

Memorandum

City of Lawrence

Planning & Development Services

TO: Thomas M. Markus, City Manager
Diane Stoddard, Assistant City Manager

FROM: Amy Miller, Assistant PDS Director

CC: Scott McCullough, Director – Planning and Development Services

Date: April 16, 2019

RE: Monthly PDS Project Report

The following provides an update on several city of Lawrence projects in process in the Planning and Development Services Department.

Notable Development Projects in the Planning Phase:

The following list details notable and large development projects that have filed applications with the Planning Division:

- Multi-Family Structure (929 Arkansas Street)
- Fairfield Apartments (2115 Exchange Court)
- Hi-Tech Interiors Warehouse (725 N 2nd St)
- K10 Crossing (SLT & Hwy 59)
- North Lawrence Riverfront Project (Northwest corner Kansas River & N. 2nd St)
- The Hub at Lawrence (1041 New Hampshire)
- Douglas County Crisis Center (1000 W 2nd St)
- Home Sweet Home (1900 Wakarusa)
- Lawrence Beer Company (4811 Bob Billings)
- McDonald's (remodel) (1309 W 6th)
- Lake Estates Apartments (George Williams & Lake Estates Drive)
- Dentist (3110 Nieder)
- Lawrence Police Headquarters (5100 Overland)
- Mixed-Use Development (1401 W 23rd)

Comprehensive Plan Update – On July 16, 2018 the *Horizon 2020* Steering Committee approved the release of the draft Comprehensive Plan for the Planning Commission, City Commission, and Board of County Commissioners consideration. Using the Issue Action Report as a basis, which was unanimously approved by all 3 commissions, the Steering Committee reviewed the draft plan in the context of that report and the public input received as part of their process. The next steps for the draft Comprehensive Plan include public hearings before the Planning Commission, City Commission, and Board of County Commissioners. The three commissions received a presentation on the draft plan on October 19th, 2018. The

Planning Commission is the first commission to review and consider the draft plan. At this time, the Planning Commission is anticipated to continue their review at their May meetings. Information on this effort can be found at <https://lawrenceks.org/pds/comp-plan/>. Jeff Crick is the staff contact.

Short Term Rental Uses – On August 15, 2017, the City Commission directed staff to pursue a framework to regulate properties being used as short-term rentals. Staff conducted an extensive public participation program and presented findings to the City Commission at their November 14, 2017 work session. Staff drafted a text amendment to permit short-term rental units, which was recommended by the Planning Commission at their May 23rd meeting and adopted by the Lawrence City Commission on October 2, 2018, which regulates the licensing and inspection of Short-term Residential Rental Property. The ordinance became effective on November 1, 2018. **The Planning Commission will be having a discussion about the short-term rental program at their April 24th, 2019 meeting, and the City Commission is potentially scheduled to have a discussion on the program at their May 14th, 2019 work session.** For questions, you may contact Brian Jimenez, Code Enforcement Manager at 785-832-3111 or at bjimenez@lawrenceks.org or Jeff Crick, Planning Manager at 785-832-3163 or at jcrick@lawrenceks.org. You can find more information at <https://lawrenceks.org/short-term-rentals/>.

North Lawrence RS5 Zoning Discussion – On August 18, 2015 and April 19, 2016 the City Commission considered staff memos addressing a request from the North Lawrence Improvement Association to review RS5 zoning in North Lawrence. At their April 16, 2016 meeting, the Commission initiated an amendment to the code to require that storm water plans be submitted in conjunction with development projects for RS5 zoned properties in North Lawrence in the areas protected by the levee. The code was revised on July 19, 2016 to require a storm water plan for any residential construction project on RS5 and RS3 zoned lots that are protected by the levee. The Commission also directed staff to continue to study density and dimensional standards citywide for RS5 and RS3 zoned properties and provide a report to the City Commission at a future meeting. The analysis of RS5 zoning density and dimensional standards is underway. Becky Pepper is the staff contact.

Parking Regulations Text Amendment – Staff has been working with the Planning Commission for some time now on revising Article 9 of the Land Development Code related to parking standards. These revisions will address how parking is calculated, the design and location of parking, and standards related to the parking and storing of RVs, boats and trailers. The Planning Commission received an update on the progress of this item at their November 16, 2015 meeting and discussed alley parking for duplexes at their January mid-month meeting and May 23, 2016 regular meeting. This item will be submitted for a final recommendation from the Planning Commission upon completion of the final draft of the code revisions. Mary Miller is the staff contact.

