



Neighborhood Update for LAN

January 16, 2019

January Planning Commission Items

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meeting on **January 23, 2019 at 6:30 p.m.** in the Commission Meeting Room on the first floor of City Hall, 6 E. 6th Street.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION REGULAR AGENDA (JANUARY 23, 2019) MEETING

NON-PUBLIC HEARING ITEMS:

**ITEM NO. 1 PRELIMINARY PLAT FOR LEGEND TRAIL ADDITION NO. 3; NW OF
GEORGE WILLIAMS WAY & LAKE ESTATES DR (MKM)**

PP-18-00574: Consider a Preliminary Plat for Legend Trail Addition No. 3, a one-lot residential subdivision of approximately 3.47 acres located NW of George Williams Way and Lake Estates Drive. Submitted by Castle Rock LC and BG Consultants, Inc. on behalf of Jell Inc, property owner of record.

**ITEM NO. 2 PRELIMINARY PLAT FOR NORTH LAWRENCE ADDITION NO. 20; 729
ELM ST (KCK)**

PP-18-00568: Consider a Preliminary Plat for North Lawrence Addition No. 20, two lots, located at 729 Elm St. Submitted by Grob Engineering on behalf of Dorothy Miltner, property owner of record.

**ITEM NO. 3 PRELIMINARY PLAT FOR OREAD WEST NO. 18; NW CORNER W 18TH
ST & RESEARCH PARK DR (BJP)**

PP-18-00569: Consider a Preliminary Plat for Oread West No. 18, one lot, located at the northwest corner of W. 18th Street and Research Park Drive (Plate No. U15768A04). Submitted by Grob Engineering on behalf of 1217Y LLC, property owner of record.

PUBLIC HEARING ITEMS:

**ITEM NO. 4 VARIANCE FOR W. MORRIS ADDITION NO. 1; 1801 W 23RD ST & 1807
W 23RD ST (SLD)**

MS-18-00567: Consider a variance for reduction in right-of-way width from 150' to 100' for W. 23rd Street, associated with a Minor Subdivision for W. Morris Addition No. 1 (Starbucks), located at 1801 W 23rd St and 1807 W 23rd St and the tract of land known as Ridge Court. Submitted by Landplan Engineering for Team Players LLC and Emira-One LLC, property owners of record.

**ITEM NO. 5 VARIANCE FOR UNIVERSITY FIELD SUBDIVISION NO. 6; 1739 W 19TH
TERR (LRM)**

MS-18-00562: Consider a variance to reduce lot width from 60' to 50', associated with a Minor Subdivision for University Field Subdivision No. 6, located at 1739 W 19th Terr. Submitted by Grob Engineering Services LLC for Mountain Top LLC, property owner of record.

ITEM NO. 6 VARIANCE FOR PARKWAY PLAZA; 3512 CLINTON PKWY (LRM)

FDP-18-00575: Consider a variance to reduce a peripheral setback from 30' to 20' for the construction of 240 sq. ft. freezer addition to the existing structure, associated with a revised Final Development Plan for Parkway Plaza PCD, 23rd Street Brewery, located at 3512 Clinton Pkwy. Submitted by Tim A. Herndon Planning & Design on behalf of Llewellyn Land, LLC, property owner of record.

ITEM NO. 7 CONDITIONAL USE PERMIT FOR BIG SPRINGS QUARRY; 2 N 1700 RD (MKM)

CUP-18-00570: Consider an amended Conditional Use Permit to reduce the amount of the performance/reclamation bond required for Big Springs Quarry, located at 2 N 1700 Rd, Lecompton. Submitted by Submitted by Mid-States Ventures LLC, for Mid-States Ventures LLC, Nancy J Hughes, James R Meek, Thomas R Meek, and Bonnie M Nichols, Trustee, property owners of record.

ITEM NO. 8 SPECIAL USE PERMIT FOR THE DARE CENTER; 944 KENTUCKY ST (MKM)

SUP-18-00564: Consider a Special Use Permit for a *Temporary Shelter* for The DARE Center, located at 944 Kentucky St. Submitted by the Coalition for Homeless Concerns Inc on behalf of James Dunn, property owner of record.

