

East Lawrence Neighborhood Association

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March 26, 2012

Planning Commission
City Hall
6 E. 6th Street
Lawrence, KS 66044

Regarding: Boarding House Parking Exceptions

Dear Commission Members,

The East Lawrence Neighborhood Association would like to offer its continued support for the Oread Resident's Association and the City Commission's recommendation of granting a parking exception of .5 spaces per bedroom to units 4500 sq ft or larger, counting unfinished spaces.

We hope that this exception does indeed serve to limit to a very small number of eligible properties, in the spirit of which an exception is intended to do.

Thank you.

Sincerely,

Leslie Soden, President
East Lawrence Neighborhood Association



Lawrence Association of Neighborhoods

Neighborhoods Working Together

Dear City Staff and Planning Commissioners,

3-23-12

The Lawrence Association Neighborhoods (LAN) is writing in support of the City Commission's recommendation to increase the size of a structure being converted to the Congregate Living Use or Multi-Dwelling use that would qualify for a parking "exception" of .5 parking spaces per bedroom. The standard parking requirement for congregate living is one parking space per bedroom, the same as all other rental units. An "exception" to the standard should be modest and infrequent.

LAN has in the past supported the parking standard for congregate living units of one space per bedroom in order not to favor one type of rental unit over another. As written the present amendment with a .5 parking "exception" impacts nearly 20% of the all structures in the Oread Neighborhood. This is not an exception and will surely add to the congested parking problems in the Oread Neighborhood.

The November 14, 2011 Planning Commission meeting clarified that their past intention of a parking "exception" for congregate living units was to have a very small percent of properties qualify. Increasing the qualification from 3,500 to 4,500 square feet lowers the potential number of eligible properties in the Oread Neighborhood from 83 or 18.7% to 15 (net) or 3.4% of properties.

LAN is hopeful that the Planning Commission will support changing the code interpretation for a congregate living parking "exception" from 3,500 sq ft to 4,500 sq ft to reflect their original "exception" intent and support the recommendations of the City Commission. Overlay districts planned for this area will provide an opportunity for more planning specificity if needed in the future.

Thank you for your time and consideration,

Gwendolyn L. Klingenberg
Lawrence Association of Neighborhoods - President

Dear City Staff and Planning Commissioners,

3-23-12

Over the last 5 years, Oread residents have been disheartened and concerned about the proliferation of boarding houses/congregate living units in the Oread Neighborhood as they have been creating parking congestion, trash, and noise disturbances. This increase has been largely due to a reduced parking requirement (.75 spaces per bedrooms versus 1 space per bedroom) and the ability to increase the numbers of renters in a single dwelling unit beyond the normal 4 unrelated individuals. On 1-25-11 the City Commission passed the Boarding House/Congregate Living code amendment that would require congregate living units to meet the city-wide rental standards of one parking space per bedroom.

While the amendment appeared to achieve an equitable parking standard, the footnoted parking “exception” of .5 spaces per bedroom for structures that are 3,500 sq ft or larger including unfinished spaces did not. This is slightly larger than an average size house in Oread. Most all boardinghouses/congregate living units are already that size, now making this kind of rental unit even more desirable to investors (not residents) than it was in the past.

The November 14, 2011 Planning Commission meeting indicated that the commission’s past intention for a parking “exception” to the congregate living code amendment was to have included a very small percent of qualifying properties. Increasing the qualification from 3,500 to 4,500 square feet lowers the potential number of eligible properties in the Oread Neighborhood from 83 or 18.7% to 15 (net) or 3.4% of properties.

The Oread Residents Association supports the City Commission’s recommendation of granting a parking “exception” of .5 spaces per bedroom to units that are 4,500 sq ft. or larger, counting unfinished spaces. This would eliminate the difficulty of determining what is finished and what is not finished space. Overlay districts planned for this area will provide an opportunity for more planning specificity if other unique properties are identified as appropriate for such a parking “exception”.

Thank you for your consideration,

ORA Representatives, Candice Davis and Dustin Brown