

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS

WEDNESDAY, OCTOBER 7, 2015

4:00 p.m.

CONSENT AGENDA

- (1) (a) Consider approval of Commission Orders;
(b) Consider approval of annual purchase of crack seal material (Keith Browning)

REGULAR AGENDA

- (2) **SP-15-00415:** A site plan for construction of a 24,000 sq ft industrial building and additional parking for expansion of McFarlane Aviation Manufacturing. The property, Lot 1 Block 1 Vinland Airzone 2nd Plat, is unaddressed but is adjacent to and south of 696 E 1700 Road. Submitted by Hernly Associates, Inc for Land and Sky, LC, property owner of record. Mary Miller is the Planner.
- (3) (a) Consider approval of Accounts Payable (if necessary)
(b) Appointments
 -Board of Construction Codes Appeals (1) position
(c) Public Comment
(d) Miscellaneous
- (4) Adjourn

FRIDAY, OCTOBER 9, 2015

12:00-1:30 p.m. – Planning Commission Orientation Lunch at City Hall, 6 East 6th Street. Two or more Commissioners may attend.

WEDNESDAY, OCTOBER 14, 2015

REGULAR

CUP-13-00281: Extension request for Conditional Use Permit approval and a revised site plan for Public Wholesale Water Supply District #25 water treatment plant on approximately 28 acres northeast of the intersection of N 1500 and E 1750 Roads. The CUP was approved by the Board of County Commissioners at their September 23, 2013 meeting. Mary Miller is the Planner.

WEDNESDAY, OCTOBER 21, 2015

-Discussion of wind energy zoning next steps. (Eileen Horn)

WEDNESDAY, OCTOBER 28, 2015

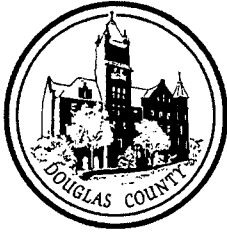
WEDNESDAY, NOVEMBER 4, 2015

WEDNESDAY, NOVEMBER 11, 2015

WEDNESDAY, NOVEMBER 18, 2015

WEDNESDAY, NOVEMBER 25, 2015 – Cancelled

***Note:** The Douglas County Commission meets regularly on Wednesdays at 4:00 P.M. for administrative items and 6:00 P.M. for public items at the Douglas County Courthouse. Specific regular meeting dates that are not listed above have not been cancelled unless specifically noted on this schedule.*



DOUGLAS COUNTY PUBLIC WORKS

3755 E. 25th Street
Lawrence, KS 66046
(785) 832-5293 Fax (785) 842-1201
dgcopubw@douglascountyks.org
www.douglascountyks.org

Keith A. Browning, P.E.

MEMORANDUM

TO : Board of County Commissioners

FROM : Keith A. Browning, P.E., Director of Public Works/County Engineer /*KB*
Doug Stephens, Operations Division Manager

DATE : September 29, 2015

RE : Annual purchase of crack seal material

We received a quote from PMSI (Paving Maintenance Supply, Inc.) to furnish Douglas County 56,300 pounds of crack seal material at \$0.55/pound. This is a routine purchase that is done annually. We have tried several other materials over the last 20 years and found this material to be the most durable, easiest to apply and allows us to turn traffic over faster. Sealing cracks is one of the most important preventative maintenance techniques used by Public Works on hard surfaced roads.

Sufficient funds are available in Road and Bridge Fund 501 Line Item 75015.

Action Required: Consent agenda approval for Public Works to purchase 56,300 pounds of crack seal material at \$0.55/pound (Total \$30,965.00).

September 28, 2015

SP-15-00415: A site plan for construction of a 24,000 sq ft industrial building and additional parking for expansion of McFarlane Aviation Manufacturing. The property, Lot 1 Block 1 Vinland Airzone 2nd Plat, is unaddressed but is adjacent to and south of 696 E 1700 Road. Submitted by Hernly Associates, Inc for Land and Sky, LC, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the above-described Site Plan based on the findings listed in this staff report.

