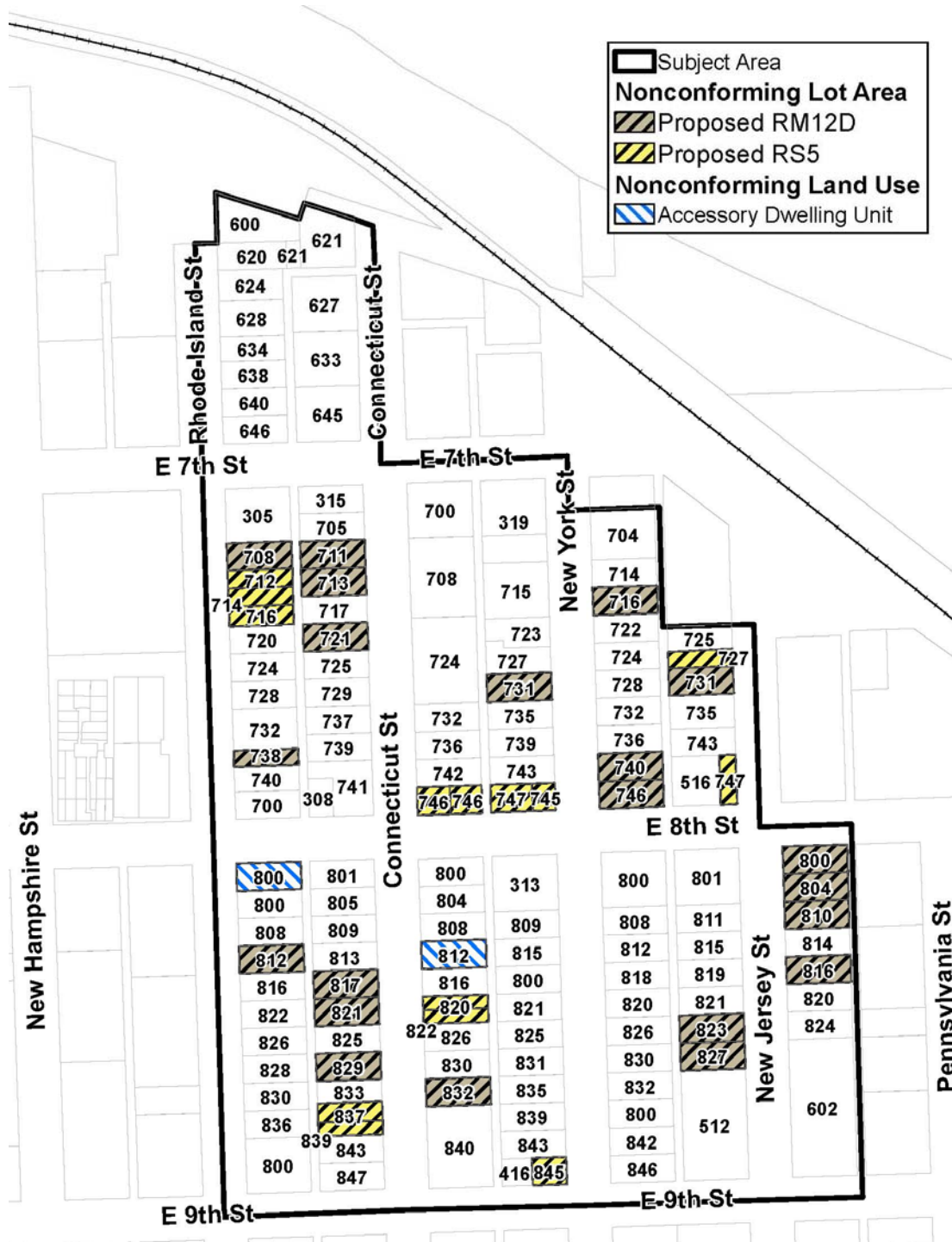
60 rental licenses

32 Detached Dwellings

Occupancy Limits

RM24: 4 unrelated

RS5: 3 unrelated



NONCONFORMING LOTS

RS5

- Lot Area: 5,000 sq ft

RM12D

- Lot Area: 6,000 sqft
- Lot Area per Dwelling Unit

NONCONFORMING LAND USE

- ADU not permitted in RS5 District



Historic Resources Commission



Role 1: Chapter 22 Comment

Provide comments to the Planning Commission and the City Commission on zoning amendments that affect proposed or designated landmarks and historic districts.

HRC Comment: The proposed zoning amendments do not encroach upon, damage or destroy any identified historic property.

Role 2: State Law Review

Approved motions that the proposed zoning amendments do not encroach upon, damage or destroy listed properties.

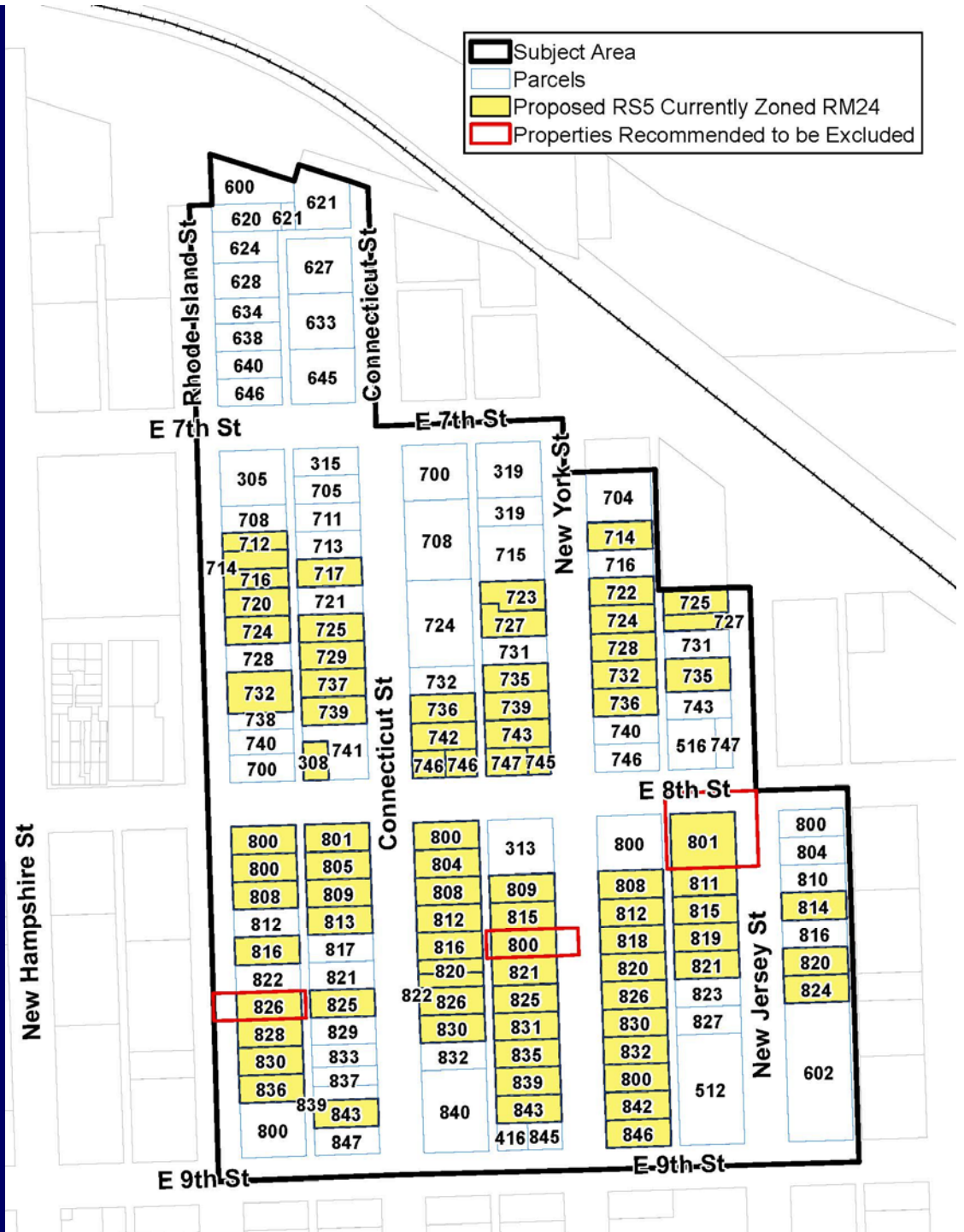
- HRC deferred making a motion on 305 E 7th Street due to staff recommendation to deny the proposed rezoning.

Item 10A

Existing Zoning: RM24

Proposed Zoning: RS5

- 79 properties
- Excluding:
 - 800 Blk New York
 - 801 New Jersey
 - 826 Rhode Island





Recommendation: Item 10A

Staff recommends approval of the rezoning of 79 properties from RM24 District to RS5 District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report, excluding the following 3 properties:

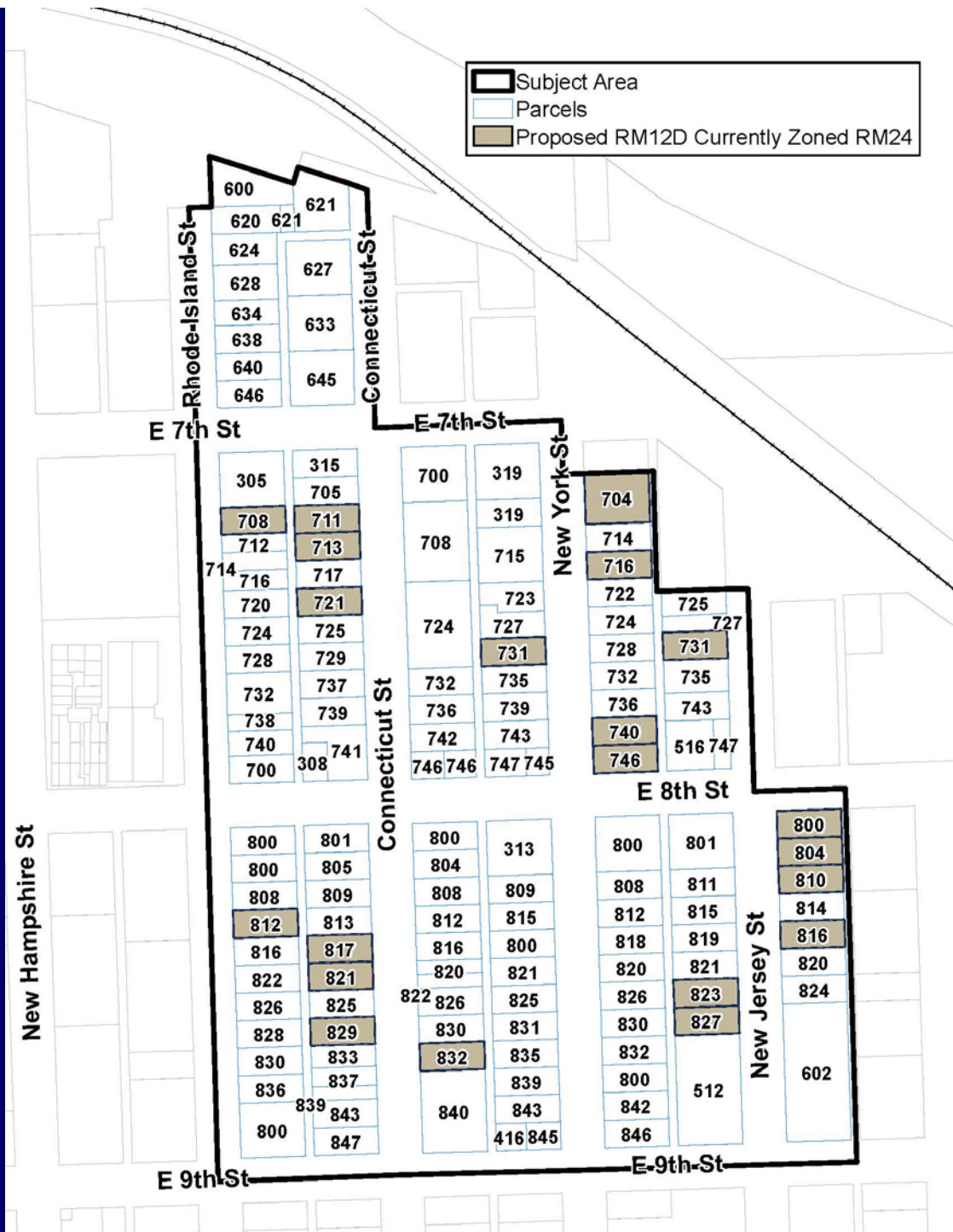
- a. 800 Blk New York Street, Stanley Schaaake
- b. 801 New Jersey, Mastercraft Corp
- c. 826 Rhode Island, Slough, James, A.

Item 10Bi

Existing Zoning: RM24

Proposed Zoning: RM12D

- 21 properties





Recommendation: Item 10Bi

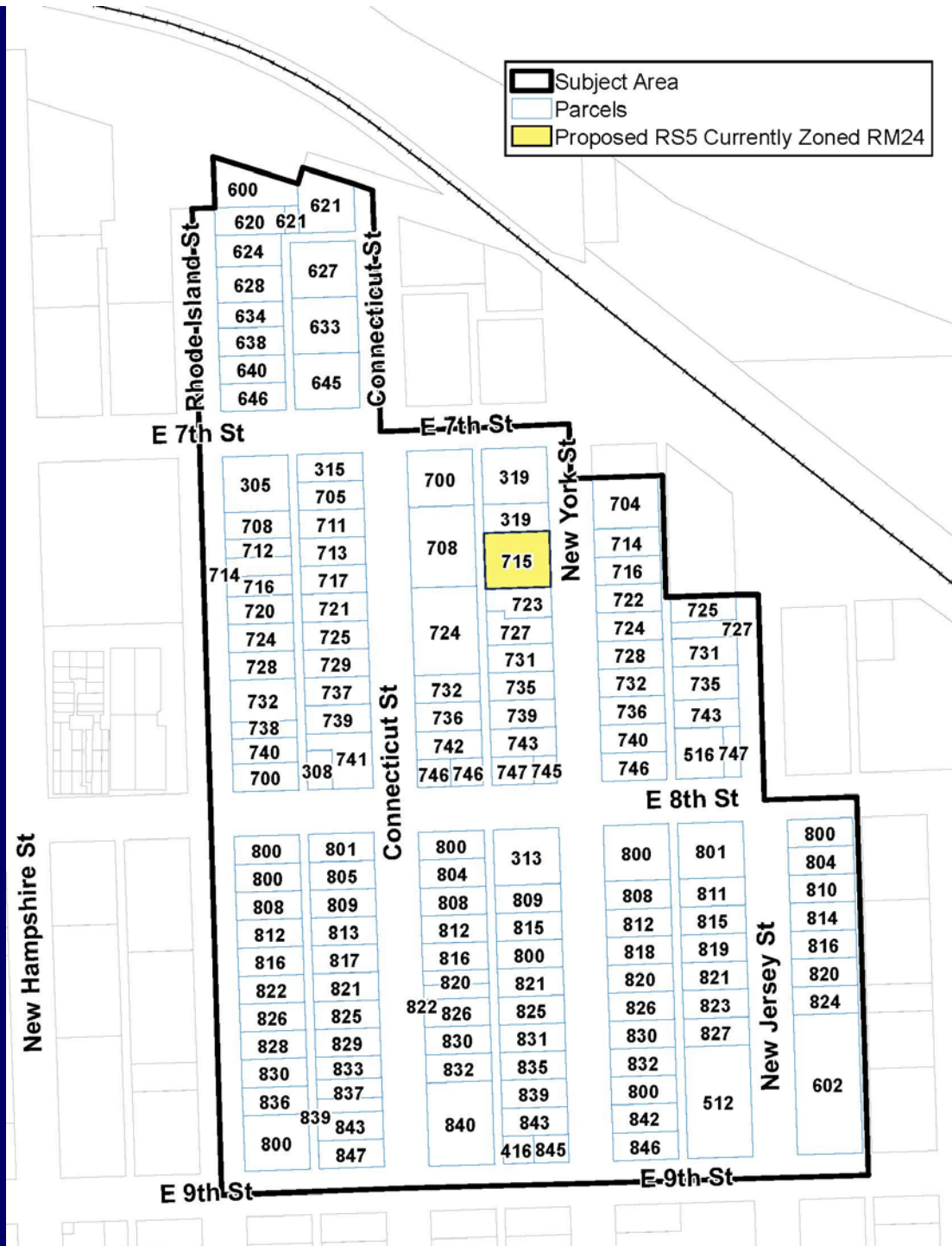
Staff recommends approval of the rezoning of 21 properties from RM24 District to RM12D District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.

