



Neighborhood Update for LAN

May 16, 2018

May Planning Commission Items

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meeting on **May 23, 2018** 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, May 23, 2018 meeting:

REGULAR AGENDA (MAY 23, 2018) MEETING

PUBLIC HEARING ITEMS:

ITEM NO. 1 CAPITAL IMPROVEMENT PLAN

Presentation of recommended Capital Improvement Plan.

PUBLIC HEARING on Variances Only:

ITEM NO. 2 PRELIMINARY PLAT FOR MERCATO 2ND ADDITION; 6200 W 6TH ST (MKM)

PP-18-00028: Consider a Preliminary Plat for Mercato 2nd Addition, a five-lot subdivision on approximately 116.8 acres located at 6200 W 6th St and an associated variance from the standard in Section 20-811(c) of the Subdivision Regulations that sidewalks be installed on both sides of all streets. 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.

ITEM NO. 3 VARIANCE; 893 E 1650 RD (MKM)

Variance from 1,320 ft frontage requirement for Residential Development Parcels which take access from a Principal Arterial. The variance is associated with a Certificate of Survey, CSR-18-00137, for approximately 20 acres located at 893 E 1650 Road. Submitted by Ryan J. Niehoff, property owner of record.

RESUME PUBLIC HEARING:

ITEM NO. 4 CONDITIONAL USE PERMIT FOR MARION SPRINGS EVENT CENTER; 316 E 900 RD (MKM)

CUP-18-00127: Consider a Conditional Use Permit for Marion Springs Event Center, located on approximately 9.58 acres at 316 E 900 Rd, Baldwin City. Submitted by Jay I and Mary D Bessey, property owners of record.

ITEM NO. 5 REZONING 14.13 ACRES FROM PID TO IG; 3641, 3660, 3661 THOMAS CT & 3640-3660 E 25TH ST (BJP)

Z-18-00131: Consider a request to rezone approximately 14.13 acres from PID (Planned Industrial Development) District to IG (General Industrial) District, located at 3641, 3660, 3661 Thomas Ct and 3640 & 3660 E 25th St. Submitted by Paul Werner Architects on behalf of Arbor Properties LLC & Roger Johnson, property owners of record.

ITEM NO. 6 TEXT AMENDMENT TO LAND DEVELOPMENT CODE; SHORT TERM RENTAL (JSC)

TA-18-00079: Consider a Text Amendment to the City of Lawrence Land Development Code regarding Short Term Rental. *Initiated by City Commission on 2/20/18.*

ITEM NO. 7 TEXT AMENDMENT TO LAND DEVELOPMENT CODE; CONDITIONAL ZONING (SLD)

TA-18-00154: Consider a Text Amendment to the City of Lawrence Land Development Code, Article 13 to review and potentially remove conditional zoning. *Initiated by City Commission on 4/17/18.*

ITEM NO. 8 TEXT AMENDMENT TO LAND DEVELOPMENT CODE; RECORDING SUBDIVISION DOCUMENTS WITH REGISTER OF DEEDS (SLD)

TA-18-00199: Initiate a Text Amendment to the City of Lawrence Land Development Code, Articles 8 and 13, to update requirements for recording subdivision documents with the Douglas County Register of Deeds Office.

ITEM NO. 9 TEXT AMENDMENT TO COUNTY ZONING REGULATIONS; DATA COLLECTION DEVICES (SLD)

TA-18-00155: Consider a Text Amendment to the Douglas County Zoning Regulation Article 13-319-5.01, to include and define *Data Collection Devices*, such as SODAR and metrologic equipment and similar equipment as a Temporary Business Use. *Initiated by County Commission on 3/28/18.*

****DEFERRED****

~~**ITEM NO. 10 TEXT AMENDMENT TO LAND DEVELOPMENT CODE; OUTDOOR LIGHTING STANDARDS (MKM)**~~

~~**TA-18-00085:** Consider a Text Amendment to the City of Lawrence Land Development Code, Articles 11 and 17, to update outdoor lighting standards to include standards for various types of light fixtures, such as LED. *Initiated by Planning Commission on 2/21/18.*~~

