

Memorandum

City of Lawrence

Planning & Development Services

TO: Thomas M. Markus, City Manager
Diane Stoddard, Assistant City Manager
FROM: Amy Miller, Assistant Director - Planning
CC: Scott McCullough, Director – Planning and Development Services
Date: December 19, 2018
RE: Monthly PDS Project Report

The following provides an update on several city of Lawrence projects in process in the Planning and Development Services Department.

Notable Development Projects in the Planning Phase:

The following list details notable and large development projects that have filed applications with the Planning Division:

- Multi-Family Structure (929 Arkansas Street)
- Fairfield Apartments (2115 Exchange Court)
- Hi-Tech Interiors Warehouse (725 N 2nd St)
- Garage Condos (3661 Thomas Ct)
- K10 Crossing (SLT & Hwy 59)
- Starbucks (1801 W 23rd St)
- North Lawrence Riverfront Project (Northwest corner Kansas River & N. 2nd St)
- Mixed-Use Development (1401 W 23rd St & 1300 W 24th St)
- The Hub at Lawrence (1041 New Hampshire)
- Douglas County Crisis Center (1000 W 2nd St)
- The DARE Center (944 Kentucky)

Comprehensive Plan Update – On July 16, 2018 the *Horizon 2020* Steering Committee approved the release of the draft Comprehensive Plan for the Planning Commission, City Commission, and Board of County Commissioners consideration. Using the Issue Action Report as a basis, which was unanimously approved by all 3 commissions, the Steering Committee reviewed the draft plan in the context of that report and the public input received as part of their process. The next steps for the draft Comprehensive Plan include public hearings before the Planning Commission, City Commission, and Board of County Commissioners. The three commissions received a presentation on the draft plan on October 19th, 2018. The Planning Commission will be the first commission to review and consider the draft plan and started that review at their November meeting and continued it at their December meeting. At this time, the Planning Commission is anticipated to continue their review

at their February meeting. Information on this effort can be found at <https://lawrenceks.org/pds/comp-plan/>. Jeff Crick is the staff contact.

Short Term Rental Uses – On August 15, 2017, the City Commission directed staff to pursue a framework to regulate properties being used as short-term rentals. Staff conducted an extensive public participation program and presented findings to the City Commission at their November 14, 2017 work session. Staff drafted a text amendment to permit short-term rental units, which was recommended by the Planning Commission at their May 23rd meeting.

On October 2, 2018, the Lawrence City Commission adopted Ordinance No. 9560, which regulates the licensing and inspection of Short-term Residential Rental Property. The ordinance became effective on November 1, 2018. For questions, you may contact Brian Jimenez, Code Enforcement Manager at 785-832-3111 or at bjimenez@lawrenceks.org or Jeff Crick, Planning Manager at 785-832-3163 or at jcrick@lawrenceks.org. You can find more information at <https://lawrenceks.org/short-term-rentals/>.

North Lawrence RS5 Zoning Discussion – On August 18, 2015 and April 19, 2016 the City Commission considered staff memos addressing a request from the North Lawrence Improvement Association to review RS5 zoning in North Lawrence. At their April 16, 2016 meeting, the Commission initiated an amendment to the code to require that storm water plans be submitted in conjunction with development projects for RS5 zoned properties in North Lawrence in the areas protected by the levee. The code was revised on July 19, 2016 to require a storm water plan for any residential construction project on RS5 and RS3 zoned lots that are protected by the levee. The Commission also directed staff to continue to study density and dimensional standards citywide for RS5 and RS3 zoned properties and provide a report to the City Commission at a future meeting. The analysis of RS5 zoning density and dimensional standards is underway. Becky Pepper is the staff contact.

Parking Regulations Text Amendment – Staff has been working with the Planning Commission for some time now on revising Article 9 of the Land Development Code related to parking standards. These revisions will address how parking is calculated, the design and location of parking, and standards related to the parking and storing of RVs, boats and trailers. The Planning Commission received an update on the progress of this item at their November 16, 2015 meeting and discussed alley parking for duplexes at their January mid-month meeting and May 23, 2016 regular meeting. This item will be submitted for a final recommendation from the Planning Commission upon completion of the final draft of the code revisions. Mary Miller is the staff contact.

Downtown Master Plan - Through the City's strategic planning process, the City Commission identified a priority initiative of creating a Downtown Master Plan that includes identifying needed and desirable assets, identifying existing infrastructure and uses, and discovering potential uses and obstacles in response to the critical success factor of Economic Growth and Security. The desire is to create a sustainable plan that recognizes the existing successful nature of downtown and enhances downtown by incorporating innovative and creative initiatives through intensive stakeholder and community input. The plan will explore all elements of a master plan including, but not

limited to, land use relationships, opportunities for development and redevelopment, programming of public space, landscaping, transportation, infrastructure and streetscape, with a heavy emphasis on cultural and historical resources and activities.

Through a Request for Proposal process, the city has hired Houseal Lavigne Associates as the consultant to lead, manage and write the plan. The consultant was in-town at the beginning of November and held the first of three Steering Committee meetings. Staff is working with the consultant to get a new and improved project website live and to schedule the next round of meetings, likely to be at the beginning of February. More information should be available in the next couple of weeks. The project website can be viewed here: <https://lawrenceks.org/strategic-plan/downtown/> and is also the place to sign up to receive email updates throughout the process. Amy Miller is the staff contact.

Community Development Initiatives

The Community Development Division is currently in the 2018 CDBG and HOME program year in accordance with the 2018 Action Plan.

The Community Development Advisory Committee (CDAC) will begin allocation deliberations for the 2019 (August 1, 2019 – July 31, 2020) in January. A public hearing will be held in April of 2019.

Community Development Staff continues to support the staffing efforts of the Affordable Housing Advisory Board. Information and agendas can be found at <http://lawrenceks.org/boards/affordable-housing/>.

Danelle Walters is the staff contact.

Metropolitan Planning Organization (MPO) Studies

Countywide Bikeway Plan Update

The Countywide Bikeway Plan will reconcile the various bicycle related plans into one vision for the future of bikeway infrastructure in Lawrence-Douglas County. The purpose of this plan is to develop a low-stress bicycle network that can make bicycling an attractive choice for transportation. MPO Staff and the MPO BAC held 5 open houses, 3 guided bike rides, and 18 mobile meetings since the first phase of public engagement began in late May thru the end of August. The second phase of public engagement was held October thru November and a joint study session of the MPO BAC and the Lawrence Transportation commission was held November 28th. Staff are reviewing public responses and developing a draft plan. More information can be found online at: https://lawrenceks.org/mpo/bicycle_planning/

23rd St Multi-Modal Corridor Study

KDOT awarded \$80,000 of Competitive Consolidated Planning Grant (CPG) funding to 23rd St Multi-Modal Corridor Study (Learnard Avenue to eastern City Limits). The study requires a \$20,000 local match. This study will develop a vision and implementation strategy for 23rd Street: Learnard Street to the eastern city limits, providing an opportunity for the public to reimagine the street for comfortable and inviting multimodal transportation. The removal of the state highway designation, the passage

of the City complete streets policy, the crash history, and the multimodal vision of Transportation 2040 warrants a study of 23rd Street before reconstruction of 23rd Street from the Haskell Bridge to 600' east of Anderson Ave. Lawrence's CIP has this project beginning with design in 2020 and construction in 2021-22. This visioning process will provide the basis for the design, which will be included in the scope of work at a local expense. The study is planned for 2019.

Jessica Mortinger is the staff contact.