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 8th & 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 9th 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 8th 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 <u>underlined</u>; and deleted text is <u>struckthrough</u>. 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	Zoni	ng Dis	tricts						
P = P6 S = Sp * = Sta	ccessory ermitted pecial use andard Applies ee not allowed	RS40	RS20	RSIO	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	Use-Specific Standards (Sec. 20-)
	Administrative and Professional	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	518
OFFICE	Financial, Insurance & Real Estate	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	510
0	Payday Advance, Car Title Loan Business	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	<u>P*</u>	П	П	П	П	=	<u>P*</u>	<u>P*</u>	<u>510</u>
	Other	-	-	-	-	-	-	P*	ı	-	-	-	-	P*	P*	537 543

Amend Section 20-403:

							Ва	ase Zo	ning	Distri	cts						
P = P S = S * = St	ccessory ermitted pecial use andard Applies e not allowed	CNI	CN2	ЛW	00	aɔ	ဘ	CR	S	IBP	71	WI	91	so	Id9	Н	Use-Specific Standards (Sec. 20-)
	Administrative and Professional	P*	P <mark>*</mark>	P*	P <mark>*</mark>	Α	P <mark>*</mark>	-	P <mark>*</mark>	A <mark>*</mark>	518						
OFFICE	Financial, Insurance & Real Estate	P*	P <mark>*</mark>	-	-	-	-	A <mark>*</mark>	510								
Ö	Payday Advance, Car Title Loan Business	<u>P*</u>	<u>P</u>	1.1	1.1	11	-	<u>A</u>	<u>510</u>								
	Other	P <mark>*</mark>	P <mark>*</mark>	P*	P <mark>*</mark>	Α	P <mark>*</mark>	ı	-	ı	537 543						

<u>Housekeeping note</u>. 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 and 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 8th & 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 9th 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 8th 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:							Bas	e Zonir	ng Distr	icts						
A = A P = Po S = Sp * = Sto - = Us	ccessory ermitted pecial Use andard Applies e not allowed	RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	Use-Specific Standards (Sec. 20-)
RESID	ENTIAL USE GROUP												ı	ı		
	Accessory Dwelling Unit	Α*	Α*	Α*	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	_	-	
Household Living	Manufactured Home, Residential-Design	P*	P*	P*	P*	P*	P*	P*	S*	S*	S*	S*	S*	-	S*	513
lohe	Mobile Home	-	-	-	-	-	-	-	-	-	S	S	S	-	-	
ous	Mobile Home Park	-	-	-	-	-	-	-	-	-	S*	S*	S*	_	-	514
エ	Multi-Dwelling Structure	-	-	-	-	-	-	-	P*	-	P*	P*	P*	-	P*	517
	Non-Ground Floor Dwelling		1	-	-	1	1	P*	1	1					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
	Assisted Living	S	S	S	S	S	S	Р	Р	Р	Р	Р	Р	Р	Р	
	Congregate Living	-	-	-	-	-	-	-	P*	-	P*	P*	P*	-	P*	546
iving	Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	Р	-	
Group Liv	Fraternity or Sorority House	-	-	-	-	-	-	-	-	-	-	-	-	Р	-	
Gre	Group Home, General [11 or more]	S	S	S	S	S	S	S	S	S	S	S	S	Р	S	
	Group Home, Limited [10 or fewer]	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	Р	
PUBLI	C AND CIVIC USE GROUP															
S	Adult Day Care Home	S	S	S	S	S	S	Р	Р	Р	Р	Р	Р	Р	Р	
	Cemeteries	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	505
, Fac	College/University	S	S	S	S	S	S	S	S	S	S	S	S	Р	S	
unity	School	S	S	S	S	S	S	S	S	S	S	S	S	Р	S	
Community Facilities	Cultural Center/ Library	S	S	S	S	S	S	S	S	S	S	S	S	Р	S	
٥	Day Care Center	S*/A *	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*/A*	S*	507

