

ITEM NO. 7 TEXT AMENDMENT TO DEVELOPMENT CODE; OREAD DESIGN GUIDELINES

Oread Design Guidelines: Consider a Text Amendment, TA-12-00171, to the City of Lawrence Land Development Code, Chapter 20, Articles 3, 4, 5, 6 and 9 regarding the adoption of the Oread Design Guidelines. *Initiated by City Commission on 8/28/12.* Adopt on first reading, Ordinance No. 9211, for a Text Amendment (TA-12-00171) to the City of Lawrence Land Development Code, Chapter 20, Articles 3, 4, 5, 6 and 9 regarding the adoption of the Oread Design Guidelines. (PC Item 2; approved 8-0 on 3/21/16)

ITEMS NO. 8A-8F RECOMMEND THE ESTABLISHMENT & ADOPTION FOR AN URBAN CONSERVATION OVERLAY DISTRICT (-UC) FOR 190.8 ACRES WITHIN THE OREAD NEIGHBORHOOD BASED UPON ADOPTION OF THE OREAD NEIGHBORHOOD DESIGN GUIDELINES. Districts 1-6 AS IDENTIFIED IN THE INTERACTIVE MAP: http://lawrenceks.org/pds/draft_plans

Consider Rezoning, Z-12-00172, Oread Design Guidelines District 1 (Low Density), 38.1 Acres, from RM12 (Multi-Dwelling Residential) District, RM12D (Multi-Dwelling Residential) District, RM32 (Multi-Dwelling Residential) District, U-KU (University) District to RM12-UC (Multi-Dwelling Residential – Urban Conservation Overlay) District, RM12D-UC (Multi-Dwelling Residential – Urban Conservation Overlay) District, RM32-UC (Multi-Dwelling Residential – Urban Conservation Overlay) District, U-KU-UC (University – Urban Conservation Overlay) District. Adopt on first reading, Ordinance No. 9212, to rezone (Z-12-00172) Oread Design Guidelines District 1 (Low Density), 38.1 Acres, from RM12 (Multi-Dwelling Residential) District, RM12D (Multi-Dwelling Residential) District, RM32 (Multi-Dwelling Residential) District, U-KU (University) District to RM12-UC (Multi-Dwelling Residential – Urban Conservation Overlay) District, RM12D-UC (Multi-Dwelling Residential – Urban Conservation Overlay) District, RM32-UC (Multi-Dwelling Residential – Urban Conservation Overlay) District, U-KU-UC (University – Urban Conservation Overlay) District. (PC Item 3A; approved 8-0 on 3/21/16)

Consider Rezoning, Z-12-00175, Oread Design Guidelines District 2 (High Density), 43.7 Acres, from MU (Mixed Use) District, MU-PD (Mixed Use – Planned Development Overlay) District, PCD (Planned Commercial) District, RM32 (Multi-Dwelling Residential) District, RM32-PD (Multi-Dwelling Residential – Planned Development Overlay) District, RMG (Multi-Dwelling Residential – Greek Housing) District, RMO (Multi-Dwelling Residential – Office) District, U-KU (University) District to MU-UC (Mixed Use – Urban Conservation Overlay) District, MU-PD-UC (Mixed Use - Planned Development Overlay - Urban Conservation Overlay) District, PCD-UC (Planned Commercial – Urban Conservation Overlay) District, RM32-UC (Multi-Dwelling Residential – Urban Conservation Overlay) District, RM32-PD-UC (Multi-Dwelling Residential – Planned Development Overlay – Urban Conservation Overlay) District, RMG-UC (Multi-Dwelling Residential – Greek Housing - Urban Conservation Overlay) District, RMO-UC (Multi-Dwelling Residential – Office District - Urban Conservation Overlay) District, U-KU-UC (University - Urban Conservation Overlay) District. Adopt on first reading, Ordinance No. 9213, to rezone (Z-12-00175) Oread Design Guidelines District 2 (High Density), 43.7 Acres, from MU (Mixed Use) District, MU-PD (Mixed Use – Planned Development Overlay) District, PCD (Planned Commercial) District, RM32 (Multi-Dwelling Residential) District, RM32-PD (Multi-Dwelling Residential – Planned Development Overlay) District, RMG (Multi-Dwelling Residential – Greek Housing) District, RMO (Multi-Dwelling Residential – Office) District, U-KU (University) District to MU-UC (Mixed Use – Urban Conservation Overlay) District, MU-PD-UC (Mixed Use - Planned Development Overlay - Urban Conservation Overlay) District, PCD-UC (Planned Commercial – Urban Conservation Overlay) District, RM32-UC (Multi-Dwelling Residential – Urban Conservation Overlay) District, RM32-PD-UC (Multi-Dwelling Residential – Planned Development Overlay – Urban Conservation Overlay) District, RMG-UC (Multi-Dwelling Residential – Greek Housing - Urban Conservation Overlay) District, RMO-UC (Multi-Dwelling Residential – Office

