



Neighborhood Update for LAN

April 6, 2017

Item #1: April Planning Commission Items

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meetings on **April 24 & 26, 2017** 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, April 24, 2017 meeting:

PP-17-00078: Consider a Preliminary Plat for Alvabet Addition, a 3 lot and 4 tract subdivision along the west side of Research Park Drive, located in the 1300 block of Research Park Dr. Submitted by Landplan Engineering, for Alvamar Inc and Mabet #1 #2 and Mabet #3, property owners of record.

Z-17-00087: Consider a request to rezone approximately .52 acre from RM12 (Multi-Dwelling Residential) District & RS5 (Single-Dwelling Residential) District to CS (Strip Commercial) District, located at 508 Michigan. Submitted by The Johnson Group, for Jesson S. Ross, property owner of record.

CPA-17-00135: Consider a Comprehensive Plan Amendment to Horizon 2020, Chapter 7, to amend the boundary of the Oread West Research Park, related to rezonings Z-17-00079 & Z-17-00080 for the undeveloped properties north of Legends Drive and in the 1100 block of Biltmore Drive and Research Park Drive. Submitted by BG Consultants.

Z-17-00079: Consider a request to rezone approximately 25.4 acres from IBP (Industrial/Business Park) District to RS7 (Single-Dwelling Residential) District, located in the 1100 Block of Biltmore Dr. and Research Park Dr. Submitted by BG Consultants, for WE1929, LLC, property owner of record.

Z-17-00080: Consider a request to rezone approximately 10.0 acres from IBP (Industrial/Business Park) District to RM12D (Multi-Dwelling Residential) District, 1100 Block of Biltmore Dr. and Research Park Dr. Submitted by BG Consultants, for WE1929, LLC, property owner of record.

Z-17-00083: Consider a request to rezone approximately .464 acre from RSO (Single-Dwelling Residential-Office) District to RM32 (Multi-Dwelling Residential) District, located at 1816 and 1822 W 24th St. Submitted by Paul Werner Architects, for Cherry Hill Properties LLC, property owner of record.

PP-17-00093: Consider a Preliminary Plat for 902 Storage, a one-lot subdivision containing approximately 11.63 acres, located in the 1700 Block of E 902 Rd. Submitted by BG Consultants, for Garber Enterprises, Inc., property owner of record.

CUP-17-00092: Consider a Conditional Use Permit for a mini-storage facility, located on approximately 11.63 acres in the 1700 Block of E 902 Rd. Submitted by BG Consultants, for Garber Enterprises, Inc., property owner of record.

TA-16-00511: Consider a Text Amendment to Chapter 12 of the County Code, *Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas* to revise Section 12-319-4.31, *Radio, television, telecommunication, and microwave towers*, to bring the standards and definitions into compliance with State law. *Initiated by County Commission on 11/30/16.*

TA-16-00510: Consider a Text Amendment to Chapter 12 of the County Code, *Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas* to add 'Landfills' to the enumerated list of Conditional Uses, provide a definition, and establish standards for the use. *Initiated by County Commission on 11/30/16. Deferred by Planning Commission on 3/15/17.*

The Planning Commission will consider the following public hearing and non hearing items at their Wednesday, April 26, 2017 meeting:

Presentation of recommended Capital Improvement Plan.

PP-17-00090: Consider a Preliminary Plat for Applied Ecological Addition, a one-lot subdivision of approximately 11.7 acres, located at 1269 N 222 Rd. Submitted by Landplan Engineering, for Applied Ecological Services, Inc, property owner of record. *Joint meeting with Baldwin City Planning Commission.*

East Lawrence Rezoning of multiple properties to align the properties' current use with the zoning districts that contain the appropriate density and intensity standards to support the uses, as identified in the interactive map available here: lawrenceks.org/pds/rezoning

The properties to be rezoned are in an area of the East Lawrence neighborhood, as identified on a map in the Staff memo, and generally bound by 9th Street to the south, Rhode Island Street to the west, various streets to the east but no farther than the alley between New Jersey Street and Pennsylvania Street, and the Kansas River to the north. This item will receive a hearing before the Planning Commission with notice to all affected properties and to owners within 400 feet of the affected properties. *Initiated by City Commission on 12/6/16.*

Z-17-00098: Consider a request to rezone 82 properties from RM24 (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District.

Z-17-00099: Consider a request to rezone 22 properties from RM24 (Multi-Dwelling Residential) District to RM12D (Multi-Dwelling Residential) District.

Z-17-00100: Consider a request to rezone 10 properties from RSO (Single-Dwelling Residential-Office) District to RS5 (Single-Dwelling Residential) District.

Z-17-00101: Consider a request to rezone 2 properties from RSO (Single-Dwelling Residential-Office) District to RM12D (Multi-Dwelling Residential) District.

