

Tax Delinquent Properties

In December, 1977 the following list of delinquent properties were obtained from the County Assessor's office. At that time there were a total of 58 lots that were delinquent in the neighborhood.

TABLE III

<u>PLANNING AREA</u>	<u>NO. OF LOTS</u>
1	0
2	2
3	2
4	4
5	22
6	23
7	<u>5</u>
TOTAL	58

As can be seen by referring to Map Number 7, by far the majority of the tax delinquent properties are located in areas number five and six.

LAND USE

Existing land use in Pinckney is summarized in Table IV and shown on Map Numbers 8 and 9. In the following text description some of the categories used in the table and maps are combined.

Residential:

For the purposes of this Plan, residential land uses in Pinckney were divided into four general categories: single family, duplex, multi-family, and mobile homes. Combined, these four categories equal 28.9% of the total land area of the neighborhood. This is below the 35.6% that is used for residential purposes in Lawrence as a whole.² Approximately 73% of the residential land area is used for

2. Ron Jones and Associates and the Lawrence/Douglas County Planning Office, Plan '95, 1977, pg. 3-5.

SPRING '78

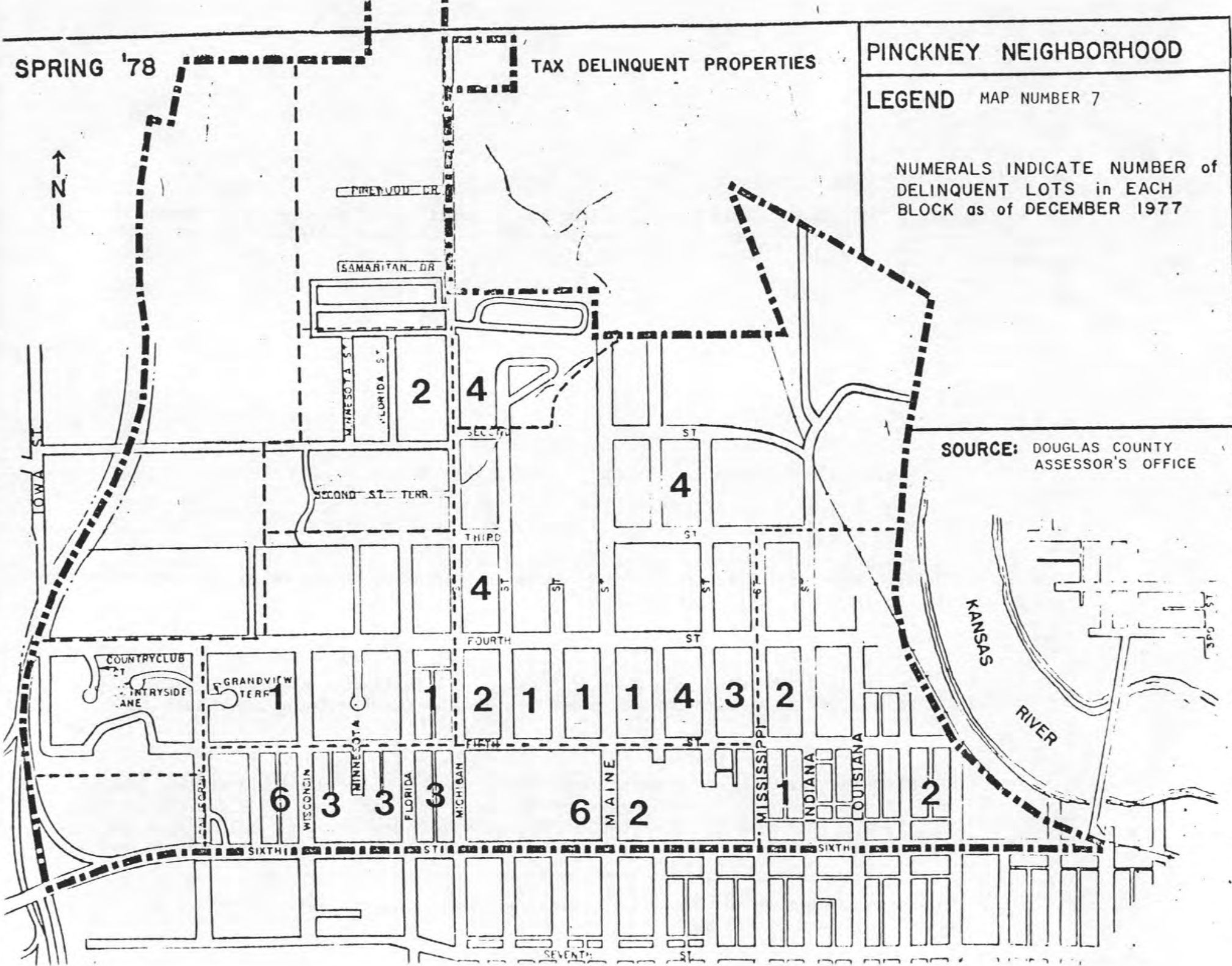
TAX DELINQUENT PROPERTIES

PINCKNEY NEIGHBORHOOD

LEGEND MAP NUMBER 7

NUMERALS INDICATE NUMBER of
DELINQUENT LOTS in EACH
BLOCK as of DECEMBER 1977

SOURCE: DOUGLAS COUNTY
ASSESSOR'S OFFICE



single family dwellings, 13% for mobile homes, 11% for multi-family residential, and 2.3% for duplexes. Single family homes are located throughout the neighborhood, except for the northern portion of Michigan Street, which is mostly occupied by mobile homes and apartments.

Commercial

The Pinckney Neighborhood has 27 acres or 6% of the developed area in commercial and service uses. This compares to 5.1% of the developed land that is used for commercial and service uses in the entire City of Lawrence. It should be noted that the 5.1% includes the Lawrence downtown area as well as the major shopping centers.

