



Neighborhood Update for LAN

March 20, 2019

Item 1: March Planning Commission Items

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meetings on **March 25 & 27, 2019** at **6:30 p.m.** in the Commission Meeting Room on the first floor of City Hall, 6 E. 6th Street.

Communications to the Commission:

Written comments are welcome and encouraged on all items to be considered by the Planning Commission. The Commission has established a **deadline for receipt of all written communications of no later than 10:00 a.m. on Monday, March 25, 2019.** This ensures your transmittal to the Commission can be received and read prior to their meeting.

MONDAY, MARCH 25, 2019 REGULAR AGENDA MEETING

ITEM NO. 1 COMPREHENSIVE PLAN 2040

Continue discussion regarding the Comprehensive Plan 2040 for unincorporated Douglas County and the city of Lawrence. Topic discussion will include Growth & Development and Natural Resources.

ITEM NO. 2A SITE PLAN FOR LAWRENCE MUNICIPAL AIRPORT; 1910 N AIRPORT RD (SLD)

Airport Zoning Commission: Site Plan, SP-19-00029, for 1910 N Airport Rd. Submitted by Landplan Engineering Services and Hetrick Air Services Inc, on behalf of the City of Lawrence, property owner of record.

ITEM NO. 2B VARIANCE FOR LAWRENCE MUNICIPAL AIRPORT ADDITION NO. 3; 1910 N AIRPORT RD (SLD)

MS-19-00035: Sidewalk variance associated with a Minor Subdivision for Lawrence Municipal Airport Addition No. 3, located at 1910 N Airport Rd. Submitted by Landplan Engineering Services and Hetrick Air Services Inc, on behalf of the City of Lawrence, property owner of record.

ITEM NO. 3 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 545 OHIO ST (KEW)

SUP-19-00019: Consider a Special Use Permit for a non-owner occupied short-term rental, located at 545 Ohio St in RS5 (Single-Dwelling Residential) Zoning District. Submitted by Al Un and Lyndsie Un on behalf of Hui C. Un and Yung Y. Un, property owners of record.

ITEM NO. 4 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 921 MISSOURI ST (LRM)

SUP-19-00026: Consider a Special Use Permit for a non-owner occupied short-term rental located at 921 Missouri St in RM12D-UC (Multi-Dwelling Residential-Urban Conservation

Overlay) Zoning District. Submitted by William L Fuerst and Lisa L Ottinger, property owners of record.

ITEM NO. 5 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 941 RHODE ISLAND ST (KCK)

SUP-19-00030: Consider a Special Use Permit for a non-owner occupied short-term rental located at 941 Rhode Island St in RM12 (Multi-Dwelling Residential) Zoning District. Submitted by Sofiana Olivera, property owner of record.

ITEM NO. 6 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 843 ½ MASSACHUSETTS ST (KCK)

SUP-19-00043: Consider a Special Use Permit for a non-owner occupied short-term rental located at 843 ½ Massachusetts St in CD-UC (Downtown Commercial-Urban Conservation) Zoning District. Submitted by Furse LC, property owner of record.

WEDNESDAY, MARCH 27, 2019 REGULAR AGENDA MEETING

ITEM NO. 7 COMPREHENSIVE PLAN 2040

Continue discussion regarding the Comprehensive Plan 2040 for unincorporated Douglas County and the city of Lawrence. Topic discussion will include Growth & Development and Natural Resources.

ITEM NO. 8 CONDITIONAL USE PERMIT FOR KANWAKA TOWNSHIP; 1707 E 550 RD (MKM)

CUP-19-00013: Consider a Conditional Use Permit for a 3,510 sq ft equipment storage building for Kanwaka Township, located on approximately 2.54 acres at 1707 E 550 Rd (also known as 548 N 1700 Rd). Submitted by Kevin Sontag, Douglas County Public Works, on behalf of Kanwaka Township, property owner of record. *Joint meeting with Lecompton Planning Commission.*

ITEM NO. 9 PRELIMINARY PLAT FOR NORTH LAWRENCE RIVERFRONT ADDITION; N 2ND ST (SLD)

PP-18-00504: Consider a two-lot Preliminary Plat for North Lawrence Riverfront Addition, located at 311, 317, 401, 409, 415, 501, & 505 N 2nd St for mixed use development including residential and commercial uses. Variances related to block length and right-of-way dedication for N. 2nd Street as a principal arterial. Submitted by Paul Werner Architects on behalf of Abfield Investments LLC, City of Lawrence, Douglas County Kaw Drainage District, D&D Rentals of Lawrence LLC, Exchange Holdings LLC, HDD of Lawrence LLC, Kaw River Estates LLC, Patience LLC, Loosehead Investments LLC, and Riverfront Properties of Lawrence LLC, property owners of record.

All information listed can be found at the City of Lawrence website: 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 or for any other information contact Becky Pepper by phone at 785-832-3153 or email bpepper@lawrenceks.org. Comments are always welcome.

ITEM NO. 10A COMPREHENSIVE PLAN AMENDMENT; 2314 TENNESSEE ST & 305-307 W 23RD ST (BJP)

CPA-19-00032: Consider a Comprehensive Plan Amendment to Horizon 2020, Chapter 3, related to the rezoning of 2314 Tennessee St & 305-307 W. 23rd St. Submitted by Allen Belot Architect.

