



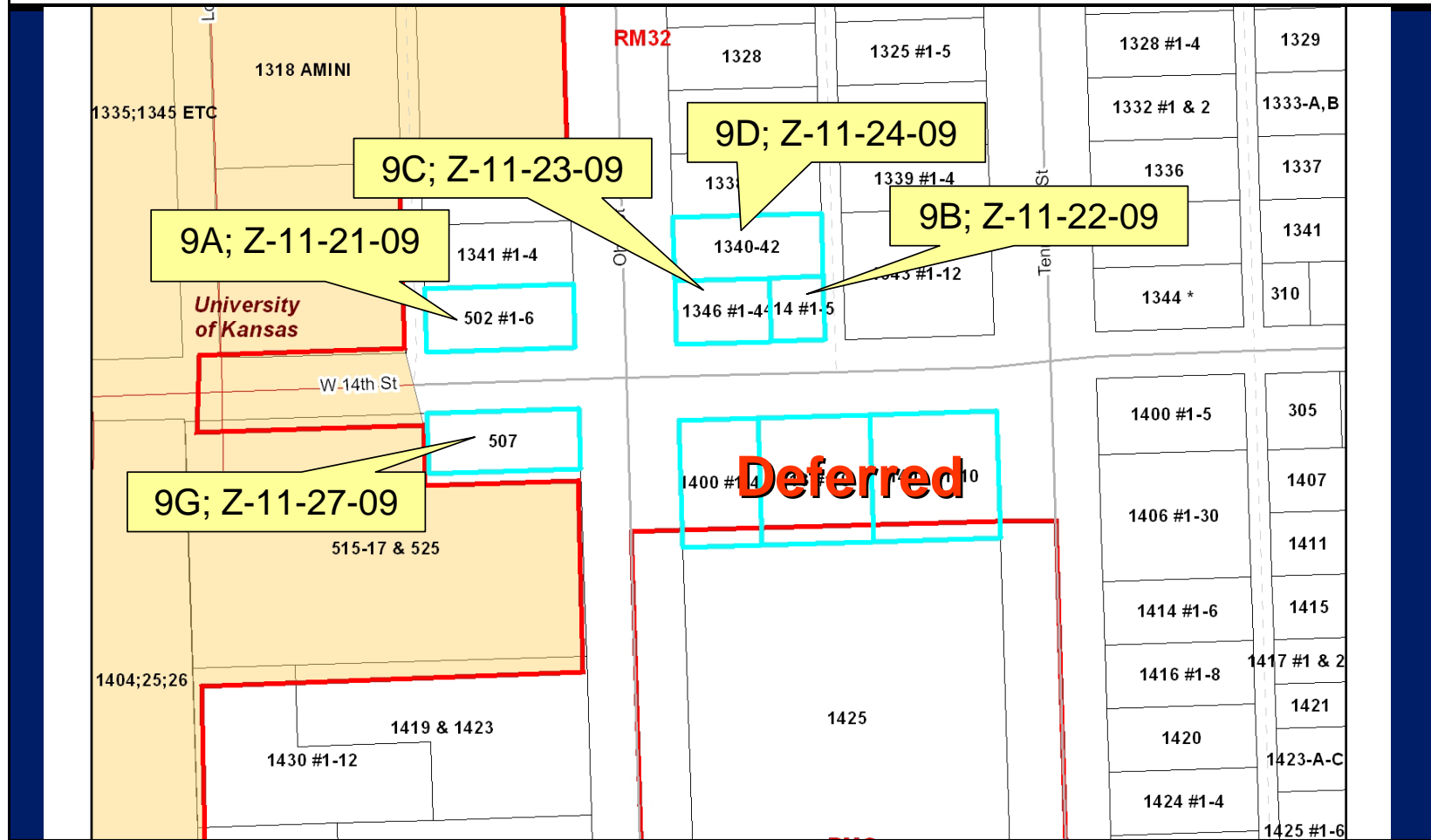
City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Item 9A-D, 9G

