



Neighborhood Update for LAN

October 5, 2017

October Planning Commission Items

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meeting on **October 25, 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, October 25, 2017 meeting:

CPA-17-00264: Consider a Comprehensive Plan Amendment to Horizon 2020, Chapters 6 and 14, Revised Southern Development Plan, related to the KTen Crossing development, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC.

A-17-00265: Consider a request to annex approximately 95.442 acres located at the SE corner of US Hwy 59 & N 1250 Rd (3500 Iowa St). Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

PDP-17-00266: Consider a Preliminary Development Plan for KTen Crossing, a regional commercial center development located at 3500 S Iowa St. The 130 acre development will include 72 acres of regional commercial center and 58 acres of open space. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

Z-17-00260: Consider a request to rezone approximately 91.602 acres from RS10 (Single-Dwelling Residential) District and County A (Agricultural) District to CR-PD (Regional Commercial with Planned Development Overlay) District, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

Z-17-00261: Consider a request to rezone approximately 23.02 acres from County A (Agricultural) District to CR-PD-FP (Regional Commercial with Planned Development and Floodplain Overlay) District, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

Z-17-00262: Consider a request to rezone approximately 8.499 acres from RS10 (Single-Dwelling Residential) District to OS-PD-FP (Open Space with Planned Development and Floodplain Overlay) District, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

Z-17-00263: Consider a request to rezone approximately 52.294 acres from County A (Agricultural) District and VC (Valley Channel) District to OS-PD-FP (Open Space with Planned Development and Floodplain Overlay) District, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

Z-17-00471: Consider a request to rezone approximately 2.5 acres from UR (Urban Reserve) District to RMO (Multi-Dwelling Residential-Office) District, located at 5275 W 6th St. Submitted by Allen Belot Architect on behalf of Beckmeisters LLC, property owner of record.

FDP-17-00445: Consider a Final Development Plan for 6Wak Addition Phase II, Old Chicago, located at 545 Wakarusa Dr. Submitted by SMH Consultants, for 6Wak Land Investments LLC c/o First Management Inc, property owner of record.

MS-17-00554: Consider a variance from the right-of-way width for a Minor Subdivision (lot combination) for Casey's Subdivision, located at 1703 & 1711 W 6th St. Submitted by Casey's Retail Company on behalf of Harold Shephard and Marla J. Webster, property owners of record.

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, October 23, 2017.** This ensures your transmittal to the Commission can be received and read prior to their meeting.

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 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

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.

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: 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: October 2, 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:

- KTen Crossing (3500 Iowa Street)
- Grocery/Residential Mixed-Use (700 New Hampshire Street)
- Zarco 66 – Convenience store and car wash (910 Iowa)
- Boys and Girls Club (2910 Haskell)
- Greek Housing (1505 Sigma Nu Pl)
- Old Chicago (545 Wakarusa)
- JC Penny Redevelopment (3311 Iowa)
- Retail building Expansion (2624 Iowa)
- Casey's General Store (1703 W 6th)

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. Using the Issue Action Report as a basis, staff developed and presented a new draft comprehensive plan, along with a plan for obtaining public input, to the Steering Committee at their July

31, 2017 meeting. The Steering Committee reviewed the draft plan and directed staff to release the draft plan for a 60-day public comment period, which Staff started in mid-August. Information on this effort, including the draft plan and how to submit written comments, can be found at <https://lawrenceks.org/pds/comp-plan/>. Jeff Crick is the Staff contact.

MU Text Amendment – At their August meeting, the Planning Commission initiated a text amendment to pursue adding certain nonresidential uses by special use permit to the Tertiary Zone of the Mixed Use zoning district, as well as modifying other standards in the MU district that would accommodate a bit more intensity in the Tertiary zone. The amendment was considered by the Planning Commission at their September meeting where they forwarded it with a recommendation for approval to the City Commission. The City Commission is expected to consider this item in October or November. Becky Pepper is the staff contact.

Short Term Rental Uses – On August 15, 2017, the City Commission directed staff to pursue a framework to regulate properties being used as short-term rentals. Staff has developed a public participation program to solicit input prior to bringing forward a recommended ordinance.

