

**PLANNING COMMISSION REPORT**  
**Regular Agenda -- Public Hearing Item**

PC Staff Report  
01/26/15

**ITEM NO. 5 TEXT AMENDMENT FOR SHORT-TERM LOAN OR CAR TITLE LOAN BUSINESS (MKM)**

**TA-14-00534:** Consider a Text Amendment to the City of Lawrence Land Development Code to create a use group for short-term loan or car title loan business, or similar business, and establish standards. *Initiated by Planning Commission on 11/17/14.*

**RECOMMENDATION:** Staff recommends approval of the proposed amendment, TA-13-00534, to establish a use group for short-term loan or similar businesses amending Sections 20-402, 20-403, and 20-1744 of the Land Development Code and that the Planning Commission forward a recommendation for approval to the City Commission.

**Reason for Request:** To create a specific use group category for payday loans and car title loan businesses and other similar short-term loan businesses.

**RELEVANT GOLDEN FACTOR:**

- Conformance with the comprehensive plan.

**PUBLIC COMMENT RECEIVED PRIOR TO PRINTING**

- League of Women Voters letter supporting the text amendment and recommending the use require approval with a Special Use Permit.

**ATTACHMENTS**

- Attachment A – Initiation Memo
- Attachment B – Public Communication
- Attachment C – Complete Code Sections

**RELEVANT DEVELOPMENT CODE DEFINITIONS**

**20-1744 OFFICE, ADMINISTRATIVE AND PROFESSIONAL**

Professional, governmental, executive, management or administrative offices of private organizations or government agencies. Typical uses include governmental offices, administrative offices, legal offices, and architectural, engineering, or other professional consulting firms.

**1. Administrative and Professional**

Professional, governmental, executive, management or administrative offices of private organizations or government agencies. Typical uses include government offices, administrative offices, legal offices, and architectural firms.

**2. Financial, Insurance and Real Estate Services**

Financial, insurance, real estate or securities brokerage services. Typical uses include banks, insurance agencies and real estate firms.

**3. Other**

Office uses for businesses that primarily provide administrative, consulting or other professional services that do not include construction space or equipment/storage yards.

**OVERVIEW OF PROPOSED AMENDMENT**

Prior to the adoption of the *Land Development* Code in 2006, uses such as the payday or car title loan businesses were classified as a *Loan Office* use. As the permitted use table in the Development Code provides broader use categories, rather than listing the specific uses, loan offices were not listed as a separate use. Per Section 20-401 of the Development Code, the Planning Director is authorized to classify an unlisted use into an existing land use category that most closely fits the unlisted use. The Planning Director determined the short term loan office use was most similar to the *Financial, Insurance and Real Estate Services*, Office classification. Prior to 2006, the location of *Loan Offices* could be restricted through conditional zoning; however, under the current Code it is necessary to restrict all *Financial, Insurance and Real Estate Services* Offices if the *Short Term Loan* use is proposed to be restricted.

Several recent rezonings have been conditioned to restrict the use *Financial, Insurance, and Real Estate Offices* in order to restrict these short-term loan offices. The commercial portion of the 8<sup>th</sup> & Penn Neighborhood Redevelopment Zone was rezoned to the C5 District prior to the adoption of the Development Code and the rezoning was conditioned to prohibit short term loan offices. The East Lawrence Neighborhood Association has opposed several rezonings that would permit these short-term loan offices. The rezoning of 720 E 9<sup>th</sup> Street from IG to IL was conditioned to restrict the *Financial, Insurance and Real Estate Office* uses to prohibit short-term loans, payday advance loans and car title loans to maintain consistency with the rest of the 8<sup>th</sup> and Penn District. In this case, the applicant was interested in the other office uses permitted in the *Financial, Insurance, and Real Estate Office* category.

Noting that the payday advance or car title loan business is a specific use with characteristics that are not typical of other Financial, Insurance, and Real Estate Services uses, staff requested the initiation of a text amendment to create a separate use classification and definitions for short term loan uses, such as payday advance and car title loan businesses.

