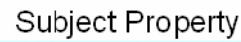




City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

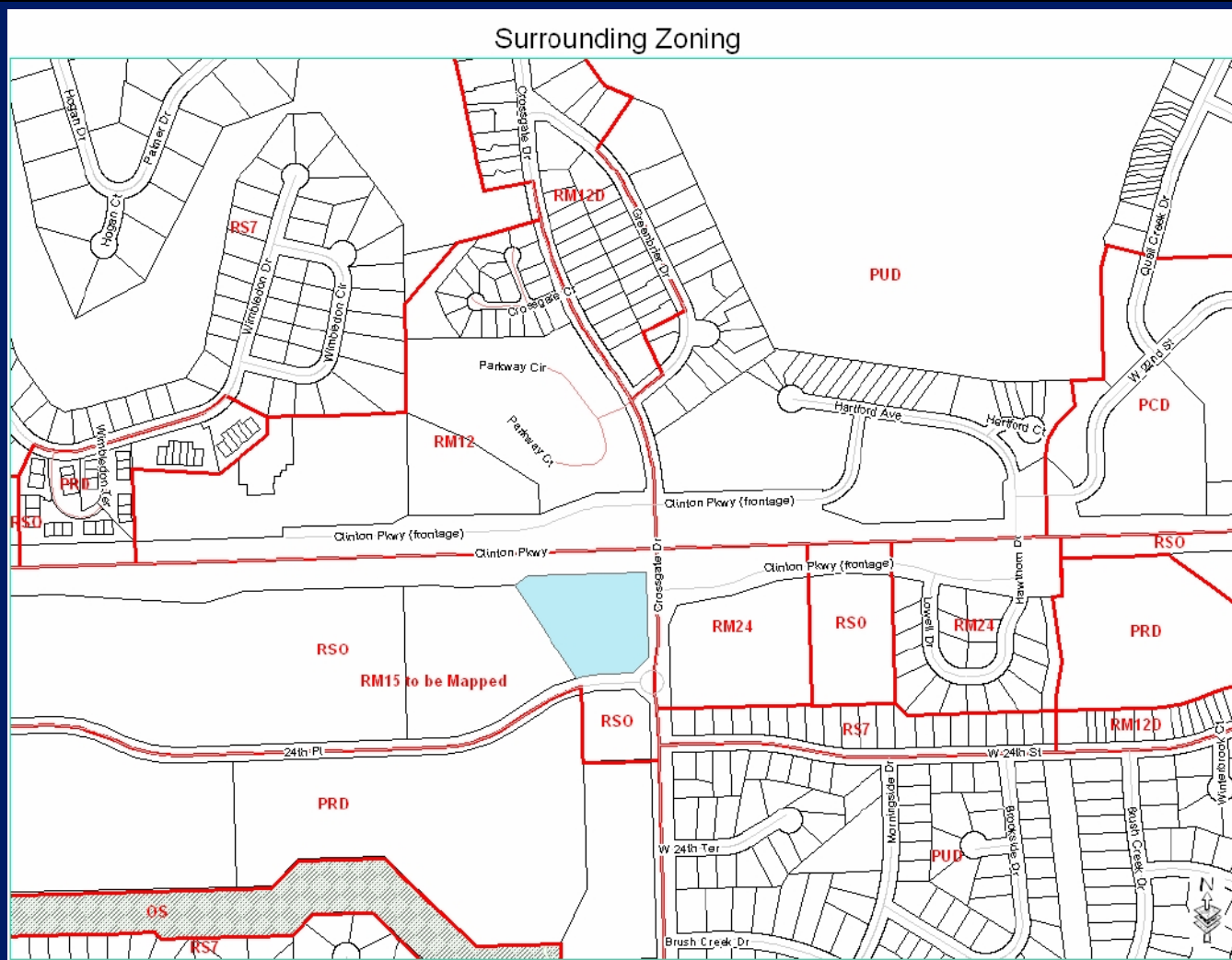
Z-05-12-08

RSO to CN2





Zoning and Surrounding Land Uses





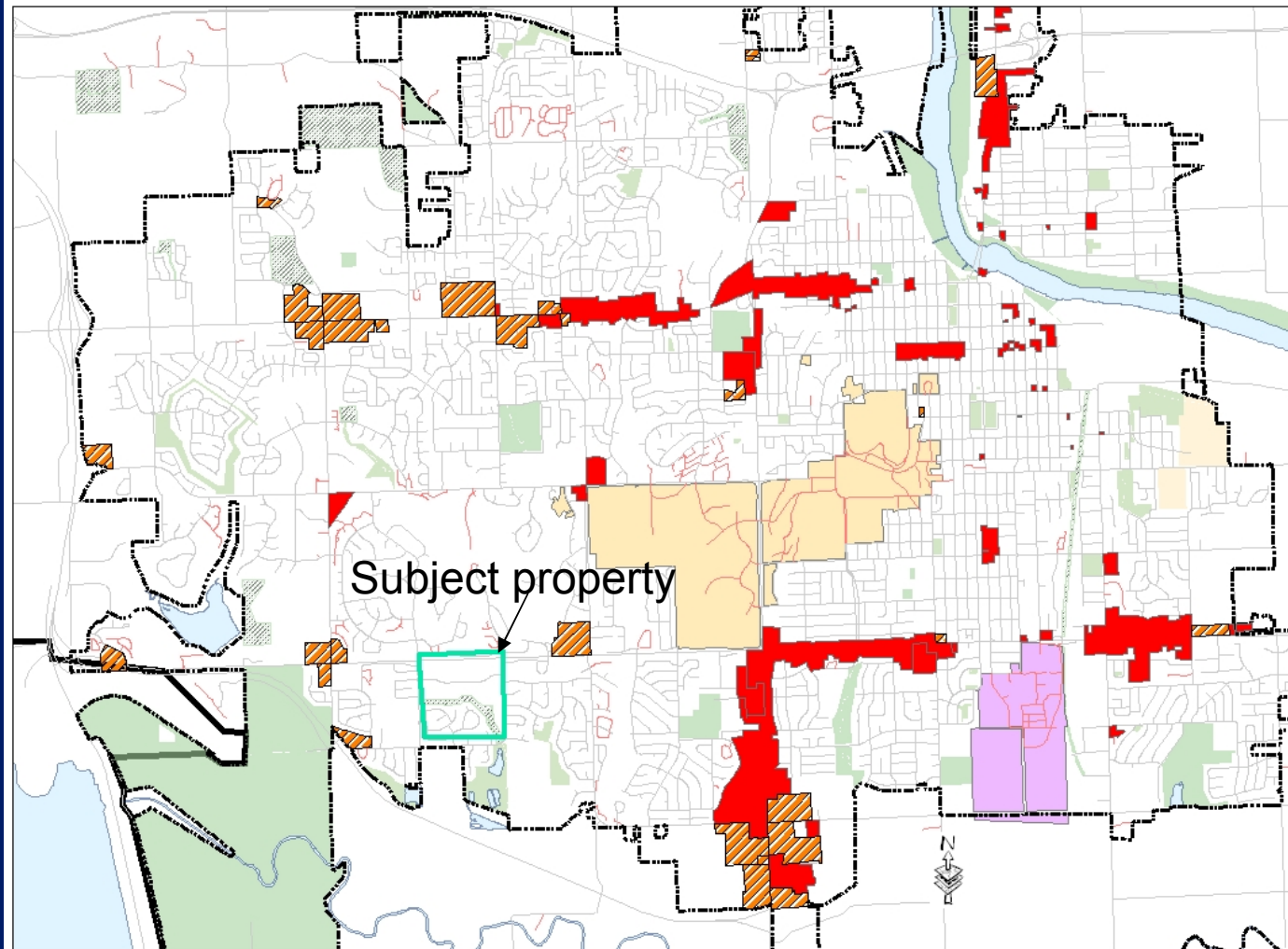
