



## Neighborhood Update for LAN

May 20, 2020

### **May Planning Commission Participation Procedures**

Due to the Governor's Emergency Declaration and the Health Officer's orders for safety, public meetings and public comment during public meetings will require modification. The City of Lawrence is committed to transparent public meetings and will continue this commitment during the COVID-19 crisis. The City of Lawrence is also committed to public safety and compliance with the current order of the Governor of the State of Kansas. These modifications will be in place until further notice. Extension of these modifications may be considered, and an announcement will be made accordingly.

In order to comply with recommendations for social distancing, general public comment for items not on the agenda will only be accepted in writing during COVID-19. General correspondence should be submitted to [planning@lawrenceks.org](mailto:planning@lawrenceks.org) no later than 10:00 a.m. on Tuesday, May 26, 2020. Public comments for items on the agenda may be provided in writing no later than 10:00 a.m. on Tuesday, May 26, 2020. Comments received within the timeframe will be posted with agenda materials in advance of the meeting. Comments received after that timeline will not be posted with the agenda materials 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, particularly with the closure of the Lawrence Public Library. For the public without access to technology options, comments may be dropped in the Utility Billing Drop Box, located at the cut-out at 6th Street and New Hampshire Street, and the comments should be marked for the Planning Commission. The Drop Box will be checked daily.

Certain limited agenda items may require live public comment during the meeting. Such items include public hearings, quasi-judicial proceedings, or other noted public interest items. In the case of such items, if an applicant or member of the public wishes to make live public comments, they may do so remotely or in person at the meeting. In-person comments will be reserved for those without access to technology options. Those wishing to participate remotely with public comment, which will be accommodated via web conference (requires internet connection) or telephone, must register with the Planning and Development Services office by 10:00 a.m. on Tuesday, May 26, 2020, by calling 785.832.3159 or emailing [planning@lawrenceks.org](mailto:planning@lawrenceks.org). If participating remotely, individuals will be required to submit their name, email address or telephone number, and the item they wish to speak about. Those registering in advance will be provided instructions on how to connect with the live meeting. Commenters will be called upon by name to provide comments during the live meeting and all regular time limits will apply.

To reiterate:

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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.*

•**General public comment** will be accepted in written form only. Emails or mail are acceptable and written comments can also be dropped in the Utility Billing Drop Box located at the cut-out at 6th Street and New Hampshire. All comments should be marked for the Planning Commission.

- To submit general public comment by email: [planning@lawrenceks.org](mailto:planning@lawrenceks.org), or, by mail: Planning & Development Services, PO Box 708, Lawrence, KS 66044

•**Public comment on specific agenda items**

If the applicant or member of the public wishes to make public comments, they may do so remotely or in person at the meeting. (Note; for safety, in-person comments will be reserved for those without access to technology options.) Those wishing to share public comment remotely must register with the Planning and Development Services office by 10:00 a.m. on Tuesday, May 26, 2020, by calling 785.832.3159 or emailing [planning@lawrenceks.org](mailto:planning@lawrenceks.org).

**May Planning Commission Items**

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meetings on May 27, 2020 at 6:30 p.m.

The Planning Commission agenda is posted here:

<https://lawrenceks.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=429>

**Communications to the Commission:**

Do to COVID-19 and social distancing rules, we are encouraging comments to be submitted in writing in advance of the meeting by emailing [planning@lawrenceks.org](mailto:planning@lawrenceks.org). The Commission has established a deadline for receipt of all written communications of no later than 10:00 a.m. on Tuesday, May 26, 2020. The meeting will be live streamed. Agenda details, meeting instructions and ways to submit and provide comments will be available online. Please check the online agenda for updates and changes <https://lawrenceks.civicweb.net/portal/>.

The Planning Commission will consider the following public hearing and non hearing items at their **Wednesday, May 27, 2020** meeting:

**PP-20-00110:** Consider a Preliminary Plat for Knights of Columbus Redevelopment Addition, a one-lot commercial subdivision, located at 2206 E 23<sup>rd</sup> St. Submitted by Paul Werner Architects, for CAVE INN, LLC, property owner of record.

**CUP-19-00568:** Consider a Conditional Use Permit to permit a 51.2 acre expansion of Hamm Quarry and a revised reclamation plan 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.*

**CUP-20-00064:** Consider a Conditional Use Permit for Plainscraft Glamping, located at 849 N 1909 Rd. Submitted by Dennis Steinman on behalf of Donna S Steinman, property owner of record. *Joint meeting with Lecompton Planning Commission.*

**Z-20-00096:** Consider a request to rezone approximately 0.5 acres located at 892 E 661 Diagonal Rd from GB (General Business) and AG-2 (Transitional Agricultural) Districts to V (Village) District. Submitted by Mary E. Hester, property owner of record.