Item 10Bii

Existing Zoning: RM24

Proposed Zoning: RS5

- 1 property
 - 715 New York





Recommendation: Item 10Bii

Staff recommends approval of the rezoning of 1 property, located at 715 New York Street, from RM24 District to RS5 District based on:

- a. The Lesser Change Table in Section 20-1303(c) of the Development Code, and
- b. the conversion of the property to a single-family residence.

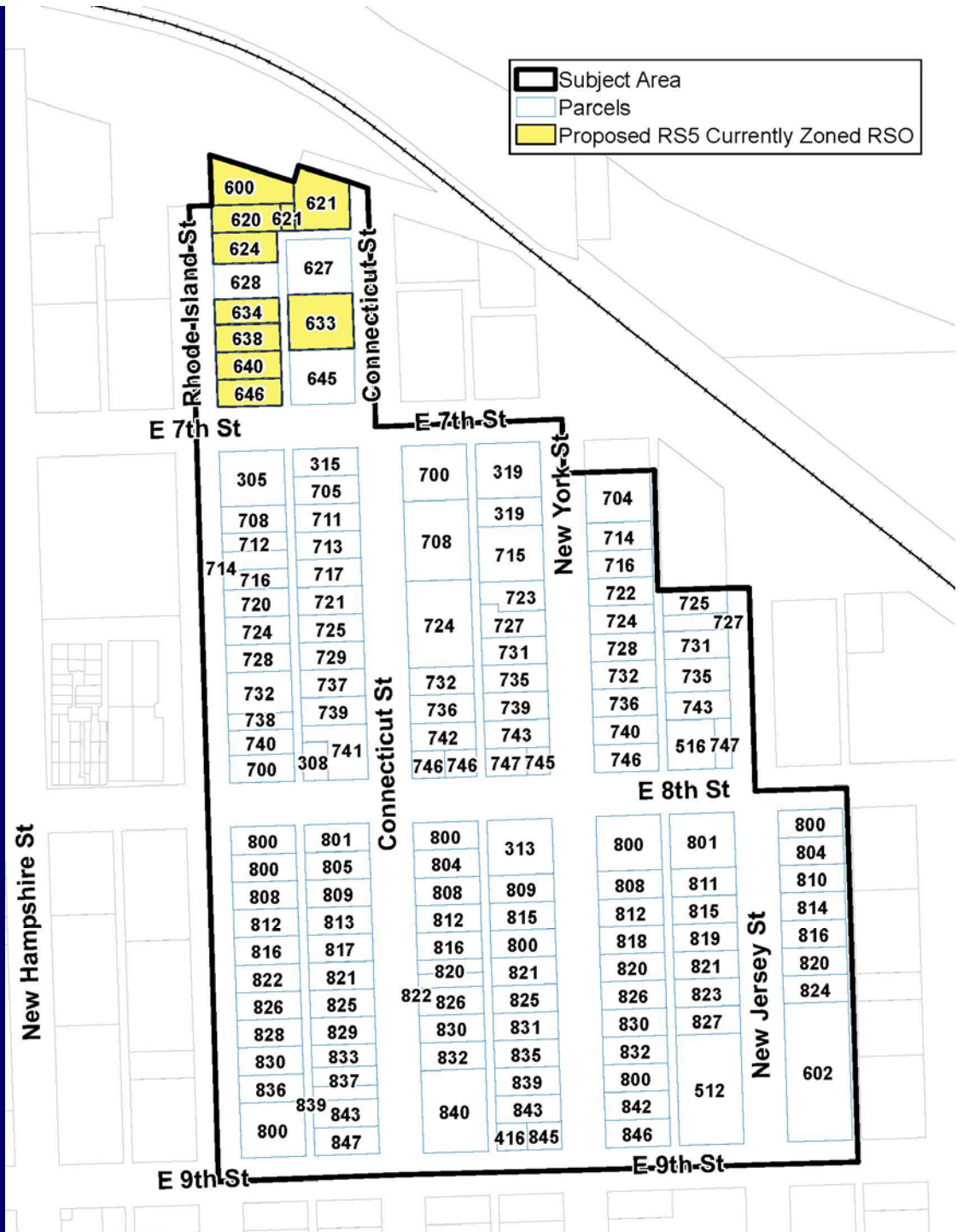
Staff recommends forwarding this item to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.

Item 10C

Existing Zoning: RSO

Proposed Zoning: RS5

- 10 properties





Recommendation: Item 10C

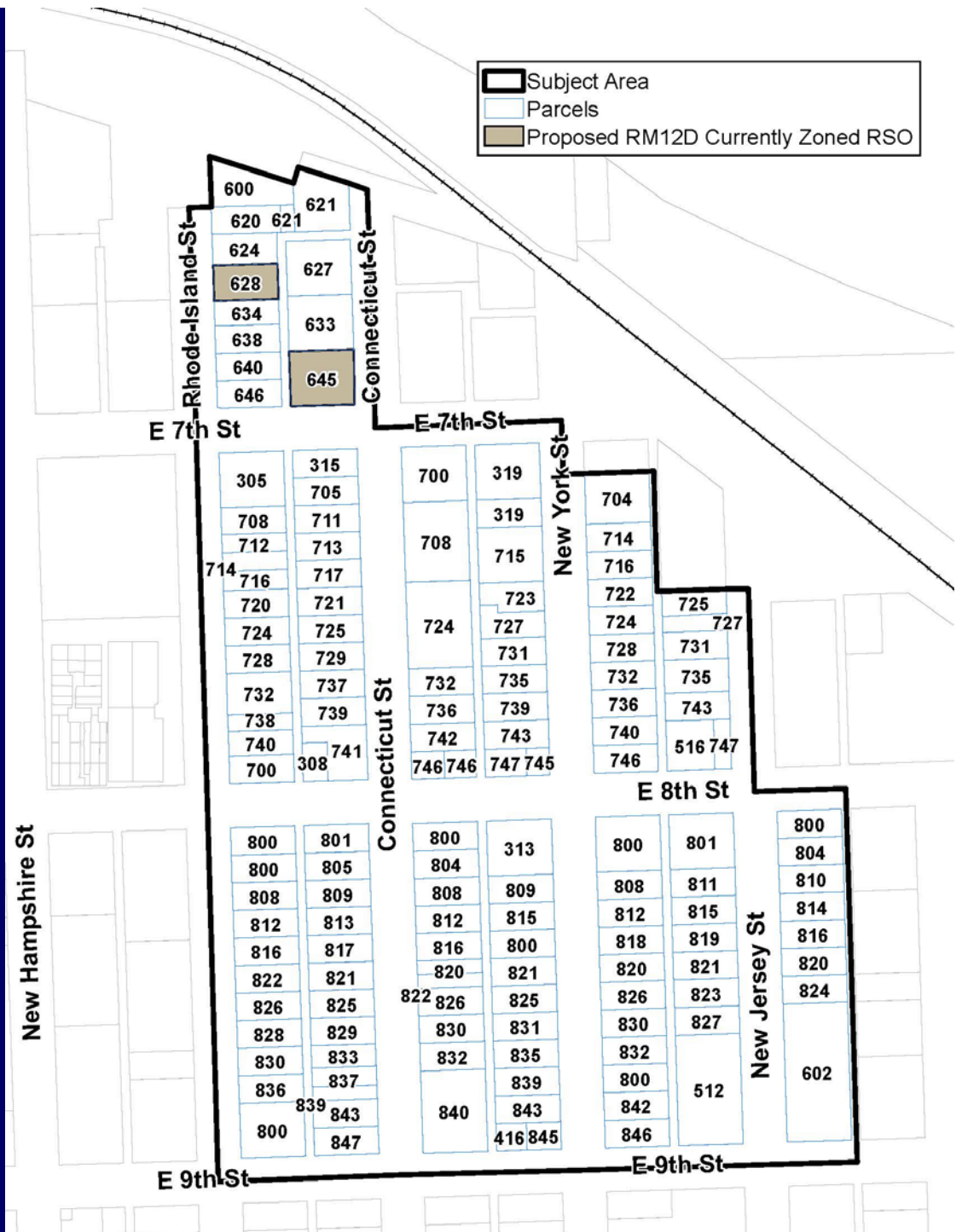
Staff recommends approval of the rezoning of 10 properties from RSO District to RS5 District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.

Item 10D

Existing Zoning: RSO

Proposed Zoning: RM12D

- 2 properties
 - 628 Rhode Island
 - 645 Rhode Island





Recommendation: Item 10D

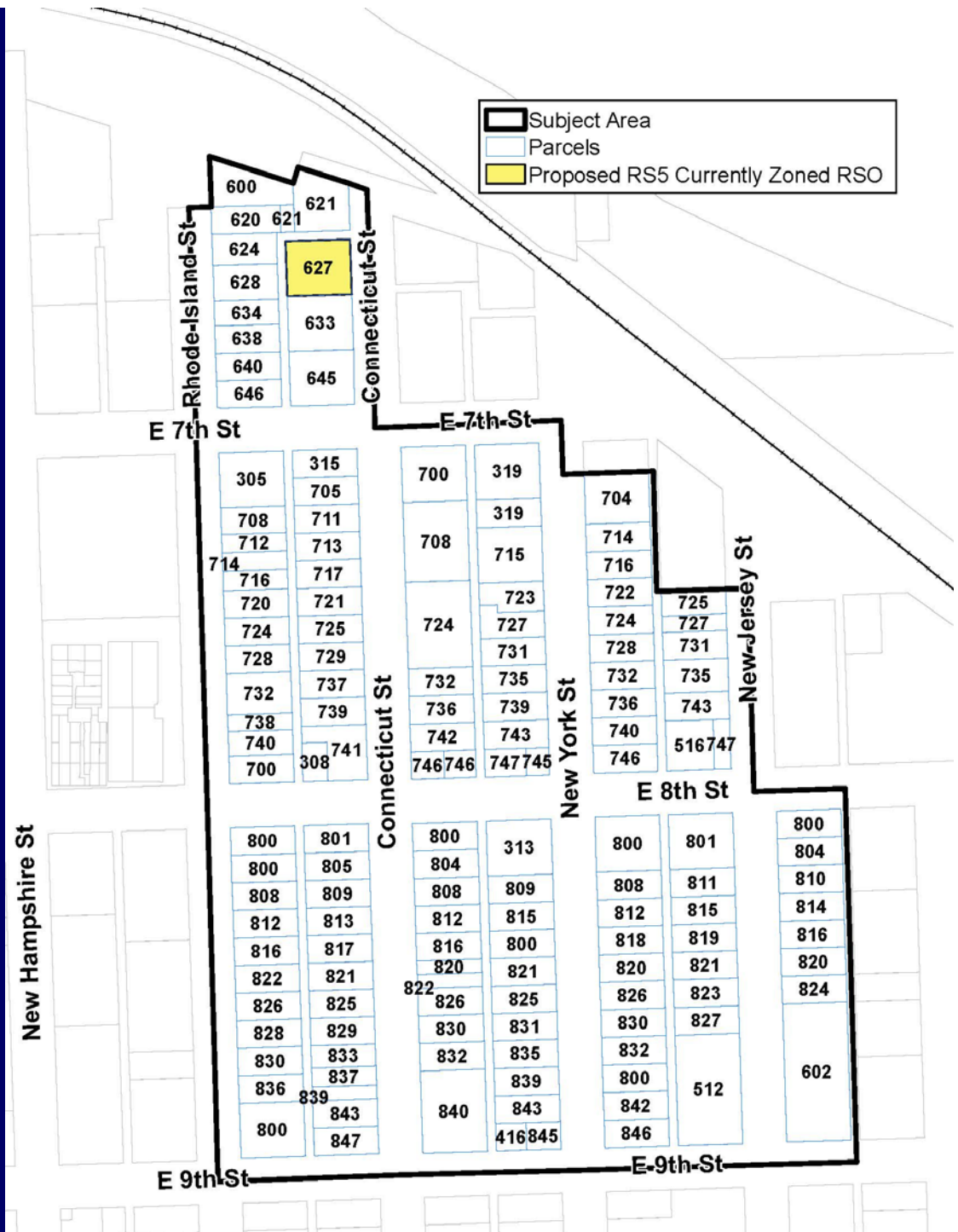
Staff recommends approval of the rezoning of 2 properties from RSO District to RM12D District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.

Item 10E

Existing Zoning: RSO

Proposed Zoning: RS5

- 1 properties
 - 627 Connecticut





Recommendation: Item 10E

Staff recommends approval of the rezoning of 1 property, located at 627 Connecticut Street, from RSO District to RS5 District based on:

- a. The Lesser Change Table in Section 20-1303(c) of the Development Code, and
- b. the conversion of the property to a single-family residence.

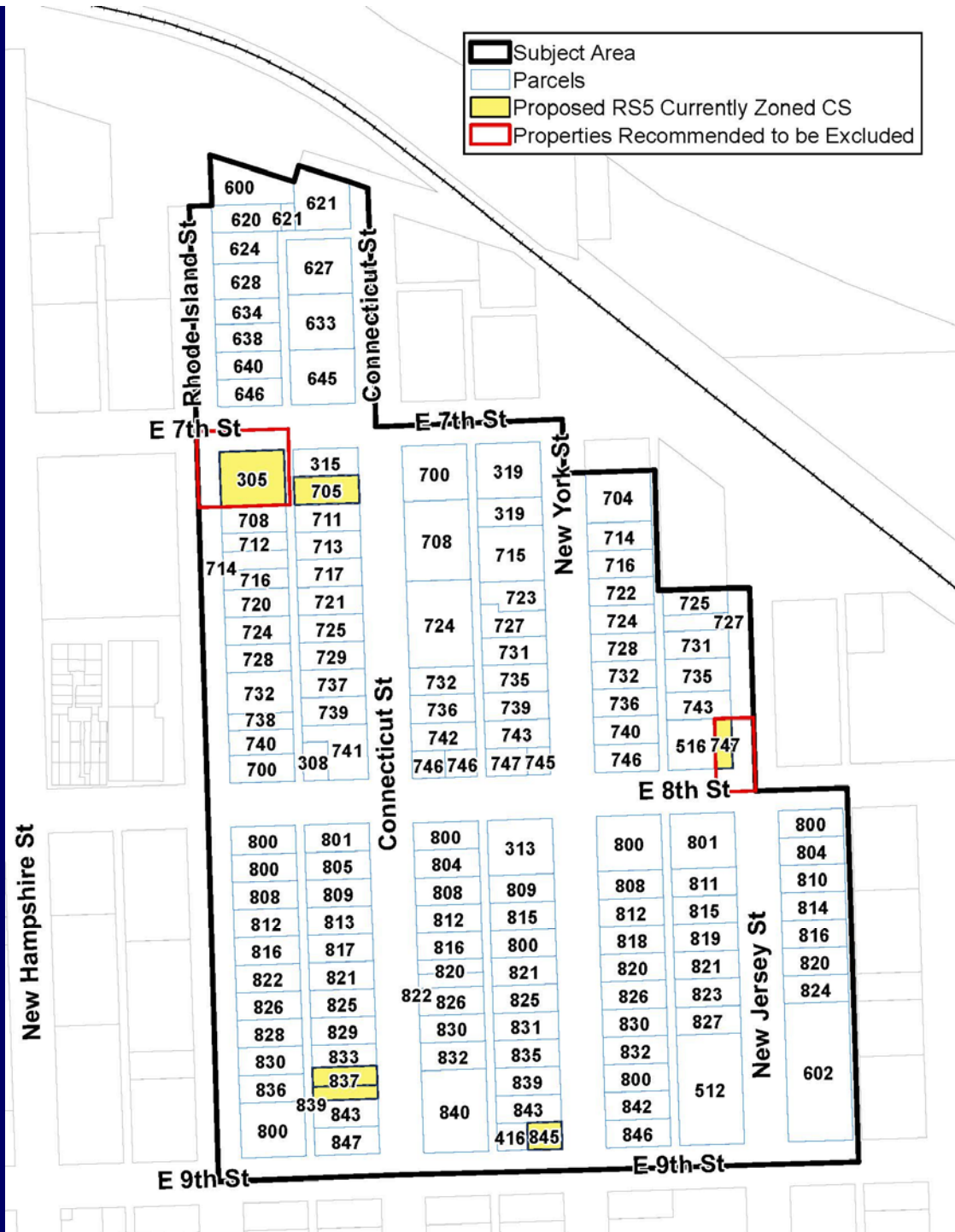
Staff recommends forwarding this item to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.