Per Section 20-1306(a) of the Development Code, the Special Use Permit provides a discretionary approval process for uses with unique or widely varying operating characteristics or unusual development features to insure the use will not have a significant adverse impact on surrounding uses or the community at-large. In staff's opinion, the use does not have operational characteristics or development features that would require approval through the Special Use Permit process.

Suggested standards are those that apply to the *Financial, Insurance, and Real Estate* uses in Section 20-510. The heading for this section would need to be revised to add the *Payday Advance and Car Title Loan* use.

This amendment should not create any nonconformities because the districts in which the *Payday Advance and Car Title Loan* uses would be permitted are those which currently allow the *Financial, Insurance, and Real Estate* uses.

### **Proposed Article Changes**

Changes to the text are shown on the following pages and are noted in red. Additions are underlined; and deleted text is ~~struck through~~. The entire Sections 20-402, 20-403 & 20-1744 as well as the use standards in Sections 20-510, *Fire, Insurance and Real Estate (F.I.R.E.) Services*; 20-518, *Office, Administrative and Professional*; and 20-543, *Office, Other*, are provided at the end of this report as Attachment A for reference.

**Amend Section 20-402:**

		Base Zoning Districts														Use-Specific Standards (Sec. 20-)
		RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	
OFFICE	Administrative and Professional	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	518
	Financial, Insurance & Real Estate	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	510
	<u>Payday Advance, Car Title Loan Business</u>	-	-	-	-	-	-	<u>P*</u>	-	-	-	-	-	<u>P*</u>	<u>P*</u>	<u>510</u>
	Other	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	<u>537</u> <u>543</u>

**Amend Section 20-403:**

Key: A = Accessory P = Permitted S = Special use * = Standard Applies - = Use not allowed		Base Zoning Districts															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
OFFICE	Administrative and Professional	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	A	P*	-	P*	A*	518
	Financial, Insurance & Real Estate	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	A*	510
	<u>Payday Advance, Car Title Loan Business</u>	<u>P*</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>A</u>	<u>510</u>
	Other	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	A	P*	-	-	-	<u>537</u> <u>543</u>

***Housekeeping note.*** The use standards apply only to certain districts. Section 20-518 only applies to administrative and professional offices in residential, CN1 and MU districts. Section 20-510 only applies to Financial, Insurance and Real Estate Offices in residential and CN1 districts. Section 20-537 'Home Occupations' is the incorrect code citation; Section 20-543 applies to 'Other Office' uses and applies only to the MU District.

The highlighted asterisks will be removed and the highlighted section citation will be corrected with this amendment. This will not result in a change in the Code, but will correct the symbology of these sections to match the use standards. In addition, the heading of Section 20-510 will be revised to include 'Payday Advance, Car Title Loan Business'.

**Amend Section 20-1744:**

**20-1744 OFFICE, ADMINISTRATIVE AND PROFESSIONAL**

Professional, governmental, executive, management or administrative offices of private organizations or government agencies. Typical uses include governmental offices, administrative offices, legal offices, and architectural, engineering, or other professional consulting firms.

**1. Administrative and Professional**

Professional, governmental, executive, management or administrative offices of private organizations or government agencies. Typical uses include government offices, administrative offices, legal offices, and architectural firms.

**2. Financial, Insurance and Real Estate Services**

Financial, insurance, real estate or securities brokerage services. Typical uses include banks, insurance agencies and real estate firms.

**3. Payday Advance/ Car Title Loan Businesses**

- a. Payday Advance are short term loan businesses that make small consumer loans, usually backed by a postdated personal check or authorization to make an electronic debit against an existing financial account, where the check or electronic debit is held for an agreed-upon term, or until the loan recipient's next payday, and then cashed or electronically debited unless the loan recipient repays the loan and reclaims the check or the electronic debit authorization.
- b. Car Title Loan businesses are defined generally as establishments that make small consumer loans that leverage the equity value of an automobile or other vehicle as collateral, where the title to such automobile or other vehicle is unencumbered and owned free and clear by the loan recipient and where failure by the loan recipient to repay the loan or to make interest payments thereon grants to the establishment the right to take possession of the automobile or other vehicle.