Z-17-00102: Consider a request to rezone 627 Connecticut from RSO (Single-Dwelling Residential-Office) District to RM24 (Multi-Dwelling Residential) District.

Z-17-00103: Consider a request to rezone 5 properties from CS (Strip Commercial) District to RS5 (Single-Dwelling Residential) District.

Z-17-00104: Consider a request to rezone 738 Rhode Island from CS (Strip Commercial) District to RM12D (Multi-Dwelling Residential) District.

Legal descriptions for public hearing properties listed above are on file in the Planning Office for review during regular office hours, 8-5 Monday - Friday.

Communications to the Commission:

Written comments are welcome and encouraged on all items to be considered by the Planning Commission. The Commission has established a **deadline for receipt of all written communications of no later than 10:00 a.m. on Monday, April 24, 2017.** This ensures your transmittal to the Commission can be received and read prior to their meeting.

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.

Item #2: Rental Licensing Update

The new and expanded 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.

From January 1, 2015 through December 31, 2015, owners of rental units in non-RS zoning districts were required to initially license their rental units under the new program. As with the prior program, all rental licenses must be renewed annually. As of December 31, 2016, there were 6,128 rental active rental licenses in good standing (18,890 total dwelling units).

Required initial inspections of units licensed under the new program (a minimum unit sample selected by City staff from licensed rental units under the same ownership) were meted out over a 2.5 year period, from July 1, 2014 through December 31, 2016. Nearly all required initial rental unit inspections had been completed as of December 31, 2016. From July 1, 2014 through December 31, 2016, nearly 2,300 rental units had been initially inspected, with over 1,400 reinspections (about 3,700 total inspections). Rental program violations were found in 62.5% of all units inspected, with over 80% corrected within 60 days, and nearly all corrected within 90 days. Most violations identified have been significant life safety items, such as missing/inoperable smoke alarms, missing/inoperable GFCI receptacles, improperly protected electrical outlets and improperly installed/vented mechanical appliances (often gas-fired).

In addition to identifying specific rental program code compliance items/violations (27 items), City staff initiated over 700 separate Property Maintenance Code (PMC) cases as of December 31, 2016 (for PMC violations other than the 27 code compliance items required by rental licensing program regulations).

From July 31, 2014 through December 31, 2016, 63 rental cases had been forwarded to the City Prosecutor (noncompliance with rental licensing requirements), with most resulting in successful prosecution and program compliance.

During 2016, staff focused additional efforts on identifying and licensing previously unlicensed units; this resulted in 170 additional units being licensed in 2016. Staff will continue this initiative in 2017.

The City has a website for 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, licensing process and inspection brochures, a tenant information brochure and FAQs for both owners and tenants. The website also features monthly, semi-annual and annual program reports. New or updated information is frequently added to the website. An interactive City map with information on properties with active rental licenses in good standing can also be found on this website.

The 2016 Rental Licensing and Inspection Program Annual Report was provided to the City Commission in the City Manager's Report on April 4, 2017. Click on link below to view the report.

[https://assets.lawrenceks.org/assets/agendas/cc/2017/04-04-17/2016 annual rental license program report 032117.html](https://assets.lawrenceks.org/assets/agendas/cc/2017/04-04-17/2016%20annual%20rental%20license%20program%20report%20032117.html)

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

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

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Item #3: CDD Information

CDD Information Grant Update: The Community Development Division continues to work through the 2016 CDBG and HOME program year. The Community Development Advisory Committee (CDAC) has resumed their meetings and have started conversations about 2017 funding recommendations for the grant year 8/1/2017 – 7/31/2018. The City of Lawrence has continued to utilize the “Step Up to Better Housing” strategy as the basis for funding decisions made by the CDAC.

HUD Update : In March of 2016, the US Department of Housing and Urban Development released a final rule on Affirmatively Furthering Fair Housing (AFFH), and launched a new tool, the Assessment of Fair Housing (AFH) for communities who receive Federal funding to address Fair Housing issues in their community. The AFH document is due to HUD 270 days prior to the onset of the community’s next five year Consolidated Plan. For the City of Lawrence, the next Consolidated Plan start date is August 1, 2018, which means the City’s AFH is due to HUD no later than November 1, 2017. Staffs from the Community Development Division, the Human Relations Division, and the Lawrence-Douglas County Housing Authority hope to partner on this initiative, and all three have begun preliminary work on the assessment and the timeline. In October, the City Commission approved an amended Citizen Participation Plan to include additional public participation requirements related to the AFH. After a period of public comment and input, the issue will be brought to the Commission as a Study Session item toward the end of the first quarter of 2017 for additional input on goals, strategies, and activities. The HUD page for the AFFH and AFH can be found here: https://www.huduser.gov/portal/affht_pt.html#affh.