Item 10F

Existing Zoning: CS

Proposed Zoning: RS5

- 4 properties
 - 705 Connecticut
 - 837 Connecticut
 - 839 Connecticut
 - 845 New York
- Excluding:
 - 305 E 7th Street
 - 747 New Jersey





Recommendation: Item 10F

Staff recommends approval of the rezoning of 3 properties from CS District to RS5 District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report, excluding the following 2 properties:

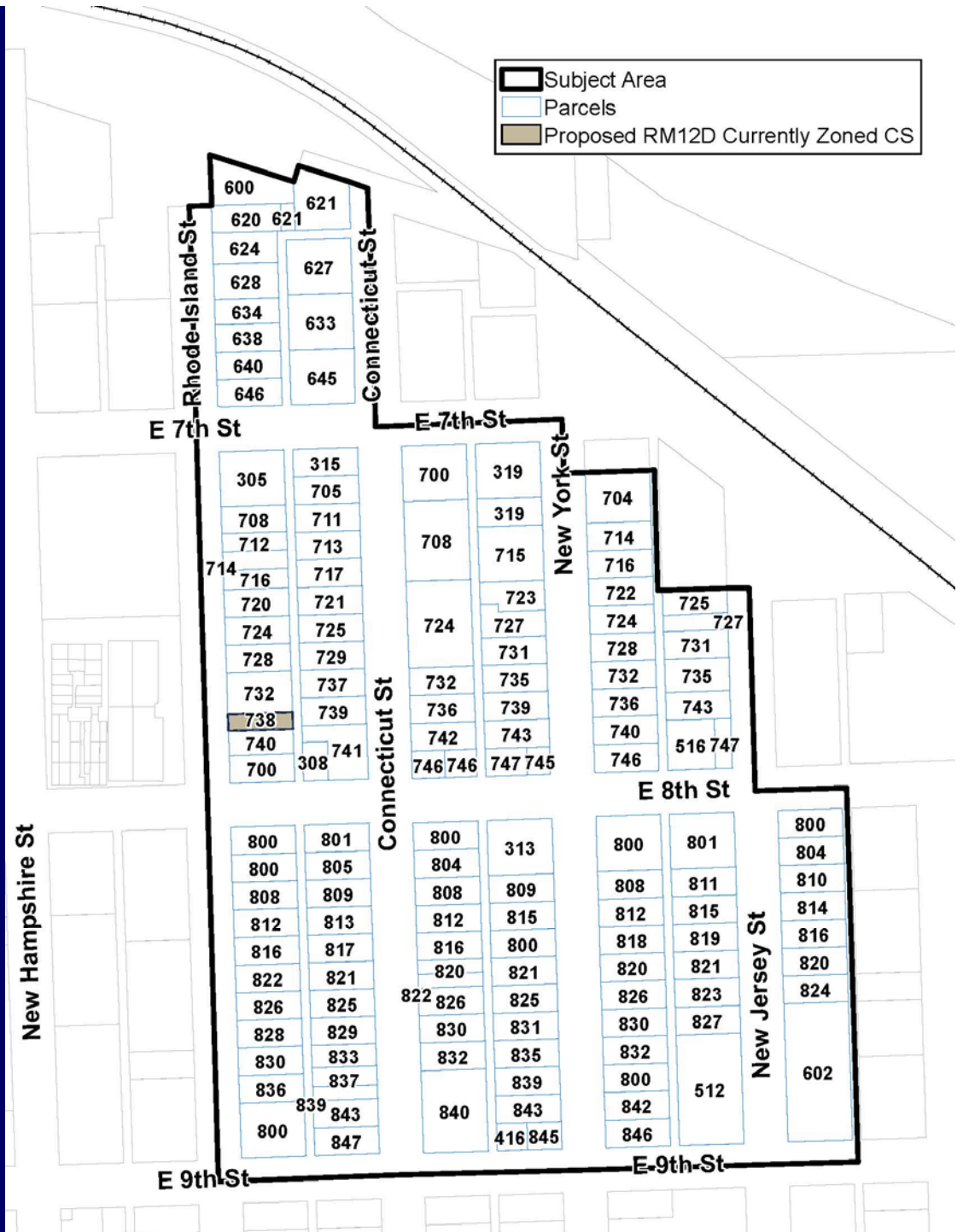
- a. 305 E 7th Street, Phyllis Payne
- b. 747 New Jersey, Domino LC

Item 10G

Existing Zoning: CS

Proposed Zoning: RM12D

- 1 property
 - 738 Rhode Island





Recommendation: Item 10G

Staff recommends approval of the rezoning of 1 property from CS District to RM12D District and forwarding this item to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.



Table of Lesser Changes

Advertised/Proposed Zoning District	Districts to be Considered a "Lesser Change"
RS40	None
RS20	RS40
RS10	RS20 or RS40
RS7	RS10, RS-20 or RS40
RS5	Any other RS except RS3 or RSO
RS3	Any other RS except RSO
RSO	Any other RS except RS-3
RM12, RM12D	Any RS except RSO
RM15	RM12 or any RS except RSO
RM24	RM15, RM12 or any RS except RSO
RM32	Any RM or any RS
RMG	Any RM or any RS
RMO	RM15, RM12 or any RS
CN1	None
CN2	CN1, RSO or RMO
CD	CN1, CN2 or CC200
CC200	CN1 or CN2
CC400	CC200 or CN2
CC600	CC400, CC200 or CN2
CR	CC600, CC400 or CC200
CS	CN1, CN2 or CO
IBP	None
IL	IBP or CN2
IM	IBP or IL
IG	IL, IM, IBP, or CN2
Other Zoning Districts	Not Applicable

Zoning to RM12D

628 RHODE ISLAND ST	Lot 12 on Rhode Island Street; also the south 10 feet of Lot 10 and the north 5 feet of Lot 14 in the Rhode Island Street Extension of the City of Lawrence, Douglas County, Kansas
645 CONNECTICUT ST	Lots 17 and 19 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
704 NEW YORK ST	The south 42 feet of Lot 24 and all of Lot 26 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
708 RHODE ISLAND ST	Lot 1 of the Else Addition in the City of Lawrence, Douglas County, Kansas
711 CONNECTICUT ST	Lot 25 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
713 CONNECTICUT ST	Lot 27 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
715 NEW YORK ST 1	Lot 27 and 29 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
716 NEW YORK ST	Lot 30 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
721 CONNECTICUT ST	Lot 31 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
731 NEW JERSEY ST	Lot 15 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
731 NEW YORK ST	Lot 35 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
738 RHODE ISLAND ST	The south half of Lot 40 and the north 5 feet of Lot 42 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
740 NEW YORK ST	Lot 42 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
746 NEW YORK ST	Lot 44 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

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800 NEW JERSEY ST	Lot 26 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
804 NEW JERSEY ST	Lot 28 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
810 NEW JERSEY ST	Lot 30 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
812 RHODE ISLAND ST	Lot 52 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
816 NEW JERSEY ST	Lot 34 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
817 CONNECTICUT ST	Lot 53 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
821 CONNECTICUT ST	Lot 55 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
823 NEW JERSEY ST	Lot 37 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
827 NEW JERSEY ST	Lot 39 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
829 CONNECTICUT ST	Lot 59 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
832 CONNECTICUT ST	Lot 62 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

Zoning to RM24

~~627 CONNECTICUT ST~~ ~~Lots 9 and 11 on Connecticut Street in the Original Townsite, Levee Area, of the City of Lawrence, Douglas County, Kansas~~

Zoning to RS5

~~305 E 7TH ST~~ ~~Lots 22 & 24 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas~~
(Property is recommended to retain its CS designation)

Attachment A: Legal Description List

308 E 8TH ST	The West 45 feet of the South 20 feet of Lot 41, also west 45 feet of Lot 43 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
600 RHODE ISLAND ST	Levee Area Lots 21, 22, and 23, less the south 50 feet thereof, together with that portion of vacated Pinckney Street (now 6th Street) in the Rhode Island Street Extension of the City of Lawrence, Douglas County, Kansas
620 RHODE ISLAND ST	South 50 feet of Levee Area Lots 21 and 22 of Rhode Island Street Extension addition, and west half of the south 50 feet of Lot 23, Rhode Island Street Extension addition of the City of Lawrence, Douglas County, Kansas
621 CONNECTICUT ST	Levee Lot 24, less beginning at the Northwest corner of said lot; thence north on the west line of said lot 24 extended North 31.83 feet to the centerline of Pinckney Street (now 6th Street) vacated; thence southeasterly on said street centerline 10.63 feet; thence southwesterly 30 feet normal to said centerline of the street to the point of beginning; also Lot 25; also that part of vacated Pinckney Street accruing to said lots by order of vacation dated 11/15/1988, recorded 426/1890.
624 RHODE ISLAND ST	The North 40 feet of Lot 10 on Rhode Island Street of the Rhode Island Street Extension in the City of Lawrence, Douglas County, Kansas
627 CONNECTICUT ST	Lots 9 and 11 on Connecticut Street in the Original Townsite, Levee Area, of the City of Lawrence, Douglas County, Kansas
633 CONNECTICUT ST	Lots 13 and 15 on Connecticut Street in the Original Townsite, Levee Area, of the City of Lawrence, Douglas County, Kansas
634 RHODE ISLAND ST	The South 45 feet of Lot 14, Rhode Island Street in the Original Townsite, Levee Area, of the City of Lawrence, Douglas County, Kansas
638 RHODE ISLAND ST	Lot 16 on Rhode Island Street in the Original Townsite, Levee Area, of the City of Lawrence, Douglas County, Kansas
640 RHODE ISLAND ST	Lot 18 on Rhode Island Street in the Original Townsite, Levee Area, of the City of Lawrence, Douglas County, Kansas
646 RHODE ISLAND ST	Lot 20 on Rhode Island Street in the Original Townsite, Levee Area, of the City of Lawrence, Douglas County, Kansas

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705 CONNECTICUT ST	Lot 23 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
712 RHODE ISLAND ST	Lot 2 of the Else Addition in the City of Lawrence, Douglas County, Kansas
714 NEW YORK ST	Lot 28 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
714 RHODE ISLAND ST	The South 18 feet of Lot 28 and the North 14 feet of Lot 30 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
715 NEW YORK ST 1	Lot 27 and 29 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
716 RHODE ISLAND ST	The South 36 feet of Lot 30 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
717 CONNECTICUT ST	Lot 29 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
720 RHODE ISLAND ST	Lot 32 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
722 NEW YORK ST	Lot 32 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
723 NEW YORK ST	Lot 31 on New York Street, less the South 10 feet of the West 32 feet, and the North 3 feet, 9 inches of the East 85 feet of Lot 33 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
724 NEW YORK ST	Lot 34 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
724 RHODE ISLAND ST	Lot 34 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
725 CONNECTICUT ST	Lot 33 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
725 NEW JERSEY ST	The South half of Lot 11 on New Jersey Street; also Lot 13 on New Jersey Street, less beginning at the Southeast corner of Lot 13, thence North 89 Degrees 36 minutes, 48 seconds west a distance of 117.02 feet along the southern line of said lot to the Southwest Corner thereof; thence North 0 Degrees 29.02 feet

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	along the west line of said lot 13; thence North 88 degrees 2 minutes, 34 seconds east 76.44 feet; thence South 2 degrees 20 minutes, 21 seconds east 1.77 feet; thence North 88 degrees 2 minutes, 34 seconds east 40.57 feet to the beginning point.
727 NEW JERSEY ST	A portion of Lot 13 on New Jersey Street, described as beginning at the Southeast corner of Lot 13, thence North 89 degrees, 36 minutes, 48 seconds West 117.02 feet along the south property line of said lot to the southwest corner thereof; thence North 0 degrees, 29.02 feet along the west line of said Lot 13; thence N 88 degrees 2 minutes, 34 seconds east 76.44 feet; thence South 2 degrees 20 minutes, 21 seconds east 1.77 feet; thence N 88 degrees, 2 minutes, 34 seconds 40.57 feet to a point on the East line of said Lot 13, thence 0 degrees, 32.04 feet along said east line to the point of beginning.
727 NEW YORK ST	Lot 33 on New York Street, less the North 3 Feet, 9 Inches of the East 85 feet thereof; also beginning at the Southwest Corner of Lot 31; thence North 10 feet; thence East 32 Feet; thence South 10 feet; thence West 32 Feet to the point of beginning.
728 NEW YORK ST	Lot 36 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
729 CONNECTICUT ST	Lot 35 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
732 NEW YORK ST	Lot 38 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
732 RHODE ISLAND ST	Lot 38 on Rhode Island Street and the North half of Lot 40 in the Original Townsite of the City of Lawrence, Douglas County, Kansas
735 NEW JERSEY ST	Lot 17 on New Jersey Street and the North 10 feet of Lot 19 in the Original Townsite of the City of Lawrence, Douglas County, Kansas
735 NEW YORK ST	Lot 37 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
736 CONNECTICUT ST	Lot 40 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
736 NEW YORK ST	Lot 40 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

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737 CONNECTICUT ST	Lot 37 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
739 CONNECTICUT ST	Lot 39 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
739 NEW YORK ST	Lot 39 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
742 CONNECTICUT ST	Lot 42 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
743 NEW YORK ST	Lot 41 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
745 NEW YORK ST	Condominium Survey for Lot 43 on New York Street as shown in Book 16/166, filed 04/30/2003. 745 New York Street described as beginning at the Southeast Corner of Lot 43; thence North 89 degrees 58 minutes, 01 seconds West along the south line of said lot 41.73 feet; thence N 0 degrees 50.07 feet to the north line of said Lot 43; thence 89 degrees, 58 minutes, 01 second east along said north line 41.73 feet to the Northeast corner of said Lot 43; thence 0 degrees along the East line of said Lot 50.07 feet to the point of beginning, 0.048 acres.
746 ½ CONNECTICUT ST	The East 57.5 feet of Lot 44 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
746 CONNECTICUT ST	The East 59.5 feet of Lot 44 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
747 1/2 NEW YORK ST	Condominium Survey for Lot 43 on New York Street as shown in Book 16/166, filed 04/30/2003. Described as beginning at the Southwest corner of Lot 43; thence 0 degrees along the western line of said Lot 50.07 feet to the Northwest corner of said Lot 43; thence South 89 degrees 58 minutes, 01 second East along the northern line of said Lot 75.27 feet; thence South 0 degrees 50.07 feet to the Southern line of said Lot 43; thence North 89 degrees 58 minutes, 01 second West along said Southern line 75.27 feet to the point of beginning, 0.087 acres.
747 NEW JERSEY ST	The East 30 feet of Lot 21 on New Jersey Street, less the North 10 feet and East 30 feet of Lot 23. (Property is recommended to retain its CS designation)

~~**800 BLK NEW YORK ST — Lot 53 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas**~~
(Property is recommended to retain its RM24 designation)

