



City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

# CPA-2-1-09: Oread Neighborhood Plan



# What is a Neighborhood Plan?

- A neighborhood plan is a document that studies the issues of a specific neighborhood.
- Neighborhood plans use geographic and demographic information to develop a land use vision for the future development or redevelopment of the neighborhood.
- Purpose or reasons to use a neighborhood plan are to:
  - Provide guidance on matters of land use, development and site layout to possible area residents or investors.
  - Provide implementation recommendations for coordination of development with adequate public facilities.
  - Provide information regarding the area's needs, priorities, and proposed projects.
  - Determine if development proposals and land use changes are in accordance with the community's long term vision.
  - Provide a shared vision for area's residents/owners and local government entities.
  - Provide a framework to guide an area's development efforts and track development trends and progress.



# Original Oread Neighborhood Plan

- Adopted March 21, 1979
  - Included:
    - Assumptions and trends
    - Goals and policies
    - Inventory of existing conditions
    - Plans and recommendations
- Neighborhood plan boundaries have changed
- Neighborhood composition has changed
  - Land use
  - Fewer owner occupants
  - More students



# 1979 Future Land Use Map



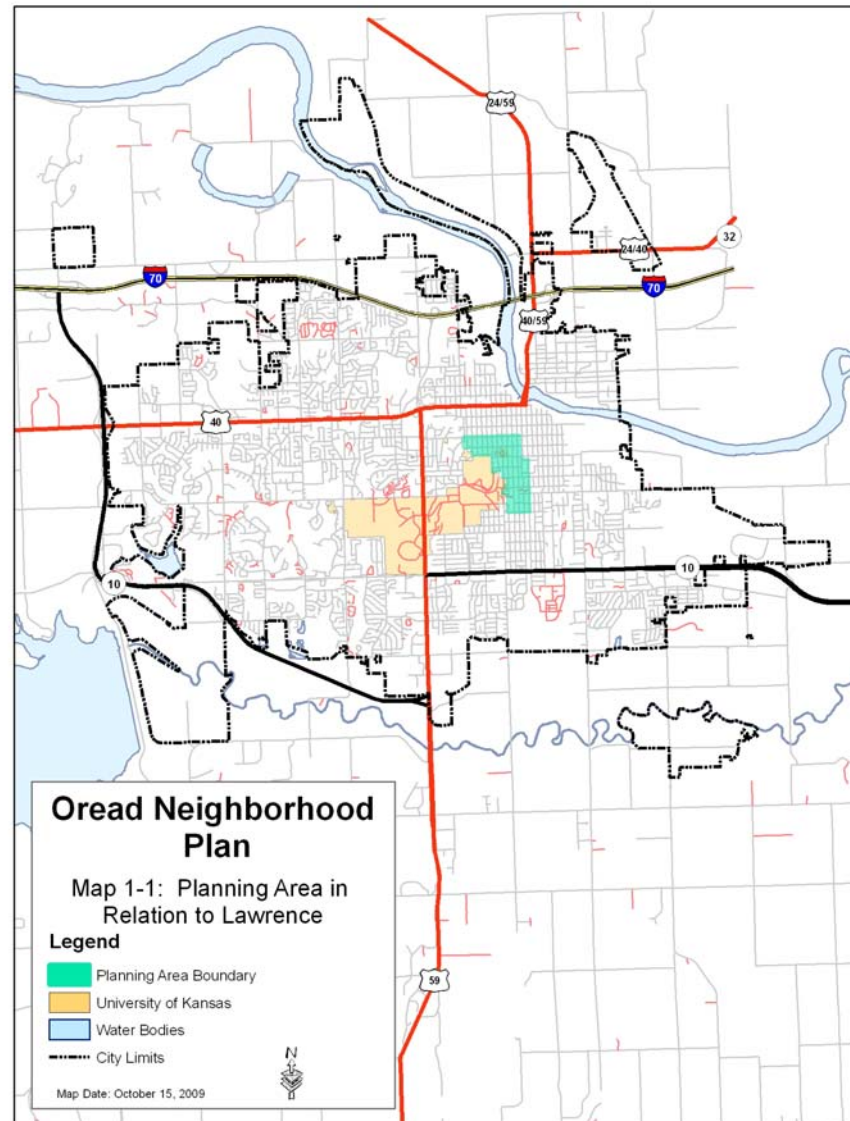


# Planning Process

- Jan. 2009: Plan initiated by the Planning Commission
- 12 public meetings to date
  - 3 public meetings held between February and May 2009 (between 16 and 40 in attendance)
  - 1 joint HRC/PC public work session
  - 4 additional PC public hearings
  - 4 additional HRC public hearings