Key:							Bas	se Zonii	ng Disti	ricts						
A = A0 P = P0 S = Sp * = Sta	ccessory ermitted pecial Use andard Applies e not allowed	RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	Use-Specific Standards (Sec. 20-)
	Day Care Home, Class A	A*	A*	A*	A*	Α*	A*	A*	A*	A*	A*	A*	A*	-	A*	507
	Day Care Home, Class B	S*	S*	S*	S*	S*	S*	_	S*	507						
	Detention Facilities Lodge, Fraternal & Civic Assembly	- S*	- S*	- S*	- S*	- S*	_ S*	_ S*	- S*	512						
	Postal Service	-	_	-	-	-	-	_	-	-	_	-	-	-	-	
	Public Safety	S	S	S	S	S	S	S	S	S	S	S	S	Р	S	
	Funeral and Interment	-	-	_	-	-	-	P*	-	-	-	-	_	_	P*	505
	Temporary Shelter	A*	A*	A*	A*	A*	A*	S*/A*	A*	A*	A*	A*	A*	A*	S*/A*	544/522
	Social Service Agency							Р							Р	
	Community Meal Program	A*	A*	A*	A*	A*	A*	S/A*	A*	A*	A*	A*	A*	A*	S/A*	522
	Utilities, Minor	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	530						
	Utilities and Service, Major	S	S	S	S	S	S	S	S	S	S	S	S	-	S	
	Community Mental Health Facility															
ies	Extended Care Facility, General	-	-	-	-	-	-	S	Р	Р	Р	Р	Р	Р	Р	
cal Facilities	Extended Care Facility, Limited	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Medica	Health Care Office, Health Care Clinic	-	-	-	-	-	-	Р	-	-	-	-	-	-	Р	
	Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Outpatient Care Facility	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	519
	Active Recreation	S	S	S	S	S	S	S	S	S	S	S	S	-	S	
Si	Entertainment & Spectator Sports, Gen.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Recreational Facilities	Entertainment & Spectator Sports, Ltd.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
nal F	Passive Recreation	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
creatio	Nature Preserve/Undeveloped	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	Р	
Rec	Private Recreation	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	Р	
	Participant Sports & Recreation, Indoor Participant Sports &	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