Downtown Master Plan - Through the City's strategic planning process, the City Commission identified a priority initiative of creating a Downtown Master Plan that includes identifying needed and desirable assets, identifying existing infrastructure and uses, and discovering potential uses and obstacles in response to the critical success

factor of Economic Growth and Security. The desire is to create a sustainable plan that recognizes the existing successful nature of downtown and enhances downtown by incorporating innovative and creative initiatives through intensive stakeholder and community input. The plan will explore all elements of a master plan including, but not limited to, land use relationships, opportunities for development and redevelopment, programming of public space, landscaping, transportation, infrastructure and streetscape, with a heavy emphasis on cultural and historical resources and activities.

Through a Request for Proposal process, the city has hired Houseal Lavigne Associates as the consultant to lead, manage and write the plan. The project kicked off in early November 2018 with data gathering and a November 1, 2018 Downtown Master Plan Steering Committee meeting. HLA worked with staff over the next few months to develop a [project website](#), open an on-line survey and interacting mapping tool for input gathering and set up a week-long visit in early February that would include multiple workshops and group meetings to gather community input per the adopted project scope. The first of three community workshops were held February 4, 2019 and over 100 people attended. In addition, four of five focus group meetings were held to gain input on specific topics. Summaries and participants of the focus groups are located on the [website](#). Inclement weather led to the cancelation of the fifth focus group and the remaining two community workshops. Since, staff has worked with the consultant to revise and expand the community engagement portion of the project based on community and City Commission concerns. The City Commission approved a [revised and expanded project scope](#) at their April 2, 2019 meeting.

The rescheduled Community Workshop will be held June 5th from 6:30-8pm and the Downtown Business and Property Owner Workshop will be held from 7:30-9am. Both meetings will take place at the Carnegie Library, 200 W 9th Street. More information should be available in the next couple of weeks. The project website can be viewed here: <https://lawrenceks.org/strategic-plan/downtown/> and is also the place to sign up to receive email updates throughout the process. Amy Miller is the staff contact.

Community Development Initiatives

The Community Development Division is currently in the 2018 CDBG and HOME program year in accordance with the 2018 Action Plan.

The Community Development Advisory Committee (CDAC) has concluded funding recommendation deliberations for the 2019 Program Year (August 1, 2019 – July 31, 2020). A public hearing will be held on April 25, 2019. The City Commission voted in March to dissolve the CDAC as of July 1, 2019. Going forward, the HOME allocation recommendations will be handled by the Affordable Housing Advisory Board and the CDBG allocation recommendations will be part of the City's budgeting process. An amended Citizen Participation Plan outlining the new processes will come before the City Commission in the fall of 2019.

A new HUD low-moderate census tract and block group map has been released and became effective on April 1, 2019. New information can be found

here: <https://assets.lawrenceks.org/assets/pds/devservices/cdac/2018/documents/ds-cdac-FY2018-lowmod-Lawrence-data-neighborhoods.pdf>

Community Development Staff continues to support the staffing efforts of the Affordable Housing Advisory Board. Information and agendas can be found at <http://lawrenceks.org/boards/affordable-housing/> .

Danelle Walters is the staff contact.

Metropolitan Planning Organization (MPO) Studies

Bikeway Plan Update

The Lawrence Bikes Plan is reconciling the various bicycle related plans into one vision for the future of bicycling in Lawrence. A two phase public engagement process gathered public input to inform the plan. The plan is nearing completion and is planned to be available for public comment in May. More information can be found online at: https://lawrenceks.org/mpo/bicycle_planning/

23rd St Corridor Study

The MPO contracted with Olsson, Inc. to conduct the 23rd Street Corridor Study in 2019. The study will be completed prior to the reconstruction of 23rd Street (from the Haskell Bridge to 600' east of Anderson Ave) in 2021-22. This study will develop a vision and implementation strategy for 23rd Street: Haskell Bridge to the eastern city limits, providing an opportunity for the public to reimagine the street for comfortable and inviting multimodal transportation. More information can be found online at: <https://lawrenceks.org/mpo/23rd-st-corridor-study>.

Lawrence Citywide Safe Routes to School Plan

The MPO began working with the City of Lawrence Municipal Services and Operations, USD 497, the Lawrence-Douglas County Health Department, and the Lawrence-Douglas County Sustainability Office to write a Lawrence Citywide Safe Routes to School Plan. The team is currently evaluating existing crossing guard locations, updating mapping, as well as preparing for the twice annual travel tally survey and the Bike to School Day Celebration May 8th. The plan is expected to be completed in Spring 2020.

Jessica Mortinger is the staff contact.