



City of Lawrence  
Douglas County

PLANNING & DEVELOPMENT SERVICES

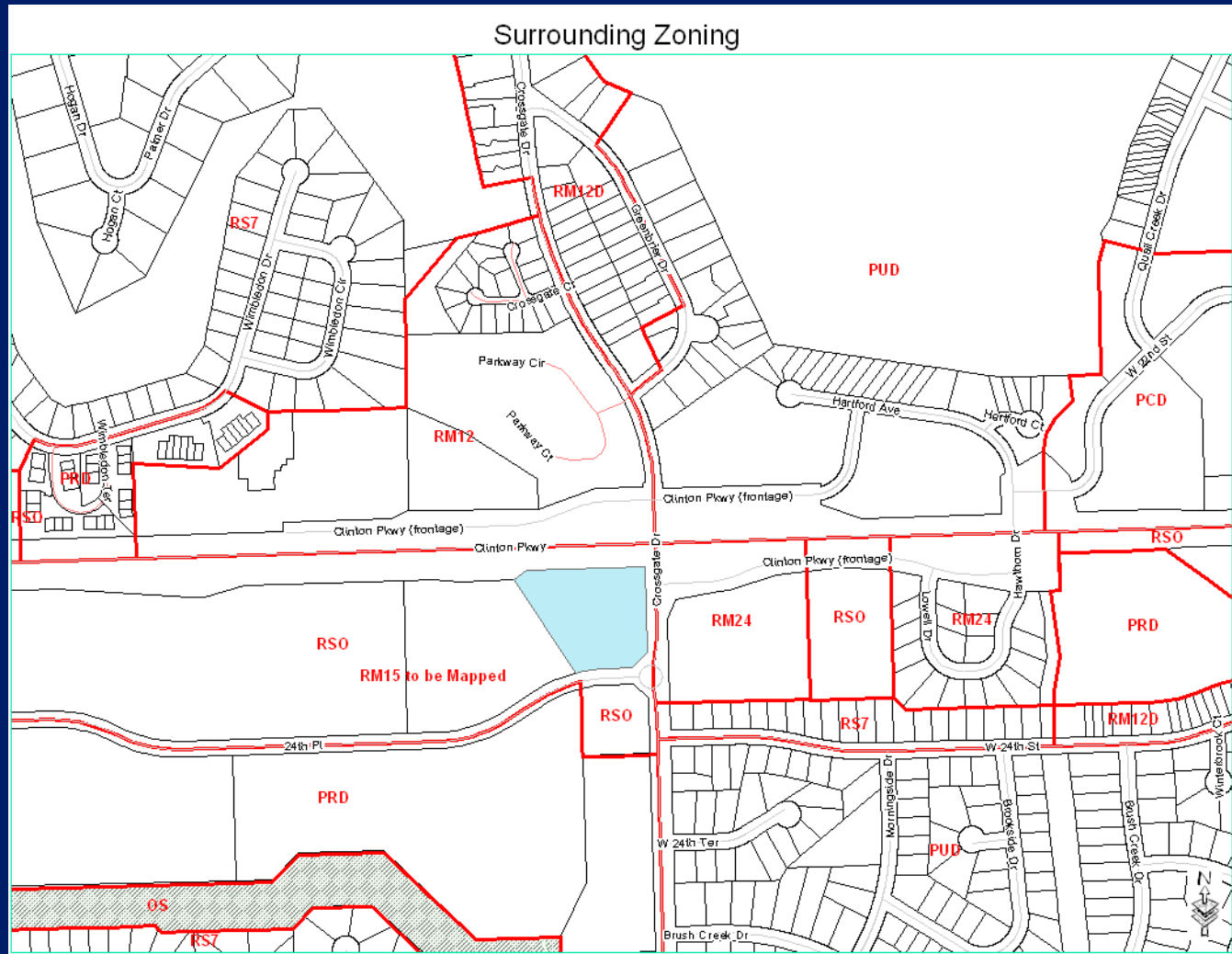
Z-05-12-08

RSO to CN2





# Zoning and Surrounding Land Uses





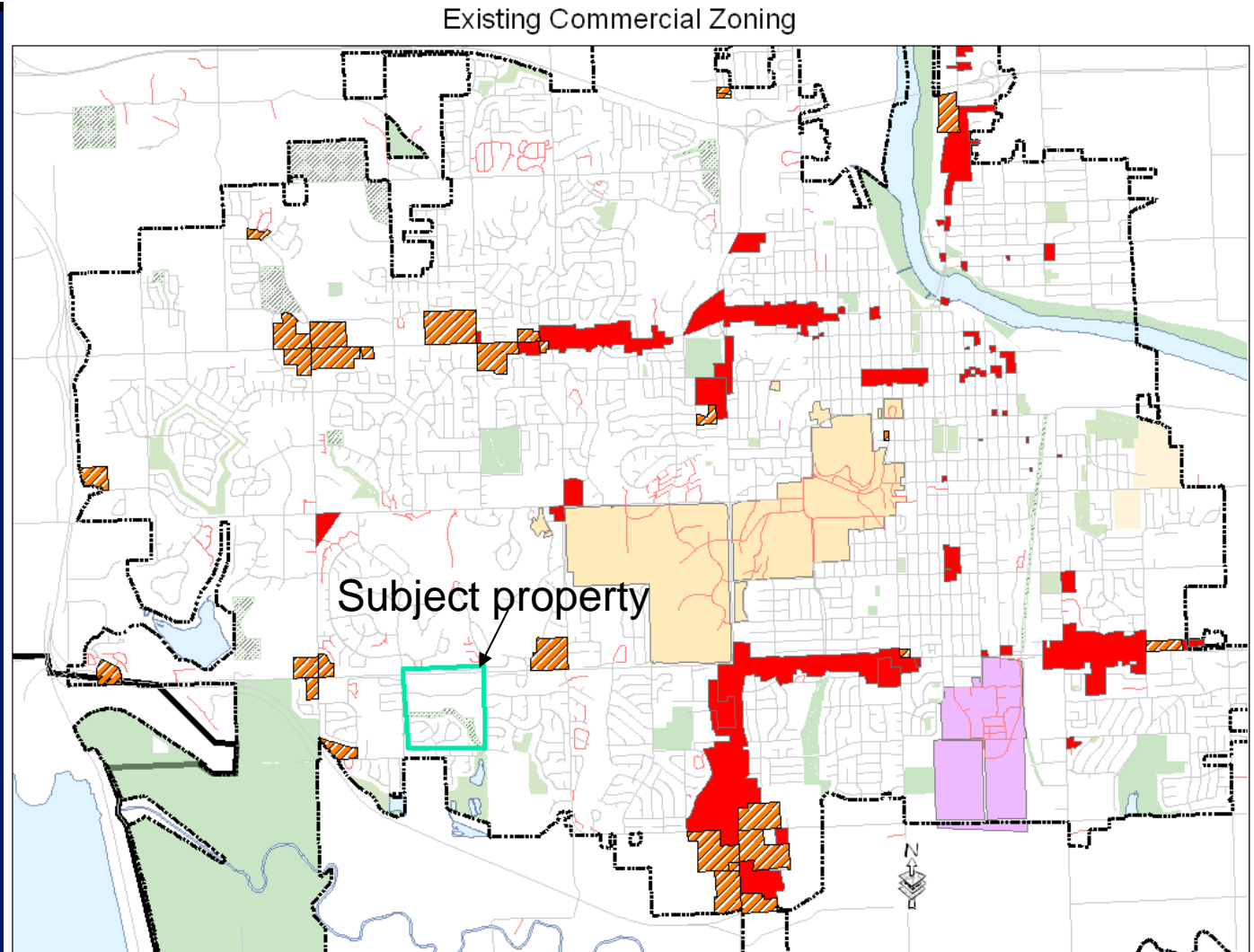


- Zoning and Land Use





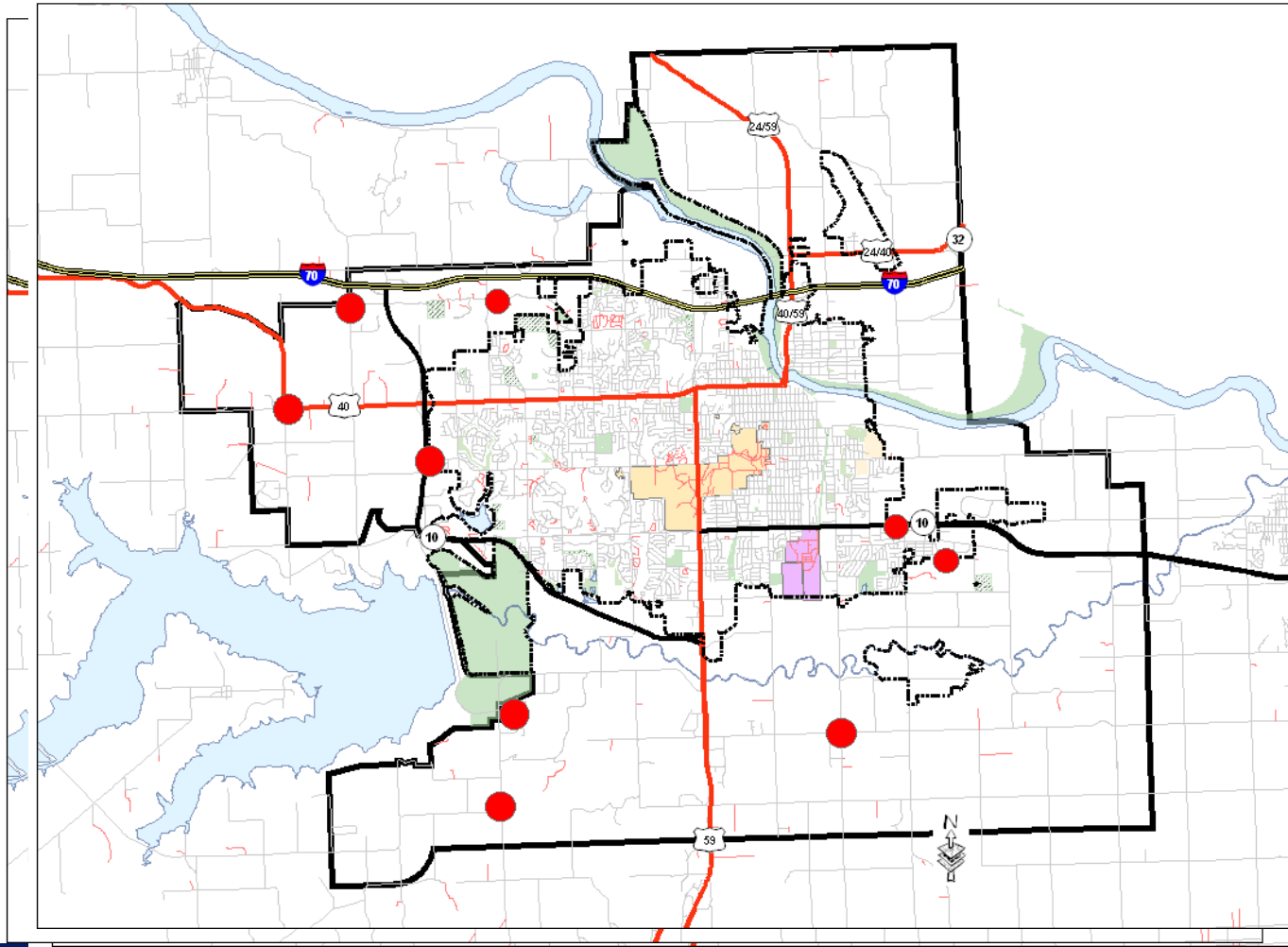
