

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
1/27/10

ITEM NO. 10: COMPREHENSIVE PLAN AMENDMENT TO CHAPTER 14 (MJL)

CPA-2-1-09: Consider a Comprehensive Plan Amendment to Chapter 14 – Specific Plans to approve and incorporate by reference the Oread Neighborhood Plan.

STAFF RECOMMENDATION:

Staff recommends approval of CPA-2-1-09 with the suggested changes and forwarding that recommendation of approval to the City and County Commissions for their concurrence, and authorizing the chair to sign PC Resolution PCR-1-1-10 regarding this CPA.

STAFF REVIEW AND SUMMARY

On January 28, 2009 the Planning Commission initiated the neighborhood planning process for the Oread Neighborhood plan. Three public workshop meetings were held to brainstorm and comment on the goals, priorities and actions for the plan.

The Historic Resources Commission and the Planning Commission received the first draft of the Oread Neighborhood Plan at their June meetings and then met together in August for a study session on the draft plan. Direction was given to staff at the study session to revise the draft which was then brought back to the commissions in November. Additional revisions were made and both commissions received a revised draft of the plan in December. No action or changes were made to the draft between the December and January meetings to allow for both the commissions and the general public to have time to review the draft before the January meetings.

The communications attached are comments received for the December and January HRC and PC meetings.

Staff recommends the following changes to the document:

- Change “boarding house” to “congregate living” wherever it appears in the plan to align terms with the proposed text amendments recommended approval by the Planning Commission in December.
- Update Map 2-5 to show the E.H.S. Bailey House listed on the Register of Historic Kansas Places.
- Change “...the clocks where the brick is exposed.” on page 2-12 to read “...the blocks where the brick is exposed.”.
- Change “The intent of the commercial-hotel use is to accommodate a mix of uses...” on page 5-10, section 4.1.5 to read “The intent of the mixed use district use is to accommodate a mix of uses...”
- Remove the Downtown Commercial District from the legend of the Map 5-1 Future Land Use Map on page 5-14.

COMPREHENSIVE PLAN AMENDMENT REVIEW

- A. Does the proposed amendment result from changed circumstances or unforeseen conditions not understood or addressed at the time the plan was adopted?**

This amendment is to approve and incorporate by reference the Oread Neighborhood Plan into Horizon 2020. Horizon 2020 did not incorporate any long-range plan into the document. The original Oread Neighborhood Plan document is 30 years old and in need of updating.

- B. Does the proposed amendment advance a clear public purpose and is it consistent with the long-range goals and policies of the plan?**

This amendment is consistent with the comprehensive plan and would become a part of the plan. The Oread Neighborhood Plan is consistent with all the approved long-range plans for the city and an update to an existing, out of date neighborhood plan.

- C. Is the proposed amendment a result of a clear change in public policy?**

The proposed change is a clear change in public policy because it updates the existing future land use plan for the area.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends approval of CPA-2-1-09 and forwarding that recommendation of approval to the City and County Commissions for their concurrence, and authorizing the chair to sign PC Resolution PCR-1-1-10 regarding this CPA.

The background of the page is a photograph of an outdoor setting. In the foreground, there is a brick-paved path leading towards the background. To the right of the path, there is a metal fence with a decorative, twisted design. The background is filled with green trees and foliage, suggesting a park or residential area. The overall scene is bright and clear.

Oread Neighborhood Plan

DRAFT

Lawrence-Douglas County Planning Office

11/10/09 revisions noted in red
12/9/09 revisions noted in blue

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Section 1: Introduction

1.1 Purpose

The purpose of the *Oread Neighborhood Plan* is to outline specific goals, policies and recommendations for the planning area shown on Map 1-2, while being consistent with the overall adopted comprehensive plan for the community. The scope of the *Oread Neighborhood Plan* comprehensively addresses land use, historic preservation, infrastructure, and neighborhood atmosphere. It establishes a multi-year vision with supportive goals, policies and actions.

The Oread Neighborhood is a place where a diverse array of people live, work, study and celebrate. Existing compatibility with its character, maintaining housing variety and maintaining neighborhood scale commercial areas are important. Supporting a healthy and safe environment is essential for the neighborhood to maintain its sense of community. [Creative solutions to address crime, owner occupants, landlords and structural neglect are recommended as part of the implementation of this plan.](#)

The plan outlines future land uses for the planning area to be used as a long-term guide for urban development and redevelopment. This plan does not rezone property upon adoption. Development requests are typically made by the property owners and/or developers that have stake in such property and wish to develop or redevelop.

1.2 Description of Planning Area

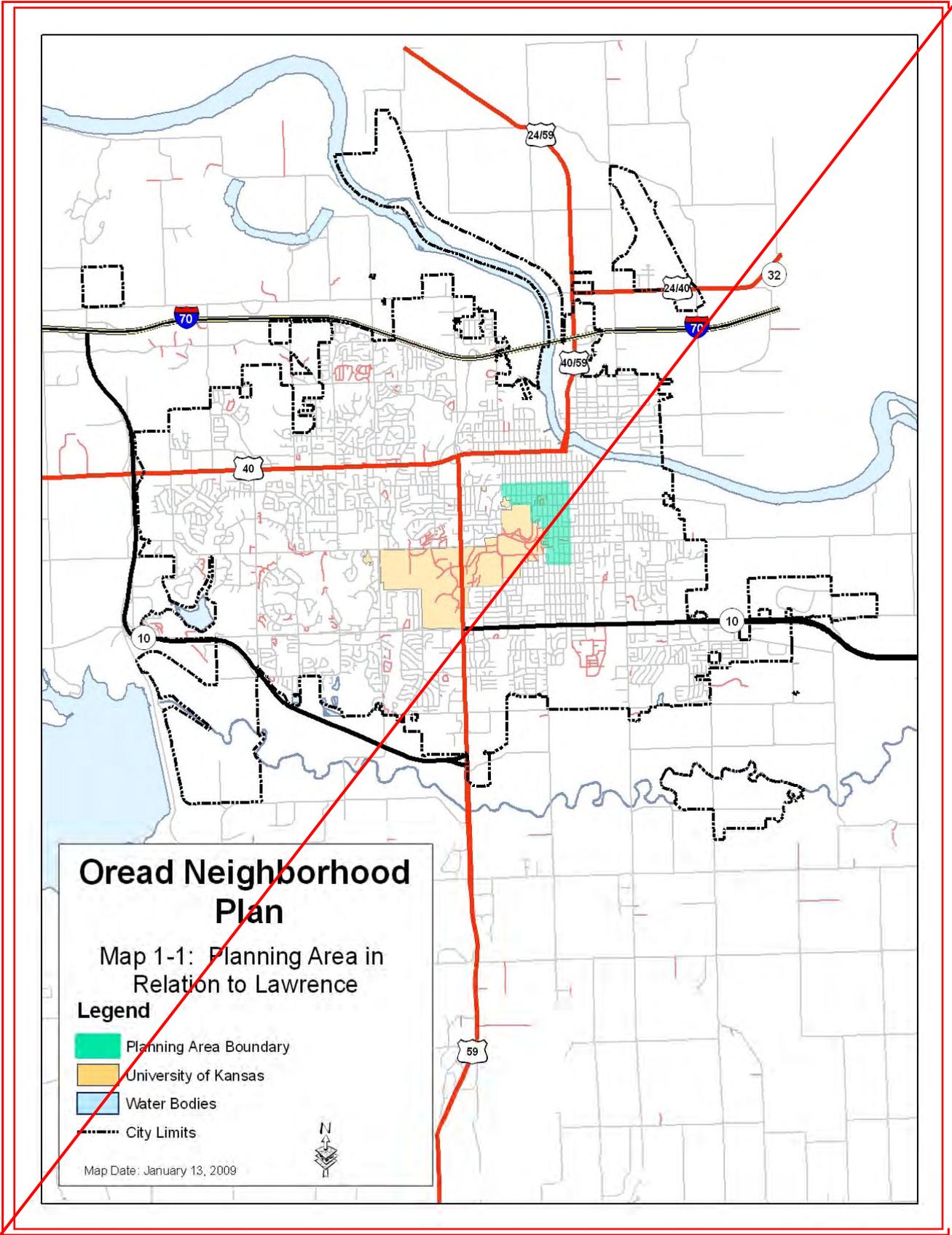
The *Oread Neighborhood Plan* planning area is located in central Lawrence, with the main campus of the University of Kansas on the west and downtown Lawrence on the northeast. The planning area contains approximately 256 238 acres. The planning area boundaries are shown on Map 1-2. ~~generally: Michigan Street between W. 9th Street and W. 10th Street, Missouri Street between W. 10th Street and W. 11th Street, and the eastern boundary of the KU campus on the west; W. 9th Street on the north; Massachusetts Street on the east; and W. 17th Street on the south.~~

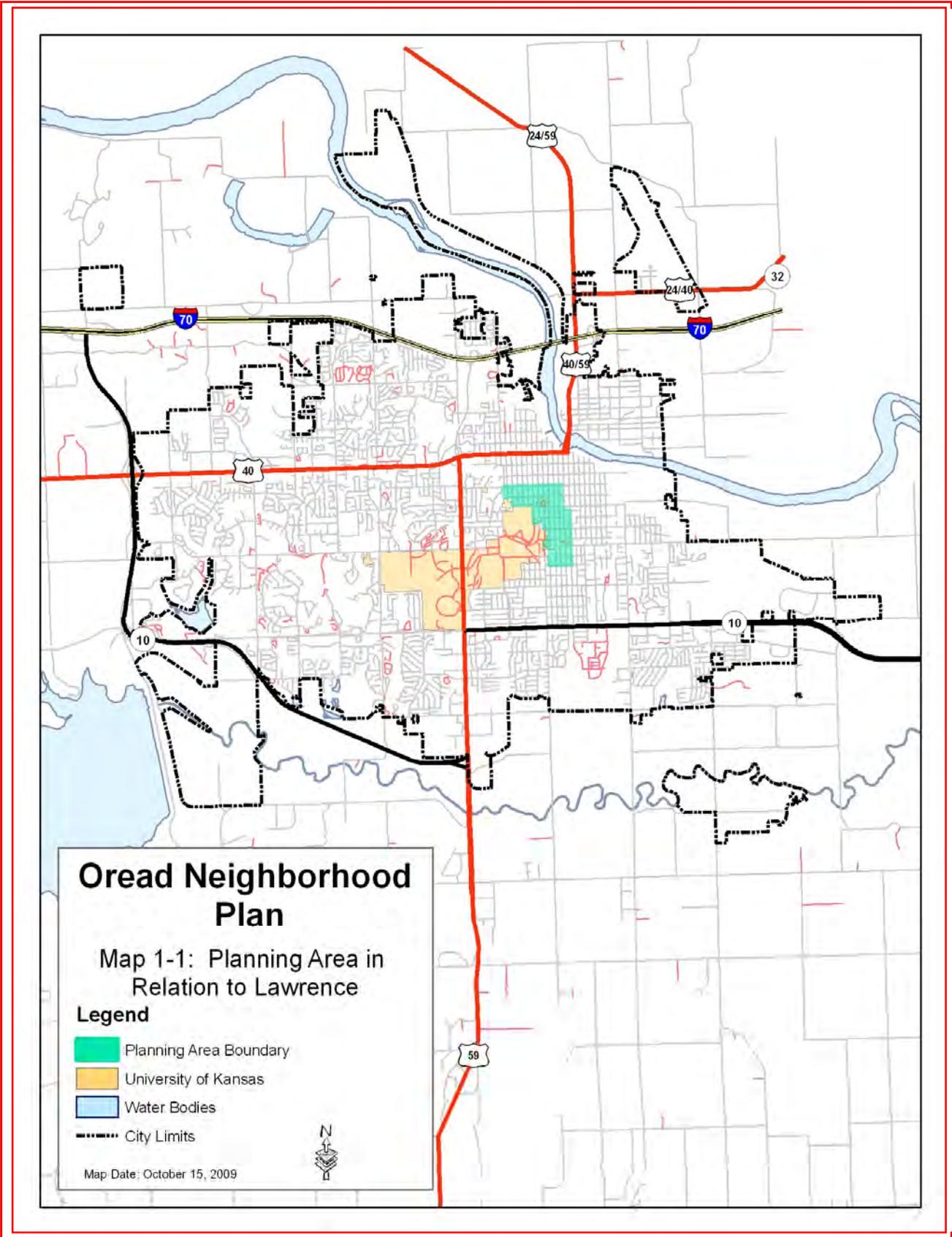
The neighborhood has historically had a mix of uses with the dominant character as residential in a variety of structure types. The planning area also includes commercial uses along the northern boundary along W. 9th Street between Vermont and Illinois Streets. Over the years, the housing in the neighborhood has become predominately rental in nature and referred to by some as the “student ghetto” because of the increase in crime, large student population, and the neglect of some structures.

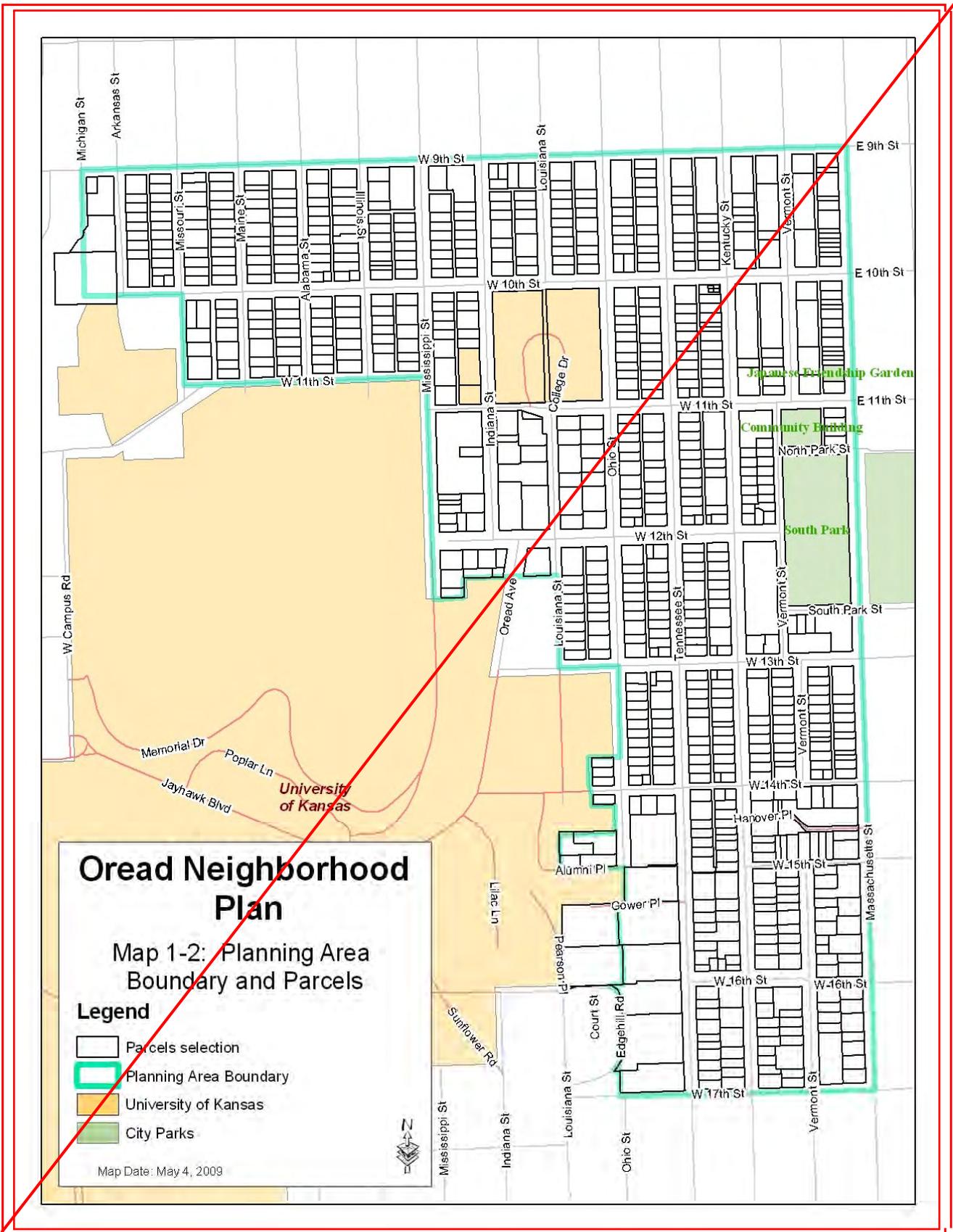
~~The dominant character of the planning area is residential in nature with commercial uses along the eastern and northern sides of the planning area along Massachusetts Street and W. 9th Street between Massachusetts Vermont Street and Illinois Street and small pockets of commercial throughout the planning area.~~

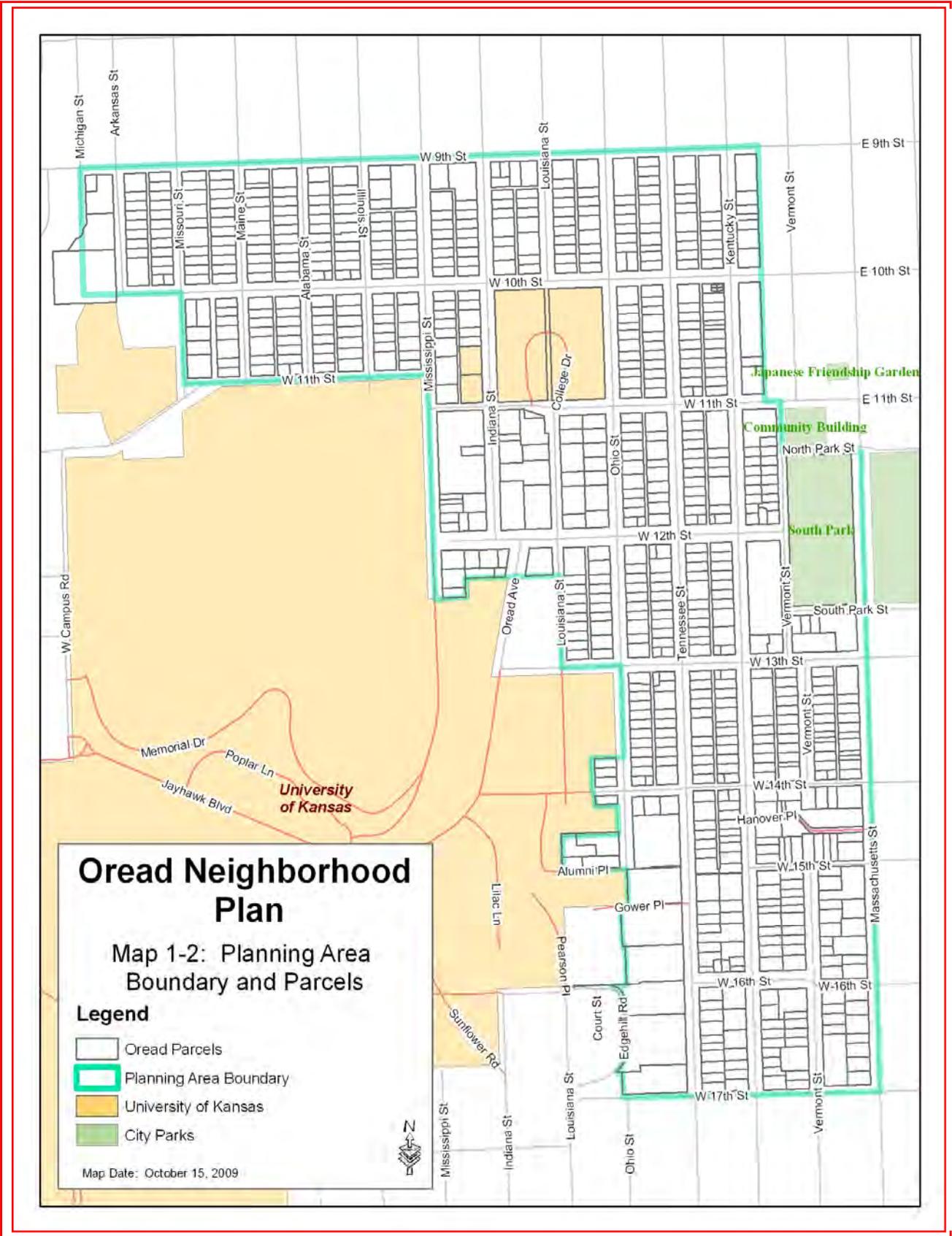
North of the planning area is predominantly residential and some commercial uses. East of the planning area is commercial and residential uses. South of the planning area is residential and west of the planning area is the University of Kansas main campus. While the areas described are outside of the planning area boundaries, they influence the land use development patterns within the Oread Neighborhood area.

The planning area contains mostly small ownership parcel sizes as part of the Original Town Plat. The planning area ~~boundaries and~~ parcel composition are illustrated in Map 1-2.



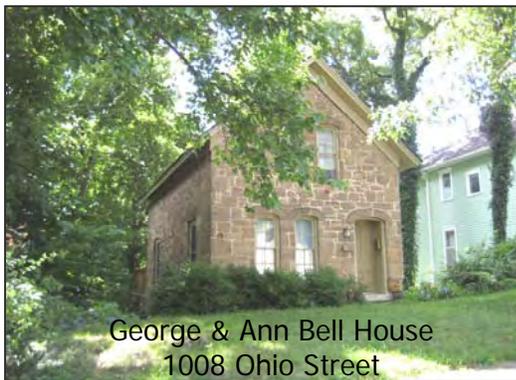






1.3 Background and History

Lawrence was laid out by [Lawrence A.D. Searle](#) in 1854 on relatively level ground located between the two valleys of the Kansas and Wakarusa Rivers. He used a grid system of eighty feet wide streets, except for three major thoroughfares which were planned to connect blocks reserved for public or quasi-public uses, such as parks and a college. South Park was formed by combining four blocks into one park. Though this plan was revised just one year later, the basic grid pattern of streets, combined with the reservations for parks, schools, and public buildings, remained a significant factor in Lawrence's future development. Also, plans for a college west of the Oread Neighborhood moved forward in 1856 when Amos A. Lawrence donated notes and stocks for the foundation of a proposed "Free State College". A large portion of the planning area was platted in the Original Townsite, Oread Addition, Lane's Addition and Babcock's Addition plats in the early 1860's.



~~In the morning of~~ On August 21, 1863, William Quantrill led a large group of ~~three hundred~~ men in an attack against Lawrence. The result was the destruction of ~~almost all the majority of structures~~ in the central portion of the town and the deaths of nearly one hundred fifty people. ~~Primarily as a result of the raid, virtually no buildings~~ The George and Annie Bell House at 1008 Ohio Street survived from this earliest settlement period ~~of Lawrence in the Oread neighborhood.~~

After Quantrill's raid, there were several factors which contributed to a residential construction boom in Lawrence. Mail service improved significantly, telegraph service arrived in 1863, and a railroad was secured in 1864. The end of the Civil War not only saw the return of soldiers, but also new settlers were pouring into Lawrence. The city's population rose from 1,645 in 1860 to 8,320 in 1870. The Oread Neighborhood appealed to the upper middle class citizens and they looked to an area of town that had room for large homes to reflect their newly acquired wealth.

