

Memorandum

City of Lawrence

Planning & Development Services

TO: David L. Corliss, City Manager

FROM: Planning Staff

CC: Scott McCullough, Director of Planning and Development Services
Sheila Stogsdill, Assistant Planning Director

Date: For April 5, 2011 City Commission meeting

RE: Text Amendment Initiation to potentially change the minimum area required for a PD (Planned Development) Overlay District

The request was made by Paul Werner Architects to initiate a text amendment to the *Land Development Code* to reduce the minimum area required to utilize the PD (Planned Development) Overlay District. Currently the Code requires a minimum of 5 acres to permit the use of the PD Overlay District.

The applicant is requesting that the minimum area of a PD overlay be reduced from 5 acres to 0 acres, and standards be modified to allow for lesser setbacks if the base district of adjacent properties is the same as the base district of the proposed PD Overlay. Additionally, the request proposes that 2-bedrooms or smaller units in the multi-dwelling structures in this new district would be calculated as .5 dwelling units for density calculations.

There have been three text amendments requested (including the recent text amendment to the RM32 District (TA-6-8-10) that could potentially increase density in residential districts. Studying all three of these options together to form a recommendation is preferred.

The application is attached for your reference.

Action requested: Consider initiating a text amendments to Section 20-701 of the Land Development Code – Code of the City of Lawrence, Kansas regarding the Planned Development Overlay District.



REQUEST FOR INITIATION of a TEXT AMENDMENT

APPLICATION FORM

APPLICANT/AGENT INFORMATION

Contact Joy Rhea
Company Paul Werner Architects
Address 123 West 8th Street
City Lawrence State KS ZIP 66044
Phone (785) 832-0404 Fax (785) 832-0890
E-mail joyr@paulwernerarchitects.com Mobile/Pager ()
Pre-Application Meeting Date 2-16-2011 Planner Scott McCullough

Are you submitting any other applications? If so, please state which one(s).

Please identify the section of the Development Code or Subdivision Regulations proposed to be amended. 20-701(e), 20-701(f)(3) and 20-701(f)(4)(i)

Please provide proposed amendment. (Attach additional sheets if needed)

20-701(e) Minimum area for a PD district shall be 0 acres.

20-701(f)(3) - Calculate density and minimum outdoor area for Multi-Dwelling Structures as .5 dwelling units per acre for studio, 1 and 2 bedroom units and 3 or more bedroom units count as 1 Dwelling Unit.

20-701(f)(4)(i) - This section should be reworded to allow smaller setbacks on smaller PD's and/ or not require larger setbacks if the base district of adjacent developments are the same.



Please respond to the following questions to the best of your knowledge. In reviewing and making decisions on proposed text amendments review bodies shall consider the following factors. (Attach additional sheets if needed.)

- 1. Does the proposed text amendment correct an error or inconsistency in the Development Code or Subdivision Regulations?** If so, please provide the specific error found and/or reference the specific section of the Development Code that is inconsistent with the section identified to be amended above.

See Attached Sheet

- 2. Does the proposed amendment meet the challenge of a changing condition?**
If so, please explain.

See Attached Sheet

- 3. Is the proposed amendment consistent with Horizon 2020? Please explain.**

See Attached Sheet

- 4. Is the proposed amendment consistent with the stated purpose of the Development Code? See Sec. 20-104 of the Development Code for the stated purpose.**

See Attached Sheet



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County
Metropolitan Planning Office**
6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceplanning.org>

SIGNATURE

By execution of my/our signature, I/we do hereby officially apply to request initiation of the proposed text amendment as indicated above.

Signature(s): Jay D. Khea Date 3.21.11

_____ Date _____

STAFF USE ONLY

Application No. _____
Date Received _____
Planning Commission Date _____
Fee \$ _____
Date Fee Paid _____

MEMORANDUM

FROM : Joy Rhea
TO : Lawrence/Douglas County Planning Department
Scott McCullough
RE : PD Text Amendment
DATE : March 21, 2011

1. Does the proposed text amendment correct an error or inconsistency in the Development Code or Subdivision Regulations?

The proposed amendment does not correct an error in the development code but allows more flexibility regarding the location of PD developments.

2. Does the proposed amendment meet the challenge of a changing condition?

This amendment does meet the challenge of a changing condition. It has become more important to develop land responsibly in order to reduce urban sprawl. By allowing a PD to develop with a minimum lot size of 0 Acres, as long as it meets the base district zoning requirements, responsible urban and infill development can occur in appropriate locations.

We believe the PD may be a valuable tool in order to deal with infill, redevelopment and new development in unique areas of Lawrence. A PD district should allow flexibility to address conditions affecting the proposed development.

One tool that will allow flexibility is staffs proposed definition of density per unit which reads, "To calculate density and minimum outdoor area for Multi-Dwelling Structures as .5 dwelling units per acre for studio, 1 and 2 bedroom units and 3 or more bedroom units count as 1 dwelling unit " should be included as part of this TA in order to encourage developers to build 1 and 2 bedroom units.

The existing PD setbacks requirement may work on the current minimum site of 5 acres however, on a smaller lot the setbacks are not feasible and will need modified to allow PD development on sites in an established neighborhood, i.e. 20-701(f)(4)(i) will need to be revised because as it currently reads this section would require a much larger setback between a PD district and adjacent district, even if they are both in a RM base district.

3. Is the proposed amendment consistent with Horizon 2020?

Horizon 2020 states in several areas that infill development is encouraged. Updating the PD minimum acreage to 0 would allow a way for Horizon 2020's goals to be met. Horizon 2020 page 5-1 states, "Infill residential development should be considered prior to annexation of new residential areas." It further states, "A mixture of housing types, styles and economic levels should be encouraged for new residential and infill developments." Page 5-5 states, "A range of

densities and housing types should be encouraged” and page 5-29 states, “Encourage new and existing medium and higher-density residential development which is compatible in size, architectural design, orientation, and intensity with the surrounding land uses in established areas.”

4. Is the proposed amendment consistent with the stated purpose of the Development Code?

The proposed amendment is consistent with the Development code in that it does not endanger the health, safety and general welfare of the citizens of Lawrence.