District - Urban Conservation Overlay) District, U-KU-UC (University - Urban Conservation Overlay) District. (Z-12-00172) (PC Item 3B; approved 8-0 on 3/21/16)

Consider Rezoning, Z-12-00177, Oread Design Guidelines District 3 (Medium Density), 63.5 Acres, from CS (Commercial Strip) District, RM32 (Multi-Dwelling Residential) District, RMO (Multi-Dwelling Residential – Office) District to CS-UC (Commercial Strip - Urban Conservation Overlay) District, RM32-UC (Multi-Dwelling Residential - Urban Conservation Overlay) District, RMO-UC (Multi-Dwelling Residential – Office - Urban Conservation Overlay) District. Adopt on first reading, Ordinance No. 9214, to rezone (Z-12-00177) Oread Design Guidelines District 3 (Medium Density), 63.5 Acres, from CS (Commercial Strip) District, RM32 (Multi-Dwelling Residential) District, RMO (Multi-Dwelling Residential – Office) District to CS-UC (Commercial Strip - Urban Conservation Overlay) District, RM32-UC (Multi-Dwelling Residential - Urban Conservation Overlay) District, RMO-UC (Multi-Dwelling Residential – Office - Urban Conservation Overlay) District. (PC Item 3C; approved 8-0 on 3/21/16)

Consider Rezoning, Z-12-00173, Oread Design Guidelines District 4 (Hancock Historic District), 4.8 Acres, from RM32 (Multi-Dwelling Residential – Urban Conservation Overlay) District to RM32-UC (Multi-Dwelling Residential – Urban Conservation Overlay) District. Adopt on first reading, Ordinance No. 9215, to rezone (Z-12-00173) Oread Design Guidelines District 4 (Hancock Historic District), 4.8 Acres, from RM32 (Multi-Dwelling Residential – Urban Conservation Overlay) District to RM32-UC (Multi-Dwelling Residential – Urban Conservation Overlay) District. (PC Item 3D; approved 8-0 on 3/21/16)

Consider Rezoning, Z-12-00174, Oread Design Guidelines District 5 (Oread Historic District), 28.9 Acres, from CS (Commercial Strip) District, RM32 (Multi-Dwelling Residential) District, RMO (Multi-Dwelling Residential – Office) District, RSO (Single-Dwelling Residential – Office) District to CS-UC (Commercial Strip – Urban Conservation Overlay) District, RM32-UC (Multi-Dwelling Residential – Urban Conservation Overlay) District, RMO-UC (Multi-Dwelling Residential – Office – Urban Conservation Overlay) District, RSO-UC (Single-Dwelling Residential – Office – Urban Conservation Overlay) District. Adopt on first reading, Ordinance No. 9216, to rezone (Z-12-00174) Oread Design Guidelines District 5 (Oread Historic District), 28.9 Acres, from CS (Commercial Strip) District, RM32 (Multi-Dwelling Residential) District, RMO (Multi-Dwelling Residential – Office) District, RSO (Single-Dwelling Residential – Office) District to CS-UC (Commercial Strip – Urban Conservation Overlay) District, RM32-UC (Multi-Dwelling Residential – Urban Conservation Overlay) District, RMO-UC (Multi-Dwelling Residential – Office – Urban Conservation Overlay) District, RSO-UC (Single-Dwelling Residential – Office – Urban Conservation Overlay) District. (PC Item 3E; approved 8-0 on 3/21/16)

Consider Rezoning, Z-16-00058, Oread Design Guidelines District 6 (Commercial), 11.9 Acres, from CN2 (Neighborhood Commercial) District, CS (Commercial Strip) District, RM32 (Multi-Dwelling Residential) District, RMO (Multi-Dwelling Residential – Office) District to CN2-UC (Neighborhood Commercial – Urban Conservation Overlay) District, CS-UC (Commercial Strip – Urban Conservation Overlay) District, RM32-UC (Multi-Dwelling Residential – Urban Conservation Overlay) District, RMO-UC (Multi-Dwelling Residential – Office – Urban Conservation Overlay) District. Adopt on first reading, Ordinance No. 9217, to rezone (Z-16-00058) Oread Design Guidelines District 6 (Commercial), 11.9 Acres, from CN2 (Neighborhood Commercial) District, CS (Commercial Strip) District, RM32 (Multi-Dwelling Residential) District, RMO (Multi-Dwelling Residential – Office) District to CN2-UC (Neighborhood Commercial – Urban Conservation Overlay) District, CS-UC (Commercial Strip – Urban Conservation Overlay) District, RM32-UC (Multi-Dwelling Residential – Urban Conservation Overlay) District, RMO-UC (Multi-Dwelling Residential – Office – Urban Conservation Overlay) District. (PC Item 3F; approved 8-0 on 3/21/16)