In addition to its proximity to downtown, other factors affected the development of the neighborhood. The first permanent public school building in Lawrence was built on the northeast edge of the neighborhood. Central School was constructed in 1865 on the southwest corner of 9th and Kentucky Streets. The western boundary of the neighborhood was completed in 1866 with [Governor Robinson's gift of land for the University of Kansas](#). The first classes were held in the North College Hall in 1866, which was built north of the campus between 10th and 11th Streets and Ohio and Indiana Streets, to make use of an existing foundation. ~~the establishment of the University of Kansas which began holding classes.~~ The university and its growth would continue to affect the neighborhood in the coming decades.

~~It is commonly believed that the use of the neighborhood for student housing was predominantly happening in the twentieth century. However many of the residents in the neighborhood between 1874 and 1899 were university students. Since the first campus dormitory was not built until 1923, several homes were operated as boarding houses by widows. Whether the residences were constructed for that purpose or converted shortly afterwards is unknown, but the proximity of the university clearly influenced the development patterns of the neighborhood. Families with university age students also moved into the neighborhood so that their children could attend KU and live nearby.~~

The proximity of the university clearly influenced the development patterns of the neighborhood. Many of the residents in the neighborhood between 1874 and 1899 were university students. The first campus dormitory was not built until 1923 so several homes were operated as boarding houses. Families with university age students also moved into the neighborhood so that their children could attend KU and live nearby.



The University of Kansas began to take on a greater importance in the local economy after 1900. While the town was growing at a slow rate, the number of students enrolled at the university was increasing dramatically. This caused a number of commercial properties catering to students to spring up around the campus. This created a concern among the nearby property owners as well as city officials which resulted in the first Lawrence Planning Commission and zoning ordinance to be created for Lawrence in June 1926. The 1926 zoning ordinance allowed for apartments, boarding houses, and fraternity and sorority houses in the neighborhood. As a result, a large number of ~~nonresident~~ students lived in the area immediately east and northeast of the university. The Oread Neighborhood was therefore increasingly associated with student housing after the turn of the century with many of these structures being private boarding houses. As in the previous decades, families moved to the neighborhood so their children would be close to campus.

In addition to student residents, the neighborhood remained popular for university professors as well. After the turn of the century important business leaders in Lawrence were moving into the Oread neighborhood and building new residences. Middle class families were also attracted to the area.



The Oread Neighborhood was still attractive for ~~single~~ families during the early twentieth century. In addition to electricity, water and sewer, the streets and even some alleys were paved, curbing was introduced, and stone or brick sidewalks were installed. During the 1930's and again in the post-war boom of the 1940's and 1950's, many of the larger homes were converted to apartments and cooperatives or fraternity and sorority houses. Eventually many of the homes began to suffer from lack of maintenance. By the 19870's, however, new residents interested in rehabilitating historic homes began moving back into the

neighborhood and in 1977 the Oread Neighborhood Association was created. The creation of the neighborhood association allowed for a grant to be applied for and received by the federal Community Development Block Grant program. This was used to assist the neighborhood in crime prevention, provide dumpster pads, repair of stairs and various other projects. The growing appreciation for historic buildings, ~~in addition to the approval of Lawrence's preservation ordinance and the designation of a portion of the neighborhood as a local historic district, have~~ resulted in several buildings returning to single-family use and being rehabilitated. The new residents of the Oread Neighborhood worked to establish Lawrence's preservation ordinance and nominated the east side of the 1000 block of Ohio Street and the west side of the 1000 block of Tennessee Street as the first local historic district.

Today the planning area is primarily residential in character with a variety of housing types to accommodate the diversity of people calling the neighborhood home. The area contains commercial areas on the edge along W. 9th and ~~Massachusetts Street,~~ but also ~~has~~ a few commercial areas mixed into the interior of the neighborhood. Most recently a commercial development is being constructed at the corner of Indiana Street and W. 12th Street. This development contains a mix of residential, commercial and hotel uses.

1.5 Policy Framework

Horizon 2020 serves as the overall planning guide and policy document for this plan. In addition to *Horizon 2020*, guiding policy is also obtained in other adopted physical element plans. Together, these plans provide the general “umbrella” policies under which this plan is developed. Listed, these plans are:

- *Horizon 2020*, the Comprehensive Plan for Lawrence and Unincorporated Douglas County. Lawrence-Douglas County Metropolitan Planning Office. 1998 as amended.
- *Transportation 2030*, Lawrence/Douglas County Long Range Transportation Plan. Lawrence/ Douglas County Metropolitan Planning Office and Parsons Brinkerhoff. March 26, 2008.
- *Lawrence-Douglas County Bicycle Plan*, Lawrence/Douglas County Metropolitan Planning Office. May 2004.
- *Oread Neighborhood Plan*, Lawrence-Douglas County Planning Office. March 21, 1979.
- United States Department of the Interiors National Register of Historic Places Registration Form for the Oread Neighborhood Historic District. Three Gables Preservation. August 2007.
- *Lawrence Parks & Recreation Department A Comprehensive Master Plan*. Leon Younger & PROS. 2000.
- *City of Lawrence, Kansas Water Master Plan*. Black & Veatch. December 2003.
- *City of Lawrence, Kansas Wastewater Master Plan*. Black & Veatch. December 2003.
- *2008-2013 Capital Improvement Plan*. City of Lawrence. June 26, 2007.

Section 2 - Existing Conditions

The inventory and analysis of existing conditions in this plan are intended to serve as a resource and background for the recommendations included in Section 3 of this plan.

2.1 Land Use and Density

2.1.1 Existing Land Uses

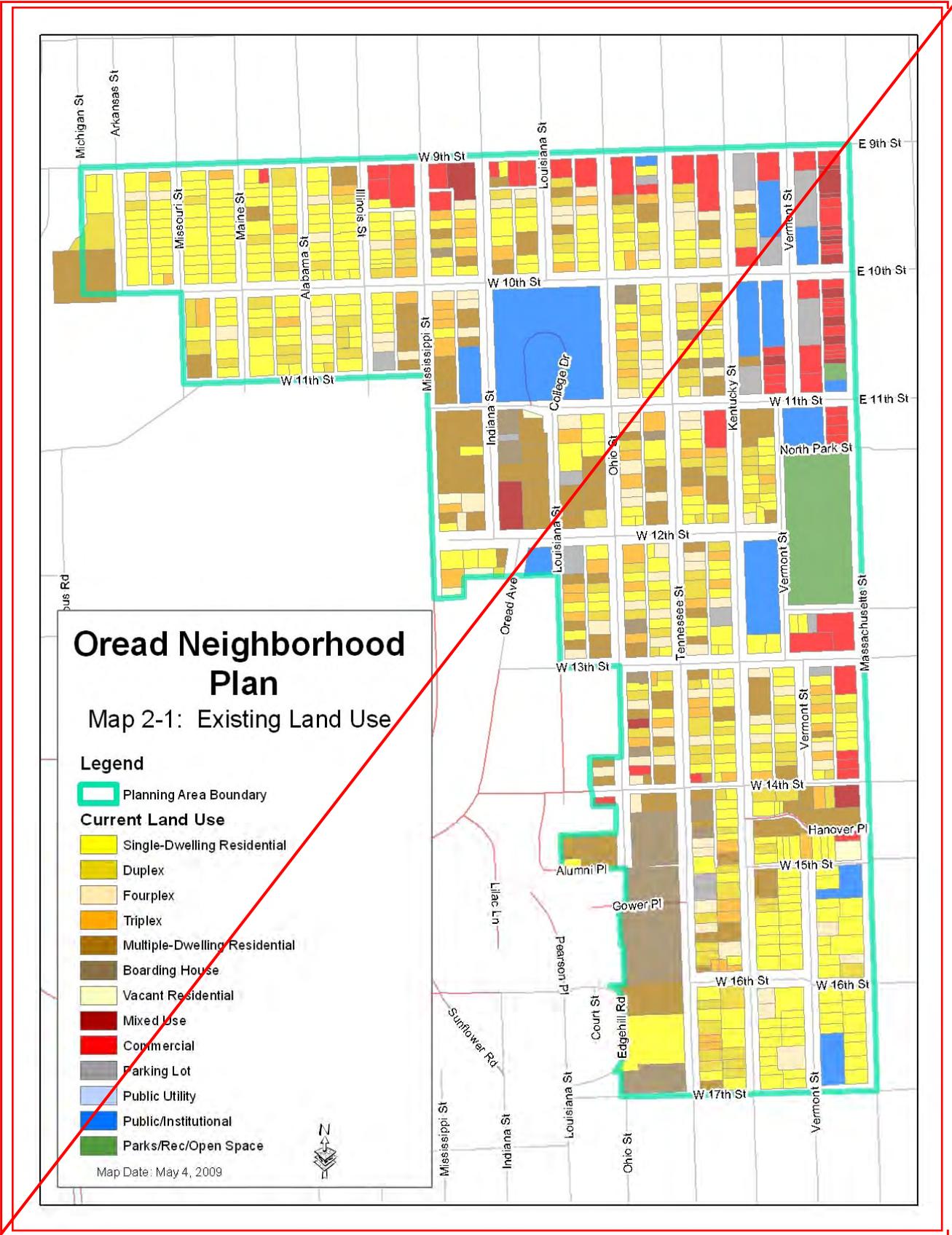


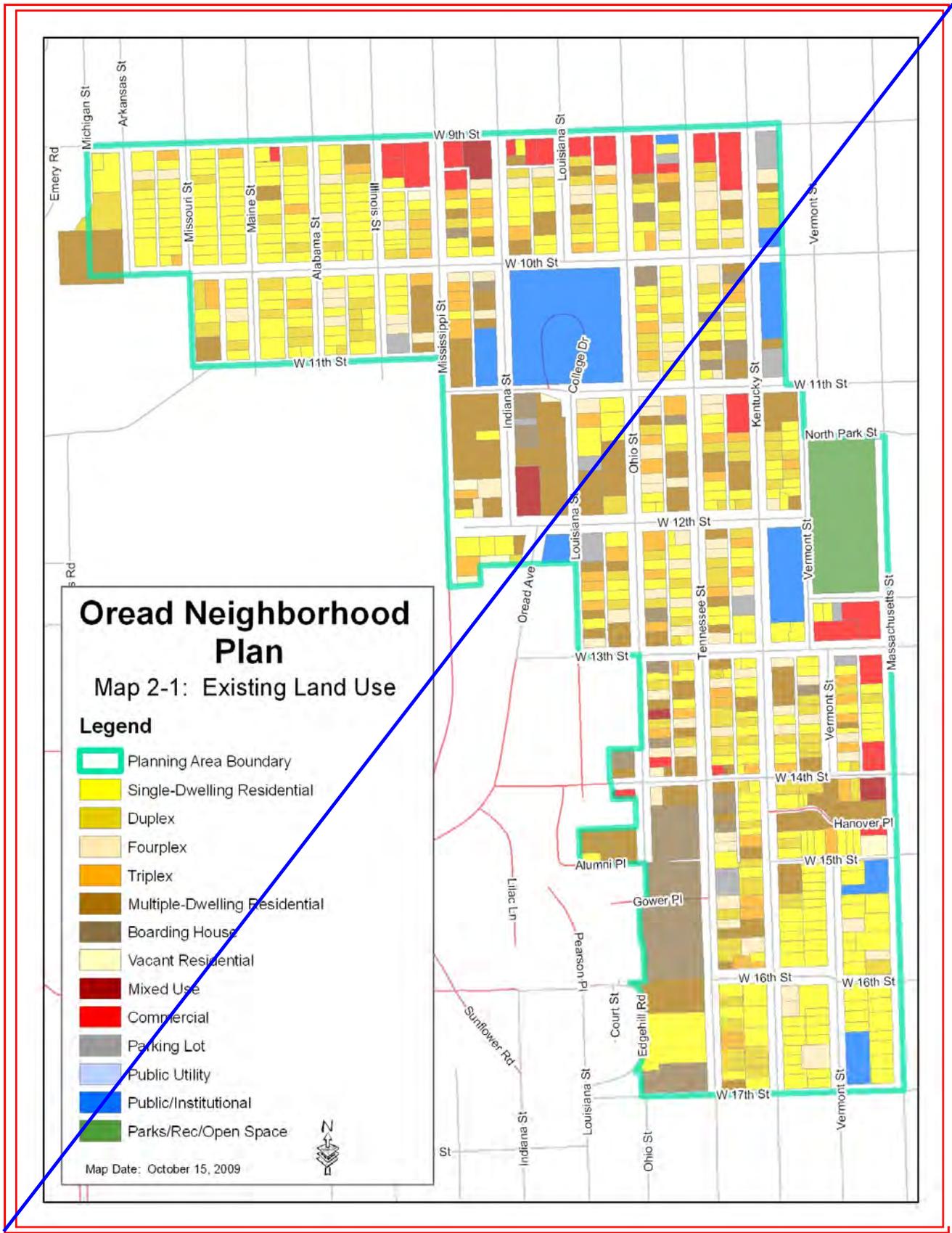
There are currently a variety of land uses within the planning area. The planning area has approximately ~~172~~ **161** acres of land dedicated to uses other than public rights-of-way. The source information for the existing land use summary and map are based on the County Appraisers land use code and updated by planning staff. The largest land use within the planning area is the residential land uses which encompass roughly 127 acres or almost 75% of the planning area. Approximately ~~16~~ **17**% of the planning area is owner occupied housing. Residential land uses are further broken down into single-dwelling, duplex, triplex, fourplex, boarding house and

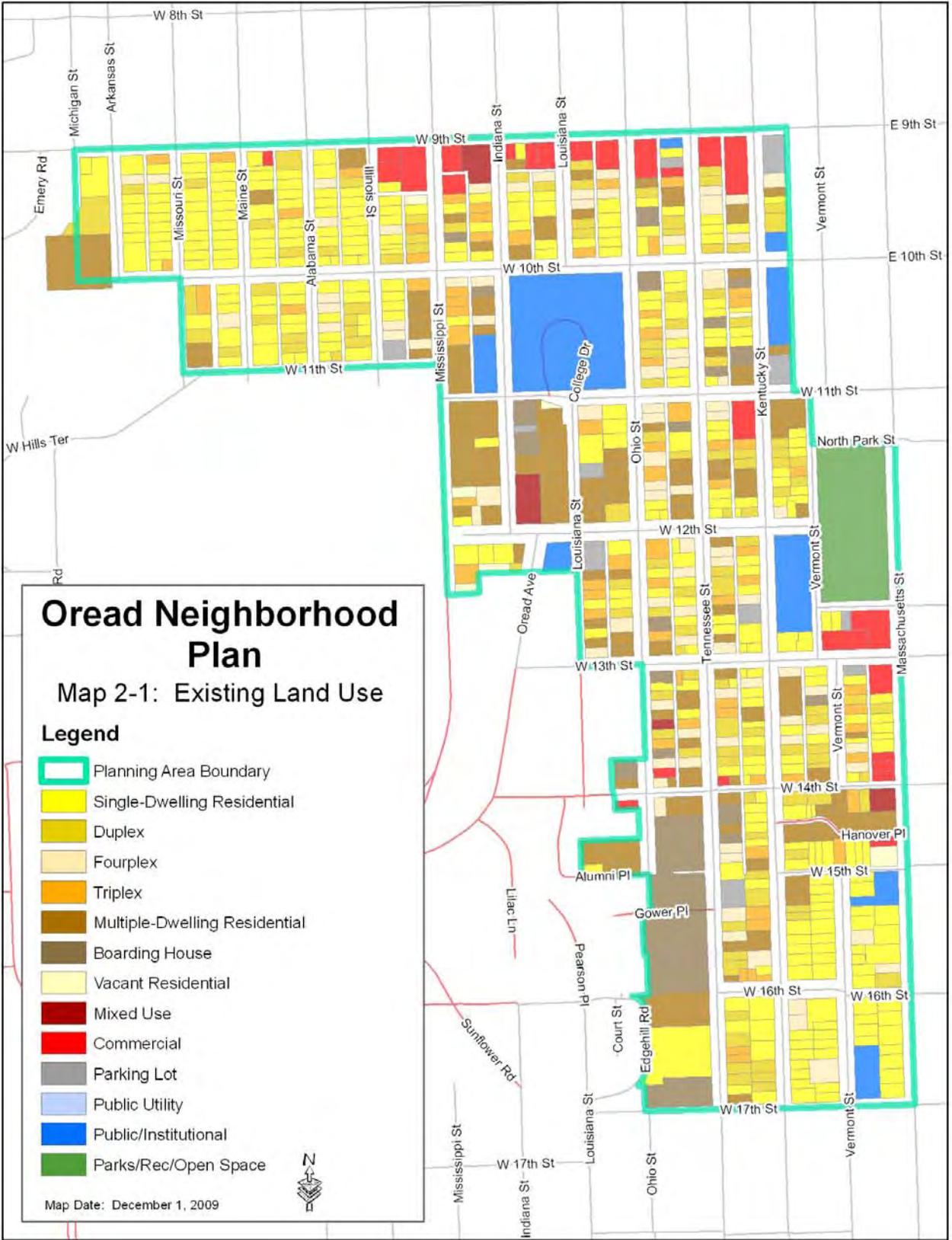
multiple-dwelling residential land uses. The neighborhood also has commercial within the boundaries: ~~Roughly half of the downtown commercial area is located within the planning area in addition to commercial land uses~~ along W. 9th Street and other small locations within the planning area. The existing land uses are shown on Map 2-1 and the planning area breakdown is described in Table 2-1.

Table 2-1 Existing Land Use Summary

Land Use	Acres	Percent of Acreage
Single-Dwelling Residential	50.82 50.77	29 31%
Duplex	17.28 16.66	10%
Triplex	10.09	6%
Fourplex	12.81 12.40	7 8%
Boarding House	9.59 10.80	6 7%
Multiple-Dwelling Residential	26.37 26.23	15 16%
Vacant Residential	1.08	1%
Mixed Use	3.31 1.90	2 1%
Commercial	12.57 8.06	7 5%
Parking Lot	4.84 2.96	3 2%
Parks/Rec/Open Space	6.67 6.43	4%
Public/Institutional	17.44 14.26	10 9%
Total Acres	172.85 161.64	100%



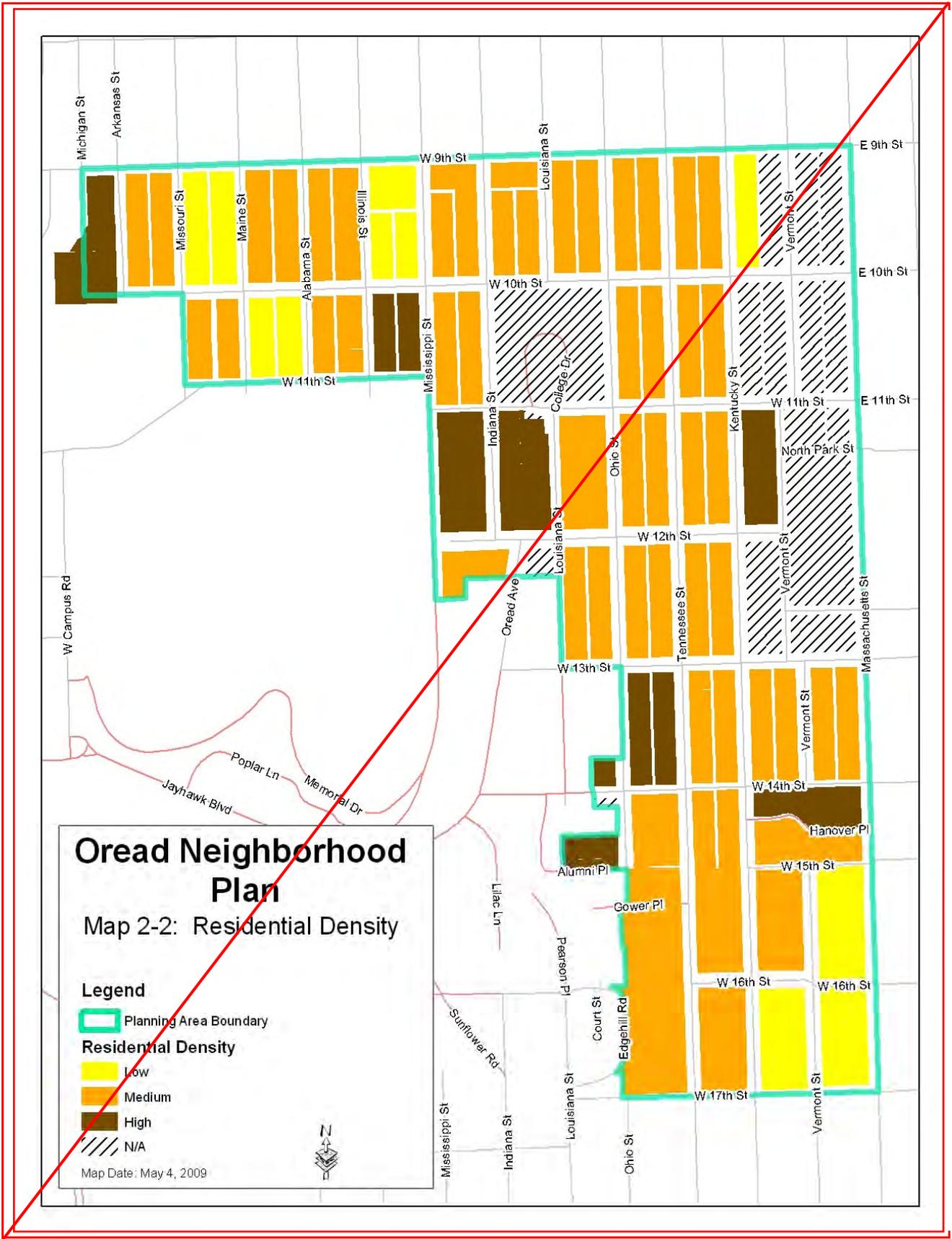


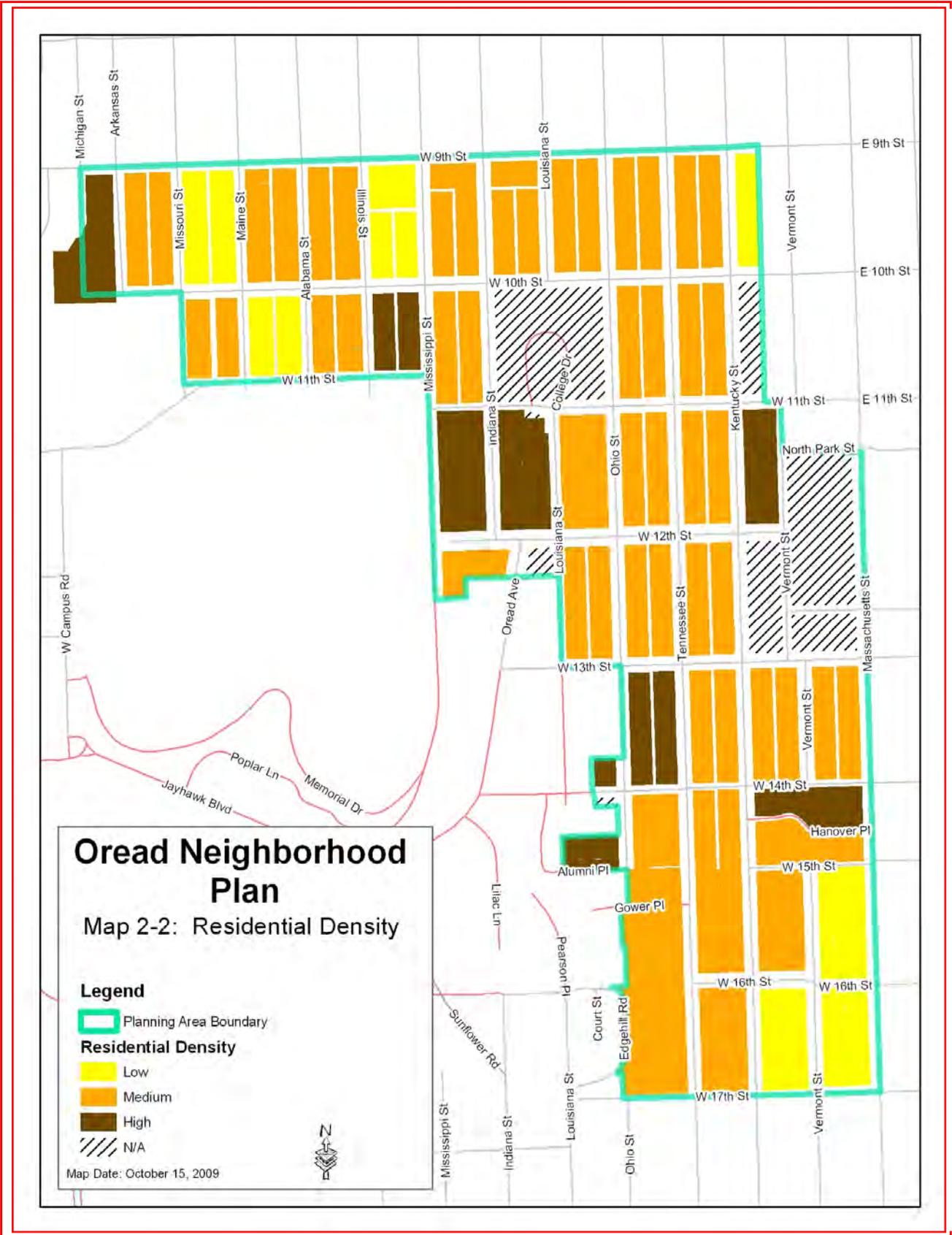


2.1.2 Existing Residential Density

Densities are calculated on a gross density based on units per acre. Residential densities on a block by block basis for the planning area are shown in Map 2-2. The number of units for each residential structure was derived from Douglas County Appraiser records and the acreage is calculated to the centerline of each blocks' adjoining streets. Only blocks that are primarily residential are included in the calculations and KU residential dormitory uses are not included. Identified boarding houses were assigned a count of 1 unit per 4 bedrooms and therefore a boarding house with 8 bedrooms received a unit count of 2. A fraternity or sorority use was assigned a count of 1 unit per four occupants.