ASSOCIATED CASES

- SP-08-71-08, site plan for addition of storage building and parking for McFarlane Aviation at 696 E 1700 Road. This site plan documents the existing conditions on this portion of the McFarlane Aviation Manufacturing property. Approved by the Board of County Commissioners on September 15, 2008.
- SP-3-16-11; site plan for expansion of McFarlane Aviation Manufacturing into the platted lot to the south of 696 E 1700 Road. This site plan included buildings for future expansion, for context. Approved by the Board of County Commissioners on May 19, 2011.

KEY POINTS

- Proposed building is for expansion of the existing business. With the expansion, the total number of employees is expected to increase to approximately 95 when the new building is fully utilized.
- Exterior storage is not proposed with this application.
- The property is zoned for industrial uses and has been platted.

OTHER ACTION REQUIRED

- Submittal of 1 paper copy and one PDF copy of the approved site plan for release to County Zoning and Codes Office for building permits.
- Submittal of building plans to the Zoning and Codes for building permit. A building permit must be obtained prior to any construction.
- Work with the Lawrence-Douglas County Health Department to correctly size the new septic system.

ATTACHMENTS

- Previously approved site plans, SP-08-71-08 and SP-3-16-11, for the facility.

COMMUNICATIONS RECEIVED

1. None received prior to publication of this staff report.

GENERAL INFORMATION

Current Zoning and Land Use:

I-1 (County-Limited Industrial) District. Existing business, *Manufacturing*, and associated parking.

Surrounding Zoning and Land Use:

To the north:

I-1 (County-Limited Industrial) and A (County-Agricultural) Districts; Existing residence and aviation-related business. Hangers are also located on the lot to the north and make-up what is commonly referred to as the Vinland Airport.

To the west and south:

A (County-Agricultural) District; Agriculture and Rural Residences.

To the east: existing airstrip for the manufacturing business and Vinland Airport with the unincorporated town of Vinland to the east of the airstrip.
(Figure 1)

Legal Description:

Lot 1, Block One, Vinland Airzone 2nd Plat

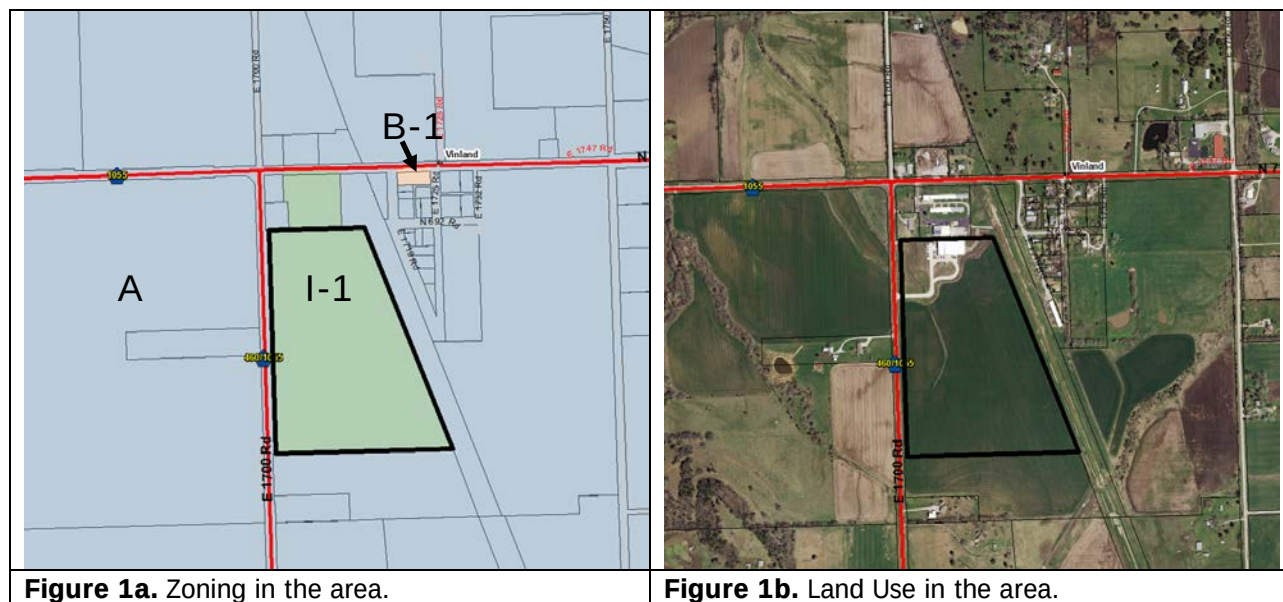


Figure 1a. Zoning in the area.

