

1 Riverfront Plaza, Suite 320, P.O. Box 708, Lawrence, KS 66044 (785) 832-7700 Fax (785) 832-3110 http://www.lawrenceks.org/pds/

General Rezoning (Map Amendment) Submittal Requirements

* Application Form

A complete Application Form, in both print and electronic formats, on disc.

- Page 1 Owner, Applicant, and Property information
- Page 2 Description and details of proposal
- Page 3 Description and details/signature page

* Attachments Required

Owner Authorization Form **if** applicant is not the legal owner of the property.

Legal description of property in print and electronic format (MS Word).

Conceptual Plan and data necessary to determine if proposed rezoning is in conformance with the Comprehensive Plan.

General Location Map that shows the location of the property in relation to at least one intersection of two streets shown as collector or arterial streets on the City's Major Thoroughfares Map.

Property Owner List certified by the County Clerk of all property owners within the notification area of the subject property.

Property Ownership List Certification

Sign Posting Affidavit submitted at least 7 days before the public hearing, sign must be posted at least 20 days before public hearing Page 13 of this packet)

Other

Payment of review fee. (Make check payable to the City of Lawrence.)

Drawings and data necessary to demonstrate that the proposed amendment is in general conformance with the Comprehensive Plan and that the public necessity and convenience; and general welfare require the adoption of the proposed amendment.

PD, Planned Development Overlay Districts shall only be processed concurrently with a Preliminary Development Plan application. Therefore, in the case of a Planned District rezoning, a Preliminary Development Plan application is required.



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ZONING MAP AMENDMENT

APPLICATION

Pre-Application Meeting required minimum 7 days before submission Planner _____ Date _____ Fee_____ *Fees vary, contact office

OWNER INFORMATION

Name(s) Boys & Girls Club of Lawrence		
Contact Allison Vance Moore		
Address <u>Colliers International – 805 New Hampshire, Su</u>	iite C	
City Lawrence	StateKS	ZIP66044
Phone (785) 865-3924	Fax ()	
E-mail <u>Allison.Moore@colliers.com</u>	Mobile/Pager ()

APPLICANT/AGENT INFORMATION

Contact Jade M. Brown	
Company 912 Group LLC	
Address 912 Tennessee Street	
City_Lawrence	State <u>KS</u> ZIP <u>66044</u>
Phone (<u>785</u>) <u>749-7475</u>	Fax ()
E-mailjbrown@mammothlive.com	Mobile/Pager (785) 979-7717
Pre-Application Meeting Date <u>April 8, 2019</u>	Planner <u>Mary Miller</u>

PROPERTY INFORMATION

Present Zoning District RS7	Proposed Zoning District RSO or RMO
Present Land Use Not for profit teen center	Proposed Land Use Office
Legal Description (may be attached)	DD LT 1 1.79A, in Douglas County, Kansas
commonly known as 1520 Haskell Avenue, co	ntaining approximately 6,054 square feet
Address of Property 1520 Haskell, Lawrence, K	5
Total Site Area <u>78,408 sq.ft.</u>	



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Number and Description of Existing Improvements or Structures

One (1) large building

Building Permit	Subdivision Plat	Special Use Permit	X Zoning Change
Variance	Other (specify)		·

Please indicate the reason for requesting rezoning. (Attach additional sheets if needed.)

To allow for Office Use.

In reviewing and making decisions on proposed zoning map amendments, the Planning Commission and the City Commission are required consider the following criteria. The Development Code places the burden on the applicant to show that an application complies with such criteria. Please respond to the following criteria to the best of your knowledge. (Attach additional sheets if needed.)

1. How does the request conform with the Comprehensive Plan, Horizon 2020?

<u>The property exists within a mixed-use corridor of Haskell Avenue.</u> The requested re-zoning will not change the existing or underlying nature of the property, but allow for formal office use consistent with the properties existing structures and use. As such, we feel that the re-zoning would conform with the intent of Comprehensive Plan, Horizon 2020.

2. To what extent will approving the rezoning detrimentally affect nearby properties?

Approving the rezoning will not detrimentally affect nearby properties.

3. Describe the character of the neighborhood.

Single and multi-family residential with nearby Office & Commercial.

Application Form Revised 8/7/2015 Page 4 of 12



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4. What is the suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations?

Limited. The building has limited use absent re-zoning or special use permit.