Each block is given a rating of low-density, medium-density or high-density. Low-density is described as 6 or few units per acre, medium-density as 7-15 units per acre and high-density as 16 or more units per acre. These density designations are defined in *Horizon 2020*, Chapter 5 – Residential Land Use.





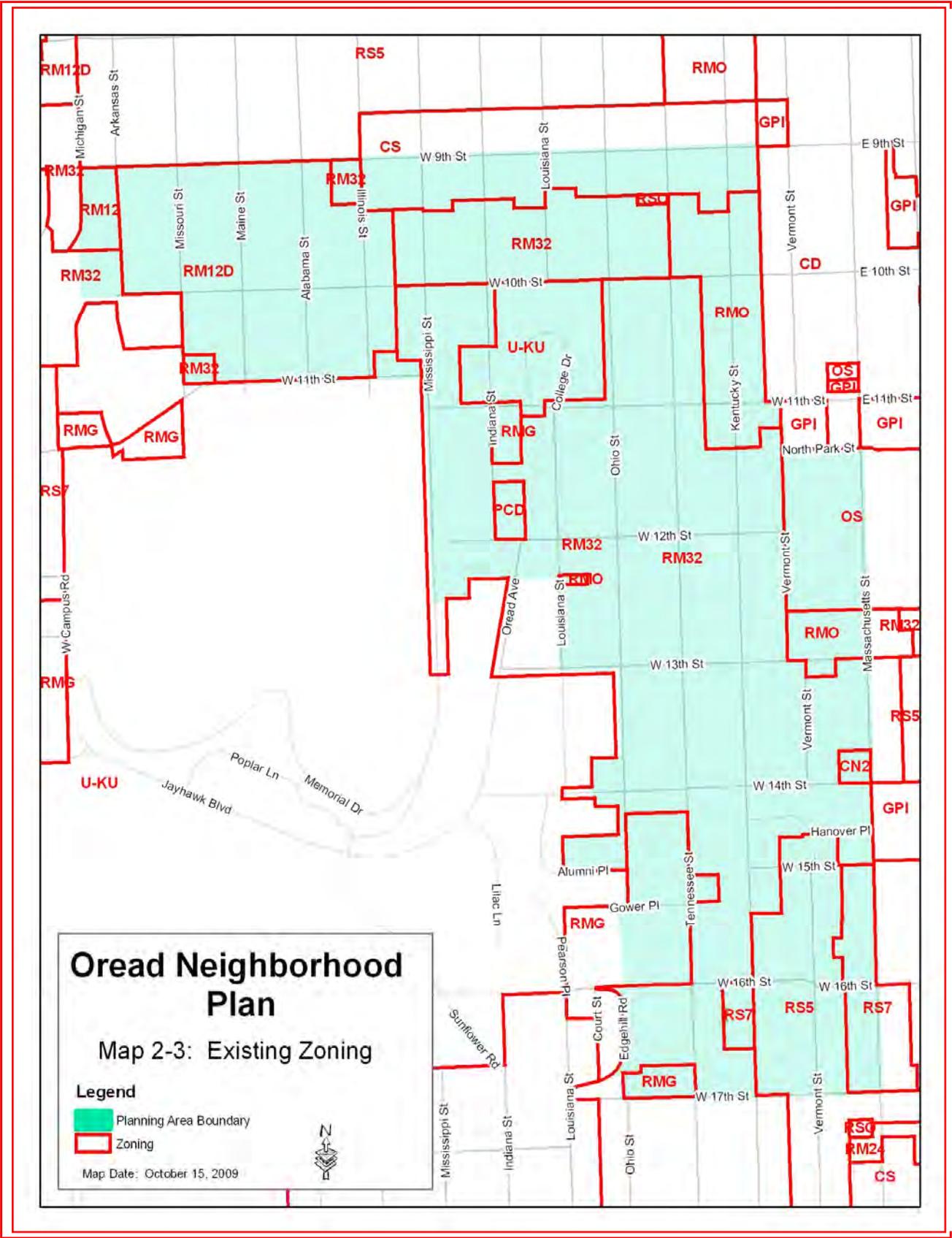
2.2 Zoning Patterns

The planning area encompasses approximately 238 acres of land including public rights-of-ways and incorporates a wide range of zoning designations. The majority of the planning area is zoned one of four types of multi-dwelling residential district listed below in Table 2-2. The planning area also includes areas of single-dwelling residential and commercial zonings. See Map 2-3.



Table 2-2 Zoning Classifications

Zoning	District Name	Comprehensive Plan Designation
RS7	Single-Dwelling Residential (7,000 sq. feet per dwelling unit)	Low-Density Residential
RS5	Single-Dwelling Residential (5,000 sq. feet per dwelling unit)	Low- or Medium-Density Residential
RSO	Single-Dwelling Residential-Office (2,500 sq. feet per dwelling unit)	Low- or Medium-Density Residential
RM12/RM12D	Multi-Dwelling Residential (12 dwelling units per acre)	Medium-Density Residential
RM32	Multi-Dwelling Residential (32 dwelling units per acre)	High-Density Residential
RMG	Multi-Dwelling Residential-Greek Housing	High-Density Residential
RMO	Multi-Dwelling Residential-Office (22 dwelling units per acre)	High-Density Residential
CN2	Neighborhood Shopping Center	Neighborhood Commercial Center
CS	Strip Commercial	N/A
PCD	Planning Commercial District	N/A
OS	Open Space	N/A
U-KU	University-Kansas University	N/A
OS	Open Space	N/A



2.3 Historic Resources



The neighborhoods surrounding downtown were among the first to develop in Lawrence. Many of the structures date back to the late 1800's and early 1900's. The city of Lawrence currently has five types of preservation ~~listings~~ designations possible for historic properties ~~and districts~~. These ~~listings~~ designations include an Urban Conservation Overlay District (UCO), Lawrence Register of Historic Places (Local), Register of Historic Kansas Places (State), the National Register of Historic Places (National) and a National Historic Landmark. The Oread Neighborhood has properties listed under all of the different protection types except for the National

Historic Landmark ~~listing designations and Urban Conservation Overlay District~~. See Table 2-3; ~~Map 2-4 and Map 2-5~~. Once a structure is listed on the National Register of Historic Places, it is automatically placed on the Register of Historic Kansas Places. ~~The review of changes to historic properties and their environs is conducted by the Lawrence Historic Resources Commission (HRC). See Map 2-6 2-4 and Map 2-5.~~

Properties listed ~~on in~~ the Lawrence Register of Historic Places are protected by Chapter 22 of the Code of the City of Lawrence. ~~The City Code requires the review of projects for their affect on the listed property or its environs. (Environs for Lawrence Register of Historic Places are 250 feet).~~ The City's historic preservation ordinance and the state historic preservation statutes require projects within a certain distance of the listed property be reviewed for possible effects on the listed property. Structures or sites located within 250 feet of a property listed on the Lawrence Register of Historic Places are considered to be within the environs of the listed property and are subject to review under Chapter 22. Structures or sites located within 500 feet of a property listed on the Register of Historic Kansas Places or the National Register of Historic Places are considered to be within the environs of the listed property and subject to state law review. The review of changes to historic properties and their environs is conducted by the Lawrence Historic Resources Commission (HRC). See Map 2-4 and Map 2-5.

The ~~Kansas State Preservation Statute-Kansas Historic Preservation Act (KSA-75-2715-75-2726), under the State of Kansas has adopted the Kansas Historic Preservation Act. This~~ requires the State Historic Preservation Officer (SHPO) be given the opportunity to comment on proposed projects affecting historic properties or districts. Currently, the city of Lawrence has entered into an agreement with the State Historic Preservation Officer for the HRC to conduct reviews required by this statute in Lawrence. This provides for the protection of properties listed on the Register of Historic Kansas Places and the National Register of Historic Places. This statute also provides for the review of projects located in the "environs" (notification boundary identified as 500 feet) of the listed properties.

Only a portion of the planning area has been assessed for the identification of historic resources.

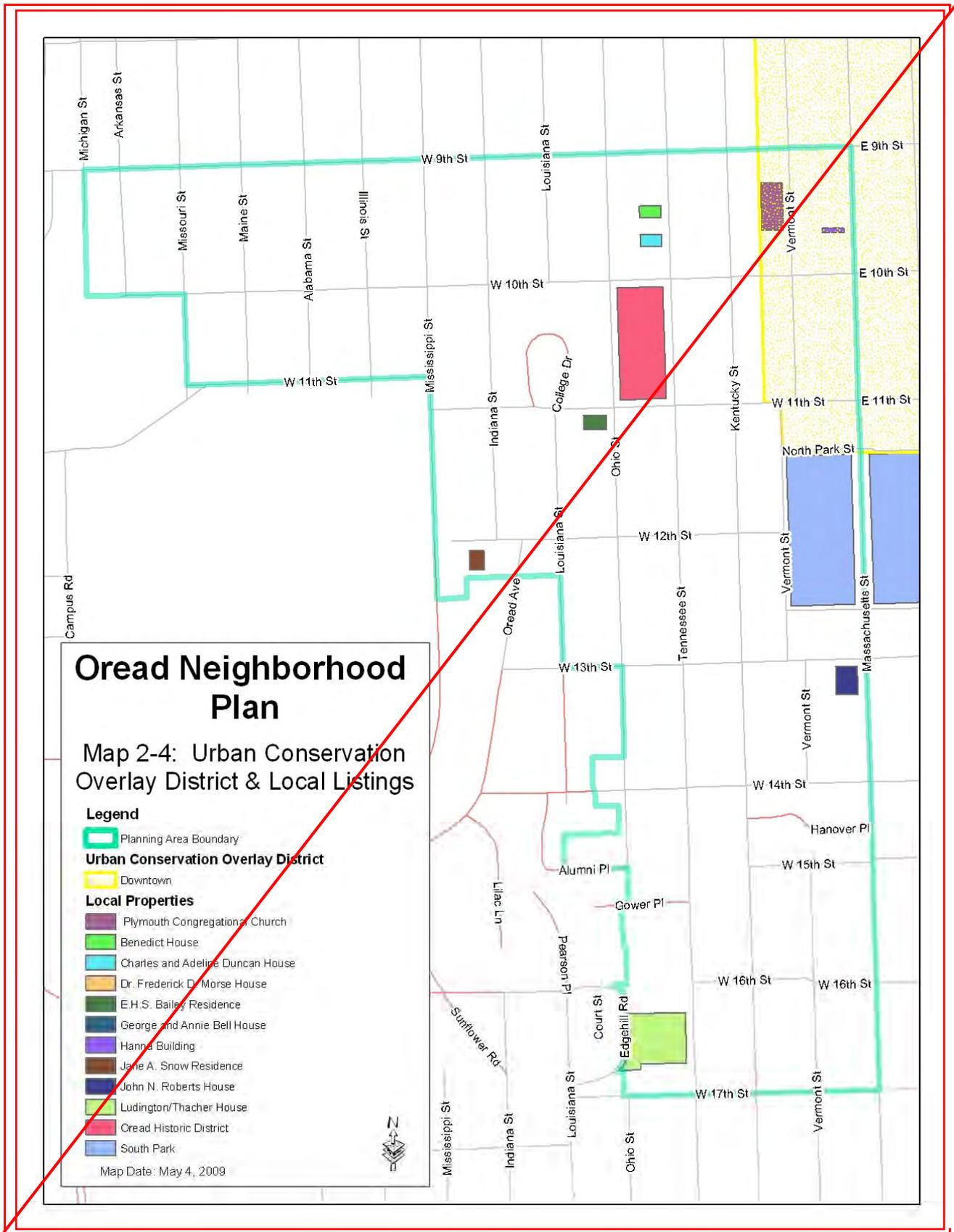


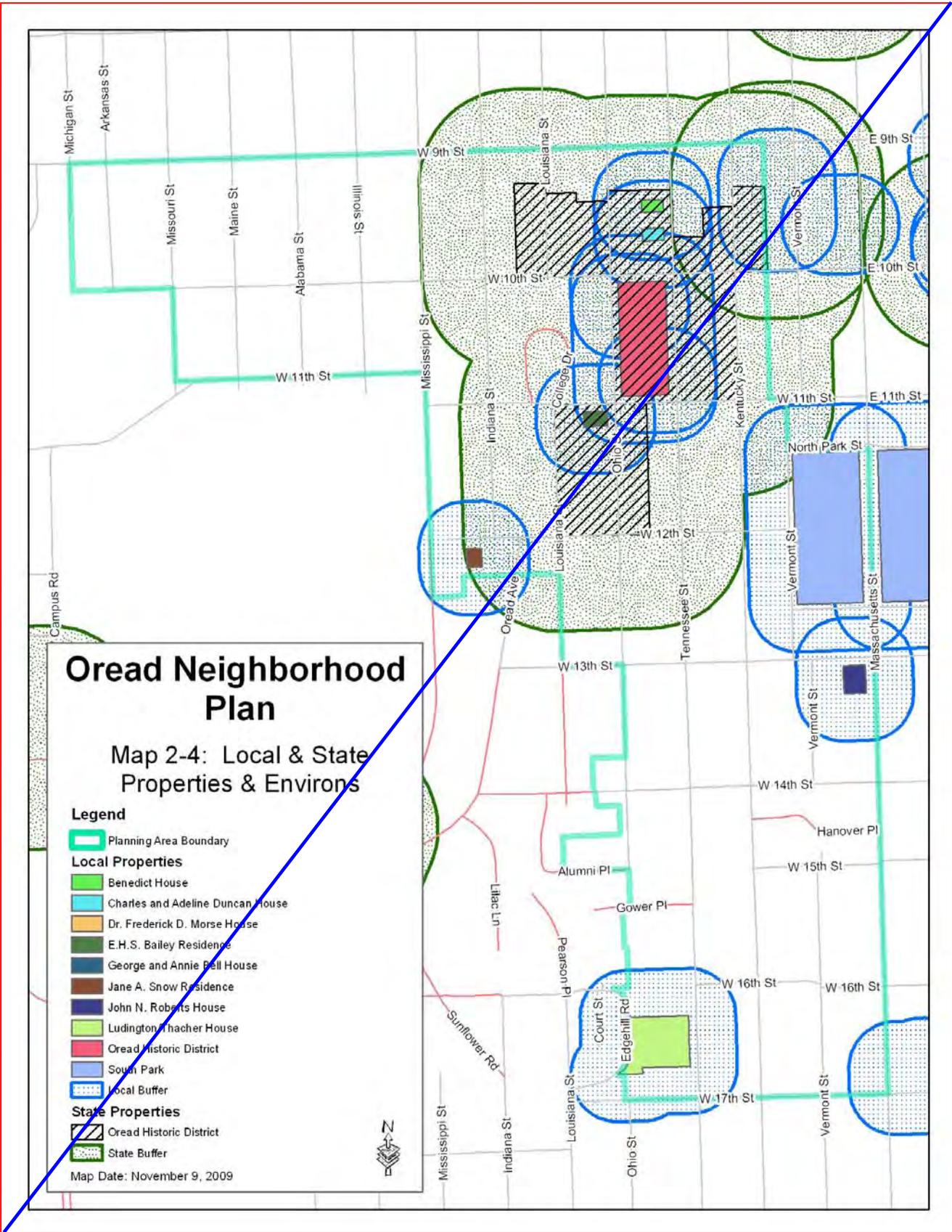
The Oread Neighborhood has other historic elements within the neighborhood. These elements include hitching posts, limestone curbs, stairs, and brick streets. Map 2-76 identifies the locations of the brick streets and ~~where they are specifically,~~ the clocks where the brick is exposed.

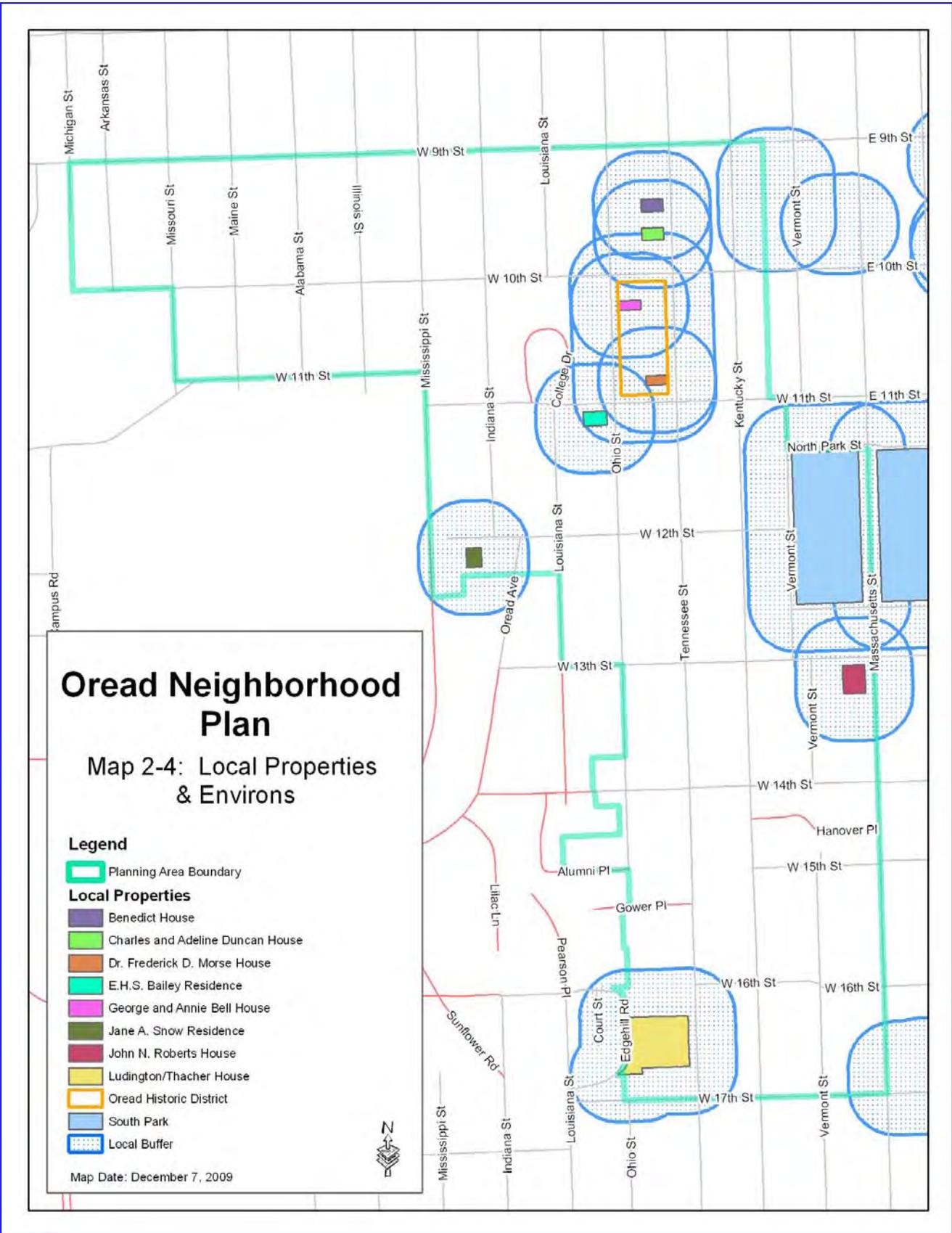
A survey to identify historic resources has been initiated for the area immediately north of the KU football stadium.