Figure 1b. Land Use in the area.

SITE SUMMARY		
	Existing	Proposed
Land Area :	39.64 acres	39.64
Building	24,000 sq ft	48,240 sq ft
Total Impervious Area:	70,016 sq ft	96,058 sq ft
Total Pervious Area:	38.03 acres	37.44 acres

STAFF REVIEW

The property is located in the southeast quadrant of the intersection of N 700 Road and E 1700 Road / County Route 460/1055. The property was rezoned to I-1 and platted in 2011. Several site plans have been approved for the business, McFarlane Aviation, with the earliest one being

approved in 1996. As the business has grown, additional site plans have been submitted for expansion of the facility. The most recently approved site plan, SP-3-16-11, was for the construction of a 24,000 sq ft building and parking on the subject property. This site plan also showed future additions conceptually. This site plan is very similar to the previous site plan, except that the new buildings have been ‘flipped’ with the larger building now being to the north.

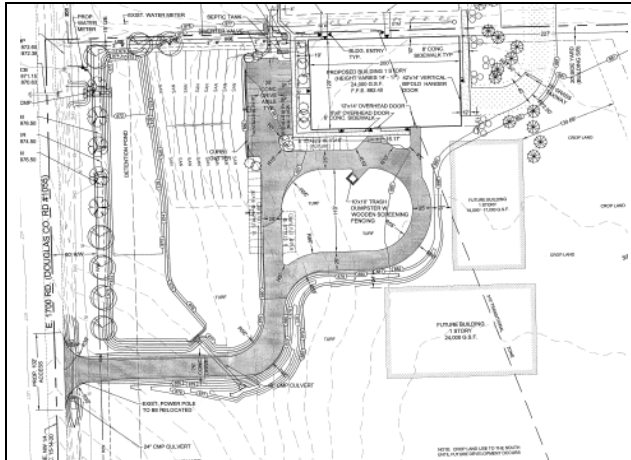


Figure 2a. Development approved with SP-3-16-11, showing future buildings in gray.

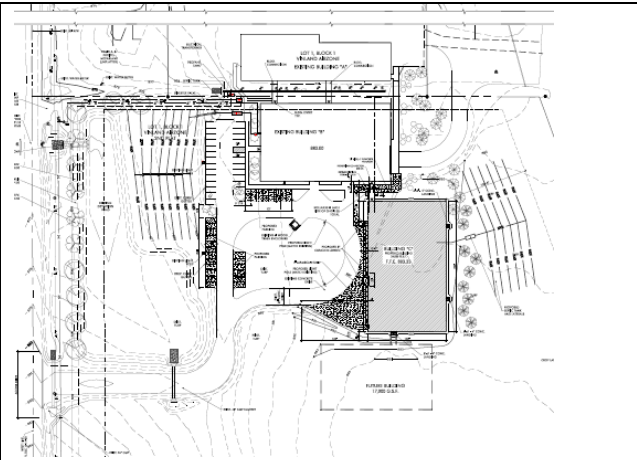


Figure 2b. Development proposed with subject site plan.

SUMMARY OF REQUEST

This site plan is for the addition of a 24,000 sq ft industrial building to accommodate the expansion of McFarlane Aviation, a light aircraft parts manufacturing business. This building will be connected to the existing building with a breezeway. The business currently employs 59 full-time and 4 part-time employees. They expect to have to add approximately 36 employees when the new building is fully utilized. Parking which had been shown conceptually on the previously approved site plan will be developed with this project.

