



Are you also submitting any of the following applications?			
<input type="checkbox"/> Building Permit	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Special Use Permit	<input checked="" type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> 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.



City of Lawrence  
Douglas County

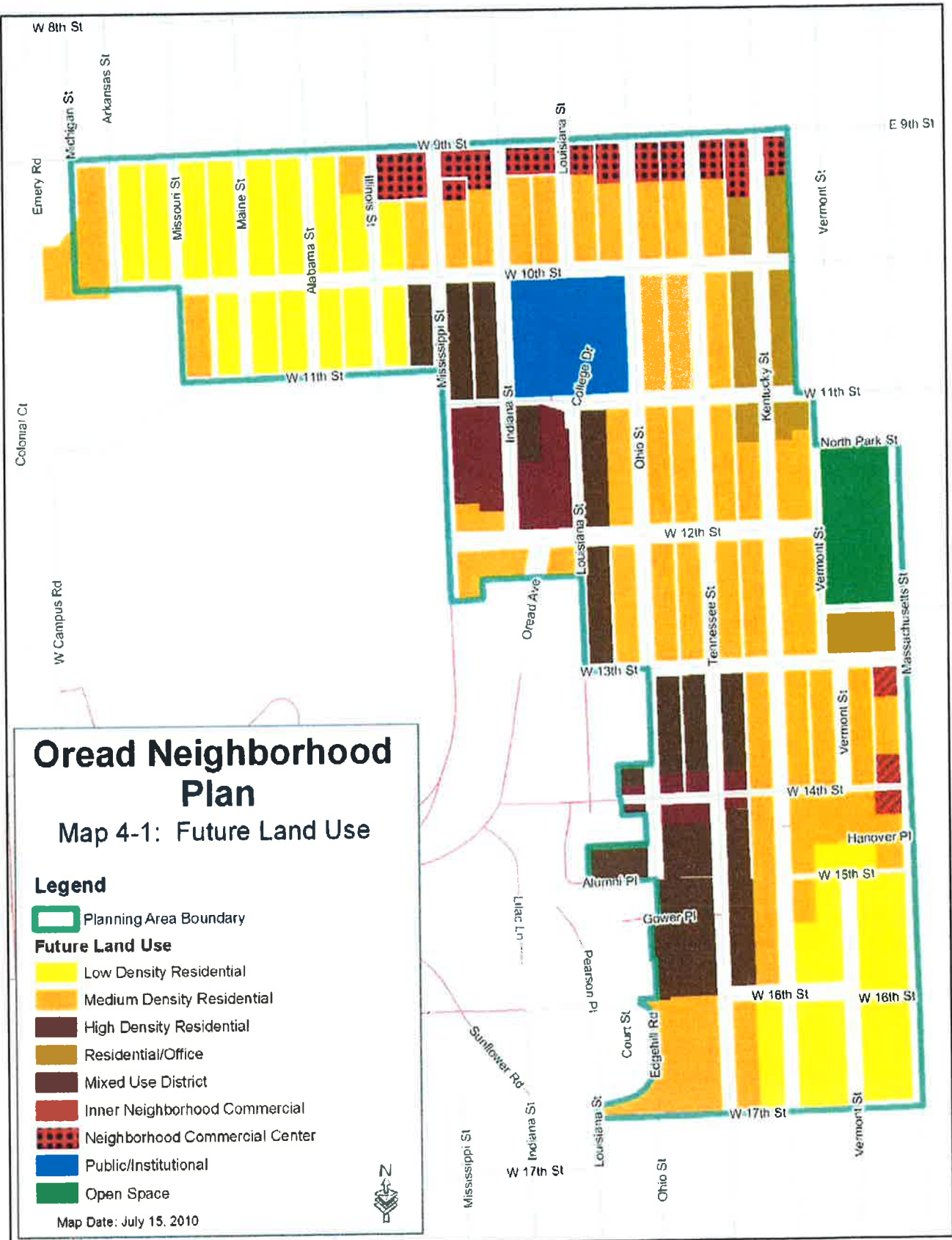
PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County  
Metropolitan Planning Office**

