



City of Lawrence
Douglas County

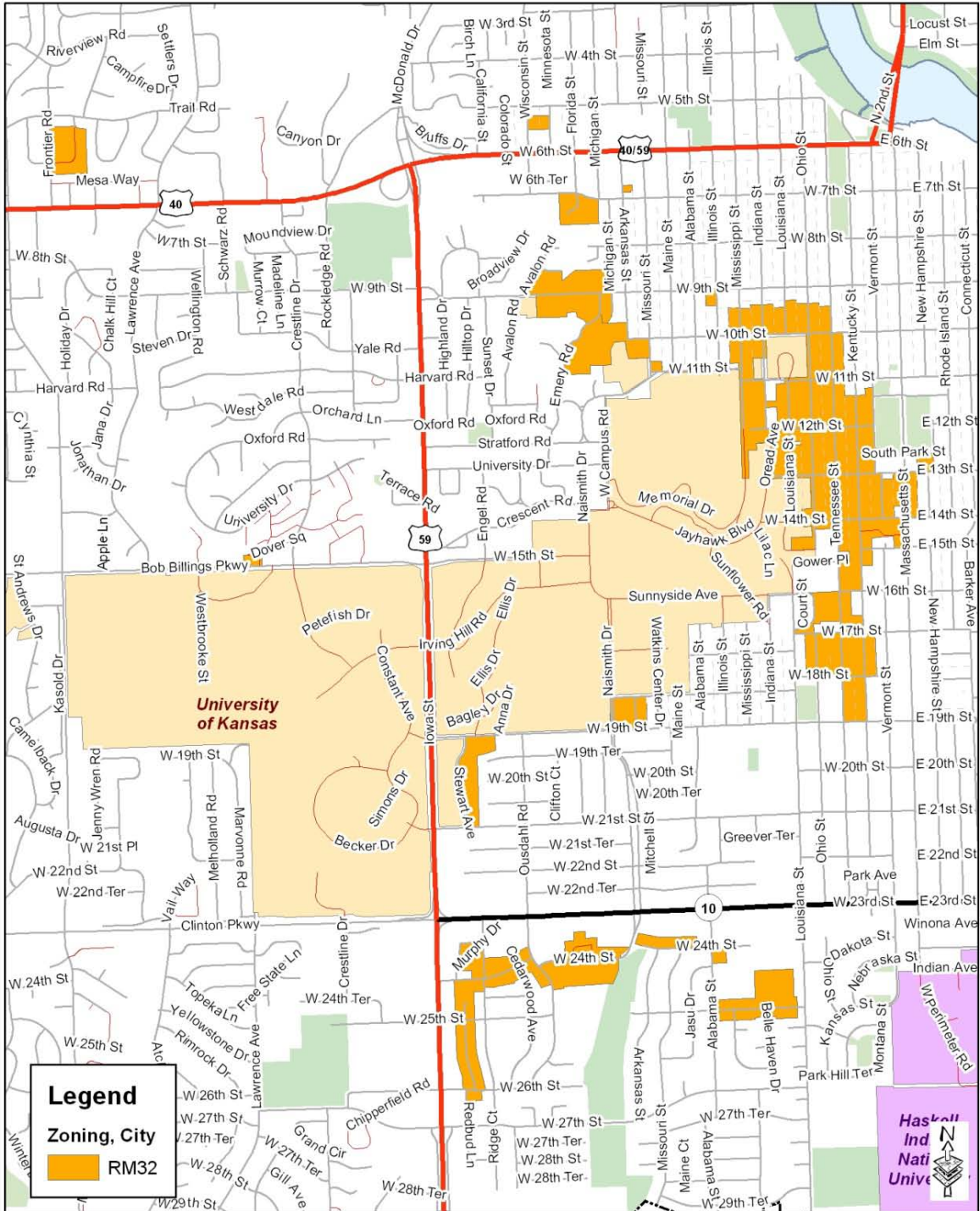
PLANNING & DEVELOPMENT SERVICES

TA-6-8-10: Text Amendment calculating maximum dwelling units in the RM32 District