800 CONNECTICUT ST Lot 46 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

800 NEW YORK ST BLK 1 Lot 64 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

800 RHODE ISLAND ST Lot 46 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

800 RHODE ISLAND ST BLK 1A Lot 48 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

801 CONNECTICUT ST Lot 45 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

~~**801 NEW JERSEY ST — Lot 25 and 27 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas**~~
(Property is recommended to retain its RM24 designation)

804 CONNECTICUT ST Lot 48 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

805 CONNECTICUT ST Lot 47 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

808 CONNECTICUT ST Lot 50 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

808 NEW YORK ST Lot 48 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

808 RHODE ISLAND ST Lot 50 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

809 CONNECTICUT ST Lot 49 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

809 NEW YORK ST Lot 49 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

811 NEW JERSEY ST Lot 29 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

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812 CONNECTICUT ST	Lot 52 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
812 NEW YORK ST	Lot 52 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
813 CONNECTICUT ST	Lot 51 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
814 NEW JERSEY ST	Lot 32 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
815 NEW JERSEY ST	Lot 31 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
815 NEW YORK ST	Lot 51 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
816 CONNECTICUT ST	Lot 54 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
816 RHODE ISLAND ST	Lot 54 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
818 NEW YORK ST	Lot 54 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
819 NEW JERSEY ST	Lot 33 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
820 CONNECTICUT ST	The North half of Lot 56 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
820 NEW JERSEY ST	Lot 36 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
820 NEW YORK ST	Lot 56 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
821 NEW JERSEY ST	Lot 35 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
821 NEW YORK ST	Lot 55 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
822 CONNECTICUT ST	The South half of Lot 56 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

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824 NEW JERSEY ST	Lot 38 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
825 CONNECTICUT ST	Lot 57 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
825 NEW YORK ST	Lot 57 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
826 CONNECTICUT ST	Lot 58 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
826 NEW YORK ST	Lot 58 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
826 RHODE ISLAND ST	Lot 58 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas (Property is recommended to retain its RM24 designation)
828 RHODE ISLAND ST	Lot 60 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
830 CONNECTICUT ST	Lot 60 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
830 NEW YORK ST	Lot 60 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
830 RHODE ISLAND ST	Lot 62 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
831 NEW YORK ST	Lot 59 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
832 NEW YORK ST	Lot 62 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
833 CONNECTICUT ST	The North 40 feet of Lot 61 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
835 NEW YORK ST	Lot 61 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
836 RHODE ISLAND ST	Lot 64 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

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837 CONNECTICUT ST	The South 10 feet of Lot 61 and the North half of Lot 63 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
839 CONNECTICUT ST	The South half of Lot 63 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
839 NEW YORK ST	Lot 63 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
842 NEW YORK ST	Lot 66 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
843 CONNECTICUT ST	Lot 65 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
843 NEW YORK ST	Lot 65 New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
845 NEW YORK ST	The East 62 feet of Lot 67 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
846 NEW YORK ST	Lot 68 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

Attachment D: Additional Correspondence

Attached is correspondence that was received prior to publication of the staff report.
This information will be updated if/when more correspondence is provided to staff.

Name	Date Received	Provided to Historic Resources Commission	Provided to Planning Commission
Gordon Sailors	3/11/2017	Yes	Yes
Kayse & Stephen Aschenbrenner	3/14/2017	Yes	Yes
Jim Slough (2)	3/15/2017	Yes	Yes
Brent Morrison	3/16/2017	Yes	Yes
Mark Kaplan	3/16/2017	Yes	Yes
Barbara Michener	4/21/2017	No	Yes
George Pisani	4/23/2017	No	Yes
John Swift	4/24/2017	No	Yes
Brent Morrison	4/24/2017	No	Yes
Jim Slough	4/24/2017	No	Yes
Cris Combs	4/24/2017	No	Yes
Jan Schaake	4/24/2017	No	Yes
Serina Hearn	4/24/2017	No	Yes
Ardys Ramberg	4/24/2017	No	Yes

From: [Gordon Sailors](#)
To: [Becky Pepper](#)
Subject: East Lawrence Rezoning
Date: Saturday, March 11, 2017 5:31:07 PM

Becky,

I am writing to voice my strong opposition to the proposed changes in zoning to the East Lawrence neighborhood in which I own a house. It will have a financial impact on me, and other property owners in the area. That is a very unfair change to do away with the flexibility that comes with the zoning I have had on the property for the 25 years I have owned it. While I have always rented it as a three bedroom house, the zoning would have allowed other uses in the advent of a catastrophic loss due to a tornado or fire.

I know that there are people in the neighborhood who are concerned with the changes that have occurred, and are coming, but most of those are the results of the large luxury apartments built on New Hampshire, and the projects taking place on Pennsylvania in the Arts District. To my understanding, most of the other building that has happened, and some of the increased demand for property in this area is directly related to the increased desirability to live close to downtown that has been brought to light by some of these large developments.

I don't think you would appreciate having the value of your property decreased by actions from the city.

Please take the concerns of the property owners into account as this decision is made.

Thanks again for your attention.

Gordie Sailors

Gordon Sailors
gordiesailors@gmail.com

From: [kayse aschenbrenner](#)
To: [Becky Pepper](#)
Subject: East Lawrence re-zoning
Date: Tuesday, March 14, 2017 5:40:12 PM

To whom it may concern,

My husband and I are landlords of 3 rental properties in Lawrence. Our most special and favored rental is our 1800's historically recognized 4 plex at 728 Rhode Island St. We purchased the once owner occupied yet neglected property in 2014 and since have spent over 30k bringing it back to its original charm and historic significance. We are very proud of our commitment to not only bringing this special home back to life but also providing our renters with the opportunity to live in this wonderful east Lawrence neighborhood. Enjoying the charm, community and wonderful downtown atmosphere that we all know and love.

We have become increasingly concerned over the proposal to change zoning in east Lawrence to **RM-12D**. Our home would be allowed to keep its existing status and we would not be directly affected, however, we are worried about the effects it will have on other homeowners as well as the continued preservation of the current neighborhood. While it is obvious that those proposing this change are well intentioned, if allowed, this could unexpectedly and inadvertently increase the exact type of activity in the neighborhood that homeowners are hoping to thwart with this initiative. Stopping large scale complexes from invading east Lawrence and compromising the historic significance of the neighborhood, as well as the character that the community as a whole treasures is of utmost importance to us and others invested in East Lawrence. We are very much in favor of supporting these directives but not at the expense of limiting the improvements and freedoms that the homeowners in east Lawrence share or making zoning changes such as the one proposed that could steer the neighborhood in another undesirable direction.

There must be other, less severe changes that can be made to help preserve the integrity of this neighborhood as well as truly accomplish the goals set forth with the proposed zoning changes that would be in the best interest of all homeowners. I imagine most, if not all homeowners in this area would be in favor of expanding the historic district as a way to help protect the simplicity and beauty we love. Perhaps changing to another zoning that would protect those owning multi-unit homes and those that may want to add on in the future as their needs change while still preventing large buildings and disproportionate renovations. At the very least we would propose that a vote be given to homeowners in this area after all pros and cons have been adequately explained. I don't think that even those supporting this change understand how their freedoms will be hindered or how this may affect their property values moving forward. We believe that most of us want the same neighborhood protections, but there must be a better way to get there that avoids the pitfalls that could come from such a drastic measure such as this and instead truly works toward the common good.

Thank you for your time and consideration.

Sincerely,

Kayse and Stephen Aschenbrenner

From: troutdadd@aol.com
To: [Becky Pepper](#)
Subject: HRC meeting 3/16
Date: Wednesday, March 15, 2017 5:50:46 AM

Ms. Pepper,

I tried to locate email addresses for the HRC board and failing to find any I trust that you can forward my message. Thank you. Jim Slough

Dear HRC,

You have been asked to determine if rezoning the East Lawrence neighborhood to single family is appropriate given the history of the neighborhood. While you have many more resources available to make that decision than I do I want to give my 2 cents worth on what I know and have seen in my 34 years of experience in the hood. I first came to East Lawrence in 1983 to start my business (Free State Glass) and subsequently started buying real estate in the area in 1991.

In the late 80's and early 90's the owner occupancy rate in the area was hovering around 28%, the vast majority of the properties were rentals. Even today the majority of the properties (I believe it's 51%) are used as rentals. Traditionally the area has been a working class neighborhood and it had a fair share of high density living arrangements like boarding houses and room rentals. My house at 812 RI had three mailboxes on it when I purchased it in 1991. The previous owner lived downstairs and rented out two "apartments" upstairs where the tenants shared a kitchen and bath. The tradition of higher density goes back to the 1800's when railroad workers and other transient workers were able to find

temporary housing in the East Lawrence area. While you can pick and choose what you want to make your decision I feel the history supports the multifamily traditions of the neighborhood. I mean why else was this

area given the zoning it has now when modern zoning categories were established?

This move to change the zoning is a misguided effort directed at a perceived threat (the building of apartment buildings) while the true forces driving change in the neighborhood go unaddressed.

Changing the zoning to

protect the area from large scale apartment buildings will do nothing to stop the development currently going on by owner occupants converting this older housing stock into McMansions. I believe that eliminating the

multifamily zoning will accelerate the changes that have already been occurring. Pretty soon East Lawrence will more closely resemble Old West Lawrence. The eclectic vibe that is East Lawrence will be killed by the very

actions taken to "save" it. Other actions would actually produce an outcome that would preserve the character of the hood without stripping property owners of the zoning they expected to keep when they made the decision to invest

in the area. Expanding the historic district and having as many contributing members as possible would forever protect the hood from the perceived threat of mass demolition for apartment buildings. Limiting the size of

additions like has been done in Oread would do the most good stopping the real changes that are happening. Please don't accelerate the destruction of East Lawrence by approving this change of zoning to single family. I ask that you

look beyond the static find that this area has truly and historically been used as multifamily. Thank you for your time, Jim Slough

From: [Scott McCullough](#)
To: [Becky Pepper](#)
Subject: FW: Questions
Date: Thursday, March 16, 2017 10:46:45 AM

Scott McCullough, *Director*

Planning and Development Services – www.lawrenceks.org

City Hall, 6 E. 6th Street

P.O. Box 708, Lawrence, KS 66044-0708

office (785) 832-3154 | fax (785) 832-3160

*"Your opinion counts! Customer feedback helps us serve you better. Please tell us how we're doing by completing this short online Customer Satisfaction Survey:
<http://lawrenceks.org/pds/survey/satisfaction>."*

From: troutdadd@aol.com [mailto:troutdadd@aol.com]
Sent: Wednesday, March 15, 2017 7:04 AM
To: Scott McCullough
Subject: Questions

I understand that you are just acting at the request of the neighborhood association in advancing this rezoning request. Is there no standard to look at the request in terms of effectiveness of accomplishing the stated goal? (saving the hood from apartment buildings). I mean if they wanted to build a moat around the hood (just as effective as the rezoning request in my book) would you advance that idea as well? These people need to be saved from themselves not encouraged to proceed with this reckless approach. As far as RM24, RM12 or RM12D the real limiting factor is parking so you can't really put more people in a RM24 than a RM12 (technically you could have more units but not more bedrooms). These people have no idea of the gift they are giving up by going in this direction and I may encourage KT or others to talk to you about the value of having auxiliary structures etc. Instead of including landlords in the process we have been perceived as "the enemy". It is in landlords interests as well to preserve the character of the neighborhood. How long before all these newcomers start bitching about KT's yard art?

I have no interest in accepting the RM12D, I respectfully request to retain my RM24 as it is the only option offered that protects my property rights. I would accept RM12 if it were offered. I have no desire to take on more risk in the event of fire or other catastrophe. I also feel that owners of 4 bedroom houses should be given a multifamily zoning as that would allow them to use there properties in the manner they have already been using them. (that's the buzz on this, to continue already established use). I think all owners should be actively recruited to give their opinion on what they want/feel needs to happen to their properties, not have this misguided effort shoved down their throats.

I do not envy you and the position you are put in, I understand the fine line you have to walk but I do feel that you understand the zoning change isn't going to stop the changes that have been occurring.

Thanks for your time, Jim Slough

From: [Brent Morrison](#)
To: [Becky Pepper](#)
Subject: Fwd: Rezoning
Date: Thursday, March 16, 2017 10:03:49 AM

Ms. Pepper,

I want to go on record again to emphasize my disagreement with the proposed rezoning efforts in East Lawrence. These efforts seem to be overboard in correcting a problem that perhaps does need some revision but needs careful attention. I don't feel like changing most of the zoning to single family adequately solves the issue of big apt complexes invading the neighborhood which seems to be the main problem.

Thank You
Brent Morrison
1022 Avalon Rd
Lawrence, KS
785 766-1305

----- Forwarded Message -----

From: Brent Morrison <rbmorrison@sunflower.com>
To: Bpepper@lawrenceks.org
Sent: Mon, 28 Mar 2016 17:13:31 -0400 (EDT)
Subject: Rezoning

Ms. Pepper,

Due to the short notice, prior business commitments do not allow me to attend the public meeting to learn about potential rezoning of the area north of E 9th St. in the ELN. Consequently, I would like to voice my opposition to this possible rezoning particularly where Rhode Island is concerned. I own a property that would be affected by this change that has been used since the 1800's as a multi dwelling structure and along with other older multi dwelling structures on the street most accurately reflects the existing character of RI street. My property was rehabbed to Natl Historical Society standards in 2007 and under their standard was to be maintained accordingly. Additionally I am currently in negotiation to purchase another property on Rhode Island and this would definitely effect it's future potential for rehab. Therefore I don't see how changing the zoning on Rhode Island conforms to historical accurate use.

Lastly, As a case in point I would be curious as to how many of the houses along that two block stretch of Rhode Island are listed and registered with the city as rentals? I'm guessing over 50% and suspect there are some that are being used as rentals that are not registered. Again, I don't see the reason for change along this block.

Thank You and please keep me informed,

Brent Morrison - 785 766-1305 - rbmorrison@sunflower.com
1022 Avalon Rd
Lawrence, KS 66044 million

From: markkaplan@gmail.com on behalf of [Mark Kaplan](#)
To: [Mike Arp](#); [Tracy Quillin](#); abailey@sloanlawfirm.org; kentfry@gmail.com; [Brenna Buchanan](#); dave.evans@gouldevans.com; [Stan Hernly](#); [Lynne Zollner](#); [Tom Markus](#)
Cc: [Domer, Dennis](#); [Bill Tuttle](#); [Dave Loewenstein](#); [Robert Baker](#); [Phil Collison](#); [Dave Evans](#); [jim mccrary](#); [Richard Kershenbaum](#); [Pam Blackburn](#); [Eric Jay](#); [John Swift](#); [Cris Combs](#); [Natalie Redding](#); [Barry Shalinsky](#); [Dennis "Boog" Highberger](#); [Tony Peterson](#); [Eric Kirkendall](#); [Nicolette proudfoot](#); [Christine Brandt](#); [East Lawrence Neighborhood Association](#); [Aaron Paden](#); [mick palmer](#); [A. Townsend Peterson](#); [David Lewis](#)
Subject: An appeal for support of the proposed downzoning of Old East Lawrence's north end....
Date: Thursday, March 16, 2017 1:57:24 PM

Dear Historic Resource Commissioners --

As a more than 40-year resident of Old East Lawrence -- I'm writing in support of the proposed desperately-needed ELNA-sponsored downzoning for the district's north end, which is on your agenda this evening.

Few if any of our resident property owners seem to recall the proscribed legal measures utilized in 2006, when this 10-block heart of Lawrence's Original Town Site of 1854 was blanket-rezoned RM-24 -- with the obvious intention of eventually leveling these blocks of historic homes, with a pattern that currently allows up to 82 residential units per block of 24 standard 50' wide lots. You all can begin to officially reverse that egregious mistake by city hall tonight -- by moving this item along to the Lawrence-Douglas County Planning Commission with your imprimatur, via your sacred responsibility to protect what's left of the heart of our nationally-significant historic site of Lawrence, Kansas, as a birthplace of America's Civil War.