**Z-20-00104:** Consider a request to rezone approximately .53 acres from PUD (Planned Unit Development) District to RM12 (Multi-Dwelling Residential) District, located at 2145-2147 Quail Creek Dr. Submitted by Watkins Law Office on behalf of Beckmeisters LLC and Steven Prosocki, property owners of record.

**CPA-20-00114:** Consider a Comprehensive Plan Amendment to Plan 2040, Chapter 8b and the Revised Southern Development Plan, related to the KTen Crossing development, located at 3500 Iowa St. Submitted by Landworks Studio, LLC on behalf of Armstrong Management LC and Grisham Management LC.

**A-20-00111:** Consider approving a request to annex approximately 95.44 acres located at the SE corner of US Hwy 59 & N 1250 Rd (3500 Iowa St). Submitted by Landworks Studio, LLC on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

**Z-20-00115:** Consider a request to rezone approximately 64.96 acres from RS10 (Single-Dwelling Residential) District, SLT/T-10-TC (Major Transportation Corridor Overlay) District and County AG-1 (Agricultural) District to CC400 (Community Commercial) District, located at 3500 Iowa St. Submitted by Landworks Studio, LLC on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

**Z-20-00116:** Consider a request to rezone approximately 15.81 acres from RS10 (Single-Dwelling Residential) District and County AG-1 (Agricultural) District to CC400-FP (Community Commercial-Floodplain) District, located at 3500 Iowa St. Submitted by Landworks Studio, LLC on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

**Z-20-00117:** Consider a request to rezone approximately 60.89 acres from RS10 (Single-Dwelling Residential) District and County AG-1 (Agricultural) District to OS-FP (Open Space-Floodplain) District, located at 3500 Iowa St. Submitted by Landworks Studio, LLC on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

**Z-20-00118:** Consider a request to rezone approximately 13.02 acres from RS10 (Single-Dwelling Residential) District and County AG-1 (Agricultural) District to RMO (Multi-Dwelling Residential-Office) District, located at 3500 Iowa St. Submitted by Landworks Studio, LLC on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

**Z-20-00119:** Consider a request to rezone approximately 7.06 acres from County AG-1 (Agricultural) District to RMO-FP (Multi-Dwelling Residential-Office-Floodplain) District, located at 3500 Iowa St. Submitted by Landworks Studio, LLC on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

**Z-20-00108:** Consider a request to rezone approximately 5.12 acres from IBP (Industrial Business Park) District to RM12D (Multi-Dwelling Residential) District, located at 1209 Research Park Drive. Submitted by Landplan Engineering, for WE 1929 LLC, property owner of record.

**Z-20-00109:** Consider a request to rezone approximately 1.57 acres from PID (Planned Industrial Development) District to IL (Limited Industrial) District, located at 2300 Franklin Rd. Submitted by Grob Engineering Services, for Mt. Blue, LC, property owner of record.

**FDP-20-00107:** Consider a Final Development Plan for Bauer Farm, located at 4710 Bauer Farm Drive. Submitted by WDG Lawrence LLC on behalf of Free State Group LLC, property owner of record.

**TA-13-00235:** Consider a Text Amendment to the City of Lawrence Land Development Code with changes to Article 9 and various other related sections for comprehensive revisions to parking and access standards. *(Planning Commission held a public hearing on 9/25/19 and deferred action to allow staff time to present the amendment to the Multi-Modal Transportation Commission to provide input.)*

**TA-20-00022:** Consider a Text Amendment, TA-20-00022, to Chapter 20 of the City of Lawrence Code to permit detached-dwellings in the RM32 (Multi-Dwelling Residential) zoning district. *Initiated by City Commission on 3/3/20.*

**TA-20-00079:** Consider a Text Amendment to Chapter 20 of the City of Lawrence Code, to consider permitting Detached Dwelling use by right in the RM12, RM12D, RM15, RM24, and RMO zoning districts. *Initiated by City Commission on 3/3/20.*

