



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.



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 Colliers International – 805 New Hampshire, Suite C

City Lawrence State KS ZIP 66044

Phone (785) 865-3924 Fax (____) _____

E-mail Allison.Moore@colliers.com Mobile/Pager (____) _____

APPLICANT/AGENT INFORMATION

Contact Jade M. Brown

Company 912 Group LLC

Address 912 Tennessee Street

City Lawrence State KS ZIP 66044

Phone (785) 749-7475 Fax (____) _____

E-mail jbrown@mammothlive.com Mobile/Pager (785) 979-7717

Pre-Application Meeting Date April 8, 2019 Planner Mary Miller

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*) 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

Address of Property 1520 Haskell, Lawrence, KS

Total Site Area 78,408 sq.ft.



Number and Description of Existing Improvements or Structures _____

One (1) large building _____

Are you also submitting any of the following applications?			
• 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?

The property exists within a mixed-use corridor of Haskell Avenue. 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.



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.

Signature(s):

[Handwritten Signature]

Date 04/22/2019

Date _____

Date _____



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 or 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

**Lawrence Douglas County
Metropolitan Planning Office**

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 Boys & Girls Club of Lawrence,
hereby referred to as the "Undersigned", being of lawful age, do hereby on this
22 day of April, 2019, 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

Mammoth, Inc.
(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 or 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
Owner

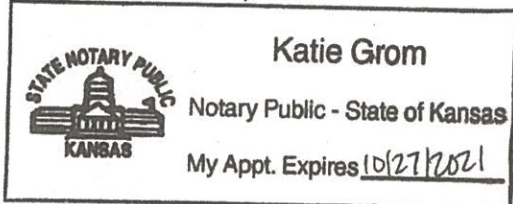
[Signature]
Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 22 day of
April, 2019,

by Katie Grom

My Commission Expires:



Katie Grom
Notary Public



City of Lawrence
Douglas County

PLANNING & DEVELOPMENT SERVICES

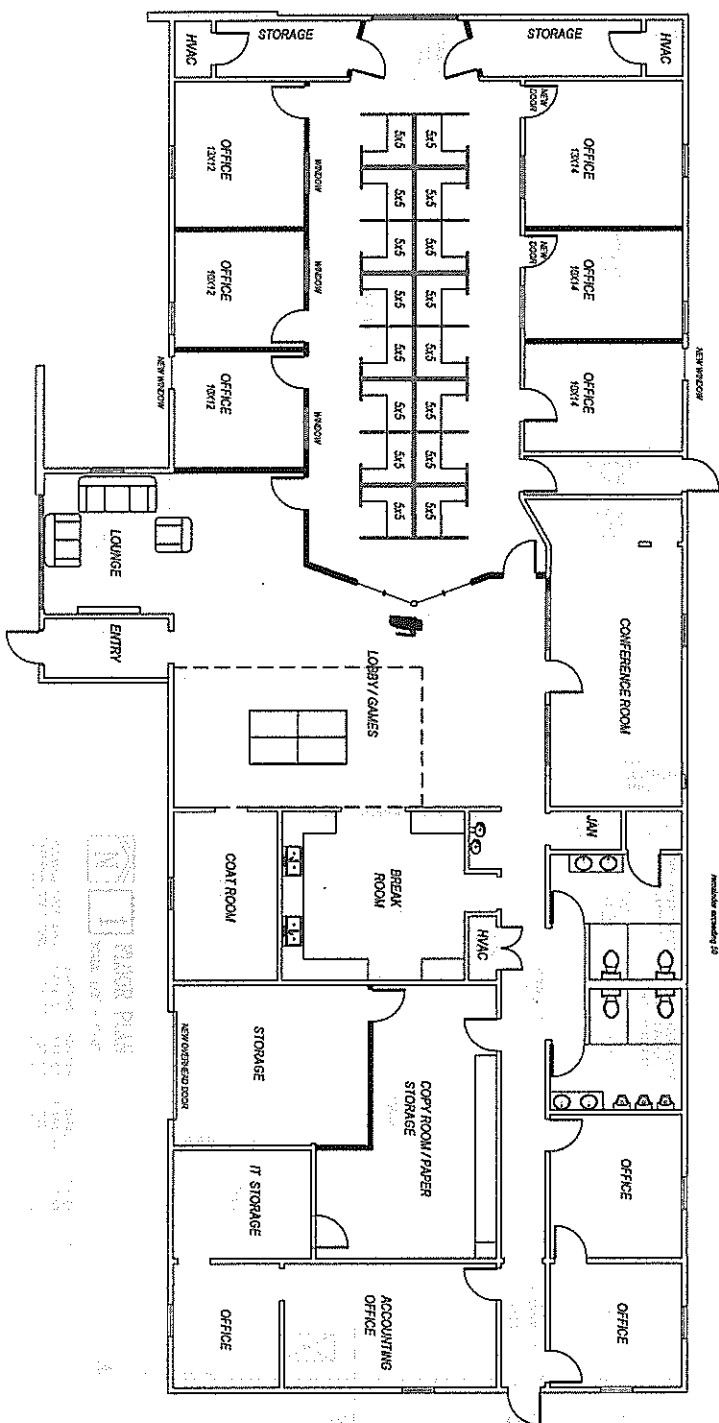
**Lawrence Douglas County
Metropolitan Planning Office**