							Bas	se Zonir	na Distr	icts						
P = Po S = Sp * = Sta	ccessory ermitted pecial Use andard Applies ee not allowed	RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	Use-Specific Standards (Sec. 20-)
	Recreation, Outdoor															
Religious Assembly	Campus or Community Institution	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	522
Relig Asse	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	522
COMIV	IERCIAL USE GROUP													ı		
ses	Kennel	-	-	-	-	-	-	-	-	-	-	-	-	_	-	
ervic	Livestock Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Animal Services	Sales and Grooming	-	-	-	-	-	-	-	-	-	-	-	-	_	-	
Ani	Veterinary	-	-	-	-	-	-	Р	-	-	-	-	-	-	Р	
	Accessory Bar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ents	Bar or Lounge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
shm	Brewpub	-	-	-	-	-	-	-	-	-	-	-	-	_	-	
tabli	Fast Order Food	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ng Es	Fast Order Food, Drive-in	-	-	-	-	-	-	-	-	-	-	-	-	_	-	
rinkir	Nightclub	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Eating & Drinking Establishments	Private Dining Establishments	S*	S*	S*	S*	S*	-	S*	-	-	-	-	-	-	S*	539
Eatir	Restaurant, High-turnover	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Restaurant, Quality	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Administrative and Professional	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	518
Office	Financial, Insurance & Real Estate	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	510
	Other	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	510
Parking Facilities	Accessory	-	_	-	-	-	A*	A*	A*	A*	A*	A*	A*	A*	A*	535
Park Facil	Commercial	-	-	-	-	-	-	S	-	-	-	-	-		-	
8 8	Building Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
tail Sales Service	Business Equipment	-	-	-	-	-	-	-	-	-	-	-	-	_	-	
Retail Sales & Service	Business Support	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Re	Construction Sales and Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Key:							Bas	e Zonir	ng Distr	icts						
A = A P = Po S = Sp * = St	ccessory ermitted pecial Use andard Applies se not allowed	RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	Use-Specific Standards (Sec. 20-)
	Food and Beverage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Mixed Media Store	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Personal Convenience	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Personal Improvement	-	-	-	_	_	-	P*	-	_	_	-	_	P*	P*	521
	Repair Service, Consumer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Retail Sales, General	-	-	-	-	-	-	-	-	-	-	-	_	-	-	
	Retail Establishment, Large	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Retail Establishment, Medium	-	-	-	-	-	-	-	-	-	-	-	-	_	-	
	Retail Establishment, Specialty	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
nted S	Sexually Oriented Media Store	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sexually Oriented Businesses	Physical Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
cually Busi	Sex Shop	-	-	-	-	_	-	-	-	_	_	-	-	-	-	
Se)	Sexually Oriented Theater	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
t tion	Bed and Breakfast	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*	P*	-	P*	504
Transient Accommodation	Campground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Transi	Elderhostel	-	-	-	_	_	_	-	-	_	_	-	_	S	-	
Acc	Hotel, Motel, Extended Stay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Cleaning (e.g., car wash)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4)	Fleet Storage	-	-	-	_	-	-	-	-	_	-	-	_	-	-	
ırvice	Gas and Fuel Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
& Se	Heavy Equipment Repair	-	-	-	_	_	-	-	-	_	_	-	_	-	-	
ales	Heavy Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Sales & Service	Inoperable Vehicles Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Š	Light Equipment Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Light Equipment Sales/Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Key:							Bas	e Zonir	ng Distr	icts						
A = A P = Po S = Sp * = Sto	ccessory ermitted pecial Use andard Applies se not allowed	RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	Use-Specific Standards (Sec. 20-)
	RV and Boats Storage	-	-	ı	_	-	-	-	-	-	-	-	_	-	ı	
INDUS	TRIAL USE GROUP		ı								ı		ı	ı		
	Explosive Storage	-	_	-	_	-	-	_	-	-	_	-	_	_	-	
	Industrial, General	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
S	Industrial, Intensive	-	_	-	-	-	-	-	-	-	_	-	_	_	-	
ilitie	Laundry Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
al Fac	Manufacturing & Production, Limited	-	_	-	-	-	-	-	-	-	_	-	_	_	-	
Industrial Facilities	Manufacturing & Production, Technological	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Research Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Salvage Operation	- 1	-	ı	ı	ı	- 1	- 1	ı	ı	-	ı	-	-	- 1	
age & 1	Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wholesale, Storage & Distribution	Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wholes Dis	Mini-Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
OTHE	R USES GROUP		<u> </u>								<u> </u>		<u>. </u>	<u>. </u>		
tive	Designated Historic Property	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	501
Adaptive Reuse	Greek Housing Unit	-	-	-	-	-	-	-	-	-	-	-	-	S*	-	501
re	Agricultural Sales	_	-	-	_	-	_	-	-	-	-	-	-	_	-	
Agriculture	Agriculture, Animal	P*	_	-	-	-	-	-	-	-	-	-	-	_	-	502
Agri	Agriculture, Crop	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	_	Р	
	Amateur and Receive- Only Antennas	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	A*	536
ions	Broadcasting Tower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
nicati S	Communications Service Establishment	-	-	-	-	-	-	Р	-	-	-	-	-	-	Р	
Communications Facilities	Telecommunications Antenna	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	529
Cc Fa	Telecommunications	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	529

Key:							Bas	e Zonir	ng Distr	icts						
A = A P = P S = S * = St	ccessory ermitted pecial Use andard Applies se not allowed	RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	Use-Specific Standards (Sec. 20-)
	Tower Satellite Dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536
Mining	Mining	-	Ι	-	-	-	-	Ι	Ι	-	-	-	-	-	-	
	Large Collection	_	_	-	_	-	_	_	_	-	-	-	-	-	-	
ng S	Small Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Recycling Facilities	Processing Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