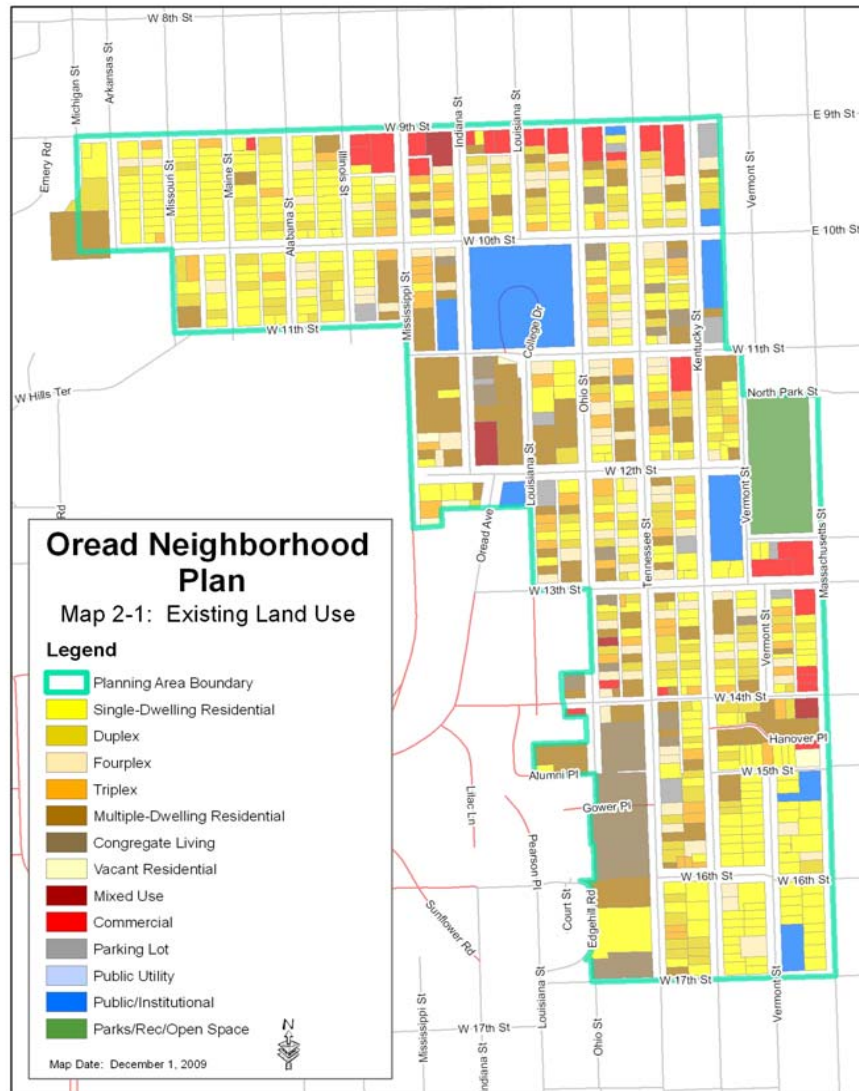
# Planning Area







# Existing Land Use Map



- Approximately 17% of the planning area is owner occupied housing.

