



## Neighborhood Update for LAN

May 15, 2019

### **May Planning Commission Items**

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meetings on May 20 & 22, 2019 at 6:30 p.m. in the Commission Meeting Room on the first floor of City Hall, 6 E. 6<sup>th</sup> Street.

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 20, 2019. This ensures your transmittal to the Commission can be received and read prior to their meeting.

### **May 20, 2019 REGULAR AGENDA MEETING**

*AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION*

PUBLIC HEARING ITEMS:

#### **ITEM NO. 1      COMPREHENSIVE PLAN 2040**

Continue discussion regarding the Comprehensive Plan 2040 for unincorporated Douglas County and the city of Lawrence. Topic discussion will include Community Resources & Appendix, and final work and consideration.

### **May 22, 2019 REGULAR AGENDA MEETING**

*AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION*

PUBLIC HEARING ITEMS:

#### **ITEM NO. 2A      REZONING 3.27 ACRES FROM UR TO RS5; 3131 W 31<sup>ST</sup> ST (KEW)**

**Z-19-00140:** Consider rezoning approximately 3.27 acres from UR (Urban Reserve) District to RS5 (Single-Dwelling Residential) District, located at 3131 W 31<sup>st</sup> St. Submitted by Grob Engineering Services LLC on behalf of Peggy L. Burnett, property owner of record.

NON-PUBLIC HEARING ITEM:

#### **ITEM NO. 2B      PRELIMINARY PLAT FOR BURNETT ADDITION; 3131 W 31<sup>ST</sup> ST (KEW)**

**PP-19-00141:** Consider a Preliminary Plat for Burnett Addition, located at 3131 W 31<sup>st</sup> St. Submitted by Grob Engineering Services LLC on behalf of Peggy L. Burnett, property owner of record.

PUBLIC HEARING ITEMS:

#### **ITEM NO. 3      PRELIMINARY DEVELOPMENT PLAN FOR CASEY'S; 3111 NIEDER RD (SLD)**

**PDP-19-00139:** Consider a Preliminary Development Plan for Casey's General Store, located at 3111 Nieder Rd. Submitted by Casey's Retail Company on behalf of Stonebridge Lawrence LLC, property owner of record.

## ITEM NO. 4 CAPITAL IMPROVEMENT PLAN

Receive the City of Lawrence 2020-2024 Capital Improvement Plan and consider making a finding that the projects presented for inclusion in the Capital Improvement Plan are in conformance with the City's comprehensive plan *Horizon 2020*.

## ITEM NO. 5 COMPREHENSIVE PLAN 2040

Continue discussion regarding the Comprehensive Plan 2040 for unincorporated Douglas County and the city of Lawrence. Topic discussion will include final work and consideration.

### **Update Neighborhood Association Information on City Website**

Please visit the city website at <https://lawrenceks.org/pds/neighborhoodcontacts/> and check that your neighborhood association contact information is up-to-date. This contact information is used to notify neighborhoods about pending planning proposals. If the contact information needs updating, please fill out the Neighborhood Registration Form at [https://lawrenceks.org/pds/neighborhood\\_registration/](https://lawrenceks.org/pds/neighborhood_registration/). If you have any questions, please contact Denny Ewert at [dewert@lawrenceks.org](mailto:dewert@lawrenceks.org) or 785-832-3159.

### **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

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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'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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# Memorandum

## City of Lawrence

### Planning & Development Services

TO: Thomas M. Markus, City Manager  
Diane Stoddard, Assistant City Manager

FROM: Amy Miller, Assistant PDS Director

CC: Scott McCullough, Director – Planning and Development Services

Date: May 15, 2019

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 2<sup>nd</sup> St)
- K10 Crossing (SLT & Hwy 59)
- North Lawrence Riverfront Project (Northwest corner Kansas River & N. 2<sup>nd</sup> St)
- Douglas County Crisis Center (1000 W 2<sup>nd</sup> St)
- Home Sweet Home (1900 Wakarusa)
- Lawrence Beer Company (4811 Bob Billings)
- Lake Estates Apartments (George Williams & Lake Estates Drive)
- Dentist (3110 Nieder)
- Lawrence Police Headquarters (5100 Overland)
- Mixed-Use Development (1401 W 23<sup>rd</sup>)