The commercial uses in Pinckney consist mostly of highway service oriented facilities such as filling stations, used car lots, drive-in restaurants, taverns, and other related commercial facilities. The desirable depth for future commercial expansion on Sixth Street is one of the issues that this Plan addresses. (See Map No. 9)

Office

The location of medical offices has been an issue in the Pinckney Neighborhood for many years. Approximately 1% of the neighborhood land area is presently used for medical offices.

Public

The major public land uses in Pinckney are the Lawrence Memorial Hospital, the Pinckney Elementary School and the City Water Plant. The public uses comprise 6% of the land area in Pinckney, or 28.2 acres. This does not include street rights-of-way or parks and recreational uses.

Streets and Alley Rights-of-Way

Public rights-of-way comprise 30.4% of the total land area of Pinckney. Of this, 138.6 acres or 29.8% is in street rights-of-way, and .06% is in alley rights-of-way. The Original Townsite Plat and the West Lawrence Plat portion of Pinckney are laid out on strict grid-iron patterns. The typical blocks are 250' by 600' rectangles of identical size. Countryside and Grandview Heights Additions

in area number one vary from this pattern and are laid out on a partially curve-linear pattern.

Agricultural Land and Open Space

A total of 103 acres or 2% of the land area of the neighborhood is either predominantly used for agricultural purposes or is vacant. Vacant lots are scattered throughout the neighborhood. There are a large number of vacant lots north of Third Street between Maine and Indiana, and north of Fourth Street west of Wisconsin.

TABLE IV

Land Use In Acres and Square Feet

Land Use	Square Feet	Acres	Percent of Area
Commercial	1,174,740	26.9	5.8
Office	208,350	4.8	1.0
Public	1,230,760	28.2	6.1
Multifamily	679,950	15.6	3.4
Duplex	137,726	3.1	.7
Single family	4,232,000	97.0	21.0
Mobile homes	768,500	17.6	3.8
Streets	6,035,700	138.6	29.8
Alleys	130,000	3.0	.6
Vacant & open space	4,484,200	102.9	22.2
Parks	544,100	12.5	2.7
Industrial	616,300	14.1	3.0
TOTAL	20,153,526	464.3	100.0