ITEM NO. 9 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 508 FLORIDA ST (BJP)

SUP-18-00556: Consider a Special Use Permit for a non-owner occupied short-term rental located at 508 Florida St in RM24 (Multi-Dwelling Residential) Zoning District. Submitted by Carrie Jackson on behalf of Jose Velasco, property owner of record.

ITEM NO. 10 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 815 ALABAMA ST (KEW)

SUP-18-00563: Consider a Special Use Permit for a non-owner occupied short-term rental located at 815 Alabama St in RS5 (Single-Dwelling Residential) Zoning District. Submitted by Angela Nascimento on behalf of William Price, property owner of record.

ITEM NO. 11 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 888 NEW HAMPSHIRE ST (KEW)

SUP-18-00565: Consider a Special Use Permit for non-owner occupied short-term rentals located at 888 New Hampshire St, Units 208, 209, & 216 in CD (Downtown Commercial) Zoning District. Submitted by First Management Inc on behalf of 100 E 9th LLC, property owner of record.

ITEM NO. 12 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 921 HOLIDAY DR (MKM)

SUP-18-00572: Consider a Special Use Permit for a non-owner occupied short-term rental located at 921 Holiday Dr in PUD (Planned Unit Development) Zoning District. Submitted by Bingham Investment LLC, property owner of record.

ITEM NO. 13A COMMUNITY INFILL PLAN; SMARTCODE (SLD)

Consider a request to establish a Community Infill Plan associated with a SmartCode application at 1401 W 23rd St & 1300 W 24th St. Submitted by Opus Development Company LLC, for George B. Leinmiller and Marlene J. Leinmiller, property owners of record.

ITEM NO. 13B REZONING 5.2 ACRES FROM CS & RM32 TO SMARTCODE T-5; 1401 W 23RD ST & 1300 W 24TH ST (SLD)

Z-18-00536: Consider a request to rezone approximately 5.2 acres from CS (Strip Commercial) District & RM32 (Multi-Dwelling Residential) District to SmartCode T-5, located at 1401 W 23rd St & 1300 W 24th St. Submitted by Opus Development Company LLC, for George B. Leinmiller and Marlene J. Leinmiller, property owners of record.

ITEM NO. 13C PRELIMINARY DEVELOPMENT PLAN; 1401 W 23RD ST & 1300 W 24TH ST (SLD)

PDP-18-00537: Consider a Preliminary Development Plan (Community Infill Plan - SmartCode) for 23rd Street Mixed Use development including 119 residential units for a density of 27 dwelling units per acre and 8,811 square feet of retail space on property located at 1401 W 23rd St & 1300 W 24th St. Submitted by Opus Development Company LLC, for George B. Leinmiller and Marlene J. Leinmiller, property owners of record.

ITEM NO. 13D VARIANCE FOR 23RD STREET; 1401 W 23RD ST & 1300 W 24TH ST (SLD)

MS-18-00535: Consider a variance for right-of-way width for 23rd Street, associated with a Minor Subdivision for 1401 W 23rd St & 1300 W 24th St. Submitted by Opus Development Company LLC, for George B. Leinmiller and Marlene J. Leinmiller, property owners of record.

ITEM NO. 14 TEXT AMENDMENT TO SUBDIVISION REGULATIONS; RESIDENTIAL PARCELS (MKM)

TA-18-00251: Consider a Text Amendment to the Subdivision Regulations revising the frontage and width requirements for Residential Development Parcels which front on, and take access from, a principal arterial to allow the creation of two Residential Development Parcels with a minimum of 1,320 ft of frontage; provided they share an access point on the roadway. *Initiated by Planning Commission on 5/23/18. Deferred by Planning Commission on 9/26/18.*

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

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.

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 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>.