Rezoning from RM32 to MU

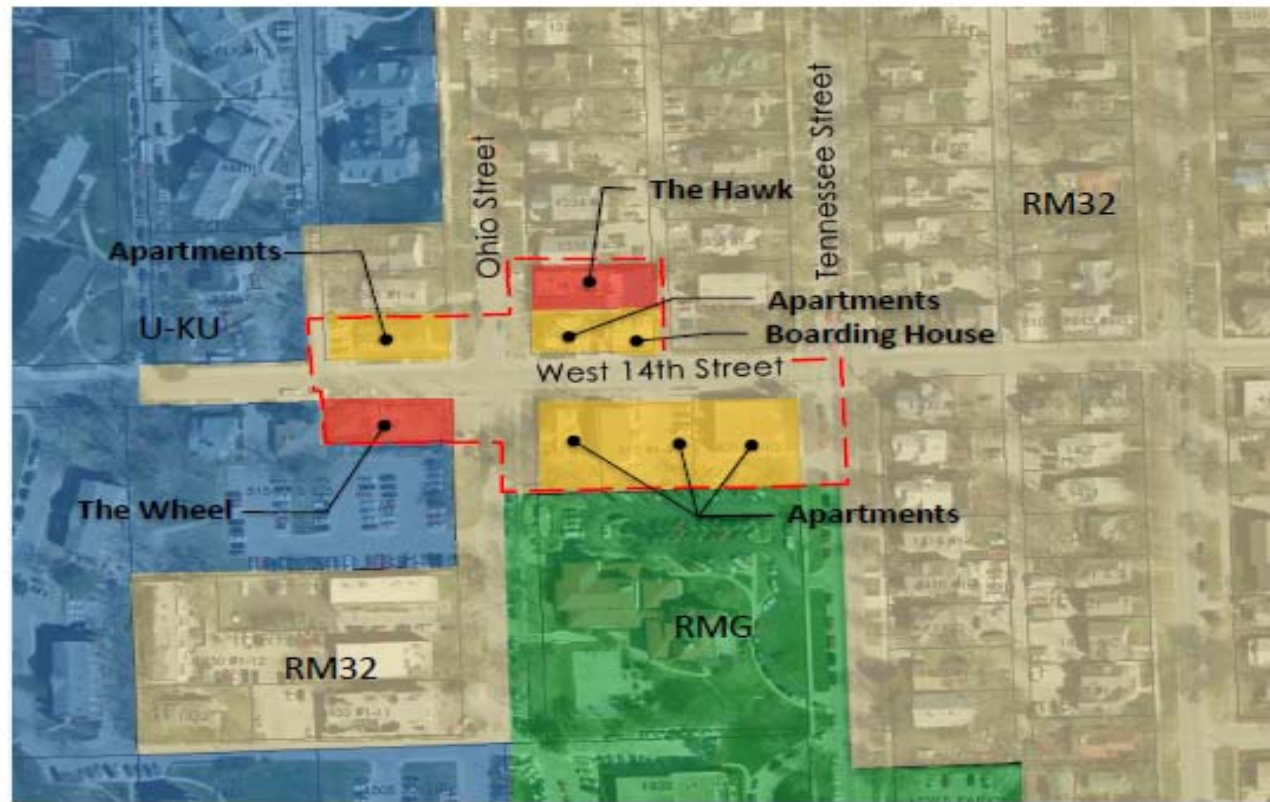


Subject Area





Existing Uses



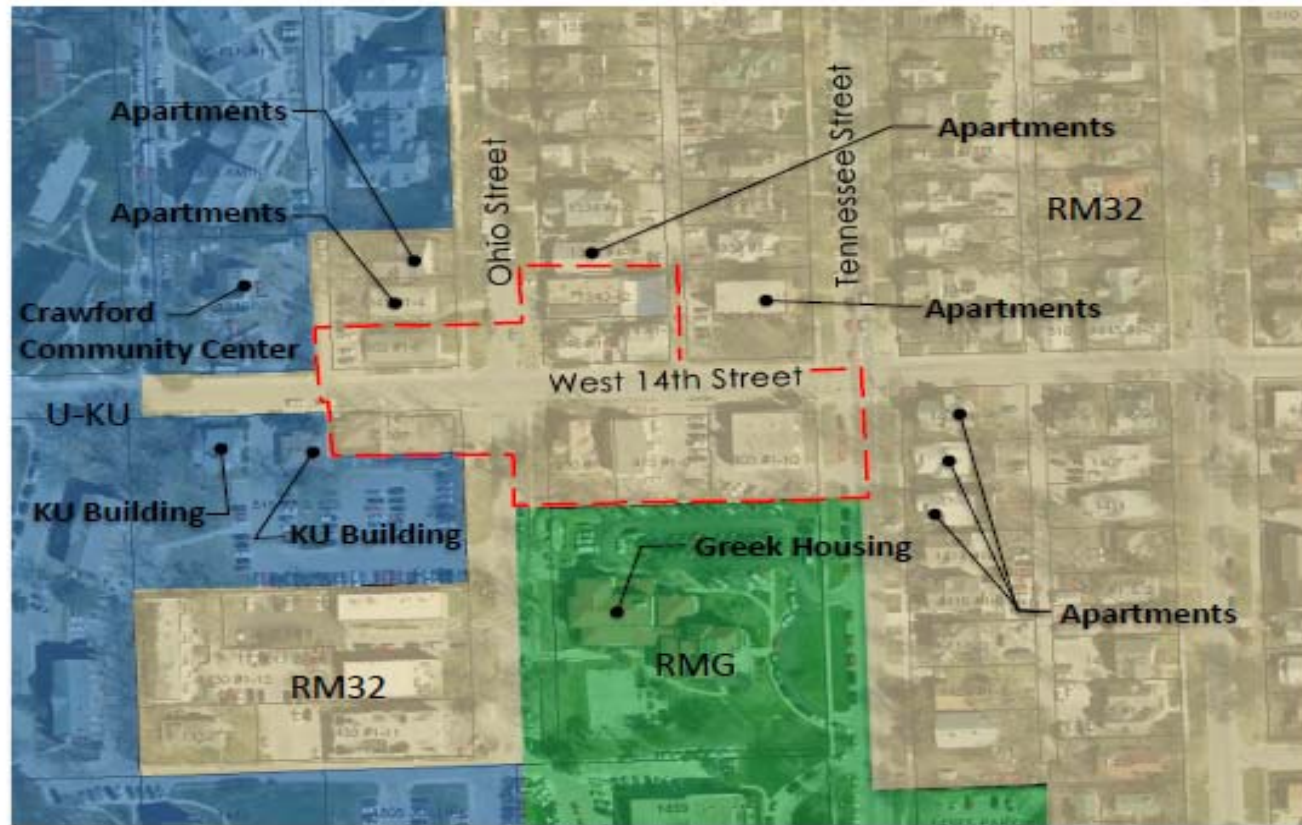
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Existing Use
