

Memorandum

City of Lawrence

Planning & Development Services

TO: David Corliss, City Manager

FROM: Mary Miller/Planner

CC: Cynthia Boecker, Assistant City Manager
 Diane Stoddard, Assistant City Manager
 Scott McCullough, Director of Planning and Development Services

Date: December 30, 2008

RE: **Amended PP-10-13-08**; Maple Leaf Square Preliminary Plat;
Amended Z-10-17A-08; Rezoning request from RS7 (Single-Dwelling Residential) to RM12D (Multi-Dwelling Residential/Duplex) District; and
Amended Z-10-17B-08; Rezoning request from RS7 (Single-Dwelling Residential) to RS5 (Single-Dwelling Residential) District.

The applicant provided the amended rezoning requests and preliminary plat referenced above in response to public comment received at the December Planning Commission meeting. The amended rezoning requests propose single-dwelling zoning adjacent to the church on the east property line rather than the multi-dwelling zoning for duplex development originally requested. A summary of the changes associated with these amended requests are noted below:

	As submitted	As amended
Preliminary Plat	41 lots	42 lots
Z-10-17A-08 (RS7 to RM12D)	22 duplex lots (44 dwelling units)	19 duplex lots (38 dwelling units)
Z-10-17B-08 (RS7 to RS5)	19 single dwelling lots (19 dwelling units)	22 single dwelling lots (22 dwelling units)
Total	41 lots (63 dwelling units)	42 lots (60 dwelling units)

The applicant is requesting that the City Commission act on the amended rezoning requests based on the Lesser Change Table. Per Section 20-1303(c) of the Development Code, a recommendation or action to amend the zoning map to assign the 'lesser change' zoning district to the land, rather than the zoning district advertised in the notice, shall not require further notice. The table lists any RS Zoning, except RSO, as districts which would be considered a 'lesser change' to the RM12 or RM12D District.