Table 2-1 Existing Land Use Summary

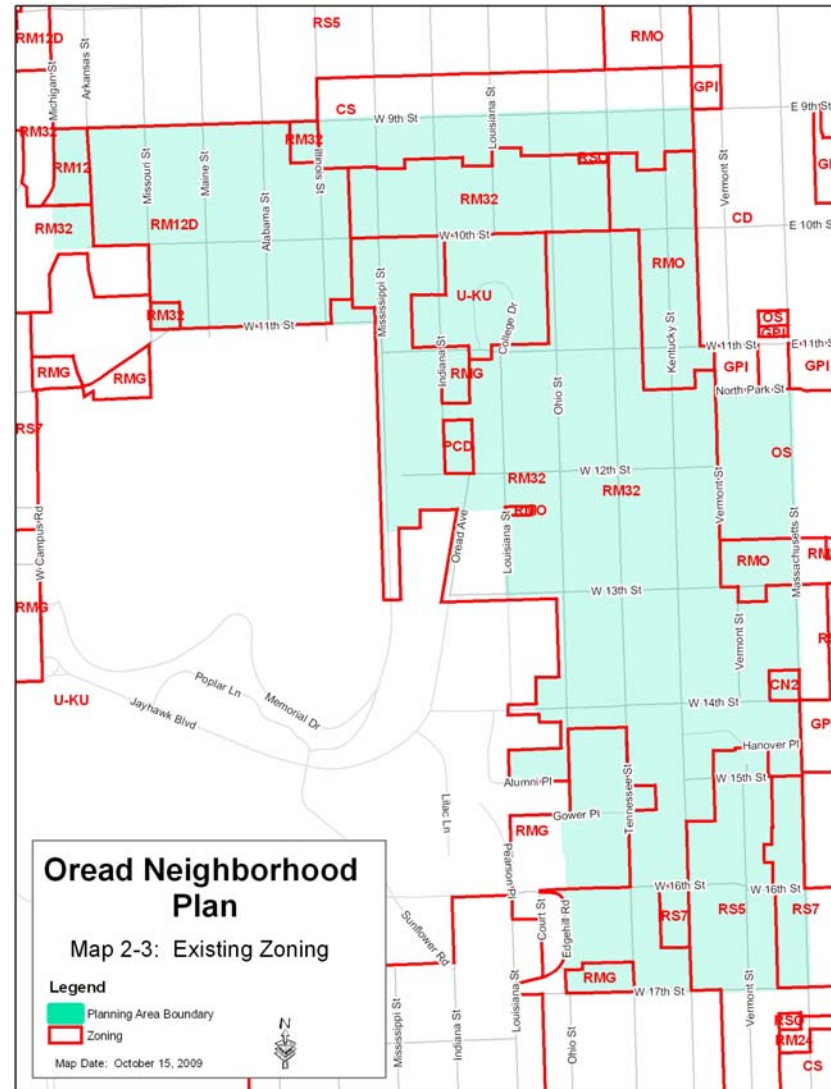
Land Use	Acres	Percent of Acreage
Single-Dwelling Residential	50.77	31%
Duplex	16.66	10%
Triplex	10.09	6%
Fourplex	12.40	8%
Congregate Living	10.80	7%
Multiple-Dwelling Residential	26.23	16%
Vacant Residential	1.08	1%
Mixed Use	1.90	1%
Commercial	8.06	5%
Parking Lot	2.96	2%
Parks/Rec/Open Space	6.43	4%
Public/Institutional	14.26	9%
<b>Total Acres</b>	<b>161.64</b>	<b>100%</b>





