

Memorandum

City of Lawrence

Planning & Development Services

TO: David L. Corliss, City Manager

FROM: Planning Staff

CC: Scott McCullough, Director of Planning and Development Services
Sheila Stogsdill, Assistant Planning Director

Date: For February 2, 2010 City Commission meeting

RE: Text Amendment Initiation for additional uses in the MU District

The request was made by Paul Werner Architects to initiate text amendments to the *Land Development Code* to allow "Bar or Lounge" and "Quality Restaurant" uses in the MU (Mixed Use) District. As part of the proposed *Oread Neighborhood Plan*, an area along W. 14th Street from the KU campus to the mid-block between Kentucky and Tennessee Streets is proposed on the future land use map as a mixed-use district. The MU District does not permit "Bar or Lounge" uses however there are 3 existing bars within the proposed MU District. By rezoning the bars to the MU District, the bars would be nonconforming within the district and in a similar situation as they are nonconforming uses today. A further look to determine if the use would be an appropriate use within the district is needed. Additionally, the applicant has requested that Staff review how the "Quality Restaurant" use in the MU District is addressed in the use table and standards.

Action requested: Consider initiating text amendments to various sections of the *Land Development Code*, Chapter 20 – Code of the City of Lawrence, Kansas regarding the "Bar or Lounge" and "Quality Restaurant" uses in the MU District.