

Memorandum

City of Lawrence

Planning & Development Services

TO: Scott McCullough, Planning and Development Services Director

FROM: Katherine Simmons, Planner

Date: February 11, 2016 *DRAFT*

RE: SP-16-00017; 711 W 23rd Street, Shooter's Gun Range, *Indoor Participant Sports and Recreation*.

Administrative Determination: The site plan referenced above has been administratively approved .

The property at 711 W 23rd Street contains The Malls Shopping Center which consists of two strip retail buildings, five stand-alone businesses, and an ice-vending machine. The graphic below illustrates the layout of the center and the proposed location of the Shoot's Gun Range, *Indoor Sports and Recreation*, use.



Figure 1. Layout of The Malls Shopping Center. Proposed location of Shooters Gun Range marked with a star.

The proposal is to change the use of the former Hume Music Store, *General Retail Sales*, to Shooter's Gun Range an *Indoor Sports and Recreation* use which includes indoor gun range, classroom, sales and repair. No physical changes are proposed to the site. The proposed recreational use would be considered less intensive than the previous use of the suite. The vacant space was classified as a *General Retail Sales* use which has a parking requirement of 1 space per 300 gross sq. ft. The proposed *Indoor Participant Sports and Recreation* use has a parking requirement of 1 space per 500 sq ft of customer/activity area. The parking requirement is one measure of intensity, with a lower parking requirement signaling a lower intensity. Another measure is the anticipated activity on the site. The Shooter's Gun Range will be located within the building, with no additional activity on the site and has a lower parking requirement than the previous use; therefore, it is considered a change to a less intensive use which can be accommodated with a Minor Site Plan.

Only those features which are being changed with a Minor Site Plan are reviewed for Code Compliance. The parking requirements were calculated with the updated tenants and the amount of parking provided exceeds that required by the Code. The strip buildings, which include the proposed use, will have parking calculated at the *Retail, Specialty* rate. This use applies to a mix of retail uses in one building with the exception of eating and drinking establishments. As these have higher parking demands than other uses, their parking requirements are calculated separately as required for the particular use. A total of 439 parking spaces are required and a total of 477 are provided when the seasonal sales are located in the parking area.

Parking Summary				TOTAL
Retail Specialty	Building Area (GSF)	1/300 sq ft up to 45,000	1/400 sq ft 45,000 to 100,000	
Strip Bldg 7	51,923	150	(6923 sq ft/400) 18 spaces	168
Strip Bldg 8	51,923	150	(1595 sq ft/400) 4 spaces	154
Yeah Sushi (<i>Quality Restaurant</i>)	1992	1/100 sq ft customer service area PLUS 1 per employee on largest shift	1494 sq ft customer service area 1494 sq ft / 100 = 15 5 employees= 20 spaces	20
Vacant Formerly - <i>Fast Order Food</i>	3336	1/100 sq ft customer service area PLUS 1 per employee on largest shift	2502 sq ft customer service area 2502 sq ft / 100 =25 5 employees= 30 spaces	30
Bldg. 3 General Retail and Food and Beverage Hometown Games Tobacco Mart	4,500	1/300 sq ft	4,555 / 300 = 15 spaces	15
Bldg. 4 Pet Store (<i>General Retail</i>)	10,284	1/300 sq ft	10,284 sq ft / 300 = 35 spaces	35
Office DG County Bank (<i>Office</i>)	3,126	1/300 sq ft	3,126 sq ft / 300 = 11 spaces	11
Tryaki	740	1/100 sq ft customer	No customer service	5

(Fast Order Food)		service area PLUS 1 per employee on largest shift	area 5 employees = 5 spaces	
Ice House Vending (Food and Beverage)	200	1/300 sq ft	200 sq ft/300 = 1 space	1
439 (REQUIRED)				
(when seasonal sales in parking area) * 477 (PROVIDED)				
*521 spaces provided on previously approved plans; The Mi Ranchitos restaurant was site planned separately and is not included in this summary.				

The proposed use for this Site Plan application is Participant Sports and Recreation, Indoor, specifically a gun-range and ancillary sales and service area. Under the Gun Free School Zone Act a gun free "school zone" was designated as within a distance of 1000 feet from the grounds of a public, parochial or private school. **Figure 1** shows the relationship of the subject property and the nearest school zone. As private property, the subject property is exempt from the Gun Free School Zone Act and there is no local code to be applied under this context.



Figure 1 – 1000 ft. School Buffer zone generated by USD 497 property at 701 Greever Terrace. Centennial School, LHS tennis courts and baseball field.

The minor site plan application is compliant with the provisions of the Development Code and is administratively approved.