

MEMORANDUM

TO: PLANNING COMMISSIONERS

DATE: JULY 9, 2004

RE: ZONING MAP REVISIONS NECESSARY TO ACCOMPLISH INTENT OF NEW ZONING DISTRICTS AND ORDINANCE

The state statutes [K.S.A. 12-753] create zoning with two components. One is the establishment of districts for different uses:

12-753. Same; zoning regulations; districts; restrictions.

(a) The governing body of any city, by adoption of an ordinance, and the board of county commissioners of any county, by adoption of a resolution, may provide for the adoption or amendment of zoning regulations in the manner provided by this act. The governing body may divide the territory subject to its jurisdiction into districts of such number, shape, area and of such different classes, according to the use of land and buildings and the intensity of such use, as may be deemed suited to carry out the purposes of this act...

The second is the identification of district boundaries for individual tracts of land as depicted on an official zoning map:

...Such regulations shall define the boundaries of zoning districts by description contained therein or by setting out such boundaries upon a map or maps incorporated and published as part of such regulations or by providing for the incorporation by reference in such regulations of an official map or maps upon which such boundaries shall be fixed. For a county, such map or maps shall be marked "official copy of zoning district map incorporated into zoning regulations by adoption of a resolution of the board of county commissioners on the ____ day of _____, 19__" and filed in the office of the county clerk or such other public office as may be designated by the board of county commissioners. For a city, such map or maps shall be marked "official copy of zoning district map incorporated into zoning regulations by adoption of an ordinance by the governing body of the city on the ____ day of _____, 19__" and filed in the office of the city clerk or such other public office as may be designated by the governing body. Such regulations and accompanying map or maps shall be public records.

The Zoning Code, Article 1, Section 20-110 (e), provides for the conversion of map designations from existing code to new code categories. This conversion table will accommodate 80% of the revisions that need to occur, but the addition of new categories – such as "U" (University District) and "H" (Hospital District) – mean individual evaluation and initiation of some map rezoning is necessary to fully implement the new zoning code.

The Commission also needs to initiate rezoning for the 13 properties currently zoned "CP" (Commercial Parking), since there is no equivalent zoning category in the new code. The "CP" district was created in the 1966 zoning code as a way to enforce a buffer between land uses. The new development code provides a better tool for land use separation and buffers through development standards designed to create more harmonious and compatible developments with such things as landscaped buffers [re: Article 10], graduated building height to setback ratios [re: Article 6] and, maximum percentage of lot coverage and minimum percentages for pervious surface standards [re: Article 6].

This study session packet has been designed to provide the Planning Commission with the necessary background materials for the six different mapping issues that will be presented and discussed at the July 14th Mid-Month meeting. Unfortunately, the size and scale of the maps prevents staff from making all of them available to the Commission as attachments to this email. For that reason, a website link to static maps will be provided on the Planning Department website (www.lawrenceplanning.org) by Monday, July 12th at 5 PM for those maps which cannot be included with this packet. Hopefully, this will provide a useable alternative for the commission to use in preparation for the mid-month.

The intended outcome from this mid-month is the placement of an item on the July 28th agenda for the initiation of individual map revisions that are not covered by the "automatic" conversions that will result upon publication of the new zoning code [re: Section 20-110(e) of the new zoning code].

Staff will bring seven sets of maps to the Mid-Month meeting for Commission discussion. Each is described below and a separate one to two page study guide is provided for in the attachments to this memo.

Zoning maps revisions for study and discussion:

1. Conversions that occur consistent with section 20-110 (e).
Upon adoption and publication of the new zoning code, Twenty-six of the existing 37 zoning districts will be converted to new zoning designations. The Planned Development Districts (10 total) of PRD, PCD, POD and PID will also convert to new zoning designations but each will carry the name of the Planned Development as an attachment to the district designation. Staff will have a map at the meeting that will show where all planned development districts are. The exception will be the nine oldest PUDs that were created as overlay districts. These nine district will require individual initiation for map zoning changes.

The table for the zoning districts' conversion is section 20-110(e) of the new zoning code. This table has been extracted from the code and attached to this memo for ease of reference.

Resources at meeting:

- a. Existing Zoning Map
- b. Converted Zoning Map (in outline form)

2. "H" (Hospital) District zoning – The Hospital Master Plan will be used as the basis for delineating areas that should be rezoned from RM, RS and RO to "H".

Resources at meeting:

- a. LMH master plan showing hospital boundaries approved as a UPR
- b. Zoning map showing location of "H" district.

3. "U" (University) District zoning – The Kansas University supplied boundary information for their main campus areas, which will be used as the basis for delineating areas that should be rezoned to "U" for KU. The Haskell Indian Nations University campus, as defined by the county appraiser's maps, will be used to delineate the area that should be rezoned to "U" for HINU.

Resources at meeting:

- a. University of Kansas Campus Plan
- b. Zoning map showing location of "U" district.

4. "UR" (Urban Reserve) District zoning – Areas in the city that retained their county zoning designation of "A" upon annexation into the city will be identified for the new "UR" District.

Resources at meeting:

- a. Zoning map showing locations of all properties zoned "A" within city limits
- b. Table with descriptions of each individually zoned parcel

5. The new zoning code designates older Planned Unit Development (PUD) overlays and areas zoned PCD, PRD, POD or PID as having individual zoning designations that identify - by name - the Planned Development and type of development (PUD, PID, PRD, POD or PCD).

Because of the proliferation of these uses, a symbol has been created for all Planned Developments. A number on the zoning map will correspond to a table that lists all Planned Developments. Pre-existing Planned Developments are grand-fathered by the new code but will be renamed as described above. Planned Developments created after the new code takes effect will be designated as overlay districts, not zoning districts.

Resources at meeting:

- a. Zoning map layer of Planned Unit Developments
- b. Table of all Planned Unit Developments with names corresponding to map #s

6. "CP" (Commercial Parking) District zoning – There are 13 of these sites scattered around the city, as shown on several small area maps. Staff has researched and field verified the existing land use, adjacent uses served, surrounding zoning and land uses of these existing sites. This information is provided on the "CP" summary sheet.

Resources provided in email:

- a. Individual listing of CP zoned areas
- b. Zoning map showing location of each CP zoned area

Resources provided at meeting:

Description of current use of each CP zoned area and the related development/use that it serves. Adjacent land uses will also be identified.

7. Several platted lots measuring between 5,000 and 6,999 square feet in area currently exist with RS-2 zoning. These areas occur in the central neighborhoods that were platted prior to adoption of the current zoning ordinance (Ordinance #3500) in April 1966. ZAC has recommended that the new zoning district "RS5" would be a more appropriate zoning for these areas than "RS7".

Resources at meeting:

- a. Zoning map with platted lots that are between 5,000 and 6,999 sq. feet in area.
- b. General description by subdivision name of the areas platted with smaller lots and the typically lot area per subdivision.