

ITEM NO. 1 RM12D TO RM12; 4.81 ACRES; STEEPLE CHASE CT & RENAISSANCE DR (SLD)

Z-16-00259: Consider a request to rezone approximately 4.81 acres from RM12D (Multi-Dwelling Residential) District and RM12 (Multi-Dwelling Residential) District to RS7 (Single-Dwelling Residential) District, located at 6304, 6305, 6310, 6311, 6316, & 6317 Steeple Chase Court and 905, 911, 917, 923, 929, & 935 Renaissance Drive. Submitted by Wallace Engineering on behalf of NKR Properties LLC and Langston Heights Development LLC, property owners of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Mr. Tim Herndon, Wallace Engineering, agreed with the staff report.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Britton said there may come a point when it's not so easy to downzone to accommodate growth in Lawrence.

ACTION TAKEN

Motioned by Commissioner Britton, seconded by Commissioner Carpenter, to approve the request to rezone, Z-16-00259, approximately 4.81 acres, from RM12D (Multi-Dwelling Residential) District and RM12 (Multi-Dwelling Residential) District to RS7 (Single-Dwelling Residential) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Commissioner Kelly said when the development was originally approved it included different levels of housing, including a buffer with multi-family closer to the highway.

Ms. Day said the lots were deep and there was an overlay district for K-10 Highway that was applicable to the project. She said it was originally zoned RM12, then subdivided with the intent to move to duplex development. She said the desirability for single family in the area was strong enough that the location next to the highway was not a deterrent for people.

Commissioner Carpenter agreed with Britton that future development would increase density.

Unanimously approved 6-0.