

**PLANNING COMMISSION REPORT**  
**Regular Agenda - Public Hearing Item**

PC Staff Report  
02/24/2014

**ITEM NO. 3A RM32 TO MU-PD; 2.391 ACRES; 1101 INDIANA ST (SLD)**

**Z-13-00516:** Consider a request to rezone approximately 2.391 acres from RM32 (Multi-Dwelling Residential) District to MU-PD (Mixed Use with PD Overlay) District, located at 1101 Indiana St. Submitted by Hartshorne Plunkard Architects, for Berkeley Flats Apartments LLC, property owner of record.

**STAFF RECOMMENDATION:** Staff recommends approval of the request to rezone approximately 2.391 acres from RM32 (Multi-Dwelling Residential) District to MU-PD (Mixed Use with PD Overlay) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

**Reason for Request:** *The Project site rezoning request from RM32 to a Mixed-Use Planned Development District (MU-PD) is consistent with The Oread Neighborhood Plan's future Land Use and Overlay District two (2). (See attached exhibit H attached)*

**KEY POINTS**

- Property is developed with existing multi-dwelling use.
- Property is located within Oread Neighborhood.

**ASSOCIATED CASES/OTHER ACTION REQUIRED**

- PDP-13-00518; Preliminary Development Plan for mixed-use development.

**PLANS AND STUDIES REQUIRED**

- *Traffic Study* – Not required for rezoning
- *Downstream Sanitary Sewer Analysis* – Not required for rezoning
- *Drainage Study* – Not required for rezoning
- *Retail Market Study* – Not applicable to residential request

**ATTACHMENTS**

- A. Applicant's Response
- B. Attachment H of the application packet
- C. Bonus Calculations
- D. Oread Neighborhood Plan Land Use Map

**PUBLIC COMMENT RECEIVED PRIOR TO PRINTING**

- Communication with resident at 1115 Indiana Street regarding proposed development.
- Zacharias Davis requesting information on proposed development.

**Project Summary:**

Proposed request is for rezoning 2.391 acres from RM32 to MU (Mixed Use) District with a Planned Development overlay to accommodate a multi-story residential use with ground floor retail uses as a mixed-use development within the Oread Neighborhood. Related to this request is a Preliminary

Development Plan. Requests for a district with PD overlay must be submitted concurrently with a development plan for the property.

## 1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response: [See attached applicant response.](#)

Key features of the plan address *"infill development and redevelopment which provides a range of residential, commercial, office, industrial and public uses within these parcels, consistent and compatible with established land use pattern in surrounding areas."* This application represents an opportunity to redevelop an existing high-density residential development with a mixed-use project within an established neighborhood.

Additionally, *Horizon 2020* encourages a *"mix of residential densities that provide a sense of community and to complement and preserve natural features in the area."* This request facilitates a redevelopment of existing high-density residential use with a mixed use, including high-density residential uses within a compact area of the community. A key component of this project is the residential use.

Additional residential development strategies are included in Chapter 5 of *Horizon 2020*. These strategies focus on infill development, provision of a mix of uses, types and styles and the provision of appropriate transition zones between low-density residential land uses and more intensive residential development. High-density residential uses reflect an overall density of 16-21 dwelling units per acre and are recommended at locations near high intensity activity areas or near existing high-density residential developments. This property is located within an existing part of the Oread Neighborhood that is zoned for high-density residential uses and, as noted by the applicant in their response, the property is also located adjacent to the University of Kansas football stadium and parking lot along Mississippi Street.

*Horizon 2020* supports the development of area and neighborhood plans. This property is located within the *Oread Neighborhood Plan*, which is discussed later in this report but recommends this area as appropriate for mixed-use development.

**Staff Finding** – Regardless of the specific project associated with this request, the proposed MU-PD district request is consistent with land use recommendations for this area. Approval of the request will facilitate redevelopment of this property.

## 2. ZONING AND USE OF NEARBY PROPERTY, INCLUDING OVERLAY ZONING

Current Zoning and Land Use: RM32 (Multi-Dwelling Residential) District; existing apartment complex with multiple buildings and surface parking.

Surrounding Zoning and Land Use: To the North:  
RM32-PD [Varsity House] (Multi-Dwelling Residential and Planned Development Overlay) District; existing multi-dwelling. Also to the North RM32 (Multi-Dwelling Residential) District; existing 9-unit apartment building (SP-3-11-91).

To the West:

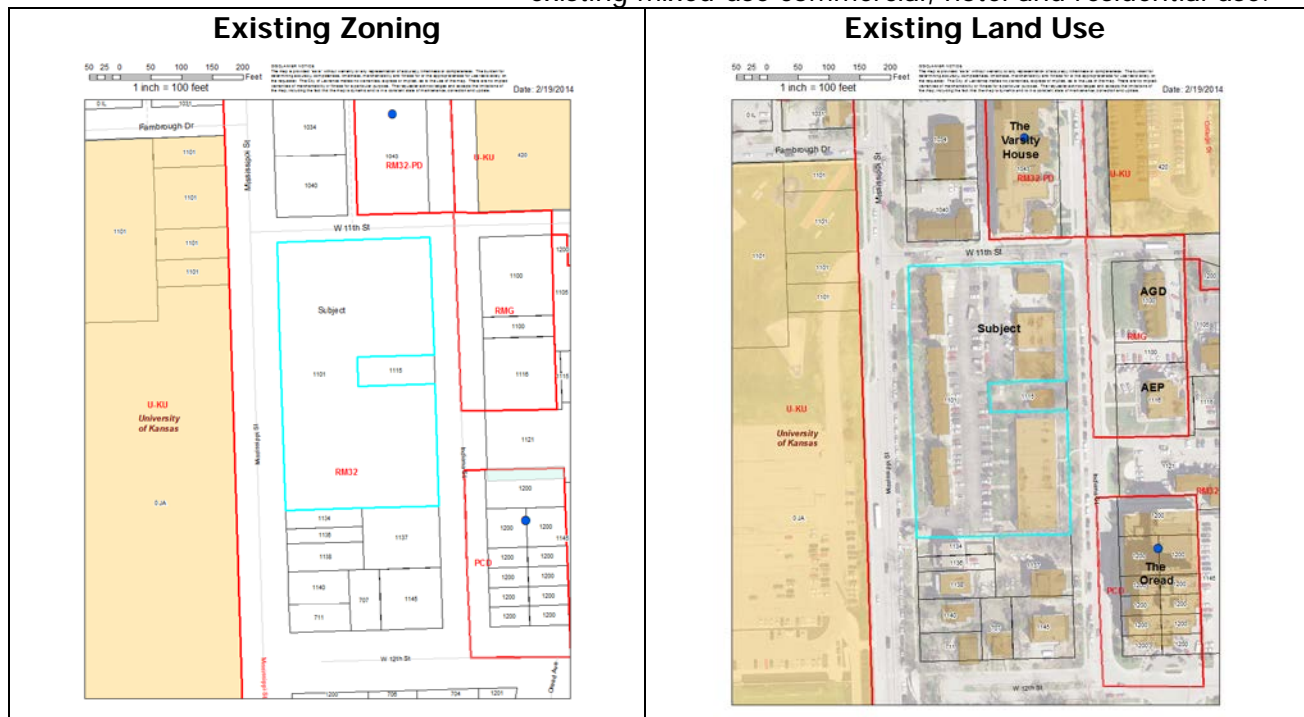
U-KU (University of Kansas) main campus including practice fields, stadium, and surface parking lot.

To the South:

RM32 (Multi-Dwelling Residential) District; existing mixed residential uses.

To the East:

RMG (Multi-Dwelling Greek Housing Residential) District; existing residential uses. RM32 (Multi-Dwelling Residential) District; existing mixed residential uses and PD – [The Oread PCD] Planned Commercial District; existing mixed-use commercial, hotel and residential use.



**Staff Finding** – This property is surrounded by a variety of uses. Residential uses are located to the north, south and east. University facilities are located to the west.

### 3. CHARACTER OF THE NEIGHBORHOOD

Applicant's Response: *The Oread neighborhood is a diverse, eclectic community where people live, work, study, and celebrate life. The neighborhood has tremendous housing variety and small pockets of neighborhood scale commercial areas. The neighborhood's character has been significantly influenced by its close proximity to both Kansas University and downtown. The extreme topography in the immediate area of the project site adds to both its beauty and uniqueness, and serves as a canvas from which to create an equally unique and aesthetically pleasing infill redevelopment mixed-use project.*

The Oread Neighborhood is generally located along the north and east sides of the main University of Kansas Campus. This neighborhood includes a portion of downtown as well as a variety of other non-residential areas. The neighborhood also includes a number of historically listed properties and districts.

The residential density pattern is mapped in the Oread Neighborhood Plan (page 2-4). The subject property is located within one of the high-density residential clusters of the neighborhood.

**Staff Finding** – The Oread Neighborhood includes a variety of uses located between Downtown to the east and the University to the west.

#### **4. PLANS FOR THE AREA OR NEIGHBORHOOD, AS REFLECTED IN ADOPTED AREA AND/OR SECTOR PLANS INCLUDING THE PROPERTY OR ADJOINING PROPERTY**

The *Oread Neighborhood Plan* was adopted by the City Commission in September 2010. The subject property is located within the boundary of the Plan. The plan recommends:

- Create overlay districts that establish standards to regulation bulk and mass of structures maintain open space in individually platted lots and regulate parking. (3.1.1.2 C.1.)
- Create an overlay district(s) that provide greater latitude to certain areas (generally most closely adjacent to KU) to develop more densely by allowing increase building heights, etc. (3.1.1.2 C.2.)

The plan establishes areas for mixed use that include the area south of 11<sup>th</sup> Street between Mississippi Street and Indiana Street. The proposed request is located within this area. Additionally, the plan recommends multiple overlay districts (refer to map 4-7 of the Oread Plan). This property is located within what is identified as Overlay District No. 2 (High Density). The plan states: *"This area is identified as high-density and mixed use on the future land use map."*

**Staff Finding** – The proposed Mixed Use Planned Development Overlay District is consistent with the recommended land use plan and policies included in the *Oread Neighborhood Plan*.