- Zoning and Land Use





Comprehensive Plan Conformance

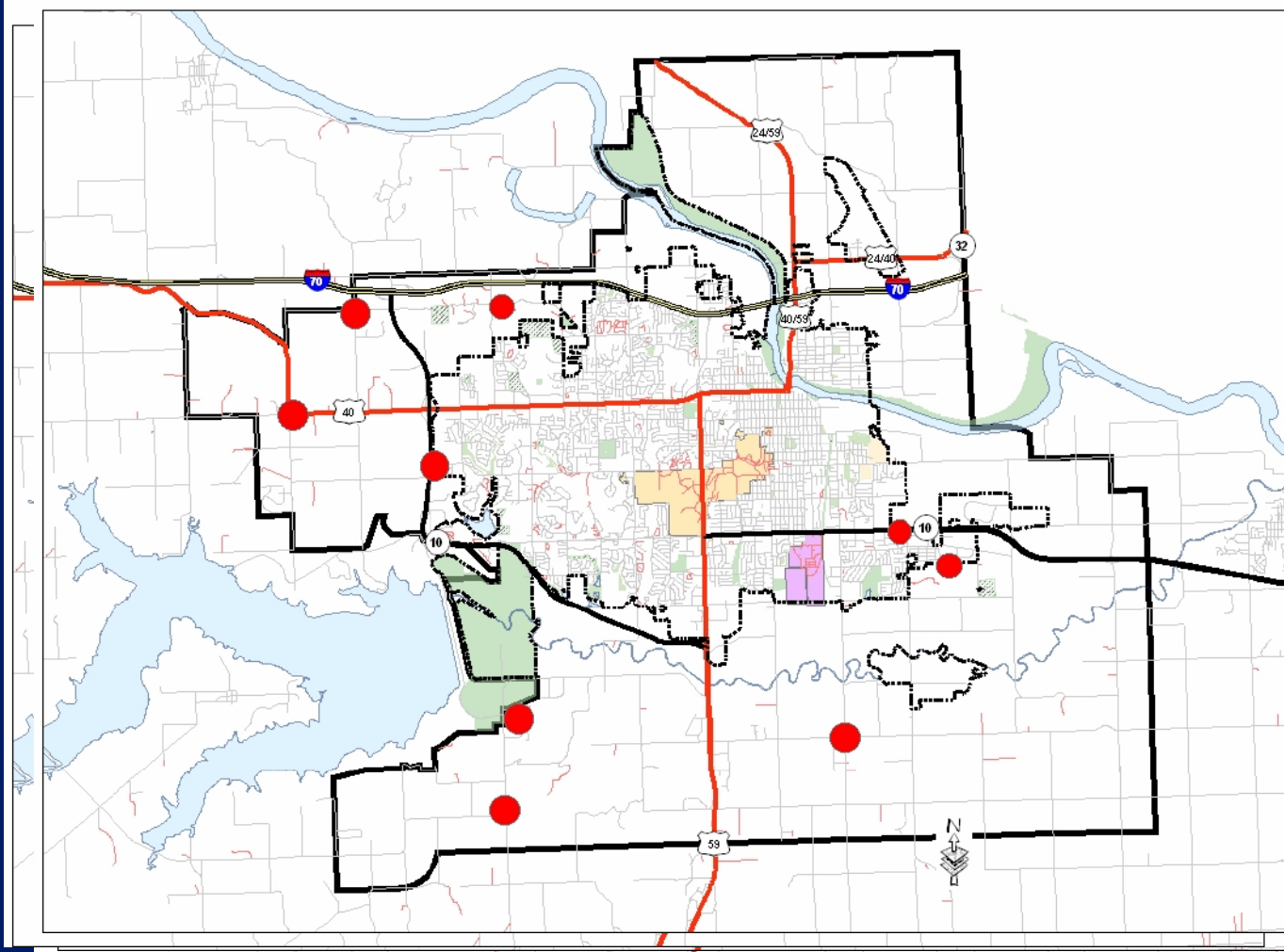
Existing Commercial Zoning





Comprehensive Plan Conformance

Potential Locations for New Neighborhood Commercial Centers