# Comprehensive Plan Conformance





# Comprehensive Plan Conformance

Potential Locations for New Neighborhood Commercial Centers



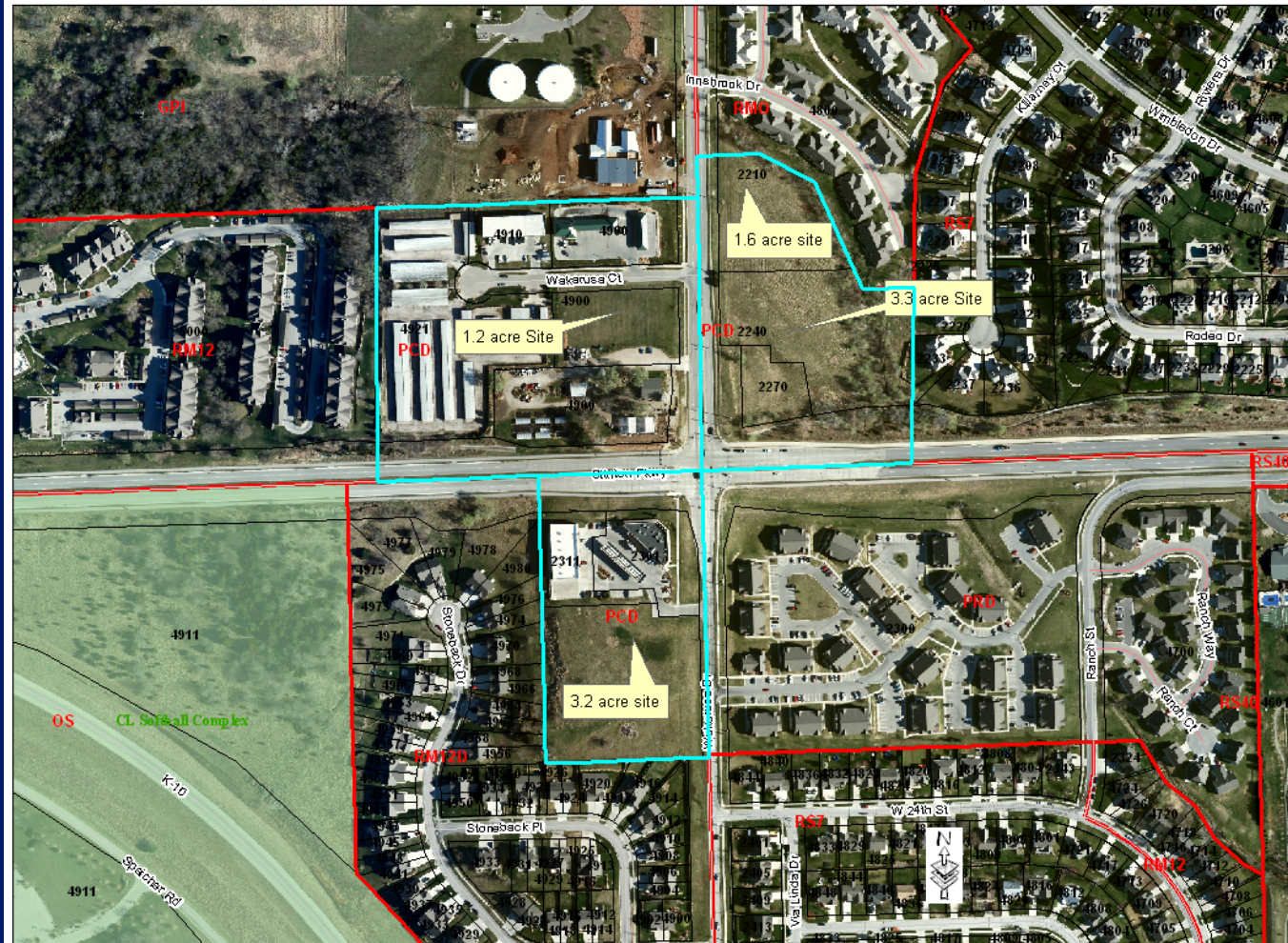




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- The map displays the following features:
- Commercial Areas and Zoning:** Indicated by orange circles, primarily located along major thoroughfares like I-490 and I-670.
  - Green Spaces and Parks:**
    - Green Meadows Park (two locations)
    - Pat Dutton Billings Nature Area
    - Kansas Southern and Natural Reserve
    - YSI (Young Sustainability Initiative)
    - Eagle Bend Golf Course
    - Hokom Park
  - Major Roads:** I-490, I-670, I-20, and various local streets like W 18th St, W 24th St, W 28th St, W 31st St, and W 34th St.
  - Other Landmarks:** University of Kansas, Cl. Softball Complex, and various residential and commercial developments.