#### **5. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED UNDER THE EXISTING ZONING REGULATIONS**

Applicant's Response: *The project's current zoning of RM32 fails to recognize the site's strategic proximity to Kansa University, its connectivity to both 11<sup>th</sup> and Mississippi Streets (collector streets), the surrounding unused existing utility infrastructure capacity, and its ready access to nearby mass transit. The result is an underutilization of a highly visible and strategic site directly across the street from Memorial Stadium, the single biggest tourist attraction on the KU campus. The Oread Neighborhood Plan recognizes this unrealized potential and rectifies the problem with a long-term land use vision of high-density mixed-use redevelopment.*

The current zoning accommodates high-density residential uses but does not allow commercial uses included in a mixed-use development. The proposed zoning is inconsistent with the land use recommendations included in the *Oread Neighborhood Plan* for mixed-use development and the planned redevelopment of this property as a mixed-use development.

Approval of the request will facilitate redevelopment and reinvestment in this property and provide non-residential uses at the street level within the proposed project. The change in the base district from RM32 to MU facilitates the redevelopment of the land use. The addition of the Planned Development Overlay district accommodates requirements related to site-specific details such as height, massing, architectural features and the mix of use within the development.

**Staff Finding** – The proposed zoning is better suited for a mixed-use redevelopment of this property than the existing RM32 district.

## **6. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED**

This property has been zoned RM32 since the adoption of the *Land Development Code* in 2006. Prior to 2006 the property was zoned RD (Residential Dormitory). This property is developed with an existing multi-dwelling use including several buildings and surface parking lot. The 1985 site plan indicates that some units existed in 1962 and 1964 with 96 units. The traffic study indicates the development includes 102 dwelling units. The current calculated density is 42.6 dwelling units per acre.

**Staff Finding** – This property is developed with a high-density multi-dwelling use. The property has been zoned for high-density residential uses since 1966.

## **7. EXTENT TO WHICH APPROVING THE REZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES**

Applicant's Response: *The requested rezoning of the project site was thoughtfully and comprehensively envisioned by the neighborhood years ago and documented by the Oread Neighborhood Plan. Here @ Kansas is the realization of that vision. The infill redevelopment of an underutilized site as strategically important as this only enhances the nearby properties.*

Nearby properties includes the University of Kansas to the west, existing multi-dwelling uses on the north side of W. 11<sup>th</sup> Street and the east side of Indiana Street as well as adjacent to the south property line. This property surrounds on three sides a single detached residential home on the west side of Indiana Street (1115 Indiana Street). This property will significantly be impacted by the proposed development through the size and bulk of the project as well as a change to the existing off-street parking arrangement for this residence.

The property at 1115 Indiana Street will retain the RM32 zoning and continue as an existing detached dwelling unit if this request is approved. Redevelopment of 1115 Indiana Street could include a future multi-dwelling residence, boarding house or similar use. If incorporated into the existing project it would most likely be added as open space within the project if acquired in the future.

The existing off-street parking for 1115 Indiana Street is accommodated within the existing Berkley Flats apartment complex through an undocumented access arrangement between the property owners. If the proposed rezoning is approved and the property is redeveloped, access to 1115 Indiana Street will only be accommodated from Indiana Street resulting in the need for on-street parking for the residence or the accommodate of parking for the residence in some other location within the immediate area.

The change in zoning alone does not detrimentally affect nearby property owners. The redevelopment of the site and the addition of residential and non-residential uses in the area may be perceived by some residents and property owners in the area as either a benefit or a detriment. Approval of the request should anticipate redevelopment of the site and an increase in the intensity of use and associated traffic for the immediate area. Appropriate application of development standards to the associated preliminary and final development plans will mitigate impacts.

**Staff Finding** – Approval of the rezoning will accommodate redevelopment of the existing multi-dwelling use and provide an opportunity for non-residential uses within the development. The overall scope of the development of the specific project will impact the property at 1115 Indiana Street.

**8. THE GAIN, IF ANY, TO THE PUBLIC HEALTH, SAFETY AND WELFARE DUE TO THE DENIAL OF THE APPLICATION, AS COMPARED TO THE HARDSHIP IMPOSED UPON THE LANDOWNER, IF ANY, AS A RESULT OF DENIAL OF THE APPLICATION**

Applicant's Response: *Here @ Kansas contributes to the health, safety and welfare of the community on many levels. The infill redevelopment of the subject site will support the continued strength and vitality of the primary economic engine of the community Kansas University. It will accomplish this by eliminating an underutilized and outdated use on a large strategic site immediately adjacent to the KU campus.*

*The project will set a new standard for convenient high quality student housing in the neighborhood. This is consistent with helping attract the best and brightest student to Kansas University and having them enjoy their experience in Lawrence enough to stay following graduation. In addition, the Project's close proximity to campus allows its future residents to walk or ride their bikes to both campus and downtown eliminating the need to utilize their cars. This reduces vehicular congestion on campus as well as the neighborhood. It also provides a safer alternative for a neighborhood known for its affinity for celebration. Dramatically reducing the need to drive is also consistent with a community concerned about the environment. Finally, the densification of desirable residential options in close proximity to campus will enhance the sense of community which is a critical component to any vibrant collage campus experience.*

*This project contributes to the welfare of the community by providing over a 400% incremental increase in the site's contribution to the City's tax base.*

*Denial of the application is a vote for the status quo. Sustainable relevance and vibrancy require a steadfast commitment to continuous improvement. Here @ Kansas aspires to be a long term contributor to that objective.*

Evaluation of this criterion includes weighing the benefits to the public versus the benefit of the owners of the subject property. Benefits are measured based on anticipated impacts of the rezoning request on the public health, safety, and welfare.

