

Memorandum

City of Lawrence

Planning and Development Services

TO: David L. Corliss, City Manager

FROM: Planning Staff

CC: Scott McCullough, Planning and Development Services Director
Sheila Stogsdill, Assistant Planning Director
Lynne Braddock-Zollner, Historic Resources Administrator

Date: August 28, 2012

RE: Oread Neighborhood Design Guidelines

This memo requests that the City Commission initiate the rezoning process to establish overlay districts and design guidelines for certain areas in the Oread Neighborhood. Initiation at this time does not adopt the districts or the draft guidelines. The CC will consider the districts and guidelines after a public hearing is held at both the Historic Resources Commission and the Planning Commission.

Background

The *Oread Neighborhood Plan* was adopted in September 2010. A highly ranked recommendation of that plan was to create overlay districts for 5 identified areas of the neighborhood to ensure compatible development and redevelopment in the neighborhood. In the spring of 2011, city staff applied for and received a Historic Preservation Fund grant to draft design guidelines for the overlay districts. On June 7, 2011, the City Commission accepted the grant. Staff put out a request for proposals for a consultant for the project and selected Urban Development Services with Ann Benson McGlone. Staff began working with the consultant in January 2012.

The first visit of the consultants occurred in February 2012 where they met with staff, design professionals, The Oread Residents Association representatives and Oread Neighborhood Association representatives.

The first round of public meetings occurred on April 13th and April 14th. Over 400 letters were mailed to property owners, the *Oread Neighborhood Plan* listserv was sent an email and a newspaper ad was ran in the paper regarding these meetings. Additionally information was posted on the City of Lawrence website. The April 13th meeting was held at the Lawrence Public Library. Approximately 30 people were in attendance where the consultants were introduced, the general concepts of design guidelines were discussed and a community input activity was completed. This activity was used to identify likes and dislikes and what's important in the neighborhood. The information from this activity was later used as the goals of the guidelines. The April 14th workshop

meeting was held at the Carnegie Building where attendees helped to identify development patterns in the neighborhood.

The next public meeting was held on May 3rd at the Lawrence Public Library where approximately 20 people attended. The consultants gave a recap and findings of the April meetings and showed pictures to understand what type of density and development the attendees would find acceptable in the neighborhood. Over 400 letters were mailed to property owners, the *Oread Neighborhood Plan* listserv was sent an email and information was posted on the City of Lawrence website for this meeting.

The 4th public meeting was held on August 2nd at the Lawrence Public Library where approximately 15 people attended. The consultants introduced details of the draft design guidelines though the actual document was not provided. Comments were gathered in order to revise the document before the public release.

The design guidelines have sections for an introduction, a user's guide, outlining the character of the neighborhood, neighborhood-wide design guidelines, district specific guidelines (varying from the neighborhood-wide) and commercial and mixed use guidelines. The guidelines give guidance on the design and construction of structures within the neighborhood including site design and structure design.

Next Steps

Staff has worked with the consultants to revise the first draft of the design guidelines and it is not a final document. The design guidelines are a first step in a process to utilize them for development and redevelopment in the 5 designated Oread areas. In order for the design guidelines to be utilized, the 5 areas need to have an overlay district added to the current zoning through the public rezoning process. 3 of the districts (1-3 on the map) will incorporate an Urban Conservation Overlay District which would be identified by adding a -UC to the zoning. For example a property zoned RM32 District would then be zoned RM32-UC. The remaining 2 districts would be identified as Historic District Overlay and identified with a -HD. These would be the Hancock Historic District and the Oread Historic District. For the properties in those areas, a property zoned RM32 District would then be zoned RM32-HD. As part of the rezoning process, the design guidelines will be reviewed and potentially changed. The current document is not a final document. The approval of the design guidelines is part of the rezoning process to add the overlay districts to the zoning. The rezonings will have to be considered by the Historic Resources Commission, Planning Commission and City Commission prior to adoption.

In addition to the rezoning process, text amendments to the *Land Development Code* to incorporate the design guidelines and potentially other changes to make the code consistent with the guidelines is necessary. Incorporation into the code requires that any alterations of property within the districts comply with the guidelines.

Action Requested

Initiate the rezoning process to create Overlay Districts (both Historic District and Urban Conservation) for the 5 areas identified in the *Oread Neighborhood Plan* and initiate text amendments to the *Land Development Code* to various sections regarding the design guidelines and consistency with the code.