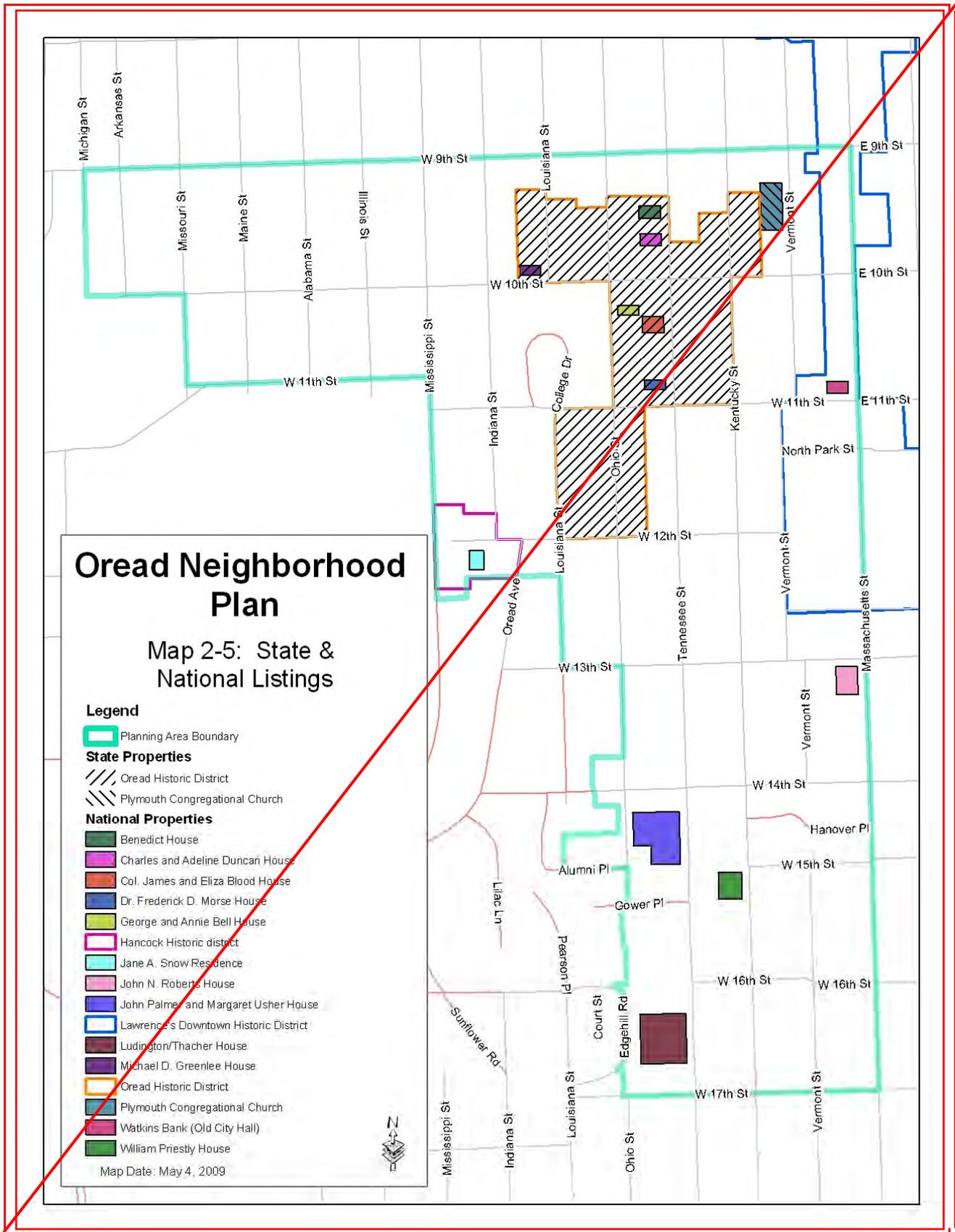
Table 2-3 Oread Historical Register Listings

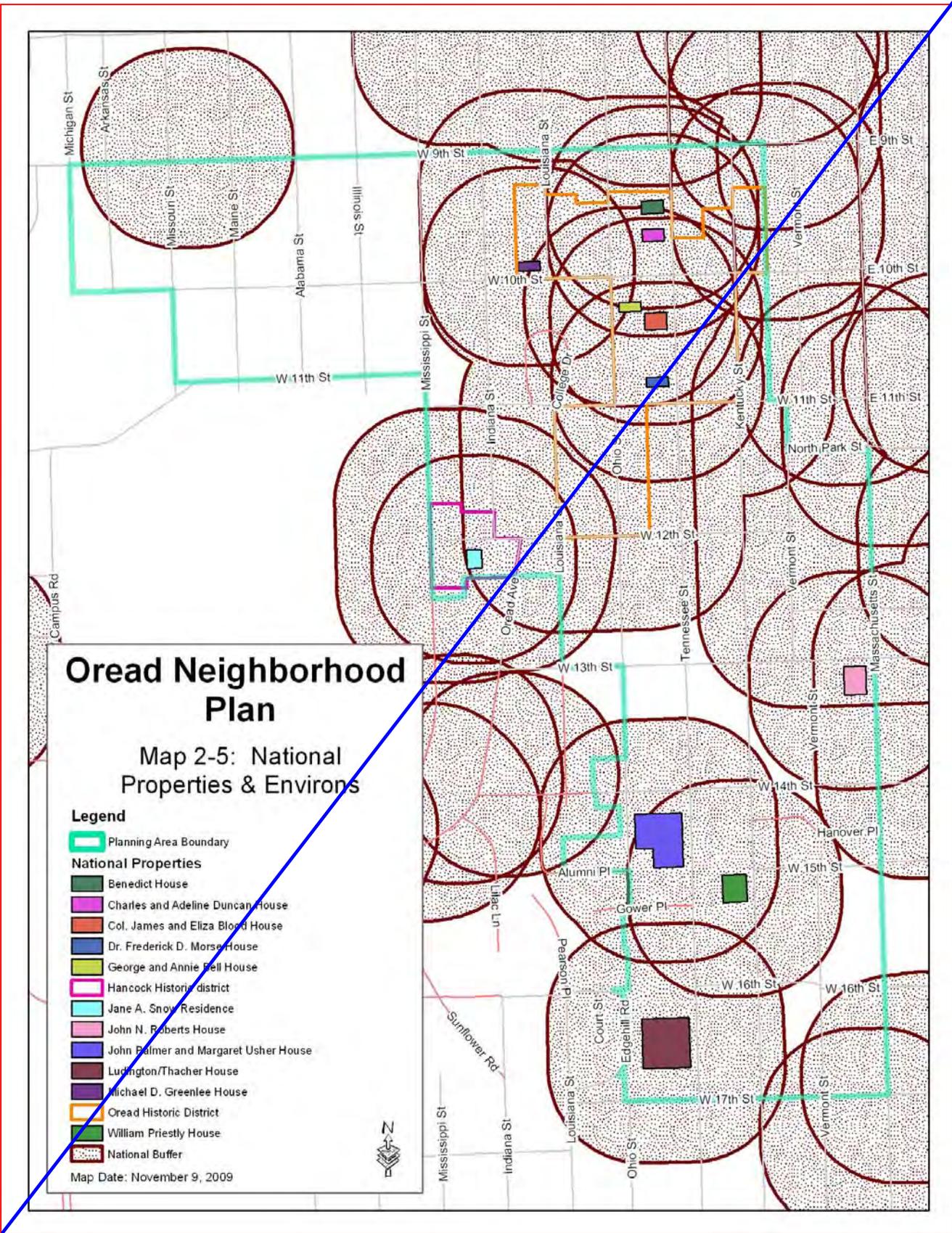
Name	Location	Listing(s)
Benedict House	923 Tennessee Street	Local, State & National
Charles and Adeline Duncan House	933 Tennessee Street	Local, State & National
Col. James and Eliza Blood House	1015 Tennessee Street	State & National
Dr. Frederick D. Morse House	1041 Tennessee Street	Local, State & National
E.H.S. Bailey Residence	1101 Ohio Street	Local & State
George and Annie Bell House	1008 Ohio Street	Local, State & National
Hancock Historic District		State & National
Jane A. Snow Residence	706 W 12 th Street	Local, State & National
John N. Roberts House	1307 Massachusetts Street	Local, State & National
John Palmer and Margaret Usher House	1425 Tennessee Street	State & National
Lawrence's Downtown Historic District	Massachusetts Street	State & National
Ludington/Thacher House	1613 Tennessee Street	Local, State & National
Michael D. Greenlee House	947 Louisiana Street	State & National
Oread Historic District		Local
Oread Historic District		State & National
South Park	1141 Massachusetts Street	Local
William Priestly House	1505 Kentucky Street	State & National