Approval of this request facilitates redevelopment of an existing urban infill site. The inclusion of the PD overlay accommodates a more rigorous review and the ability to condition specific elements to ensure compatibility with surrounding land uses. Additionally, approval of the MU district facilitates the implementation of the Oread Neighborhood land use plan.

**Staff Finding** – Staff concurs with the applicant that approval of the request facilitates redevelopment of the property and is beneficial to the community.

**9. PROFESSIONAL STAFF RECOMMENDATION**

In addition to the Findings of Fact required per 20-1303 regarding Zoning Map Amendments, specific location criteria must be considered when considering a request for the MU district.

Section 20-1108 states *"...To be eligible for rezoning to the Mixed Use District a site proposed for Mixed-Use Development shall be:"*

- 1. Within one-quarter mile of a Designated Transit Route at the time the rezoning is initiated; and*
- 2. Near or adjacent to the intersection of Arterial streets as per the adopted Major Thoroughfares Map; or*
- 3. Within one-quarter of a mile of university campuses; or*
- 4. Within one-quarter of a mile of downtown, the boundaries of which are described in Chapter 6 of Horizon 2020; or*
- 5. Immediately adjacent to public parks or open space; or*
- 6. An existing nonresidential development proposed for redevelopment."*

Staff reviewed these location criteria and determined the proposed request meets the criteria listed above. Criteria number 6 is not applicable to this request. This property is developed as an existing multi-dwelling residential use.

This application if approved will both implement the *Oread Neighborhood Plan* by rezoning an area for mixed use development per the plan and by facilitating redevelopment of an existing single use (high-density residential) property.

## **CONCLUSION**

Staff recommends approval of the proposed zoning.





Are you also submitting any of the following applications?			
• Building Permit	• Subdivision Plat	• Special Use Permit	<b>X</b> • Zoning Change
• Variance	<b>X</b> • Other (specify) Overlay District 2 (PD)		

**Please indicate the reason for requesting rezoning. (Attach additional sheets if needed.)**

The Project site rezoning request from RM 32 to a Mixed-Use Planned Development District (MU-PD) is Consistent with The Oread Neighborhood Plan's Future Land Use and Overlay District two (2). (See Exhibit H attached).

**In reviewing and making decisions on proposed zoning map amendments, the Planning Commission and the City Commission are required consider the following criteria. The Development Code places the burden on the applicant to show that an application complies with such criteria. Please respond to the following criteria to the best of your knowledge. (Attach additional sheets if needed.)**

**1. How does the request conform with the Comprehensive Plan, Horizon 2020?**

The Project advances the goals, aspirations, and policies expressed in the City's Comprehensive plan on multiple levels. At the most senior level, it addresses the reason for the plan itself: namely the advancement of the community's desires concerning the future image of the City of Lawrence itself. The Project is situated in close proximity to the most important economic asset of the City; Kansas University (KU). It particular, it is located directly across the street from Memorial Stadium which is arguably the largest single tourist attraction on the Campus. The Project replaces an underutilization of the site as an obsolete residential apartment complex serving the students of the KU, with an integrated, state-of-the-art, mixed-use project which is reflective of the world class university that KU has become. The Project harmoniously contributes to the emerging neighborhood commercial development node started by the nearby Oread Hotel development.

Consistent with polices outlined in Horizon 2020, the Project's site plan is designed with meticulous attention to the natural topography, the design character of the surrounding neighborhood, and the down gradient drainage needs of nearby properties. This infill redevelopment offers a mix of residential, small-





scale commercial, and common open spaces, while simultaneously respecting the scale and street frontage relationships of the surrounding neighbors.

The Project's location achieves an objective of the Horizon 2020 Plan by serving as a catalyst for multi-model service by providing viable pedestrian, bicycle, vehicular, and transit options. Travel to and from the KU campus as well as downtown can be accomplished with ease. Pedestrian-scaled plantings, gathering places, and bicycle parking are thoughtfully incorporated into the Project's design. Vehicular access is limited to Mississippi Street to further foster the pedestrian feel of Indiana Street.

The Oread Neighborhood Plan specifically identifies the Project site for high density (district 2) mixed-use redevelopment on the future land use map. The plan specifically prescribes the site for minimum parking requirements, maximum lot coverage, maximum increases in height and density, as well as setbacks.

The Project plan is sensitive to the acute parking shortage referenced in the Oread Neighborhood Plan. The Project will construct the single largest private parking footprint in the City creating a garage with a capacity of 592 parking spaces. The garage's subterranean location and space efficiency provides a garage which is almost completely hidden from the surrounding streets. The compression of the bulk of the garage is accomplished through the utilization of an automated robotic parking system. This state-of-the-art system contributes to the City's air quality goals. Automated parking garages greatly reduce CO2 emissions by eliminating the need to idle while traveling up and down ramps searching for open spaces, and or waiting to exit.

The Project contributes to the storm water management policies of the City by dramatically decreasing the percentage of impervious surface found currently on the site. The Project's plan creates significant new areas of common open space and dramatically expands the sustainable green footprint of the site through the use of internal courtyards and roof top gardens complete with a rooftop swimming pool for residents and their guests.