Text Amendment Recommendation Summary

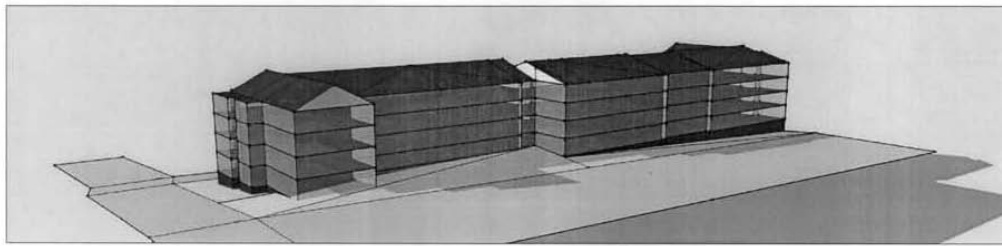
- Revise how density is calculated in the RM32 District for multi-dwelling structures
 - Studio, 1 and 2 bedroom units
 - .5 dwelling units
 - 3+ bedroom units
 - 1 dwelling unit
 - Minimum outdoor area based on calculated dwelling units
 - All other standards, including parking, held constant



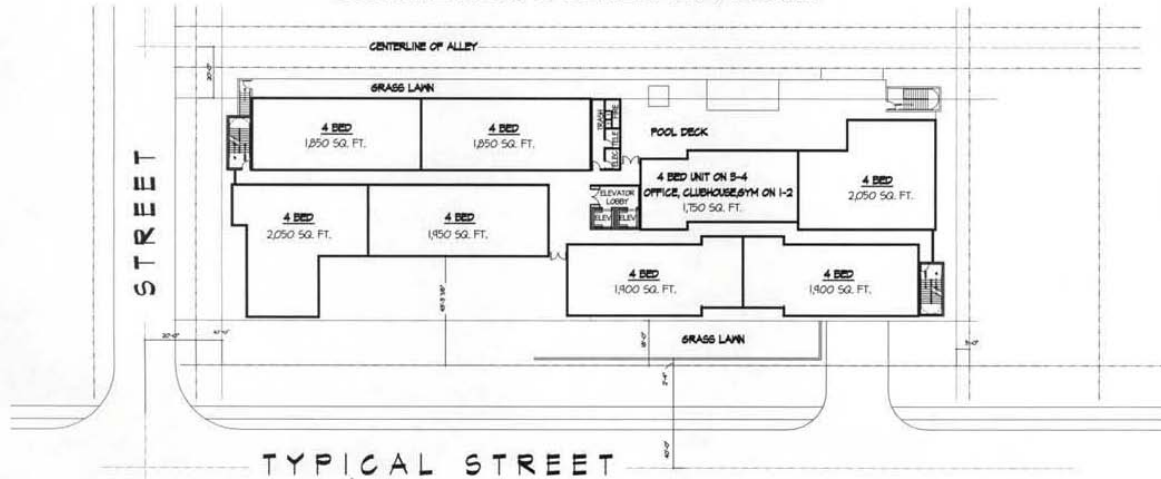


Overarching Issues

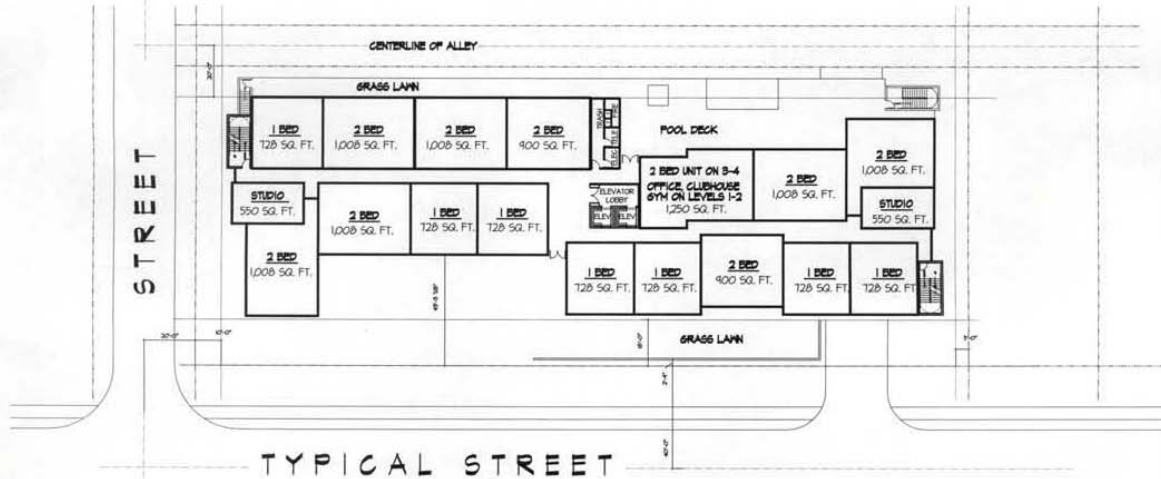
- Density is calculated based on the number of dwelling units, not number of bedrooms
- A dwelling unit can range between a studio and 4 bedroom (typically) unit
- Typically 1 person per bedroom (students)
- Discussion: Does 10, 4-bedroom units equal 20, 2-bedroom units if other development standards are held constant?



