

**ITEM NO. 5A RM12 TO RMO; .269 ACRES; 1106 RHODE ISLAND ST (LBZ)**

**Z-14-00314:** Consider a request to rezone approximately .269 acres from RM12 (Multi-Dwelling Residential) District to RMO (Multi-Dwelling Residential-Office) District located at 1106 Rhode Island St. Submitted by Hernly Associates on behalf of the City of Lawrence, property owner of record.

**ITEM NO. 5B SPECIAL USE PERMIT FOR RHODY DELAHUNTY COMPLEX; 1106 RHODE ISLAND ST (LBZ)**

**SUP-14-00326:** Consider a Special Use Permit for Rhody Delahunty Complex for the development of two detached dwelling structures on a single lot in an RM District as required by Section 20-402 of the Land Development Code. The property is located at 1106 Rhode Island. Submitted by Hernly Associates on behalf of the City of Lawrence, property owner of record.

**STAFF PRESENTATION**

Ms. Lynne Braddock Zollner presented items 5A and 5B together.

**APPLICANT PRESENTATION**

Mr. Mike Myers, Hernly Associates, agreed with the staff report.

**PUBLIC HEARING**

Ms. Cille King, League of Women Voters, expressed concern about access to both dwellings. She said if the dwellings were on a single lot they should stay with a single owner. She was concerned about access and maintenance of two driveways on one lot.

Mr. Myers said they had not discussed the property having more than one owner. He said there could be separate parking for each.

Mr. McCullough said it would take a replat to divide the property and it would be a challenge for the site. He said the Code did not prohibit the multi-building nature of an RM District.

**COMMISSION DISCUSSION**

Commissioner Josserand thanked the applicant for their work on the project.

Commissioner Rasmussen asked why there were three parking places needed off of Rhode Island Street.

Mr. Myers said the parking requirement was met for the uses on the lot. He said it was the most efficient way to do it and approached the historic access points on the lot.

Commissioner Denney thanked the applicant for their work.

**ACTION TAKEN on Item 5A**

Motioned by Commissioner Struckhoff, seconded by Commissioner von Achen, to approve the request to rezone approximately .269 acres, from RM12 (Multi-Dwelling Residential) District to RMO (Multi-Dwelling Residential Office) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Commissioner Josserand said he would support the motion but thought the issue raised by the League of Women Voters relative to partitioning lots for multiple attached dwelling units should be examined in the future.

Unanimously approved 10-0.

**ACTION TAKEN on Item 5B**

Motioned by Commissioner Struckhoff, seconded by Commissioner von Achen, to approve Special Use Permit, SUP-14-00326, for two detached dwelling structures on a single lot in an RM District as required by Section 20-402 of the Land Development Code based upon the findings presented in the body of the staff report and subject to the following condition:

1. Execution of a Site Plan Performance Agreement.

Unanimously approved 10-0.