The Project's building design promotes sustainable building practices by being LEED certifiable through its utilization of building systems designed for responsible use and conservation of energy, water, and other natural resources.

**2. To what extent will approving the rezoning detrimentally affect nearby properties?**

The requested rezoning of the project site was thoughtfully and comprehensively envisioned by the neighborhood years ago and documented by the Oread Neighborhood Plan. HERE @ Kansas is the realization of that vision. The infill redevelopment of an underutilized site as strategically important as this only enhances the nearby properties.

**3. Describe the character of the neighborhood.**

The Oread neighborhood is a diverse, eclectic community where people live, work, study, and celebrate life. The neighborhood has tremendous housing variety and small pockets of neighborhood scale commercial areas. The neighborhood's character has been significantly influenced by its close proximity to both Kansas University and downtown. The extreme topography in the immediate area of the project site adds to both its beauty and uniqueness, and serves as a canvas from which to create an equally unique and aesthetically pleasing infill redevelopment mixed-use project.

**4. What is the suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations?**

The Project's current zoning of RM 32 fails to recognize the site's strategic proximity to Kansas University, its connectivity to both 11<sup>th</sup> and Mississippi streets (collector streets), the surrounding unused existing utility infrastructure capacity, and its ready access to nearby mass transit. The result is an underutilization of a highly visible and strategic site directly across the street from Memorial Stadium, the single biggest tourist attraction on the KU campus. The Oread Neighborhood Plan recognizes this unrealized potential and rectifies the problem with a long term land use vision of high density mixed-use redevelopment.



**5. What is the length of time the subject property has remained vacant as zoned.**

N/A

**6. What is the gain, if any, to the public health, safety, and welfare if this application were approved as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application?**

HERE @ Kansas contributes to the health, safety, and welfare of the community on many levels. The infill redevelopment of the subject site will support the continued strength and vitality of the primary economic engine of the community; Kansas University. It will accomplish this by eliminating an underutilized and outdated use on a large strategic site immediately adjacent to the KU campus.

The Project will set a new standard for convenient high quality student housing in the neighborhood. This is consistent with helping attract the best and brightest students to Kansas University and having them enjoy their experience in Lawrence enough to stay following graduation. In addition, the Project's close proximity to campus allows its future residents to walk or ride their bikes to both campus and downtown eliminating the need to utilize their cars. This reduces vehicular congestion on campus as well as the neighborhood. It is also provides a safer alternative for a neighborhood known for its affinity for celebration. Dramatically reducing the need to drive is also consistent with a community concerned about the environment. Finally, the densification of desirable residential options in close proximity to campus will enhance the sense of community which is a critical component to any vibrant college campus experience.

The Project also contributes to the welfare of the community by providing over a 400% incremental increase in the site's contribution to the City's tax base.

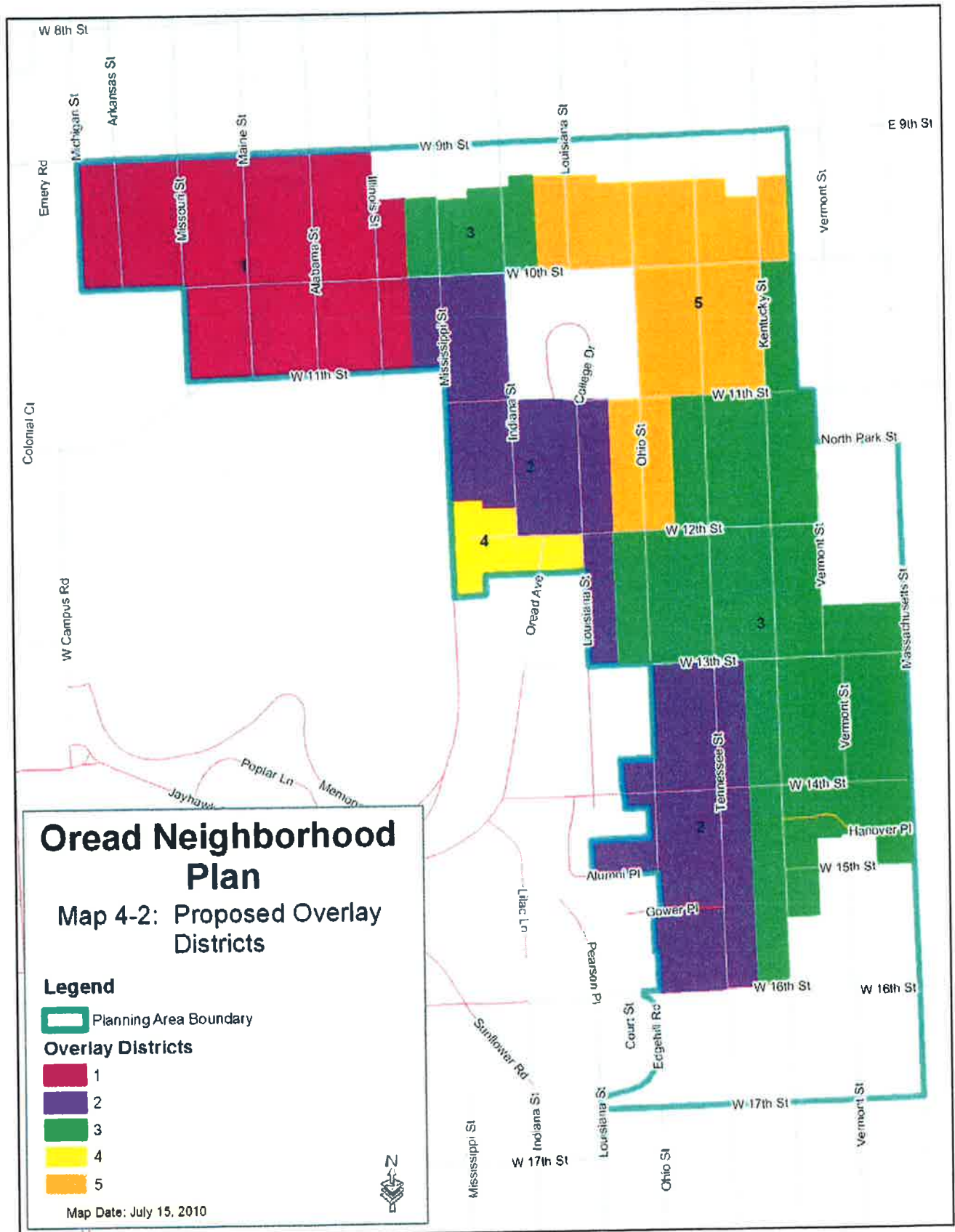
Denial of the application is a vote for the status quo. Sustainable relevance and vibrancy require a steadfast commitment to continuous improvement. HERE @ Kansas aspires to be a long term contributor to that objective.



