



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



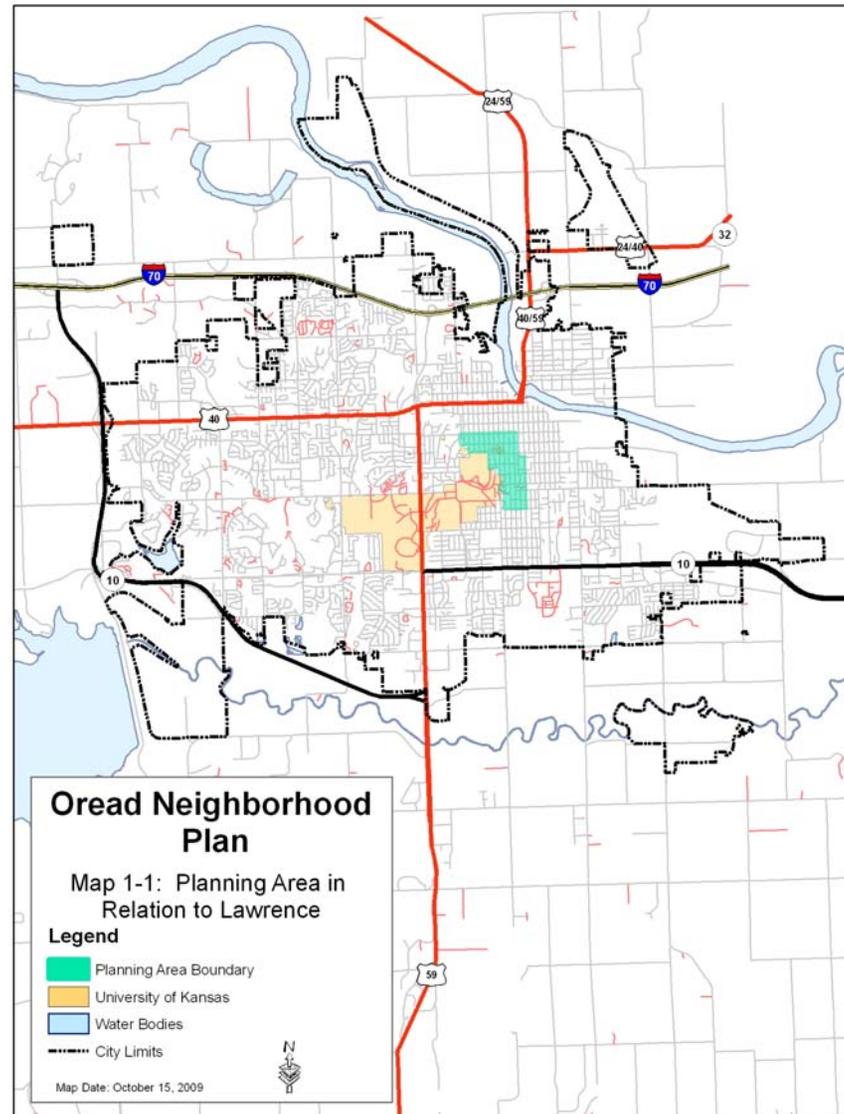


Planning Process

- 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