20-403 NONRESIDENTIAL DISTRICT USE TABLE

Key: Base Zoning Districts

- = Use n	nitted cial Use dard Applies not allowed	CN1	CN2	MU	00	CD	၁၁	CR	S	IBP	IL	MI	91	SO	GPI	Ŧ	
RESIDEN	TIAL USE GROUP	D*		D*													F0.4
	Accessory Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	-	_	-	534
	Attached Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	-	P*	-	503
	Cluster Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	702
	Detached Dwelling	P*	-	Р	-	-	-	-	-	-	-	-	-	-	P*	A*	508
	Duplex	P*	-	P*	-	-	-	-	-	-	-	-	_	-	-	-	503
D	Manufactured Home	-	-	-	-	-	-	-	-	-	-	-	_	-	Р	Α	
Household Living	Manufactured Home, Residential-Design	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	513
lod	Mobile Home	-	-	-	-	_	-	-	-	-	Р	-	Р	-	Р	Α	
esno	Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
유	Multi-Dwelling Structure Non-Ground Floor	-	P*	P*	-	P*/S*	P*		P*	-	-	-	-	-	S	А	517
	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*	-	Р	-	_	-	-	-	-	-	-	-	-	-	-	531
	Home Occupation, Type A or B	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	
	Assisted Living	-	-	Р	-	-	-	-	-	-	-	-	_	-	S	S	
	Congregate Living	-	-	P*	-	_	-	-	-	-	-	-	_	-	-	_	546
/ing	Dormitory	-	-	-	-	_	-	-	-	-	-	-	_	-	-	Α	
Group Living	Fraternity or Sorority House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Gre	Group Home, General (11 or more)	S	S	S	S	S	S	S	S	-	-	-	-	-	-	Α	
	Group Home, Limited (10 or less)	Р	-	Р	-	-	-	-	-	-	-	-	-	-	-	-	
PUBLIC A	AND CIVIC USE GROUP																
	Cemetery	P*	P*	-	P*	-	P*	P*	P*	P*	P*	-	-	P*	P*	-	505
	College/University	S	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	Р	-	Р	Α	
ies	Cultural Center/ Library	S	Р	Р	S	Р	Р	-	-	Р	-	-	-	S	Р	А	
cilities	Day Care Center	S*	P*	S*	S*	S*	P*	P*	P*	P*	P*	A*	P*	-	-	-	507
Community Facilities	Day Care Home, Class A	Р	Р	P*	-	Р	Р	-	Р	-	-	-	-	-	-	-	
mmur	Day Care Home, Class B	S*/A	P*	S*	-	Р	Р	-	Р	-	-	-	-	-	-	-	507
පී	Detention Facilities	-	-	-	ı	-	-	_	-	-	S	S	S	-	S	ı	
	Lodge, Fraternal & Civic Assembly	S*	S*	S*	S*	P*	P*	P*	P*	-	P*	-	-	-	P*	ı	512
	Postal & Parcel	-	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	Р	-	

Key:								Base Zo	oning L	District	S						
A = Acce P = Perm S = Spec * = Stand	nitted	CN1	CN2	MU	00	СD	၁၁	CR	cs	IBP	IL.	IM	91	0.5	GPI	Ŧ	Use-Specific Standards (Sec. 20-)
	Service																
	Public Safety	S	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	Р	-	
	School	Р	Р	Р	Р	Р	Р	Р	Р	-	-	-	-	-	Р	-	
	Funeral and Interment	-	P*	-	P*	P*	P*	P*	P*	P*	P*	-	-	A*	-	-	505
	Temporary Shelter	S*/A*	S*/A*	S*	S*/A*	-	S*	-	S*	S*/A*	544/522						
	Social Service Agency	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	Р	-	Р	А	
	Community Meal Program	S/A*	S/A*	S	S/A*	-	S	-	S	S/A*	522						
	Utilities, Minor	P*/S*	P*/S*	P*/S	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	-	530
	Utilities and Service, Major	S	S	S	S	S	S	S	S	S	S	Р	Р	S	Р	-	
	Community Mental Health Facility														Р		
ies	Extended Care Facility, General	-	S	_	S	-	-	-	-	S	_	-	-	-	-	А	
Facilit	Extended Care Facility, Limited	Р	Р	Р	Р	-	-	-	-	-	-	-	-	-	S	А	
Medical Facilities	Health Care Office, Health Care Clinic	Р	S	Р	Р	Р	Р	Р	Р	Р	Р	-	-	-	Р	А	
2	Hospital	-	-	-	_	-	-	-	-	-	_	-	-	-	-	Р	
	Outpatient Care Facility	P*	P*	-	-	-	-	-	P*	A*	519						
	Active Recreation	S	Р	Р	S	S	Р	Р	Р	Р	Р	-	S	S	A*/S*	А	532
S	Entertainment & Spectator Sports, General	-	-	-	-	Р	Р	Р	Р	-	-	-	-	-	S	-	
Recreational Facilities	Entertainment & Spectator Sports, Limited	-	Р	Р	-	Р	Р	Р	Р	-	-	-	-	S	Р	-	
ationa	Participant Sports & Recreation, Indoor	-	Р	Р	-	Р	Р	Р	Р	Р	Р	-	-	-	Р	А	
Recre	Participant Sports & Recreation, Outdoor	-	-	S	-	-	Р	Р	Р	Р	Р	-	-	-	A*/S*	-	532
	Passive Recreation	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	А	
	Nature Preserve/ Undeveloped	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	А	

