

Neighborhood Update for LAN

June 4, 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 City and County Commission's adopted a joint resolution setting up a steering committee to oversee and guide the review process. The Steering Committee schedule of meetings, agenda packets and video-recordings can be found here: <http://www.lawrenceks.org/boards/horizon-2020-steering-committee/agendas-and-minutes>. There was an extensive public input period where comments are gathered from all stakeholders, including the public, advisory boards, neighborhood groups, and others that ended at the end of 2014. Beginning in January 2015, the committee will move into the issue prioritization phase of the process.

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. Licensing non-RS zoned rental units as part of the program began on January 1, 2015 (although owners of property in non-RS zoned districts could elect to voluntarily license before then and many of them have). Inspections for non-RS zoned units will begin in July 2015, though a few owners have requested earlier inspections and Staff have accommodated these requests.

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. New or updated information is frequently being added to the website.

During the March 31, 2015 City Commission meeting, City staff presented the 2014 Rental Licensing and Inspection Program Annual Report, which summarizes July through December 2014 outcomes for the new Program, provides 2014 Program highlights, summarizes educational outreach efforts during 2014, reports on 2014 Program revenues and expenditures, and outlines several suggested minor Program revisions. The 2014 Annual Report may be viewed at http://www.lawrenceks.org/assets/agendas/cc/2015/03-31-15/fai_pl_rental_licensing_report.html.

Several 2014 Program highlights are outlined below. Note that this data is based on licensing and inspection of units in primarily RS districts where most property owners had participated in the former program.

- While the new program requires only that RS zoned units be licensed in 2014, 736 non-RS zoned units were voluntarily licensed in 2014, and 13 Master Licenses in non-RS districts were issued, representing a total of 801 non-RS zoned units. This reflects the desire by some owners/managers to license their units at a time convenient to them.
- The required corrections on violations are being made in less than a month, on average, with nearly 100% compliance within 60 days.
- 31 property owners were issued notices to appear in municipal court under the new program for failure to obtain a license or renew a prior license, resulting in 46 complaints. Compliance has been obtained on 38 cases, with the other cases still having pending court dates or pending service of a warrant for an owner's failure to appear at a scheduled court hearing. **Noteworthy:** At the end of 2014, Staff initiated a courtesy phone call policy to property owners who are on probation, scheduled to be sent to court, or about to have their license revoked. The results are that the administrative workload in PDS and Municipal Court has been reduced and many owners are licensing their properties with this final soft warning; thereby accomplishing the goal of having property owners license their dwelling units.

Beginning January 1, 2015, owners of rental property in non-RS zoning districts were required to begin licensing of their rental units. Owners or ownership entities with names beginning with A or B, C or D and E and F were required to license in January, February and March, 2015, respectively. Proceeding in this manner for the remaining months of 2015, all rental units in Lawrence should be licensed by the end of 2015.

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.

For the period of January 1, 2015 through March 15, 2015, an additional 4,023 rental units were licensed, with 507 being for single family units and 3,516 being for multifamily type rental units. Therefore, as of March 15, 2015, 6,682 rental dwelling units had been licensed under the new Program began on July 1, 2014, representing about one-third of the estimated 20,000 dwelling units in Lawrence.

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

Item #8: June Planning Commission Items

*The Planning Commission will meet on June 22, 2015 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, June 22, 2015. 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 June Planning Commission meeting and is subject to change.***

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

CUP-15-00113: Consider a Conditional Use Permit for Flory Dairy Equipment at Vinland School, located on approximately 3.9 acres at 702 E 1747 Rd, Baldwin City. Submitted by Flory Dairy Equipment, Inc, contract purchaser of the property, for Rural High School District No. 1/Unified School District No. 348, property owner of record. *Joint meeting with Baldwin City Planning Commission.*

SUP-15-00185: Consider a Special Use Permit for Verizon Wireless LLC to construct a new communication tower, located at 2001 Moodie Rd. Submitted by PAMCORP on behalf of Verizon Wireless LLC for Ottawa Cooperative Association, property owner of record.

PP-15-00189: Consider a Preliminary Plat for Deerfield Woods Subdivision No. 10, a Commercial-Office subdivision containing 3 lots, located at 3320 Peterson Rd. Submitted by Landplan Engineering PA, on behalf of Cheer Pole Ltd, property owner of record.

Z-15-00198: Consider a request to rezone approximately 10 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, on behalf of RPI LLC, property owner of record.

PP-15-00196: Consider a Preliminary Plat for 24th Place Addition, containing one 7-acre lot for proposed neighborhood commercial development and 14 residential lots for duplex development, located at 4300 W 24th Place. Submitted by BG Consultants, Inc., on behalf of RPI LLC, property owner of record.

FDP-15-00066: Consider a Final Development Plan for Bauer Farm-Multi-Family, a 100 unit multi-dwelling residential development containing approximately 4.0 acres, located at 4700 Overland Drive. Submitted by Treanor Architects, for Bauer Farms Residential LLC, property owner of record.

PF-15-00094: Consider a Final Plat for Bauer Farm Seventh Plat, a 4 lot planned residential and office subdivision containing approximately 14.569 acres, located at 4700 Overland Drive. Submitted by Treanor Architects, for Bauer Farms Residential LLC and Free State Holdings, Inc., property owners of record.

FDP-15-00108: Consider a Final Development Plan for Bauer Farm, Xpress Wellness Urgent Care Walk-In Clinic, located on approximately 1.4 acres, located at the northwest corner of 6th St. and Folks Rd. Submitted by Kerr 3 Design Group, Inc., for Free State Holdings, Inc., property owner of record.

Minor Subdivision, MS-15-00213, variance request to reduce the right-of-way for a principal arterial street per section 20-813(g) of the Land Development Code for Rockledge Addition No. 1, located west of 2112 Bob Billings Parkway. Submitted by Landplan Engineering, for Robert W. Lichtwardt and Elizabeth T. Lichtwardt Revocable Trust, property owner of record.

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Consider initiation of 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.

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