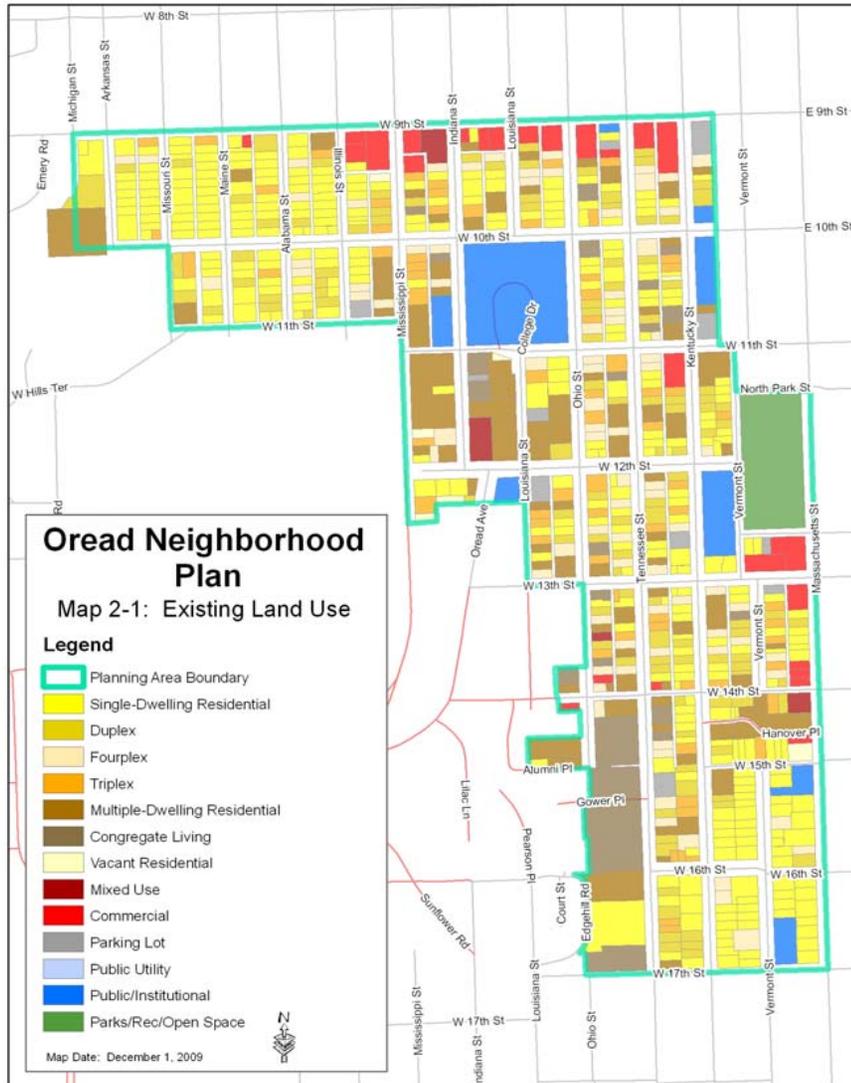


Planning Area





Existing Land Use Map



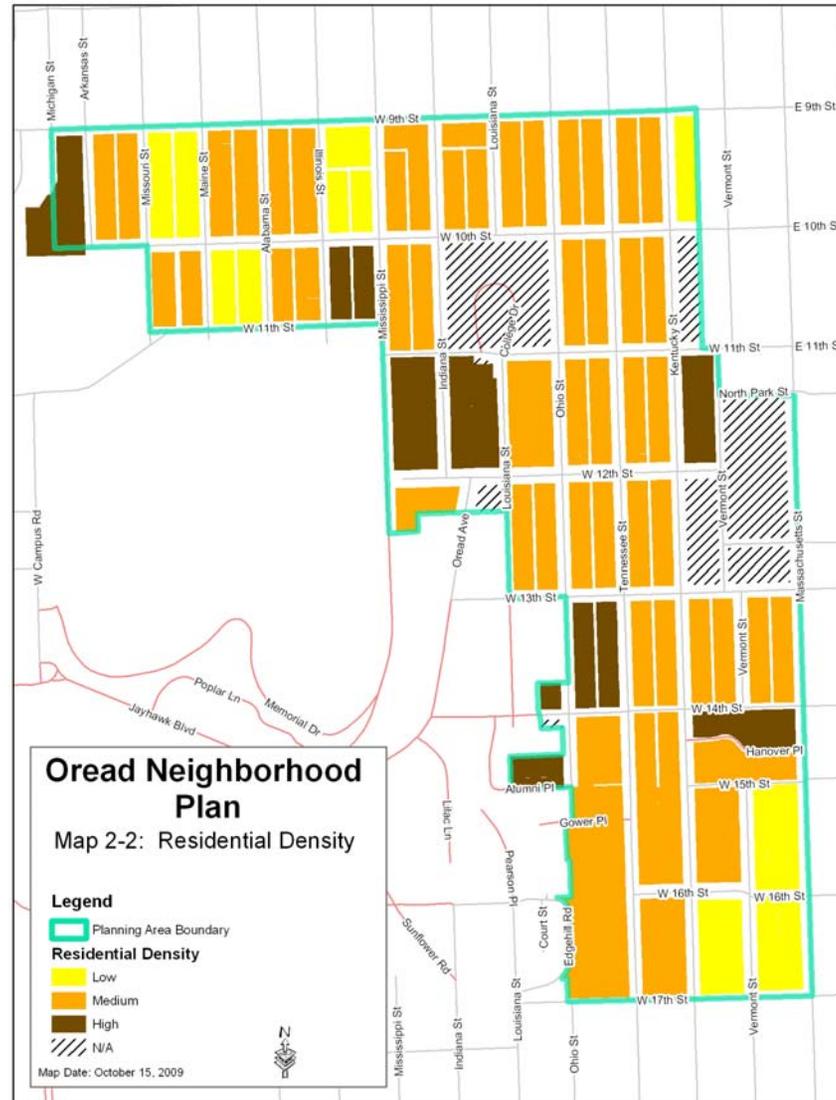
- Approximately 17% of the planning area is owner occupied housing.