SCHEME A OR B GENERAL MASSING



SCHEME A: 4 BED ROOM UNITS



SCHEME B: 1 & 2 BED ROOM UNITS



Overarching Issues Cont.

- Would revising the density calculation, thus improving marketability, carry unintended consequences?
 - incentive to redevelop
 - encourage demolition of historic structures
 - encourage consolidation of original townsite lots in order to maximize the permitted density with parking structures



Lawrence Demographics

Average Household Size				
Year	1990	2000	2006	2008
Owner	2.64	2.57	2.39	2.48
Renter	2.10	2.07	2.50	2.21

Owner vs Renter Occupied Units			
Units	2000*	2006 est**	2008
Owner	14,393	17,577	17,686
Renter	16,995	16,166	17,383
TOTAL	31,388	33,743	35,069

* 2000 Census
** 2006 American Community Survey

Single-family vs. Multifamily Units			
Units	2000	# Added since 2000	July 2010 est.
Single-family Units	18,714	2,345	21,059
Multi-family Units	12,727	3,731	16,458
TOTAL	31,441	6,076	37,517



Multi-Family Unit Information

New units '00 -'01		
Type	Units	%
Studio	0	0.00%
1 bedroom	160	28.47%
2 bedroom	222	39.50%
3 bedroom	104	18.51%
4 bedroom	76	13.52%
Total	562	

Studio, 1 bdrm., and 2 bdrm. is approximately 68% of total units.

New units - approved or built '08-'10		
Type	Units	%
Studio	10	0.57%
1 bedroom	861	49.17%
2 bedroom	556	31.75%
3 bedroom	48	2.74%
4 bedroom	276	15.76%
Total	1751	

Studio, 1 bdrm., and 2 bdrm. is approximately 82% of total units.



Options Evaluated

- Density Bonuses
 - Complicated
 - Little predictability
- Oread Overlay Districts
 - Most likely require a consultant and funding has not yet been identified
 - Take a considerable amount of time
- New Multi-Dwelling District
 - Needs community policy discussion



Draft Section 20-601 (a)

Standard	RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12/ RM12D [6]	RM15	RMO	RM24	RM32	RMG
Min. Lot Area (sq. ft.)	40,000	20,000	10,000	7,000	5,000	3,000	5,000	6,000	6,000	5,000	6,000	6,000	10,000
Min. Lot Area per Dwelling Unit (sq.ft.)	40,000	20,000	10,000	7,000	5,000	3,000	--	--	--	--	--	--	--
Max. Dwelling Units per acre	--	--	--	--	--	--	15	12	15	22	24	32 [7]	1
Min. Lot Width (ft.)	150	100	70	60	40	25	50	60	60	50	50	50	50
Min. Lot Frontage	40	40	40	40	40	25	40	60	60	40	50	50	50
Min. Setbacks (ft.):													
Front [5]	25	25	25	25	20	15 [1]	25	25	25	25	25	25	25
Side (Exterior) [2][5]	25/25	25/20	25/15	25/10	20/10	15/10	25/10	25/10	25/10	25/10	25/10	25/10	25/10
Side (Interior) [5]	20	20	10	5	5	5	5	5	5	5	5	5	5
Rear [3][5]	30/35	30/35	30/25	30/25	20/25	20/25	20/25	20/25	25/25	20/25	20/25	20/25	20/25
Max. Bldg. Cover (% of site)	15 [4]	30 [4]	40 [4]	45 [4]	50 [4]	50 [4]	50 [4]	50 [4]	50 [4]	50 [4]	50 [4]	60 [4]	60 [4]
Max. Impervious Cover (% of site)	25 [4]	50 [4]	70 [4]	70 [4]	75 [4]	75 [4]	75 [4]	75[4]	75 [4]	75[4]	75[4]	80[4]	80[4]
Min. Outdoor Area (per Dwelling):													
Area (sq. ft.)	None	None	None	None	240	150	None	50	50	50	50	50 [7]	None
Dimensions (ft.)	N/A	N/A	N/A	N/A	12	10	N/A	5	5	5	5	5	NA
Max. Height (ft.)	35	35	35	35	35	35	35	35	45	45	45	45	35[4]

