

Neighborhood Update for LAN

July 2, 2015

Item #1: 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 #2: Horizon 2020 Update Process –

The H2020 Steering Committee has identified several areas in need of attention as they work toward a [revision of the comprehensive plan](#). These issues include:

- Create employment opportunities;
- Enhance readability of the plan;
- Address quality housing for all incomes;
- Plan for & provide arts & cultural amenities;
- Consider increasing height/density in appropriate locations;
- Encourage/support local food system development;
- Create quality neighborhoods for all ages; and
- Update the parks & recreation master plan.

The committee has now released the [Issue Action Report](#) which contains the Steering Committee's findings regarding how to best strengthen the existing plan and ensure that the document reflects the community's vision, while also setting a foundation for creating the inclusive and sustainable community we want Lawrence and Douglas County to be in the future.

Public input is critical to this process. The Steering Committee will hold a public meeting for the community to provide feedback and input on this report on **Monday, July 13, 2015 from 4 to 6 p.m. and 6:30 to 8:30 p.m.** in the City of Lawrence Commission Room, Lawrence City Hall, 6 E. 6th Street. If unable to attend, questions and comments can be emailed to CompPlanUpdate@lawrenceks.org or call the Planning Office at (785) 832-3150.

This [comprehensive plan update process](#) began in January 2014 with a goal of further enhancing and strengthening specific sections of the plan, while also making key changes that would bring it more in-line with the reality that Lawrence and Douglas County face today. Over the last 18 months, the Steering Committee has sought input from the public and various other stakeholders, as well as discussed how to improve and revise the plan to ensure it meets and exceeds the community's vision for both the city and the county.

We would encourage you to sign up to receive emails throughout the update process regarding meetings and progress at the [Subscription website](#). Your input on the future of Lawrence and Douglas County is valued and important! If you have any questions about the [Comprehensive Plan](#) or about the [Open House Meetings](#), please feel free to let us know.

Visit our Comprehensive Plan update website at lawrenceks.org/pds/horizon-2020-update-process. If you have any comments, ideas, or questions, you can email them to CompPlanUpdate@lawrenceks.org, or call the Planning Office at (785) 832-3150.

Item #3: Find Active Building Permits on City Website Interactive Map

In May 2014, Planning & Development Services launched a new Building Permits interactive map that shows locations and provides basic information about active City of Lawrence building permits (for both

non-residential and residential new construction and addition projects, and for non-residential remodeling or change of use projects). Zoom in on the map to see building permits that have been recently issued in or around your neighborhood. Find the map on the City's website at http://lawrenceks.org/city_maps or <http://lawrenceks.org/pds/building-permits/map>.

Item #4: 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 #5: 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 #6: 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 #7: Rental Licensing Update

The new City-wide rental licensing and inspection program became effective July 1, 2014. RS (Residential Single-Dwelling) zoned rental units (most of which were licensed under the prior program) were transitioned to the new program beginning July 1, 2014.

Effective January 1, 2015, and continuing throughout 2015, owners of rental units in non-RS zoning districts are required to license their rental units (although many owners of non-RS zoned rental units elected to voluntarily license before January 1, 2015). Owners or ownership entities with names beginning with A and B were required to license all their rental units by the end of January 2015; owners or ownership entities with names beginning with C and D were required to license all their rental units by the end of February 2015; owners or ownership entities with names beginning with E and F were required to license all their rental units by the end of March 2015. Proceeding in this manner for the remainder of 2015, all rental units in Lawrence (estimated to be about 20,000 units) should be licensed by the end of 2015.

Required rental inspections for RS zoned single family dwellings began in July 2014. Required rental inspection for non-RS zoned dwelling units officially began on July 1, 2015 (although a significant number of non-RS zoned rental unit owners voluntarily requested earlier inspections, which were accommodated by City Staff).

Below is a summary of issued licenses and rental license inspection activity from inception of the expanded Rental Licensing Program on July 1, 2014 through June 25, 2015.

- 6,139 licenses have been issued for 13,828 total rental units (a single "master" license is issued for a rental property with more than four dwelling units), as follows:
 - 2,871 RS-zoned district single family dwelling unit licenses (2,871 units);
 - 3,049 licenses for dwelling units in non-RS zoned districts (3,049 units - single or multi-unit structures); and

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 Becky Pepper by phone at 785-832-3153 or email bpepper@lawrenceks.org. Comments are always welcome.

- 219 “master” licenses for rental properties having more than four (4) dwelling units (total of 7,908 units).
- 610 total rental unit inspections have been completed in 368 units, as follows:
 - RS zoned single family dwellings – 281 units and 481 total inspections; and
 - non-RS zoned rental properties – 87 units with 129 total inspections.

Other program statistics include:

- slightly over 70% of all units inspected are found to have violations;
- corrections of noted violations are being made in less than three (3) weeks, on average;
- about 98% of all noted violations are being corrected within 60 days;
- just under 100% of all noted violations are being corrected within 90 days;
- the “last chance” to license policy, by which City Staff contacts property owners before forwarding to the City Prosecutor for prosecution, has been successful – since implementation of the policy in late 2014, only six (6) of 107 property owners who may have been forwarded for prosecution have failed to license their rental properties as directed during the “last chance” contact. Those six (6) property owners are currently being prosecuted.

The City has developed a website devoted to the Rental Licensing Program, which can be viewed at www.lawrenceks.org/pds/rental-licensing or www.lawrenceks.org/rent. The website contains information such as a Program Handbook, the adopting ordinance, inspection forms and guidance, licensing process and inspection brochures, a tenant information brochure, diagrams of program processes and FAQs for both owners and tenants. The website also features monthly and annual program reports that have been provided to the City Commission. New or updated information is frequently being added to the website.

