

Memorandum

City of Lawrence

Planning Department

TO: Lawrence Douglas County Metropolitan Planning Commission
FROM: Planning Staff
DATE: November 10, 2014
RE: Item No. 4: Initiate text amendment for incubator space for business/entrepreneurial collaboration & prototyping

A recent and growing land use trend has been identified as a maker space or small business incubator space allowing for individuals interested in developing a small business or learning a new skill in a facility that provides access to hand tools, machine tools, specialized electronic equipment, business equipment and other devices and support services informally or formally through membership, education opportunities, open houses and similar events. These spaces often include areas for collaboration and prototyping new products. Lawrence has two recent accounts of this activity and categories the different elements of such a space according to definitions in the Development Code. The Code does not take a holistic approach to this use.

The purpose of the proposed text amendment would be to clearly define spaces/uses and to designate which zoning districts the use would be allowed. The text amendment could include allowing the use by right (Permitted) in some or all zoning districts with or without design standards or as a Special Use Permit (SUP) in some or all zoning districts with or without additional design standards.

Specific sections of the Land Development Code anticipated to be modified through this text amendment include:

- Article 4 Use Tables
- Article 5 Use Regulations
- Article 9 Parking, Loading and Access
- Article 17 Terminology.

Action Requested:

Initiate a text amendment to the Land Development Code to define and permit a new use that provides incubator space for business/entrepreneurial collaboration and prototyping, identify the appropriate zoning districts, and design standards for the use for consideration at a future public hearing at the Planning Commission.