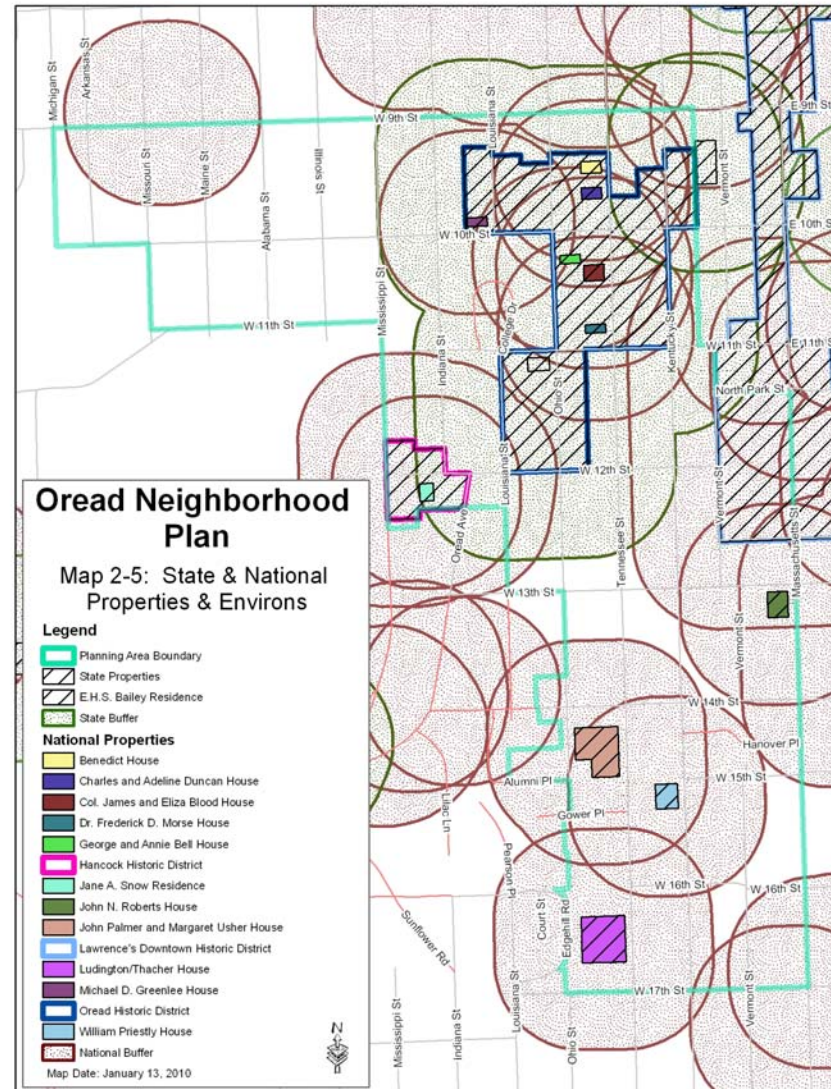


# Existing Zoning





# State & Nationally Listed Properties and Environs





# Top Discussion Topics

The top rated items are listed below in order of the most votes from Feb. 9<sup>th</sup> 2009 public meeting.

1. Zoning conflicts with parking standards (28)
2. Landlord neglect of structures (20)
3. Preservation of historic resources and character of the neighborhood (16)
4. Bars-trash, behavior, travel through residential areas to get to them, change in drinking age (13)
5. More families in the neighborhood-downzoning to encourage (10)
6. Reinforce use diversity of uses and structures-single-family, mixed use (10)
7. Parking-not enough (10)
8. Tree roots-damage to sidewalks and foundations (8)
9. Appropriate infill-architecture style, type (7)
10. Diversity in housing stock (5)
11. Brick streets & sidewalks-not maintained well (5)
12. Current zoning-too restrictive (5)



# Plan Goals

- *Goal 1 – Land Use*

Maintain a variety of housing types to provide a balance in the diversity of people living in the neighborhood while maintaining strong neighborhood scale commercial areas.

- *Goal 2 - Preservation*

Preserve and improve the character of the neighborhood by encouraging the preservation of existing historic structures and features and by supporting infill development that is compatible with the surrounding neighborhood.

- *Goal 3 - Infrastructure*

Promote improvements and maintenance of existing infrastructure on a regular basis, and upgrade infrastructure when redevelopment occurs.

- *Goal 4 – Neighborhood Atmosphere*

Promote a healthy and safe living, working, studying, and celebrating environment with a sense of community.



# Major Policies

- Maintain and stabilize the strongest concentrations of owner-occupied housing and encourage owner occupancy throughout the neighborhood.
- Create overlay district(s) to establish appropriate standards for specific areas regarding density, bulk, massing, and scale, building coverage, mix of housing types, and parking requirements.
- New development should respect the historic integrity of the neighborhood.
- Continue the preservation and protection of historic resources in the neighborhood.
- Streets and sidewalks should be maintained and repaired on a regular basis.
- Strive to maintain property owner compliance with housing/nuisance standards.
- Explore alternative trash policies to help keep the area cleaner.



