



City of Lawrence  
Douglas County

PLANNING & DEVELOPMENT SERVICES

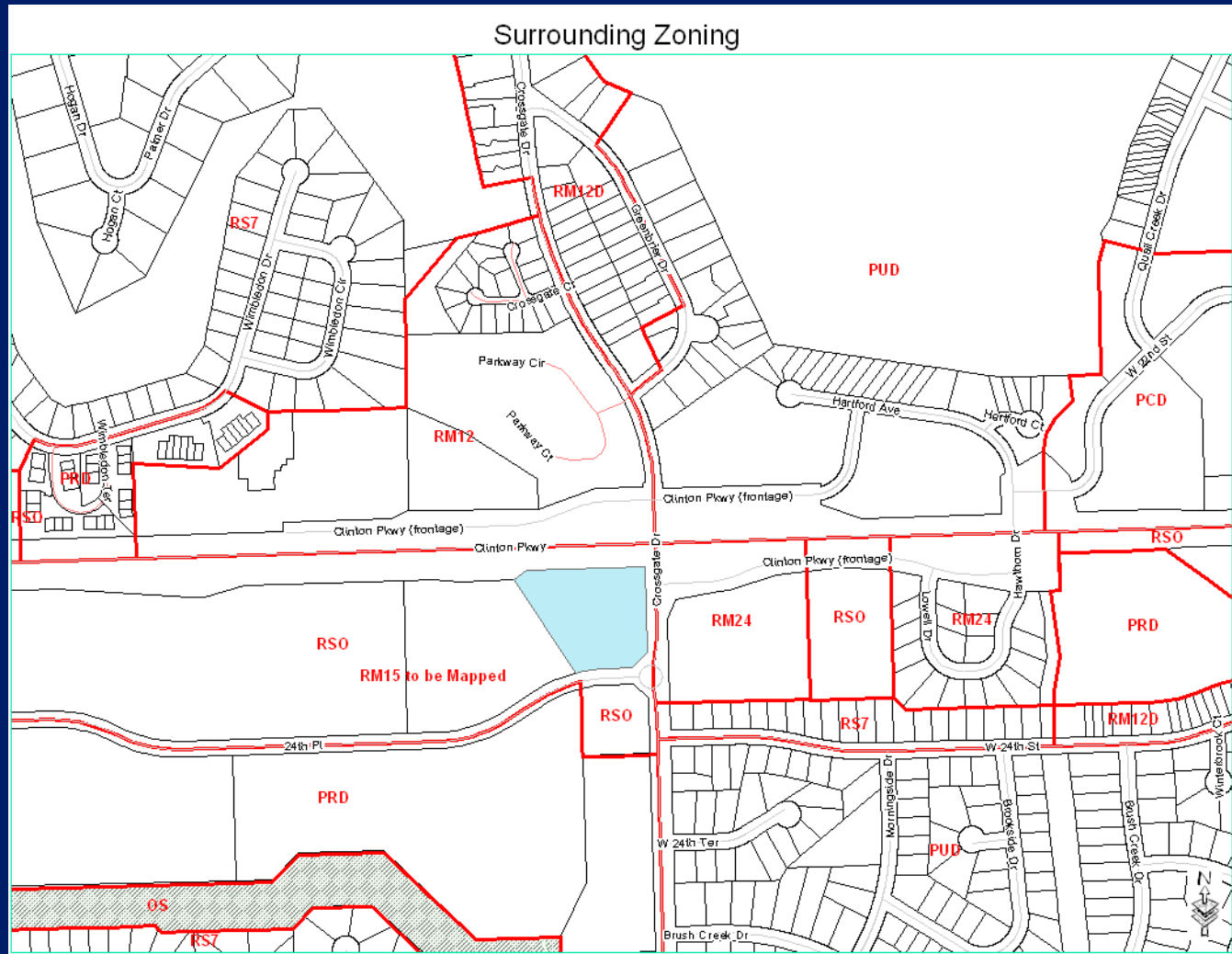
Z-05-12-08

RSO to CN2





# Zoning and Surrounding Land Uses







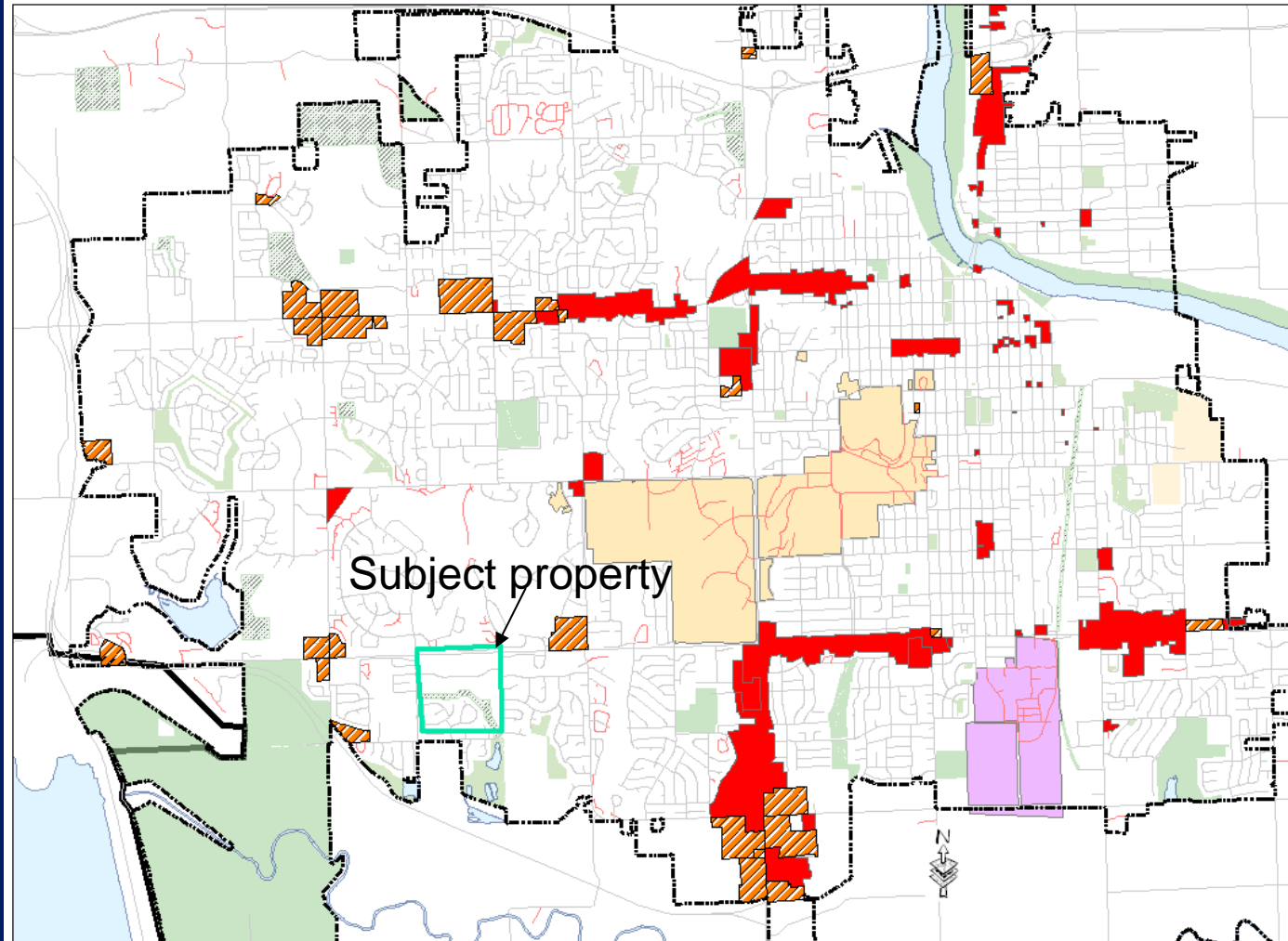
- Zoning and Land Use





# Comprehensive Plan Conformance

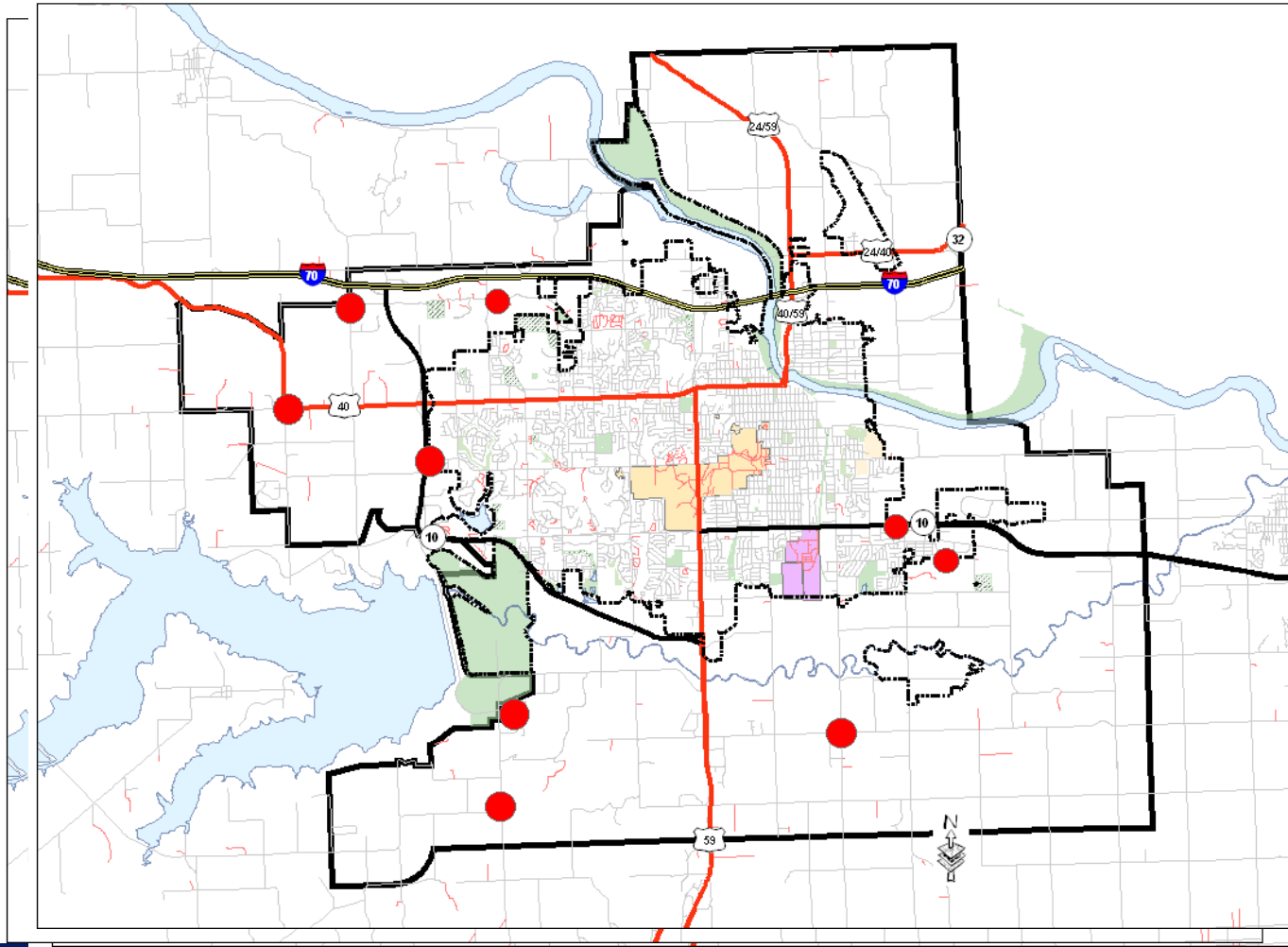