[1] Minimum garage entrance **Setback** = 20 feet

[2] First number represents minimum **Exterior Side Setback** when subject is adjacent to an abutting interior **Side Lot Line**. Second number represents minimum **Exterior Side Setback** when subject is adjacent to an abutting **Rear Lot Line**.

[3] First number represents minimum **Rear Setback** for Single **Frontage Lot**. Second number represents minimum **Rear Setback** for double **Frontage** (or through).

[4] Applies only to Lots platted after the **Effective Date** or any improvements on a property after the **Effective Date** which increase the **Building** coverage or impervious coverage.

[5] Additional **Setback** restrictions apply to properties developed adjacent to RS zoned properties where expressly required elsewhere in the Development Code.

[6] **Density** and Dimensional Standards for the RM12D District are the same as those for the RM12 District.

[7] For Multi-Dwelling Structures in the RM32 District, Dwelling Unit per acre shall be calculated as follows: studio, 1 bedroom and 2 bedroom units count as .5 Dwelling Units, and 3 or more bedroom units count as 1 Dwelling Unit. Minimum outdoor area shall be met based on the total calculated Dwelling Unit count.



Draft Section 20-601 (a) RM32

Standard	RM32
Min. Lot Area (sq. ft.)	6,000
Min. Lot Area per Dwelling Unit (sq.ft.)	--
Max. Dwelling Units per acre	32 [7]
Min. Lot Width (ft.)	50
Min. Lot Frontage	50
Min. Setbacks (ft.):	
Front [5]	25
Side (Exterior) [2][5]	25/10
Side (Interior) [5]	5
Rear [3][5]	20/25
Max. Bldg. Cover (% of site)	60 [4]
Max. Impervious Cover (% of site)	80[4]
Min. Outdoor Area (per Dwelling):	
Area (sq. ft.)	50 [7]
Dimensions (ft.)	5
Max. Height (ft.)	45



Footnote

- ***[7] For Multi-Dwelling Structures in the RM32 District, Dwelling Unit per acre shall be calculated as follows: studio, 1 bedroom and 2 bedroom units count as .5 Dwelling Units, and 3 or more bedroom units count as 1 Dwelling Unit. Minimum outdoor area shall be met based on the total calculated Dwelling Unit count.***



Comparison Scenarios

- RM32 District zoning and the proposal is to develop with a multi-dwelling structure with the maximum number of dwelling units permitted.

Lot Size	Maximum Dwelling Unit Count	Total Dwelling Unit Count	Calculated Dwelling Units (.5 for studio, 1 and 2 br)	Bedroom Count	Calculated Outdoor Area Requirement 50sf/ dwelling unit	No. of Parking Spaces Required (1/br + 1/10 dwelling units)
1 acre	32	32 (4 bedroom units)	32	32 units * 4 br/unit = 128	50 * 32 = 1,600 sq ft	132
1 acre [with TA]	32	64 (2 bedroom units)	.5 * 64 = 32	64 units * 2 = 128	50 * 32 = 1,600 sq ft	135
100' X 117' (two standard 50' X 117' Original Townsite lots in Oread)	8	8 (4 bedroom units)	8	8 units * 4 br/unit = 32	50 * 8 = 400 sq ft	33
100' X 117' (two standard 50' X 117' Original Townsite lots in Oread) [with TA]	8	16 (2 bedroom units)	.5 * 16 = 8	16 units * 2 = 32	50 * 8 = 400 sq ft	34



PC Meeting

- Motion: Approve as proposed (12/13/10)
 - Approved 6-3



Action Requested

- Approve (TA 6-8-10) and adopt on first reading, Ordinance No. 8605, if appropriate.