This district is mortally threatened by a host of taxpayer-subsidized redevelopment projects, in progress, and proposed, on all four sides -- and the current 2006 zoning designation was designed to erase it in its entirety. Yet the district we observe today is little-changed from the post-Civil War era of the rebuilding of Lawrence, following the massacre of more than 200 men and boys here, at the hands of Confederate irregulars, seven weeks after the Union battlefield victory at Gettysburg, Pennsylvania, in the summer of 1863. Let's step up to the plate in 2017 -- to ensure that the symbolism and heritage and human narratives represented by the built environment of this historic mixed-use district -- the oldest in Lawrence -- is well-acknowledged and protected, for many more years to come.

Thank you for your public service.

Sincerely,

Mark Kaplan
1029 Delaware
Lawrence

From: [Barbara Michener](#)
To: [Becky Pepper](#)
Subject: Rezoning in east Lawrence
Date: Friday, April 21, 2017 10:35:13 AM

My husband & I live at 1300 Rhode Island. We are in favor of the zoning rectification that is proposed by the East Lawrence Neighborhood Assoc. We love our area with all its faults and hope that improvements can be in line with the existing residential limitations.
Thank you.

Sent from my iPhone

From: [Pisani, George R.](#)
To: [Becky Pepper](#)
Subject: East Lawrence rezoning proposal
Date: Sunday, April 23, 2017 9:04:49 AM

Good Morning Ms Pepper,
While I am on record as being in favor of the shift from RM24 to single family rezoning (and still basically am), a neighboring owner on Rhode Island St has expressed concern that the rezoning would hamper his effort to replace two of the rather run-down houses in the 812-828 Rhode Island sequence with duplex-type dwellings.

He has been a very responsible owner/landlord in the block, and so I wanted to express my support of (if possible within the plan) zoning that series of lots to something duplex-favorable.

In the old code, I saw a RMD classification, defined as "The RMD District is designed to provide for duplexes only. Such district is encouraged to be used as a buffer between RM districts and RS districts. " Given the extensive development of New Hampshire St to high-rise (by Lawrence standards) multi- , the east side of Rhode Island certainly fits the buffer model.

Sincerely,
George Pisani
809 Connecticut

From: [John Swift](#)
To: [Becky Pepper](#); [John Swift](#)
Subject: East Lawrence zoning
Date: Monday, April 24, 2017 12:03:57 AM

Ms. Pepper,

I've lived in East Lawrence since 1981, and have lived in the former parsonage of St. Luke's AME for thirty years. I am writing in support of the proposed rezoning of the north end of East Lawrence.

I was very surprised to learn I was living in RM-24 zoning. I'd always thought it was zoned duplex, which I believe it was until the 2006 rezoning, which took place without my or anyone else I know having been aware of it. I treasure my neighborhood, and it really is a unique historic place, which would be impossible to replicate under today's economic circumstances. Where else can one find so many small and medium-sized original houses, still largely intact? Brick streets, stone curbs, this really is a treasure, and it would be such a shame to lose it to the development pressure that has been growing in recent years. I think it is important to consider that value and worth are far more than a price tag. This is a community, and many people, myself included, call it home. I plan to make my little bungalow into an historically correct airplane bungalow, to accommodate my new family, but putting my life savings into a house located in an unstable setting is not a good idea. I hope the Planning Commission acts to protect our unique historic residential neighborhood from being overrun by redevelopment, which would greatly enrich a few people in the short run, at the expense of an irreplaceable cultural treasure, the loss of which would be felt by a far greater number of people. Thank you for your service to our community, and thank you for taking the time to read and consider my concerns and those of my family and neighbors.

Best regards,

John Swift
818 New York
Lawrence KS 66044

[Preview attachment St. Luke AME.JPG](#)



[St. Luke AME.JPG](#)
[2.7 MB](#)

From: [Brent Morrison](#)
To: [Becky Pepper](#); [Brent Morrison](#)
Subject: 812 & 816 Rhode Island proposed rezoning
Date: Monday, April 24, 2017 4:35:42 AM

Ms. Pepper,

I am writing to express my adamant opposition to the proposed rezoning request for my property at 812 Rhode Island. I have owned this property since 1992 and maintained it as a three unit complex until I began a two year restoration project completed in 2007. Due to the extensive restoration costs required for the 140 year old property I was unable to complete the third unit as planned and had to put that phase on hold for a projected 15 year timeline. I have faithfully adhered to that schedule for 10 of those years and feel this would be a gross injustice to me and frankly the past history of the home to alter my ability to progress forward with this project. Please realize I purchased this home 25 years ago with proper zoning allowing me to plan accordingly and do not see the wisdom of altering it now. I respectfully ask that you maintain my current RM24 zoning.

I would also like to express my opposition to changing the zoning at 816 Rhode Island. The property is adjacent to my property at 812 Rhode Island and I have entered into an agreement to purchase this property after 15 years of negotiating with the owner. The house has sat vacant for 10 years, is in major disrepair and is blighting the neighborhood. It appears it is unrepairable and I would replace it with a new historically accurate project compatible with the current RM24 zoning. I would note that 822 Rhode Island is maintaining its RM24 zoning and I believe 826 Rhode Island is also. It therefore seems logical that 812 and 816 should maintain RM24 as well.

Thank You for this forum to express my concerns.

Brent Morrison
1022 Avalon Rd
Lawrence, KS 66044
785 766-1305
rbmorrison@sunflower.com

From: troutdadd@aol.com
To: [Becky Pepper](#)
Subject: Zoning change....I vote NO!!
Date: Monday, April 24, 2017 6:02:06 AM

I vote NO for the bogus zoning change. If this change is to preserve peoples current use then why are owners who rent 4 bedroom homes to 4 people no longer going to be allowed to continue to do the same? There are real threats to the neighborhood and this zoning change does nothing to address the real threat (gentrification). I understand the anxiety some people feel that they must do something but this is the wrong thing to do. Please just say no to this ineffective, harmful idea. This also goes against the Commissions stated goal of increasing density downtown. Please vote NO to allow this zoning change. Thank you, Jim Slough

From: [Cris Combs](#)
To: [Becky Pepper](#)
Subject: East Lawrence Zoning
Date: Monday, April 24, 2017 9:24:27 AM

City of Lawrence Planning Commission

Attn: Rebecca Pepper

RE: Zoning in East Lawrence in areas north of 9th Street

Ms. Pepper,

My name is Cris Combs and I am the owner of two properties in the 800 block of New York Street in East Lawrence and am writing to support downzoning from RM24 to RS. When I purchased the property at 830 New York in the early 1980's the area was zoned RM2.

My preference is for lower density occupancy, preferably single-family owner occupancy by families with children. Low density rental of single family residences is also fine by me. I would also like to see more green space required and existing trees preserved when possible.

An example of what I do not want is what exists in the Oread neighborhood where students are packed into houses like sardines. One single family residence on our block is occupied by a group of students who require six parking spaces. It is my understanding that the number of renters in the house has likely been influenced by a drastic rent increase from the previous owner to the present one. I have been told by the previous owner that he charged \$900 per month and have heard that the new owner charges \$1500 per month. Same house, no improvements. Previously, the house has been occupied by both families and smaller numbers of students. For me, the issue is density.

Also, the construction of duplex is planned just to the north of the above-mentioned residence. I would prefer the construction of a single-family residence.

If you have any questions please contact me by email.

Thank you.

Yours truly,

Cris Combs

Sent from my iPad

From: [Jan Schaake](#)
To: [Becky Pepper](#)
Subject: East Lawrence rezoning
Date: Monday, April 24, 2017 10:05:50 AM

Jan Schaake

S. Jan Schaake | Clovis Construction Inc. | PO BOX 455, Lawrence, KS 66044 | 785-979-5078

JanSchaake@gmail.com

CONFIDENTIALITY NOTICE: This email message and any attachments are for the sole use of the intended recipient(s) and may contain proprietary, confidential, trade secret or privileged information. Any unauthorized review use, disclosure or distribution is prohibited and may be a violation of law. If you are not the intended recipient or a person responsible for delivering this message to an intended recipient, please contact the sender by reply email and destroy all copies of the original message.

Hi Beccy,

It is a mistake to rezone east Lawrence to RS-5. That zoning will gentrify the neighbor hood. A new zoning classification is needed to Protect and maintain the character of east Lawrence

From: [Victorian Homes](#)
To: [Becky Pepper](#)
Subject: *Corrected email: Against Zoning Change - East Lawrence
Date: Monday, April 24, 2017 10:06:47 AM

Ms. Pepper:

On average 20% of all apartment complexes are unoccupied. By rezoning, downsizing, this neighborhood, it helps push the extras into the apartment complexes that are continually being built.

Neighborhood associations who support downsizing in a neighborhood which has existed before zoning laws existed, do not represent the hardworking Mom and Pop landlords, whose rights are being taken away. Neighborhood associations do not represent groups of people who though not related by "blood" consider themselves a family.

These associations are unwittingly playing into the hands of the big developers they are afraid off. They take their frustrations, and fear of change by hurting the small individual landlords who have not done what they fear.

This down zoning law only benefits the big developers who need more bodies to fill their apartments.

I doubt that my vote matters, but just for the record, I want to express my disapproval of this latest attack on taking away rights of property owners.

Sincerely,

Serina Hearn
732 Connecticut St,
Lawrence, KS. 66046

From: [Denny Ewert](#)
To: [Ardys Ramberg](#)
Cc: [Becky Pepper](#)
Subject: RE: re-zoning in East Lawrence
Date: Monday, April 24, 2017 11:03:17 AM

Thank you for your email.

Ms. Denny Ewert, Administrative Support
dewert@lawrenceks.org
City of Lawrence, Planning & Development Services
6 E 6th Street, Lawrence, KS 66044
office (785)-832-3159 | fax (785)-832-3160
www.lawrenceks.org/pds/

*"Your opinion counts! Customer feedback helps us serve you better. Please tell us how we're doing by completing this short online Customer Satisfaction Survey:
<http://lawrenceks.org/pds/survey/satisfaction>."*

From: Ardys Ramberg [mailto:ramberg.ardys@gmail.com]
Sent: Monday, April 24, 2017 11:02 AM
To: Denny Ewert <dewert@lawrenceks.org>
Subject: re-zoning in East Lawrence

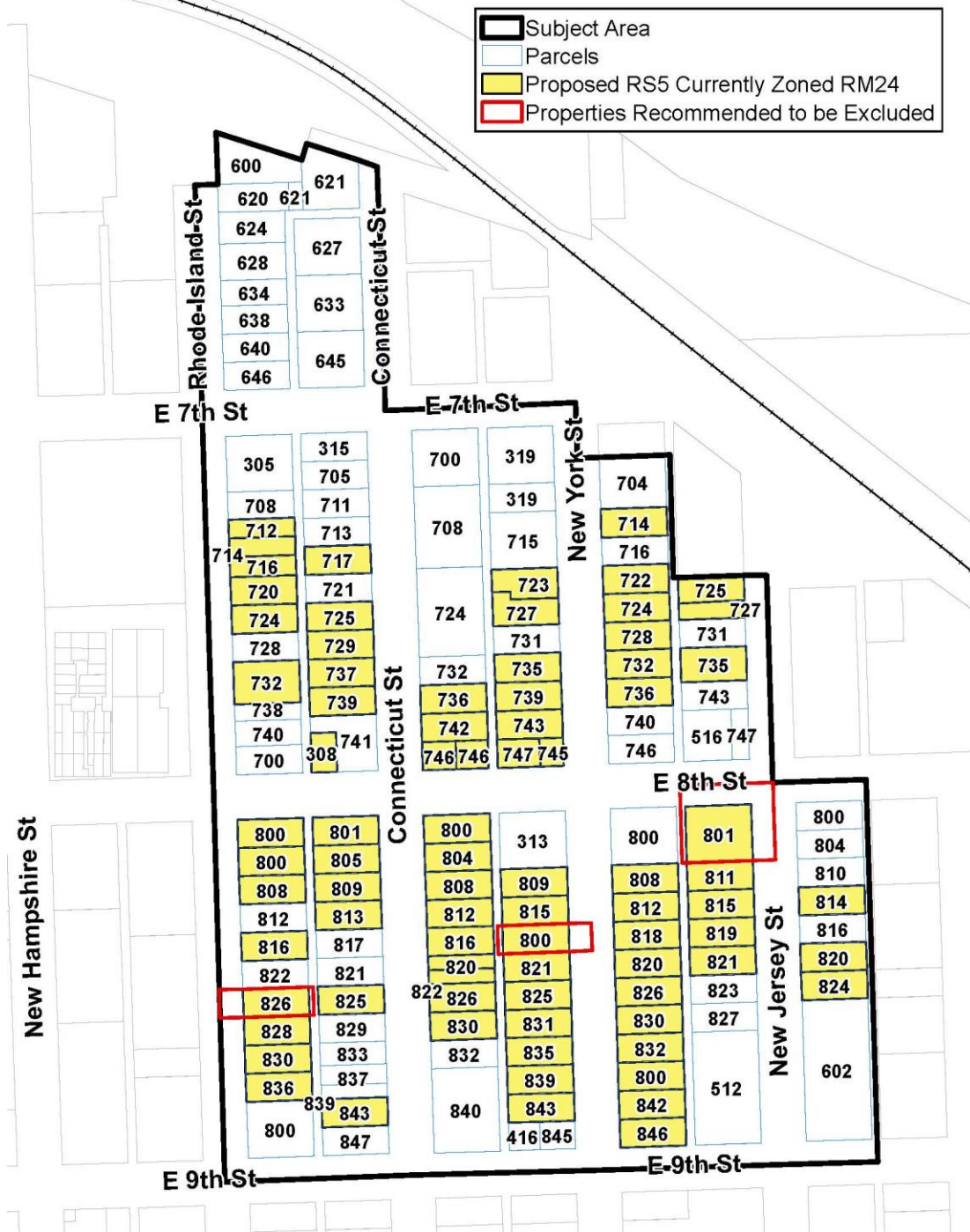
Dear Planners,

I would be remiss to not express my desire for this neighborhood to keep its friendly, family feeling. I strongly feel that single residential zoning is very important for retaining this magnificent community, its school, its old housing. Already downtown seems as if its footprint threatens our homes. Of course we love our downtown, but absolutely, the housing that is here, and so vulnerable will be supported by the proposed zoning change requested by our wonderful neighborhood association. Please do change us to a single family zoning. Thanks! Ardys Ramberg, 812 New York St.