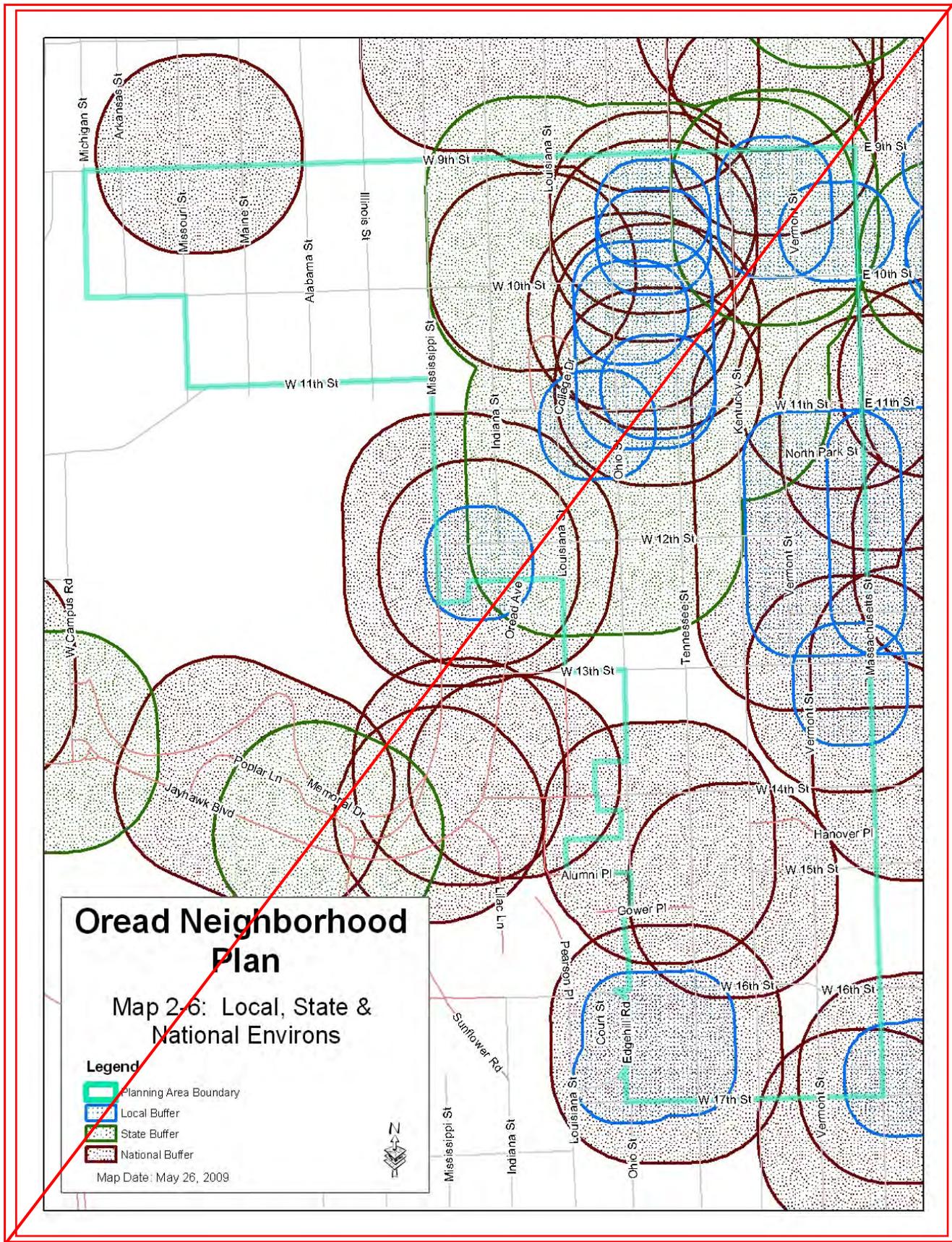


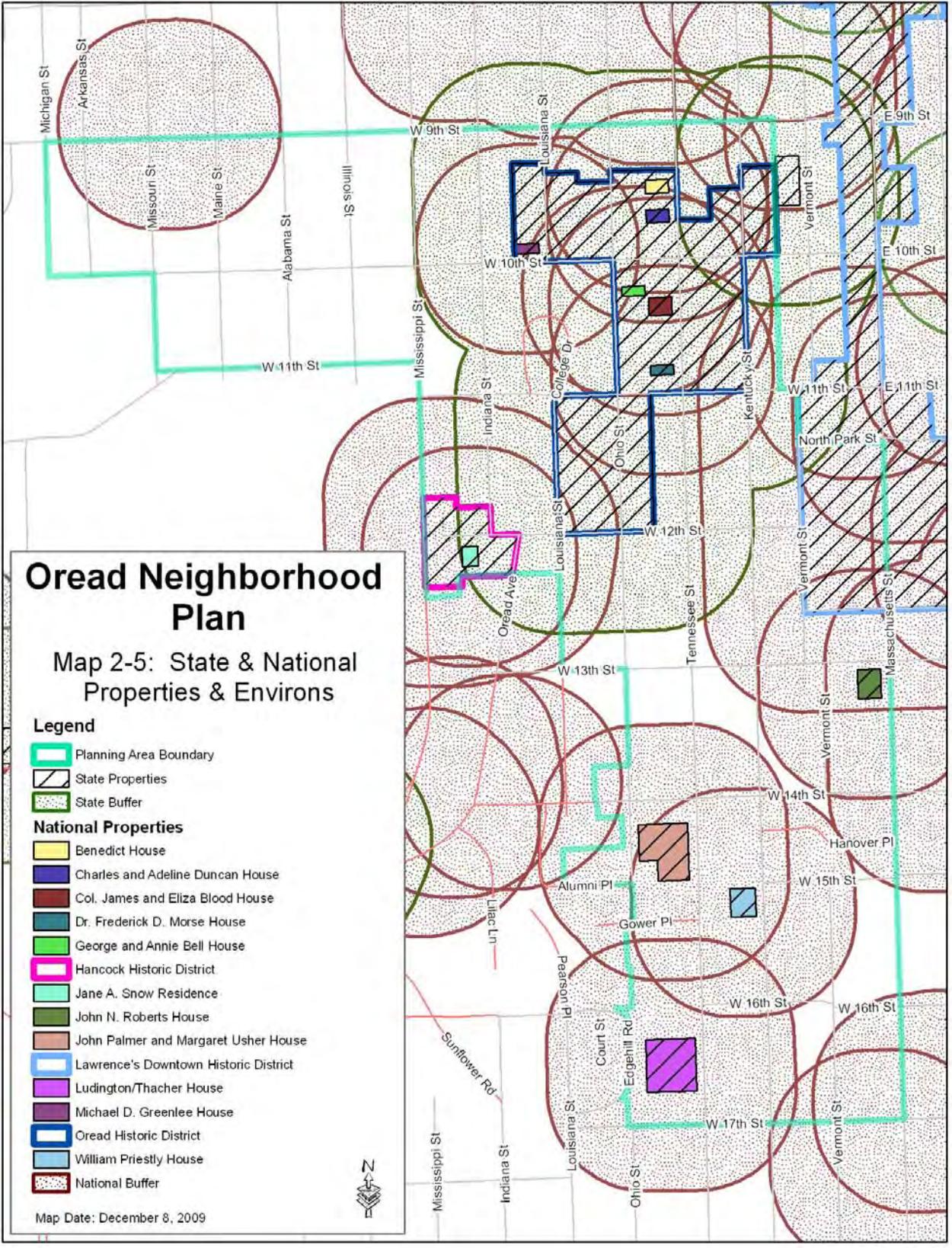


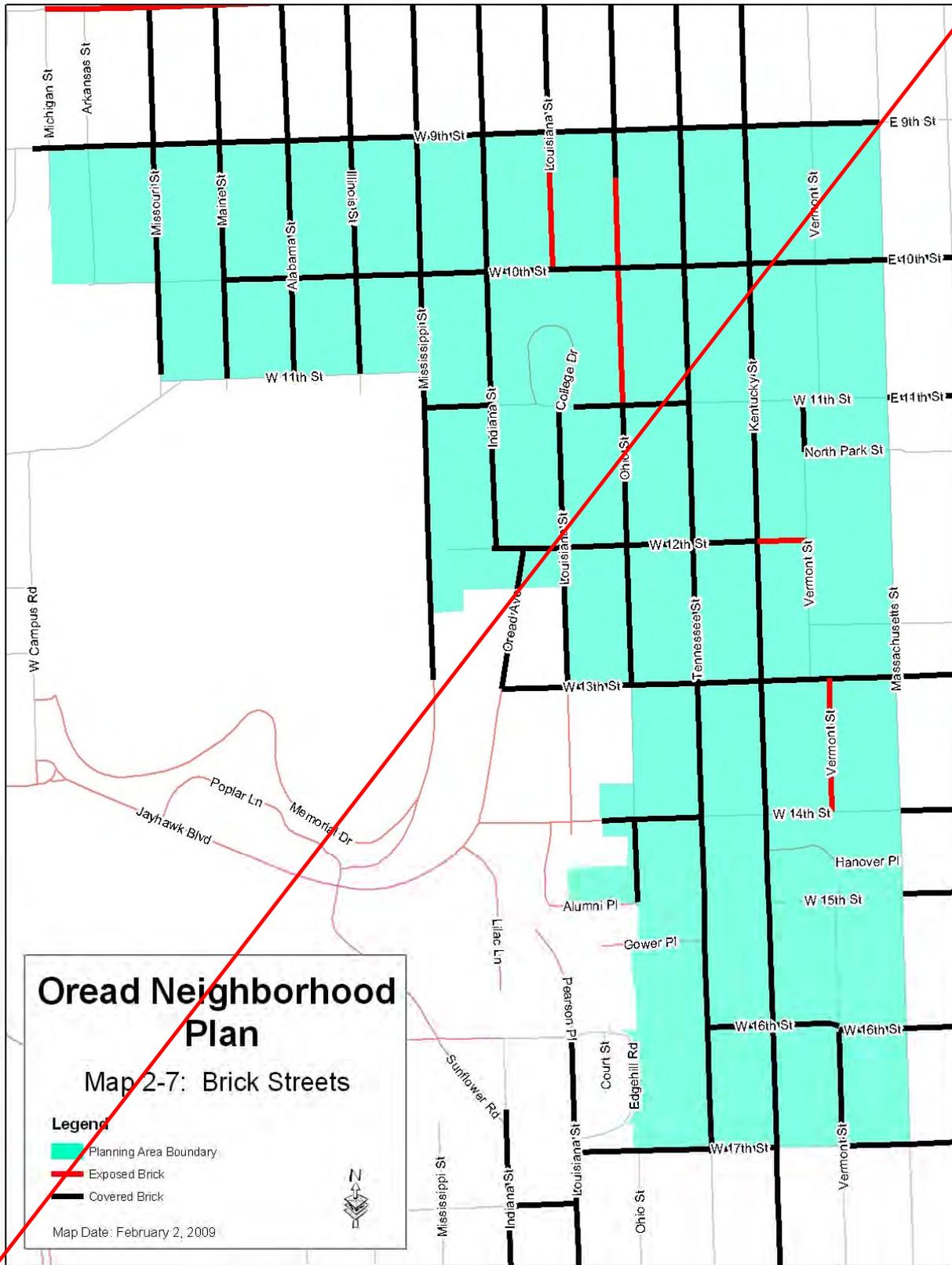


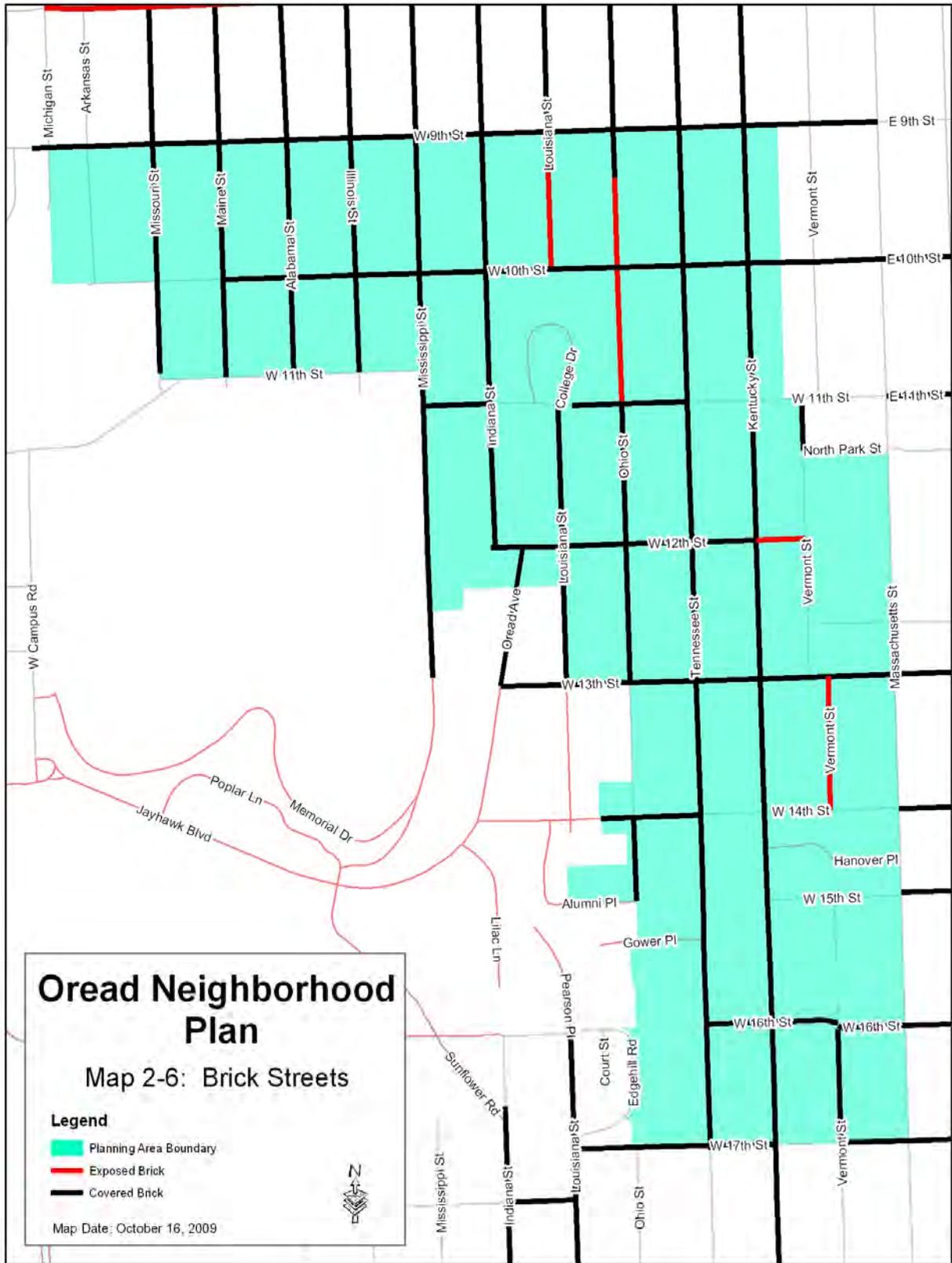












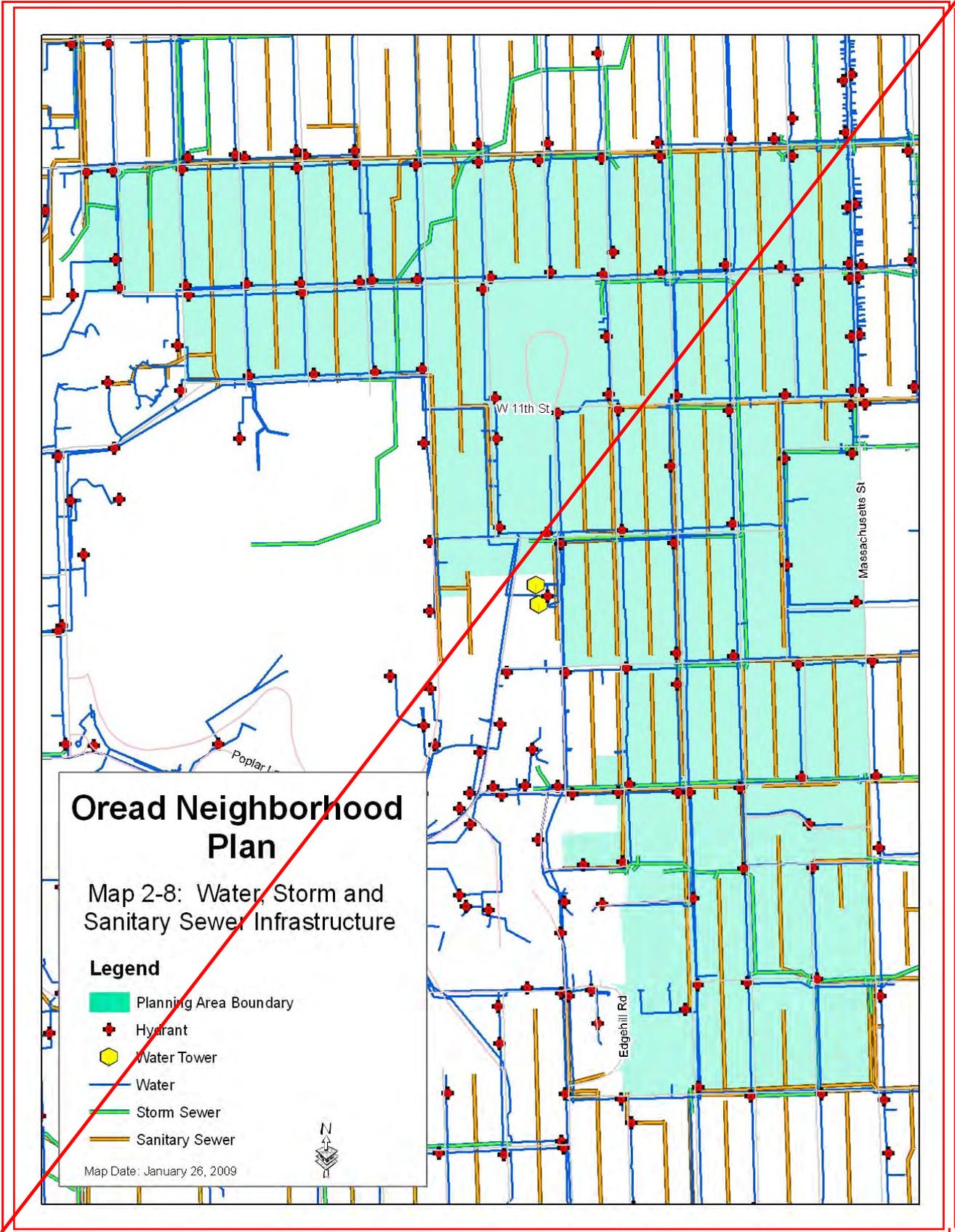
2.5 Infrastructure

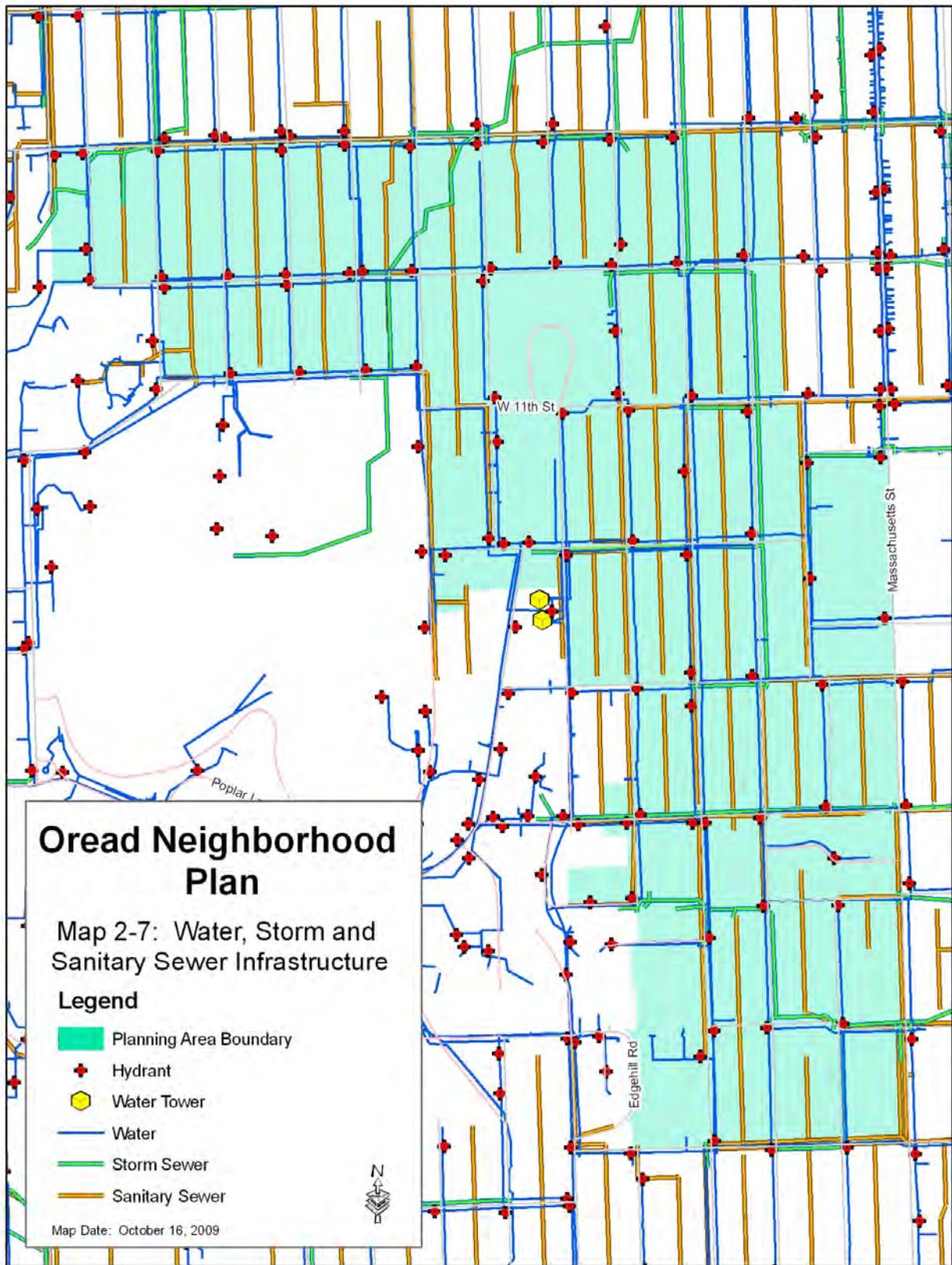
2.5.1 Water, Sanitary Sewer and Stormwater Infrastructure

A summary of the existing utilities are shown on Map 2-8. Municipal water is provided to the properties within the planning area. Two water storage towers are located just outside of the planning area on the west side of the 1200 block of Louisiana Street.

Municipal wastewater is provided to the properties within the planning area.

A summary of the existing ~~stormwater utilities, channels, and natural streams are infrastructure~~ is shown on Map 2-87.





2.5.4 Trash

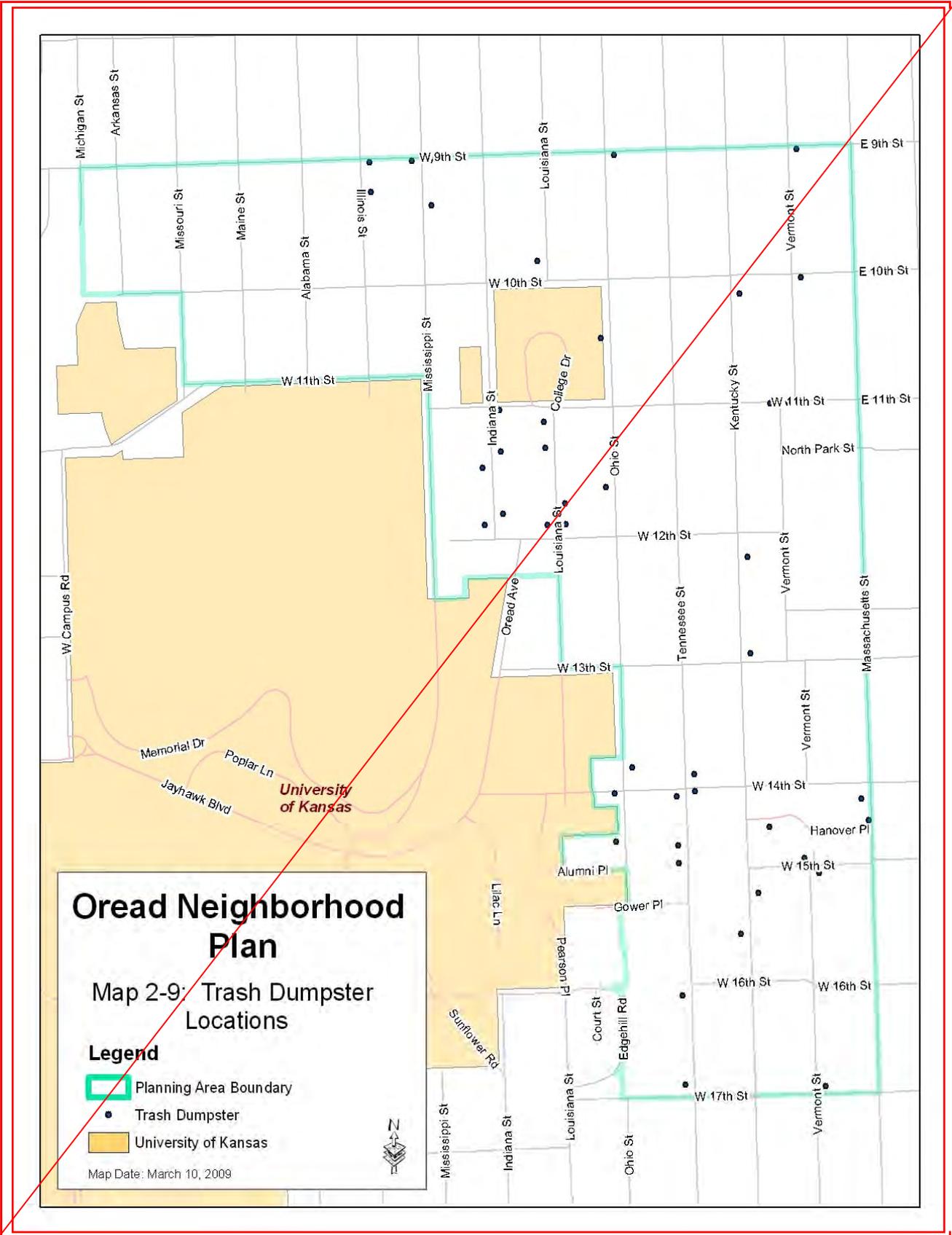
Trash has been an issue in the neighborhood for a long period of time. Discussion is typically related to ~~with~~ the use of dumpsters, cans and their locations. Inconsistencies with collection facilities, location of pick-up, and certain behavioral issues of people who live and visit the neighborhood for large events have all contributed to trash issues in the neighborhood. ~~A summary of the existing trash dumpster locations is provided on Map 2-9.~~



The type of collection facilities and pick up location depends on many factors. If there is an improved alley in the block, trash pick-up will be made off the alley. The ~~Sanitation Department~~ Public Works Solid Waste Division determines the type of collection facility structures will use, whether it is cans or a dumpster. Dumpsters are not necessarily linked to specific addresses. Many of the dumpsters are jointly used by many properties and the ~~Sanitation Department~~ Solid Waste Division will place more dumpsters at locations where continuous overflow is noted.

Currently the city ~~Sanitation Department~~ Solid Waste Division picks up trash in the majority of the neighborhood twice a week, on Tuesday and Friday, and every day during the move in and move out times of the year at KU. In addition to the traditional trash pick-up, most Fridays the ~~Sanitation~~ Solid Waste staff will walk certain street and alleys and pick up trash by hand.

The Environmental Code of the City of Lawrence has recently been updated to ~~accelerate~~ improve the trash abatement violations process. This provides a more immediate notice to help accelerate the compliance and allows for a shorter time ~~period for property owners~~ to come into compliance with the violation.

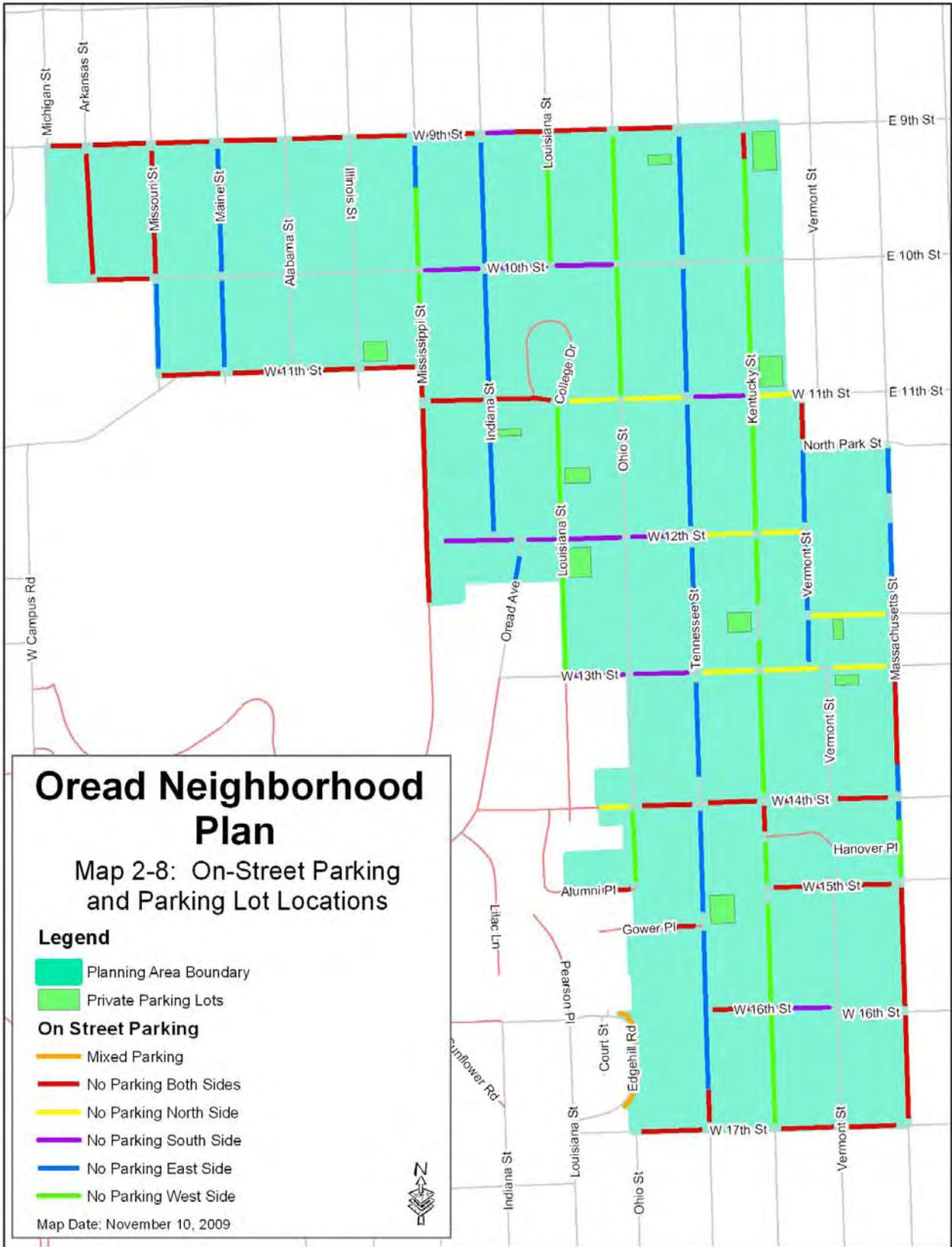


2.5.6 On and Off-Street Parking



On and off-street parking is provided ~~in various places~~ ~~within~~ ~~throughout~~ the Oread Neighborhood. Parking is an issue in the neighborhood because of the proximity to KU. With automobiles not being available until the early 1900's, automobile parking was not a consideration when the neighborhood was developed. Auto parking has been added into available areas through the years. With the evolution of the neighborhood to include more renters, ~~and~~ more people having cars, and people driving to campus, there has been less space to park. Map 2-~~108~~

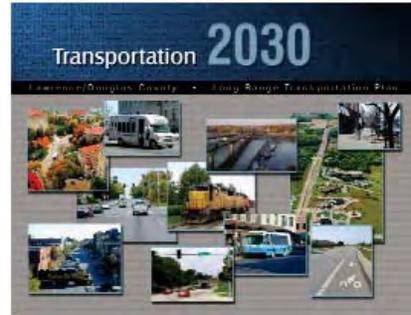
illustrates locations of ~~parking lots~~, both private and public lots and shows on-street parking availability. Streets not shown with a color have parking available on both sides of the street.



2.5.5 Transportation

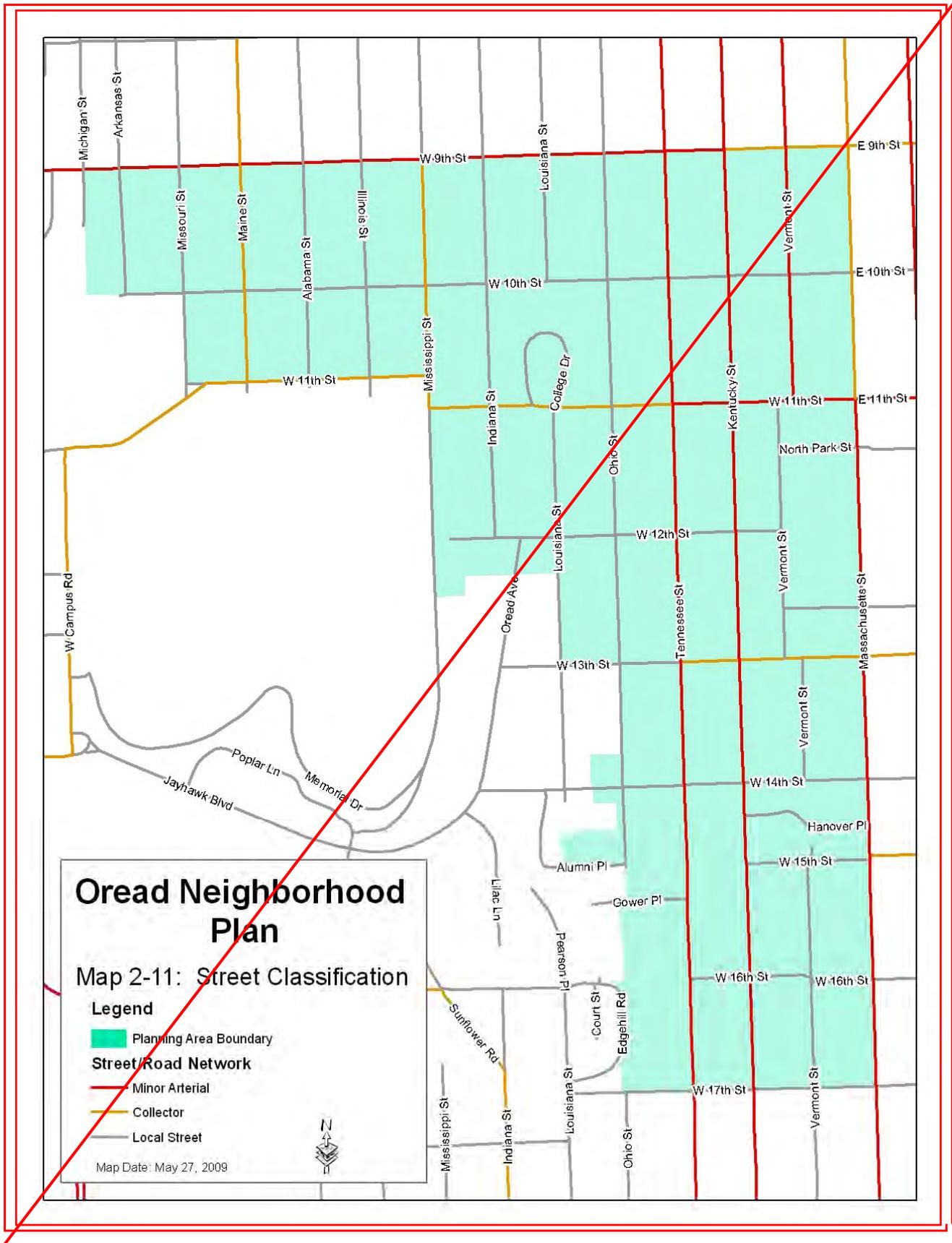
2.5.5.1 Streets

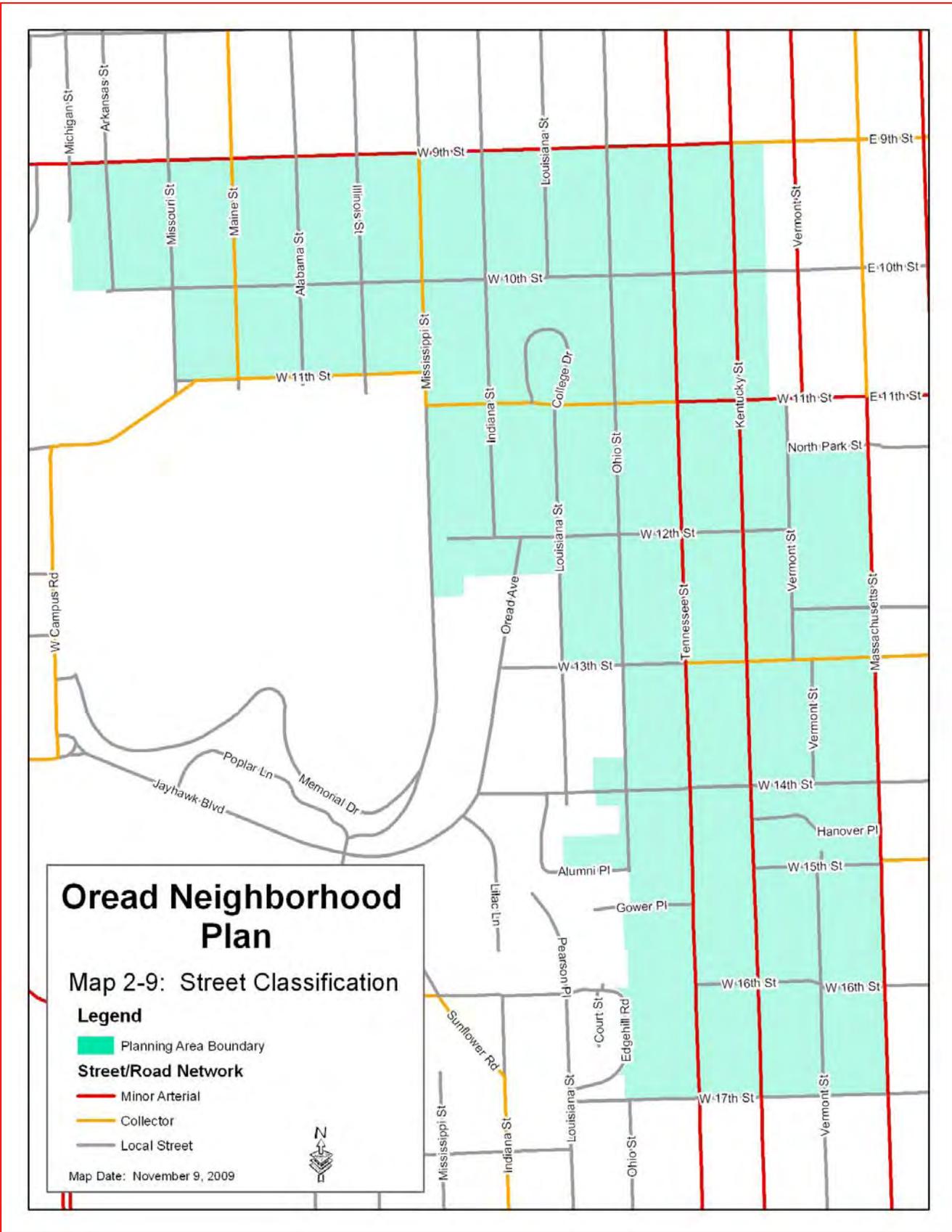
Transportation 2030 (T2030) is the comprehensive, long-range transportation plan for the metropolitan area. T2030 designates streets according to their functional classification or their primary purpose. These functional classifications are shown on Map 2-119. The classification system can be described as a hierarchy from the lowest order, (local streets) that serve to provide direct access to adjacent property, to (collector streets) that carry traffic from local streets, to major thoroughfares (arterial streets) that carry traffic across the entire city. Freeways and expressways are the highest order of streets and are designed with limited access to provide the highest degree of mobility to serve large traffic volumes with long trip lengths.