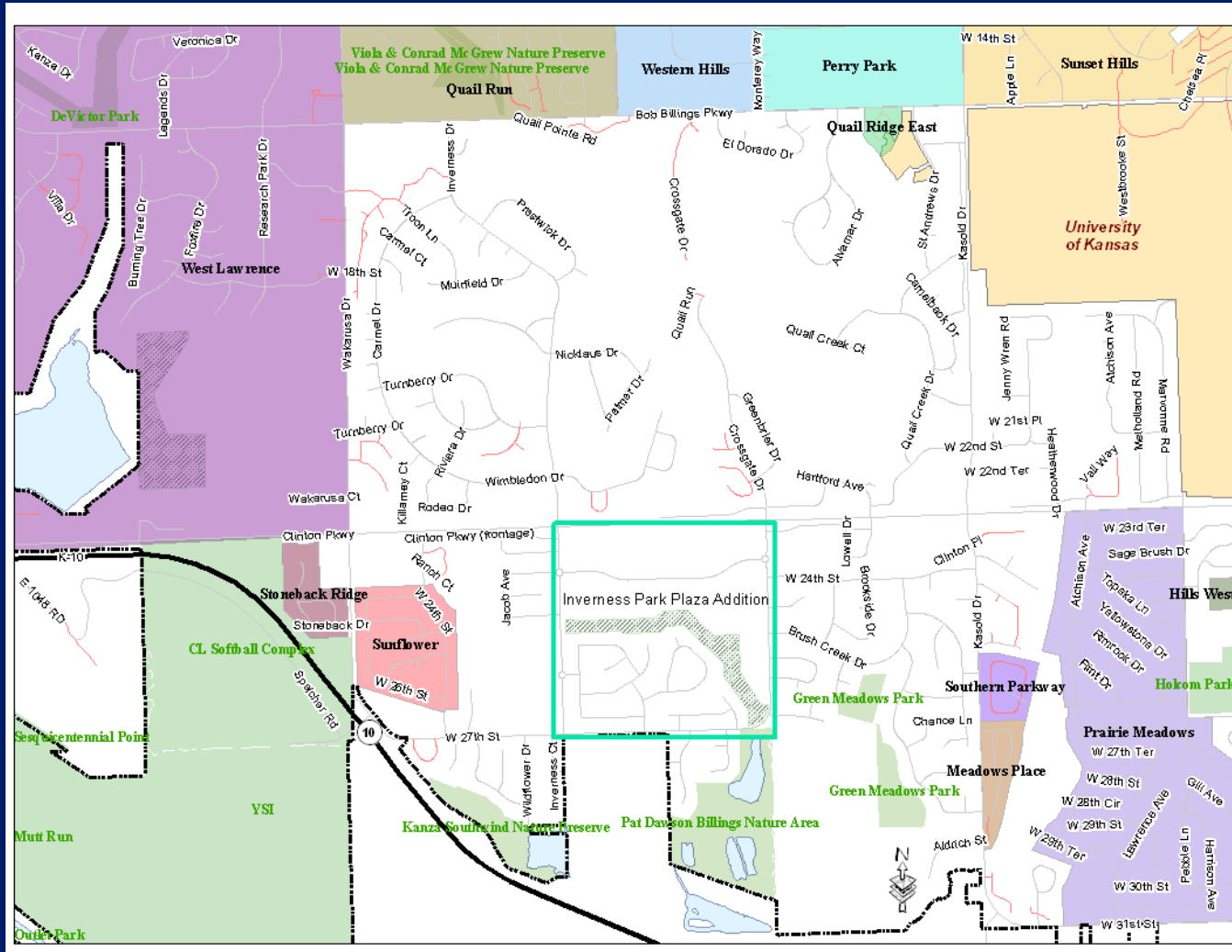
- ## Existing Commercial Sites







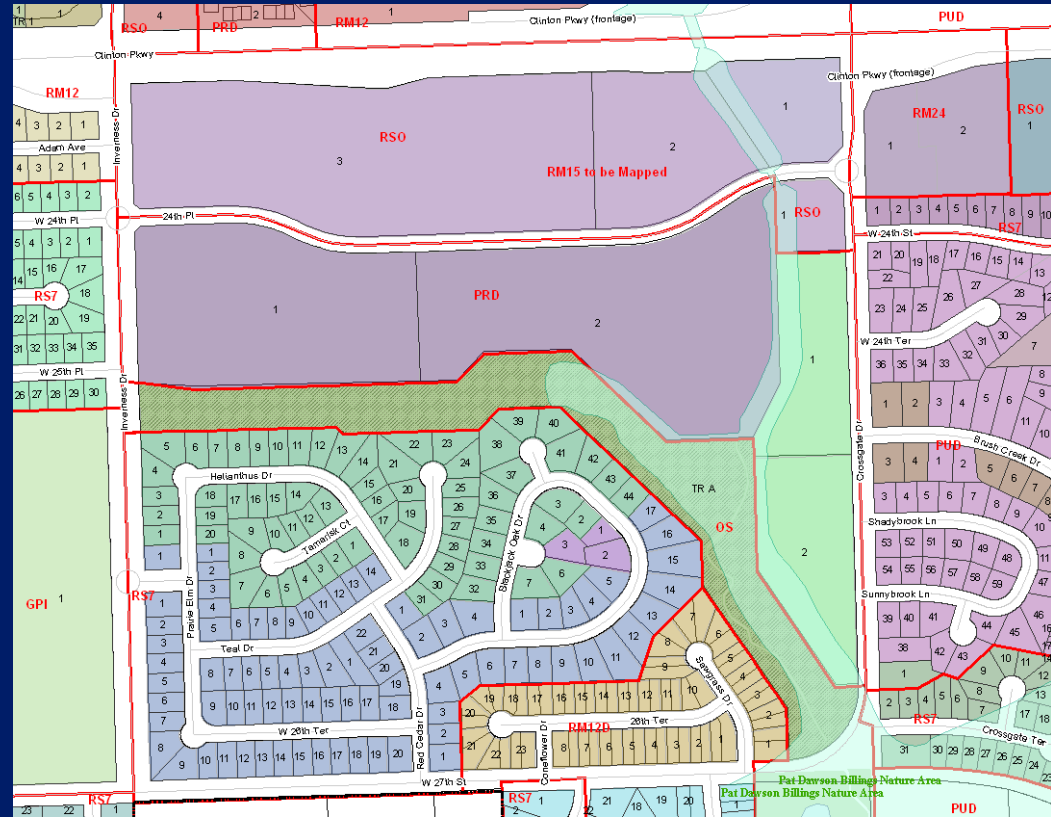
- Purpose of Development Code
  - Implementation of the Comprehensive Land Use Plan and other applicable plans by the City Commission, (20-104)
  - Finding – The proposed request does not conform to the land use recommendations outlined in Horizon 2020.