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%
Total Acres	161.64	100%

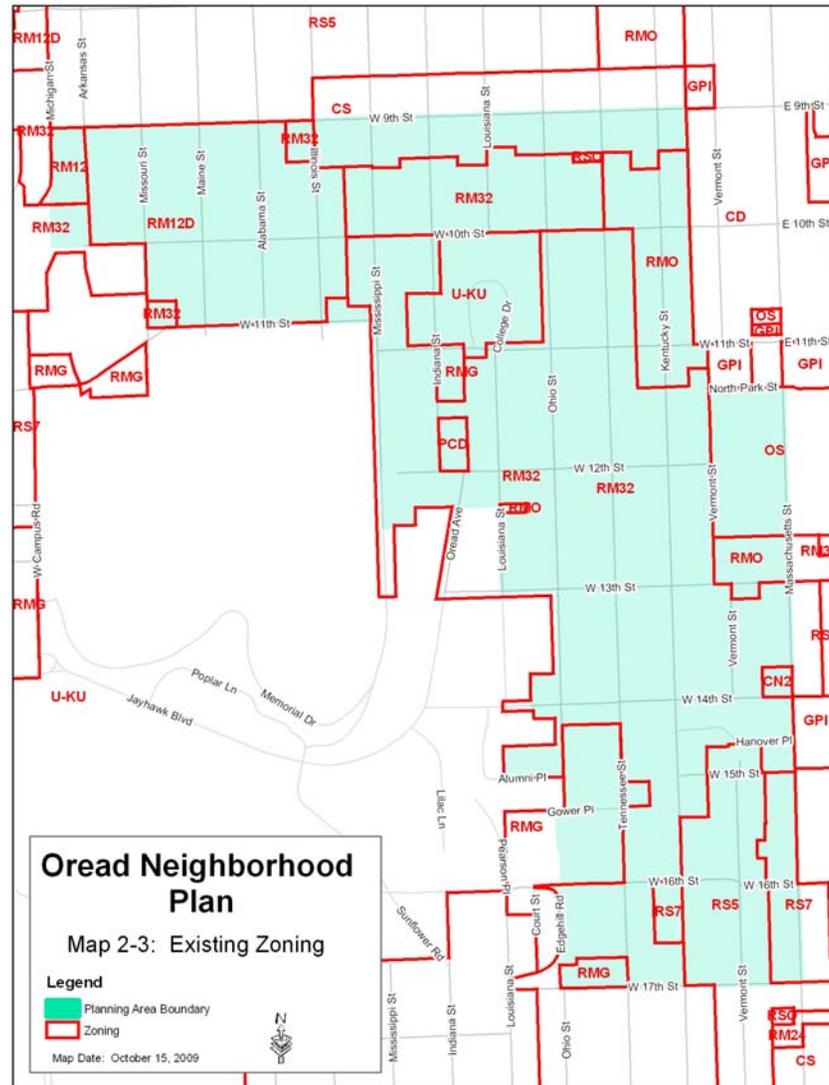


Existing Residential Density



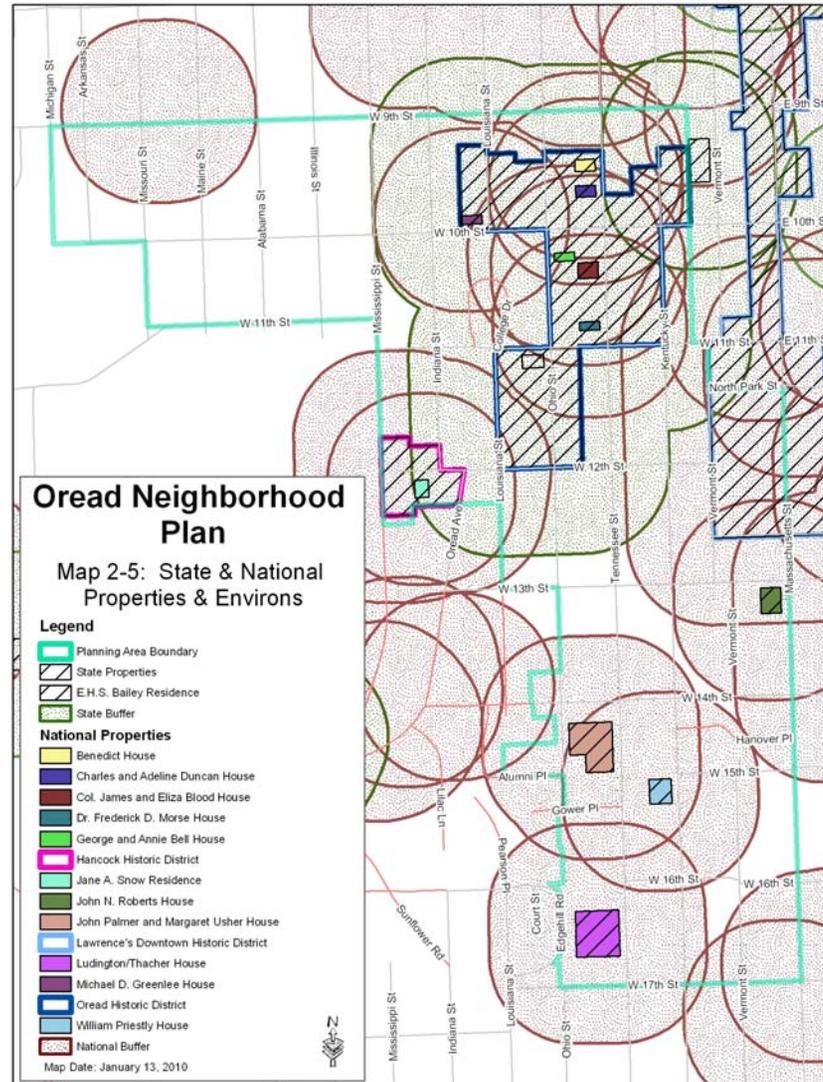


Existing Zoning





State & Nationally Listed Properties and Environs





Top Discussion Topics

The top rated items are listed below in order of the most votes from Feb. 9th 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