**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 is the first commission to review and consider the draft plan. At this time, the Planning Commission is anticipated to continue their review at their May

meetings. 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 and adopted by the Lawrence City Commission on October 2, 2018, which regulates the licensing and inspection of Short-term Residential Rental Property. The ordinance became effective on November 1, 2018. The Planning Commission discussed the program at their April 24th, 2019 meeting and the City Commission held their discussion on May 14th, 2019. The City Commission expressed interest in staff returning to a future City Commission agenda with some revision options to address concerns and desires for the current program. For questions, you may contact Brian Jimenez, Code Enforcement Manager at 785-832-3111 or at [bjimenez@lawrenceks.org](mailto:bjimenez@lawrenceks.org) or Jeff Crick, Planning Manager at 785-832-3163 or at [jcrick@lawrenceks.org](mailto: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 project kicked off in early November 2018 with data gathering and a November 1, 2018 Downtown Master Plan Steering Committee meeting. HLA worked with staff over the next few months to develop a [project website](#), open an on-line survey and interacting mapping tool for input gathering and set up a week-long visit in early February that would include multiple workshops and group meetings to gather community input per the adopted project scope. The first of three community workshops were held February 4, 2019 and over 100 people attended. In addition, four of five focus group meetings were held to gain input on specific topics. Summaries and participants of the focus groups are located on the [website](#). Inclement weather led to the cancelation of the fifth focus group and the remaining two community workshops. Since, staff has worked with the consultant to revise and expand the community engagement portion of the project based on community and City Commission concerns. The City Commission approved a [revised and expanded project scope](#) at their April 2, 2019 meeting.

**The rescheduled Community Workshop will be held June 5<sup>th</sup> from 6:30-8pm and the Downtown Business and Property Owner Workshop will be held from 7:30-9am. Both meetings will take place at the Carnegie Library, 200 W 9<sup>th</sup> Street. 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) has concluded funding recommendation deliberations for the 2019 Program Year (August 1, 2019 – July 31, 2020). A public hearing was held on April 25, 2019 and the City Commission will receive the recommendations at their June 4, 2019 meeting. The final Annual Action Plan document is due to HUD by 6/25/2019.

The City Commission voted in March to dissolve the CDAC as of July 1, 2019. Going forward, the HOME allocation recommendations will be handled by the Affordable Housing Advisory Board and the CDBG allocation recommendations will be part of the City's budgeting process. An amended Citizen Participation Plan outlining the new processes will come before the City Commission in the fall of 2019.

A new HUD low-moderate census tract and block group map has been released and became effective on April 1, 2019. New information can be found here: <https://lawrenceks.maps.arcgis.com/apps/webappviewer/index.html?id=933429d1147f47b494d17620bfba48e>

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**

### Bikeway Plan Update

The Lawrence Bikes Plan is reconciling the various bicycle related plans into one vision for the future of bicycling in Lawrence. The Plan will be available for public comment May 15 – June 14. The plan can be accessed online at [https://lawrenceks.org/mpo/bicycle\\_planning](https://lawrenceks.org/mpo/bicycle_planning) or in paper form at the City Hall Riverfront Planning and Development Services Office and the Lawrence Public Library.

### 23rd St Corridor Study

The MPO will be hosting charrettes during the week of June 24th to develop a vision and implementation strategy for 23rd Street: Haskell Bridge to the eastern city limits, providing an opportunity for the public to reimagine the street for comfortable and inviting multimodal transportation. More information can be found online at: <https://lawrenceks.org/mpo/23rd-st-corridor-study>.

### Lawrence Citywide Safe Routes to School Plan

The MPO is working with the City of Lawrence Municipal Services and Operations, USD 497, the Lawrence-Douglas County Health Department, and the Lawrence-Douglas County Sustainability Office to write a Lawrence Citywide Safe Routes to School Plan. The team is currently evaluating existing crossing guard locations. The plan is expected to be completed in Spring 2020.

Jessica Mortinger is the staff contact.