# Implementation Summary

- Review Development Code
  - Congregate living
  - Dumpster standards
  - Detached dwellings permitted by right in multi-dwelling zoning
- Support expansion of rental registration
- Address blight & demolition by neglect
- Conduct historic survey of entire neighborhood
- Address commuter parking issues
- Protect historic resources
- Develop historic and urban conservation overlay districts

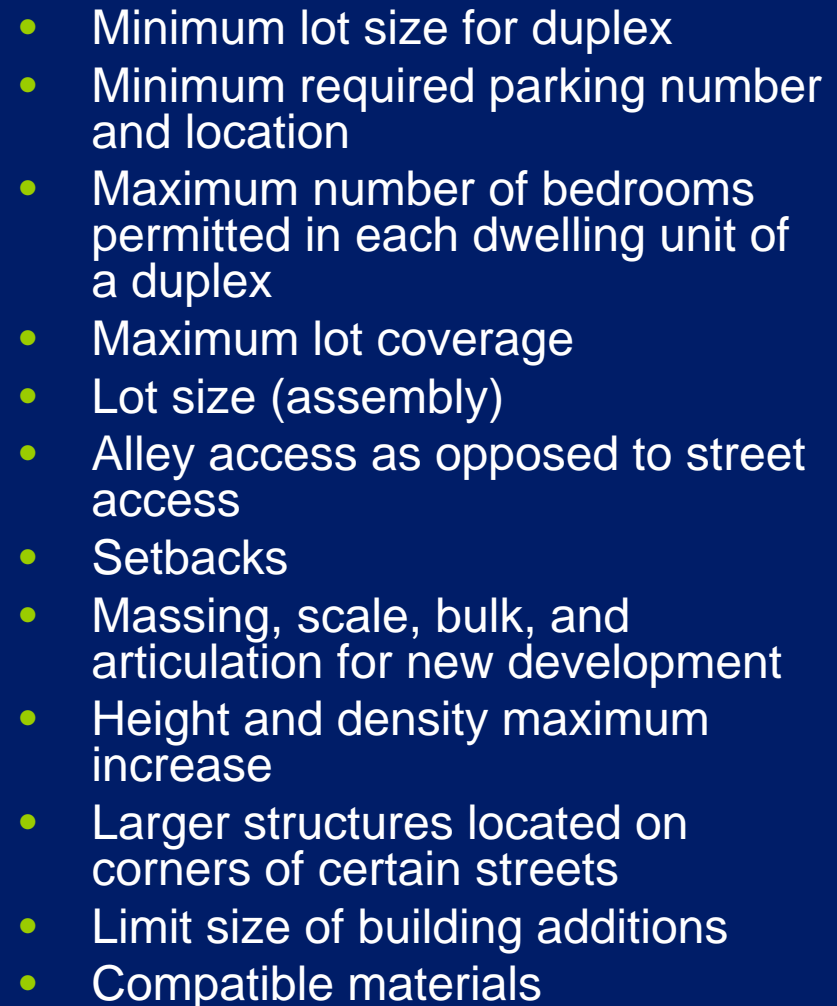


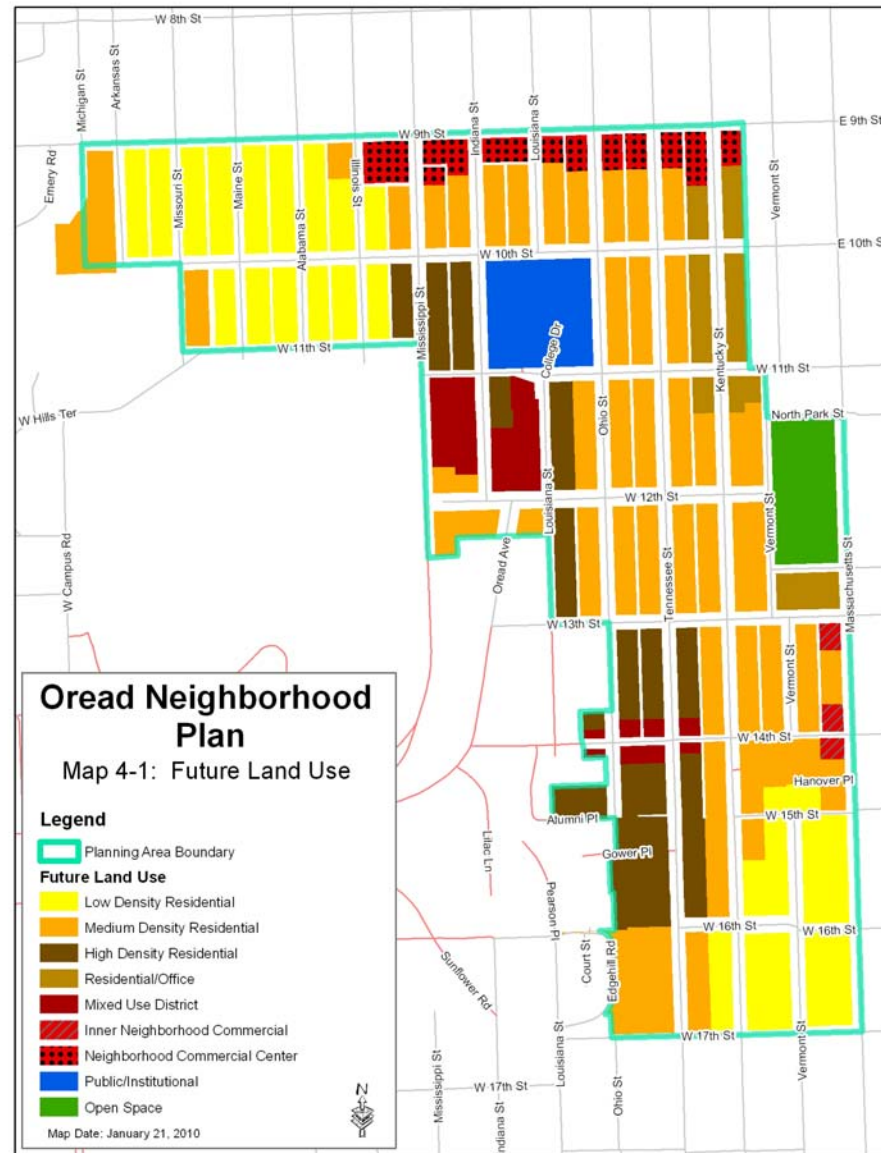


# Top Implementation Items

Table 3-1 Implementation Schedule

Action	Who	When
<p>Consider creating an overlay district(s) to:</p> <ul style="list-style-type: none"> <li>- provide a greater latitude to certain areas (generally most closely adjacent to KU) to develop more densely by allowing increased building heights, etc. [Land Use 3.1.1.2(C)(2)]</li> <li>- give proper guidance to infill development. The district(s) could address such issues as the mass, scale and bulk of the development as well as imperious and pervious coverage. [Preservation 3.1.2.2(C)(1)]</li> <li>- establish standards to regulate bulk and mass of structures, maintain open space on individually platted lots, and regulate parking. [Land Use 3.1.1.2(C)(1)]</li> </ul>	Oread Neighborhood Association, Planning Commission, Historic Resources Commission, City of Lawrence	2011