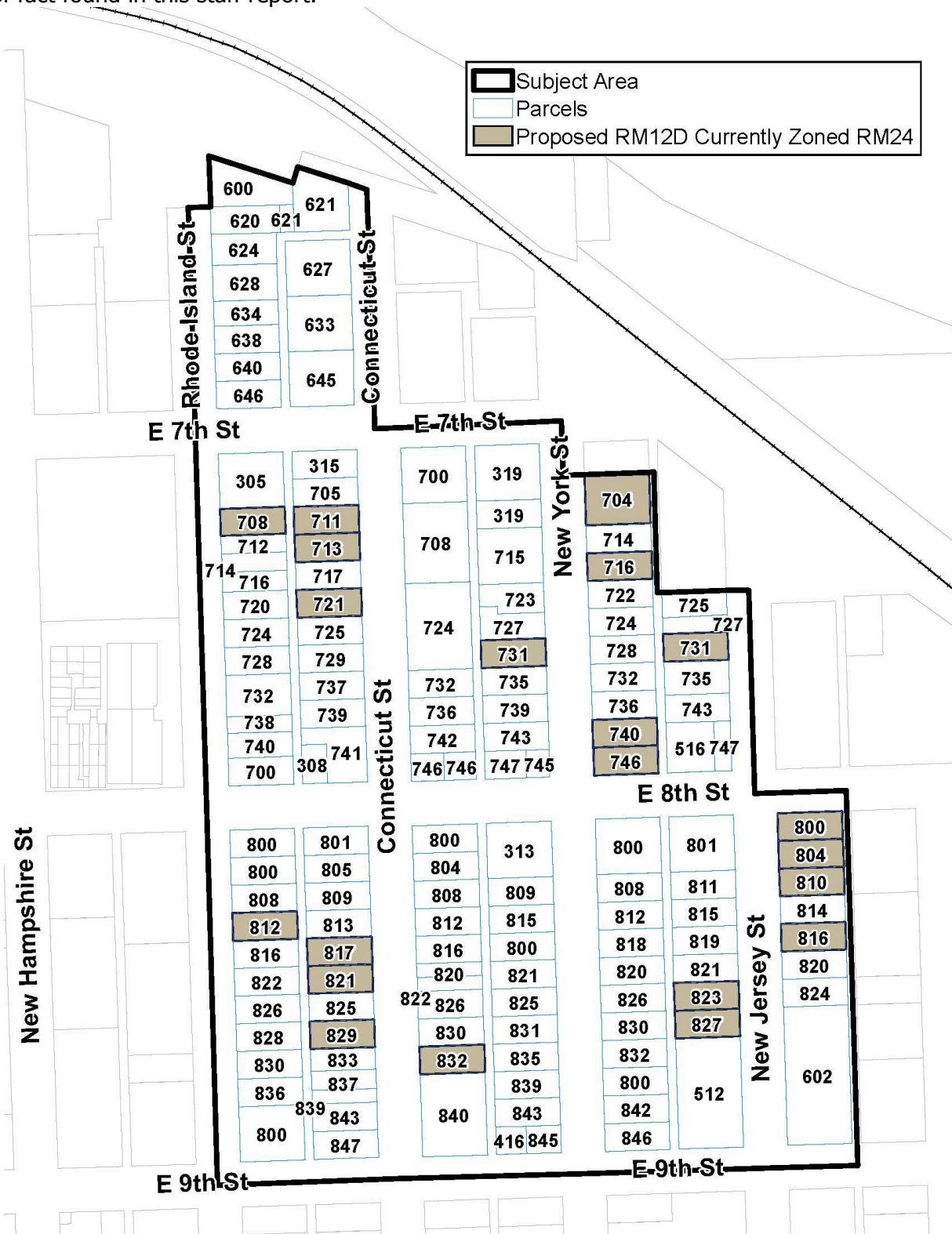
ITEM 1A: Staff recommends approval of the rezoning of 79 properties from RM24 (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.

This recommendation specifically excludes the following 3 properties:

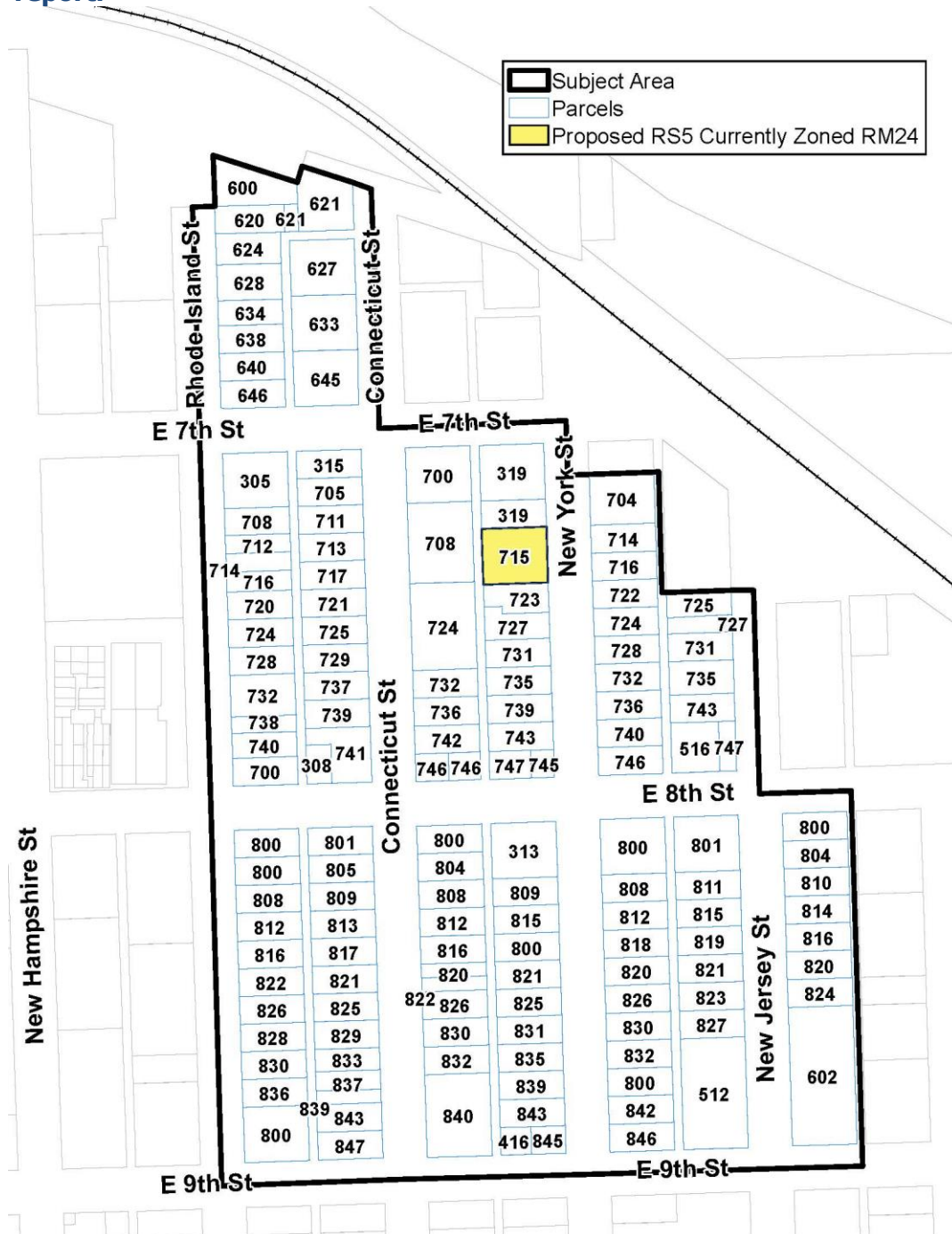
- a. 800 Blk New York Street, Stanley Schaae
- b. 801 New Jersey, Mastercraft Corp
- c. 826 Rhode Island, Slough, James, A.



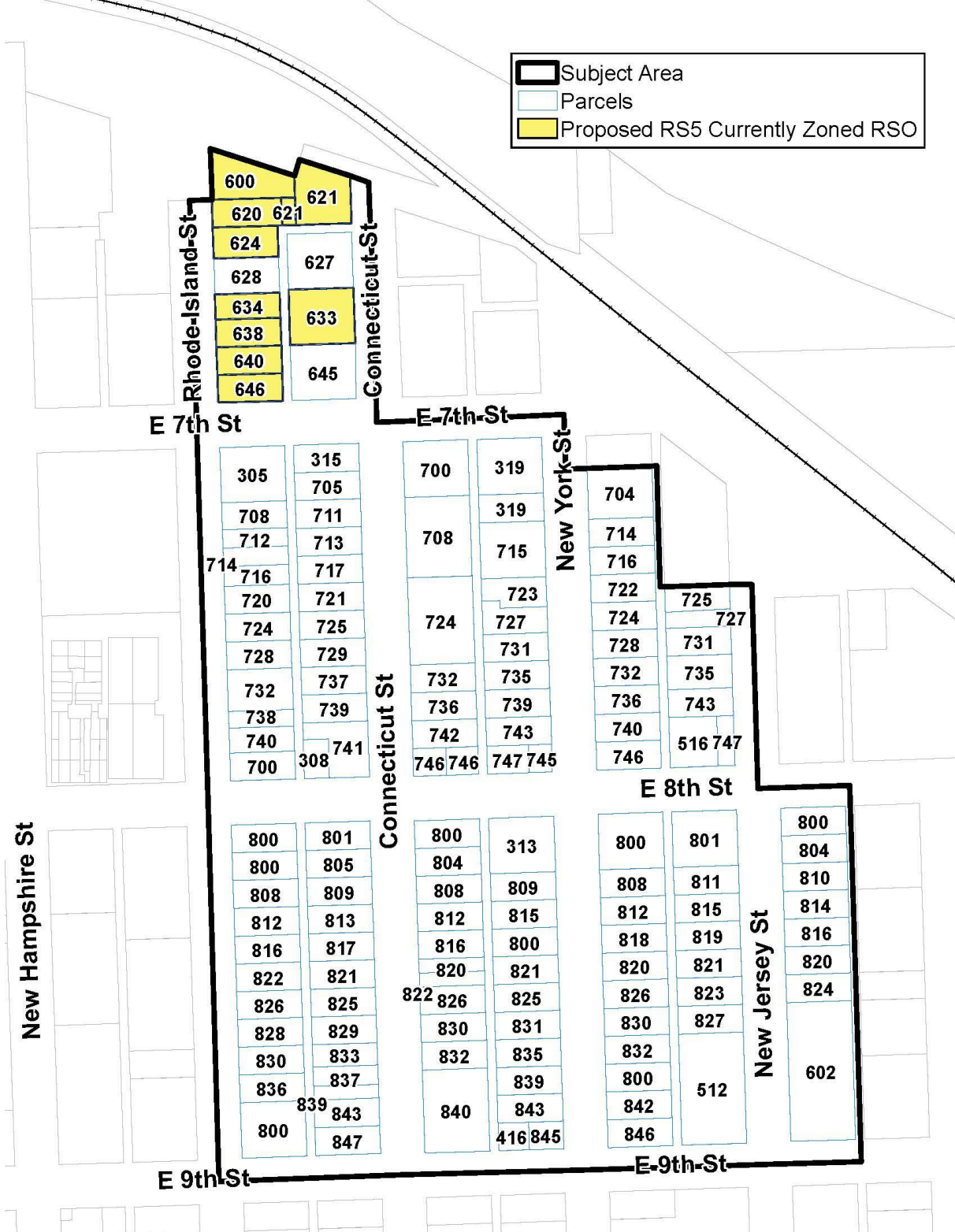
ITEM 1Bi: Staff recommends approval of the rezoning of **22 21** properties from RM24 (Multi-Dwelling Residential) District to RM12D (Multi-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.



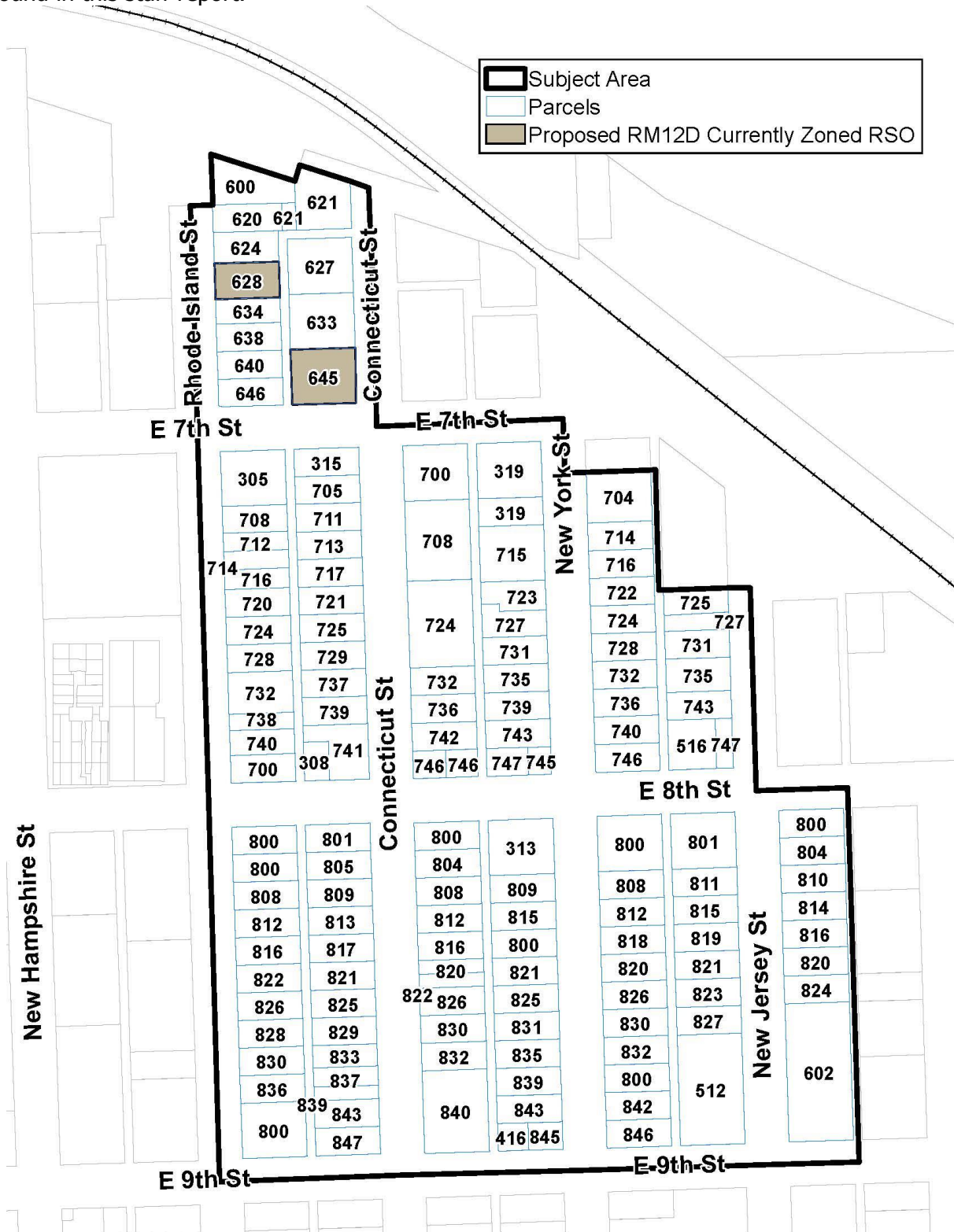
Staff recommends forwarding this item to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.



ITEM 1C: Staff recommends approval of the rezoning of 10 properties from RSO (Single-Dwelling Residential – Office) District to RS5 (Single-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.



ITEM 1D: Staff recommends approval of the rezoning of 2 properties from RSO (Single-Dwelling Residential – Office) District to RM12D (Multi-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.

