



Neighborhood Update for LAN

February 19, 2020

February Planning Commission Items

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meetings on February 24 & 26, 2020 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 **Monday, February 24, 2020** meeting:

1. Consider approving a Preliminary Plat, PP-19-00606, for Drake Addition, a one-lot subdivision, located at 429 and 525 N. Iowa Street, including an unplatted parcel known as 600 block of N. Iowa Street. Submitted by BG Consultants, for Consolidated Properties, Inc. /Mallard Properties LLC. of Lawrence, property owner of record.
[Agenda Item Report 20-059 - Pdf](#)
[Agenda Item Report 20-059 - Html](#)
2. Consider approving a Preliminary Plat, PP-19-00585, for Quail Creek, a two-lot detached dwelling residential subdivision, located in the 1800 Block of Quail Creek Drive, and variances related to deferring the construction of sidewalk along Quail Creek Drive. Submitted by Atlas Surveyors on behalf of Eagle 1968.
[Agenda Item Report 20-086 - Pdf](#)
[Agenda Item Report 20-086 - Html](#)
3. Consider approving a request to rezone, Z-19-00584, approximately 3.96 acres from PUD (Planned Unit Development) District to RS10 (Single-Dwelling Residential) District, located in the 1800 Block of Quail Creek Dr. Submitted by Atlas Surveyors for Eagle 1968 LC, property owner of record.
[Agenda Item Report 20-081 - Pdf](#)
[Agenda Item Report 20-081 - Html](#)
4. Consider approving a preliminary development plan, PDP-19-00622, for Bauer Farm, located at 4710 Bauer Farm Drive. The plan proposes revisions to the remaining undeveloped commercial lot in the Bauer Farm Northwest PCD. Submitted by WDG Lawrence LLC for Free State Group, LLC, property owner of record.
[Agenda Item Report 20-060 - Pdf](#)
[Agenda Item Report 20-060 - Html](#)
5. Consider initiating a text amendment, TA-20-00001, to revise and update references from Horizon 2020 to Plan 2040 within the City of Lawrence Land Development Code.
[Agenda Item Report 20-023 - Pdf](#)
[Agenda Item Report 20-023 - Html](#)

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 Commission will consider the following public hearing and non hearing items at their **Wednesday, February 26, 2020** meeting:

1. Consider a special use permit, SUP-19-00567, for Bridge Haven (Extended Care Facility, General) located at 1701 Research Park Drive. Submitted by Paul Werner Architects, for Beckmeisters LLC, property owner of record.
[Agenda Item Report 20-097 - Pdf](#)
[Agenda Item Report 20-097 - Html](#)
2. Consider approving a request to rezone, Z-19-00624, approximately 0.53 acres located at 800 Pennsylvania Street from IG-UC (General Industrial with Urban Conservation Overlay) District to CS-UC (Commercial Strip with Urban Conservation Overlay) District. Submitted by Watkins Law Office on behalf of Ohio Mortgage Investors, LLC, property owner of record.
[Agenda Item Report 20-087 - Pdf](#)
[Agenda Item Report 20-087 - Html](#)
3. Consider approving a special use permit, SUP-19-00625, for the development of Work/Live units with Manufacturing and Production, Limited uses as part of a proposed mixed use development to be located on approximately 0.93 acres at 800 Pennsylvania Street. Submitted by Watkins Law Office on behalf of Ohio Mortgage Investors LLC, property owner of record.
[Agenda Item Report 20-089 - Pdf](#)
[Agenda Item Report 20-089 - Html](#)
4. Consider approving a special use permit, SUP-19-00623, for the development of Work/Live units with the potential for Manufacturing and Production, Limited uses as part of a proposed residential development to be located on approximately 0.59 acres at 716 E. 9th Street. Submitted by Watkins Law Office on behalf of Ohio Mortgage Investors LLC, property owner of record.
[Agenda Item Report 20-095 - Pdf](#)
[Agenda Item Report 20-095 - Html](#)
5. Consider a comprehensive plan amendment, CPA-20-00020, to Plan 2040, Chapter 3D; Growth & Development: Industrial Map 3.3, and Chapter 8B; Specific Land Use Plans: Northeast Sector Plan. Submitted by Grob Engineering Services, LLC.
[Agenda Item Report 20-098 - Pdf](#)
[Agenda Item Report 20-098 - Html](#)
6. Consider a request to rezone, Z-19-00566, approximately 20 acres from County A (Agricultural) District to I-2 (Industrial) District, located at the SE corner of N. 1900 Road and E. 1450 Road. Submitted by Grob Engineering Services, LLC on behalf of Patrick D. and Mary P. Ross, property owners of record.
[Agenda Item Report 20-094 - Pdf](#)
[Agenda Item Report 20-094 - Html](#)

7. Consider approving a conditional use permit, CUP-19-00620, for Jayhawk Excavating, truck storage, in the NW 1/4 of S10-T-14-R20, located at 1724 N. 780 Road, on approximately 20 acres. Submitted by Allen L. and Teresa L. Rockhold, property owners of record.

[Agenda Item Report 20-093 - Pdf](#)

[Agenda Item Report 20-093 - Html](#)

****DEFERRED****

~~Consider a Text Amendment, TA-20-00003, to the City of Lawrence Land Development Code regarding proposed changes to the language and terminology related to requirements to plat property located within the city limits. *Initiated by Planning Commission on 1/22/20.*~~

****DEFERRED****

~~Consider a Conditional Use Permit, CUP-19-00568, to permit a 51.2-acre expansion of Hamm Quarry at 1258 E. 2300 Road and revise various conditions of approval. The quarry currently has a conditional use permit for 129 acres, located in the northwest corner of the intersection of E. 2400 and N 1200 Roads. Submitted by Hamm Inc, property owner of record. *Joint meeting with Eudora Planning Commission.*~~

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, February 24, 2020**. This ensures your transmittal to the Commission can be received and read prior to their meeting.

