



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Agenda Items 2 & 3:

Adoption of a Mixed Use Zoning
District



History

- April 23, 2007: Planning Commission initiated.
- Planning Commission considered various drafts on the following dates:
 - November 28, 2007: Second draft.
 - February 27, 2008: Third draft.
 - April 23, 2008: Fourth Draft.
- April 23, 2008: Planning Commission voted to recommend approval of the final draft of the district to the City Commission.



The Need

- Conditions are changing which result in increased interest in mixed use development.
- Development communities are responding to the demand.
- Conventional development regulations separate uses.
- In response, many communities are development mixed use districts and development standards.



Goals of the MU District

- To respond to changing conditions
- To accommodate a mixture of residential and nonresidential uses
- To be pedestrian-oriented
- To be transit-supportive
- To accommodate redevelopment of nonresidential areas into mixed use districts
- To accommodate mixed use development on a site by site basis throughout the community



Rezoning Process

- Rezoning requested and designation of development zones proposed
- Request considered for recommendation by PC
- City Commission has decision-making authority
- Rezoning process is the same as for other districts except the a request for MU zoning requires the designation of development zones



Development Zones

- Proposed at time of rezoning request
- Approved with the rezoning request by the City Commission
- Proposal shall include a plan illustrating the arrangement of each proposed development zone across the site
- Proposal shall also include a written narrative describing how each development zone proposed is compatible with surrounding development



Where Appropriate

- Must located within $\frac{1}{4}$ mile of a Designated Transit Route, and
- Near intersection of major streets
- Within $\frac{1}{4}$ mile of university campuses
- Within $\frac{1}{4}$ mile of downtown
- Immediately adjacent to parks or open space
- Redevelopment of existing nonresidential sites



Staff Recommendation

- The City Commission approve the proposed Comprehensive Plan Amendment and Text Amendment to create a mixed use zoning district.