City of Lawrence

**Common Council**

**December 2, 2019**

**Special Meeting**

MEMBERS PRESENT: Council Members Lisa Chavis, Tom Shevlot, Sherron Freeman, William Tyrrell Giles, Bob Jones, Rick Wells, Becky Parker and Matt Hall were present.

ALSO PRESENT: Clerk Kathleen Walton and Attorney Kristina Wheeler (Bose McKinney & Evans LLP)

STAFF PRESENT: None

Council President Lisa Chavis called the meeting to order at 5:30 p.m. and announced a quorum was present. The special meeting was called pursuant to notice to hear zoning case 2019-ZON-113.

2019-ZON-113 7600 and 7602 Pendleton Pike, 4326 and 4327 Sellers Street

MACLE Realty LLC, by Russell L. Brown requests approval of a rezoning of 4.27 acres, from the C-4, MU-1 and I-3 districts to the C-S district to provide for office/warehouse/distribution flex space with on-site fabrication.

Mr. Russell Brown made a presentation to the Council for the petitioner and distributed a handout to the Council (Plan of Operation). He discussed:

* Freije Engineered Solutions Company would be the entrance to the Trades District. They will bring more than 150 employees to its headquarters at 7600 Pendleton Pike.
* This proposal would provide for the rezoning of 5 parcels.
* Mr. Brown discussed the news release, plan of operation and building design.
* The RDC has reviewed the project and said Freije offers an excellent location and support for the community.
* DMD acknowledges the proposal is not in compliance with the Comprehensive Plan but supports light industrial use. One feature of the proposal is that it serves as a transitional feature for the Trades District. Rezoning will assist in attracting other projects here.
* No new sidewalks on Sellers Street are proposed.
* Several variances will be needed.
* 3 public hearings will be held: Common Council, DMD and BZA

In conclusion, Mr. Brown requested that the Common Council approve the petition.

QUESTIONS AND COMMENTS FROM COUNCIL: Mr. Brown and Mark Susemichel (Browning Investments) responded to questions from the Council.

Joe Murphy, Deputy Chief of Staff to Mayor Collier, addressed the Council. He said the Administration supports the project and the rezoning. It will be the cornerstone for the Trades District plan. Freije Engineered Solutions Company will bring economic opportunity to the area.

Following the presentation, remonstrators and others were given the opportunity for comments and questions. There was one remonstrator: Derek Hammer, Hammer Lighting and Grip, 7502 Crews Drive

Common Council

December 2, 2019

Page 2

Mr. Larry Calloway, staff planner representing the Department of Metropolitan Development (DMD), recommended approval of this rezoning petition. His concerns included:

* The proposal doesn’t fully plan for industrial use. Seller Street is access to a small industrial park.
* This proposal is a reasonable request.
* DMD supports the variance petitions on file.
* DMD will hear this petition on December 18, 2019.

Mr. Calloway responded to questions from the Council.

In response, Mr. Brown said that the site is an appropriate location for this kind of activity. He went on to say that the fencing of the property and drainage concerns will be addressed as part of site development.

There being no further presentation or discussion, the petition was voted upon and resulted in the following vote of the Council: Eight (8) votes to grant. Petition 2019-ZON-113 was given a favorable recommendation.

ADJOURNMENT: There being no further business to come before the Council, the meeting was adjourned, at 6:10 p.m., by the unanimous vote of the Council

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lisa Chavis, President Kathleen A. Walton, Clerk