

LETTER OF TRANSMITTAL

FROM : Paul Werner Architects
TO : Lawrence Douglas County Planning Office
DATE : June 15, 2010
RE : 1043 Indiana Text Amendment Application



We are Sending :

☒ Attached ☐ Per your request ☐ For your files

Items Transmitted Via :

☐ US Mail ☐ Overnight ☐ Courier ☐ Other

Items Transmitted are For Your :

☐ Information ☐ Use ☒ Approval ☒ Review

Items Transmitted are :

☒ Originals ☐ Disk (s) ☐ Shop Drawings ☐ Blueprints
☐ Specifications ☐ Samples ☐ Other _____

COPIES/ SETS:	DESCRIPTION:
1	Text Amendment Application
1	Memo
1	Exhibit

REMARKS :

Office : 123 W 8th Street Suite B2 : Lawrence, Kansas : 66049
Mail : PO BOX 1536 : Lawrence, Kansas : 66044-8536
PHONE: 785.832.0804 FAX: 785.832.0890



REQUEST FOR INITIATION of a TEXT AMENDMENT

To the Land Development Code or Subdivision Regulations of Lawrence and Douglas County

*Only the Lawrence-Douglas County Planning Commission, Historic Resources Commission, Lawrence City Commission or Douglas County Commission may initiate review and consideration of a proposed text amendment. (Sec. 20-1302(a))

Pre-Application Meeting

A Pre-Application meeting is required for all matters that require a public hearing.

The applicant shall meet with Planning Staff at least seven (7) working days prior to submittal of the application.

Planning Staff will determine the completeness, accuracy, and sufficiency of the application within five (5) working days of submission.

Pre-submittal May 11, 2010.
Target Submission Date June 21, 2010.
Fee _____

Submittal Requirements

❖ Application Form

- ☐ A complete Application Form. (Application, 3 pages)
 - Page 1 – Owner, Applicant, and Property information
 - Page 2 – Description and details of proposal
 - Page 3 – Description and details/signature page

❖ Other

- ☐ Additional documentation provided by the applicant demonstrating need for amendment proposed.
- ☐ Payment of review fee. (Make check payable to the City of Lawrence.)



REQUEST FOR INITIATION of a TEXT AMENDMENT

APPLICATION FORM

APPLICANT/AGENT INFORMATION

Contact Ronald Hutchens
Company Paul Werner Architects
Address 123 W 8th Street, Suite B2
City Lawrence State Kansas ZIP 66044
Phone (785) 832-0804 Fax (785) 832-0890
E-mail ronh@paulwernerarchitects.com Mobile/Pager (702) 985-4041
Pre-Application Meeting Date _____ Planner _____

Are you submitting any other applications? If so, please state which one(s).

Rezoning Application

Please identify the section of the Development Code or Subdivision Regulations proposed to be amended. _____

Please provide proposed amendment. (Attach additional sheets if needed)

See Attached Memo.

MEMORANDUM

FROM : Ron Hutchens
TO : Planning Office
RE : Text Amendment for RM Zoning Districts
DATE : June 15, 2010

1. Current RM zoning has no incentives to help the community achieve one of the goals of the Lawrence/Douglas County Comprehensive Land Use Plan; to encourage redevelopment and development of infill property. We would like to propose that the cap currently on the existing RM32 be removed to allow for increased density provided that all the other restrictions of the RM32 zoning be met under 20-601.

Currently under RM32 max dwelling units per acre shows 32. We would like to replace with a keynote [7] that would read as follows.

[7] No Limit on density provided that all the remaining dimensional standards are met.

or some alternate language:

[7] Density may be exceeded provided remaining dimensional standards are met.

[7] Density standard does not apply provided all other dimensional standards are met.

It is important to note that although it states no limit on density, it is not truly unlimited. It is still restrained by the Land Development Code. This includes but is not limited to parking, loading and access requirements, Landscaping and screening requirements, general development standards, and all dimensional standards listed in 20-601. Basically, meaning you can still only be 45 foot tall covering 60% of the site and meeting the required setbacks. This will prevent building larger 4-bedroom apartment units to increase density, and encourage the development of more appropriately sized units that will be more desirable to a wider range of tenants.

Ref. Exhibit 'A'.

Scheme A will meet all of the existing development and dimensional standards, including the restriction to 32 dwelling units per acre. A project of this type could easily be leased to young college students who want to share a place and expenses. Typically, only younger students will live in 4-bedroom units.

