



Neighborhood Update for LAN

March 2, 2017

Item #1: March Planning Commission Items

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meeting on **March 15, 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 Wednesday, March 15, 2017 meeting:

Z-17-00009: Consider a request to rezone approximately 1.418 acres from RS7 (Single-Dwelling Residential) District and PUD (Planned Unit Development) District to RM24-PD (Multi-Dwelling Residential-Planned Development) District, located at 2021 Crossgate Dr. (1809 Birdie Way, Lot 1 Alvarmar Inc one Addition) Submitted by Paul Werner Architects for Eagle 1968 LC, property owner of record.

Z-17-00011: Consider a request to rezone approximately .558 acre from PUD (Planned Unit Development) District to RM24-PD (Multi-Dwelling Residential-Planned Development) District, located at 2021 Crossgate Dr. (1575 Birdie Way, Lot 2 Alvarmar Inc one Addition) Submitted by Paul Werner Architects for Eagle 1968 LC, property owner of record.

FDP-17-00028: Consider a revised Final Development Plan for Alvarmar Lot 1, located at 1809 Birdie Way for the addition of an 8,200 SF multi-purpose building. Submitted by Paul Werner Architects, for Eagle 1968 LC, property owner of record.

FDP-17-00029: Consider a revised Final Development Plan for Alvarmar Lot 2, located at 1575 Birdie Way for the relocation of the apartment clubhouse and pool area. Submitted by Paul Werner Architects, for Alvarmar Apartments LC, property owner of record.

PDP-17-00008: Consider a Preliminary Development Plan for Mt. Blue Addition, Lot 1 and Mt. Blue Addition No. 2, Lot 9 to accommodate a gun range and retail store, located at 2350 Franklin Rd. Submitted by Paul Werner Architects on behalf of Ace Self Storage LLC, property owner of record.

PP-17-00010: Consider a Preliminary Plat for Mercato, a six-lot commercial subdivision on approximately 121 acres located at 6200 W 6th St. Submitted by Landplan Engineering PA on behalf of Kentucky Place, LC; Tanglewood, LC; JDS Kansas, LC; Scotsdale Properties, LC; Tat Land Holding Company, LC; Sojac Land Company, LC; and Venture Properties, Inc. property owners of record.

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.*

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, March 13, 2017.** This ensures your transmittal to the Commission can be received and read prior to their meeting.

Item #2: 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 #3: 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

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.

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

FROM: Amy Miller, Assistant Director - Planning

Date: January 30, 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)
- Paxton Place Addition – 49 acre multi-family residential development (31st and Michigan)
- Special Use Permit to expand building footprint (occupancy to remain unchanged) at Bullwinkles (1340 Tennessee)
- 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)
- Rooftop dining at Ramen Bowls (125 E 10th Street)
- Preliminary Development Plan for a gun range and retail store (2530 Franklin)

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 late winter/early spring. 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 is underway and will be presented to the City Commission upon completion. 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. Research and zoning option development is underway on this initiative. 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 is scheduled for consideration by the Historic Resources Commission at their March 16, 2017 meeting, and by the Planning Commission at their April 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 are underway and will be presented to the Commission upon completion of the study. David Guntert 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. 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 23rd 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.

Oread Design Guidelines – The Oread Design Guidelines were recommended as one of the initiatives of the Oread Neighborhood Plan, which was adopted in 2010. Planning staff conducted a public meeting on Wednesday, January 13, 2016 at the Lawrence Public Library Auditorium.

The Lawrence – Douglas County Planning Commission (PC) and the Lawrence Historic Resources Commission (HRC) had two joint meetings to discuss the Guidelines on Thursday, February 18, 2016 and Monday, March 21, 2016. Both commissions recommended approval of the guidelines and associated rezoning requests to implement them.

After the official hearing of March 21, 2016, Staff discovered that the rezoning effort was not properly noticed and a rehearing must be completed before the PC and HRC. New hearings for the HRC's and PC's June and July meetings have been completed. The item was presented to the City Commission at their October 11th work session and was approved on second reading of the adopting ordinances at the Commission's December 6, 2016 meeting. The guidelines will take effect on February 6th, 2017. As this item has been completed, it will be removed from future reports. Jeff Crick and Lynne Zollner are the Staff contacts.

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. The service agreement with Desman has been finalized and the consultants are meeting with stakeholder groups in order to gain input and the consultants will facilitate a work session with the City Commission at their February 14, 2017 meeting. 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

Transit Comprehensive Operations Analysis

The Transit COA report will be finalized by the end of January. The report contains profiles for all routes including ridership by route and by stop, service productivity, and potential service improvement options. The report will be presented to the Technical Advisory Committee (TAC) and MPO Policy Board in March for approval.

Bike Share Feasibility Study

The study was finalized at the end of December. The report indicates a bike share system would be feasible. The report also provides ideas for implementation phasing, governance, and fare structures. The study will be presented to the Technical Advisory Committee (TAC) and MPO Policy Board in February for approval.

Transportation 2040

The MPO kicked off the Metropolitan Transportation Plan update in December with the Transportation 2040 Steering Committee. The MPO has an extensive public engagement plan to solicit feedback from the community about their vision and priorities for transportation. A survey will be released in late January and open houses and mobile meetings will be held February-April. 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.