

Neighborhood Update for LAN

November 5, 2015

Item #1: Horizon 2020 Update Process

On September 21st, the Lawrence-Douglas County Planning Commission voted 9-0 to adopt the Horizon 2020/Comprehensive Plan Steering Committee's Issue Action Report and recommended forwarding it to the Douglas County Board of County Commissioners and Lawrence City Commission for their consideration. If adopted by all 3 bodies, the Issue Action Report would become the work plan for Staff to revise the document under the continued guidance of the Steering Committee. The Lawrence City Commission is scheduled to consider the Issue Action Report at their November 10th meeting. Staff is currently working to schedule the Issue Action Report for the Douglas County Board of County Commissioners and will update LAN once the dates are available.

Item #2: Urban Agriculture Text Amendment

The Planning Commission considered the draft language for the Urban Agriculture Text Amendment at their October meeting and returned it to staff with direction for revisions. The language will be revised and placed on the December Planning Commission's agenda. The staff memo and draft language which was provided to the Planning Commission is available on the Planning website at http://www.lawrenceks.org/assets/pds/planning/Oct15_Item2.pdf

The October Planning Commission minutes will reflect the discussion on the draft language. These will be posted at http://www.lawrenceks.org/pds/planning_agendas following approval by the Planning Commission at their November meeting, (Nov. 16).

If you have any comments or concerns, please feel free to contact Mary Miller at 785-832-3147 or mmiller@lawrenceks.org. If you would like to address your comments to the Planning Commission, written communication provided to the Planning Office by 10:00 AM on Dec 14th will be included with their agenda packet. The Commission will also accept public comments on this item at their December meeting (Dec. 14). The revised draft language will be posted on the Planning website as part of the December agenda approximately a week before the December Planning Commission meeting.

Item #3: November Planning Commission Items

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meeting on November 16, 2015 at 6:30 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 Monday, November 16, 2015 meeting:

1. Z-15-00463: Consider a request to rezone approximately 11.855 acres from RM12D (Multi-Dwelling Residential) District to RS7 (Single-Dwelling Residential) District and OS (Open Space) District, located at 5800 Overland Dr. Submitted by Grob Engineering Services, LLC on behalf of Oregon Trail Holdings, LC and the City of Lawrence, property owners of record.
2. CUP-15-00474: Consider a Conditional Use Permit for a Water Storage Tank & Booster Pump Station for Public Wholesale Water Supply District No. 25, on approximately 3 acres in the southeast corner of the intersection of E 1300 Rd & N 650 Rd/County Route 460. Submitted by Public Wholesale Water Supply District No. 25, for Harrison Family Farms LLC, property owner of record, and Public Wholesale Water Supply District No. 25, contract purchaser.
- 3a. Z-15-00469: Consider a request to rezone approximately 14.756 acres from GPI (General Public and Institutional) District, RM12 (Multi-Dwelling Residential) District and RS40 (Single-Dwelling Residential) District to RM12 (Multi-Dwelling Residential) District, located at 5200 & 5300 Clinton

Pkwy. Submitted by Paul Werner Architects, for Genesis Health Clubs of Lawrence LLC, property owner of record.

- 3b. SUP-15-00468: Consider a Special Use Permit for an Active Recreation use, an indoor/outdoor KU Tennis Facility, located at 5200 & 5300 Clinton Pkwy. The proposed facility will include 54,000 SF of indoor space and continue the use of the 6 existing outdoor tennis courts. Submitted by Paul Werner Architects, Genesis Health Clubs of Lawrence LLC, property owner of record.
4. Z-15-00471: Consider a request to rezone approximately .972 acres from IG (General Industrial) District to IL (Limited Industrial) District, located at 1021 E 31st St. Submitted by Richard G. Sells on behalf of Spirit Industries Inc, property owner of record.
5. Z-15-00427: Consider a request to rezone approximately 2.96 acres located at 1501 Learnard Ave from RS7 (Single-Dwelling Residential) District to IL (Limited Industrial) District with conditions to limit certain uses. Submitted by Sunrise Green LLC, property owner of record. Deferred by Planning Commission on 10/19/15.
6. TA-13-00235: Continue discussion related to proposed Text Amendments to the City of Lawrence Land Development Code, Article 9 and related sections of Chapter 20, for comprehensive revisions to parking and access standards. Discussion will focus on defining types of Major Recreational Equipment and identifying permitted parking locations for this equipment on residential properties. Action on this item will not occur until after the commission completes their discussion on several of the elements of the code language and a final draft is available for their review.
7. TA-15-00443: Consider a Text Amendment to the City of Lawrence Development Code, Chapters 4, 5, 9 and 17, to define and create an Event Center use. Initiated by Planning Commission on 8/24/15.
8. TA-15-00391: Consider a Text Amendment to the City of Lawrence Land Development Code to review the Personal Convenience Services and Personal Improvement Service uses and determine if amendments are necessary to permit salons as a use in the RSO (Single-Dwelling Residential-Office) zoning district. Initiated by City Commission on 9/1/15.
9. 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 Lawrence-Ousdahl No. 1, located at 1714 W. 23rd Street. Submitted by Lawrence Ousdahl, LTD, property owner of record.
10. Minor Subdivision, MS-15-00462, variance request to reduce the right-of-way for a principal arterial street per section 20-813(g) of the Land Development Code for Tower Plaza Addition, located at 2540 Iowa St. Submitted by Strick & Co. Inc., for Iowa 33 LLC, property owner of record.