5. What is the length of time the subject property has remained vacant as zoned.

October 2018 - present

6. What is the gain, if any, to the public health, safety, and welfare if this application were approved as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application?

Current zoning poses a hardship to landowner's ability to sell the property.

Potential buyer could relocate 20+ jobs out of Lawrence, should site fail to be rezoned.

SIGNATURE

I/We, the undersigned am/are the (owner(s)), (duly authorized agent)) (Circle One) of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for rezoning as indicated above.

Signat

ure(s):	Date _	04/22/2019
2	Date _	

Date

Application Form Revised 8/7/2015



OWNER AUTHORIZATION

I/WE

hereby referred to as the "Undersigned", being of lawful age, do hereby on this _____ day of _____, 20 ___, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize

(Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding ______ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation of partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20 ____,

by _____

My Commission Expires:

Notary Public

1 Riverfront Plaza, Suite 320, P.O. Box 708, Lawrence, KS 66044 (785) 832-7700 Fax (785) 832-3110 http://www.lawrenceks.org/pds/

OWNER AUTHORIZATION

I/WE	Bou	13	+	Girls	Clu	lb c	Æ	Lav	nre	nci	e,		
hereby	referred t	d as	the	"Unders	igned",	being	of	lawful	age,	do	hereby	on	this
22	day of	Apr	11	, 20 <u>)</u> , r	make th	e follow	wing	staten	nents	to w	/it:		

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Mammoth Two

(Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 1520 Haskell (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation of partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Colby Wilson-CEO

STATE OF KANSAS COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this <u>*LL*</u> day of fonil , 2019,

mm

My Commission Expires:



Notary Public

Owner Authorization 4/22/2019

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I.O.O.F. ADD LT 1 1.79A, in Douglas County, Kansas commonly known as 1520 Haskell Avenue, containing approximately 6,054 square feet







CERTIFIED POL WITHIN 400 FT OF 1520 HASKELL AVE (U13165A)