SPRING '78

8

EXISTING LAND USE
NOVEMBER 1977

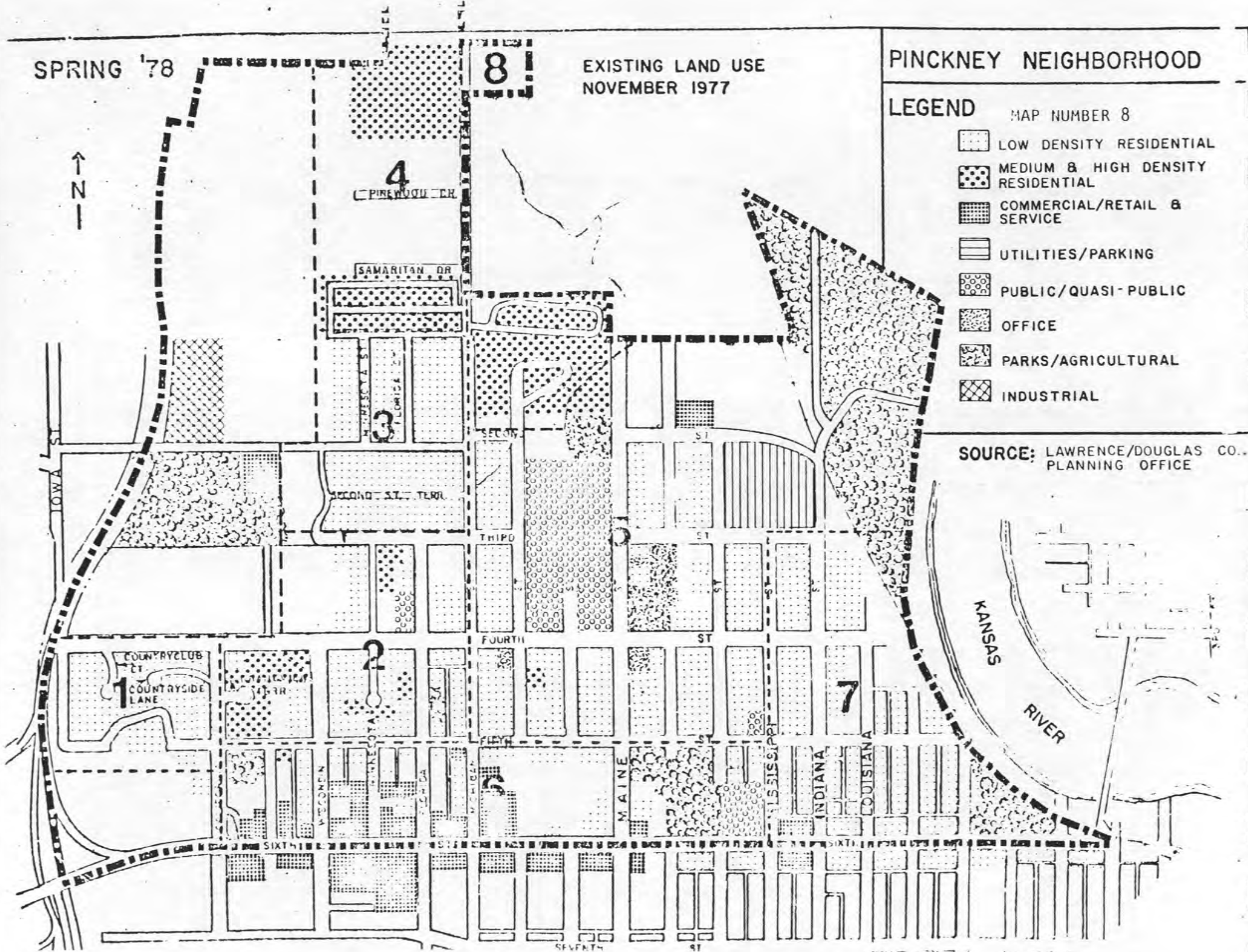
PINCKNEY NEIGHBORHOOD

LEGEND

MAP NUMBER 8

- LOW DENSITY RESIDENTIAL
- MEDIUM & HIGH DENSITY RESIDENTIAL
- COMMERCIAL/RETAIL & SERVICE
- UTILITIES/PARKING
- PUBLIC/QUASI-PUBLIC
- OFFICE
- PARKS/AGRICULTURAL
- INDUSTRIAL