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

- [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>.

Memorandum

City of Lawrence

Planning & Development Services

TO: Craig S. Owens, City Manager
Diane Stoddard, Assistant City Manager

FROM: Brandon Thorngate, Planning and Development Analyst

CC: Amy Miller, Interim Director - Planning and Development Services

Date: February 19, 2020

RE: Monthly PDS Project Update

The following provides an update on several city of Lawrence projects in process in the Planning and Development Services Department.

Planning Division

Notable Development Projects in the Planning Phase

The following list details 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/>.

- Gym & Coffee Shop (714 Vermont Street)
- Congregate Living Structures (1721 & 1725 Kentucky Street)
- North Lawrence Riverfront Project (Northwest corner Kansas River & N 2nd Street)
- Taylor's Donuts remodel of existing building (1827 Louisiana Street)
- Delaware Live/Work mixed-use development (716 E 9th Street)
- Penn Street Lofts mixed-use development (800 Pennsylvania Street)
- Dunco Heating & Air (2000 Delaware Street)
- Indoor Gymnastics Facility (2332 Haskell Avenue)
- Commercial Office and Warehouse (2450 Fairfield Street)
- Airport Hanger Addition (1910 Airport Road)
- Sod Shop Wholesale Warehouse & Equipment Storage (N 1900 Road & Hwy 24/59)
- Extended Care Facility (1701 Research Park Drive)
- Cork & Barrel (1801 W 23rd Street)
- Private Dining Establishment (917 Delaware Street)

Parking Regulations Text Amendment

These revisions to Article 9 of the Land Development Code 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 Multimodal Transportation Commission reviewed this amendment at their December 2, 2019 meeting and is drafting a letter with recommendations to be sent to the

Planning Commission. The Planning Commission will be discussing this item at a future meeting that has not been scheduled yet. 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.

Accessory Dwelling Units in RS5 Text Amendment

This text amendment would expand the existing Accessory Dwelling Unit code to the RS5 zoning district, which is identified in [Plan 2040](#) and the [Affordable Housing Advisory Board's Housing Toolkit](#) for consideration. Accessory Dwelling Units are by definition subordinate to the principal owner-occupied dwelling and smaller than the primary residence. The code permits one additional occupant above that allowed in the RS zoning district, to reside on the property. The RS districts limit occupancy to no more than three unrelated people, so to have an Accessory Dwelling Unit means that no more than four unrelated people may reside on the property in total. Currently, the Land Development Code permits Accessory Dwelling Units in the RS7, RS10, RS20, and RS40 zoning districts when the owner occupies the property. The Affordable Housing Advisory Board and Planning Commission will consider the amendment prior to the City Commission's consideration. Sandy Day is the staff contact.

Community Development Division

CDBG and HOME Applications and Funding

Community Development Division (CDD) staff released the CDBG and HOME applications on January 8, 2020. Applications are due back to CDD staff no later than February 21, 2020. There were two required informational meetings that were held at the Planning and Development Services offices on Wednesday, January 22, and Tuesday, January 28. If you would like to submit an application, and your organization was not able to attend one of the required information meetings, please make sure you contact staff to schedule a make-up date as soon as possible. **This meeting is required for any applicant for CDBG and/or HOME funding.**

The CDBG and HOME funding, while included in the city's budget document, will act as stand-alone recommendations apart from the annual budget process due to the grant year start dates and will be provided additional citizen input opportunities. The HOME funding will be recommended by the Affordable Housing Advisory Board at their March 9, 2020 meeting, and the CDBG funding will be recommended by city staff during March. An amended Citizen Participation Plan and CDBG/HOME Procedures outlining the new processes were adopted/received by the City Commission on December 10, 2019. The 2020 CDBG/HOME spring Public Hearing will be held during the City Commission meeting on April 21, 2020, with final funding allocation adoption in late May or early June.

The [Citizen Participation Plan](#) and [CDBG/HOME Allocation and Recommendation Procedures](#) can be found on the Planning and Development [website](#).

Danelle Walters is the staff contact.

Metropolitan Planning Organization (MPO)

Lawrence Citywide Safe Routes to School Plan

The MPO is working with the City of Lawrence, 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. Staff is visiting the USD 497 Elementary and Middle School Site Councils and/or Parent Teacher Associations to gather parents'/interested parties' input about safe routes to school strategies and crossing guard/route preferences. These visits will conclude in February. Staff will use the feedback to draft the citywide plan.

Visit <https://lawrenceks.org/safe-routes> to find more information.

Jessica Mortinger is the staff contact.

Code Enforcement Division

Short-Term Rental Uses

At their July 2, 2019 meeting, the City Commission initiated a text amendment, TA-19-00354, to revise the short-term rental program by establishing a common license process for all short-term rentals allowing them by-right in all zoning districts, amending the licensing program to require annual notice to neighbors at the time of license renewal, creating a process by which owners within a certain distance can object to the license being requested, strengthening the probation/revocation process of a license, and exploring the placement of a limit on the number of short term rental units that an individual can own. The Planning Commission reviewed the proposed text amendment to the Land Development Code at their October 23, 2019 meeting and recommended it to the City Commission.

This item will be considered by the City Commission their February 18, 2020 meeting. 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/>.

Long-Term Rental Program

The City Commission has requested a presentation and update about the Long-Term Rental Inspection Program. This presentation has been scheduled for the City Commission's March 17, 2020 meeting.