T2030 shows minor arterial, collector and local streets in the planning area. T2030 is updated at least every 5 years.

The existing street pattern in the planning area is a standard grid pattern with the majority of the blocks having alleys.





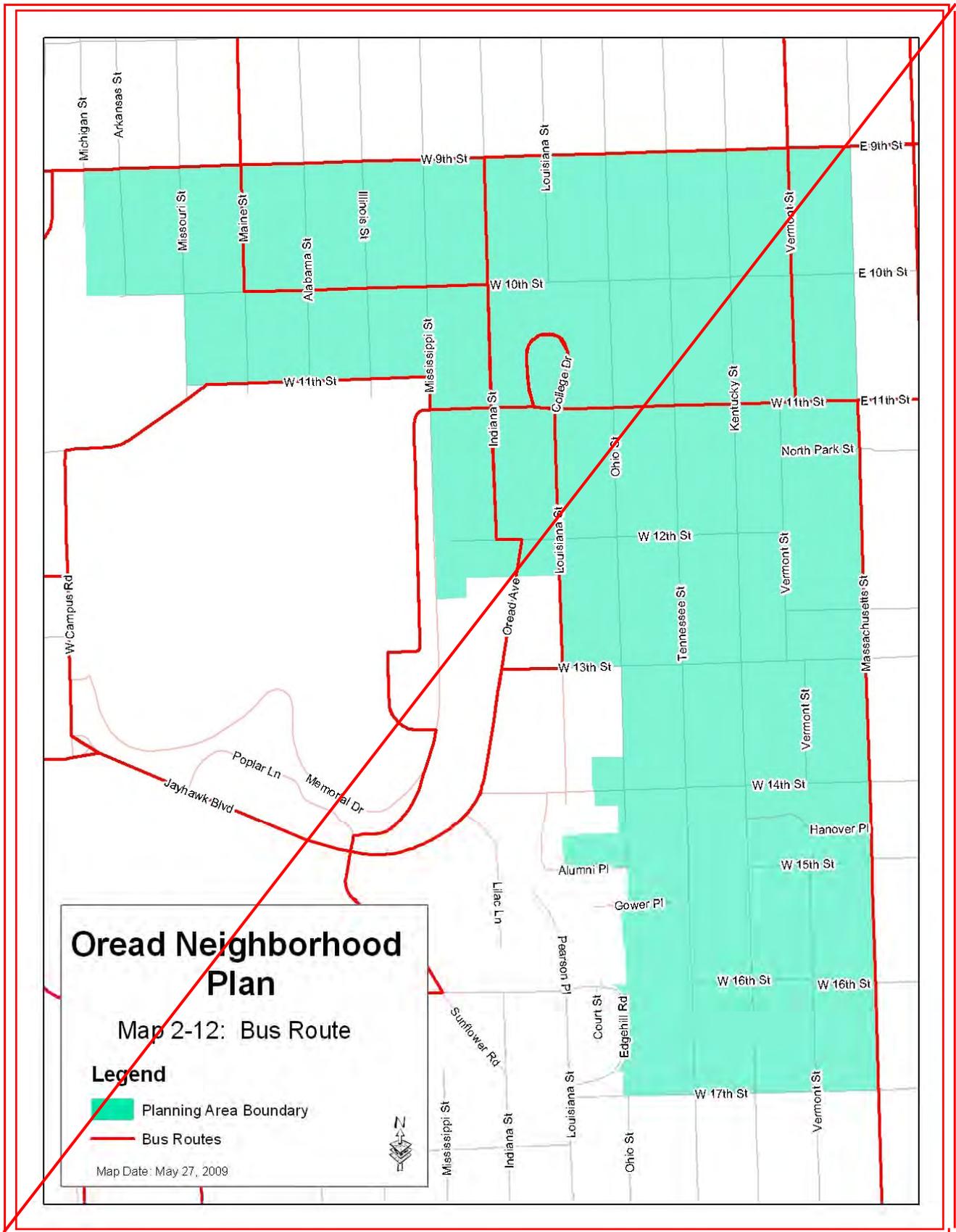
2.5.5.2 Transit

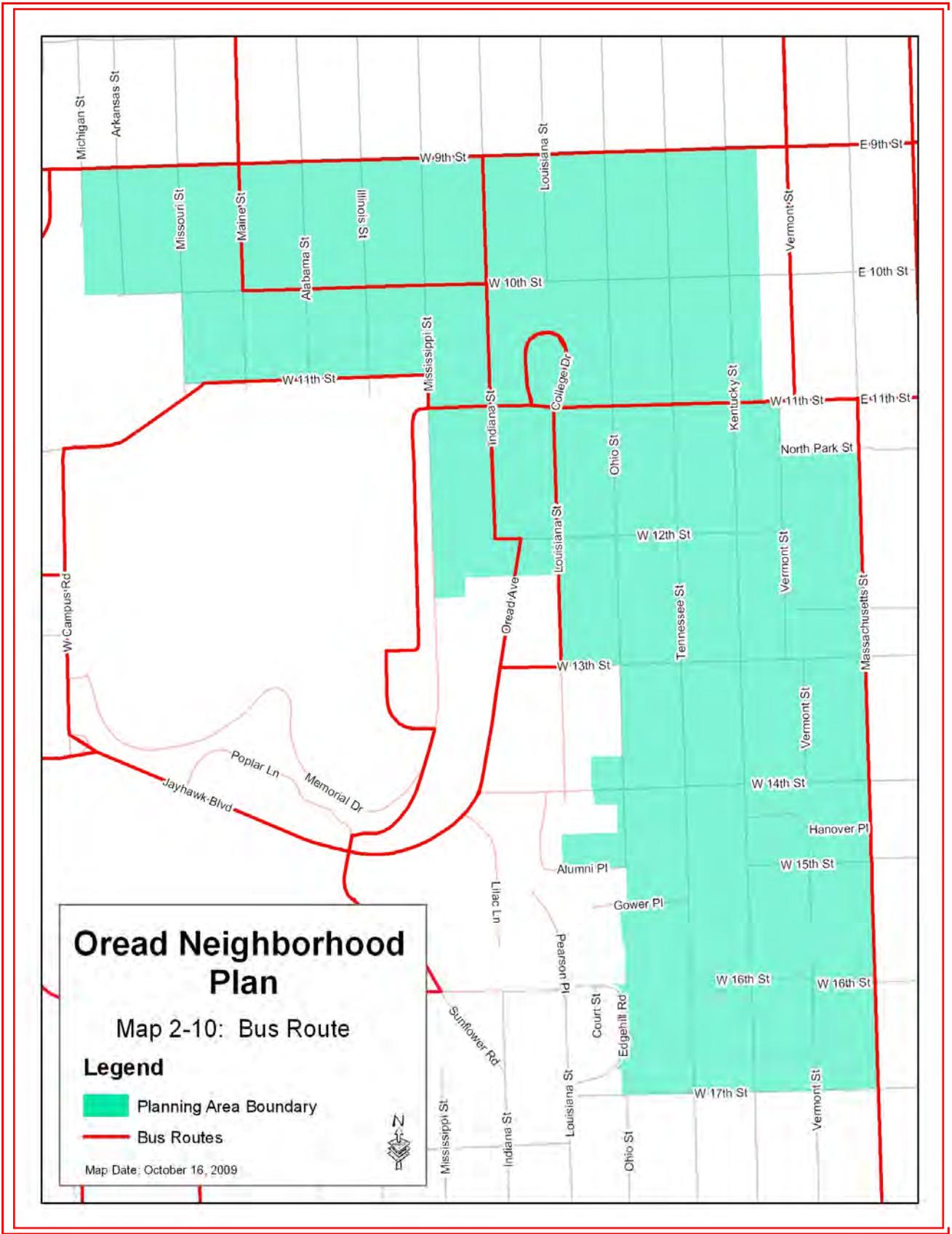


Lawrence and KU have recently completed efforts to have a coordinated public transportation system (The T and KU on Wheels) which operate throughout the city. This coordinated system will better help serve KU and the Lawrence community. The routes are shown on Map 2-120. A bus system allows people to travel to other areas of the city without relying on a personal automobile.

~~This system allows people to travel to other areas of the city without relying on a personal automobile. A transfer point is located at W. 9th Street and Massachusetts Street within adjacent to the planning area. This serves as a major hub and center point for the rest of the system.~~

This system has many routes that travel through the northwestern portion of the planning area. The southern area remains largely not served except for the route that runs along Massachusetts Street. The routes are shown on Map 2-10. A transfer point is located at W. 9th Street and Massachusetts Street adjacent to the planning area. This serves as a major hub and center point for the rest of the system.

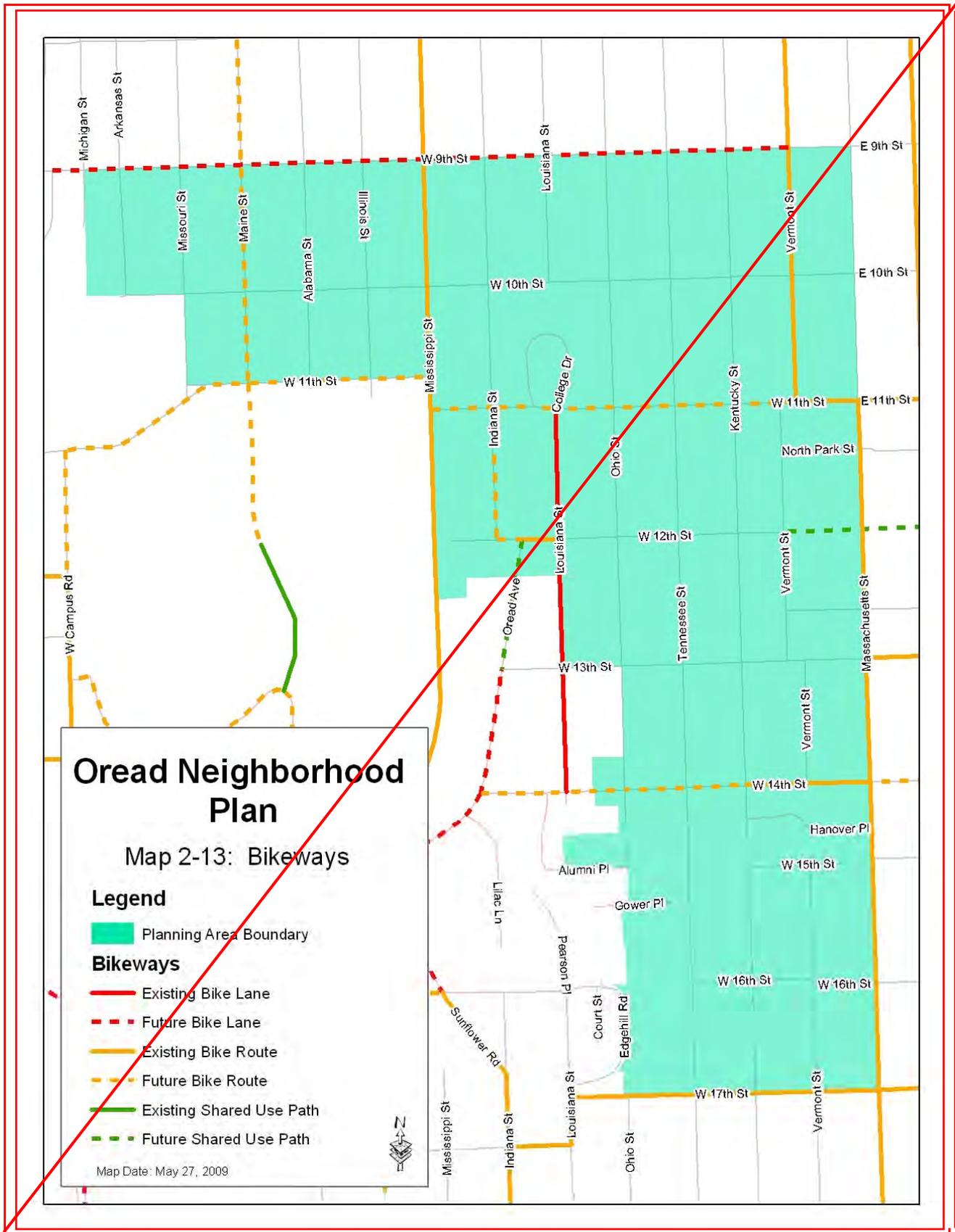


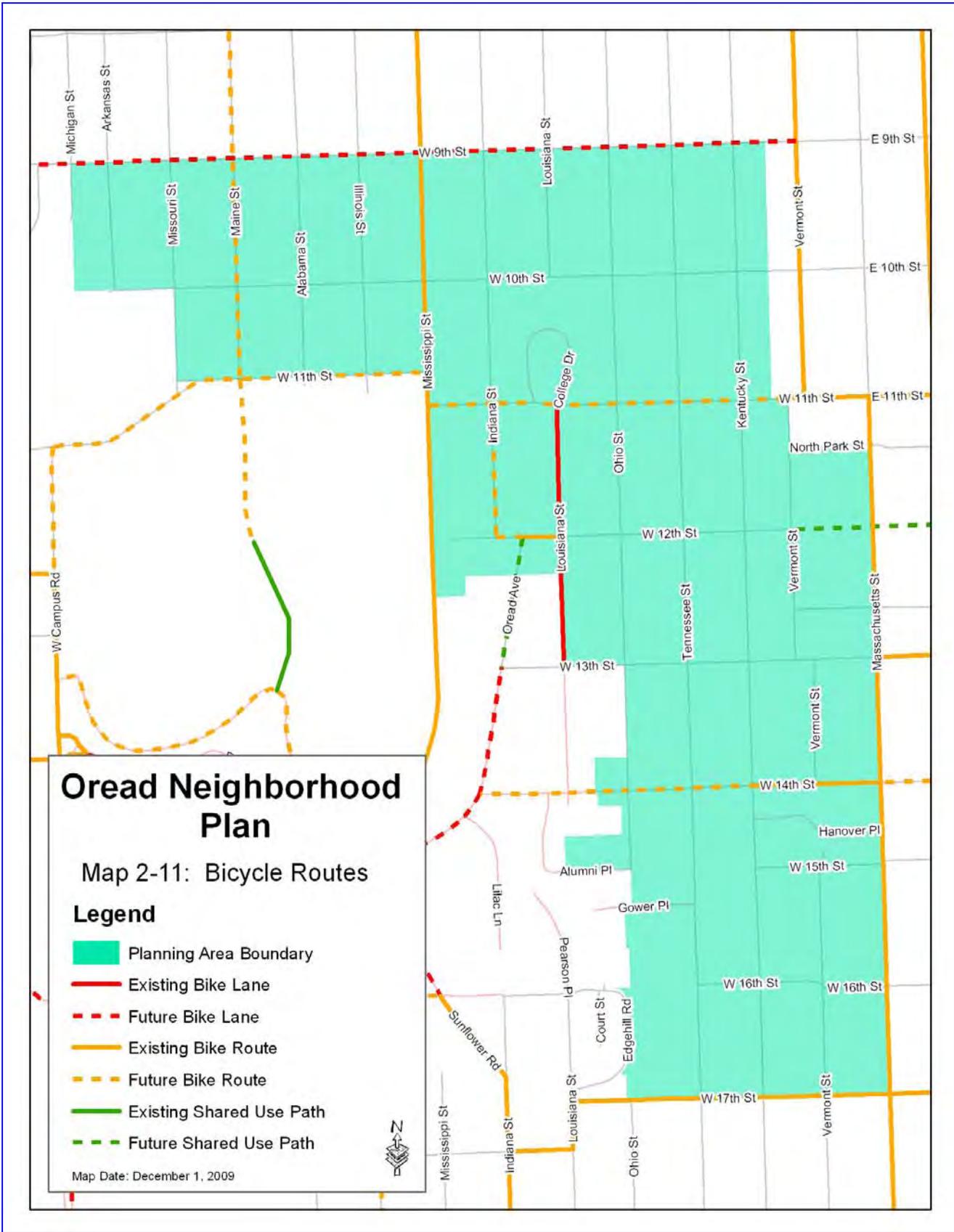


2.5.5.3 Bicycle Facilities

Lawrence and Douglas County have a joint bicycle plan for the community, the *Lawrence-Douglas County Bicycle Plan* and is currently in the process of being updated. This plan identifies existing and future bicycle routes, lanes, and shared use paths and the map has recently been updated. A bicycle route is a network of streets to enable direct, convenient and safe access for bicyclists. A bicycle lane is a separate space designated with striping, signage or pavement markings for exclusive use by bicycles within a street. A shared use path is a separate path, typically adjacent to and independent of the street and is intended solely for non-motorized travel. These facilities are shown on Map 2-131.







2.6 Public Community Facilities

Community facilities are services provided ~~either~~ by government ~~or non-government~~ agencies for the benefit of, and use of, the community. The community facilities including public services, schools, fire/medical, law enforcement, developed parks, etc.—~~See are shown on Map 2-1412.~~



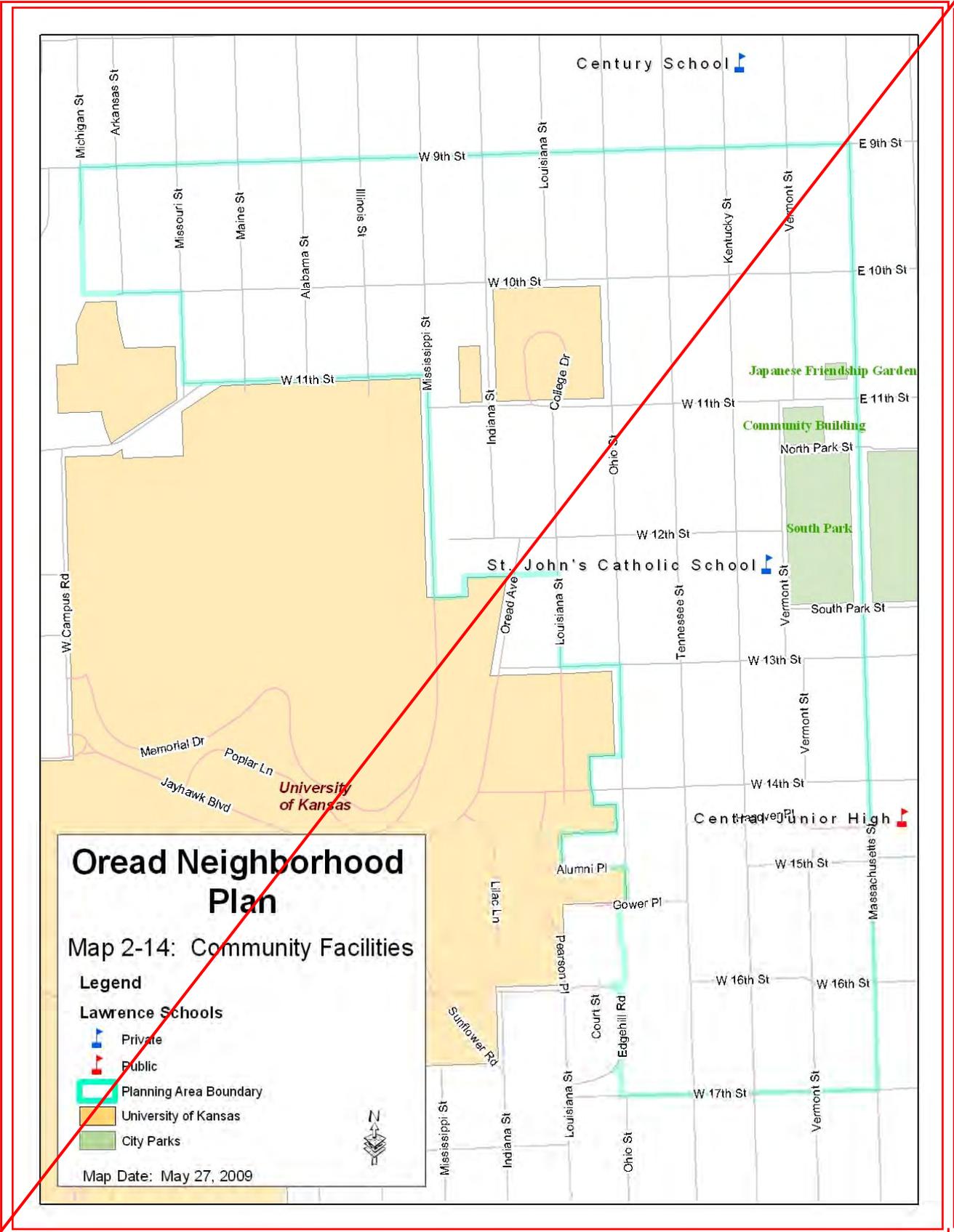
The planning area is served by Lawrence-Douglas County Fire & Medical Station Number 1, a facility located at 764 Kentucky Street. Law enforcement is provided by the City of Lawrence Police Department which is located in the Law Enforcement Center in downtown Lawrence.

The planning area is located within the Lawrence Public School District (USD 497). The students currently within the planning area attend either Cordley Elementary or Hillcrest Elementary for elementary school (kindergarten through 6th grades); Central Junior High or West Junior High for junior high (7th through 9th grades); and Free State High or Lawrence High for high school (10th through 12th grades). Additionally, St. John's Catholic School is located within the planning area. This private school serves children in preschool through 6th grade.

Kansas University's main campus is located adjacent to the planning area to the west and the university also owns property within the planning area. KU is a public university that also offers services to the community.

~~Within the planning area, the city maintains 3 public facilities and park spaces. The Japanese Friendship Garden is located north of the intersection of W. 11th Street and Massachusetts Street. The Community Building is located at W. 11th Street and Vermont Street and is a recreational and fitness facility. South Park surrounds Massachusetts Street on both the east and west side between North Park Street and South Park Street though only the western portion of the park is located within the planning area boundaries. South Park is partially located within the planning area and is bisected by Massachusetts Street. South Park includes a recreational center, a playground, butterfly garden and wading pool.~~







Section 3 – Goals, ~~and~~ Policies and Implementation Strategies

The Oread Neighborhood planning area is anticipated to continue in the future to be a neighborhood with a mix of residential housing types as the dominate land uses and various a number of mixed use and commercial areas. Preserving the existing housing stock, increasing homeownership and improving property maintenance will be important for the future.

The goals, policies and implementation strategies for this plan were the result of three public meetings. At these public meetings, attendees were asked to brainstorm, comment and “vote” on items to prioritize.

~~3.1~~ ~~Goals and Policies~~

Goals

Goals are broad statements of ideal future conditions that are desired by the community. Policies are guiding principles that provide direction for decisions to be made regarding the planning area in order to meet the goals. These policies are in addition to the policies in *Horizon 2020* and are only applicable to the property within the *Oread Neighborhood Plan* planning area. The implementation strategies outline action steps that could help meet the goals and policies of the plan.