Item #4: 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 #6: City Resources

- Rental Licensing Program

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

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.

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.

- Interactive Rental Licensing Map

The Planning and Development Services Department has published a Residential Rental License Interactive Map for citizens, prospective renters and landlords to access. The map can be found at: <http://www.lawrenceks.org/pds/rental-licensing/map>. The map identifies all rental dwelling units that are licensed and in good standing with the rental licensing and inspection program requirements. The map is intended to provide consumers information about units that comply with the city's rental program as well as help landlords market their code-compliant properties. The map is linked to the department's home page. Citizens can click on the blue map dot of a rental property and view the landlord name, zoning district, the number of units licensed and the apartment complex name, if applicable. Staff believes the map will be a valuable resource for tenants, landlords and the general public as the program continues to license properties through 2015 and beyond.

- 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>.

- 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.

- 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>.

- Neighborhood Contact

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>.

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Memorandum

City of Lawrence

Planning & Development Services

TO: Diane Stoddard, Interim City Manager

FROM: Scott McCullough, Director

CC: Casey Toomay, Assistant City Manager

Date: October 6, 2015

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.

Comprehensive Plan Update - On August 31, 2015 the *Horizon 2020* Steering Committee approved 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. The Issue Action Report presents 19 major issues to address, based on community input and identified needs, and it outlines action steps to help address and resolve these issues.

The Issue Action Report was presented to the Planning Commission on September 21, 2015 and was unanimously approved. It will be presented to the City Commission and County Commission in October/November. Jeff Crick is the Staff contact.

East Lawrence Neighborhood Rezoning – On August 18, 2015, after considering a Staff memo on the topic, the City Commission directed Staff to further research land use in the area north of 9th Street in the East Lawrence Neighborhood and present the Commission with a follow up memo outlining appropriate zoning district(s) and a timeline of the rezoning process in order to consider rezoning much of the area from RM24 to an RS district. The research is underway on this initiative. Becky Pepper is the Staff contact.

North Lawrence RS5 Zoning Discussion – On August 18, 2015 the City Commission considered a Staff memo addressing a request from the North Lawrence Improvement Association to review RS5 zoning in North Lawrence. The Commission directed Staff to review comments made at the meeting and report back options to address the issues of potential increased storm water and impacts of RS5 zoning in the neighborhood. Staff

has met with the Association's president and is preparing a follow up memo for the Commission's review. David Guntert is the Staff contact.

Urban Agriculture Text Amendment – A text amendment to create new Urban Agriculture uses in the Land Development Code was initiated by the City Commission on June 23, 2015. The Planning Office, in coordination with the Food Policy Council, is drafting language to present to the Planning Commission at their October 19, 2015 meeting. It will be presented for discussion at this time. No action will be taken by the Planning Commission in October. Mary Miller is the Staff contact.

Event Center Text Amendment – A text amendment to create a new Event Center use in the Land Development Code was initiated by the Planning Commission on August 24, 2015. The Planning Office is drafting language to present to the Planning Commission at their November 2015 meeting. Jeff Crick 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. A definitive timeline for the Planning Commission's and City Commission's consideration of this item has not been established but will be ongoing as resources allow. Sheila Stogsdill is the Staff contact.

Salon Text Amendment - A text amendment to review the *Personal Convenience Services* and *Personal Improvement Service* uses and determine if amendments are necessary to permit salons as a use in the RSO (Single-Dwelling Residential-Office) zoning district was initiated by the City Commission on September 1, 2015 and is tentatively scheduled for the November 2015 Planning Commission meeting.

Oread Design Guidelines – Staff presented a timeline to the City Commission on their September 8, 2015 agenda that identified the next steps that the Planning Commission, Historic Resources Commission and City Commission will take to consider the adoption of design guidelines for the Oread Neighborhood. Jeff Crick and Lynne Zollner are the Staff contacts.

Discussion of Applicability of the Property Maintenance Code – This item awaits placement on a City Commission agenda for discussion. A Staff memo on the topic has been placed on the City Commission's Future Agendas Memo. Brian Jimenez is the Staff contact.