103-05-0-10-18-012.00-0		103-06-0-10-18-003-00-0	103-06-0-10-18-002.00-0	103-06-0-10-18-001.01-0	103-06-0-10-01-004.04-0	103-06-0-10-01-004.05-0	103-06-0-10-01-004.05-0	103-06-0-10-01-004,03-0	103-06-0-10-01-005.00-0	103-06-0-10-01-004,01-0	103-06-0-10-01-004.02-0	103-05-0-20-04-005.00-0	103-05-0-20-04-006.00-0	103-05-0-10-01-001.58-0	103-06-0-10-01-001.59-0	103-06-0-10-01-001.60-0	103-06-0-10-01-001.61-0	103-05-0-10-01-001.62-0	103-05-0-10-01-001-63-0	103-06-0-10-01-001.31-0	103-05-0-10-01-001.32-0	103-06-0-10-01-002,00-0	103-06-0-10-01-002.01-0	103-05-0-10-01-002.02-0	103-05-0-10-01-002.03-0	103-06-0-10-01-002.04-0	103-05-0-10-05-003-05-0	103-06-0-10-01-001.22-0	103-05-0-20-04-003.00-0	103-05-0-10-01-001.26-0	103-06-0-10-01-001.25-0	103-06-0-10-01-001.24-0	103-06-0-10-01-001.23-0	103-06-0-10-01-001.21-0	103-06-0-10-01-001.20-0	103-06-0-10-01-001.19-0	103-06-0-10-01-001-14-0	103-06-0-10-01-001, 15-0	103-06-0-10-01-001,16-0	103-06-0-10-01-001.17-0	103-06-0-10-01-001.18-0	103-05-0-20-04-002.00-0	103-05-0-20-04-001.00-0	079-31-0-40-30-003.02-0	079-32-0-30-14-005.00-0
0.34435442 MCCALMON JEFFREY A	D 24425407 CODE DAVID F	0.2008/299 OLDHAM KYAN U O 2008/2992 ARDEFRAMAT KARIM K	0.20087251 BOHMANN GLENN E TRUSTEE	0.17217874 TRINITY HOLDINGS LLC	0.09580354 WARD CHUCK	0.08291987 WARD DUSTIN	0.09615439 ORZANO CHRISTIAN A	0.08324548 AA&E INC	0.59158268 SOMMER LOREN J	0.1974195 BRADLEY DEBRAS	0.17807088 KNIEP JASON	15.08332737 CITY OF LAWRENCE	8.34876303 CITY OF LAWRENCE	0,14265934 GREGORY ROBERT M	0.14090734 RILING BOBBIE L	0.13388545 HERTACH TIMOTHY V	0.15872421 FRY 8RENT W	0.13907703 WALDEN JOSEPH L	0.32763185 KNUBLEY CORY T	0,13346953 ISSA MOHAMADI	0.13103009 FINNEMAN TERLA	0.13337324 HE LU	0.1335508 LOCKE TREVOR L	0.13345983 BAILEY BRIAN A	0.13336932 BERG AMY M	0.13336753 PATZEL JOSEPH K	1.76910692 BUTS & GIRLS LLUB OF LAWRENCE	0.18777222 ABEITA NATHANIEL J	0.32233079 LUFF CAROL L	0.14944611 DINGES JOSHUA D	0.13147553 GARRISON ROBERT D	0.13155061 MUMFORD NATHAN C	0.12678519 MUSSON ADAM M	0,28636775 HANSON ROSEMARIE B	0.18245407 RIORDAN TERRANCE P	0.02656515 HANSCOM-TAPPAN ADDITION INC	0.1275167 SILVA DEYMUNI K D	0.14490678 PETROZZ GARY P TRUSTEE	0.11575264 MADRIL NICOLE M	0.15821396 GULLICKSON SEAN W	0.24207608 SEHORN AUSTIN D	4.79195222 FRAYER DAVID W	6.58854952 CITY OF LAWRENCE	0.67692522 SCHONBERG MARX N	4.05590371 UNIFIED SCHOOL DIST #497
	MATE MARIA I	ARDITI JARRAZ MAGDA			WARD JULI					BRADLEY JEFFREY D				ROLL-GREGORY ASHLEE G	SIEBERS ADAM M			WALDEN AMBER M										HETTENBACH SARA I		DINGES SARAH			SPINELLI KATHERINE I		RIORDAN ELAINE M					GULLICKSON EMILY B V		SPENCER JEANETTE		SCHONBERG RAMONA L	
												C/O LAWRENCE-DOUGLAS COUNTY HOUSING AUTHORITY																																	
13220 WOODSON RD	1615 DARVEL AND	112 MAIN ST	1212 N 1065 RD	1872 E 850 RD	3098 1050 RD	433 E SHIPTON RD	942 WARD ST	338 HEADWATERS DR	922 WARD AVE	930 WARD ST	PO BOX 563	1600 HASKELL AVE	PO BOX 703	923 ANNA TAPPAN WAY	927 ANNA TAPPAN WAY	931 ANNA TAPPAN WAY	935 ANNA TAPPAN WAY	939 ANNA TAPPAN WAY	947 ANNA TAPPAN WAY	920 ANNA TAPPAN WAY	924 Anna Tappan way	928 ANNA TAPPAN WAY	992 ANNA TAPPAN WAY	936 ANNA TAPPAN WAY	540 ANNA TAPPAN WAY	944 ANNA TAPPAN WAY	PO BUX /48	927 OLIVERS CT	1508 HASKELL AVE	PO BOX 3772	915 OLIVERS CT	919 OLIVERS CT	5970 S ROCK CREEK DR	PO BOX 96	1613 TENNESSEE ST	PO BOX 442628	914 OLIVERS CT	918 OLIVERS CT	922 OUVERS CT	926 OLIVERS CT	930 OLIVERS CT	1500 HASKELL AVE	PO BOX 703	1724 E 800 RD	110 MCDONALD DR
OVERLAND PARK		PARKVILLE	LAWRENCE	LECOMPTON	FREDONLA	SAUNA	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	DAWRENCE	LAWRENCE	LAWNERLE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	CASTLE ROCK	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE	LAWRENCE						
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023-103-06-0-10-18-012.00-0		023-103-06-0-10-18-003.01-0	023-103-06-0-10-18-002.00-0	023-103-05-0-10-18-001.01-0	023-103-06-0-10-01-004,04-0	023-103-06-0-10-01-064.06-0	023-103-06-0-10-01-004,05-0	023-103-06-0-10-01-004.03-0	023-103-06-0-10-01-005.00-0	023-103-06-0-10-01-004.01-0	023-103-05-0-10-01-004.02-0	023-103-05-0-20-04-005,00-0	023-103-05-0-20-04-006,00-0	023-103-06-0-10-01-001_58-0	023-103-06-0-10-01-001-59-0	023-103-06-0-10-01-001,60-0	023-103-06-0-10-01-001.61-0	023-103-06-0-10-01-001.62-0	023-103-06-0-10-01-001.63-0	073-103-06-0-10-01-001-31-0	023-103-06-0-10-01-001.32-0	023-103-06-0-10-01-002.00-0	023-103-06-0-10-01-002-01-0	023-103-06-0-10-01-002,02-0	023-103-06-0-10-01-002-03-0	022-103-02-02-02-02-02-02-02-02-02-02-02-02-02-	0-00.400-40-07-0-50-501-570	023-103-06-0-10-01-001.22-0	023-103-05-0-20-04-003.00-0	023-103-05-0-10-01-001.25-0	023-103-05-0-10-01-001-25-0	023-103-06-0-10-01-001.24-0	023-103-06-0-10-01-001.23-0	023-103-06-0-10-01-001.21-0	023-103-06-0-10-01-001.20-0	023-103-06-0-10-01-001.19-0	023-103-06-0-10-01-001.14-0	023-103-06-0-10-01-001.15-0	023-103-06-0-10-01-001.16-0	023+103-06-0-10-01-001.17-0	023-103-06-0-10-01-001.18-0	023-103-05-0-20-04-002.00-0	023-103-05-0-20-04-001.00-0	023-079-31-0-40-30-003,02-0	023-079-32-0-30-14-005.00-0
			: 23	23	R21541	R306244	R305925	R21540	R21542	R21538	R21539	R20924	R20925	R21530	R21531	R21532	R21533	R21534	R21535	R21511	R21512	821536	8309669	R309670	R305671	Ranpato	R20923	R21502	R20922	R21505	R21505	R21504	R21503	R21501	R21500	R21499	R21494	821495	R21496	R21497	R21498	R20971	R20920	R17087	R17269
R21835	070171	501054	21825	R21824	ñ	244	32	8	42	ä	ü	2	53	õ	} -*	~	ŵ						ø	<u> </u>											•	-		•			609	H4	0		_