ITEM NO. 10B REZONING 1.47 ACRES FROM RS7 TO RM12; 2314 TENNESSEE ST & 305-307 W 23RD ST (BJP)

Z-18-00566: Consider a request to rezone approximately 1.47 acres from RS7 (Single-Dwelling Residential) District to RM12 (Multi-Dwelling Residential) District, located at 2314 Tennessee St & 305-307 W. 23rd St. Submitted by Allen Belot Architect on behalf of William & Sharon Elkins, property owner of record.

ITEM NO. 11A SPECIAL USE PERMIT FOR THE HUB; 1040 MASSACHUSETTS ST & 1041 NEW HAMPSHIRE ST (BJP)

SUP-18-00502: Consider a Special Use Permit for ground floor dwelling units, The Hub at Lawrence, located at 1040 Massachusetts St, and 1041 New Hampshire St. Submitted by Core Lawrence Massachusetts LLC on behalf of Allen Press Inc and Allen Realty Inc, property owners of record.

ITEM NO. 11B SPECIAL USE PERMIT FOR THE HUB; 1000 NEW HAMPSHIRE ST (BJP)

SUP-19-00033: Consider a Special Use Permit for ground floor dwelling units, The Hub at Lawrence, located at 1000 New Hampshire St Block 1. Submitted by Core Lawrence Massachusetts LLC on behalf of Allen Realty Inc, property owner of record.

****DEFERRED****

~~**ITEM NO. 12 REZONING 2.22 ACRES FROM PCD-2 TO PCD-2; 3809 & 3821 W 6TH ST (MKM)**~~

~~**Z-19-00031:** Consider a request to rezone approximately 2.22 acres from PCD-2 (Planned Commercial Development) District to PCD-2 (Planned Commercial Development) District with revised use restrictions, located at 3809 & 3821 W 6th St. Submitted by Landplan Engineering, PA on behalf of Marguerite H. Ermeling, Dalton M. Paley Trustee, and Rio Azul LLC, property owners of record.~~

ITEM NO. 13 REZONING 5.046 ACRES FROM PCD-2 TO PCD-2; 2210, 2240, 2270 WAKARUSA DR (MKM)

Z-19-00044: Consider a request to rezone approximately 5.046 acres from PCD-2 (Planned Commercial Development) District to PCD-2 (Planned Commercial Development) District with revised use restrictions, located at 2210, 2240, and 2270 Wakarusa Dr. Submitted by Tim A Herndon Planning & Design on behalf of Off-Piste Inc, property owner of record.

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ITEM NO. 14A REZONING 21.254 ACRES FROM OS TO GPI; 5100 OVERLAND DR (BJP)

Z-19-00036: Consider a request to rezone approximately 21.254 acres from OS (Open Space) District to GPI (General Public and Institutional) District, located at 5100 Overland Drive. Submitted by Hoefer Wysocki on behalf of the City of Lawrence, property owner of record.

ITEM NO. 14B PRELIMINARY PLAT FOR LAWRENCE POLICE HEADQUARTERS; 5100 OVERLAND DR (BJP)

PP-19-00034: Consider a Preliminary Plat for Lawrence Police Headquarters, 2 lots and 2 tracts, located at 5100 Overland Dr. Submitted by Hoefer Wysocki on behalf of the City of Lawrence, property owner of record.

ITEM NO. 14C SPECIAL USE PERMIT FOR LAWRENCE POLICE HEADQUARTERS; 5100 OVERLAND DR (BJP)

SUP-19-00071: Consider a Special Use Permit/Institutional Development Plan for Lawrence Police Headquarters, located at 5100 Overland Dr. Submitted by Hoefer Wysocki on behalf of the City of Lawrence, property owner of record.

ITEM NO. 15 TEXT AMENDMENT TO CITY CODE; AFFORDABLE HOUSING (SLD)

TA-18-00467: Consider a Text Amendment to the City of Lawrence Code, regarding proposed changes to multiple chapters of the City Code to facilitate affordable housing development options and including density bonus. *Initiated by City Commission on 10/16/18.*

Item 2: 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/. If you have any questions, please contact Denny Ewert at dewert@lawrenceks.org or 785-832-3159.

Item 3: 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)
- K10 Crossing (SLT & Hwy 59)
- North Lawrence Riverfront Project (Northwest corner Kansas River & N. 2nd St)
- The Hub at Lawrence (1041 New Hampshire)
- Douglas County Crisis Center (1000 W 2nd St)
- Home Sweet Home (1900 Wakarusa)
- Lawrence Beer Company (4811 Bob Billings)
- McDonald's (remodel) (1309 W 6th)

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- Lake Estates Apartments (George Williams & Lake Estates Drive)
- Dentist Office (3110 Nieder)
- Lawrence Police Headquarters (5100 Overland)

City Resources

- 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 or 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.

- 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 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: <http://www.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>.

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- Neighborhood Contact

Is your neighborhood a registered neighborhood? By registering your neighborhood group, you are given notification regarding pending development applications received by the Planning Department, giving your group the opportunity to comment on development projects that may impact your neighborhood. Register your neighborhood at http://lawrenceks.org/pds/neighborhood_registration. To find out if your neighborhood information is current, see the neighborhood list at <http://www.lawrenceks.org/pds/neighborhoodcontacts>.

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