

Neighborhood Update for LAN

March 6, 2014

Item #1: City of Lawrence Subscription Services

How can I stay involved with the latest City of Lawrence Notifications?

Interested citizens can sign up to receive notification updates for various City services, events, and information, including advisory board information for the City Commission, Planning Commission, Board of Zoning Appeals, Historic Resources Commission, Community Commission on Homelessness (CCH) and the Community Development Advisory Committee (CDAC), as well as City News, Public Meeting Notices, Recreation Announcements, and Neighborhood news. All these subscriptions can be found at <http://www.lawrenceks.org/subscriptions>.

Item #3: Project Submittals

Planning project submittals can now be accessed on the Planning Division's website through the following address: <http://www.lawrenceks.org/pds/submittals>. The list is updated every Monday and also includes a link to an interactive map that shows the locations of the projects.

Item #3: CDD Information

The Community Development Advisory Committee has two openings for appointments to the committee. The open positions are for low-moderate income area representatives. The appointees must come from an area that is 51% or more low-mod and is not already geographically represented on the committee. Please forward any letters of interest to either Danelle Dresslar or to the City Manager's office.

****Item #4: Neighborhood Contact Information****

Is your neighborhood a registered neighborhood? By registering your neighborhood group, you are given notification regarding pending development applications received by the Planning Department, giving your group the opportunity to comment on development projects that may impact your neighborhood. Register your neighborhood at http://lawrenceks.org/pds/neighborhood_registration. To find out if your neighborhood information is current, see the neighborhood list at <http://www.lawrenceks.org/pds/neighborhoodcontacts>.

Item #5: Horizon 2020 Update Process –

The City and County commissions adopted a joint resolution setting up a steering committee to oversee and guide the review process. The Steering Committee will meet the 2nd Monday of the month from 4-6pm in the City Commission Room. Some regular meetings may be cancelled in the coming months in order for members to attend various public input meetings, and if so, that information will be posted on the website. The March 10th meeting will be the first meeting where we try video-recording in order to make the video available to anyone on the website within a few days after the meeting ends. There will be an extensive public input period where comments are gathered from all stakeholders, including the public, advisory boards, neighborhood groups, and others that will last through the summer of 2014. People can sign up for emailed updates on the process through the City's subscription page or by visiting the Horizon 2020 Update Process website at <http://www.lawrenceks.org/pds/horizon-2020-update-process>.

Item #6: Lunch and Learn –

The Planning and Development Services Department launched a Lunch & Learn educational seminar series in 2013 for contractors, architects, engineers, developers, commercial real estate brokers and others. Topics in 2013 included Fire Code in Commercial Spaces, Tenant Finishes in Commercial Strip Centers and Basic Overview of Accessibility in Commercial Spaces. PDS will host another Lunch and Learn seminar on March 28th from Noon to 1pm in the City Commission Room at City Hall on Historic Preservation and its Relationship to Development in Commercial Areas. Attendees must RSVP in advance. More information is available at: <http://www.lawrenceks.org/pds/Lunch-N-Learn-Series-Resources>.

Item #7: Rental Licensing

On December 17, 2013, the City Commission voted 3-2 to direct staff to present a version of Ordinance 8840 that included many elements of Draft 2 (Mayor and Vice-Mayor's proposal), but that applied all of the City's Property Maintenance and Land Development codes to rental units. That direction resulted in Draft 3 currently under consideration at the City Commission. (Draft 3 documents were first posted as a City Commission Future Agenda Item on January 9, 2014).

Subsequent to posting of Draft 3 documents on January 9, 2014, Commissioner Farmer requested that a new proposal (Draft 4) be forwarded to the Commission for consideration. The below summarizes a proposal by Commissioner Farmer to revise proposed Ordinance 8840 in the following ways:

1. Ordinance 8840 (Draft 4) would maintain the current program for RS-based properties and would only be applied to non-RS zoned properties, essentially creating two programs to license and inspect rental properties in the City. Draft 4 is similar to the Draft 2 version for non-RS zoned properties in that it applies a limited scope of the adopted codes within the rental licensing program, but maintains that the full scope of the Property Maintenance Code and Land Development Code, dealing mainly with elements the Commission has determined to be non-life-safety in nature (exterior property conditions and various land use regulations), can be enforced by referring any noted violation for follow-up enforcement action under the City's regular Property Maintenance Code program. Any observed code violation outside the scope of the new Ordinance 8840 would still be required to be met, but with no consequence to the landlord relative to the rental program. RS-based rental units would remain under the full application of the Property Maintenance Codes and Land Development Code. The list of life-safety code standards to be applied during a rental inspection is contained in the new Draft 4 ordinance.
2. Maintain an Inspection Form and Checklist that contains both the standards applied under the rental program and the remaining standards of the Property Maintenance Code and Land Development Code. Draft 4 also includes a Guide to the code standards to provide higher levels of expectations and greater clarity to landlords, tenants, and inspectors regarding the potential violations.
3. Revise the incentive program criteria to remove the concept of major and minor violations. With a reduced list of standards representing life-safety issues, the concept of major vs. minor violations is less feasible. Instead, the criteria for obtaining the incentive are based on the number of violations found in a unit. Draft 4 establishes 5 violations as the threshold. Any unit found to have 5 or less violations will be eligible for the incentive program, which remains the same as Draft 3.
4. The Inspection Consent Form has been modified to delete language related to video and photographic documentation.