Please contact the City with any questions at (785) 832-3345 or by email at rentallicensing@lawrenceks.org.

Item #8: July Planning Commission Items

*The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meeting on **July 22, 2015 at 6:00 p.m.** in the Commission Meeting Room on the first floor of City Hall, 6 E. 6th Street.*

The Planning Commission will consider the following public hearing and non hearing items at their Wednesday, July 22, 2015 meeting:

CUP-15-00229: Consider a Conditional Use Permit for a Value-added Agricultural Business, The Burning Barrel, a specialty meat processing shop, located on approximately 30 acres at 292 N 2100 Rd. Submitted by Brian Strecker, for James Myers, property owner of record. Joint meeting with Lecompton Planning Commission.

SUP-15-00241: Consider a Special Use Permit for an Institutional Development Plan for the Douglas County Fairgrounds Master Plan located at 2110 Harper St. The plan includes the removal of several existing buildings, barns and the baseball fields and construction of a new Open Pavilion Building, Meeting Hall, Outdoor Meeting Area and restrooms. The plan also includes removal and replacement of the Outdoor Arena. Parking and interior circulation areas will also be modified and improved. Improvements are being made to provide code compliant facilities to serve a variety of Community Facility activities that take place at the fairgrounds. Submitted by Landplan Engineering & Treanor Architects on behalf of Douglas County, property owner of record.

Z-15-00243: Consider a request to rezone approximately 9.818 acres from PRD (Planned Residential Development) District to RM15 (Multi-Dwelling Residential) District, located at 2101 Exchange Ct. Submitted by CFS Engineers, for Southwind Capital LLC, property owner of record.

SUP-15-00256: Consider a Special Use Permit to permit a Limited Manufacturing & Production business that will manufacture and sell dog treats on-site in the existing building located at 1045 Pennsylvania St. Submitted by Gary & Angie Rexroad, property owners of record.

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SUP-15-00261: Consider a Special Use Permit for a Bar located at 804 Pennsylvania St. Submitted by Flint Hills Holdings Group LLC, for Ohio Mortgage LLC, property owner of record.

****DEFERRED** Z-14-00552:** Consider a request to rezone approximately 51.85 acres from RS7 (Single-Dwelling Residential) District, RM12 (Multi-Dwelling Residential) District, and PUD [Alvamar] (Planned Unit Development) District to RM24-PD Overlay (Multi-Dwelling Residential Planned Development Overlay) District including property located at 1800, 1809, and 2021 Crossgate Dr. Submitted by Paul Werner Architects on behalf of Alvamar Inc, property owner of record. Deferred by Planning Commission on 2/23/15.

****DEFERRED** PDP-15-00247:** Consider a Preliminary Development Plan for Alvamar, containing approximately 50 acres and located at 1809 Crossgate Drive. The plan proposes the construction of a new entrance road from Bob Billings Parkway, Multi-Dwelling Structures containing 292 dwelling units, Active and Passive Recreation uses including a new clubhouse and event center, and Assisted and Independent Living uses containing 124 dwelling units. Submitted by Paul Werner Architects, for Alvamar Inc, property owner of record.

PP-2-1-12: Consider a Preliminary Plat for North Lawrence Riverfront Addition, located at 401 North 2nd Street. This subdivision includes variances related to block length, right-of-way dedication for N. 2nd Street as a principal arterial, and connection of a local street to an arterial street. Submitted by Paul Werner Architects, for North Mass Redevelopment, LLC, Douglas County Kaw Drainage District, City of Lawrence, Kaw River Estates, LLC, HDD of Lawrence LLC, D & D Rentals of Lawrence LLC, Jeffrey W. Hatfield, Exchange Holdings LLC, Loosehead Investments LLC, and Riverfront Properties of Lawrence LLC, property owners of record.

****DEFERRED** Design Guidelines** as a condition of the zoning for North Lawrence Riverfront Addition, 401 N 2nd St.

Z-15-00244: Consider a request to rezone approximately .193 acres from CN2 (Neighborhood Commercial Center) District to OS (Open Space) District, located at 6300 W Bob Billings Pkwy. Submitted by Tim A Herndon, for RSR Holdings LLP, property owner of record.

Z-15-00245: Consider a request to rezone approximately .992 acres from OS (Open Space) District to CN2 (Neighborhood Commercial Center) District, located at 6300 W Bob Billings Pkwy. Submitted by Tim A Herndon, for RSR Holdings LLP, property owner of record.

Z-15-00251: Consider a request to rezone approximately 11.15 acres from RM24 (Multi-Dwelling Residential) District, RM12D (Multi-Dwelling Residential) District, RS7 (Single-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District, located at 6300 Bob Billings Pkwy. Submitted by Tim Herndon, for RSR Holdings LLP, property owner of record.

Z-15-00252: Consider a request to rezone approximately 3.255 acres from RM12D (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District, located at 6304-6323 Serenade Ct. Submitted by Tim Herndon, for RSR Holdings LLP, property owner of record.

PP-15-00246: Consider a Preliminary Plat for Langston Commons, located northwest of Bob Billings Pkwy and Langston Way. This subdivision includes 17.5 acres for neighborhood commercial development and 48 lots for residential development. Submitted by BG Consultants, for RSR Holdings LLP and KS Secretary of Transportation, property owners of record.

TA-15-00253 & TA-15-00254: Consider Text Amendments to the Land Development Code, Chapter 20, Article 12 of the Code of The City of Lawrence, KS and to the Zoning Regulations, Chapter 12, Article 28 of the Code of the County of Douglas, Kansas to reference 2015 effective dates for new Floodplain Overlay District Maps and related regulation changes for discussion at a future public hearing. Initiated by Planning Commission on 6/22/15.

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