Existing Commercial Zoning





# Comprehensive Plan Conformance

Potential Locations for New Neighborhood Commercial Centers



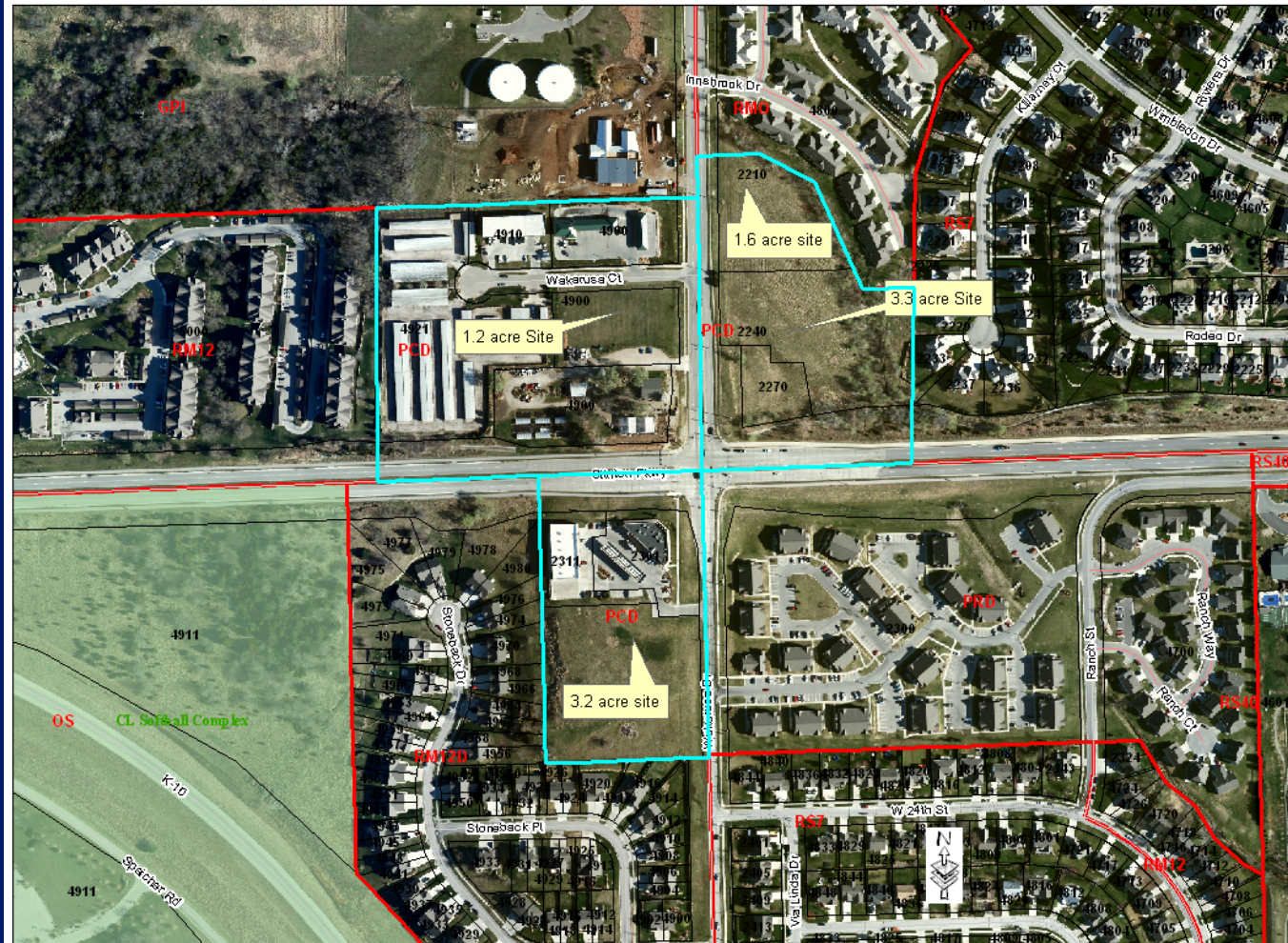




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- The map displays the city of Overland Park, Kansas, with a focus on commercial areas and zoning. Major roads shown include I-490, I-235, and I-670. Key locations marked include the University of Kansas, the Kansas Southern and Natural Reserve, the Pat Dutton Billings Nature Area, and several parks and green spaces such as Cl. Softball Complex, YSI, Eagle Bend Golf Course, and Hokom Park. A key in the bottom left corner indicates that orange circles represent commercial areas or zoning. The map also shows various streets and landmarks, including the University of Kansas, the Kansas Southern and Natural Reserve, and the Pat Dutton Billings Nature Area.