PARKING SUMMARY –

Use	Parking Requirements	Spaces required	Spaces Provided
Manufacturing or industrial establishment.	1 per 2 employees on maximum working shift. Plus space for vehicles used in business.	95 employees=48 spaces No vehicles used in the business	50 spaces

The Zoning Regulations require 2 ADA accessible parking spaces for parking areas with between 26 and 50 parking spaces. Two ADA spaces were installed with the construction of the principal building in 2011.

The site plan shows an expanded parking lot. Currently 24 parking spaces are provided on the site. An additional 26 spaces are added with this site plan in the location noted for future parking in the previously approved plan.

Findings

Per Section 12-319A-5, staff shall first find that the following criteria have been met:

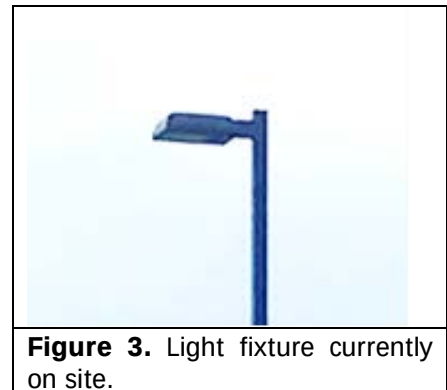
1. The proposed use is permitted in the district in which the property is located;

This property is zoned I-1 (Limited Industrial) District. The existing use, *Manufacturing*, is an allowed use in the I-1 District. The use is being expanded with this site plan but no change in use is proposed.

2. The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;

The arrangement of buildings and parking was conceptually approved with the previous site plan. The building will face west to E 1700 Road and evergreens will be planted along the east side of the building to provide a buffer for the houses and businesses in Vinland to the east.

One additional parking lot light is proposed with this expansion. The site plan notes it will be the same as the existing lights. (Figure 3) The proposed, and existing, light fixtures are located on 25 ft tall poles and utilize full cut-off shields which direct light downward and minimize off-site impacts or glare.



The Lawrence-Douglas County Health Department indicated that the septic system location shown on the plan was acceptable but that the applicant should work with them on determining the appropriate size.

3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;

Vehicular access to this site is provided through an existing access drive on E 1700 Road / County Route 460/1055. Access to E 1700 Road / County Route 460/1055 is limited to two access points by access restrictions applied with the plat. The circular drive providing vehicular access to both buildings was installed with the previous site plan. The traffic circulation on the site is safe, efficient, and convenient.

4. The site plan provides for the safe movement of pedestrians within the site;

Given the manufacturing nature of the use, pedestrian traffic is not anticipated within the site.

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

The Zoning Regulations do not specify an amount of landscape material (trees and shrubs) required for a specific use. The original site was developed with trees along the public right-

of-way (E 1700 Road / County Route 460/1055). The parking area is within the interior of the site and will be screened from the road with the trees along the right-of-way. Evergreen trees will be planted on the east side of Building C to provide a screening/buffer for the residences to the east. A 4 ft wide landscape strip to be provided on the west, entry side of the building will be planted with lilac bushes.

