



## March Neighborhood Update for LAN

### **March 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, March 21, 2022. 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.*

### **March Planning Commission Items**

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

#### **Monday, March 21, 2022 meeting**

Mid-Month Presentation: Receive update on text amendment for Wind Energy Conversion System

The Planning Commission will consider the following regular agenda public hearing and non-hearing items at their **Wednesday, March 23, 2022** meeting:

1. Consider approving a preliminary plat, PP-21-00393, for Hegeman Subdivision, located at 1335 Maple Lane and consider a variance, per Section 20-813(g) of the Land Development Code, from the right-of-way width standards for a local street as expressed by Section 20-810(e)(5)(i) of the Land Development Code. Submitted by Sunflower Design, LLC on behalf of Thomas and Marisa Hegeman, property owners of record.  
[Agenda Item Report 22-190 - Pdf](#)
2. Consider approving a request to rezone, Z-22-00021, approximately 1.65 acres from IBP (Industrial/Business Park) District to IL (Limited Industrial) District. Subject property is unaddressed at this time. Parcel number is 068-33-0-30-03-004.00-0. Submitted by Paul Werner of Paul Werner Architects on behalf of Wakarusa Plaza LC c/o Fox Trail Real Estate, property owner of record.  
[Agenda Item Report 22-191 - Pdf](#)

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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.*

## **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/>.

- 1739 E. 23<sup>rd</sup> Street: A site plan application for the development of a new 17,600 square foot office/counseling facility. Property is located at the southeast corner of E. 23<sup>rd</sup> Street and Harper Street and is currently undeveloped. The property is located in the Prairie Park neighborhood. [Planner is Avery Koerner](#).
- 4450 Bauer Farm Drive: A final development permit application for the development of a 73,000 square foot building that would include 53 assisted living units and 22 memory care units. Property is currently undeveloped. City Commission approved the preliminary development plan at their January 18, 2021 meeting. The property is not located in a neighborhood association. [Planner is Mary Miller](#).
- 1225 Sunset Drive: A site plan application for the Stratford Water Tower. The property is located in the Hillcrest neighborhood and adjacent to the West Hills Homes Association neighborhood. [Planner is Sandy Day](#).
- 1000 New Hampshire Street: A Design Review application, considered by the Historic Resources Commission, for a proposed 4-story mixed-use development that would include approximately 12,900 square feet of Work/Live Units and 47 residential units. The project will include review of other planning applications, which have not been submitted at this time. The property is located in the Downtown Lawrence Neighborhood and is adjacent to the East Lawrence Neighborhood Association. Planner for the Design Review application is [Lynne Braddock Zollner](#).
- 2111 Kasold Drive, Quail Creek Apartments: a site plan for the demolition of the existing clubhouse and pool, and the construction of a new 3-story building with ground level clubhouse and 10 apartment units above. Project would also include construction of a new pool and additional parking spaces. The property is not located within a neighborhood association. The Heatherwood Heights Neighborhood Association is located to the east of the subject property. Planner is [Sandy Day](#).
- 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>.