**4. Other**

Office uses for businesses that primarily provide administrative, consulting or other professional services that do not include construction space or equipment/storage yards.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN**

The Comprehensive Plan categorizes the Office uses as 'Office' and 'Office Research' and does not discuss the specific types of Office uses. The plan recommends "Consideration of good site planning and design principles that minimize unnecessary impacts to surrounding neighborhoods and promote compatible land use activities are encouraged." Creating a specific use group for the Payday Advance and Car Title Loan Business use will allow standards to be developed, if needed, and would result in more compatible development.

**CRITERIA FOR REVIEW AND DECISION-MAKING**

Section 20-1302(f) provides review and decision-making criteria on proposed text amendments. It states that review bodies shall consider at least the following factors:

**1) Whether the proposed text amendment corrects an error or inconsistency in the Development Code or meets the challenge of a changing condition;**

The proposed text amendment corrects an inconsistency between the uses permitted in the Development Code and those uses allowed in the previous zoning regulations. The previous zoning regulations had an extensive list of permitted uses for each zoning districts and these were consolidated into broader use categories with the Development Code for simplicity. The *Payday Advance and Car Title Loan* use has characteristics that differentiate it from other *Financial, Insurance and Real Estate Service* uses and this amendment will create a separate land use category for the use.

**2) Whether the proposed text amendment is consistent with the Comprehensive Plan and the stated purpose of this Development Code (Sec. 20-104)**

The proposed amendment will create a separate use classification for the Payday Advance and Car Title Loan Business use, but it will be permitted in the same districts as the *Financial, Insurance, and Real Estate Services* use as the impact of the use is very similar. The use was separated from this use classification so it could be addressed through conditional zoning where found to be appropriate.

# Memorandum

## City of Lawrence

### Planning and Development Services

TO: Planning Commission  
FROM: Mary Miller, Planning Staff  
DATE: October 29, 2014  
RE: Item No. 5: Initiation of a Text Amendment to the Land Development Code to create a use group for short-term loan or car title loan business, or similar business, and establish standards.

Planning Staff requests the initiation of a text amendment to the *Land Development Code* to create a use within the Office use group for short-term, payday advance, or car title loan businesses.

Prior to the adoption of the *Land Development Code* in 2006, this use was classified as a *Loan Office* and was permitted in the following districts: Office (O-1), Commercial (C2, C3, C4, and C5) and Industrial (M1A, M2, M3, and M4). The Land Development Code grouped similar uses together in use groups and the short-term, payday advance, and car title loan businesses were included in the *Financial, Insurance, and Real Estate Offices* use.

Several recent rezonings have been conditioned to prohibit the use *Financial, Insurance, and Real Estate Offices* in order to prohibit these short-term loan offices. The commercial portion of the 8<sup>th</sup> & Penn Neighborhood Redevelopment Zone was rezoned to the C5 District prior to the adoption of the Development Code and the rezoning was conditioned to restrict short term loan offices. The East Lawrence Neighborhood Association has opposed several rezonings that would permit these short-term loan offices. The rezoning of 720 E 9<sup>th</sup> Street from IG to IL was conditioned to restrict the *Financial, Insurance and Real Estate Office* uses to prohibit short-term loans, payday advance loans and car title loans to maintain consistency with the rest of the 8<sup>th</sup> and Penn District. In this case, the applicant was interested in the other office uses.

This text amendment will create a specific use classification for these short-term loan offices as it is more appropriate to condition a zoning to restrict a use classification, rather than individual, unlisted uses within that classification. The amendment will define the short-term loan use, note the districts in which it is permitted, and establish standards, if necessary.