<p>Review the <i>Land Development Code</i>:</p> <ul style="list-style-type: none"> <li>- to address neighborhood concerns while maintaining congregate living as a feasible option for owners and students. [Land Use 3.1.1.2(B)(1)]</li> <li>- to ensure appropriate dumpster and trash enclosure standards for any multi-family or congregate living structure that includes more than 4 bedrooms. [Neighborhood Atmosphere 3.1.4.2(D)(2)]</li> <li>- to permit by right detached dwellings (single-dwelling use) in multi-dwelling zoning districts (RM) with certain standards. [Land Use 3.1.1.2(A)(1)]</li> </ul>	Planning Commission, City of Lawrence	2010
Allocate funds yearly to the Public Works maintenance budget for street repair and replacement. [Infrastructure 3.1.3.2(A)(1)]	City of Lawrence	Ongoing
Support the expansion of the rental registration and inspection program to address areas of blight and demolition by neglect in the planning area. [Neighborhood Atmosphere 3.1.4.2(A)(1)]	City of Lawrence	TBD
Explore stricter code language for enforcement of blighted properties and support additional enforcement staff for enforcement. [Neighborhood Atmosphere 3.1.4.2(A)(3)]	City of Lawrence	1-3 years







# Action Request

- Receive public comment and direct staff as appropriate.