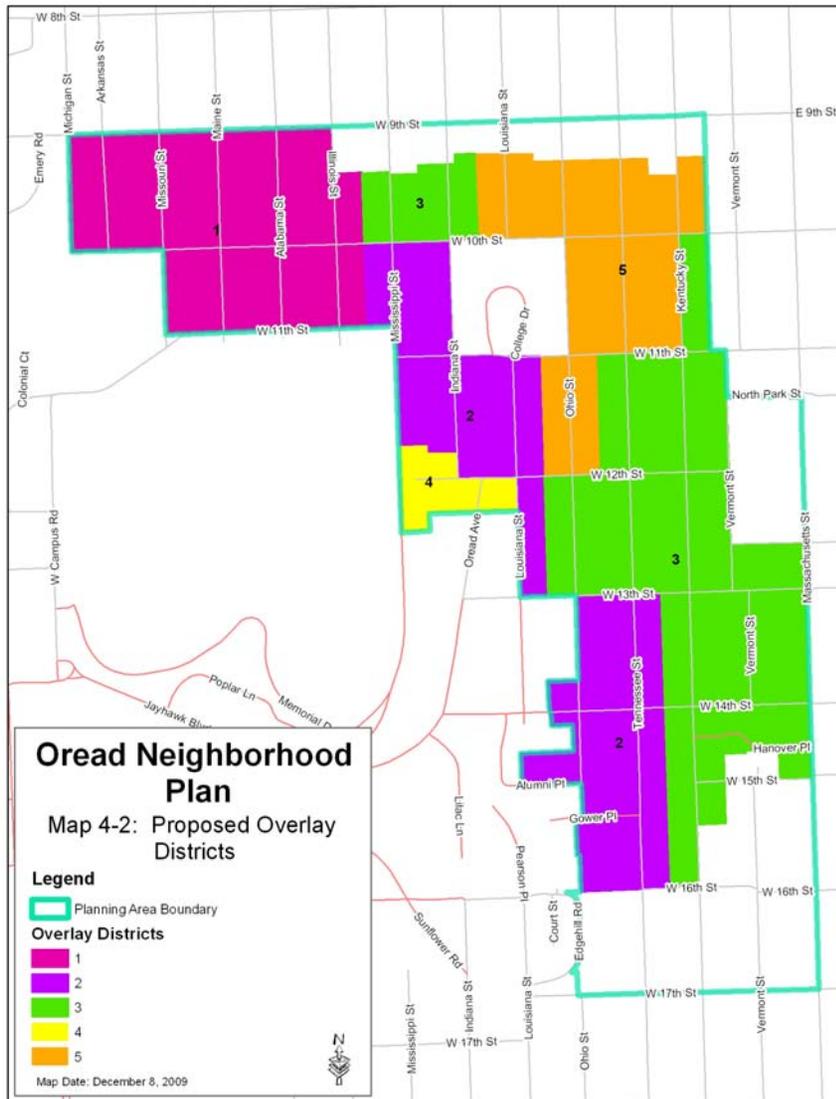
Top Implementation Items

Table 3-1 Implementation Schedule

Action	Who	When
<p>Consider creating an overlay district(s) to:</p> <ul style="list-style-type: none"> - 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)] - 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)] - 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)] 	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"> - to address neighborhood concerns while maintaining congregate living as a feasible option for owners and students. [Land Use 3.1.1.2(B)(1)] - 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)] - 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)] 	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