The Planning Commission is not taking action to amend the *Land Development Code* with the initiation. If initiated, the request will be scheduled for a future Planning Commission hearing and their recommendation will be forwarded to the City Commission for a final decision.

**Action Requested:**

Initiate a text amendment to the *Land Development Code* to establish a use classification for short-term, payday advance and car title loan offices, for consideration at a future public hearing at the Planning Commission.

**20-402 RESIDENTIAL DISTRICT USE TABLE**

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts														Use-Specific Standards (Sec. 20-)
		RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	
RESIDENTIAL USE GROUP																
Household Living	Accessory Dwelling Unit	A*	A*	A*	A*	-	-	-	-	-	-	-	-	-	-	534
	Attached Dwelling	-	-	S*	S*	S*	S*	S*	P*	P*	P*	P*	P*	-	P*	503
	Cluster Dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	702
	Detached Dwelling	P*	P*	P*	P*	P*	P*	P*	S*	S*	S*	S*	S*	-	S*	508
	Duplex	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	-	P*	503
	Manufactured Home	-	-	-	-	-	-	-	S	S	S	S	S	-	-	
	Manufactured Home, Residential-Design	P*	P*	P*	P*	P*	P*	P*	S*	S*	S*	S*	S*	-	S*	513
	Mobile Home	-	-	-	-	-	-	-	-	-	S	S	S	-	-	
	Mobile Home Park	-	-	-	-	-	-	-	-	-	S*	S*	S*	-	-	514
	Multi-Dwelling Structure	-	-	-	-	-	-	-	P*	-	P*	P*	P*	-	P*	517
	Non-Ground Floor Dwelling	--	--	--	--	--	--	P*	--	--	--	--	--	--	P*	517/542
	Work/Live Unit	--	--	--	--	--	--	P*	--	--	--	--	--	--	P*	517/542
	Zero Lot Line Dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	531
	Home Occupation, Type A or B	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	A*	537
Group Living	Assisted Living	S	S	S	S	S	S	P	P	P	P	P	P	P	P	
	Congregate Living	-	-	-	-	-	-	-	P*	-	P*	P*	P*	-	P*	546
	Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
	Fraternity or Sorority House	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
	Group Home, General [11 or more]	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
	Group Home, Limited [10 or fewer]	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
PUBLIC AND CIVIC USE GROUP																
Community Facilities	Adult Day Care Home	S	S	S	S	S	S	P	P	P	P	P	P	P	P	
	Cemeteries	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	505
	College/University	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
	School	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
	Cultural Center/ Library	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
	Day Care Center	S*/A*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*/A*	S*

[illegible]



[illegible]



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<b>Key:</b> <i>A = Accessory</i> <i>P = Permitted</i> <i>S = Special Use</i> <i>* = Standard Applies</i> <i>- = Use not allowed</i>		<i>Base Zoning Districts</i>														Use-Specific Standards (Sec. 20-)
		RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	
	Tower															
	Satellite Dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536
Mining	Mining	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Recycling Facilities	Large Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Small Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Processing Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