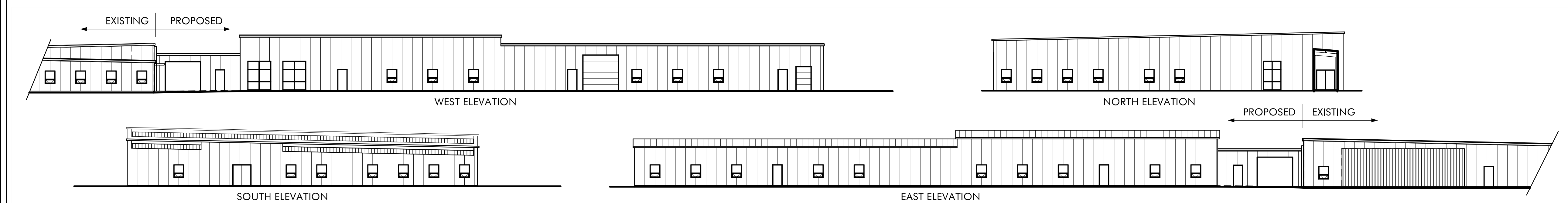
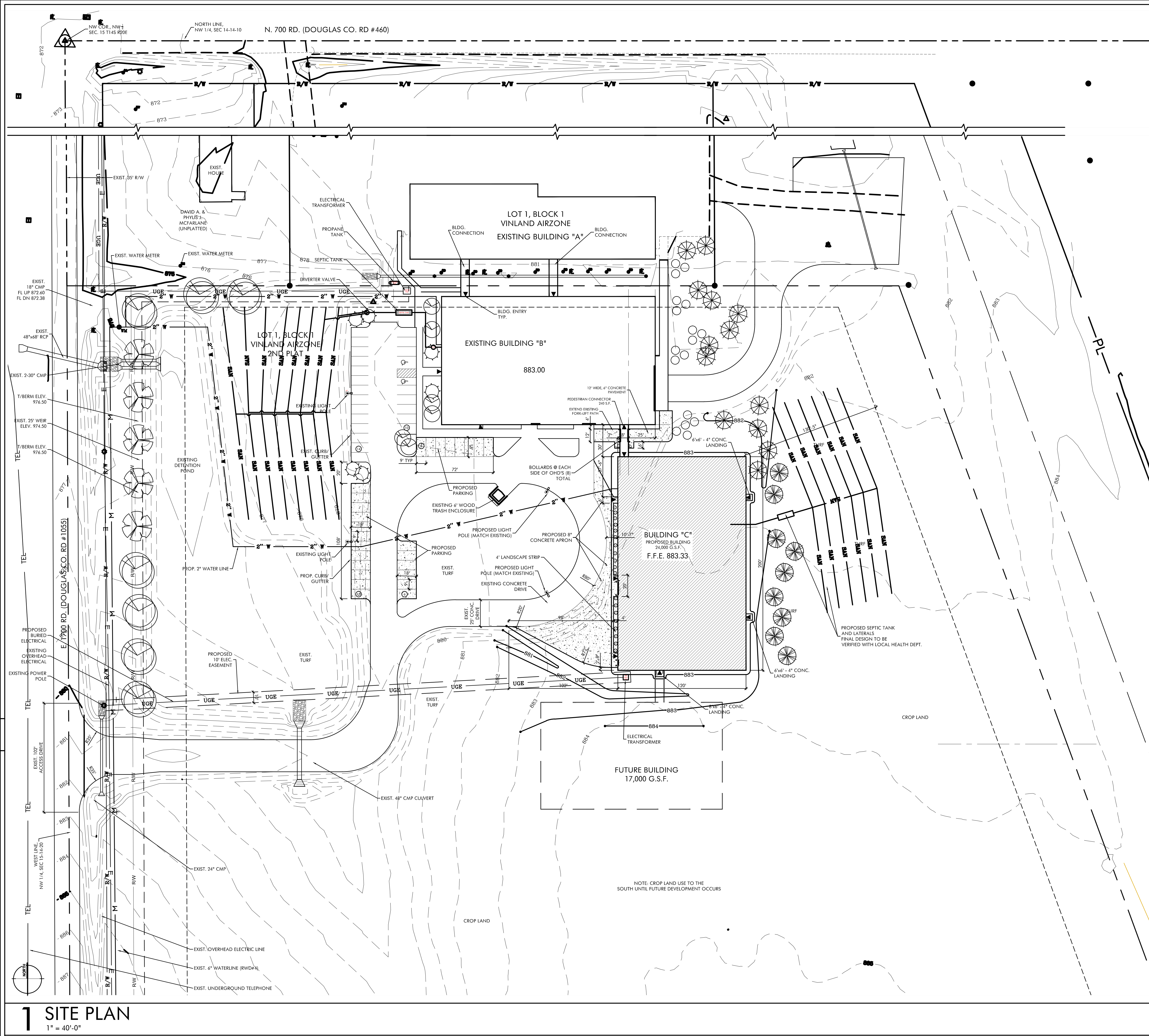
The existing and proposed landscaping will result in a development that is in harmony with adjacent land uses and will provide a pleasing appearance to the public.