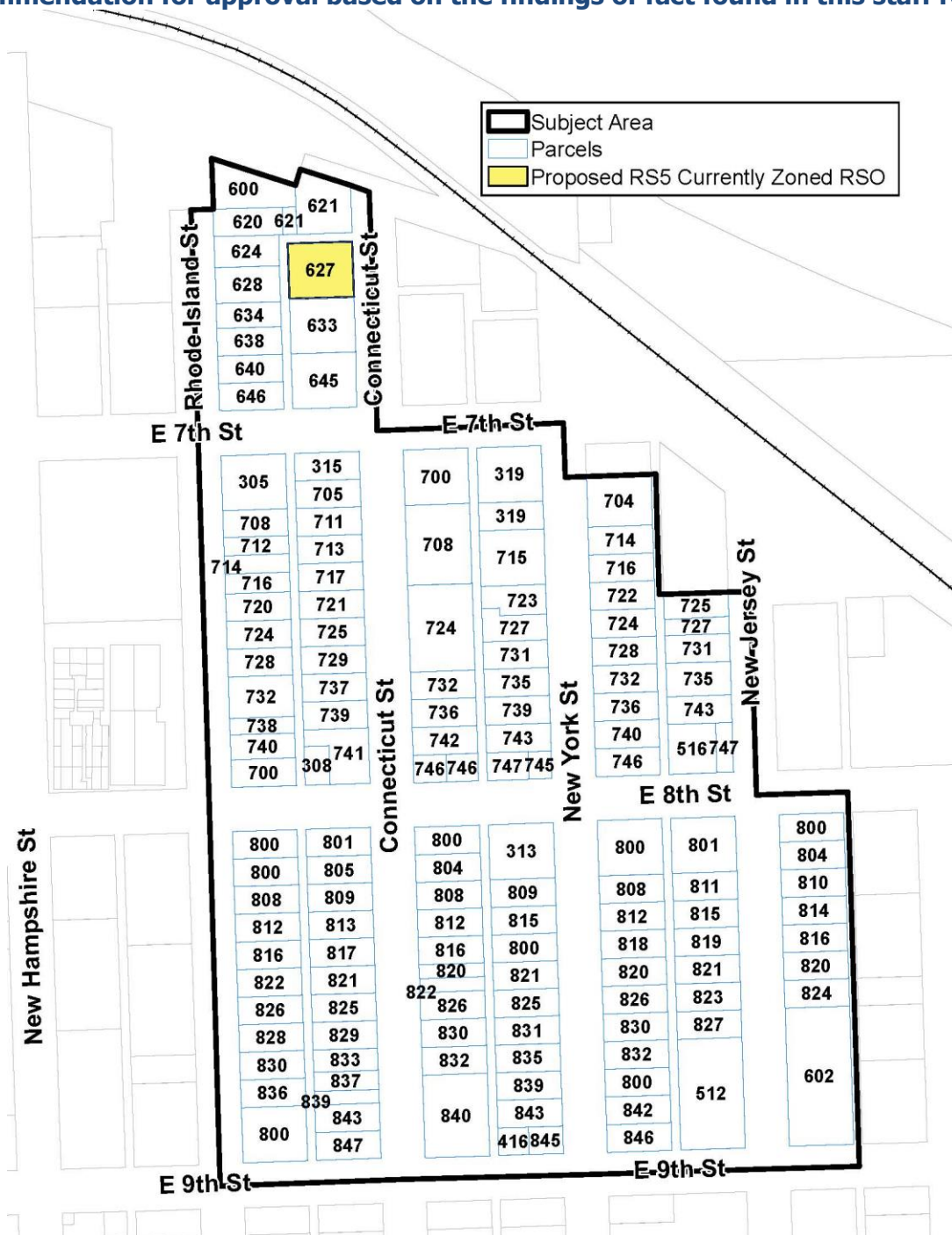


1. ITEM 10E: Staff recommends approval of the rezoning of 1 property, **located at 627 Connecticut Street**, from RSO (Single-Dwelling Residential – Office) District to **RM24 (~~Multi-Dwelling Residential~~) RS5 (Single-Dwelling Residential)** District **based on:**

a. The Lesser Change Table in Section 20-1303(c) of the Development Code, and

b. the conversion of the property to a single-family residence.

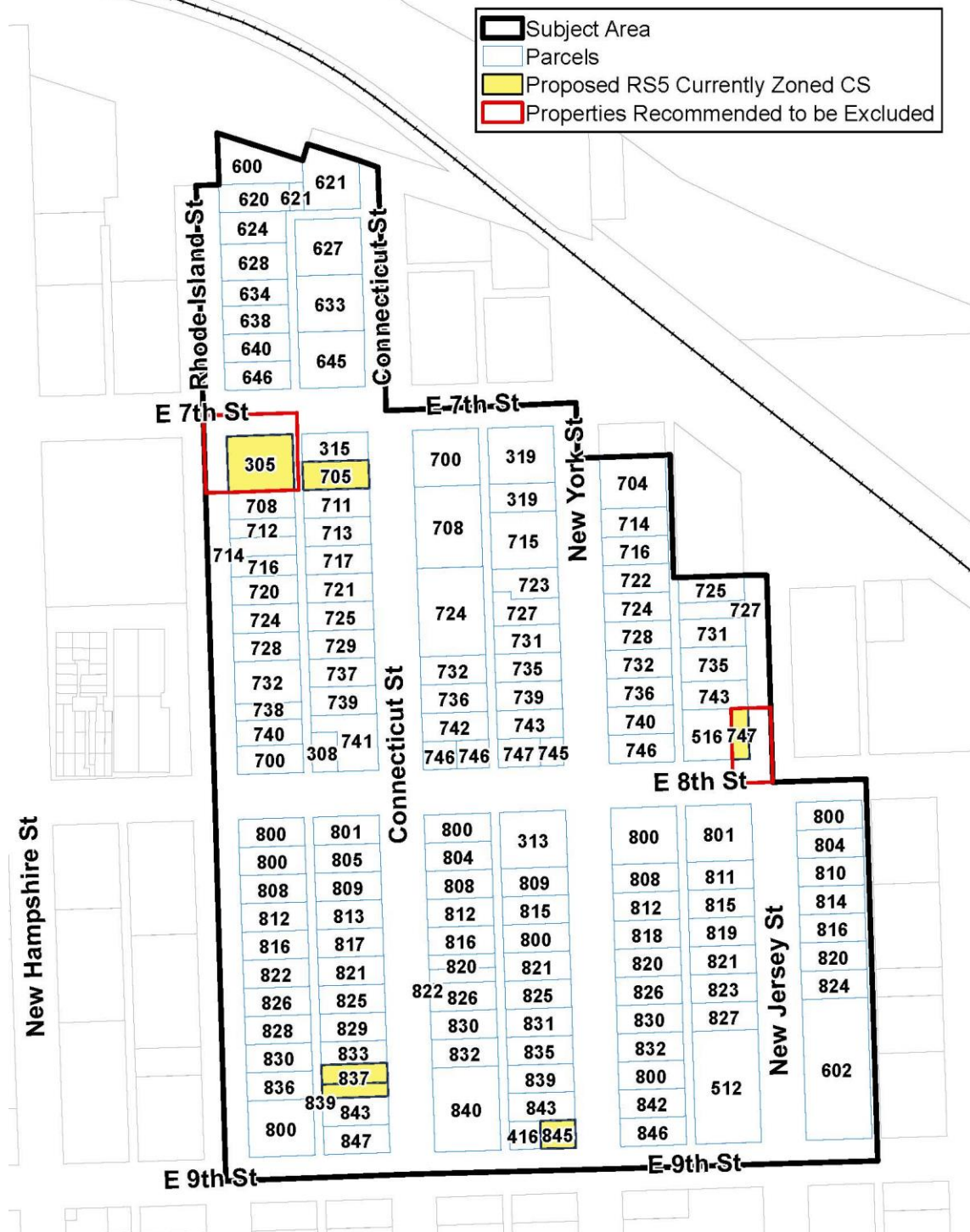
Staff recommends forwarding this item to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.



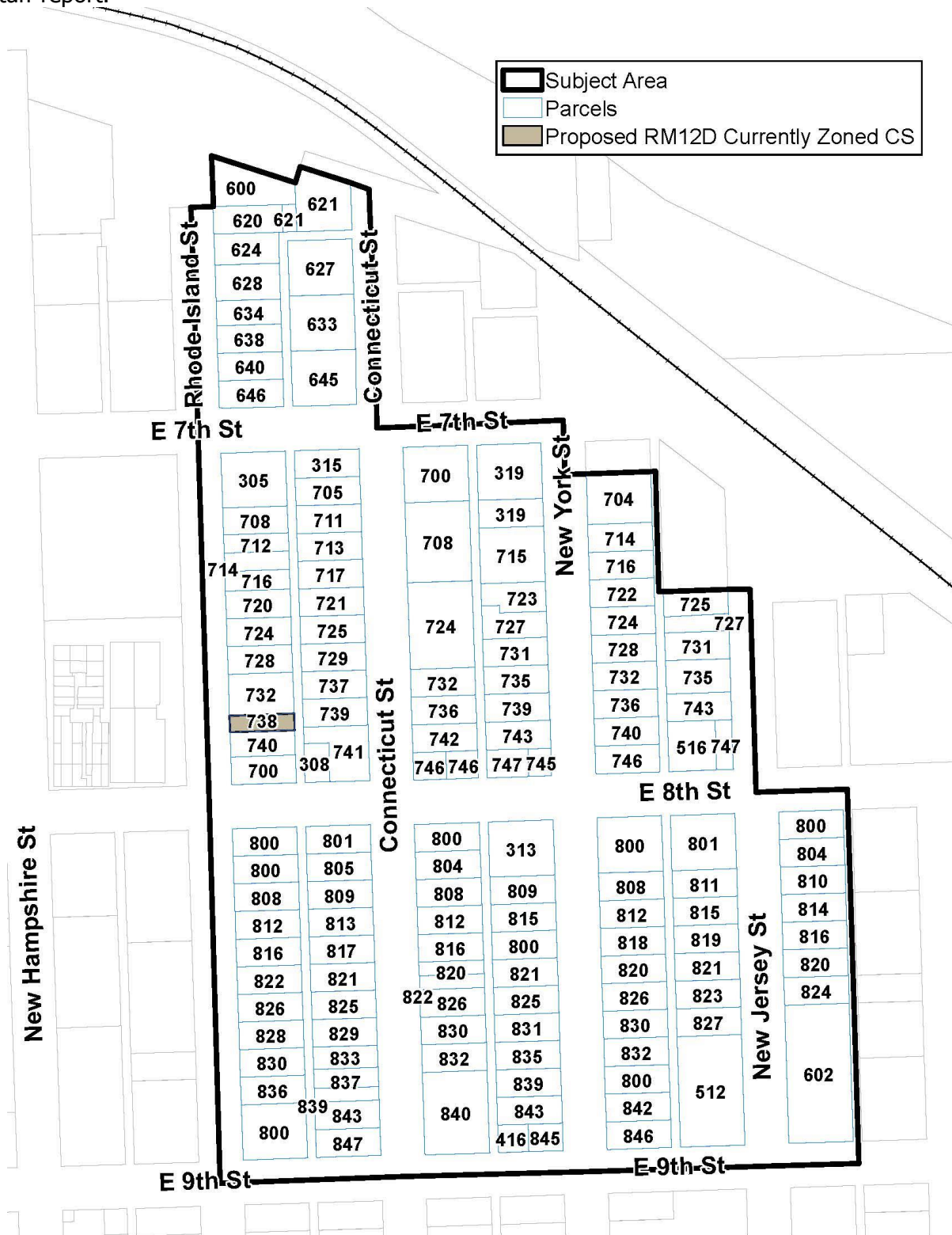
ITEM 1F: Staff recommends approval of the rezoning of 3 properties from CS (Commercial Strip) District to RS5 (Single-Family Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.

This recommendation specifically excludes the following 2 properties:

- a. 305 E 7th Street, Phyllis Payne
- b. 747 New Jersey, Domino LC



ITEM 1G: Staff recommends approval of the rezoning of 1 property from CS (Commercial Strip) District to RM12D (Multi-Dwelling Residential) District and forwarding this item to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.



Attachment C: Public Comment List

Name	Site Address	Zoning		Comments
		Current	Proposed	
Barry Shalinsky	645 CONNECTICUT ST	RSO	RM12D	Would like to retain the RSO zoning for 645 Connecticut. Requested protest petition information.
Timothy Morland	737 CONNECTICUT ST	RM24	RS5	Would not like to be included in the rezoning. Requested protest petition information.
Galen Peak	821 CONNECTICUT ST	RM24	RM12D	Had questions related to how the rezoning would affect property taxes and wanted to know if the rezoning would change the mill levy.
Phyllis Payne	305 E 7TH ST	CS	RS5	Spoke with staff regarding the existing commercial business on the property and about not wanting to be included in the rezoning.
Dwayne Schwada	747 NEW JERSEY ST	RM24	RS5	Spoke with staff regarding the future plans for these properties and not wanting to be included in the rezoning.
	801 NEW JERSEY ST	RM24	RS5	
Todd Foster	708 RHODE ISLAND ST	RM24	RM12D	Does not want to be included in the rezoning because he would like to add an Accessory Dwelling Unit on the property.
James Slough	812 RHODE ISLAND ST	RM24	RM12D	Expressed concerns that the property does not meet the minimum lot area requirement of the RM12D zoning district and how this would affect the ability to rebuild the existing duplex if it were destroyed.
	826 RHODE ISLAND ST	RM24	RS5	Owner informed staff that development process has begun on this property to be developed with a duplex

Memorandum

City of Lawrence

Planning & Development Services

TO: Planning Commission

FROM: Mary Miller, Planning Staff

Date: April 18, 2017

RE: Variance request from requirement to dedicate additional right-of-way width for W 31st Street. The variance was associated with MS-17-00071; Minor Subdivision for Cokeley Addition located in southwest corner of W 31st Street and Ousdahl Road.

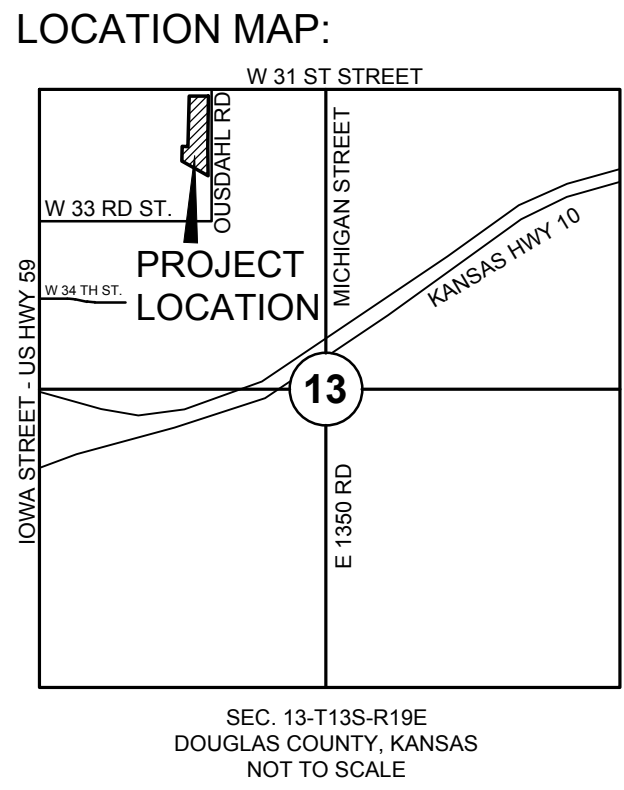
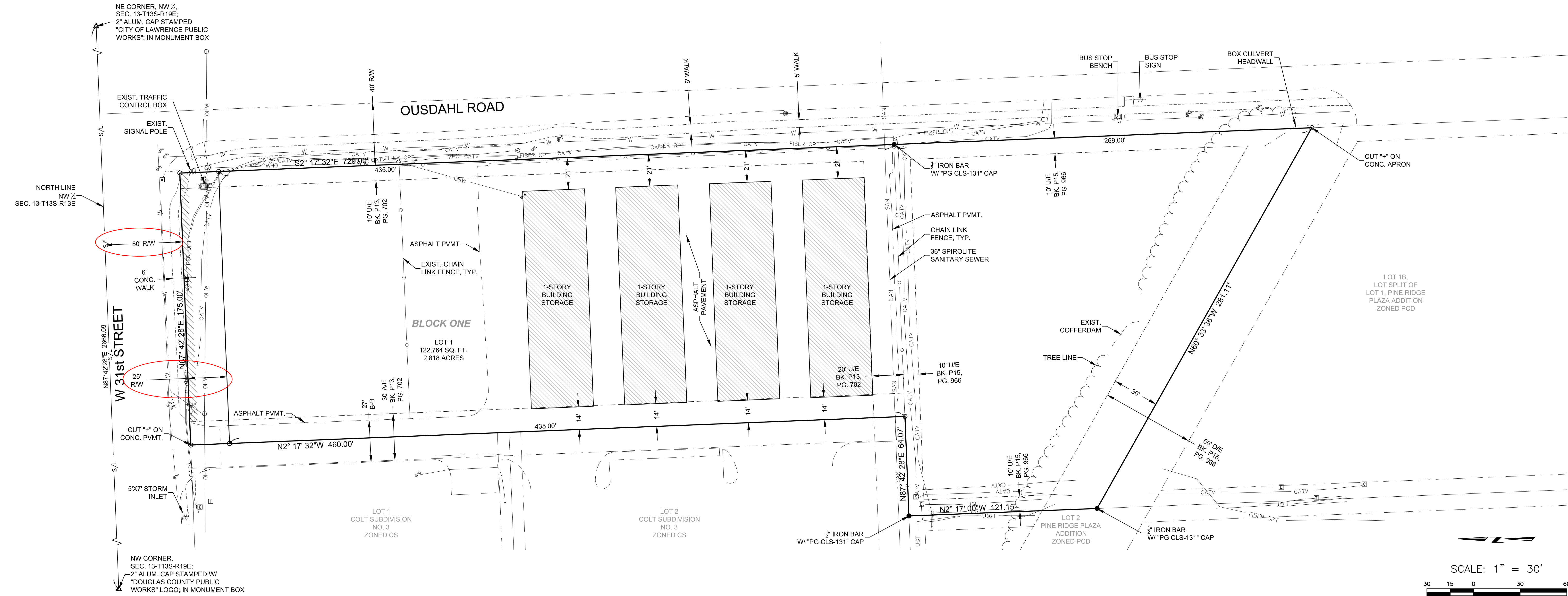
Attachment: Approved Minor Subdivision

The Planning Commission considered the variance request referenced above at their March 15, 2017 meeting. The Commission deferred action on the request, and directed staff and the applicant to look into the possibility of a compromise which would provide the necessary right-of-way while maintaining as much of the lot area for development as possible.