**20-403 NONRESIDENTIAL DISTRICT USE TABLE**

<b>Key:</b>	<i>Base Zoning Districts</i>	0 . )
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A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
<b>RESIDENTIAL USE GROUP</b>																	
Household Living	Accessory Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	534
	Attached Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	-	P*	-	503
	Cluster Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	702
	Detached Dwelling	P*	-	P	-	-	-	-	-	-	-	-	-	-	P*	A*	508
	Duplex	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	503
	Manufactured Home	-	-	-	-	-	-	-	-	-	-	-	-	-	P	A	
	Manufactured Home, Residential-Design	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	513
	Mobile Home	-	-	-	-	-	-	-	-	-	P	-	P	-	P	A	
	Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Multi-Dwelling Structure	-	P*	P*	-	P*/S*	P*	-	P*	-	-	-	-	-	S	A	517
	Non-Ground Floor Dwelling	P*	P*	P*	-	P*	P*	-	P*	-	-	-	-	-	-	-	517/542
	Work/Live Unit	P*	P*	P*	-	P*/S*	P*	-	P*	-	P*	-	-	-	-	-	517/541
	Zero Lot Line Dwelling	P*	-	P	-	-	-	-	-	-	-	-	-	-	-	-	531
	Home Occupation, Type A or B	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	
Group Living	Assisted Living	-	-	P	-	-	-	-	-	-	-	-	-	-	S	S	
	Congregate Living	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	546
	Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	
	Fraternity or Sorority House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Group Home, General (11 or more)	S	S	S	S	S	S	S	S	-	-	-	-	-	-	A	
	Group Home, Limited (10 or less)	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	
<b>PUBLIC AND CIVIC USE GROUP</b>																	
Community Facilities	Cemetery	P*	P*	-	P*	-	P*	P*	P*	P*	P*	-	-	P*	P*	-	505
	College/University	S	P	P	P	P	P	P	P	P	P	-	P	-	P	A	
	Cultural Center/ Library	S	P	P	S	P	P	-	-	P	-	-	-	S	P	A	
	Day Care Center	S*	P*	S*	S*	S*	P*	P*	P*	P*	P*	A*	P*	-	-	-	507
	Day Care Home, Class A	P	P	P*	-	P	P	-	P	-	-	-	-	-	-	-	
	Day Care Home, Class B	S*/A*	P*	S*	-	P	P	-	P	-	-	-	-	-	-	-	507
	Detention Facilities	-	-	-	-	-	-	-	-	-	S	S	S	-	S	-	
	Lodge, Fraternal & Civic Assembly	S*	S*	S*	S*	P*	P*	P*	P*	-	P*	-	-	-	P*	-	512
	Postal & Parcel	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	

[illegible]

<b>Key:</b> <i>A = Accessory</i> <i>P = Permitted</i> <i>S = Special Use</i> <i>* = Standard Applies</i> <i>- = Use not allowed</i>		Base Zoning Districts															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
	Private Recreation	P	P	P	-	P	P	-	P	-	-	-	-	P	P	A	
Religious Assembly	Campus or Community Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	522
	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	-	522
COMMERCIAL USE GROUP																	
Animal Services	Kennel	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	
	Livestock Sale	-	-	-	-	-	S	S	S	-	P	-	P	-	-	-	
	Sales and Grooming	P	P	P	P	P	P	P	P	-	P	-	P	-	-	-	
	Veterinary	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-	
Eating & Drinking Establishments	Accessory Bar	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	-	-	-	-	509
	Accessory Restaurant	-	-	-	-	-	-	-	-	A	-	-	-	-	-	-	
	Bar Or Lounge	-	P/S*	S*	-	P*	P*	P*	P*	-	-	-	-	-	-	-	509
	Brewpub	-	P*	S*	-	P*	P*	P*	P*	-	-	-	-	-	-	-	509
	Fast Order Food	P*	P*	P	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	511/509
	Fast Order Food, Drive-In	-	S	-	-	-	P	P	P	-	P	-	-	-	-	-	
	Nightclub	-	-	-	-	P*	-	P*	P*	-	-	-	-	-	-	-	509
	Private Dining Establishments	P*	P*	-	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	539
	Restaurant, Quality	P*	P*	P	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	524
Office	Administrative and Professional	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	A	P*	-	P*	A*	518
	Financial, Insurance & Real Estate	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	A*	510
	Other	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	A	P*	-	-	-	537
Parking Facilities	Accessory	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	535
	Commercial	-	S	S	S	S	P	P	P	P	P	P	P	-	P	A	
Sales & Services	Building Maintenance	-	P	S	-	P	P	P	P	-	P	P	P	-	A	A	