To start the public participation program, a public meeting was held on September 26, 2017 to outline the process/next steps and answer questions. Approximately 30 to 40 community members and stakeholders attended and received [an FAQ sheet](#) related to the short-term rental use. Additional public participation opportunities include:

1. Taking a brief survey online at <http://www.lawrenceks.org/lawrence-listens> by October 13, 2017;
2. Submitting written testimony to Danielle Buschkoetter at dbuschkoetter@lawrenceks.org by October 13, 2017;
3. Attending the November 14 work session when the draft ordinance is presented (tentative date).

Danielle Buschkoetter 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 given department resources.

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.

Community Development Initiatives

The Community Development Division has begun the 2017 CDBG and HOME program year in accordance with the 2017 Action Plan. The program year start date should have been 8/1/2017, however with the extended budget process for 2017 all programs ran behind in obtaining the proper documentation from HUD to begin reimbursements. The retroactive program start date for grantees and expenditures will still be 8/1/2017. Staff is working with the sub-recipients to get grant agreements signed and reimbursement requests processed.

The Community Development Division of Planning and Development Services, The Fair Housing Division of The City Attorney's Office, and the Lawrence-Douglas County Housing Authority have completed their draft of the Assessment of Fair Housing (AFH), a United States Department of Housing and Urban Development (HUD) requirement under the Affirmatively Furthering Fair Housing (AFFH) rule. The AFH is required of all communities and states that receive federal funding, as well as all public housing authorities. The AFH process has been ongoing since fall of 2016, and has included statistical analysis, formulation of narrative, AFH committee meetings, public meetings, and public participation. The purpose of the AFH is to assist the community in setting Fair Housing goals and priorities for the City. The written public comment period has begun on the AFH document, and the comment period will run for 45 days from September 1, 2017 through October 15, 2017. All written comments will be accepted. The final AFH document is due to HUD on November 1, 2017, and city staff presented the draft document with the draft goals and priorities to the City Commission on September 19, 2017, with adoption being requested on October 17, 2017.

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

A second round of public engagement is being planned for mid-November. The updated plan is expected to be approved by March 2018. Visit www.lawrenceks.org/mpo/t2040-update for more information.

Crash Safety Analysis and Countermeasure Identification

GIS work has begun to identify hot spots for crash sites for all modes, including auto, bicyclists, and pedestrians. A minimum of twelve locations are being prioritized for identification of cost-efficient countermeasures to improve roadway safety. The analysis will provide a strategy to address the region's transportation safety. The study will be completed by December 31, 2017.

Bus Transfer Location Analysis

Following the first public meeting and online survey in August the TranSystems team solicited input from the community to identify community values and priorities for a transfer site or sites. The second survey asks the community to confirm the information gained from the first route. The 3rd Survey and 2nd public meeting will use the information gained through the public engagement process along with logistical/operational needs to develop recommended locations and site specific designs. Once developed these locations will be presented to the public for feedback and/or confirmation. The next public input opportunities are as follows:

- 2nd Lawrence Listens Survey – Verifying Values & Determining Site Selection Criteria, available to the public October 2-16 at <https://lawrenceks.org/lawrence-listens>
- 2nd Public Meeting, Location and Time – Planned for the week of November 13, future information provided at a later time.
- 3rd Lawrence Listens Survey – Analyzing Sites Using Publicly Driven Criteria, available November 13-30.

Follow our progress on www.lawrencetransit.org/bus-transfer-location-analysis. The study will be completed by December 31, 2017.

Lawrence Loop Alignment Study

BG Consultants presented alignments to the public for consideration and input as alignments for two incomplete sections of the Lawrence Loop Shared Use Path between the north end of the Burroughs Creek Rail Trail along 11th Street to the Shared Use Path in Burcham Park and the west side of the Sandra Shaw Trail to the Peterson Road Shared Use Path. A final alignment is being selected for additional feasibility analysis with input from the Transportation Commission. For more information and to see the study timeline visit: www.lawrenceks.org/loop

Jessica Mortinger is the Staff contact.