Policies

The policy statements below are provided to help guide the development and redevelopment of the Oread Neighborhood area. ~~“Shall” statements identify the items that are expected to be incorporated into development within the planning area.~~ “Should” and “encouraged” statements identify the items that are strongly recommended to be incorporated into development within the planning area. Other statements are items that should be considered for the neighborhood to achieve the stated goals. ~~“Shall” statements are stronger than “should” and “encouraged” statements.~~

Implementation Strategies

The Implementation strategies are actions to help achieve the goals and policies of the plan.

~~3.1.1~~ 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.

~~3.1.1.1~~ Land Use Policies

- A. ~~Consider rezoning appropriate areas to encourage more families and owner occupants to locate in the neighborhood.~~
- B. ~~Consider zoning solutions to support higher density development in existing high density areas adjacent to the KU campus.~~
- C. Maintain and stabilize the strongest concentrations of owner-occupied housing and encourage owner occupancy throughout the neighborhood.
- D. ~~Consider amendments to the *Land Development Code* that will align the zoning with the uses that the area and lot sizes can support.~~
- E. ~~Consider the use of an overlay district(s) to maintain the historic fabric of the area regarding setback, impervious surface, parking, etc. rezoning to reflect existing use wherever appropriate and consistent with plan goals.~~
- F. ~~Consider the use of Create Urban Conservation~~ 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.

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- G. Explore creative ideas to deal with parking ~~problems~~ congestion in the neighborhood that address commuter parking and issues with parking for uses that lack appropriate off-street parking.
- H. Maintain the existing commercial areas ~~to~~ in their current locations in the planning area and support new mixed and commercial uses, as identified on the Future Land Use Map, to support the university and neighborhood needs.
- I. ~~Encourage student housing that~~ New development should respects the historic integrity of the neighborhood.
- J. ~~Support new mixed uses and commercial uses, where appropriate, to support the university and neighborhood needs.~~

3.1-4.2 Land Use Implementation Strategies

- A. Encouraging more owner occupants and families to locate in the planning area is an important key to the long-term health of the neighborhood. Families can bring an increased level of stability and contribute to the diversity of the character of the area. (Policies 3.1.1.2.A and 3.1.1.2.C) [update when final]

1. Action

Amend the *Land Development Code* to permit by right detached dwellings (single-dwelling use) in multi-dwelling zoning districts (RM) with certain standards. Among other things, the standards could include that the structure must have been originally constructed as a single-dwelling structure.

- B. ~~There is growing concern about the high occupancy levels of the structures that are used as~~ boarding houses. Parking, building lot coverage, and number of bedrooms permitted are some of the issues that have been identified. ~~Parking for the boarding houses is a concern because properties that are developed with boarding houses often times are not large enough to accommodate the requirements for the required off-street parking. The *Land Development Code* allows boarding houses to have 12 bedrooms and up to 24 occupants if other standards, such as parking, are met.~~ (Policy 3.1.1.2.D) [update when final]

1. Action

Amend the *Land Development Code* to address neighborhood concerns while maintaining boarding houses as a feasible option for owners and students. ~~reduce the permitted limit the number of bedrooms and occupancy in a boarding house to a reduced limit.~~

~~2. Action~~

~~Review the *Land Development Code* parking requirements for boarding houses to ensure that the required number off-street parking is appropriate.~~

- C. There are areas of the neighborhood that are zoned more intensely than the historical development pattern and zoning regulations are not always consistent with development expectations. Most platted lots in the area are approximately 5,850 square feet and can not support the maximum

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density permitted for the zoning district. For example, a 5,850 square foot lot that is zoned RM32 would permit 32 dwelling units per acre by code. Based on the lot size, the property could develop with 4 units. Setbacks, parking, and building height requirements would also have to be taken into consideration when developing the lot.

In addition, increasing the number of dwelling units on the lot and maximizing the structure size by building to setback lines and occupying space that formerly was open have become common place. Oftentimes the mass and scale of the new structure is out of context with the historical pattern of development in the Original Town Site area and surrounding structures. (Policy 3.1.1.2.E and Policy 3.1.1.2.B) [update when final]

1. Action

~~Consider creating~~ Create an ~~Urban Conservation~~ overlay district(s) that establish standards to regulate bulk and mass of structures, maintain open space on individually platted lots, and regulate parking.

2. Action

Create an ~~Urban Conservation~~ overlay district(s) that provides greater latitude to certain areas (generally most closely adjacent to KU) to develop more densely by allowing increased building heights, etc.

D. Parking is a major issue in the planning area. This complicated issue has different facets, ~~one of which is~~ including commuter parking and appropriate parking for new uses. ~~Commuters looking to make their way to KU in the morning park in the area to be close to KU but park off campus. This takes away valuable on-street parking for the residents in the neighborhood.~~ (Policy 3.1.1.2.F) [update when final]

1. Action

Develop a parking system ~~that restricts on-street parking in specific locations during certain hours~~ to help address commuter parking.

3.1.2 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.

3.1.2.1 Preservation Policies

- A. Continue the preservation and protection of historic resources in the neighborhood.
- B. ~~Ensure that infill housing is~~ Housing infill structures should be compatible with the massing, scale, and bulk of the historic structures in the surrounding area.

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- C. ~~Preserve and repair historic infrastructure.~~ Historic infrastructure should be preserved and repaired. (eg. stone curbs, hitching posts, **steps**, brick streets and sidewalks).
- D. ~~Streamline the historic preservation review process.~~ Explore educational opportunities to promote and inform citizens of the benefits of protecting historic resources and existing programs to assist in protection.
- E. Support planning efforts that identify and **protect** the area's historic resources.

3.2.2 Preservation Implementation Strategies

- A. ~~A historic survey to identify existing historic resources within the planning area. has been initiated for an area north of the football stadium. The potential exists that listing of historic resources in that area may be recommended by the survey.~~ (Policy 3.2.1.A and Policy 3.2.1.E)

1. Action

Complete a historic survey for the area north of the football stadium.

2. Action

Complete a historic survey of the remainder of the planning area and encourage the listing of additional historic resources.

3. Action

If historic resources are identified as a product of historic resources surveys, update the *Oread Neighborhood Plan* to reflect the new resources.

~~4. Action~~

~~If historic resources are listed as a product of the survey, update the *Oread Neighborhood Plan* to reflect the new listed resources.~~

~~5. Action~~

~~Complete a historic survey of the remainder of the planning area and encourage the listing of additional historic resources.~~

- B. Utilization of the Lawrence Register of Historic Places will help with the protection of identified historic resources.

1. Action

Consider creating a local ordinance historic district with design guidelines for the Hancock Historic District.

2. Action

Consider creating design guidelines for the Lawrence Register, Oread Historic District.

3. Action

Encourage property owners to list historic structures in the Lawrence Register of Historic Places.

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~~B.~~ An ~~Urban Conservation~~ overlay district(s) could help in guiding proper infill development. (Policy 3.1.2.1.B)

1. Action

Consider creating an ~~Urban Conservation~~ overlay district(s) to 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.

~~C.~~ Brick streets and sidewalks ~~and steps~~ are ~~an~~ important elements of the historic infrastructure in the area. Restoring brick streets, ~~whether covered or uncovered~~, and sidewalks, ~~whether covered or uncovered~~, will enhance the historic character of the area. (Policy 3.1.2.1.C)

1. Action

Include the restoration of brick streets ~~and sidewalks~~ in the city's ~~brick streets program~~ and Capital Improvement Plan (CIP).

2. Action

Seek grants that will assist in the restoration of brick streets, sidewalks, stone curbs, ~~steps~~, and hitching posts.

~~3.1.3~~ Goal 3 - Infrastructure

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

~~3.1.3.1~~ Infrastructure Policies

- A. Streets and sidewalks should be maintained and repaired on a regular basis.
- B. Increased pedestrian lighting in the neighborhood should be considered as a safety measure for the area.
- C. Sidewalk gaps should be identified and included in plans to complete them.

3.3.2 Infrastructure Implementation Strategies

A. Public Works is responsible for ongoing street maintenance. Property owners are responsible for maintaining sidewalks in front of their property. (Policy 3.3.1.A and Policy 3.3.1.C)

1. Action

Allocate funds yearly to the Public Works maintenance budget for street repair and replacement.

2. Action

Increase owner compliance of repairing sidewalks or seek alternative programs for city-wide sidewalk repair.

B. Increased pedestrian ~~lighting~~ activity will help make the area safer. Considerations should be given to providing a well lit path from campus to downtown. New lighting should be scaled appropriately to provide

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safety while minimizing impacts on adjoining residences and historic character. (Policy 3.3.1.B)

1. Action

Seek grants and other funding to help pay for pedestrian lighting for a path from campus to downtown.

3.4.4 Goal 4 – Neighborhood Atmosphere

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

3.4.4.1 Neighborhood Atmosphere Policies

- A. Strive to maintain property owner compliance with housing/nuisance standards.
- B. Encourage property owners to participate in housing rehabilitation activities.
- C. Encourage landlords to responsibly address problems with tenants.
- D. Neighborhood clean-up should be an ongoing priority for the neighborhood.
- E. Explore alternative trash policies to help keep the area cleaner.
- F. Strive to improve residents' behavior regarding trash, celebrations and day-to-day activities.
- G. Support programs that encourage permanent housing for the homeless.
- H. Explore public safety programs that support safe and friendly celebrations in the area.

3.4.2 Neighborhood Atmosphere Implementation Strategies

- A. Property maintenance is one of the issues that can impact the viability of an area. Well maintained structures provide strength and confidence to neighbors that the area is healthy and vibrant. This confidence will help property owners make ongoing decisions to continue to invest in the neighborhood. Continued investment contributes to improved property values.

The city currently inspects rental units in single-dwelling zoning districts for their rental inspection program. Discussions to expand the program ~~to include all rental units regardless of zoning district, that are 50 years or older~~ have recently been held but not implemented. (Policy 3.4.1.A and Policy 3.4.1.B)

1. Action

Support the expansion of the rental registration and inspection program to address areas of blight and demolition by neglect in the planning area ~~include all rental units in the city that are 50 years or older.~~

2. Action

Maintain information on Community Block Grant Programs (CDBG) rehabilitation programs in the neighborhood association newsletter.

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3. Action
 - Explore stricter code language for enforcement of blighted properties and support additional enforcement staff for enforcement.

- B. Incentives to encourage the rehabilitation of the existing housing stock in the neighborhood would benefit the planning area. Incentives could provide the extra encouragement for property owners who want to rehabilitate existing structures but lack the resources. (Policy 3.1.B)
 1. Action
 - Explore the use of programs, such as the Neighborhood Revitalization Program, as an incentive option to encourage rehabilitation. The program is a property tax rebate program used in Kansas communities to reimburse a certain percentage of property taxes for the rehabilitation.
 2. Action
 - Promote and educate owners about tax incentive programs available for historic properties.

- C. ~~Neighborhood~~ Property clean-up ~~should be~~ is an ongoing priority responsibility for ~~the neighborhood~~ property owners and tenants. Neighborhood property owners, renters and service groups are potential sources for volunteer labor. (Policy 3.4.1.D)
 - A. Action
 - Continue sponsorship of volunteer neighborhood clean-up days.
 - B. Action
 - Identify and employ service groups and student groups that may be willing to help with a volunteer “adopt a block” clean up programs.
 - C. Action
 - Develop a predictable schedule, while taking into consideration the break schedule for KU, for street sweeping and restrict parking accordingly.

- D. Trash pick up ~~was identified as~~ is an issue in the area. The city currently picks up trash in the alley where properties have alley access. Concerns were raised for those properties without alley access and the location of trash cans in front yards. Concerns were also raised about dealing with the additional trash during large events in the area (e.g. KU football games). (Policy 3.4.1.E)
 1. Action
 - A trash strategy for the area should be developed regarding storage of trash cans in front yards and include policies for handling trash for large events in the area. Attention should be paid to where trash receptacles are located on properties. Properties without alley access should discreetly store trash receptacles in the ~~front~~ side or rear yard.

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2. Action

Review the *Land Development Code* to ensure appropriate dumpster and other trash enclosure standards for any multi-family or boarding house structure that includes more than 4 bedrooms.

- E. Inappropriate Resident behavior can should be addressed so as to not negatively impact the neighborhood. ~~Litter, negative behavior while traveling to and from downtown and inattentiveness to trash cans were some of the behavior issues mentioned during the public meetings.~~ (Policy 3.4.1.F)

1. Action

Step-up neighborhood outreach efforts to educate residents about being good neighbors. Good neighbor pamphlets should be routinely distributed.

2. Action

Seek grants that will help pay for additional police officer presence in the area during large events (e.g. KU football games).

3. Action

Continue enforcement of the Disorderly House Nuisance Ordinance.

~~Section 4—Recommendations~~

~~4.1—Implementation Strategies~~

~~The Implementation strategies are actions to help achieve the goals and policies of the plan.~~

~~4.1.1—Land Use~~

- ~~D.—Encouraging more families to locate in the planning area is an important key to the long-term health of the neighborhood. Families can bring an increased level of stability and contribute to the diversity of the character of the area. (Policies 3.1.1.2.A and 3.1.1.2.C)~~

~~2.—Action~~

~~Consider rezoning certain portions of the area north of the football stadium from RM12D to RS5 (Single-Dwelling Residential District) to end the turnover of the area from single-dwelling to duplex uses. This could be considered on blocks that are still predominately single-dwelling.~~

~~3.—Action~~

~~Amend the *Land Development Code* to permit by right detached dwellings (single-dwelling use) in multi-dwelling zoning districts (RM) with certain standards. Among other things, the standards could include that the structure must have been originally constructed as a single-dwelling structure.~~

- ~~B.—There is growing concern about the high occupancy levels of the structures that are used as boarding houses. Parking for the boarding houses is a concern because properties that are developed with boarding houses oftentimes are not large enough to accommodate the requirements for the necessary off-street parking. The *Land Development Code* allows boarding houses to have 12 bedrooms and up to 24 occupants if other standards, such as parking, are met. (Policy 3.1.1.2.D)~~

~~3.—Action~~

~~Amend the *Land Development Code* to reduce the permitted limit the number of bedrooms and occupancy in a boarding house to a reduced limit.~~

~~4.—Action~~

~~Review the *Land Development Code* parking requirements for boarding houses to ensure that the required number off-street parking is appropriate.~~

- ~~C.—There are areas of the neighborhood that are zoned more intensely than the historical development pattern and zoning regulations are not always consistent with development expectations. Most platted lots in the area are approximately 5,850 square feet and can not support the maximum density permitted for the zoning district. For example, a 5,850 square foot lot that is zoned RM32 would permit 32 dwelling units per acre by code. Based on the lot size, the property could develop with 4 units. Setbacks, parking, and building height requirements would also have to be taken into consideration when developing the lot.~~

~~—In addition, increasing the number of dwelling units on the lot and maximizing the structure size by building to setback lines and occupying space that formerly was open have become common place. Oftentimes the mass and scale of the new structure is~~

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~~out of context with the historical pattern of development in the Original Town Site area and surrounding structures. (Policy 3.1.1.2.E and Policy 3.1.1.2.B)~~

~~3.—Action~~

~~Consider creating an Urban Conservation Overlay District that establishes standards to regulate bulk and mass of structures, maintain open space on individually platted lots, and regulate parking.~~

~~4.—Action~~

~~Create an Urban Conservation Overlay District that provides greater latitude to certain areas (generally most closely adjacent to KU) to develop more densely by allowing increased building heights, etc.~~

~~D. Parking is a major issue in the planning area. This complicated issue has different facets, one of which is commuter parking. Commuters looking to make their way to KU in the morning park in the area to be close to KU but park off campus. This takes away valuable on-street parking for the residents in the neighborhood. (Policy 3.1.1.2.F)~~

~~2.—Action~~

~~Develop a parking system that restricts on-street parking in specific locations during certain hours.~~

~~4.1.2—Preservation~~

~~B. — A historic survey has been initiated for an area north of the football stadium. The potential exists that listing of historic resources in that area may be recommended by the survey. (Policy 3.1.2.1.A and Policy 3.1.2.1.D)~~

~~6.—Action~~

~~If historic resources are listed as a product of the survey, update the *Oread Neighborhood Plan* to reflect the new listed resources.~~

~~7.—Action~~

~~Complete a historic survey of the remainder of the planning area and encourage the listing of additional historic resources.~~

~~E.—An Urban Conservation Overlay District could help in guiding proper infill development. (Policy 3.1.2.1.B)~~

~~2.—Action~~

~~Consider creating an Urban Conservation Overlay District to give proper guidance to infill development. The district could address such issues as the mass, scale and bulk of the development as well as imperious and pervious coverage.~~

~~F.—Brick streets and sidewalks are an important element of the historic infrastructure in the area. Restoring brick streets and sidewalks, whether covered or uncovered, will enhance the historic character of the area. (Policy 3.1.2.1.C)~~

~~3.—Action~~

~~Include the restoration of brick streets and sidewalks in the city's Capital Improvement Plan (CIP).~~

~~4.—Action~~

~~Seek grants that will assist in the restoration of brick streets, sidewalks, stone curbs and hitching posts.~~

~~4.1.3 —Infrastructure~~

~~C. —Public Works is responsible for ongoing street maintenance. Property owners are responsible for maintaining sidewalks in front of their property. (Policy 3.1.3.1.A and Policy 3.1.3.1.C)~~

~~3.—Action~~

~~Allocate funds yearly to the Public Works maintenance budget for street repair and replacement.~~

~~4.—Action~~

~~Increase owner compliance of repairing sidewalks.~~

~~D. —Increased pedestrian lighting will help make the area safer. Consideration should be given to providing a well lit path from campus to downtown. New lighting should be scaled appropriately to provide safety while minimizing impacts on adjoining residences. (Policy 3.1.3.1.B)~~

~~2.—Action~~

~~Seek grants to help pay for new lighting in the area.~~

~~4.1.4 —Neighborhood Atmosphere~~

~~F. —Property maintenance is one of the issues that can impact the viability of an area. Well maintained structures provide strength and confidence to neighbors that the area is healthy and vibrant. This confidence will help property owners make ongoing decisions to continue to invest in the neighborhood. Continued investment contributes to improved property values.~~

~~The city currently inspects rental units in single dwelling zoning districts for their rental inspection program. Discussions to expand the program to include all rental units regardless of zoning district, that are 50 years or older have recently been held. (Policy 3.1.4.1.A and Policy 3.1.4.1.B)~~

~~1. —Action~~

~~Support the expansion of the rental registration and inspection program to include all rental units in the city that are 50 years or older.~~

~~2. —Action~~

~~Maintain information on Community Block Grant Programs (CDBG) rehabilitation programs in the neighborhood association newsletter.~~

~~G.—Incentives to encourage the rehabilitation of the existing housing stock in the neighborhood would benefit the planning area. Incentives could provide the extra encouragement for property owners who want to rehabilitate existing structures but lack the resources. (Policy 3.1)~~

~~1.———Action~~

~~Explore the use of the Neighborhood Revitalization Program as an incentive option to encourage rehabilitation. The program is a property tax rebate program used in Kansas communities to reimburse a certain percentage of property taxes for the rehabilitation.~~

~~2.———Action~~

~~Promote and educate about tax incentive programs available for historic properties.~~

~~H.—Neighborhood clean-up should be an ongoing priority for the neighborhood. Neighborhood property owners, renters and service groups are potential sources for volunteer labor. (Policy 3.1.4.1.D)~~

~~D.—Action~~

~~Continue sponsorship of volunteer neighborhood clean-up days.~~

~~E.—Action~~

~~Identify and employ service groups and student groups that may be willing to help with a volunteer “adopt a block” clean up programs.~~

~~F.—Action~~

~~Develop a predictable schedule, while taking into consideration the break schedule for KU, for street sweeping and restrict parking accordingly.~~

~~I.—Trash pick up was identified as an issue in the area. The city currently picks up trash in the alley where properties have alley access. Concerns were raised for those properties without alley access and the location of trash cans in front yards. Concerns were also raised about dealing with the additional trash during large events in the area (e.g. KU football games). (Policy 3.1.4.1.E)~~

~~3.—Action~~

~~A trash strategy for the area should be developed that will deal with regular trash pick up in front yards and include policies for handling trash for large events in the area. Attention should be paid to where trash receptacles are located on properties. Properties without alley access should discreetly locate store trash receptacles in the front side or rear yard.~~

~~4.—Action~~

~~Review the *Land Development Code* to ensure appropriate dumpster and other trash enclosure standards for any multi-family or boarding house structure that includes more than 4 bedrooms.~~

~~J.—Resident behavior can negatively impact the neighborhood. Litter, behavior while traveling to and from bars, and inattentiveness to trash cans were some of the behavior issues mentioned during the public meetings. (Policy 3.1.4.1.F)~~

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~~4.—Action~~

~~Step-up neighborhood outreach efforts to educate residents about being good neighbors. Good neighbor pamphlets should be routinely distributed.~~

~~5.—Action~~

~~Seek grants that will help pay for additional police officer presence in the area during large events (e.g. KU football games).~~

~~6.—Action~~

~~Continue enforcement of the Disorderly House Nuisance Ordinance.~~

43.2 Implementation Priority Schedule

The priority of the actions for the plan was identified through an exercise completed at a public meeting. The table below lists the actions in priority order from the highest priority item being first.