- ## Existing Commercial Sites



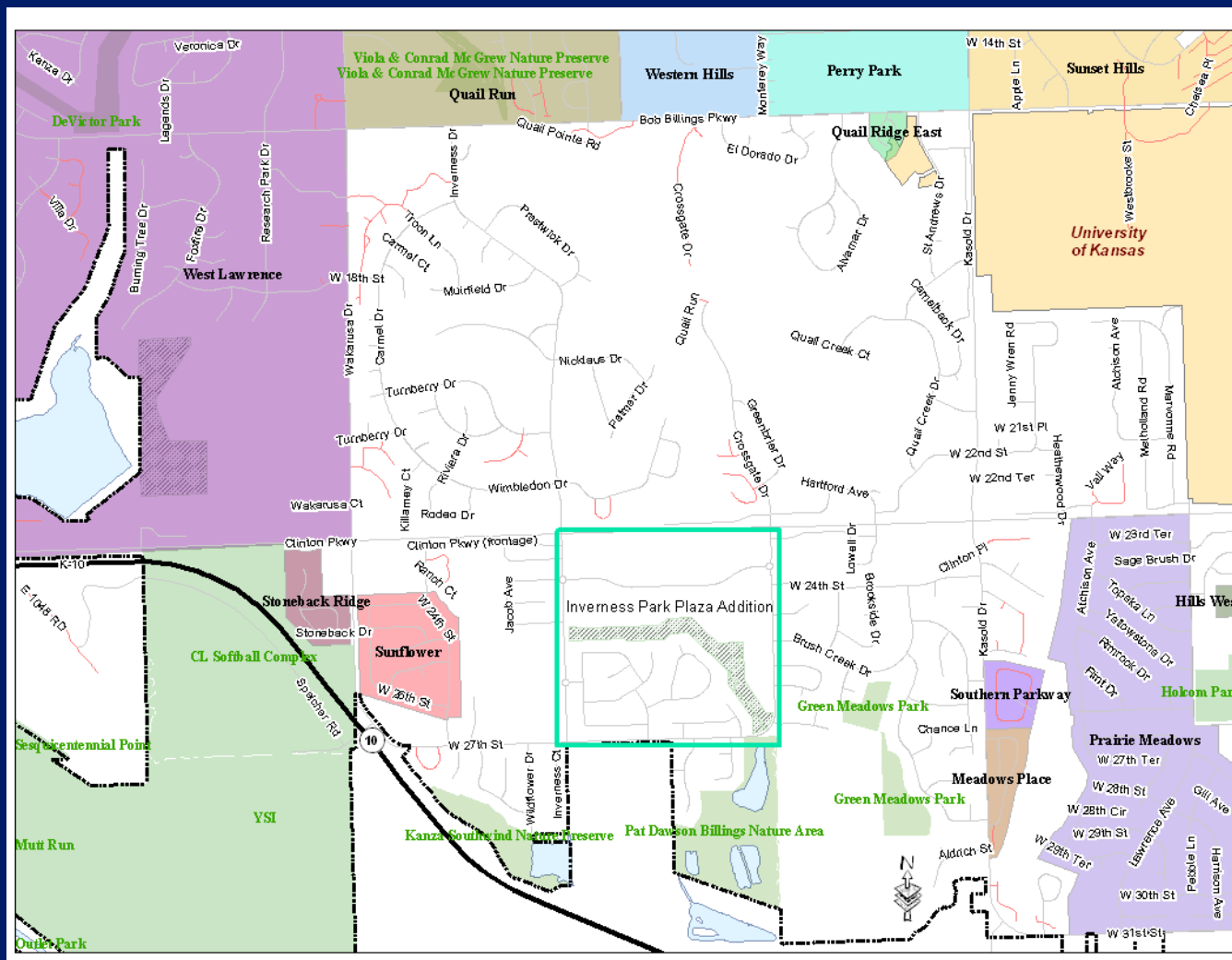




- Purpose of Development Code
  - Implementation of the Comprehensive Land Use Plan and other applicable plans by the City Commission, (20-104)
  - Finding – The proposed request does not conform to the land use recommendations outlined in Horizon 2020.