## **Exhibit H – Oread Neighborhood Plan Excerpts**









## 4.2 Overlay Districts

The *Oread Neighborhood Plan* recommends the implementation of 5 overlay districts. Overlay districts are zoning overlays that are used in conjunction with the base zoning districts and include design guidelines. The overlay districts are tools for dealing with special situation for accomplishing special zoning goals. This plan recommends 2 different types of overlay districts, the Urban Conservation Overlay District and the Historic District Overlay. The overlay districts are intended to: encourage development that conforms to the size, orientation and setting of existing buildings in a neighborhood or area; reduce the need for zoning variances for development that conforms to the size, orientation and setting of existing buildings in a neighborhood or area; provide building setbacks, lot dimensions and related physical characteristics; foster development that is compatible with the scale and physical character of original buildings in a neighborhood or area through the use of development/design standards and guidelines; and conserve the cultural resources, historic resources and property values within an identified neighborhood or area.

The proposed overlay districts are illustrated on Map 4-2 and the elements listed below. These elements are intended to be addressed for that specific area in the overlay standards.

### 4.2.1 Urban Conservation Overlay Districts

#### 4.2.1.1 District 1 (Low-Density)

District 1 is the area north of the football stadium that is generally identified on the future land use map as low-density and a small amount of medium-density residential.

- A. Minimum lot size for duplex
- B. Minimum required parking number and location
- C. Maximum number of bedrooms permitted in each dwelling unit of a duplex
- D. Maximum lot coverage
- E. Lot size (assembly)
- F. Alley access as opposed to street access
- G. Setbacks

#### 4.2.1.2 District 2 (High-Density)

District 2 is generally the area directly adjacent to KU on the west side of the planning area. This area is mainly identified as high-density and mixed use on the future land use map.

- A. Minimum parking requirements for uses
- B. Massing, scale, bulk, and articulation for new development
- C. Maximum lot coverage
- D. Height and density maximum increase
- E. Larger structures located on corners of certain streets
- F. Lot size (assembly)
- G. Alley access as opposed to street access
- H. Setbacks

## **HERE @ Kansas**

Property Address:	1101 Indiana Street
Property Size (acres):	2.382
Current Base District:	Multi-Dwelling Residential District (RM 32)
Proposed Base District:	Proposed Zoning : Mixed-Use Planned Development District (MU-PD)
	Verticle Mix-Use Structure
	Primary Development Zone - All three (3) levels above grade
	Secondary Development Zone - All three (3) levels of parking garage
	Max. Dwelling Units Per Acre - 32
	Setbacks - Public Frontages - 0-10 feet/ Side (interior) 0-5
	Max Building Coverage 100%
	Max. Impervious Coverage - 100%
	Max Height - 48 feet
	Min. Outdoor Area (per dwelling unit) - 50 sq. ft.
	Min. ground floor level nonresidential spaces:
	Height - 12 feet
	Area (sq. ft.) - 800

## MU Development Bonus Calculation

### Public Goal

#### Goal II:

Non Ground Floor Dwellings  
Live/Work Units

#### Explanation

Ground floor commercial  
Provided

#### Points Earned

25

*(points earned for provision of the above mentioned goals may be combined)*

#### Goal III:

Located adjacent to Designated Transit Stop

Bus route routes 10 & 11 stop in front  
of site on Mississippi

100

#### Goal IV:

Location within 1/2 mile of a fire station

Fire Station 1 (745 Kentucky Street) is  
located .475 miles from the site (per  
drawing A)

10

Location within 1 mile of a police station

A Police Station (111 E 11th Street) is  
located .434 miles from the site (per  
drawing B)