****DEFERRED****

~~**ITEM NO. 11 TEXT AMENDMENT TO LAND DEVELOPMENT CODE; STORAGE USES IN IBP DISTRICT (SLD)**~~

~~**TA-18-00150:** Consider a Text Amendment to the City of Lawrence Land Development Code, Articles 4, 5, 9 and 17 to define certain types of storage uses; *Mini-Warehouse, self-storage, climate controlled self-storage and similar uses* and to permit some uses in the IBP (Industrial/Business Park) District. *Initiated by City Commission on 4/17/18.*~~

****WITHDRAWN****

~~**ITEM NO. 12 CONDITIONAL USE PERMIT; 1055 E 1500 RD (MKM)**~~

~~**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 Trekell, for Linda G. Fritz, Inc., property owner of record. *Deferred by Planning Commission on 4/25/18.*~~

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

MISC NO. 1 VARIANCE; 3300 W 6TH ST (BJP)

Consider a variance from the right-of-way width for a Minor Subdivision (lot combination), MS-18-00188, for RCB Bank Subdivision, located at 3300 W. 6th Street and 534 Frontier Road. Submitted by BG Consultants on behalf of RCB Bank, property owner of record.

MISC NO. 2 METROPOLITAN PLANNING ORGANIZATION POLICY BOARD

City Appointee Planning Commissioner to Metropolitan Planning Organization Policy Board.

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, May 21, 2018.** 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 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.

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.

- 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

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: May 15, 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:

- LMH Health West (Northeast corner 6th and SLT)
- Free State High School (4700 Overland Drive))
- Black Stag Brewery (623 Massachusetts Street)
- Fire Training Tower and park improvements (1941 Haskell Avenue)
- Storage Expansion (1100 E 23rd Street)
- Grocery/Residential Mixed-Use (700 New Hampshire Street)
- Bridge Haven – Addition (1701 Research Park Dr)
- Car Wash (3900 W 6th 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)
- Fairfield Apartments (2115 Exchange Court)
- Redevelopment (1801 W 23rd Street)
- Panda Pediatrics (1803 W 6th Street)
- Bishop Seabury Academy – Addition (4120 Clinton Parkway)
- Annexation and Zoning to accommodate RS5, RSO, RMO and IL development (North and West of Rock Chalk Park)
- Zoning to accommodate CS (912 N 3rd 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. 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. Meetings took place during March and April and staff has been directed to revise the plan based on feedback from the Committee. The Committee's next meeting to consider the second revised draft is set for July 16th 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 findings to the City Commission at their November 14 work session. Staff is working on drafting ordinances and it is scheduled to be considered by the Planning Commission at their May 23rd meeting. 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

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 Proposal to hire a consultant has been conducted. Staff is currently negotiating scope and a contract with the finalist, Houseal Lavigne Associates. 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 in the public comment period. The Community Development Advisory Committee (CDAC) have made their preliminary funding allocation recommendations and held 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 began on that day as well. The two plans and funding recommendations went to the City Commission on May 15. Lawrence saw an increase in CDBG and HOME funding that can be attributed to a one-time bump in HUD program funding at the Federal level. The plan is due to HUD by June 15.

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

Countywide Bikeway Plan Update

An update to the Countywide Bikeway Plan has begun. It will reconcile the various bicycle related plans into one vision for the future of bikeway infrastructure in Lawrence-Douglas County. The purpose of this plan is to develop a low-stress bicycle network that can make bicycling an attractive choice for transportation. The MPO BAC will serve as the steering committee for the plan update. Staff workgroups will be convened to

provide technical assistance throughout plan development, representing relevant staff from the cities and county. The scope of work can be found at <https://assets.lawrenceks.org/assets/mpo/bicycle/planscope.pdf>

Crash Safety Analysis and Countermeasure Identification

GIS work to identify hot spots for crash sites for all modes, including auto, bicyclists, and pedestrians was utilized. Twelve locations were prioritized for identification of cost-efficient countermeasures to improve roadway safety. The analysis provides a strategy to address the region's transportation safety. The study will be finalized and received by the MPO Policy Board on May 17, 2018.

Bus Transfer Location Analysis

The TranSystems team used information gained through the public engagement process along with logistical/operational needs to develop recommended locations and site-specific designs. The study will be received by the MPO Policy Board on May 17, 2018. It will be presented to the City Commission over the summer.

Jessica Mortinger is the staff contact.