



## Neighborhood Update for LAN

December 15, 2021

### **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 13, 2021. Send correspondence electronically to [planning@lawrenceks.org](mailto: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 regular agenda public hearing and non-hearing items at their **Wednesday, December 15, 2021** meeting:

1. ***Recess LDCMPC***

***Convene Joint Meeting with Eudora Planning Commission***

Consider approving a conditional use permit, CUP-21-00366, for a Mining and Excavation use, Eudora Quarry, located at 1232 E 2300 Rd. The conditional use permit proposes the expansion of the quarry and revisions to the conditions and restrictions of use. Submitted by Patrick Watkins, on behalf N. R. Hamm Quarry Inc., N. R. Hamm Quarry LLC, and Hamm Inc., property owners of record. Joint meeting with Eudora Planning Commission.

***Adjourn Joint Meeting with Eudora Planning Commission***

***Reconvene LDCMPC***

[Agenda Item Report 21-912 - Pdf](#)

2. Consider approving a request to rezone, Z-21-00223, approximately 3 acres from County AG-2 (Transitional Agriculture) District to RS5 (Single-Dwelling Residential) District, located at 1241 North 1300 Road. Submitted by Bartlett & West on behalf of DCCCA Inc., property owner of record.

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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.*

[Agenda Item Report 21-927 - Pdf](#)

3. Consider approving a preliminary plat, PP-21-00224, for Denton Addition, a subdivision on approximately 3 acres located in at 1241 N. 1300 Road. Submitted by Bartlett and West, on behalf of DCCCA, Inc, property owner of record.

[Agenda Item Report 21-928 - Pdf](#)

4. Consider approving a request to rezone, Z-21-00376, approximately 0.31 acres located at 1500 Research Park Drive from IBP (Industrial/Business Park) to RS10 (Single-Dwelling Residential) District. Submitted by Grob Engineering Services, LLC, on behalf of Mark C. and Gretchen R. Edwards, property owners of record.

[Agenda Item Report 21-926 - Pdf](#)

5. Consider approving a preliminary plat, PP-21-00375, for Bobcat Run Addition, located at 1516 Foxfire Drive and 1500 Research Park Drive. Submitted by Grob Engineering Services, LLC, on behalf of Mark C. and Gretchen R. Edwards, property owners of record.

[Agenda Item Report 21-925 - Pdf](#)

6. Consider approving a preliminary development plan, PDP-21-00371, for Cedarhurst of Lawrence, a 52 unit Assisted Living which includes a 22 unit Extended Care Facility, located on approximately 6.91 acres at 4450 Bauer Farm Drive. Submitted by Bartlett & West, on behalf of Bauer Farms Residential, LLC, property owner of record.

[Agenda Item Report 21-909 - Pdf](#)

7. Consider approving a conditional use permit, CUP-21-00352, for clean rubble Landfill, on approximately 40 acres at 1736 E 1550 Rd. Submitted by Grob Engineering Services, LLC, for Nunemaker-Ross, Inc., property owner of record.

[Agenda Item Report 21-910 - Pdf](#)

8. Consider approving a request to rezone, Z-21-00384, approximately .49 acres, located at 2726 O'Connell Road (also known as 1338 E 1600 Rd) from RM15 (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District. Submitted by Grob Engineering Services, LLC, on behalf of Going South, LLC, property owner of record.

[Agenda Item Report 21-941 - Pdf](#)

9. Consider approving a special use permit, SUP-21-00318, to establish an Active Recreation use in the OS (Open Space) Zoning District, per Section 20-403 (Nonresidential District Use Table) of the Lawrence Land Development Code, located at 900 E. 15th Street. Submitted by Jake Baldwin of the City of Lawrence Municipal Services and Operations Department on behalf of the City of Lawrence Parks and Recreation Department, property owner of record.

[Agenda Item Report 21-943 - Pdf](#)

10. Consider approving a Comprehensive Plan Amendment, CPA-21-00379, to Plan 2040, Chapter 8B; Specific Land Use Plans: K-10 & Farmer's Turnpike Plan. Submitted by BG Consultants, Inc.

[Agenda Item Report 21-937 - Pdf](#)

11. Consider approving a request to annex, A-21-00380, 100 acres located near the SE corner of State Hwy 10 & N 1750 Rd (unassigned parcels). Submitted by BG Consultants, Inc. on behalf of Garber Enterprises, Inc., and Maxwell Trust, property owners of record. Initiated by City Commission on 12/7/21.

[Agenda Item Report 21-940 - Pdf](#)

12. Consider a request to rezone , Z-21-00381, approximately 100 acres located near the southeast corner of State K-10 and N. 1750 Road from CP, AG-1, and AG-2 (Cluster Preservation, Agricultural, and Transitional Agriculture) Districts to RS5 (Single-Dwelling Residential) District. Submitted by BG Consultants, Inc. on behalf of Garber Enterprises, Inc., and Maxwell Trust, property owners of record. and

Consider a request to rezone, Z-21-00382, approximately 0.78 acres located near the southeast corner of State K-10 and N. 1750 Road from AG-2 (Transitional Agriculture) District to RS5-FP (Single Dwelling Residential – Floodplain Overlay) District. Submitted by BG Consultants, Inc. on behalf of Garber Enterprises, Inc., property owner of record.

[Agenda Item Report 21-958 - Pdf](#)

### **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/>.

- 2125 Clinton Parkway, Clinton Place Apartments: a rezoning application to allow for additional units for affordable housing. The proposed rezoning is from RM24 (Multi-Dwelling Residential – 24 dwelling units per acre) District to RM32 (Multi-Dwelling Residential – 32 dwelling units per acre) District. The property is not located within a neighborhood association. The Springwood Heights, Hills West, and Prairie Meadows neighborhoods are located to the west of the subject property. Planner is [Sandy Day](#).
- 300 Elm Street: a site plan application for the renovation of the existing single-story structure for a commercial business on the first floor and a 2-story 2-bedroom unit above. The property is located in the North Lawrence neighborhood. Planner is [Katherine Weik](#).
- 1733 Massachusetts Street: a [site plan application](#) for a multi-dwelling residential structure. The subject property is located on the east side of Massachusetts Street, north of E. 19<sup>th</sup> Street, and is currently developed with a *Gas and Fuel Sales* use. The property is located in the Babcock neighborhood and is adjacent to the Barker and Oread neighborhoods. Planner is [Sandy Day](#).

### **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**

- **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](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>.