On February 20, 2014, the following proposed schedule was presented to the City Commission in order to process Commissioner Farmer's proposal to consider a Draft 4 to Ordinance 8840, which would expand the rental licensing and inspection program to all rented units in the city.

1. February 27, 2014 – post the following to the Future Agendas Memo: summary memo of proposal, Ordinance 8840 (draft 4), revised checklist, and Guide to Standards.
2. Week of March 3, 2014 – complete case-study inspections using revised checklist.
3. March 13, 2014 – conduct a community meeting to review proposal and take public input at Lawrence High School cafeteria, 6:00 – 8:00 p.m.
4. March 20, 2014 – Post to the City Commission agenda a memo summarizing the community meeting and inspections.
5. March 25, 2014 – City Commission considers options at their regular meeting.

A dedicated website has been set up as a portal for all information related to this proposal. It can be viewed here: <http://www.lawrenceks.org/pds/rental-registration>

All information listed can be found at the City of Lawrence website: www.lawrenceks.org/pds

The Neighborhood Update is produced for LAN during the first week of every month to keep members updated on neighborhood oriented issues via communication directly from the City of Lawrence. For any additional information regarding CDBG information, please contact Danelle Dresslar by phone at 785-832-3108 or email ddresslar@lawrenceks.org or for any other information contact Amy Miller by phone at 785-832-3166 or email amiller@lawrenceks.org. Comments are always welcome.

Item #8: March Planning Commission Items

*The Planning Commission will meet on March 24th and 26th at 6:30 p.m. in the Commission Meeting Room on the first floor of City Hall, 6 E. 6th Street. The deadline for receipt of all written communications is no later than 10:00 a.m. on Monday, March 24th, 2014. Visit our website at www.lawrenceks.org/pds/pc_agendas_minutes for more information or call us at 785-832-3150. The order in which the items will appear is not set. **The following is a tentative list of the items being presented at the March Planning Commission meeting and is subject to change.***

TA-13-00488: Consider a Text Amendment to the City of Lawrence Land Development Code, Chapter 20, to allow for Participant Sports & Recreation, Outdoor uses with a Special Use Permit in the CN2 (Neighborhood Shopping Center) District. Submitted by Paul Werner Architects. *Deferred by Planning Commission on 2/24/14.*

Z-13-00483: Consider a request to rezone approximately 10.97 acres from RSO (Single-Dwelling Residential-Office) District to CN2 (Neighborhood Shopping Center) District, located at 4300 W 24th Place. Submitted by Paul Werner Architects, for Corporate Holdings II LLC, property owner of record. *Deferred by Planning Commission on 2/24/14.*

SUP-13-00486: Consider a Special Use Permit for Participant Sports & Recreation, Outdoor uses as part of a Family Fun Center, located at 4300 W 24th Place. The development includes a 28,000 square foot clubhouse and outdoor tot lot, batting cages, electric go-kart tracks and an 18-hole miniature golf course. Submitted by Paul Werner Architects, for Corporate Holdings II LLC, property owner of record. *Deferred by Planning Commission on 2/24/14.*

SUP-14-00026: Consider a Special Use Permit for a fast order food with drive-thru as part of the future commercial pad site development, to be located on the west portion of property located at 4300 W 24th Place. Submitted by Paul Werner Architects, for Corporate Holdings II LLC, property owner of record. *Deferred by Planning Commission on 2/24/14.*

SUP-14-00007: Consider a Special use Permit for a Pump Station, located at 547 Maple & 500 Perry St. Submitted by Bartlett & West, for the City of Lawrence, property owner of record.

CPA-14-00005: Consider a Comprehensive Plan Amendment to Chapter 14- K-10 & Farmer's Turnpike Plan to expand the boundary and amend the future land use designations in the area southeast of I-70 and K-10.

TA-12-00204: Consider a Text Amendment to the City of Lawrence Land Development Code, Chapter 20, to establish lighting standards and requirements as an alternative to the photometric plan. *Initiated by City Commission on 8/21/12.*

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