<b>Key:</b> <i>A = Accessory</i> <i>P = Permitted</i> <i>S = Special Use</i> <i>* = Standard Applies</i> <i>- = Use not allowed</i>		<i>Base Zoning Districts</i>															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
	Business Equipment	-	P	P	-	P	P	P	P	P	P	P	-	-	-	-	
	Business Support	-	P	P	P	P	P	P	P	P	P	P	P	-	-	A	
	Construction Sales and Service	-	-	-	-	-	P	P	P	-	P	-	P	-	-	A	
	Food and Beverage	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	511
	Mixed Media Store	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	-	516/528
	Personal Convenience	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	-	-	A*	520
	Personal Improvement	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	-	A*	A*	521
	Repair Service, Consumer	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	-	-	-	523
	Retail Sales, General	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	525
	Retail Establishment, Large	-	-	-	-	-	P*	P*	S*	-	-	-	-	-	-	-	526
	Retail Establishment, Medium	-	P*	P*	-	P*	P*	P*	P*	-	-	-	-	-	-	-	526
	Retail Establishment, Specialty	-	P*	P*	-	P*	P*	P*	P*	-	-	-	-	-	-	-	526
Sexually Oriented Businesses	Sexually Oriented Media Store	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	528
	Physical Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	528
	Sex Shop	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	-	528
	Sexually Oriented Theater	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	-	528
Transient Accommodation	Bed and Breakfast	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	504
	Campground	-	-	-	-	-	P	P	P	-	-	-	-	S	-	-	
	Hotel, Motel, Extended Stay	-	-	P	-	P	P	P	P	-	P	-	-	-	-	A	
Sales & Service	Cleaning (Car Wash)	-	S	-	-	-	P	P	P	-	P	A	P	-	-	-	
	Fleet Storage	-	-	-	-	-	P	P	P	-	P	P	P	-	-	A	



Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
	Gas and Fuel Sales	-	S	S	-	-	P	P	P	-	P	P	P	-	-	-	
	Truck Stop	-	-	-	-	-	-	S	-	-	-	-	S	-	-	-	
	Heavy Equipment Repair	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	
	Heavy Equipment Sales/Rental	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	
	Inoperable Vehicles Storage	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	
	Light Equipment Repair	-	S	-	-	S	P	P	P	-	P	-	P	-	-	-	
	Light Equipment Sales/Rental	-	P*	-	-	S	P	P	P	-	P	-	P	-	-	-	545
	RV and Boats Storage	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	
INDUSTRIAL USE GROUP																	
Industrial Facilities	Explosive Storage	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
	Industrial, General	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
	Industrial, Intensive	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
	Laundry Service	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	
	Manufacturing & Production, Ltd.	-	-	P	-	S	S	S	S	P	P	P	P	-	-	-	
	Manufacturing & Production, Tech.	-	-	-	-	S	P	P	P	P	P	P	P	-	-	-	
	Research Service	-	-	-	S	S	P	P	P	P	P	P	P	-	-	-	
	Scrap and Salvage Operation	-	-	-	-	-	-	-	-	-	S*	-	S*	-	-	-	527
Wholesale, Storage & Distribution	Exterior Storage	-	-	-	-	-	A*	A*	A*	A*	A*	A*	A*	-	A*	A*	538
	Heavy	-	-	-	-	-	S	S	S	-	S	-	P	-	-	-	
	Light	-	-	-	-	-	P	P	P	P	P	P	P	-	S	-	
	Mini-Warehouse	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	
OTHER USES GROUP																	

<b>Key:</b> <i>A = Accessory</i> <i>P = Permitted</i> <i>S = Special Use</i> <i>* = Standard Applies</i> <i>- = Use not allowed</i>		<i>Base Zoning Districts</i>															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
Adaptive Reuse	Designated Historic Property	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	501
	Greek Housing Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agriculture	Agricultural Sales	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	
	Agriculture, Animal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Agriculture, Crop	P	P	P	P	-	P	P	P	P	P	P	P	-	P	-	
Communications Facilities	Amateur & Receive-Only Antennas	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536
	Broadcasting Tower	-	-	-	-	S	-	-	-	P	P	P	P	-	-	A	
	Communications Service Establishment	P	P	P	P	P	P	P	P	P	P	-	P	-	P	A	
	Telecommunications Antenna	A*	A*	A*	A*	S*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	529
	Telecommunications Tower	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*	S*	S*	A*	A*	529
	Satellite Dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536
Mining	Mining	-	-	-	-	-	-	-	-	-	-	-	S*	-	-	-	515
Recycling Facilities	Large Collection	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	540
	Small Collection	P	P	P*	P	P	P	P	P	P	P	-	P	-	A	A	540
	Processing Center	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	