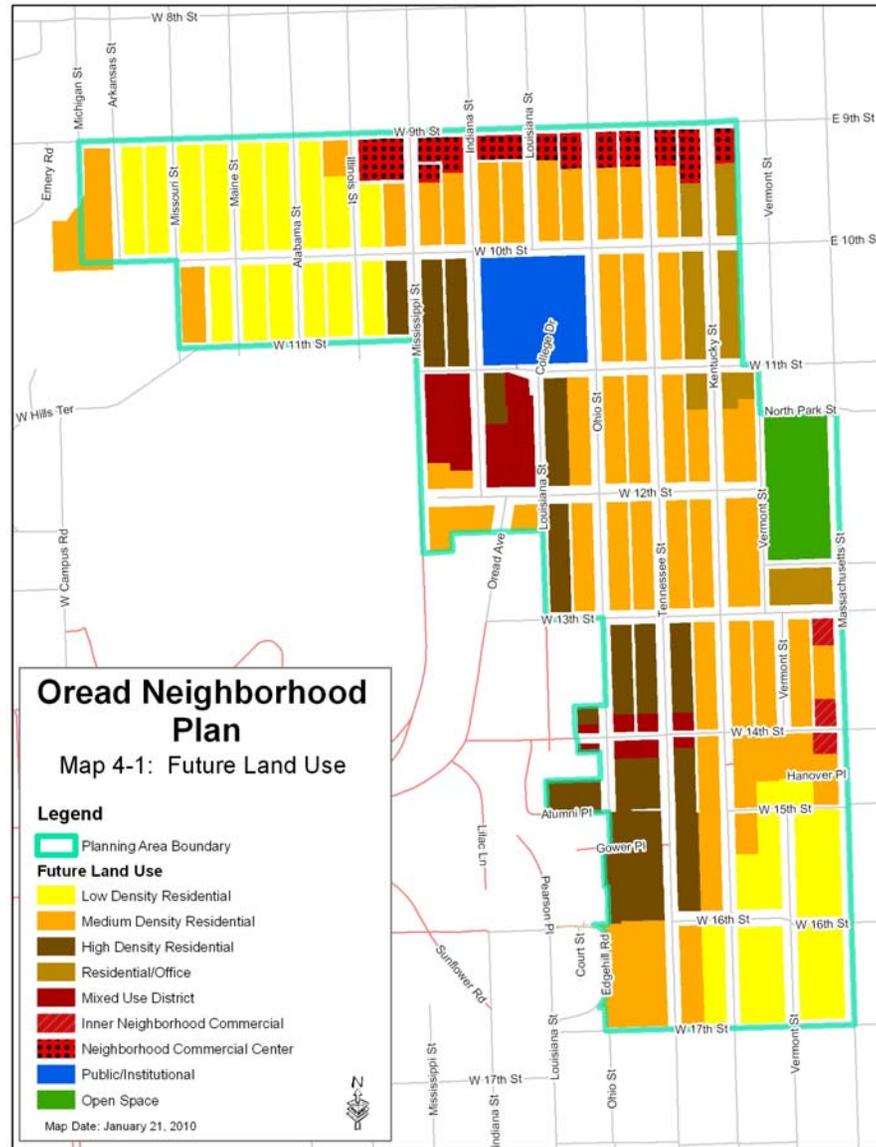
Proposed Overlay Districts



- Minimum lot size for duplex
- Minimum required parking number and location
- Maximum number of bedrooms permitted in each dwelling unit of a duplex
- Maximum lot coverage
- Lot size (assembly)
- Alley access as opposed to street access
- Setbacks
- Massing, scale, bulk, and articulation for new development
- Height and density maximum increase
- Larger structures located on corners of certain streets
- Limit size of building additions
- Compatible materials



Future Land Use





Action Request

- Receive public comment and direct staff as appropriate.