JAMIE SHEW DOUGLAS COUNTY CLERK 1100 Massachusetts Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk Heather Dill-Deputy Clerk Elections

April 23, 2019

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 400 FT OF 1520 HASKELL AVE (U13165A). 04/23/2019. REQUESTED BY JADE BROWN.

JOHN R. NICHOLS DOUGLAS COUNTY CLERK'S OFFICE 1100 MASSACHUSETTS ST LAWRENCE, KS 66044

785-832-5147

jnichols@douglascountyks.org

Douglas County Real Estate Division County Clerk's Office. I do hereby certify the Property Ownership listed hereto, to be true and accurate.



ANNING & DEVELOPMENT SERVICES 1 Riverfront Plaza, Suite 320, P.O. Box 708, Lawrence, KS 66044 (785) 832-7700 Fax (785) 832-3110 http://www.lawrenceks.org/pds/

PROPERTY OWNERSHIP LIST CERTIFICATION

As required by Article 13, Section 20-1301(q) of the Development Code, the applicant is responsible for providing certified Ownership information (including names and mailing addresses) of all real property owners within a defined radius from the subject property. The Planning Department is required by the Development Code to use the submitted Ownership list to mail notice of the public hearing to surrounding property owners regarding this Application.

Ownership Information

The applicant is responsible for providing certified Ownership information. Current Ownership information shall be obtained from the Douglas County Clerk. Ownership information will be considered current if it is **no more than 30 days old** at the time an application is submitted to the Planning Department.

Radius of Notification

The Ownership list shall include the record Owner of the subject property and all Owners of property located within 400 feet of the subject property. If the subject property is adjacent to the City limits the area of notification shall be extended to at least 1,000 feet into the unincorporated area.

A map of the "Radius of Notification" can be obtained **at the Applicant's request** at the Planning Office. The map indicates ownership of each property and can be used to check the accuracy and completeness of the Ownership List. The map will be supplied **at the Applicant's expense**. **Allow 10 business days** to receive the map.

THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.

I certify that I have read and understood the above information and that the submitted Ownership list:

- 1. was obtained from and certified by the Douglas County Clerk,
- 2. is current (no more than 30 days old), and
- 3. includes all property owners within the required notification radius of the subject property.

Signature

M. RROWA

_<u>04/23/20</u>19 Date

Printed Name

Ownership List Certification 4/24/2019