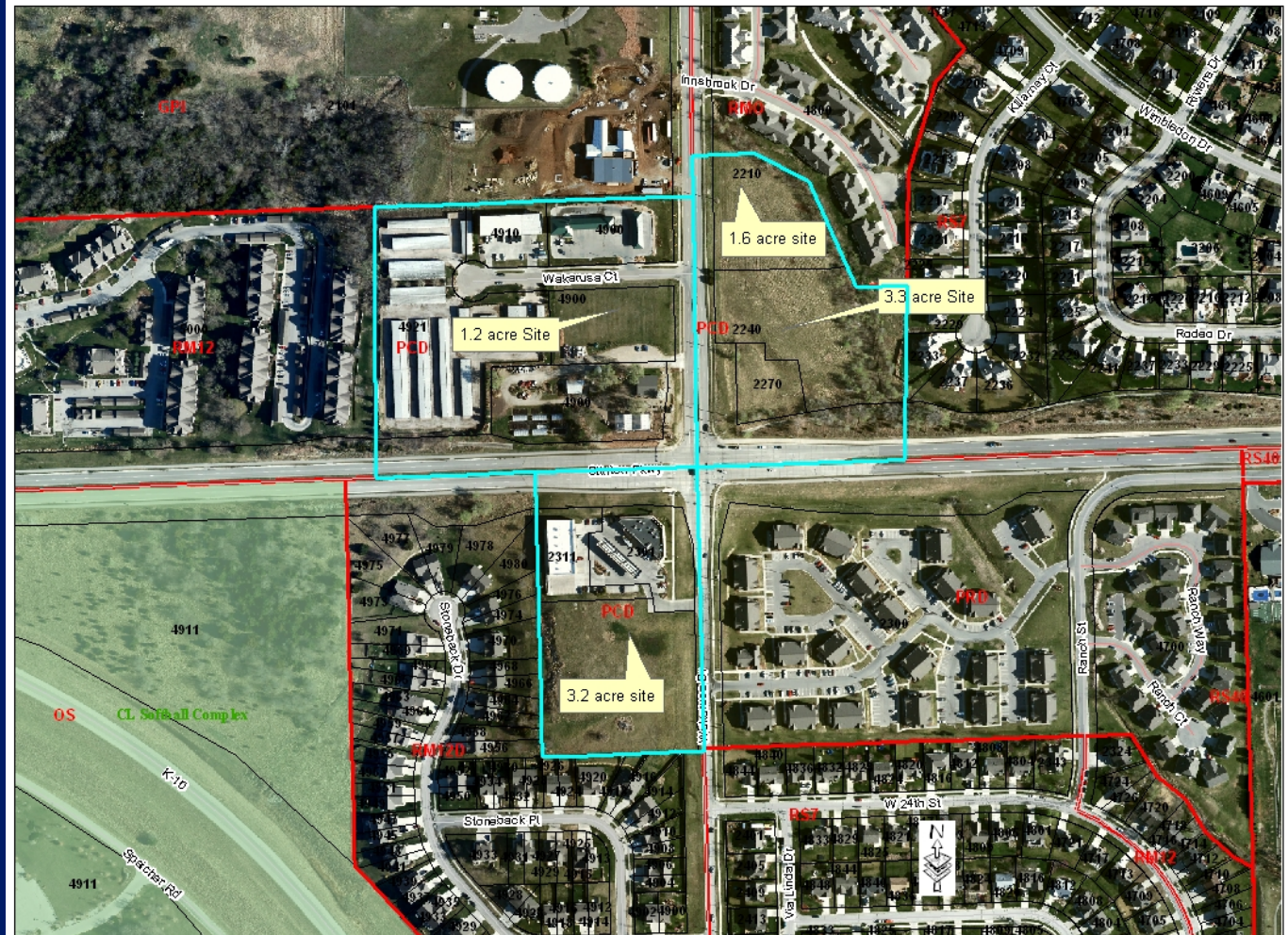
- [illegible]



Comprehensive Plan Conformance

- NW corner
- NE corner
- SW corner

Existing Commercial Sites





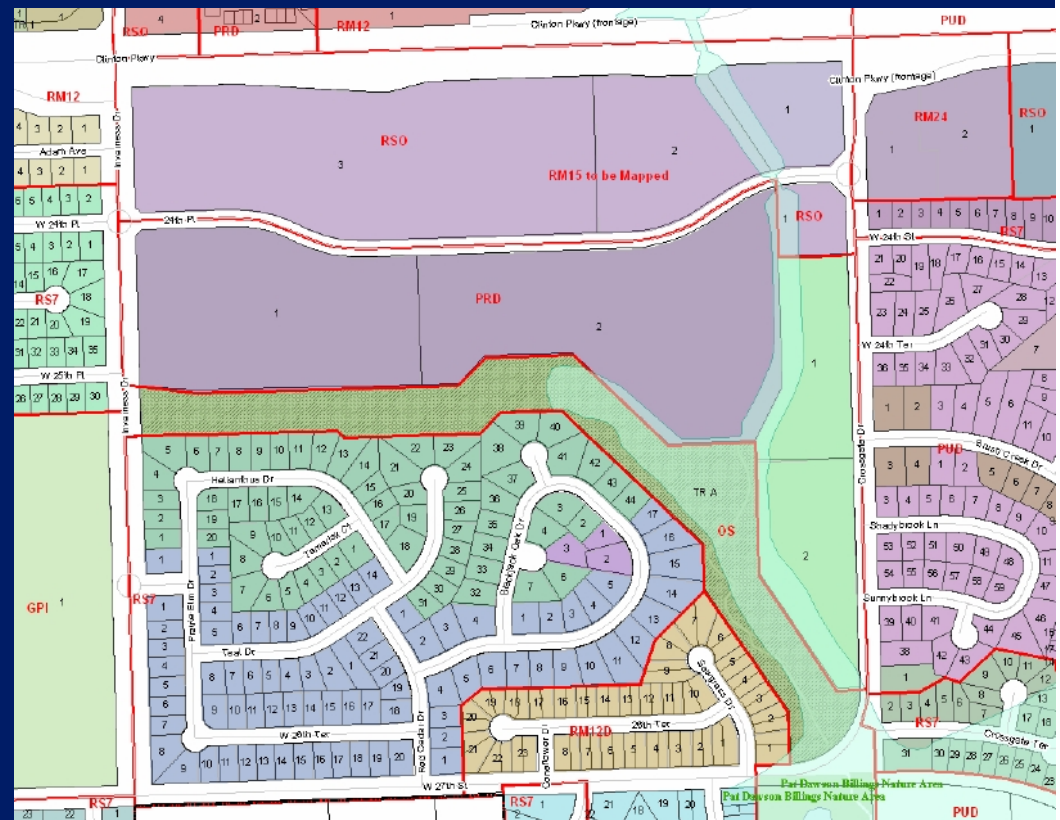
- Purpose of Development Code
 - Implementation of the Comprehensive Land Use Plan and other applicable plans by the City Commission, (20-104)
 - Finding – The proposed request does not conform to the land use recommendations outlined in Horizon 2020.