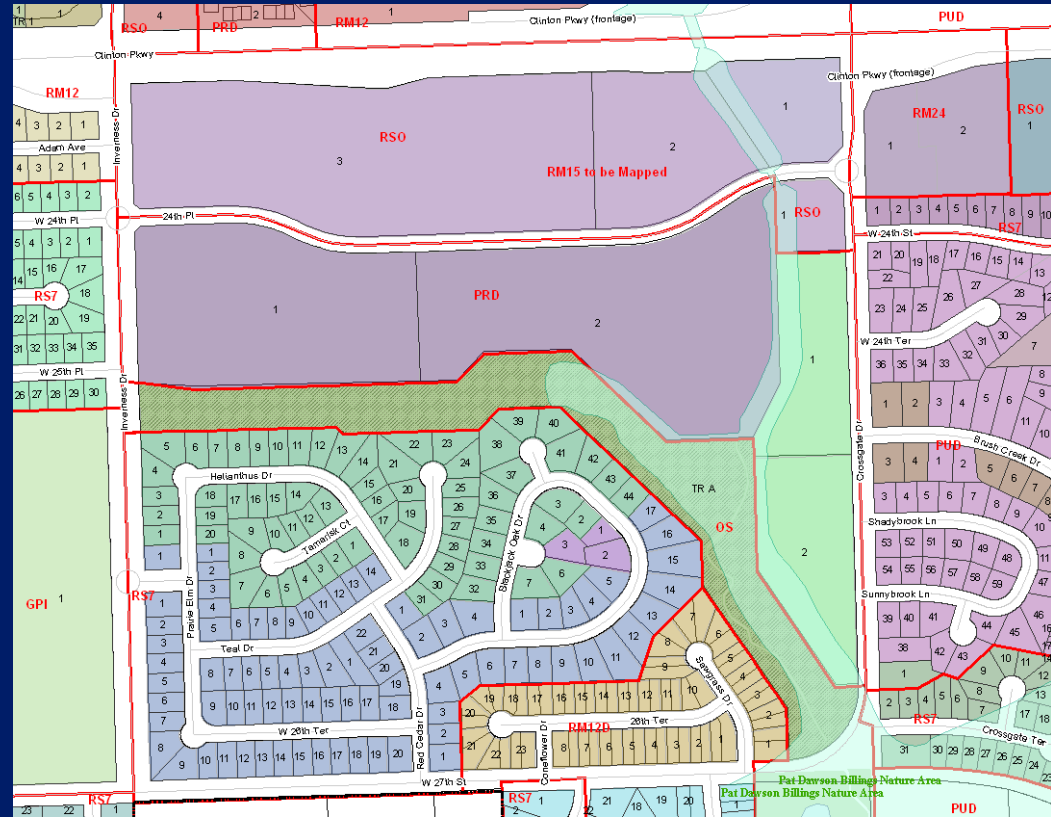
# Neighborhood Context





# Development Pattern

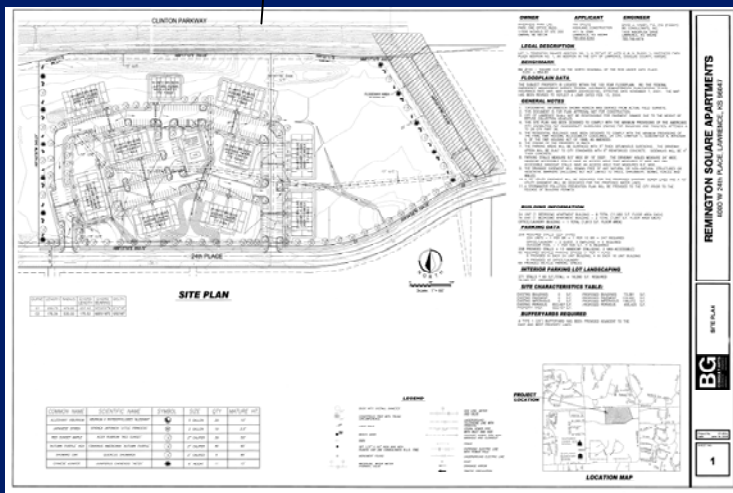
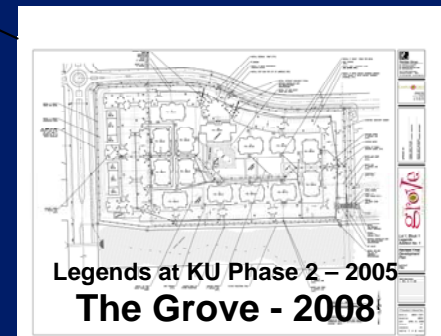
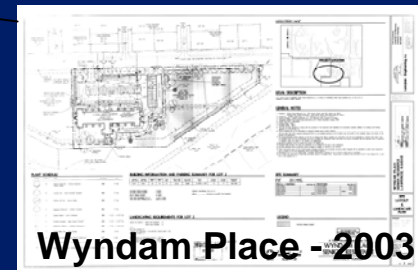
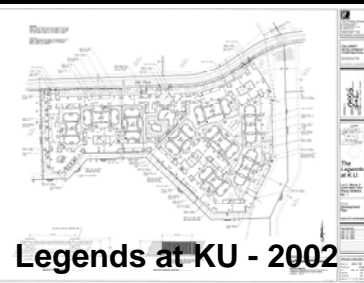
- Final Plat Sunflower Addition; Single Family– 1999
- Inverness Park Addition; 24<sup>th</sup> Place - 2000
- Final Plat Sunflower Addition; duplex - 2001







# Development Pattern





- Findings -
  - Platted orientation of the lot is to 24<sup>th</sup> Place
  - Existing residential development pattern of the surrounding area
  - Orientation away from the intersection of Clinton parkway and Crossgate





# Suitability

- RSO –
- Purpose low and medium intensity administrative and professional offices compatible with the character of low and medium density residential – Transitional
  - Residential uses
  - Community facilities including schools and daycare centers
  - Medical facilities
  - Personal improvements centers
  - Offices including banks, and other professional office uses





# Suitability

- Impact of Flood Plain





# Suitability

- Development Code
  - Reduce reliance of Planned Unit Developments
  - Use conventional zoning with design Standards
  - Provides more assurance and predictability to developer
  - Conveys to residents clearly what uses are allowed in a particular district



# Recommendations

- Staff Recommendation
  - RSO – CN2 – Recommend Denial
- Planning Commission Recommendation
  - Approved 5-4 on 7/21/08 subject to use restricted to Personal Services