All information listed can be found at the City of Lawrence website: www.lawrenceks.org/pds

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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: December 19, 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:

- Multi-Family Structure (929 Arkansas Street)
- Fairfield Apartments (2115 Exchange Court)
- Hi-Tech Interiors Warehouse (725 N 2nd St)
- Garage Condos (3661 Thomas Ct)
- K10 Crossing (SLT & Hwy 59)
- Starbucks (1801 W 23rd St)
- North Lawrence Riverfront Project (Northwest corner Kansas River & N. 2nd St)
- Mixed-Use Development (1401 W 23rd St & 1300 W 24th St)
- The Hub at Lawrence (1041 New Hampshire)
- Douglas County Crisis Center (1000 W 2nd St)
- The DARE Center (944 Kentucky)

Comprehensive Plan Update – On July 16, 2018 the *Horizon 2020* Steering Committee approved the release of the draft Comprehensive Plan for the Planning Commission, City Commission, and Board of County Commissioners consideration. Using the Issue Action Report as a basis, which was unanimously approved by all 3 commissions, the Steering Committee reviewed the draft plan in the context of that report and the public input received as part of their process. The next steps for the draft Comprehensive Plan include public hearings before the Planning Commission, City Commission, and Board of County Commissioners. The three commissions received a presentation on the draft plan on October 19th, 2018. The Planning Commission will be the first commission to review and consider the draft plan and started that review at their November meeting and continued it at their December meeting. At this time, the Planning Commission is anticipated to continue their review

at their February meeting. 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, 2017 work session. Staff drafted a text amendment to permit short-term rental units, which was recommended by the Planning Commission at their May 23rd meeting.

On October 2, 2018, the Lawrence City Commission adopted Ordinance No. 9560, which regulates the licensing and inspection of Short-term Residential Rental Property. The ordinance became effective on November 1, 2018. For questions, you may contact Brian Jimenez, Code Enforcement Manager at 785-832-3111 or at bjimenez@lawrenceks.org or Jeff Crick, Planning Manager at 785-832-3163 or at jcrick@lawrenceks.org. You can find more information at <https://lawrenceks.org/short-term-rentals/>.

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.

Through a Request for Proposal process, the city has hired Houseal Lavigne Associates as the consultant to lead, manage and write the plan. The consultant was in-town at the beginning of November and held the first of three Steering Committee meetings. Staff is working with the consultant to get a new and improved project website live and to schedule the next round of meetings, likely to be at the beginning of February. More information should be available in the next couple of weeks. 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 2018 CDBG and HOME program year in accordance with the 2018 Action Plan.

The Community Development Advisory Committee (CDAC) will begin allocation deliberations for the 2019 (August 1, 2019 – July 31, 2020) in January. A public hearing will be held in April of 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 Walters is the staff contact.

Metropolitan Planning Organization (MPO) Studies

Countywide Bikeway Plan Update

The Countywide Bikeway Plan 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. MPO Staff and the MPO BAC held 5 open houses, 3 guided bike rides, and 18 mobile meetings since the first phase of public engagement began in late May thru the end of August. The second phase of public engagement was held October thru November and a joint study session of the MPO BAC and the Lawrence Transportation commission was held November 28th. Staff are reviewing public responses and developing a draft plan. More information can be found online at: https://lawrenceks.org/mpo/bicycle_planning/

23rd St Multi-Modal Corridor Study

KDOT awarded \$80,000 of Competitive Consolidated Planning Grant (CPG) funding to 23rd St Multi-Modal Corridor Study (Learnard Avenue to eastern City Limits). The study requires a \$20,000 local match. This study will develop a vision and implementation strategy for 23rd Street: Learnard Street to the eastern city limits, providing an opportunity for the public to reimagine the street for comfortable and inviting multimodal transportation. The removal of the state highway designation, the passage

of the City complete streets policy, the crash history, and the multimodal vision of Transportation 2040 warrants a study of 23rd Street before reconstruction of 23rd Street from the Haskell Bridge to 600' east of Anderson Ave. Lawrence's CIP has this project beginning with design in 2020 and construction in 2021-22. This visioning process will provide the basis for the design, which will be included in the scope of work at a local expense. The study is planned for 2019.

Jessica Mortinger is the staff contact.