# Development Pattern

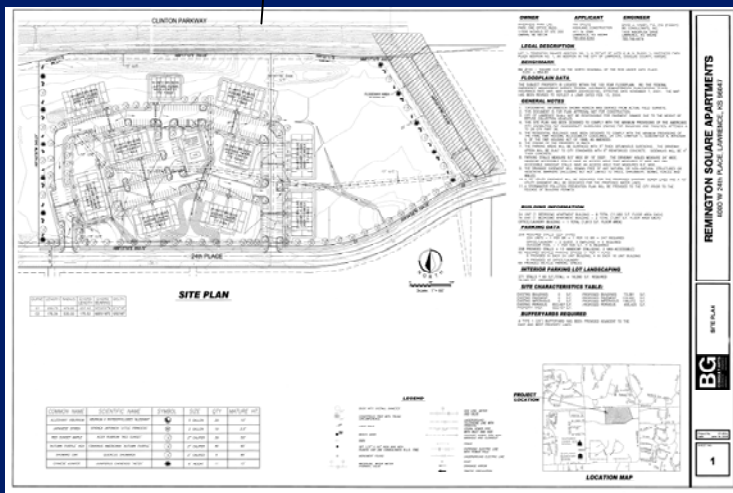
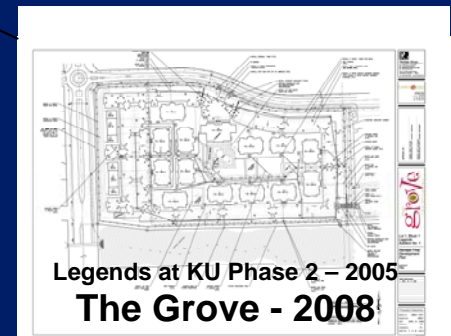
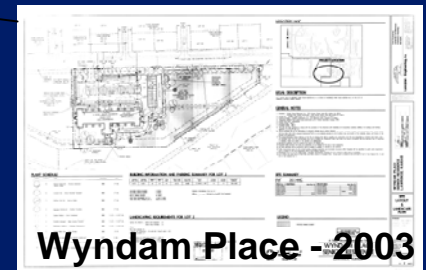
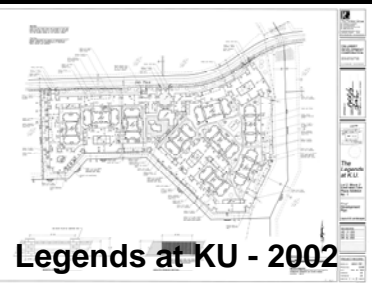
- Final Plat Sunflower Addition; Single Family— 1999
- Inverness Park Addition; 24<sup>th</sup> Place - 2000
- Final Plat Sunflower Addition; duplex - 2001







# 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