<i>V</i>							I	Base Zo	oning E	Districts	S						
Key: A = Acce P = Perm S = Spec * = Stand - = Use n	nitted	CN1	CN2	MU	00	CD	၁၁	CR	CS	IBP	IL	IM	91	SO	GPI	Н	Use-Specific Standards (Sec. 20-)
	Private Recreation	Р	Р	Р	-	Р	Р	-	Р	-	-	-	-	Р	Р	А	
ous nbly	Campus or Community Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	_	-	-	A*	522
Religious Assembly	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	-	522
COMMER	CIAL USE GROUP		ı			ı		ı	ı			ı	1	ı	ı	ı	ı
	Kennel	-	_	-	-	_	Р	Р	Р	-	Р	_	Р	-	-	-	
S	Livestock Sale	-	-	-	-	-	S	S	S	-	Р	-	Р	-	-	-	
Animal Services	Sales and Grooming	Р	Р	Р	Р	Р	Р	Р	Р	-	Р	_	Р	_	-	_	
Ani Ser	Veterinary	-	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	Р	-	-	-	
	Accessory Bar	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	_	_	_	-	_	509
	Accessory Restaurant	_	_	_	_	_	_	_	_	А	_	_	_	_	_	_	
	Bar Or Lounge	_	P/S*	S*	_	P*	P*	P*	P*	_	_	_	_	-	-	_	509
nents	Brewpub	-	P*	S*	-	P*	P*	P*	P*	-	-	-	_	-	-	-	509
ıblishn	Fast Order Food	P*	P*	Р	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	511/509
Drinking Establishments	Fast Order Food, Drive-In	-	S	-	-	-	Р	Р	Р	-	Р	-	-	-	-	-	
rinkir	Nightclub	-	-	-	-	P*	-	P*	P*	-	-	_	-	-	-	_	509
Eating & D	Private Dining Establishments	P*	P*	-	P*	P*	P*	P*	P*	P*	-	_	_	-	_	-	539
Eatii	Restaurant, Quality	P*	P*	Р	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	524
	Administrative and Professional	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	А	P*	-	P*	A*	518
	Financial, Insurance &	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	_	_	_	_	A*	510
Offlice	Real Estate Other	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	А	P*	_	_	-	537
	Accessory	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	535
Parking Facilities	Commercial	-	S	S	S	S	Р	Р	Р	Р	Р	Р	Р	-	Р	А	
Sal es & Cor	Building Maintenance	-	Р	S	-	Р	Р	Р	Р	-	Р	Р	Р	-	А	А	

Key:							E	Base Zo	oning L	District	S						
A = Acce P = Perm S = Spec * = Stand	nitted	CN1	CN2	MU	00	СD	၁၁	CR	SO	IBP	IL	IM	91	SO	GPI	Н	Use-Specific Standards (Sec. 20-)
	Business Equipment	-	Р	Р	-	Р	Р	Р	Р	Р	Р	Р	-	_	-	-	
	Business Support	-	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	-	А	
	Construction Sales and Service	_	-	_	-	-	Р	Р	Р	-	Р	-	Р	_	_	А	
	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
þ	Sexually Oriented Media Store	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	528
Sexually Oriented Businesses	Physical Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	528
xually Busir	Sex Shop	_	-	_	-	-	P*	P*	P*	-	_	-	-	_	_	-	528
Se	Sexually Oriented Theater	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	-	528
t tion	Bed and Breakfast	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	504
Transient Accommodation	Campground	-	-	-	-	-	Р	Р	Р	-	-	-	-	S	-	-	
Tr	Hotel, Motel, Extended Stay	-	-	Р	-	Р	Р	Р	Р	-	Р	-	-	-	-	А	
e Sales & Sorvic	Cleaning (Car Wash)	-	S	-	-	-	Р	Р	Р	-	Р	А	Р	-	-	-	
Sale & &	Fleet Storage	-	-	_	-	-	Р	Р	Р	-	Р	Р	Р	-	_	А	