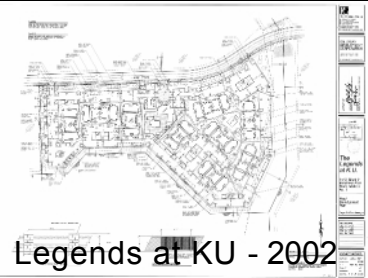
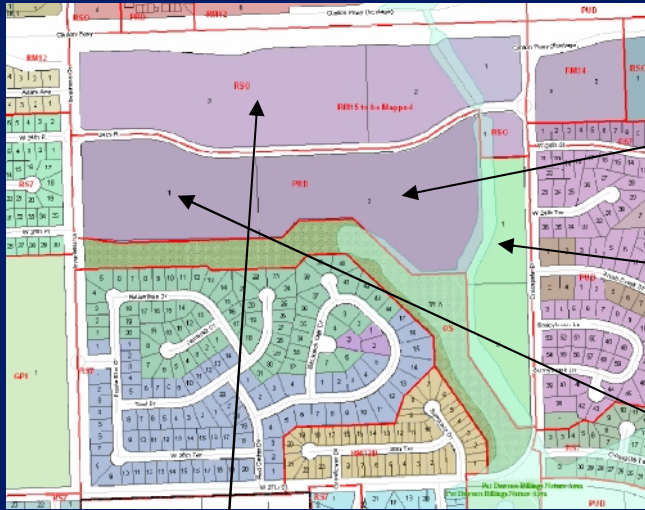
Development Pattern

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

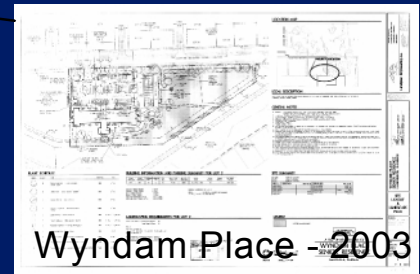




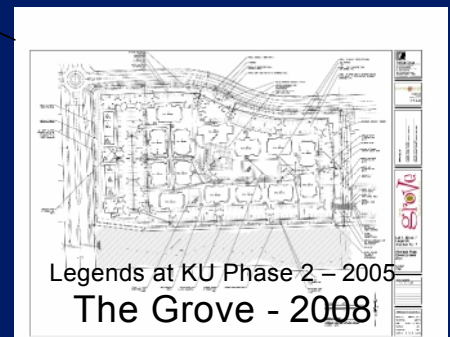
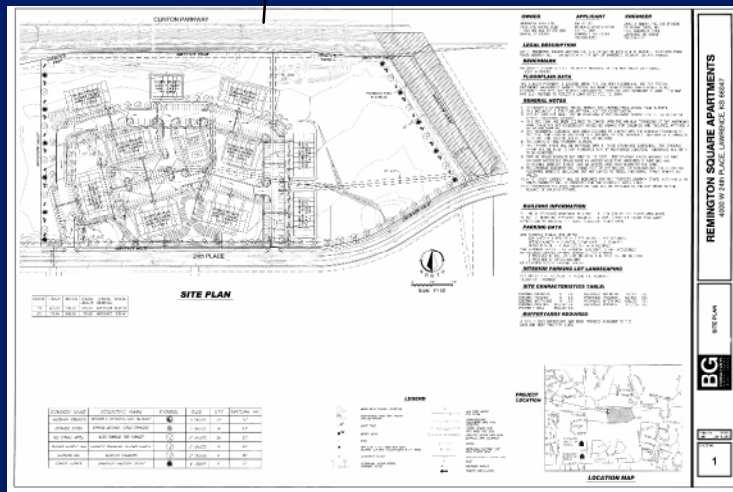
Development Pattern



Legends at KU - 2002



Wyndam Place - 2003



Legends at KU Phase 2 - 2005
The Grove - 2008



- Findings -
 - Platted orientation of the lot is to 24th 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