### **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 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: <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: May 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)
- North Lawrence Riverfront Project (Northwest corner Kansas River & N 2<sup>nd</sup> Street)
- Taylor's Donuts remodel of existing building (1827 Louisiana Street)
- Delaware Live/Work mixed-use development (716 E 9<sup>th</sup> Street)
- Penn Street Lofts mixed-use development (800 Pennsylvania Street)
- Dunco Heating & Air (2000 Delaware Street)
- Commercial Office and Warehouse (2450 Fairfield Street)
- Airport Hanger Addition (1910 Airport Road)
- Extended Care Facility (1701 Research Park Drive)
- Private Dining Establishment (917 Delaware Street)
- Oldfather Studio rezoning(1621 W. 9<sup>th</sup> Street)
- KTen Crossing (3500 Iowa St.)
- Stratford Water Tower replacement (1225 Sunset Drive)
- Cedar Grove Duplex rezoning
- Anderson Rentals (2206 E. 23<sup>rd</sup> Street)
- Douglas County Jail (3601 E 25<sup>th</sup> Street)
- US Engineering (2800 VenturePark Drive)
- Tenants to Homeowners, Special Use Permit at 1445 PRAIRIE AVE
- Casey's General Store, Special Use Permit at 6300 Bob Billings Pkwy

### 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 ESG CARES Act Funding

On March 27, 2020 the Coronavirus Aid, Relief, and Economic Security (CARES) Act (H.R. 748) was signed into law. As part of this package, the US Department of Housing and Urban Development (HUD) was allocated up to \$5 billion in supplemental Community Development Block Grant (CDBG) funds and the Emergency Solutions Grant (ESG) was allocated up to \$4 Billion in supplemental funding.

Of the \$5 billion, \$2 billion was allocated to the CDBG program for formula allocation Entitlement Communities. Lawrence is an entitlement community, therefore received a formula allocation of \$446,184. The City of Lawrence is not an Entitlement Community for the ESG program and applies annually to the State of Kansas for these funds. Of the \$4 billion allocated to the ESG program, the State of Kansas (Kansas Housing Resources Corporation) was allocated approximately \$5.7 million for which the City of Lawrence will be eligible to apply for.

According to H.R. 748, the CDBG funds shall be spent "to prevent, prepare for, and respond to coronavirus". Similarly for ESG, H.R. 748 states the funds can be used "to prevent, prepare for, and respond to coronavirus, among individuals and families who are homeless or receiving homeless assistance and to support additional homeless assistance and homelessness prevention activities to mitigate the impacts created by coronavirus under the Emergency

Solutions Grants program". The City Commission will consider the Lawrence CDBG-CV Substantial Amendment to the 2019 Annual Action Plan at their June 2, 2020 meeting.

#### Lawrence/Douglas County Focus for CDBG-CV and ESG-CV Funds

Based City of Lawrence Resolution No. 7319, a portion or all of the CDBG-CV funds under the CARES Act will be prioritized for response to the pandemic as needed. The Unified Command has identified and prioritized needs and objectives to respond to the pandemic locally. City staff has worked with the priority list, and keeping in mind funding sources and activity eligibility, has advised the parties involved in the Unified Command of funding options.

#### 2020 CDBG and HOME Program Year

The CDBG and HOME allocation recommendations were released for public comment on May 18, 2020 and will be available for comment until June 17, 2020. The HOME funding was recommended by the Affordable Housing Advisory Board at their March 9, 2020 meeting, and the CDBG funding was recommended by city staff. The plan can be found [here](#). 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 June 2, 2020, with final funding allocation adoption in mid-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, Lawrence-Douglas County Public Health, 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. The site visits have been completed the comments received will be used to guide staff in drafting the citywide plan. Originally scheduled to be discussed in April, the presentation of a draft plan and consideration for approvals is on hold until the current public health emergency passes.

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 was considered by the City Commission at their February 18, 2020 meeting, and has been postponed until the current public health emergency passes. 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/>.

#### Long-Term Rental Program

The City Commission has requested a presentation and update about the Long-Term Rental Inspection Program. This presentation was previously scheduled for the City Commission's April 7, 2020 meeting, but has been postponed until the current public health emergency passes.

#### **Building Safety Division**

The Building Safety Division has begun accommodating requests for Remote Virtual Inspections (RVI) in lieu of physical jobsite inspection visits for a limited number of inspection types. They have issued a set of [Temporary Guidelines for Remote Virtual Inspections](#) detailing what types of inspections can be conducted virtually and the procedure for scheduling and conducting these inspections. The current guidelines are in place from April 1, 2020 to May 31, 2020 but the scope and duration of the guidelines are subject to change pending the current public health emergency.