



Neighborhood Update for LAN

December 16, 2020

December Planning Commission Participation Procedures

To view this meeting live: [Live Video Stream](#) or the [City's YouTube Channel](#)

To provide public comment: [Virtual Meeting Registration via Zoom](#)

Written public comment must be received by the Planning & Development Services office by 10:00 a.m. on Monday, December 14, 2020. Send correspondence electronically to planning@lawrenceks.org. Comments received after the deadline will not be posted and there is no guarantee that such comments will be considered. The City is sensitive to members of the public who may not have access to technology. For those persons, written comments may be dropped in the Utility Billing Drop Box, located at the cut-out at 6th Street and New Hampshire Street. Comments should be marked for the Planning Commission.

The City will provide a method at City Hall for individuals without access to the internet or a telephone - and only such persons - to observe or participate in the meeting. Face masks are required inside City Hall.

December Planning Commission Items

Agenda items may be taken out of order at the Commission's discretion.

The Planning Commission will consider the following public hearing and non hearing items at their **Wednesday, December 16, 2020** meeting:

1. Consider a request to rezone, Z-20-00380, approximately 2.607 acres from PCD (Planned Commercial Development) District to RS5-PD (Single-Dwelling Residential-Planned Development Overlay) District, located at 5101 Parker Court. Submitted by Storm Engineering Group, on behalf of CP Property Holdings, LC, property owner of record.
[Agenda Item Report 20-1016 - Pdf](#)
2. Consider approving a preliminary development plan, PDP-20-00420, for Westwood Hills Place, a nine lot residential development with a private street, located at 5101 Parker Court. Submitted by Storm Engineering Group, on behalf of CP Property Holdings, LC, property owner of record.
[Agenda Item Report 20-1017 - Pdf](#)
3. Consider approving a request to rezone, Z-20-00347, approximately 20 acres, located in the southwest corner of the intersection of N. 400 and E. 2300 Roads from AG-1 (Agricultural) District to AG-2 (Transitional Agricultural) District. Submitted by Aaron M. Karlin and Victoria M. Karlin, property owners of record.
[Agenda Item Report 20-979 - Pdf](#)

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.

4. Consider approving a request to rezone, Z-20-00367, approximately 10.257 acres located at 5851 Overland Drive from RM12 (Multi-Dwelling Residential) District to RM15 (Multi-Dwelling Residential) District. Submitted by Calamar on behalf of JAL, LLC, property owner of record.
[Agenda Item Report 20-978 - Pdf](#)
5. Consider a request to rezone, Z-20-00360, approximately 1.377 acres from POD (Planned Office Development) District to CN2 (Neighborhood Shopping Center) District, located at 4431 Bauer Farm Drive. Submitted by TreanorHL, Inc., on behalf of Free State Holdings, Inc., property owner of record.
[Agenda Item Report 20-993 – Pdf](#)
6. ****DEFERRED****
~~Consider a Special Use Permit, SUP 20-00366, for Active Recreation use in the CD (Downtown Commercial) Zoning District, located at 502 South Powerhouse Rd. Submitted by S2o Design and Engineering, on behalf of the City of Lawrence, property owner of record.~~
7. ****DEFERRED****
~~Consider a renewal of a Conditional Use Permit, CUP 20-00365, for Honeybee Septic, located at 1462 N 1700 Rd. The previously approved Conditional Use Permit (CUP 19-00285) has an expiration date of March 4, 2021. Submitted by Paul Werner Architects, on behalf of MG Holdings LC, property owner of record.~~

Notable Development Projects in the Planning Phase

The following list details newly added notable and large development projects that have filed applications with the Planning Division. A complete list of planning submittals can be viewed at <https://lawrenceks.org/pds/submittals/>.

- Duplex complex development (2300 Crestline Drive)
 - Adjacent to Springwood Heights and Hills West Neighborhood Associations
 - Proposed duplex complex with management office, club house, and 128 dwelling units.
- Office building (1319 Wakarusa Drive)
 - Located in the West Lawrence Neighborhood Association and adjacent to Quail Run Neighborhood Association
 - Proposed new construction of a 1-story office building.
- Warehouse addition for Standard Beverage (2300 Lakeview Drive)
 - Proposed warehouse addition with additional truck/trailer concrete paving and site improvement for maneuverability.

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/. If you have any questions, please contact Denny Ewert at dewert@lawrenceks.org or 785-832-3159.

City Resources

- **Planning and Development News**

The monthly memo previously attached at the end of this report will now be distributed as a monthly email via the Planning and Development News list. To receive updates regarding the Planning and Development Services, go to <https://lawrenceks.org/subscriptions/> to update your subscription preferences and sign up for the Planning & Development News emails.

- **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 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: <https://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>.