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**20-510 FINANCIAL, INSURANCE AND REAL ESTATE (F.I.R.E.) SERVICES**

All uses in this use category shall be permitted in the RSO, RMG, RMO and CN1 Districts subject to the following standards:

- (1) No external drive-thru automated teller machine, drive-through windows, or night drop windows shall be permitted;
- (2) Total nonresidential **Gross Floor Area** is limited to 5,000 square feet in RSO, RMG, RMO and 3,000 square feet in CN1; and
- (3) Walk-up ATMs are allowed for all uses in this use category.

**20-518 OFFICE, ADMINISTRATIVE AND PROFESSIONAL**

**(1) Standards that Apply in RSO and CN1 Districts**

- (i) An **Administrative and Professional Office** shall be permitted in the RSO and CN1 Districts provided that the **Gross Floor Area** shall not exceed 3,000 square feet.
- (ii) No external automated teller machine, drive-through windows, or night drop window shall be permitted.

**(2) Standards that Apply in RMO and RMG Districts**

- (i) An **Administrative and Professional Office** shall be permitted in the RMO and RMG Districts.
- (ii) No external automated teller machine, drive-through windows, or night drop window shall be permitted.

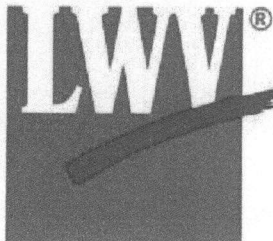
**(3) Standards that Apply in the MU District**

- (i) In designated Primary Zones, such offices shall be permitted to be located on the ground level of a **Structure** only when they do not occupy the **Building Frontage**.

**20-543 OFFICE, OTHER**

**(1) Standards that Apply in the MU District**

In designated Primary Zones, such offices shall be permitted to be located on the ground level of a **Structure** only when they do not occupy the **Building Frontage**.



**LEAGUE OF WOMEN VOTERS®**  
OF LAWRENCE/DOUGLAS COUNTY

November 16, 2014

**RECEIVED**

**NOV 17 2014**

City County Planning Office  
Lawrence, Kansas

*President*  
**Cille King**

*Vice President*  
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*Secretary*  
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**Debra Duncan**

**James Dunn**

**Midge Grinstead**

**Marlene Merrill**

**Austin Turney**

To: Mr. Bruce Liese, Chairman, and Planning Commission Members  
Lawrence-Douglas County Metropolitan Planning Commission

RE: ITEM NO. 5: INITIATION OF A TEXT AMENDMENT TO THE LAND DEVELOPMENT CODE  
TO CREATE A USE GROUP FOR SHORT-TERM LOAN OR CAR TITLE LOAN BUSINESS, OR  
SIMILAR BUSINESS, AND ESTABLISH STANDARDS.

Dear Chairman Liese and Planning Commissioners:

The Land Use Committee would like to whole heartedly support the Planning Staff and  
Planning Commission in their proposal to create a separate Use Group for the Short-Term  
Loan and/or Car Title Loan businesses.

We also suggest that the Planning Commission add to this new Use Group the  
requirement for a Special Use Permit. Although you propose that this would be separated  
from the original use group of Financial, Insurance, and Real Estate, it also would allow  
it to be treated essentially as a separate zoning district, and allow binding conditions to  
be added.

Thank you for considering our letter.

Sincerely yours,

*Cille King*

Cille King  
President

*Alan Black*

Alan Black, Chairman  
Land Use Committee