



## Neighborhood Update for LAN

February 21, 2018

### **Item #1: February Planning Commission Items**

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meeting on **February 21, 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 Wednesday, February 21, 2018 meeting:**

**Z-17-00471:** Consider a request to rezone approximately 2.5 acres from UR (Urban Reserve) District to RM12-PD (Multi-Dwelling Residential-Planned Development Overlay) District, located at 5275 W 6<sup>th</sup> St. Submitted by Grob Engineering Services LLC, on behalf of Beckmeisters LLC, property owner of record. *Deferred by Planning Commission on 11/15/17.*

**PDP-17-00695:** Consider a Preliminary Development Plan for a multi-family residential/office development located at 5275 W 6<sup>th</sup> St. Submitted by Grob Engineering Services LLC on behalf of Beckmeisters LLC, property owner of record.

**Z-17-00689:** Consider a request to rezone approximately 1.685 acres from IBP (Industrial/Business Park) District to IL (Limited Industrial) District, located at 1300 Research Park Dr. Submitted by Landplan Engineering PA on behalf of Wakarusa Plaza LC, property owner of record.

**Z-17-00688:** Consider a request to rezone approximately 1.33 acres located at 3900 W 6<sup>th</sup> St from CN2 (Neighborhood Commercial Center) District & PCD (Planned Commercial Development-Monterey Center) District to CN2 (Neighborhood Commercial Center) District. Submitted by Wild Pines Ventures LLC, for Lawrence Monterey Investors LLC, property owner of record.

**SUP-17-00690:** Consider a Special Use Permit for Tommy's Car Wash, on approximately 1.33 acres located at 3900 W 6<sup>th</sup> St. Submitted by Wild Pines Ventures LLC, for Lawrence Monterey Investors LLC, property owner of record.

**PP-17-00693:** Consider a Preliminary Plat for 8N Business Center, a two-lot commercial subdivision on approximately 2.76 acres, located at 1105 E 23<sup>rd</sup> Street. Submitted by Grob Engineering Services LLC on behalf of Hedge Tree, LLC, property owner of record.

**Z-17-00694:** Consider a request to rezone approximately 1.768 acres from RS10 (Single-Dwelling Residential) District to CS (Commercial Strip) District, located at 1105 E 23<sup>rd</sup> St. Submitted by Grob Engineering Services LLC on behalf of Hedge Tree, LLC, property owner 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 Tuesday, February 20, 2018*. This ensures your transmittal to the Commission can be received and read prior to their meeting.

### **Item #2: 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>)
- Industrial Buildings in Venture Park (2325 & 2425 Venturepark Dr)
- 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)
- Plastikon – Addition (3780 Greenway Circle)
- Fairfield Apartments (2115 Exchange Court)

### **Item #3: Comprehensive Plan**

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 is scheduled for March 5, 2018 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.

### **Item #4: 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, programing of public

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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.*

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 is March 15th, 2018 by 5pm. 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.

### **Item #5: 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.

The item was part of the November 14, 2017 City Commission work session. On February 20, 2018 the City Commission initiated a text amendment to the City of Lawrence Land Development Code to incorporate short-term rental uses and directed staff to develop an ordinance for the licensing, inspection and regulating of short-term rental properties.

Danielle Buschkoetter is the staff contact.

### **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

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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>.

- 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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