Sign Code Amendments – On July 7, 2015 the City Commission, after receiving a Staff memo on the topic, initiated certain amendments to the sign code to address several issues to aid businesses in the use of signs; however, the Commission directed Staff to delay this project as the Commission considers the applicability of the Property Maintenance Code. Kurt Schroeder is the Staff contact.

Review of 2015 Building and Property Maintenance Codes – In conjunction with the 2015 fire code review being completed by the Fire Department, the Building Safety

and Code Enforcement Divisions of PDS are working with the Building and Trade Code Boards to complete reviews of the 2015 International Code Council (ICC) family of building and property maintenance codes. Recommended ordinances for consideration by the City Commission are tentatively scheduled for December 2015. The city has typically adopted revised building and property maintenance codes on a 3-year cycle (City is currently using the 2012 editions of the codes). If adopted, the 2015 codes are planned to take effect on July 1, 2016. Barry Walthall is the Staff contact.

Retail Market Study – Staff is in the process of surveying commercial properties in order to complete the biennial Retail Market Study, which is actually one year overdue. A final report is expected to be submitted to the City Commission in November 2015. Amy Miller is the Staff contact.

Community Development Initiatives

Applications for **CDBG and HOME federal funds** were sent to interested parties on October 1, 2015 and are due back to Staff by December 1. The Community Development Advisory Committee has shown interest in neighborhood outreach to discuss best practices among neighborhoods to explore ways to use the CDBG money more efficiently and perhaps pool resources to reach common goals. Bradly Karr is the Staff contact.

Inspections on qualified homes to participate in the **Weatherization Program** was completed in September. The bid date for the weatherization work is scheduled for October 20, 2015. There are approximately 30 eligible homes this year, a considerable increase over the 2014 program year. Tony Hoch is the Staff contact.

The 2016 **homeless point-in-time count** will be a shelter-only count and will occur in January of 2016. Planning has begun on the coordinated effort with the rest of the balance of state. Dani Dresslar is the Staff contact.

Metropolitan Planning Organization (MPO) Studies

The MPO is completing the **Regional Pedestrian Plan** but a date of completion has not been identified due to working with the Bike/Pedestrian Task Force and Safe Routes to Schools initiative, both of which are affecting certain elements of the Plan as it evolves.

The MPO was also just awarded a **Competitive Consolidated Planning Grant** from KDOT to complete two studies - a comprehensive transit operations analysis and a bike share feasibility study in the Lawrence community. The City Commission, on September 29, accepted the awarded funds and directed Staff to send out a Request for Proposals to begin the studies.

The Bicycle Advisory Committee is developing recommendations to increase **bicycle parking downtown** to forward to the City Commission.

Jessica Mortinger is the Staff contact.

Historic Landmarks – On September 17, 2015 the Historic Resources Commission adopted resolutions to begin the Landmark process for the following city owned properties:

1. Resolution 2015-07 Union Pacific Depot
2. Resolution 2015-08 Carnegie Building
3. Resolution 2015-09 Fire Station #1
4. Resolution 2015-10 Oak Hill Cemetery
5. Resolution 2015-11 Clinton Park

Lynne Zollner is the Staff contact.

Small Business Initiatives

The **Metropolitan Entrepreneurship Community Pilot (MECP)** application to become the second Network Kansas Metro E-Community pilot program in Kansas was submitted to Network Kansas and accepted by their Board of Directors. In November the Lawrence “working group” will present to Network Kansas as the final step in being accepted as a MECP Pilot. This program will establish Lawrence’s first revolving loan fund, where the initial focus will be to serve the Urban/Distressed Area Entrepreneur(s) that is broad in scope and includes having one of the following to apply to funding:

- Businesses located in a distressed area (20% + live below poverty level),
- 51% of business owned by a Woman, Minority, or Disadvantaged Entity,
- Businesses that currently employ or will employ low-income employees,
- Businesses whose products/service supports disadvantaged/underserved populations,
- Businesses whose mission is to serve disadvantaged/underserved populations.

The third installment of the PDS quarterly **Lunch-N-Learn Series** was held on September 25, 2015 where parking standards were presented. The audience consisted mostly of architects and engineers who perform design services in the community. The last lunch of 2015 will occur on November 20, 2015 and feature the plan review and approval process as the topic.

Tales of a Manufacturer is a luncheon panel of local Small to Medium Enterprises (SMEs) who will share their entrepreneurial journey on becoming a manufacturer in Lawrence, Kansas. This forum will be held on October 23rd, 11:00 to 1:00 at the Peaslee Technical Training Center. This event is open to the public and will be free of charge. Partners include BizFuel (City/County/Chamber/EDC/Library/SBDC), PTTC, Mid-America Manufacturing Technology Center.

Cyndi Hermocillo-Legg is the Staff contact.