10

After further review of the code, onsite  
open space applies. This is consistent  
with Section 20-218 which states an  
Open Space District may also be applied  
to "Common Open Space" within a  
residential PD and Cluster Housing  
Projects. This interpretation is also  
consistent with Article 6 (c) Mixed Use  
District which states - "Min. Outdoor  
Space is not required for each dwelling  
unit onsite if a public park is located  
within 1/4 mile of the site" (FYI- South  
Park is located .308 miles - [310 feet too  
far] from the site per drawing C)  
The Spencer Museum of Art (1301  
Mississippi) is located .185 miles away  
from site

Location within 1/4 mile of a public park or open space

25

Location within 1/4 mile of a school or cultural center

25

#### Goal V:

Provision of a green roof or rooftop garden to control storm water runoff

75

Provision of a storm water best management practice as per adapted BMP Manual

50

Construction of a Structure with LEED Certification

100

Construction of a residential structure with Energy Star Certification

25

**TOTAL POINTS EARNED**

**445**

## MU-PD Development Bonus Utilization

Density

MU District Base Density Per Acre

PD Net Density Increase (25%)

Requested # of dwelling units

Requested # of dwelling units Per PD calculation -

Proposed Density per Acre

Variance from MU-PD allowable density (units/acre)

Number of Points Needed (10 pts/unit/acre)

**Height**

MU District Base Maximum Height  
PD Maximum Base Height Increase (12' ft setback) (per 20-701(g))

Building Height measured per 20-601(h)(i) in feet  
Tallest Mississippi Elevation Height from Datum  
Tallest Indiana Elevation Height from Datum  
Tallest 11th Street Elevation Height from Datum  
Variance from MU-PD Allowable Height  
Number of Points Needed (8.33 points = 1 foot increase)

### Parking

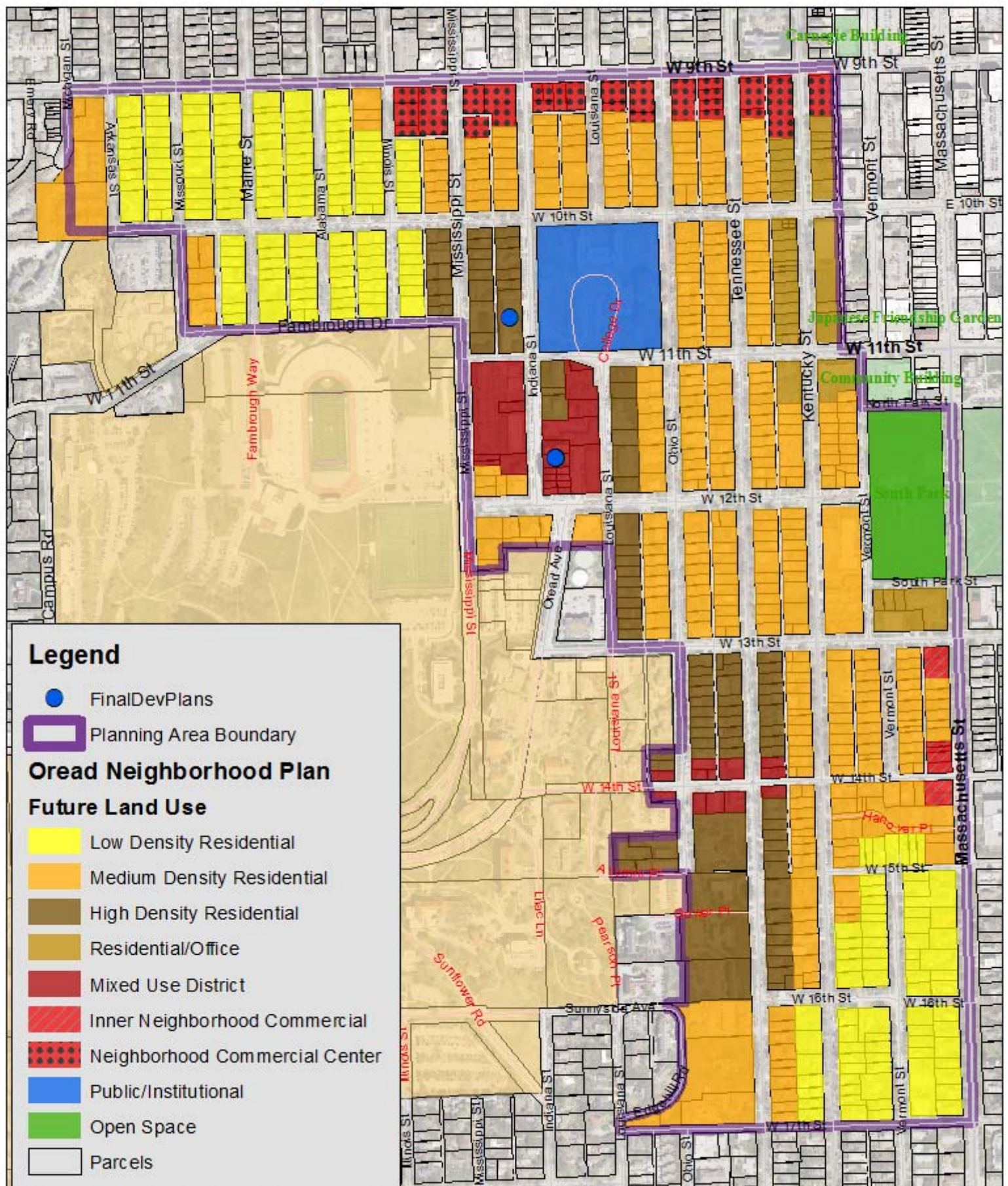
Per 20-1108 (k)(1) Provision for On-Street Parking  
Per Article 11(m)(4) (5 points = 1 space reduction up 20 space maximum)  
MU Parking Requirement residential (1/bed)  
MU Parking Requirement residential visitor (1/10 units)  
  
