



## Neighborhood Update for LAN

April 18, 2018

### **April Planning Commission Items**

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meetings on **April 23 & 25, 2018** at **6:30 p.m.** in the Commission Meeting Room on the first floor of City Hall, 6 E. 6<sup>th</sup> Street.

### **The Planning Commission will consider the following public hearing and non hearing items at their Monday, April 23, 2018 meeting:**

**PP-18-00072:** Consider a Preliminary Plat for Oread West No. 17 located at 1601 & 1701 Research Park Dr. Submitted by BG Consultants on behalf of Beckmeisters LLC, property owner of record.

**SUP-17-00697:** Consider a Special Use Permit for Bridge Haven, located at 1601 & 1701 Research Park Drive. Submitted by Paul Werner Architect, for Beckmeisters LLC, property owner of record.

**SUP-18-00076:** Consider a Special Use Permit for a 30,342 SF building addition at Bishop Seabury Academy, to accommodate additional classrooms, office, cafeteria/kitchen and chapel spaces, located at 4120 Clinton Parkway. Submitted by BBN Architects Inc, for Bishop Seabury Academy, property owner of record.

**Z-18-00071:** Consider a request to rezone approximately 2.48 acres from RM12-FP (Multi-Dwelling Residential and Floodplain Overlay) District to RM12 (Multi-Dwelling Residential) District, located at 3172-3257 Atchison Ave, 3209 Yankee Tank Ln, and 3215 Yankee Tank Ln. Submitted by Grob Engineering Services LLC on behalf of Yankee Tank Estates LLC, property owner of record.

**MS-18-00113:** Consider a variance from the right-of-way width for a Minor Subdivision (lot combination) for Eagle Subdivision No. 2, located at 1803 W 6<sup>th</sup> St. Submitted by BG Engineers on behalf of Mount Oread AERIE 309 FOE, Inc., property owners of record.

**TA-18-00121:** Consider a Text Amendment to the City of Lawrence Land Development Code, Articles 4 and 9, to permit *Group Homes* in the GPI district. *Initiated by Planning Commission on 2/21/18.*

### **The Planning Commission will consider the following public hearing and non hearing items at their Wednesday, April 25, 2018 meeting:**

**CUP-18-00077:** Consider a Conditional Use Permit for a *Public Utilities* (fiber optics business) use, located on approximately 5 acres at 2338 N 1100 Rd, Eudora. Submitted by Josh Pacheco for Cody D Bryan, property owner of record. *Joint meeting with Eudora Planning Commission.*

**Z-18-00069:** Consider a request to rezone approximately 2.54 acres located at 548 N 1700 Rd from A/A-1 (Agricultural and Suburban Home Residential) Districts to A (Agricultural) District. Submitted by Kevin Sontag on behalf of Kanwaka Township, property owner of record.

**CUP-17-00313:** Consider a Conditional Use Permit for a *Recreation Facility* (event center), and a *Rooming, Boarding, and Lodging Houses* (Short Term Rental) located on approximately 1.26 acres at 1055 E 1500 Road. Submitted by Stan Trezell, for Linda G. Fritz, Inc., property owner of record.

**A-18-00068:** Consider the annexation of approximately 97.4 acres, in the 1700 Block of E 902 Rd. Submitted by BG Consultants, Inc., for Garber Enterprises, Inc., property owner of record.

**Z-18-00070:** Consider a request to rezone approximately 24.96 acres in the 1700 Block of E 902 Rd from A (Agricultural) District to RSO (Single-Dwelling Residential-Office) District. Submitted by BG Consultants, Inc. for Garber Enterprises Inc., property owner of record.

**Z-18-00073:** Consider a request to rezone approximately 60.95 acres in the 1700 Block of E 902 Rd from A (Agricultural) District to RS5 (Single-Dwelling Residential) District. Submitted by BG Consultants, Inc. for Garber Enterprises, Inc., property owner of record.

**Z-18-00074:** Consider a request to rezone approximately 0.78 acres in the 1700 Block of E 902 Rd from A (Agricultural) District to RS5-FP (Single-Dwelling Residential and Floodplain Overlay) District. Submitted by BG Consultants, Inc. for Garber Enterprises, Inc., property owner of record.

**Z-18-00075:** Consider a request to rezone approximately 11.49 acres in the 1700 Block of E 902 Rd from A (Agricultural) District to IL (Limited Industrial) District. Submitted by BG Consultants, Inc. for Garber Enterprises, Inc., property owner of record.

**Z-18-00086:** Consider a request to rezone approximately 0.13 acres located at 1212 Louisiana Street from RMO-UC (Multi-Dwelling Residential-Office District with the Oread Neighborhood Urban Conservation Overlay District) to RM32-UC (Multi-Dwelling Residential District with the Oread Neighborhood Urban Conservation Overlay District) to correct a rezoning error made with Ordinance No. 4235. *Initiated by Planning Commission on 2/21/18.*

**Z-18-00087:** Consider a request to rezone approximately 0.97 acres located at 912 N 3<sup>rd</sup> Street from CS/UR (Commercial Strip and Urban Reserve) Districts to CS (Commercial Strip) District. *Initiated by Planning Commission on 2/21/18.*

**PP-18-00028:** Consider a Preliminary Plat for Mercato 2<sup>nd</sup> Addition, a five-lot subdivision on approximately 116.8 acres located at 6200 W 6<sup>th</sup> St. Submitted by Landplan Engineering, for Kentucky Place LC, JDS Kansas LC, Venture Properties Inc, Tat Land Holding Co LC, Sojac Land Company LC, Scotsdale Properties LC, Tanglewood LC, 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, April 23, 2018.** This ensures your transmittal to the Commission can be received and read prior to their meeting.