Subject Property





Existing Adjacent Uses



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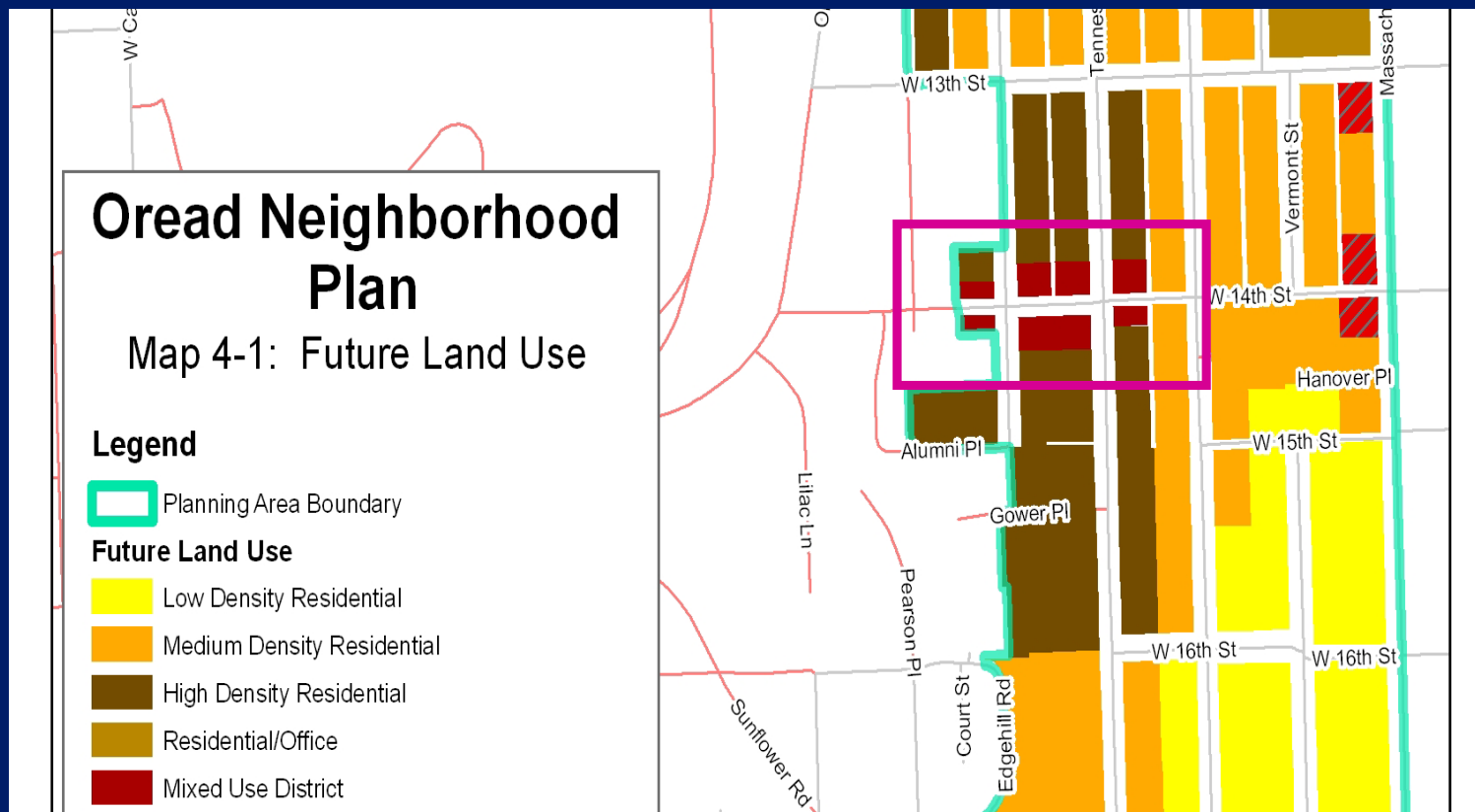
Existing Use
Surrounding Property