Scheme B will meet all of the existing development and dimensional standards but because the actual units are smaller it is easy to increase the number of units in the same amount of space. The smaller 1 and 2 bedroom units would lease to a larger group of people who are not interested in sharing a place with 2 or 3 other people.



Please respond to the following questions to the best of your knowledge. In reviewing and making decisions on proposed text amendments review bodies shall consider the following factors. (Attach additional sheets if needed.)

- 1. Does the proposed text amendment correct an error or inconsistency in the Development Code or Subdivision Regulations?** If so, please provide the specific error found and/or reference the specific section of the Development Code that is inconsistent with the section identified to be amended above.

No.

- 2. Does the proposed amendment meet the challenge of a changing condition?**
If so, please explain.

Yes. It is currently common practice to increase density by building 4-bedroom units. By not restricting the number of dwelling units you would encourage development of smaller, more scale-appropriate units that would be more desirable to a wider range of tenants.

- 3. Is the proposed amendment consistent with Horizon 2020? Please explain.**

Yes. Horizon 2020 encourages the redevelopment and development of infill property. This revision will encourage redevelopment of the old apartment structure on RM32 zoned areas, with more modern and energy efficient 1 and 2-bedroom apartments.

- 4. Is the proposed amendment consistent with the stated purpose of the Development Code? See Sec. 20-104 of the Development Code for the stated purpose.**

Yes. The intent of the code is to provide higher density housing close to the University of Kansas and near downtown.



City of Lawrence
Douglas County

PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County
Metropolitan Planning Office**

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceplanning.org>

SIGNATURE

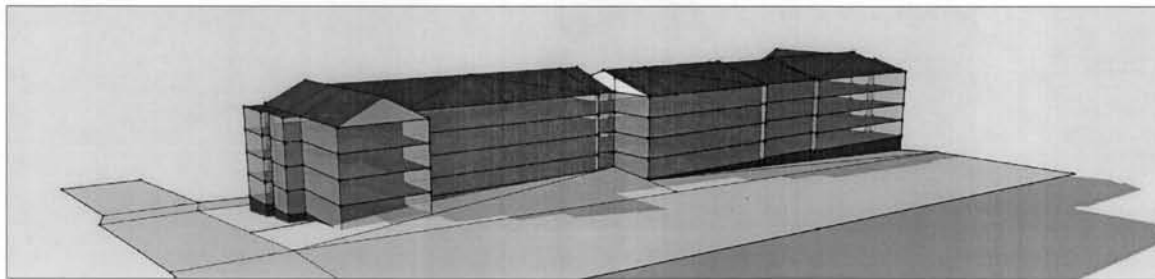
By execution of my/our signature, I/we do hereby officially apply to request initiation of the proposed text amendment as indicated above.