1 Riverfront Plaza, Suite 320, P.O. Box 708, Lawrence, KS 66044

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

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



BATH FIXTURES \$222
1 per 25 for the first 50
and 1 per 50 for the
remainder extending to

NOTES

MAMMOTH PRODUCTIONS
1520 HASKELL
LAWRENCE, KS

Hernly
ASSOCIATES

1100 Bruce Ward
Lawrence, Kansas
66044
785-843-2005
Fax: 785-843-1513

FOR INFO

Drain	2200
Down by	1000
Created by	1000
Persons	1000

A1.0



1 SITE PLAN

1" = 20'-0"



NOTES

MAMMOTH PRODUCTIONS
1520 HASKELL
LAWRENCE, KS

Hennly
ASSOCIATES

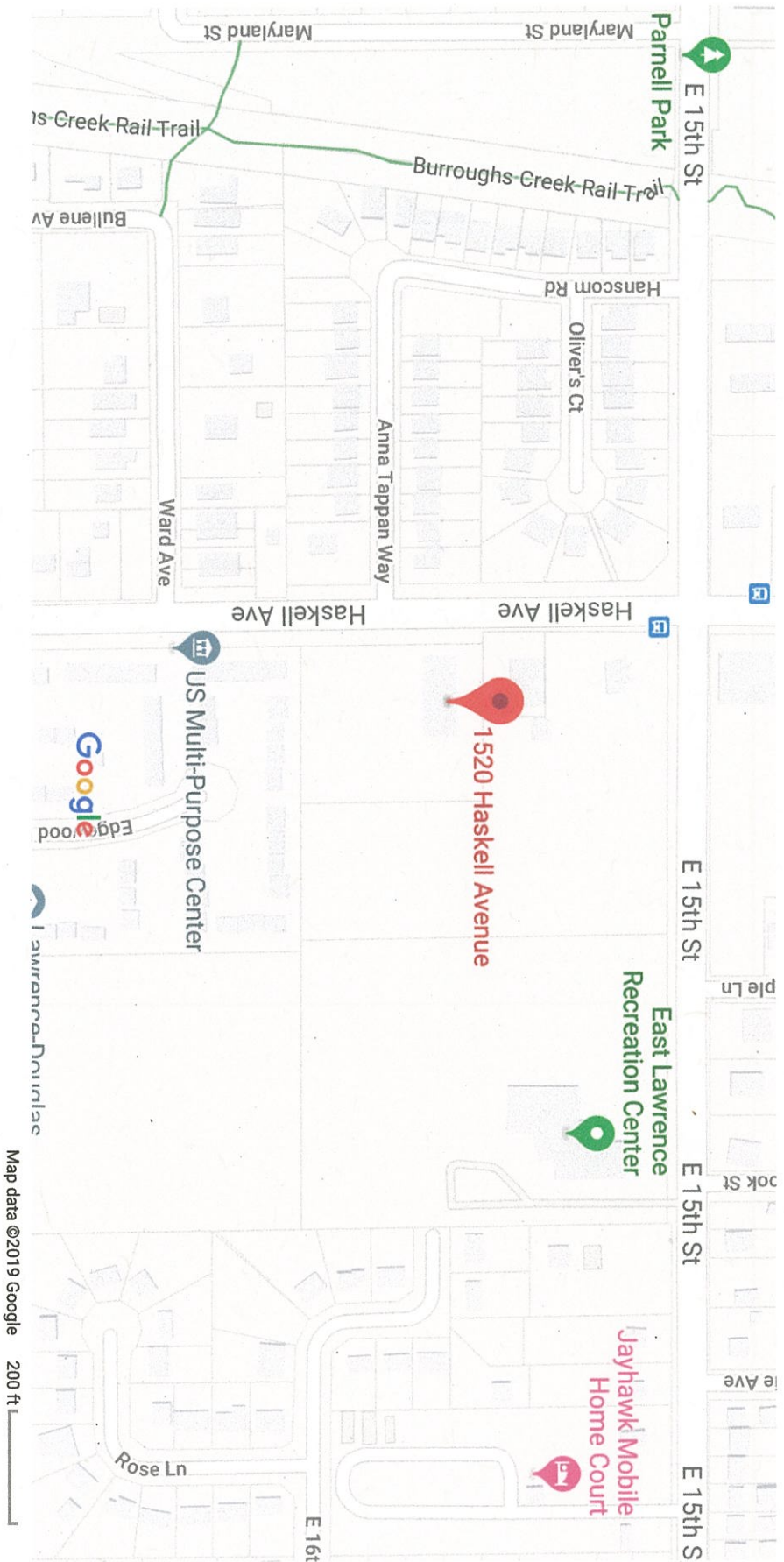
1102 BRUSHY BOND
LAWRENCE, KANSAS
785-746-5555
FAX 785-746-5556

SITE PLAN

Date: 3/20/2018
Drawn by: MAMMOTH
Checked by:
Reviewed by:

C1.0

Google Maps 1520 Haskell Ave



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



[illegible]



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.



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

04/23/2019
Date

JADE M. BROWN

Printed Name