Draft Oread Neighborhood Plan

Future Land Use Map





MU District Eligibility

- Section 20-1108(a) [Previously Section 20-223(b)]
 - Within one-quarter of a mile of designated transit route at the time the rezoning is initiated; and (meets)
 - Near or adjacent to the intersection of arterial streets as per the adopted major thoroughfares map; or (does not meet)
 - Within one-quarter of a mile of university campuses; or (meets)
 - Within one-quarter of a mile of downtown, the boundaries of which are described in Chapter 6 of Horizon 2020; or (does not meet)
 - Immediately adjacent to public parks or open space; or (does not meet)
 - An existing nonresidential development proposed for redevelopment. (potentially meet in the future)



Development Zones

- Development zones govern permitted density, building height, scale, and form.
- Types of Development Zones
 - Primary Development Zone
 - most intense development allowed by the district
 - shall contain vertical mixed use structures with a mixture of both residential and nonresidential uses
 - no interruption of building frontage along the public frontage
 - residential uses shall not be permitted on the ground level of structures
 - if the existing surrounding development contains such nonresidential uses



Development Zones Cont.

- Secondary Development Zone
 - less-intense development
 - may contain vertical mixed use structures, horizontal mixed use structures or single-use structures
 - may contain interruption of building frontage for access to parking areas, alleys or service lanes
 - may contain both nonresidential ground-level uses and ground level residential uses
 - nonresidential uses shall only be permitted
- Tertiary Development Zone
 - least-intense development
 - shall permit a development intensity which is no greater than that of surrounding existing development
 - shall permit a development form which is consistent with that of surrounding existing development