Signature(s): R. Hutchens Date 6.15.10

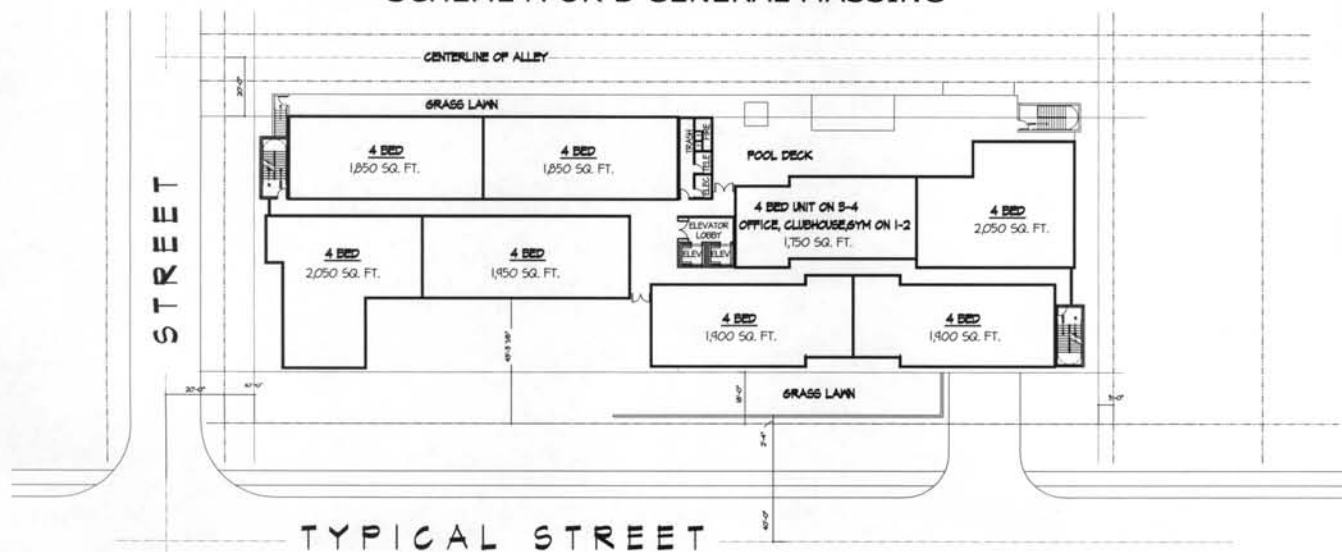
_____ Date _____
_____ Date _____

STAFF USE ONLY

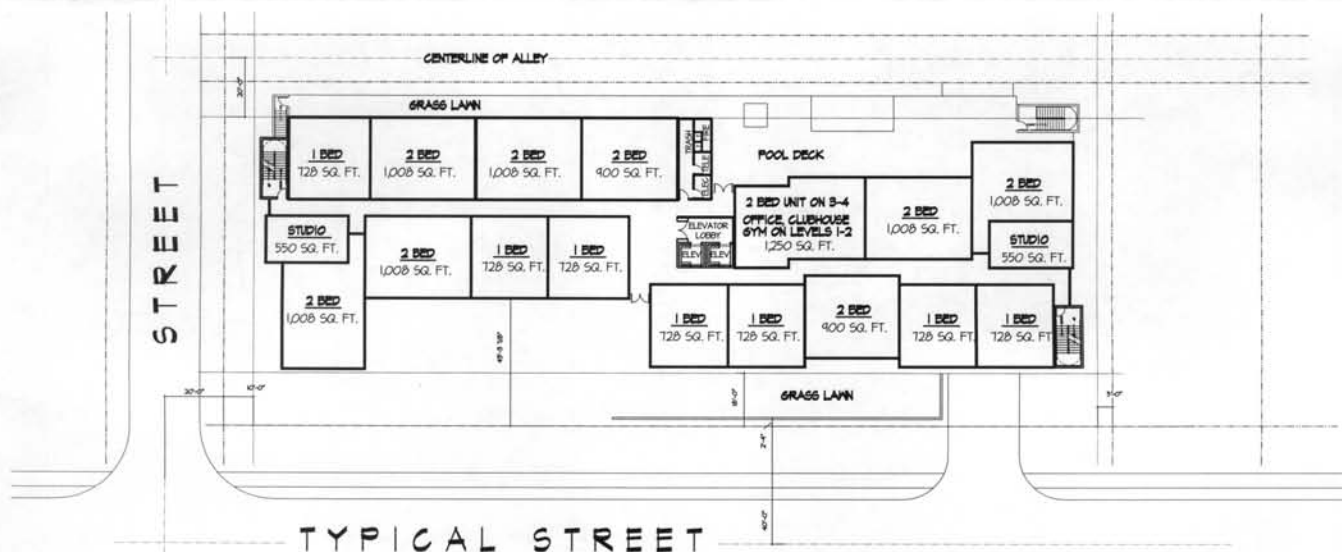
Application No. _____
Date Received _____
Planning Commission Date _____
Fee \$ _____
Date Fee Paid _____



SCHEME A OR B GENERAL MASSING



SCHEME A: 4 BED ROOM UNITS



SCHEME B: 1 & 2 BED ROOM UNITS

SUMMARY:

SITE 35,100 SF 0.81 AC TYPICAL 111' X 300' PROPERTY
 CURRENT ZONING RM32
 COVERAGE 52.80% (60% ALLOWABLE) HEIGHT 45 FT (45FT ALLOWABLE)
 SCHEME A: 4 LEVELS, 74,268 SF 26 UNITS (26) 4 BED 32 DUA.
 SCHEME B: 4 LEVELS, 74,268 SF 70 UNITS (34) 2 BED (36) 1 BED 87 DUA.
 REQUIRED PARKING 104 SPACES + 11 GUEST SPACES
 PROVIDED PARKING 143 TOTAL SPACES BELOW GRADE

EXHIBIT A