Table 43-1 Implementation Schedule

Action	Who	When
Consider creating an Urban Conservation overlay district(s) to: <ul style="list-style-type: none"> - provide greater latitude to certain areas (generally most closely adjacent to KU) to develop more densely by allowing increased building heights, etc. [Land Use] - give proper guidance to infill development. The district could address such issues as the mass, scale and bulk of the development as well as imperious and pervious coverage. [Preservation] - establish standards to regulate bulk and mass of structures, maintain open space on individually platted lots, and regulate parking. [Land Use] 	Oread Neighborhood Association, Planning Commission, Historic Resources Commission, City of Lawrence	2010 ¹
Review the <i>Land Development Code</i> : <ul style="list-style-type: none"> - regarding boarding houses to address neighborhood concerns while maintaining boarding houses as a feasible option for owners and students. to; ensure that the parking requirements are appropriate, limit the number of bedrooms and occupancy in a boarding house to a reduced limit. [Land Use] - to ensure appropriate dumpster and other trash enclosure standards for any multi-family or boarding house structure that includes more than 4 bedrooms. [Neighborhood Atmosphere] - to permit by right detached dwellings (single-dwelling use) in multi-dwelling zoning districts (RM) with certain standards. Among other things, the standards could include that the structure must have been originally constructed as a single-dwelling structure. [Land Use] 	Planning Commission, City of Lawrence	2010
Allocate funds yearly to the Public Works maintenance budget for street repair and replacement. [Infrastructure]	City of Lawrence	Ongoing

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Action	Who	When
Support the expansion of the rental registration and inspection program to include all rental units in the city that are 50 years or older. [Neighborhood Atmosphere]	City of Lawrence	TBD
Seek grants that will assist in the restoration of brick streets, sidewalks, stone curbs, stairways , and hitching posts. [Preservation]	Oread Neighborhood Association, City of Lawrence	Ongoing
Consider rezoning certain areas to single-family in the area north of the football stadium to RS5 (Single-Dwelling Residential District) to end the turnover of the area from single-dwelling to duplex uses. This could be considered on blocks that are still predominately single-dwelling. [Land Use]	Planning Commission, City of Lawrence	2010
Seek grants and other funding to help pay for new lighting in the area pedestrian lighting for a path from campus to downtown . [Infrastructure]	Oread Neighborhood Association, City of Lawrence, KU	1-5 years
Explore the use of the Neighborhood Revitalization Program as an incentive option to encourage rehabilitation. The program is a property tax rebate program used in Kansas communities to reimburse a certain percentage of property taxes for the rehabilitation. [Neighborhood Atmosphere]	City of Lawrence	1-5 years
Seek grants that will help pay for additional police officer presence in the area during large events (e.g. KU football games). [Neighborhood Atmosphere]	City of Lawrence, KU	Ongoing
Maintain information on Community Block Grant Programs (CDBG) rehabilitation programs in the neighborhood association newsletter. [Neighborhood Atmosphere]	Oread Neighborhood Association	Ongoing
Complete a historic survey of the remainder of the planning area and encourage the listing of additional historic resources . [Preservation]	City of Lawrence, Historic Resources Commission	1-5 years
Develop a parking system that restricts on-street parking in specific locations during certain hours. [Land Use]	City of Lawrence, Oread Neighborhood Association, KU	1-2 yrs
If historic resources are listed as a product of the survey of the area north of the stadium historic resources surveys , update the <i>Oread Neighborhood Plan</i> to reflect the new listed resources. [Preservation]	Planning Commission, City of Lawrence, County Commission	Ongoing

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Action	Who	When
Include the restoration of brick streets and sidewalks in the city's brick streets program and Capital Improvements Plan (CIP). [Preservation]	City of Lawrence	Ongoing
Increase owner compliance of repairing sidewalks or seek alternative programs for city-wide sidewalk repair . [Infrastructure]	Property owners, City Code Enforcement, City of Lawrence	Ongoing
Continue sponsorship of volunteer neighborhood clean-up days. [Neighborhood Atmosphere]	Oread Neighborhood Association	Ongoing
Identify and employ service groups and student groups that may be willing to help with a volunteer "adopt a block" clean up programs. [Neighborhood Atmosphere]	Oread Neighborhood Association	Ongoing
Develop a predictable schedule, while taking into consideration the break schedule for KU, for street sweeping and restrict parking accordingly. [Neighborhood Atmosphere]	City of Lawrence	Ongoing
A trash strategy for the area should be developed that will deal with regular trash pick up in front yards and include policies for handling trash for large events in the area. Attention should be paid to where trash receptacles are located on properties. Properties without alley access should discreetly locate trash receptacles in the front side or rear yard. [Neighborhood Atmosphere]	Oread Neighborhood, City of Lawrence	1-2 years
Step-up neighborhood outreach efforts to educate residents about being good neighbors. Good neighbor pamphlets should be routinely distributed. [Neighborhood Atmosphere]	Oread Neighborhood Association, City of Lawrence, Development Services, KU	Ongoing
Promote and educate about tax incentive programs and grants available for historic properties. [Preservation]	City of Lawrence	Ongoing
Continue enforcement of the Disorderly House Nuisance Ordinance. [Neighborhood Atmosphere]	City of Lawrence, City of Lawrence Police Department	Ongoing

Section 54 – Future Land Use and Overlay Districts

This section outlines the recommended land uses for the planning area and identifies proposed Urban Conservation Overlay Districts (UCO). ~~The future land use map (Map 4-1) and~~ Land use descriptions and UCO elements are explained on the subsequent pages. ~~The mMap 4-1 is an illustration to help visually identify the recommended land uses in the Oread Neighborhood Plan planning area and identify the proposed boundaries of the different UCO districts. The land use descriptions are more detailed information regarding the different land use categories. The official definitions and the permitted uses within each zoning district are outlined in the use tables that are located in the Land Development Code for the City of Lawrence. The map and text descriptions must be used in conjunction with one another in order to obtain the complete recommendation for each particular area.~~

54.1 Land Use Descriptions

The land use descriptions are more detailed information regarding the different land use categories. The official definitions, density and dimensional standards, and the permitted uses within each zoning district are outlined in the ~~use tables that are located in the Land Development Code~~ for the City of Lawrence. ~~The mMap 4-1 and the~~ text descriptions must be used in conjunction with one another in order to obtain the complete recommendation for each particular area.

54.1.1 Low-Density Residential

The intent of the low-density residential use is to allow for detached dwelling residential uses.

Density: 6 or fewer dwelling units per acre

Intensity: Low

Zoning Districts: RS7 (Single-Dwelling Residential), RS5 (Single-Dwelling Residential), RM12D (Multiple-Dwelling Duplex Residential) [Area north of the stadium only]

Primary Uses: Detached dwellings, manufactured home residential-design

54.1.2 Medium-Density Residential

The intent of the medium-density residential use is to allow for a variety of types of residential options for the area.

Density: 7-15 dwelling units per acre

Intensity: Medium

Zoning Districts: RS3 (Single-Dwelling Residential), RS5 (Single-Dwelling Residential), RM12 (Multiple-Dwelling Residential), RM12D (Multi-Dwelling Duplex Residential), RM15 (Multi-Dwelling Residential), PD (Planned Development Overlay)

Primary Uses: Detached dwellings, attached dwellings, cluster dwellings, manufactured home residential-design, zero lot line dwellings, duplex, multi-dwelling structures, boarding houses, group home, civic and public uses

54.1.3 High-Density Residential

The intent of the high-density residential use is to allow for compact residential development.

Density: 16+ dwelling units per acre

Intensity: High

Zoning Districts: RM15 (Multi-Dwelling Residential), RM24 (Multi-Dwelling Residential), RM32 (Multi-Dwelling Residential), RMG (Multi-Dwelling Residential-Greek Housing), PD (Planned Development Overlay)

Primary Uses: Attached dwellings, zero lot line dwellings, boarding houses, multi-dwelling structures, Fraternity or sorority house, group home, civic and public uses

54.1.4 Residential/Office

The intent of the residential/office use is to accommodate mixed use development of administrative and professional offices with varying degrees of residential. This may be achieved by the use of work/live units.

Density: 6-22 dwelling units per acre

Intensity: Medium-high

Zoning Districts: RSO (Single-Dwelling Residential-Office), RMO (Multi-Dwelling Residential-Office), MU (Mixed Use), PD (Planned Development Overlay)

Primary Uses: Work/live units, non-ground floor dwellings, attached dwellings, multi-dwelling structures, civic and public uses, office

54.1.5 Mixed Use District

The intent of the commercial-hotel use is to accommodate a mix of uses designed to maintain the character of the surrounding neighborhood and achieve integration with adjacent land uses

Intensity: Medium-High

Zoning Districts: MU (Mixed Use), PD (Planned Development Overlay)

Primary Uses: non-ground floor dwellings, civic and public uses, eating and drinking establishments, general office, retail sales and services, hotels

54.1.6 Inner-Neighborhood Commercial

The intent of the inner-neighborhood commercial district is to accommodate small-scale commercial uses intended to serve adjacent residents. *Horizon 2020* identifies the west side of the intersection of W. 14th Street and Massachusetts Street as an Inner-Neighborhood Commercial Center.

Intensity: Medium

Zoning Districts: MU (Mixed Use), CN1 (Inner Neighborhood Commercial District), CN2 (Neighborhood Commercial Center District)

Primary Uses: Work/live units, non-ground floor dwellings, multi-dwelling structures, civic and public uses, office uses, eating and drinking establishments, retail sales and services

54.1.7 Neighborhood Commercial Center

The intent of the commercial use is to allow for retail and service uses. This designation is located along W. 9th Street at the northern edge of the planning area.

Intensity: Medium-High

Zoning Districts: MU (Mixed Use), CN1 (Inner Neighborhood Commercial District), CN2 (Neighborhood Commercial Center District), CS (Commercial Strip District), PD (Planned Development Overlay)

Primary Uses: non-ground floor dwellings, multi-dwelling structures, civic and public uses, eating and drinking establishments, office uses, eating and drinking establishments, retail sales and services, gas and fuel sales

~~5.1.8 Downtown Commercial Center~~

~~The Downtown Commercial Center is the Regional Retail/Commercial/Office/Cultural Center for the community and is considered a destination driver that attracts and serves the area beyond that of the local community. This category applies to the area within the Downtown Urban Conservation Overlay District.~~

~~Intensity: High~~

~~Zoning Districts: CD (Downtown Commercial)~~

~~Primary Uses: Work/live units, non-ground floor dwellings, multi-dwelling structures, civic and public uses, eating and drinking establishments, office uses, eating and drinking establishments, retail sales and services, hotels, motels~~

54.1.98 Public/Institutional

The intent of the public/institutional use is to allow for public, civic, and utility uses.

Intensity: Variable

Zoning Districts: GPI (General Public and Institutional), U-KU (University – Kansas University)

Primary Uses: Cultural center/library, school, utilities, recreational facilities, utility services, college/university

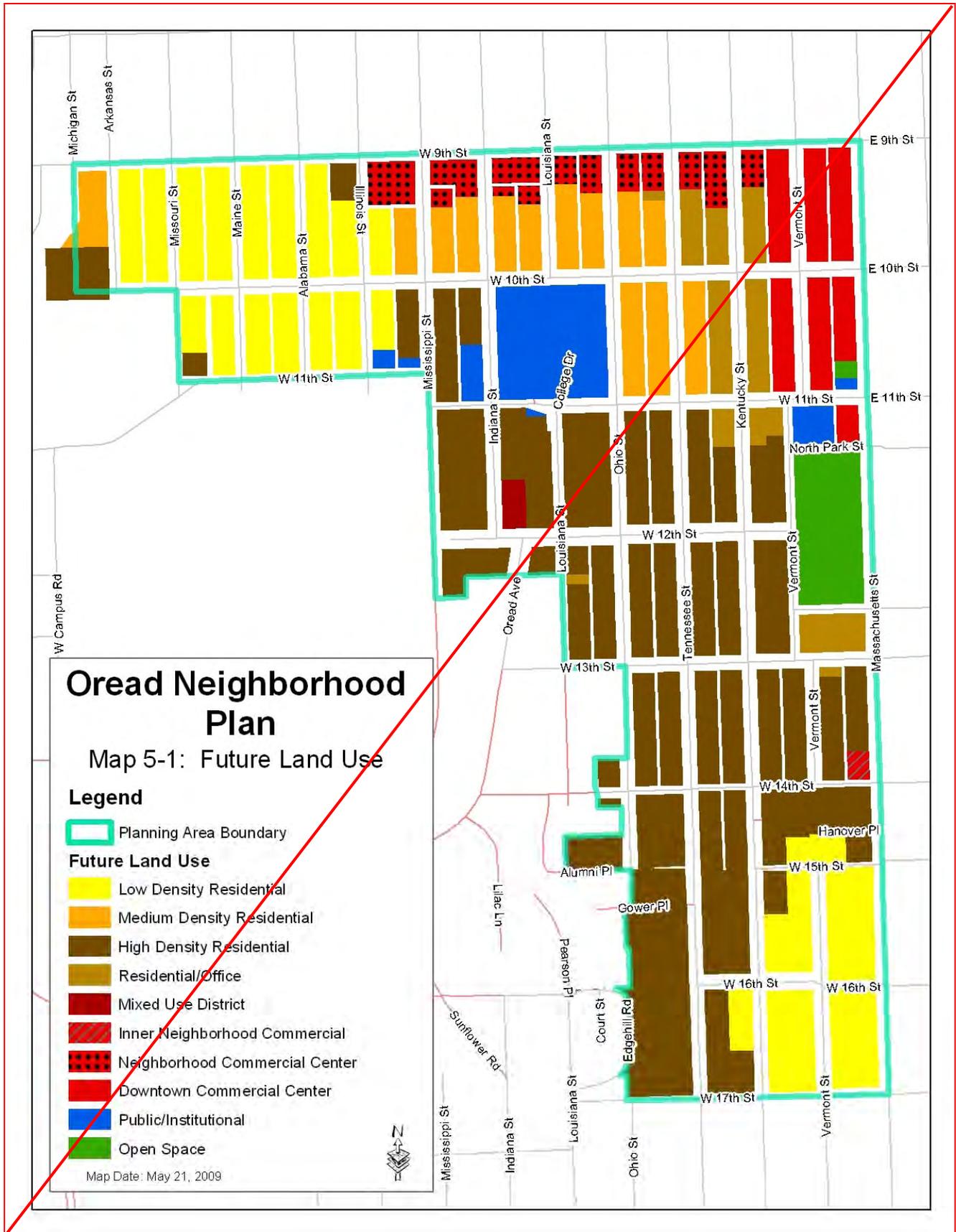
~~54.1.109~~ **Open Space**

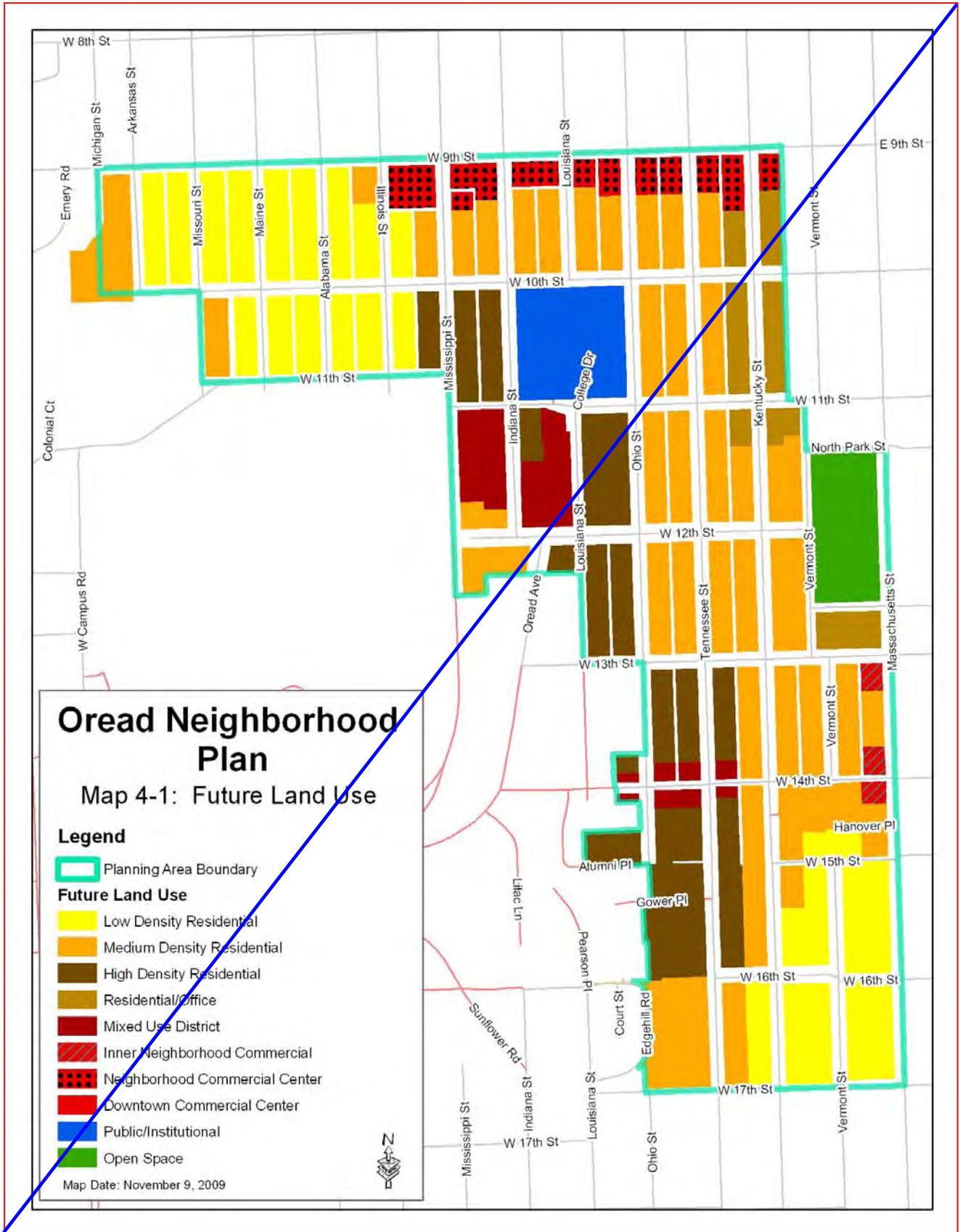
The intent of the open space/floodplain use is to provide space for public recreational facilities and natural area preservation.

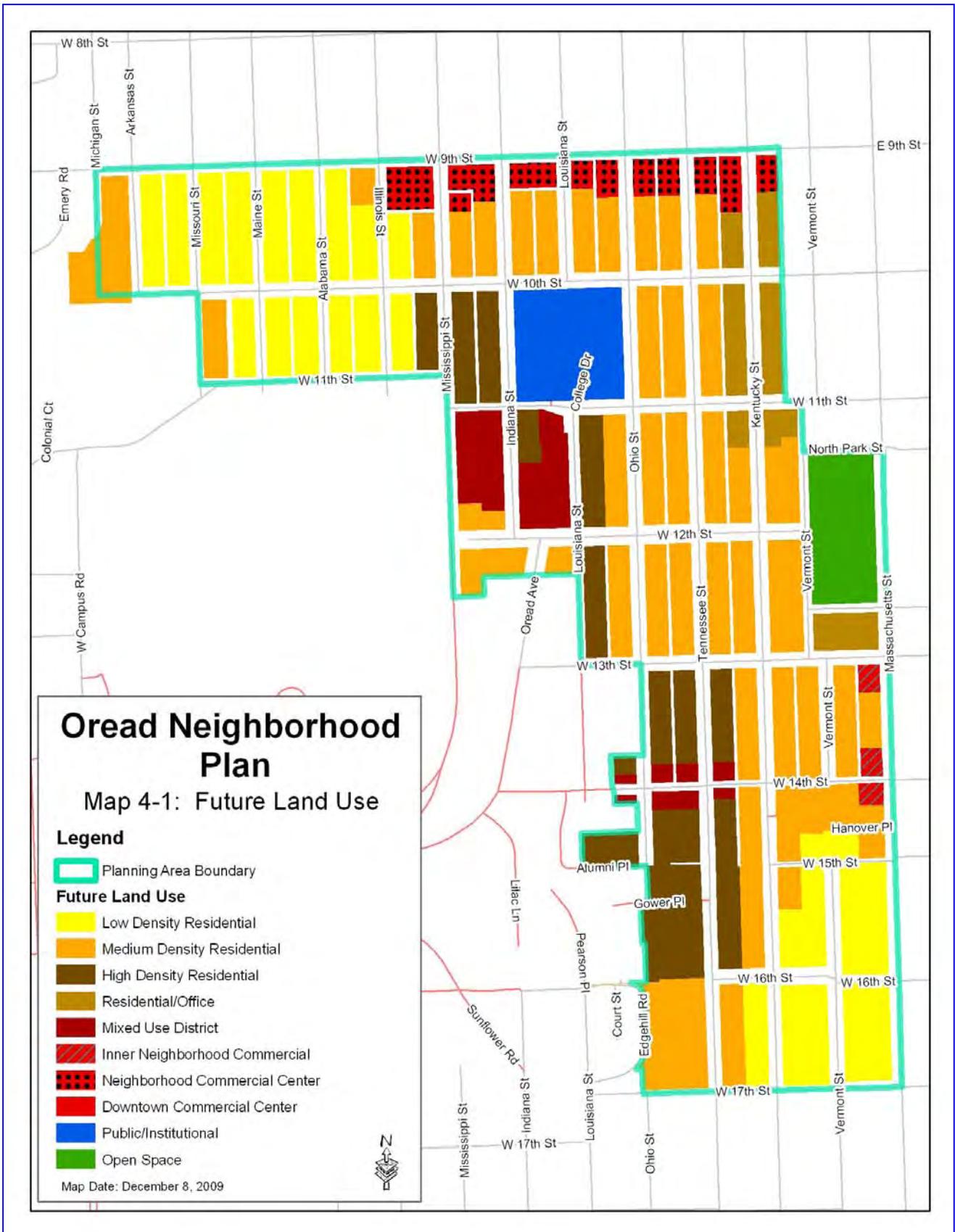
Intensity: Low

Zoning Districts: GPI (General Public and Institutional District), OS (Open Space),

Primary Uses: cultural center, active recreation, passive recreation, nature preserve, entertainment and spectator sports, participant sports and recreation outdoor, private recreation







4.2 ~~Urban Conservation Overlay District Elements~~

The *Oread Neighborhood Plan* recommends the implementation of ~~3~~ **5** ~~Urban Conservation overlay districts.~~ **UCO Overlay districts** are zoning overlays ~~districts~~ that are used in conjunction with the base zoning districts and include design guidelines. ~~The Urban Conservation overlay districts is~~ are tools for dealing with special situation ~~or~~ accomplishing special zoning goals. This plan recommends 2 different types of overlay districts, the Urban Conservation Overlay District and the Historic District Overlay. The overlay districts are intended to: encourage development that conforms to the size, orientation and setting of existing buildings in a neighborhood or area; reduce the need for zoning variances for development that conforms to the size, orientation and setting of existing buildings in a neighborhood or area; provide building setbacks, lot dimensions and related physical characteristics; foster development that is compatible with the scale and physical character of original buildings in a neighborhood or area through the use of development/design standards and guidelines; and conserve the cultural resources, historic resources and property values within an identified neighborhood or area.

The proposed overlay districts are illustrated on Map 4-2 and the elements listed below. These elements are intended to be addressed for that specific area in the UCO overlay standards.

4.2.1 Urban Conservation Overlay Districts

4.2.1.1 District 1 (Low-Density)

District 1 is the area north of the football stadium that is generally identified on the future land use map as low-density and a small amount of medium-density residential.

- A. Minimum lot size for duplex
- B. Minimum required parking number and location
- C. Maximum number of bedrooms permitted in each dwelling unit of a duplex
- D. Maximum lot coverage
- E. Lot size (assembly)
- F. Alley access as opposed to street access
- G. Setbacks

4.2.1.2 District 2 (High-Density)

District 2 is generally the area directly adjacent to KU on the west side of the planning area. This area is mainly identified as high-density and mixed use on the future land use map.

- A. Minimum parking requirements for uses
- B. Massing, scale, bulk, and articulation for new development
- C. Maximum lot coverage
- D. Height and density maximum increase
- E. Larger structures located on corners of certain streets
- F. Lot size (assembly)
- G. Alley access as opposed to street access
- H. Setbacks

4.2.1.3 District 3 (Medium-Density)

District 3 is generally located between District 2 and the eastern side of the planning area. This area is mainly identified as medium density and residential-office on the future land use map.

- A. Limit size of building additions
- B. Maximum lot coverage

- C. Minimum required parking number
- D. Massing, scale, and bulk for new development
- E. Lot size (assembly)
- F. Alley access as opposed to street access
- G. Setbacks

4.2.2 Historic District Overlay

4.2.2.1 District 4 (Hancock Historic District)

District 4 is generally located at the western side of the planning area at the end of W. 12th Street. The majority of this district is a National Historic District but it is recommended to be listed on the Lawrence Register of Historic Places.

- A. Minimum parking requirements for uses
- B. Massing, scale, bulk, and articulation for new development
- C. Maximum lot coverage
- D. Setbacks
- E. Compatible materials

4.2.2.2 District 5 (Oread Historic District)

District 5 is generally located on the north and eastern side of the planning area. The majority of this area is a National Historic District but it is recommended to be listed on the Lawrence Register of Historic Places.

- A. Minimum parking requirements for uses
- B. Massing, scale, bulk, and articulation for new development
- C. Maximum lot coverage
- D. Setbacks
- E. Compatible materials