6. All outdoor trash areas are screened

No change is being proposed to the existing trash enclosure which is screened with a 6 ft tall wood enclosure.

Conclusion

This application has been reviewed in accordance with the County Zoning Regulations. The proposed development complies with the standards listed in the Regulations.



2 ELEVATIONS
1" = 20'-0"

APPLICANT:
McFarlane Aviation
696 E. 1700 ROAD
Baldwin City, KS 66006

PROPERTY OWNER:
Land and Sky LC
694 E. 1700 Road
Baldwin City, KS 66006

ARCHITECT:
Hernly Associates, Inc.
920 Massachusetts St.
Suite 2
Lawrence, KS 66044

PROJECT DESCRIPTION:
McFarlane Aviation is engaged in the manufacture of replacement small aircraft parts. This project will add a single story storage and manufacturing building and 26 parking spaces.

LEGAL DESCRIPTION:
Lot One, Block One, Vinland Airzone, Second Plat

ZONING:
I-1

PARKING SPACES REQUIRED:
1 spc / 2 employees = 50 / 2 = 25 spcs

PARKING SPACES PROVIDED:
Existing Parking = 24 spcs.
Proposed Parking = 26 spcs.
Total Parking = 50 spcs.

HC PARKING REQUIRED:
2 HC space for 26-50 provided spaces
(2) spaces are provided

FENCE:
Exist. Trash dumpster enclosure is 6' tall and constructed of wood.

SITE LIGHTING:
PROPOSED:
(2) 25' Pole light with 78 W. LED shielded box-type fixture.

EXTERIOR STORAGE:
No proposed exterior storage is included in this project.

SITE SUMMARY:

EXISTING CONDITIONS	AREA (SF)
TOTAL BUILDING	24,000
TOTAL PAVEMENT	37,498
TOTAL IMPERVIOUS	70,016
TOTAL PERVIOUS	1,656,879
TOTAL PROPERTY	1,726,895

PROPOSED CONDITIONS

AREA (SF)	
TOTAL BUILDING	48,000
TOTAL PAVEMENT	48,058
TOTAL IMPERVIOUS	96,058
TOTAL PERVIOUS	1,630,837
TOTAL PROPERTY	1,726,895

ADA NOTE
This site plan has been designed within reasonable professional efforts to comply with the provisions of The Americans With Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities, Appendix A to 28 CFR Part 36. No warranty is given that this site complies with all interpretations of said provisions.

Approved and Released

Case No. _____
Approval Date: _____
Release Date: _____
Planner: _____ of _____ Sheets
Asst./Director: _____

City of Lawrence
Douglas County
Planning & Development Services

LOCATION MAP

SITE KEY MAP
NOT TO SCALE

SITE DATA

Plant Schedule

SPECIES	QTY	SPECIES	SIZE	COND	SPACING
DECIDUOUS TREES					
9	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	4'-6" HT.	PROPOSED B&B		VARIES
19	SYRINGA VULGARIS COMMON LILAC	36" SPREAD	PROPOSED B&B		VARIES
5	QUERCUS PHELLLOS WILLOW OAK	MIN. 3" CAL	EXISTING		40' O.C.
7	TAXODIUM DISTICHUM BALD CYPRESS	MIN. 3" CAL	EXISTING		40' O.C.
8	FRAXINUS ASH	MIN. 3" CAL	EXISTING		VARIES
6	ACER RUBRUM RED MAPLE	MIN. 3" CAL	EXISTING		VARIES
17	SYRINGA VULGARIS COMMON LILAC	38" SPREAD	EXISTING		VARIES
13	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	4'-6" HT.	EXISTING		VARIES

LANDSCAPING NOTES

SITE DETAILS

BOLLARD DETAIL

TYPE I CONCRETE CURB & GUTTER

McFARLANE AVIATION
696 E. 1700 ROAD
BALDWIN CITY, KANSAS

Hernly ASSOCIATES

920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

SITE PLAN

Date: 2015/08/13
Drawn by: MMYERS
Checked by: _____
Revisions: 2015/04/10

C1.0