

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.

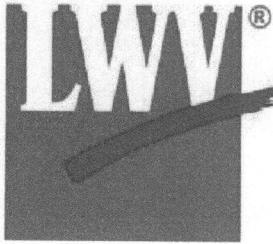
Several recent rezonings have been conditioned to prohibit the use *Financial, Insurance, and Real Estate Offices* in order to prohibit these short-term loan offices. The commercial portion of the 8th & Penn Neighborhood Redevelopment Zone was rezoned to the C5 District prior to the adoption of the Development 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.



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November 16, 2014

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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,

Cille King

Cille King
President

Alan Black

Alan Black, Chairman
Land Use Committee