SOURCE: LAWRENCE/DOUGLAS CO.
PLANNING OFFICE



SPRING '78

8

NON-RESIDENTIAL LAND USE
BY SPECIFIC CATEGORY

PINCKNEY NEIGHBORHOOD

MAP NUMBER 9

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N

4

PINCKNEY CH

SAMARITAN DR

MINNESOTA ST
FLORIDA ST

3

HOME OCCUPATION

PARK

SCHOOL DISTRICT
STORAGE/GARAGE

VFW

PARK

SOURCE: LAWRENCE/DOUGLAS
PLANNING OFFICE

WATER PLANT

THIRD ST

HOSPITAL

OFFICE

ST

ST

CITY GARAGE

7

COUNTRY CLUB
COUNTRYSIDE LANE

GRANDVIEW TERR

MINNESOTA ST

GREEN HOUSE

FOURTH OFFICE

OFFICE

OPEN SPACE

NURSERY

PHOTO PARTS

HAIR DRESSING

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HARLEY DAVIDSON
SON TAVERN

VOTEL

DRIVE-IN RESTAURANT

CAR WASH

CLEANER

STORAGE/TEXTILE

FILLING STATION

LAWRENCE PLAZA

FILLING STATION

NOTEL

McDONALDS

FOUR STORE BEAUTY SALON

OFFICE

RESTAURANT

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Existing Zoning

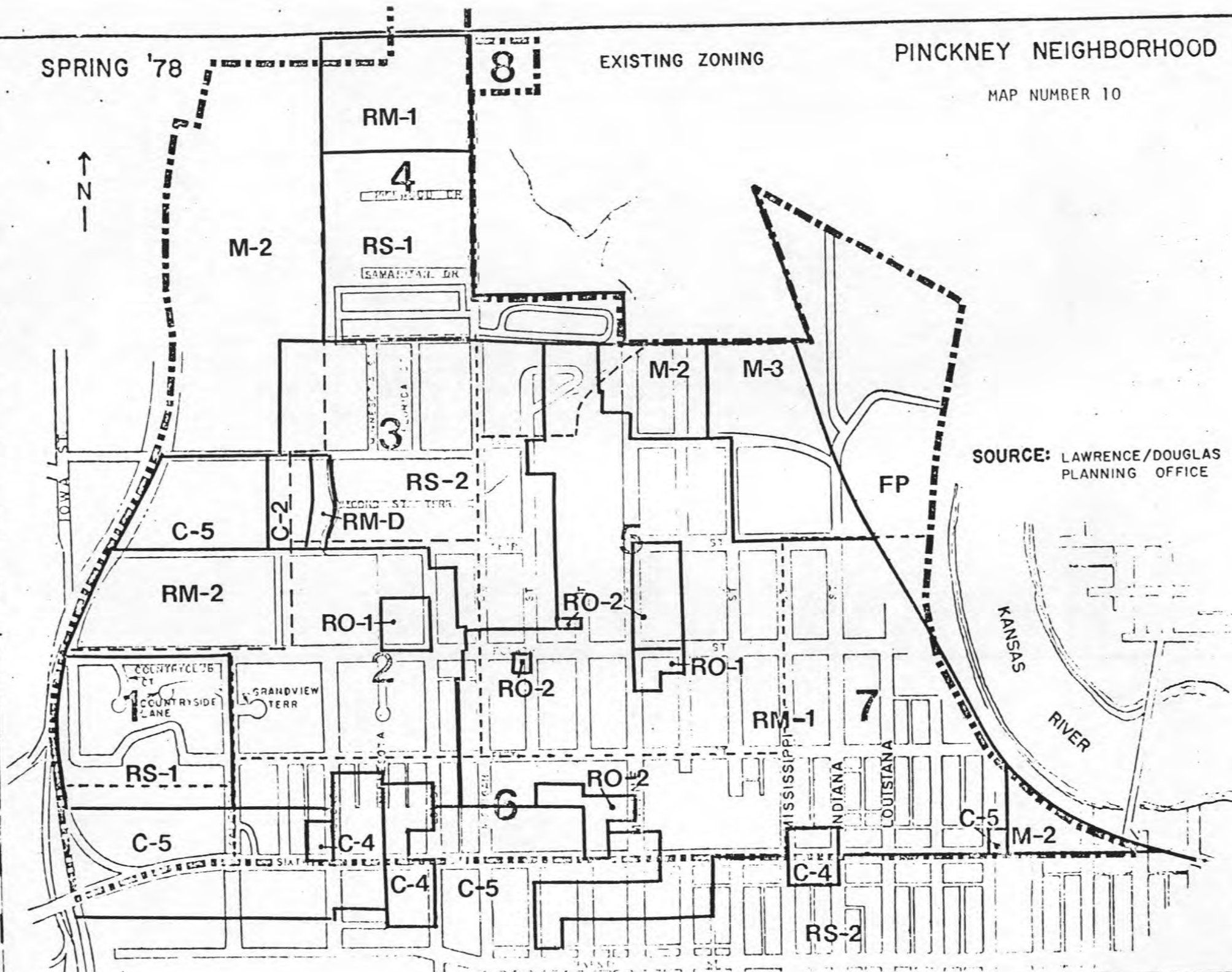
Most of the neighborhood is zoned either RM-1 or RM-2. Single family zoning is found only in areas number 1, 3, and 4. Most of the single family zoning in number four is presently used for mobile home parks by special use permit. There are two areas of industrial zoning (M-2 and M-3) presently used by the City Water Plant and the Parks Department, Veterans of Foreign Wars, and the School District. (See Existing Map No. 10)

SPRING '78

EXISTING ZONING

PINCKNEY NEIGHBORHOOD

MAP NUMBER 10



SOURCE: LAWRENCE/DOUGLAS
PLANNING OFFICE

TABLE V

VACANT AREAS BY ZONING DISTRICTS, 1977

<u>ZONING DISTRICTS</u>	<u>ACRES</u>	<u>PERCENT</u>
RS-1	17.6	17.2
RS-2	14.7	14.3
RM-1	16.2	15.7
RM-2	25.9	25.2
RO-1	0.0	0.0
RO-2	2.9	2.8
C-2	4.3	4.2
C-4	0.1	0.1
C-5	12.3	12.0
M-1	3.2	3.0
M-2	<u>5.7</u>	<u>5.5</u>
TOTAL	102.9	100.0

Table V divides the vacant areas into their zoning classifications by acres and percentage of total vacant area. The table does not include land that is in street rights-of-way or in public easements, but represents net acres that are available for development.