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**All information listed can be found at the City of Lawrence website: [www.lawrenceks.org/pds](http://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](mailto:ddresslar@lawrenceks.org) or for any other information contact Becky Pepper by phone at 785-832-3153 or email [bpepper@lawrenceks.org](mailto:bpepper@lawrenceks.org). Comments are always welcome.*

## 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](http://www.lawrenceks.org/pds/rental-licensing) or [www.lawrenceks.org/rent](http://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](mailto: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](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>.

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- 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](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: March 20, 2018

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:

- Collegiate Apartments (1601 W 33<sup>rd</sup>)
- Grocery/Residential Mixed-Use (700 New Hampshire Street)
- Bridge Haven – Addition (1701 Research Park Dr)
- Car Wash (3900 W 6<sup>th</sup> St)
- Lawrence Humane Society (1805 E 19<sup>th</sup> St)
- Logie's (728 Massachusetts Street)
- Multi-Family Structure (935 Michigan Street)
- Hawker II Apartments (1011 Missouri Street)
- Climate Controlled Mini-Storage (1300 Block Research Park Drive)
- Plastikon – Addition (3780 Greenway Circle)
- Fairfield Apartments (2115 Exchange Court)
- Redevelopment (1801 W 23<sup>rd</sup> Street)
- Panda Pediatrics (1803 W 6<sup>th</sup> Street)
- Bishop Seabury Academy – Addition (4120 Clinton Parkway)
- Annexation and Zoning to accommodate RS5, RSO and IL development (North and West of Rock Chalk Park)

**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. The Steering Committee met on November 27, 2017 and directed to staff to work through the comments submitted and schedule Steering Committee meetings to go through those comments and a revised draft. The first of those meetings took place on March 5, 2018 and the next meeting is scheduled for April 2<sup>nd</sup> from 4-6pm in the city Commission Room. Information on this effort can be found at <https://lawrenceks.org/pds/comp-plan/>. Jeff Crick 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 conducted an extensive public participation program and presented a draft ordinance to the City Commission at their November 14 work session. Staff is working on revising the draft ordinance and will bring it back to the City Commission for consideration at a future 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. Becky Pepper 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 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. Mary Miller is the Staff contact.

**Downtown Master Plan** - Through the City's strategic planning process, the City Commission identified a priority initiative of creating a Downtown Master Plan that includes identifying needed and desirable assets, identifying existing infrastructure and uses, and discovering potential uses and obstacles in response to the critical success factor of Economic Growth and Security. The desire is to create a sustainable plan that recognizes the existing successful nature of downtown and enhances downtown by incorporating innovative and creative initiatives through intensive stakeholder and community input. The plan will explore all elements of a master plan including, but not limited to, land use relationships, opportunities for development and redevelopment, programming of public space, landscaping, transportation, infrastructure and streetscape, with a heavy emphasis on cultural and historical resources and activities.

Plan development is in the very early stages and a Request for Proposals to hire a consultant is currently posted. The deadline to receive proposal was March 15th, 2018 and staff is currently working to review the proposals. The project website can be viewed here: <https://lawrenceks.org/strategic-plan/downtown/> and is also the place to sign up to receive email updates throughout the process. Amy Miller is the staff contact.

### **Community Development Initiatives**

The Community Development Division is currently in the 2017 CDBG and HOME program year in accordance with the 2017 Action Plan.

The 2018-2022 Consolidated Plan and the 2018 Annual Action Plan are currently being prepared by Community Development Staff. The Community Development Advisory Committee (CDAC) have made their preliminary funding allocation recommendations and will hold a public hearing on April 26, 2018. The 30-day public comment period for the 2018-2022 Consolidated Plan and the 2018 Annual Action Plan will begin on that day as well. The two plans and funding recommendations will go to the City Commission in May.

On October 26, 2017 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 submitted 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 began in the fall of 2016, and 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 document was accepted by HUD on December 13, 2017. The City will implement the goals and priorities of the AFH into the Consolidated Plan and subsequent Annual Action Plans through the five-year period of 2018-2022. The goals and priorities will be reported on annually in the Consolidated Annual Performance Evaluation Report (CAPER) starting with the 2018 program year (August 1, 2018 – July 31, 2019).

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

T2040 was approved by the MPO Policy Board on March 15, 2018. Visit [www.lawrenceks.org/mpo/t2040](http://www.lawrenceks.org/mpo/t2040) to explore the transportation vision for the region and check out the interactive maps.

### 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 finalized and received by the MPO Policy Board in 2018.

### Bus Transfer Location Analysis

The TranSystems team is using information gained through the public engagement process along with logistical/operational needs to develop recommended locations and site-specific designs. Follow our progress on [www.lawrencetransit.org/bus-transfer-location-analysis](http://www.lawrencetransit.org/bus-transfer-location-analysis). The team is finalizing the report and will present it to the City Commission in 2018.

### Lawrence Loop Alignment Study

Priority alignments for two incomplete sections of the Lawrence Loop Shared Use Path between the north end of the Burroughs Creek Rail Trail along 11<sup>th</sup> 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 have been chosen. The study was approved by the MPO Policy Board on January 18, 2018 and accepted by the City Commission on February 20, 2018. To check out the study report visit: [www.lawrenceks.org/loop](http://www.lawrenceks.org/loop)

Jessica Mortinger is the Staff contact.