Staff and the applicant met to discuss the project, and the Planning Director noted that a waiver from the setback requirement in the CS District of 25 ft to 10 ft would be appropriate. This reduction would allow the building to be located nearer the new street right-of-way, maintaining as much development area as possible, while obtaining the necessary right-of-way width. Section 20-1305(b)(3)(iv) of the Development Code notes that the Planning Director may waive code requirements only if it can be demonstrated that the intent of the code is fulfilled and if the development project otherwise meets sound site planning principles. The Planning Director determined these criteria were met and the waiver was approved.

The applicant submitted a revised Minor Subdivision showing the full right-of-way width being dedicated for W 31st Street. The Minor Subdivision was administratively approved and is scheduled for the May 9th City Commission agenda for acceptance of dedication of right-of-way.

The request for a variance from the right-of-way width requirement in Section 20-810(d)(e)(5) of the Subdivision Regulations has been withdrawn.



LEGEND:	
	BENCHMARK
	ELECTRICAL BOX
	ELECTRICAL METER
	FIRE HYDRANT
	GUY ANCHOR
	MANHOLE
	SANITARY MANHOLE
	SIGN
	SIGNAL POLE
	STORM MANHOLE
	TELEPHONE BOX
	CABLE TV BOX
	UTILITY POLE
	UTILITY DROP
	WATER VALVE

MONUMENTATION:	
	MONUMENT FOUND AS NOTED
	SET 1/2" x 24" IRON BAR W/ "PS 889" CAP, UNLESS OTHERWISE NOTED
	CATV
	UGT
	UGE
	OHW
	W
	SAN
	FIBER OPT
	S/L
	ACCESS PROHIBITED
	CABLE TV LINE
	CHAIN LINK FENCE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD WIRE
	WATER LINE
	SANITARY SEWER LINE
	PROPERTY LINE
	FIBER OPTIC LINE
	SECTION LINE
	EASEMENT

- NOTES:
- THE BASIS OF BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NORTH.
 - FURTHER DIVISION OR CONSOLIDATION OF ANY LOTS CONTAINED IN THIS MINOR SUBDIVISION/REPLAT IS PROHIBITED, AND SHALL BE PROCESSED AS A MAJOR SUBDIVISION, UNLESS THE ACTION MEETS THE EXPLANATIONS NOTED IN SECTION 20-808(c)(5)(i).
 - STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS IN BOOK _____, PAGE _____. IF STREET TREES DIE, THE PROPERTY OWNER IS RESPONSIBLE FOR REPLANTING TREES WITHIN ONE YEAR. NO TREES ON THE RIGHT-OF-WAY CAN BE REMOVED WITHOUT THE PERMISSION OF THE CITY OF LAWRENCE PARKS DEPARTMENT. TREES WITHIN THE RIGHT-OF-WAY REQUIRE TREE ROOT PROTECTION WITHIN A 10' RADIUS OF THE TREE TRUNK.
 - NO PORTION OF THIS LOT IS LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 167, MAP No. 2004SC0167D, DOUGLAS COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF SEPTEMBER 2, 2015.
 - IN ACCORDANCE WITH SEC. 20-1101(g) OF THE CITY CODE, THE DRAINAGE EASEMENT WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING, BUT NOT LIMITED TO, TREES, SHRUBBERY, BERMS, FENCES AND WALLS). MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN THE MONTH OF FEBRUARY, 2017. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

BRAD C. ZILLIOX, P.S. #889
1310 WAKARUSA DRIVE, SUITE 100
LAWRENCE, KS 66049
(785) 843-7530

PLAT PREPARED FEBRUARY, 2017

LEGAL DESCRIPTION:

LOTS 1 AND 3, COLT SUBDIVISION No. 2 AND LOT 1A OF A LOT SPLIT OF LOT 1, PINE RIDGE PLAZA ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

DEDICATION:

BE IT KNOWN TO ALL MEN THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED AS A MINOR SUBDIVISION UNDER THE NAME OF COKELEY ADDITION AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT.

WILLIAM D. COKELEY
MEMBER, JAYHAWK ACQUISITIONS, LLC

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME WILLIAM D. COKELEY, A MEMBER OF JAYHAWK ACQUISITIONS, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGES THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

LINDA D. BASTYR
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



ENDORSEMENTS:

APPROVED AS A MINOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF LAWRENCE AND THE UNINCORPORATED AREA OF DOUGLAS COUNTY

SCOTT McCULLOUGH
DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

DEDICATION OF RIGHT-OF-WAY ACCEPTED BY
CITY COMMISSION, LAWRENCE, KANSAS

LESLIE SODEN
MAYOR

SHERRI RIEDEMANN
CITY CLERK

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005:

MICHAEL D. KELLY, P.S. #869
DOUGLAS COUNTY SURVEYOR

FILING RECORD:

STATE OF KANSAS
COUNTY OF DOUGLAS

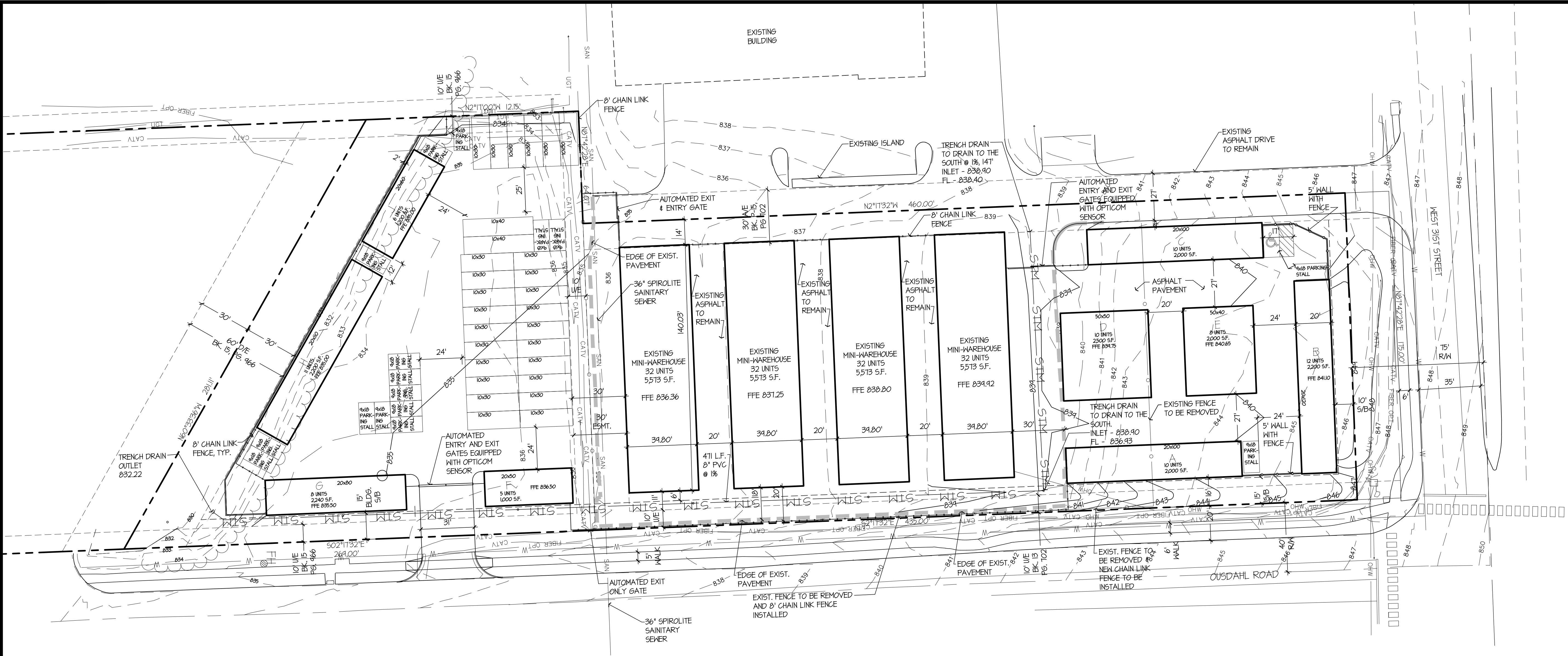
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS ON THIS _____ DAY OF _____, 2017, AND IS DULY RECORDED AT _____ AM/PM, IN PLAT BOOK _____, PAGE _____.

KAY PESNELL
REGISTER OF DEEDS

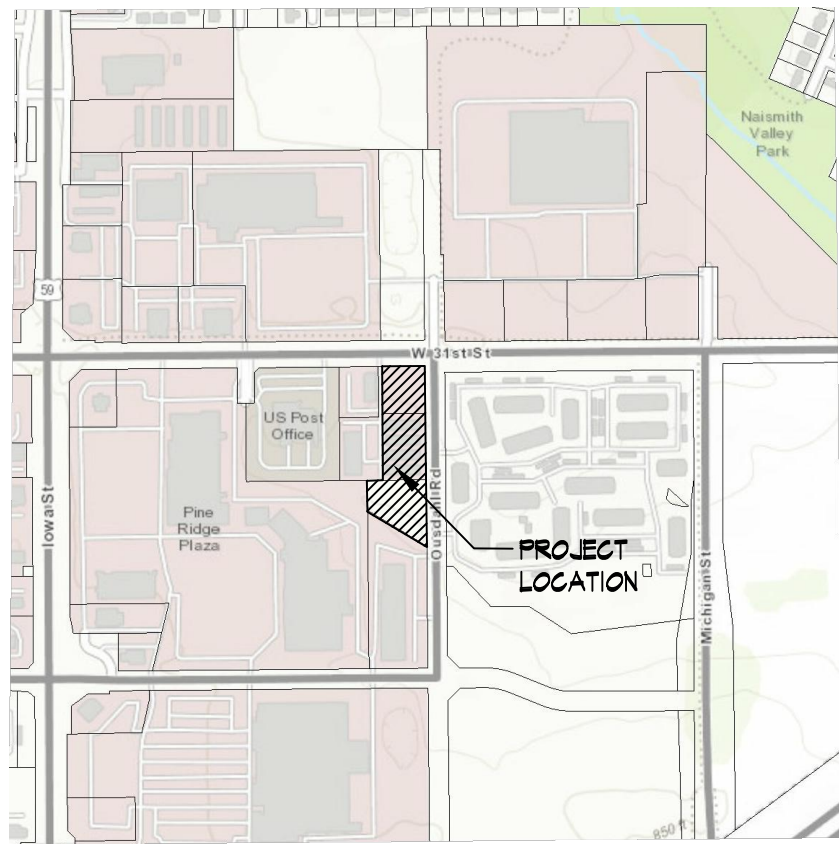
COKELEY ADDITION

A MINOR SUBDIVISION/REPLAT OF LOTS 1 AND 3, COLT SUBDIVISION No. 2 AND LOT 1A OF A LOT SPLIT OF LOT 1, PINE RIDGE PLAZA ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

NW 1/4, SEC. 13-T13S-R19E



LOCATION MAP:



LEGAL DESCRIPTION:

LOT 1, BLOCK ONE, COKELEY ADDITION, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

PROJECT SUMMARY:

- 1) CURRENT ZONING: CS
- 2) CURRENT USE: MINI-WAREHOUSE AND VACANT
- 3) PROPOSED USE: MINI-WAREHOUSE & BOAT AND RV STORAGE

GENERAL NOTES:

- 2) ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1006(b) OF THE DEVELOPMENT CODE.
- 2) ALL ACCESSIBLE SIDEWALK RAMP BY A.D.A. STANDARDS.
- 2) SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
- 2) PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 2) INFORMATION TAKEN FROM AERIAL PHOTOS, AND SURVEY AND COMPLETED BY LANDPLAN ENGINEERING, FEBRUARY 2017.
- 2) 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, RETROFLECTIVITY, AND POSITION.
- 2) 10' BUILDING SETBACK ON THE NORTH PROPERTY LINE HAS BEEN APPROVED BY THE PLANNING DIRECTOR DUE TO DEDICATING 25' OF RIGHT-OF-WAY ON THIS EXISTING SITE.

PARKING INFORMATION:

3) MINI-WAREHOUSE: 4 + 1 PER 25 RENTAL SPACES (40 NEW UNITS + 28 OUTDOOR STORAGE + 128 EXISTING UNITS) = 8 SPACES EXTERIOR STORAGE: PER SCHEDULE G, OUTDOOR STORAGE IS 1 SPACE PER ACRE (22 ACRES)=1 SPACE

3.2	TYPE:	REQUIRED:	PROVIDED:
	REGULAR	0	0
	ACCESSIBLE	1	1
	TOTAL:	1	1

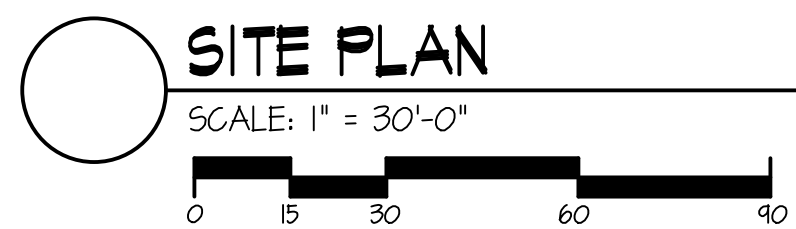
3.3 TYPICAL DIMENSIONS: R' SPACES - 9' X 10'
H' SPACES - 9' X 10' (5' AISLE)

3.4 PAVEMENT: APPROACHES: T" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W.
DRIVES: MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE
PARKING AREAS: MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE

IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE: 1700 W. 31ST STREET

EXISTING CONDITIONS:	SQ. FT.		PROPOSED CONDITIONS:	SQ. FT.	
LAND AREA	122,764	100%	LAND AREA	122,764	100%
BUILDING FOOTPRINT:	22,428	18%	BUILDING FOOTPRINT:	34,121	32%
PAVEMENT AREAS:	26,964	22%	PAVEMENT AREAS:	65,234	53%
TOTAL IMPERVIOUS:	49,391	40%	TOTAL IMPERVIOUS:	104,966	85%
TOTAL PERVIOUS:	73,361	60%	TOTAL PERVIOUS:	17,980	15%



Approved and Released

Case No. _____

Approval Date: _____

Release Date: _____

Planner: _____

_____ of _____ Sheets

Asst./Director: _____

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STORAGE FACILITY
3215 OUSDAHL ROAD
LAWRENCE, KANSAS

PROJECT # 216-190
25 OCTOBER 2016

RELEASE: 1.0 DATE: 3.14.17

SP-1