Item #4: 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 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 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

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

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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://www.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: Thomas M. Markus, City Manager
Diane Stoddard, Assistant City Manager

FROM: Amy Miller, Assistant Director - Planning

CC: Scott McCullough, Director – Planning and Development Services

Date: April 5, 2017

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:

- Tru Hotel by Hilton at Bauer Farm (510 Wakarusa)
- Best Western Plus at Mercato (NE corner 6th and SLT)
- Site Plan for an addition to API Foils (3841 Greenway)
- Naismith Creek Addition – 66 lot single-family residential development (near 31st and Louisiana)
- Country Inn and Suites (2176 E 23rd Street)
- Expansion of the restaurant at The Eldridge Hotel (705 Massachusetts Street)
- Rezoning from industrial to residential of approximately 35 acres (north of Research Park Dr. and Legends Dr.)
- Wesleyan Church (3351 W 31st Street)

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 was presented to the City Commission at their November 10, 2015 meeting and to the County Commission at their November 11, 2015 meeting and was unanimously approved by both governing bodies. Work on the plan itself is underway and a release of the draft plan is planned to be submitted to the

Steering Committee in spring/summer. Information on this effort can be found at <http://lawrenceks.org/pds/horizon-2020-update-process>. Jeff Crick is the Staff contact.

Airbnb – At their September 20, 2016 meeting, the Commission directed the City Manager to review whether a regulatory framework is needed to address the Airbnb industry in Lawrence (such rentals are currently not permitted in RS districts). A review of land use, taxes, and other aspects related to this industry was completed and submitted to the City Commission on February 25, 2017. Danielle Buschkoetter 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. Staff met with the neighborhood on March 28, 2016 to review the data in advance of the City Commission reviewing rezoning options for the area. The City Commission reviewed options at their May 24, 2016 meeting and deferred the item so that Staff can revise the boundaries to include rezoning all properties north of 9th Street to their current use. The item was initiated by the City Commission at their December 6, 2016 meeting. The item was considered by the Historic Resources Commission at their March 16, 2017 meeting, and will be considered by the Planning Commission at their April 26, 2017 meeting. Becky Pepper is the Staff contact.

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 but this effort is a lower priority than other initiatives at this time.

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. Sheila Stogsdill 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. Staff is proceeding with revisions to the sign code. Kurt Schroeder is the Staff contact.

City Parking Study – On November 15, 2016, the City Commission authorized staff to negotiate a service agreement with Desman Design Management (Desman) for the purpose of conducting a comprehensive study of the parking system serving Downtown, East Lawrence Neighborhood, and neighborhoods surrounding the University of Kansas. Desman met with stakeholder groups in order to gain input and the consultants facilitated a work session with the City Commission at their February 14, 2017 meeting. The process is ongoing. Brandon McGuire is the staff contact.

Community Development Initiatives

The Community Development Division continues to work through the 2016 CDBG and HOME program year in accordance with the [2016 Action Plan](#). The [Community Development Advisory Committee](#) (CDAC) has resumed their meetings and have started conversations about 2017 funding recommendations for the grant year 8/1/2017 – 7/31/2018. The City of Lawrence has continued to utilize the ["Step Up to Better Housing"](#) strategy as the basis for funding decisions made by the CDAC. Funding in the 2016 grant year will once again focus on five key areas: Emergency Shelter, Transitional Housing, Permanent/Supportive Housing, Revitalized Neighborhoods and Community Facilities.

In March of 2016, the US Department of Housing and Urban Development released a final rule on Affirmatively Furthering Fair Housing (AFFH), and launched a new tool, the Assessment of Fair Housing (AFH) for communities who receive Federal funding to address Fair Housing issues in their community. The AFH document is due to HUD 270 days prior to the onset of the community's next five year Consolidated Plan. For the City of Lawrence, the next Consolidated Plan start date is August 1, 2018, which means the City's AFH is due to HUD no later than November 1, 2017. Staffs from the Community Development Division, the Human Relations Division, and the Lawrence-Douglas County Housing Authority hope to partner on this initiative, and all three have begun preliminary work on the assessment and the timeline. In October, the City Commission approved an amended Citizen Participation Plan to include additional public participation requirements related to the AFH. After a period of public comment and input, the issue will be brought to the Commission as a Study Session item toward the end of the first quarter of 2017 for additional input on goals, strategies, and activities. The HUD page for the AFFH and AFH can be found here: https://www.huduser.gov/portal/affht_pt.html#affh .

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 Dresslar is the Staff contact.

Metropolitan Planning Organization (MPO) Studies

Transportation 2040

The MPO staff are in the process to of hosting public meetings, tabling and soliciting input to a transportation survey to solicit feedback from the community about their vision and priorities for transportation. The survey will be available until April 30th online at www.lawrenceks.org/mpo/tellus. A second round of public engagement will occur in the fall. The updated plan is expected to be approved by March 2018. Visit www.lawrenceks.org/mpo/t2040-update for more information.

Jessica Mortinger is the Staff contact.