Applicant Requested Development Zones



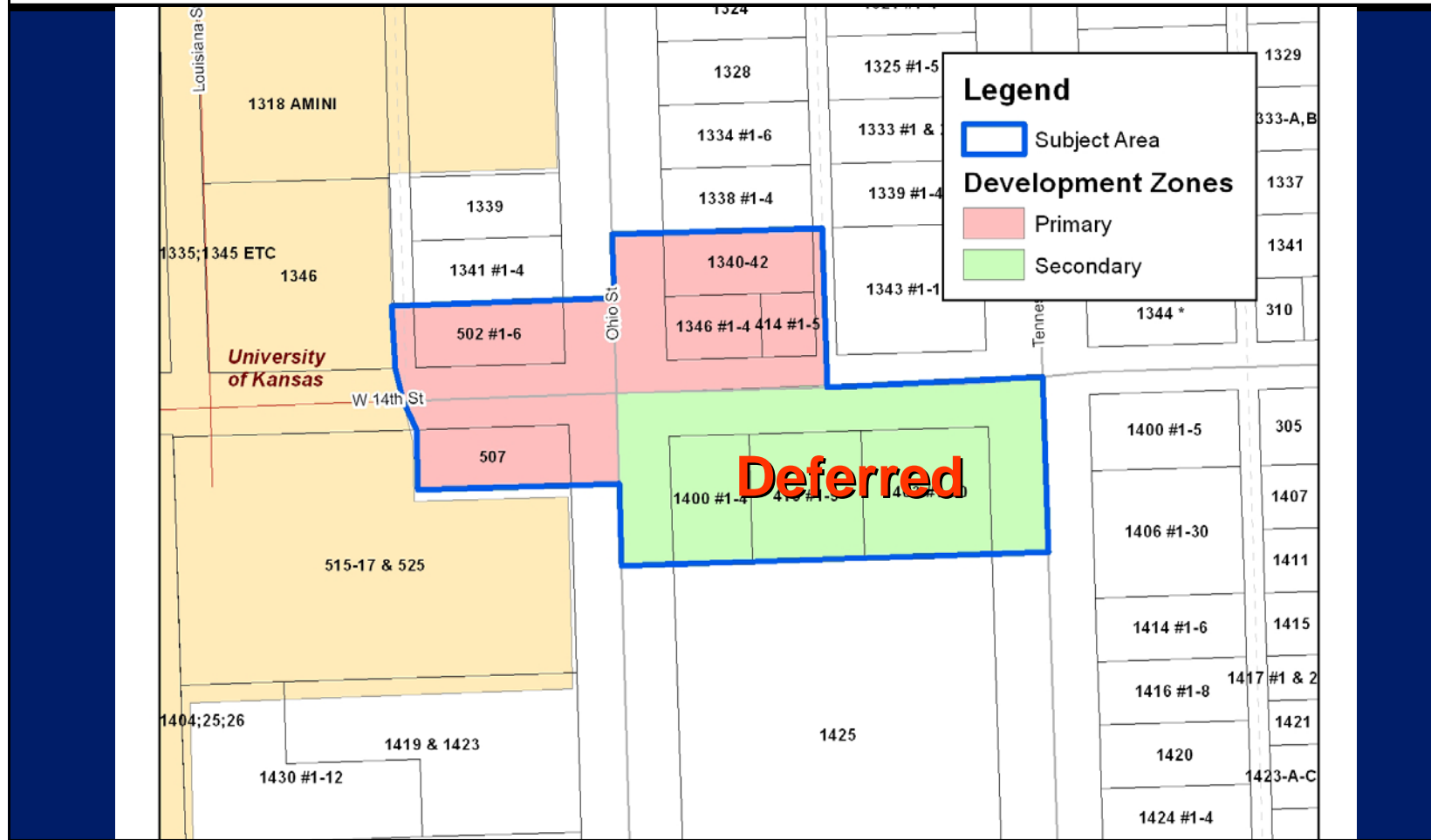
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Development Zone





Staff Recommended Development Zones







Bar or Lounge Use

- Permitted by Special Use Permit in the MU District
- 2 existing bars
 - 1340-1342 Ohio St (The Hawk)
 - 507 W. 14th St (The Wheel)
- Automatic SUP for existing bars upon rezoning to MU
- Conditions may be placed on use as part of the rezoning process
- Use regulated under the SUP section of Code after approval



Retail Limit

- Section 20-1107 of the Code requires a Retail Market Study for any application for site plan or zoning that could result in 50,000 sf or more of additional floor area for retail businesses in the City
- potential for 50,000 sf or more of retail in the district
- recommended condition on each property that as a whole, the district can not contain more than 50,000 square feet of retail space.



HRC Action on August 19th

- subject to review based on their relation to historically listed properties
- With the exception of the 3 properties that have been deferred, the HRC made the determination that the proposed zoning would not encroach upon, damage, or destroy the environs of one or more listed historic properties.



Staff Recommendation

- Staff recommends approval of the request to rezone from the RM32 (Multi-Dwelling Residential) District to MU (Mixed Use) District with all properties identified as a Primary Development Zone based on the findings presented in the staff report with the following condition and forwarding it to the City Commission with a recommendation for approval.
 1. The entire MU District shall not contain over 50,000 square feet of retail space.
- Item 9A: Z-11-21-09 502 W. 14th Street
- Item 9B: Z-11-22-09; 414 W. 14th Street
- Item 9C: Z-11-23-09; 1346 Ohio Street
- Item 9D: Z-11-24-09; 1340-1342 Ohio Street including a Special Use Permit for the Bar or Lounge Use
- Item 9G: Z-11-27-09; 507 W. 14th Street including a Special Use Permit for the Bar or Lounge Use