MU Parking Requirement commercial:  
Accessory Retail (estimate 2 of 3 commercial spaces)  
  
Accessory Restaurant (estimate 1 of 3 commercial spaces) -  
  
Total On Site Parking Required  
Total Onsite Parking Supplied  
  
MU-PD Proposed Shared Parking Spaces

### Total Points Used

**Total Ponto Remaining**



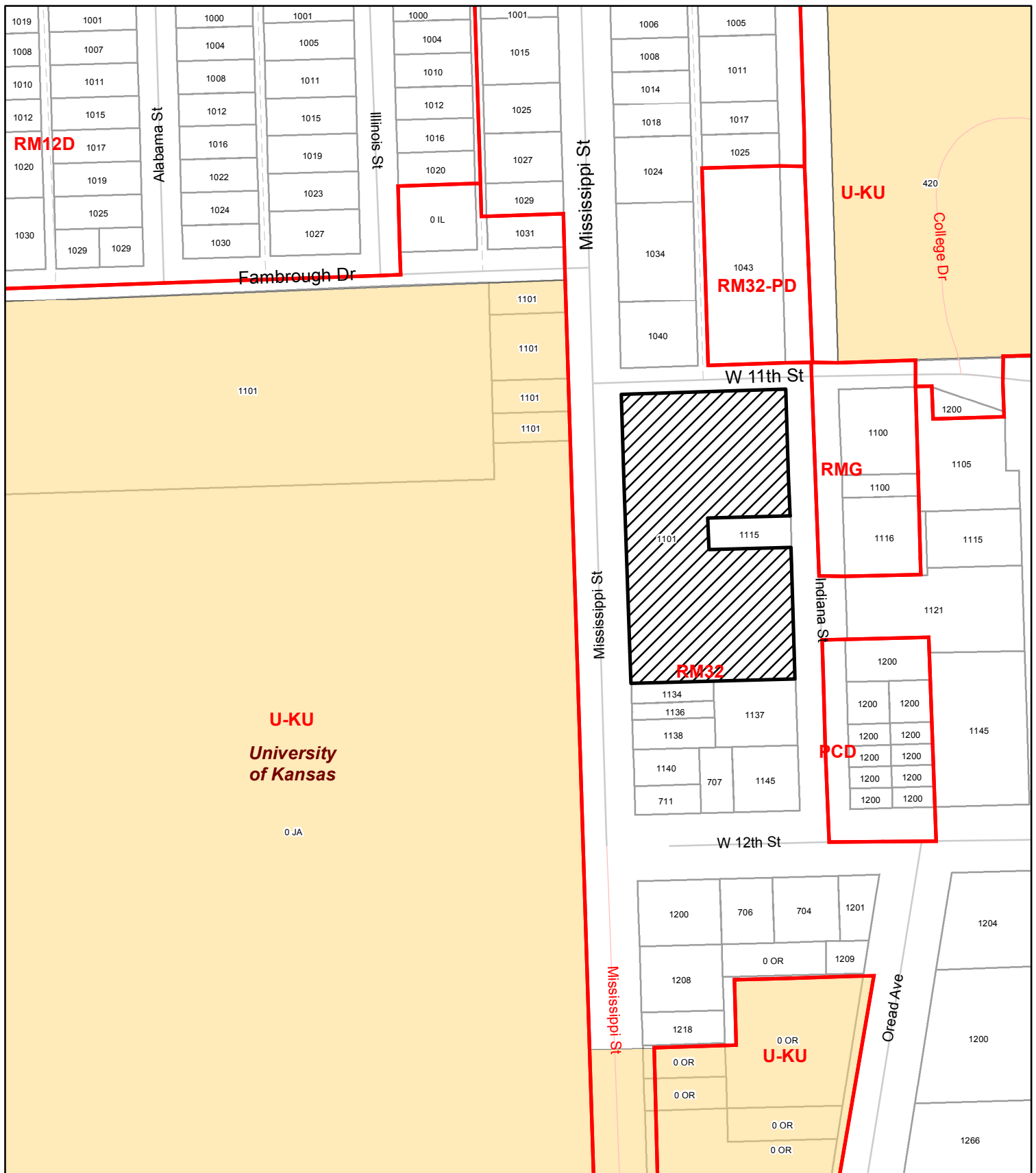
# Oread Neighborhood Plan Land Use Map



**DISCLAIMER NOTICE**


The map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for use or the appropriateness for use rests solely on the requester. The City of Lawrence makes no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the map, including the fact that the map is dynamic and is in a constant state of maintenance, correction and update.

Date: 2/20/2014



**Z-13-00516: Rezone 2.391 acres from RM32 District to MU-PD District &  
PDP-13-00518: Preliminary Development Plan for a mixed use  
multi-dwelling residential building with ground floor retail uses  
Located at 1101 Indiana Street**

Lawrence-Douglas County Planning Office  
February 2014

 Subject Property

