



Lawrence Association of Neighborhoods

LAN Meeting with Staff and Consultant on LDC Update

July 9, 2024, 5:30 PM

Planning and Development Services

Oner Riverfront Plaza, Suite 320

Lawrence, KS 66044

Draft Meeting Minutes

Mandi Enfield asked if a scrape-off lot has a driveway, is it required to have a driveway. Answer: this is outside of the code.

Enfield asked about city policy regarding a Greek annex house used as a party house. Answer: That would not be prohibited.

Enfield asked about code enforcement data request that has not been answered. Pepper replied that she does not have the data, but believes it could be provided. Enfield was concerned about the limit on non-related occupants increasing to 5. Where rentals are big business, density is an incentive for the developer. The increased maximum could cause problems with parking. Answer: The change in occupancy level goes hand in hand with increases in housing prices. Occupants take in friends, relatives, or roommates to save money.

Almon asked about the legality of a gravel parking lot in University Place. Pepper stated this is a violation. Almon stated if code is allowing increase in occupancy, this increases the tendency for this to occur.

Thompson stated his concern is R1 designation. He understood that the update was intended to eliminate single family only zoning. R1 seems to encourage single family only zoning. Almon stated he believes the elimination of single family only zoning has a disproportional effect on neighborhoods east of the core.

Webber asked if it is wise to leave parking requirement decisions to the developers. They have incentives to minimize parking and maximize dwelling units. Collison stated that neighborhoods have worked to get parking minimums and should not be penalized with this code change.

Dorsey stated parking is an issue in his neighborhood. The streets are filled with parked cars. Conversion to denser housing would exacerbate this problem.