



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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August 7, 2008

Rhonda Prohaska
Renaissance Designs
3105 W 118th Street
Leawood, Kansas 66211

RE: 1646 Illinois Street

Dear Rhonda:

Thank you for meeting with me on Tuesday to discuss the U-KU zoning designation for 1646 Illinois Street. You indicated that Renaissance Designs purchased this property from Kansas University in 2006.

The City and Kansas University entered into a cooperation agreement in 2005 to specify those City land use regulations the University shall comply with in its ownership and use of University real property within the City boundaries. The University provided the City with a map which represented the properties comprising the Primary University of Kansas, Lawrence, Campus. The agreement defines the Primary University as "that property titled to the State of Kansas, the Board of Regents, and/or the University of Kansas, or that is leased to or otherwise made available to the University or the Kansas University Center for Research, Incorporated on the main and west campuses of the University of Kansas, Lawrence as well as land owned by the Kansas University Endowment Association or the Kansas University Center for Research, Incorporated, within the area bounded by Iowa, 15th, Kasold and 23rd Streets."

The City agreed to designate the Primary University of Kansas, Lawrence, Campus on the City's zoning map as 'U'. The property at 1646 Illinois was shown on the map of Campus properties when the map was provided in 2005. Since that time, the property has been sold and no longer meets the definition of 'Primary University of Kansas, Lawrence, Campus'; therefore, the zoning designation of U-KU is no longer valid.

When we met Tuesday, you mentioned that you had obtained a building permit and were interested in constructing a single family residence at this location which was compatible with the surrounding neighborhood. In order to develop this property, it will be necessary to rezone to an



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appropriate zoning district. As 1646 Illinois is one lot located within an established neighborhood in an RS5 Zoning District, RS5 would be an appropriate zoning district.

Please submit a rezoning application to the RS5 District to the Planning Office. The rezoning application is available on the Planning web site at www.lawrenceks.org/pds The review fee for a rezoning application of less than 5 acres is \$200.

When the rezoning application and review fee have been submitted to the Planning Office, the City will honor the building permit and will begin processing the rezoning request. Please note, development on this lot is limited to a single-family detached residence and accessory structures which complies with the requirements in the Density and Dimensional Table in Article 20-601 for the RS5 District.

Please feel free to contact me at 785-832-3147 or mmiller@ci.lawrence.ks.us if you have any questions or I can be of any further assistance.

Sincerely,



Mary K Miller, AICP
City-County Planner II

C: Brian Jimenez, Adrian Jones and Katherine Simmons; Development Services Staff