A = Accessory	Key:		Base Zoning Districts															
Truck Stop	A = Accessory P = Permitted S = Special Use * = Standard Applies		CN1	CN2	MU	00	СD	၁၁	CR	SO	IBP	IL	IM	91	SO	GPI	Н	Use-Specific Standards (Sec. 20-)
Heavy Equipment Repair		Gas and Fuel Sales	-	S	S	-	-	Р	Р	Р	-	Р	Р	Р	-	1	-	
Repair		Truck Stop	-	-	-	-	-	-	S	-	-	-	-	S	-	-	-	
Sales/Rental		Repair	-	-	-	-	-	Р	Р	Р	-	Р	Р	Р	-	-	-	
Storage			-	-	-	-	-	Р	Р	Р	-	Р	-	Р	-	-	-	
Repair			_	_	_	-	-	Р	Р	Р	-	Р	Р	Р	_	_	_	
Sales/Rental			-	S	-	-	S	Р	Р	Р	-	Р	-	Р	-	-	-	
Explosive Storage			-	P*	_	-	S	Р	Р	Р	-	Р	-	Р	-	_	-	545
Explosive Storage		RV and Boats Storage	-	-	-	-	-	Р	Р	Р	-	Р	-	Р	-	-	-	
Industrial, General	INDUSTRIAL USE GROUP																	
Industrial, Intensive		Explosive Storage	-	-	-	-	-	-	-	-	-	-	-	Р	-	-	-	
Laundry Service		Industrial, General	-	-	-	-	-	-	-	-	-	Р	Р	Р	-	-	-	
— Production, Tech. Research Service - Scrap and Salvage Operation - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	es	Industrial, Intensive	-	-	-	-	-	-	-	-	-	-	-	Р	-	-	-	
— Production, Tech. Research Service - Scrap and Salvage Operation - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	aciliti	Laundry Service	-	-	-	-	-	Р	Р	Р	-	Р	Р	Р	-	-	-	
— Production, Tech. Research Service - - - S S P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P P	strial F		-	-	Р	-	S	S	S	S	Р	Р	Р	Р	-	_	-	
Scrap and Salvage Operation - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -<	Indus		-	-	-	-	S	Р	Р	Р	Р	Р	Р	Р	-	-	-	
Operation		Research Service	-	-	-	S	S	Р	Р	Р	Р	Р	Р	Р	-	-	-	
Exterior Storage - - - - A* A* A* A* A			ı	-	-	1	ı	1	-	1	1	S*	1	S*	1	1	ı	527
Myolesale Storage Stor		Exterior Storage	_	_	_	_	_	A*	A*	A*	A*	A*	A*	A*	_	A*	A*	538
Myolesale, Sto Control Control		Heavy	-	-	-	-	-	S	S	S	-	S	-	Р	-	-	-	
Mini-Warehouse P P P - P		Light	-	_	_	-	-	Р	Р	Р	Р	Р	Р	Р	-	S	-	
OTHER USES GROUP			-	-	-	-	-	Р	Р	Р	-	Р	-	Р	-	-	-	

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts															
		CN1	CN2	MU	00	СD	၁၁	CR	SO	IBP	IL	IM	91	SO	GPI	Н	Use-Specific Standards (Sec. 20-)
Adaptive Reuse	Designated Historic Property	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	501
	Greek Housing Unit	ı	_	ı	ı	ı	ı	-	ı	ı	ı	ı	-	_	-	ı	
	Agricultural Sales	-	_	-	-	-	Р	Р	Р	-	Р	-	Р	_	-	-	
Agriculture	Agriculture, Animal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agric	Agriculture, Crop	Р	Р	Р	Р	-	Р	Р	Р	Р	Р	Р	Р	-	Р	-	
	Amateur & Receive- Only Antennas	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536
es	Broadcasting Tower	-	-	-	-	S	-	-	-	Р	Р	Р	Р	-	-	А	
Communications Facilities	Communications Service Establishment	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	Р	-	Р	А	
ations	Telecommunications Antenna	A*	A*	A*	A*	S*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	529
ımunic	Telecommunications Tower	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*	S*	S*	A*	A*	529
Con	Satellite Dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536
Mining	Mining	-	-	-	-	-	-	-	-	-	-	-	S*	-	-	-	515
	Large Collection	-	-	-	-	-	Р	Р	Р	-	Р	Р	Р	-	-	-	540
cling	Small Collection	Р	Р	P*	Р	Р	Р	Р	Р	Р	Р	-	Р	-	А	А	540
Recycling Facilities	Processing Center	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	

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

RECEIVED

NOV 17 2014

City County Planning Office Lawrence, Kansas

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Cille King

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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,

November 16, 2014

Cille Keng

Cille King President Alan Black, Chairman Land Use Committee

Olan Black