STAFF PRESENTATION

Complete audio & video from this meeting can be found online:
<http://www.lawrenceks.org/boards/planning-commission/agendas>

Mr. Jeff Crick presented items 7 and 8A-8F together.

PUBLIC HEARING

Ms. Candice Davis, Lawrence Association of Neighborhoods, supported the Oread Neighborhood Guidelines.

Mr. Rick Cupper wondered how the plan reduced density in the Oread Neighborhood.

Ms. Serina Hearn, Oread Neighborhood Association, said the neighborhood was occupied by 93% renters. She wondered about the reasoning for the overlay district and who benefited from it.

Mr. Chris Schmidt said landlords were just trying to protect their investments.

Mr. Kyle Thompson, Oread Residents Association, read the first page of the Oread Design Guidelines that talked about its purpose.

Ms. Marci Francisco said she was a property owner and landlord in the Oread Neighborhood since 1977. She was sorry to hear that there was still misunderstanding about the Oread Design Guidelines. She said it was not affecting density but rather how developments of the density and underlying zoning should be built.

Mr. Jon Josserand thanked staff for their work on this. He said the document was not perfect but that he believed it would help prevent some of the abuse that had happened in the district over the years. He said the landlords he had talked to supported the document.

COMMISSION DISCUSSION

Commissioner Culver asked if Planning Commission comments and discussion from March's meeting be forwarded to City Commission.

Mr. McCullough said it could be included as reference to City Commission.

Commissioner Kelly encouraged staff to forward the March Planning Commission minutes to City Commission since it was a long meeting full of comments.

Planning Commission wanted their previous comments to stand.

Commissioner von Achen asked staff to comment on the density questions.

Mr. McCullough said the guidelines would not take away density and did not affect the base zoning district. He said the guidelines would apply to the design of the property, such as setbacks and architectural features of a home. He said the parking issue for duplexes was one part of the discussion as a reduction in intensity. He said the guidelines did not affect anything existing today and were not retroactive. They would only be applied to new projects.

Commissioner Britton thought it was a great idea to include the minutes from the last time they heard this issue. He said coming into tonight he wondered if they would hear anything new. He said they heard from new people but the same comments and concerns and did not change how he viewed it since the last time. He said he would support the item again this time.

Commissioner Sands said public outreach was very difficult in communities. He felt it spoke highly of Lawrence to go back and do it right to ensure all view points were heard. He said he supported the design guidelines and it reflected a value in the community about maintaining structures.

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ACTION TAKEN on Item 7

Motioned by Commissioner Sands, seconded by Commissioner Carpenter, to recommend adopting the Oread Neighborhood Design Guidelines and approval of the revised text for Article 3 and forwarding of the proposed guidelines and text amendment to Chapter 20, Articles 3 to the City Commission with a recommendation for approval and adoption.

Commissioner Culver said he was supportive of the Oread Design Guidelines as a whole. He was concerned about creating legal non-conforming uses within the zoning areas and creating a disadvantage for people who made investments in the neighborhood. He wanted City Commission to have further discussions on ways to mitigate that and represent those that made investments in the area.

Commissioner Harrod said he could not make a very well informed decision on the topic since he was a new Planning Commissioner and felt he should abstain.

Commissioner Willey agreed with Commissioner Harrod and said she would also abstain.

Commissioner Carpenter wanted to point out that City Commission would be looking at changing the duplex parking city wide, not just the Oread Neighborhood.

Commissioner Kelly shared Commissioner Culver's concerns but would vote in favor of the motion. He said Planning Commission looked at land use. He said the larger financial issue and how it impacted individual land owners was for City Commission to consider.

Motion carried 8-0-2, with Commissioners Harrod and Willey abstaining.

ACTION TAKEN on Items 8A-8F

Motioned by Commissioner Britton, seconded by Commissioner von Achen, to approve the rezoning of 190.8 acres to apply the –UC (Urban Conservation Overlay District), and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.

Motion carried 8-0-2, with Commissioners Harrod and Willey abstaining.