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

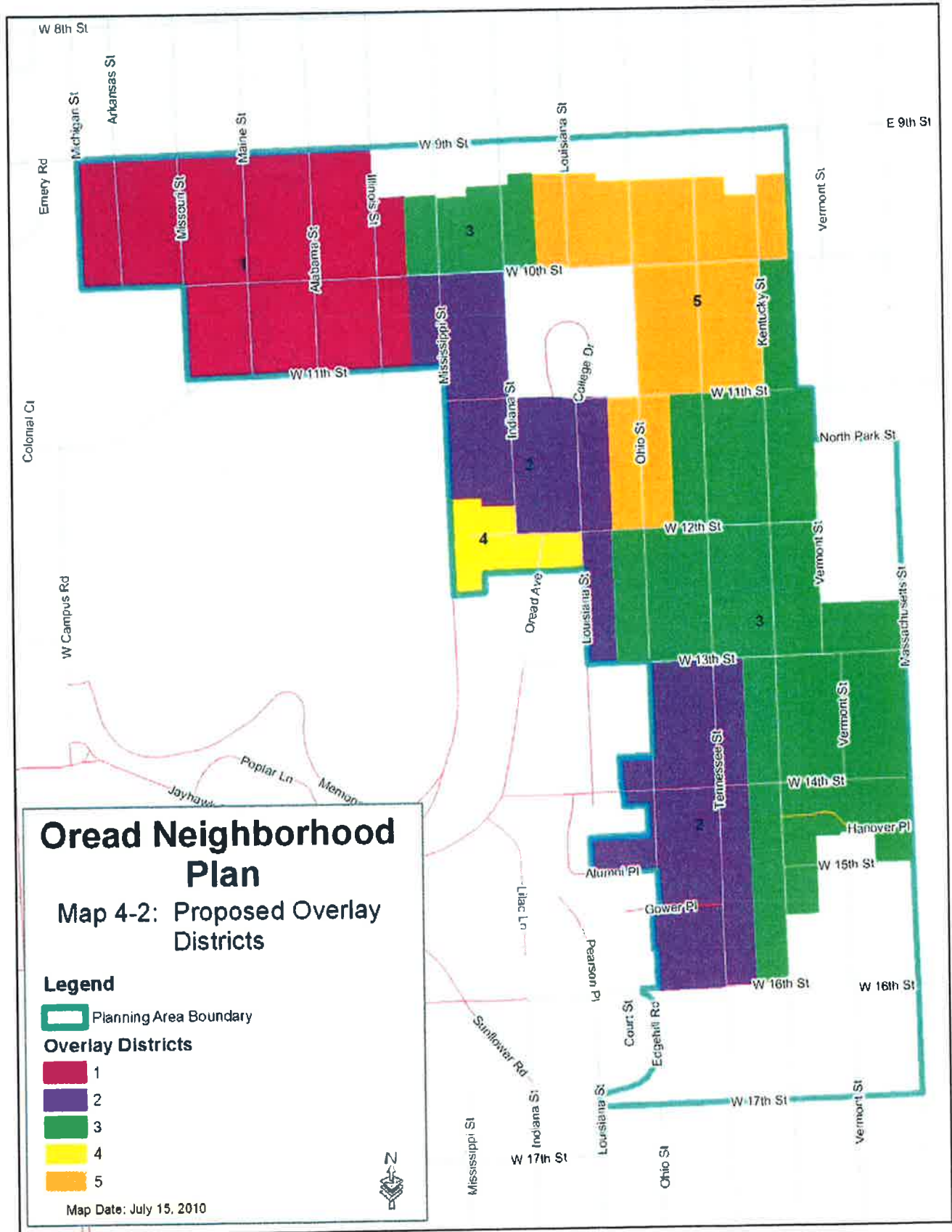
## **Exhibit H – Oread Neighborhood Plan Excerpts**





**Oread Neighborhood Plan**  
**Map 4-1: Future Land Use**

- Legend**
- Planning Area Boundary
  - Future Land Use**
  - Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Residential/Office
  - Mixed Use District
  - Inner Neighborhood Commercial
  - Neighborhood Commercial Center
  - Public/Institutional
  - Open Space
- Map Date: July 15, 2010



## 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