

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 27, 2017

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:

- Sprint Store (1626 W 23rd)
- Collegiate Apartments (1601 W 33rd)
- Multi-family development (2300 Crestline)
- Aldi – Remodel (3025 Iowa St)
- Industrial Buildings in Venture Park (2325 & 2425 Venturepark Dr)
- Grocery/Residential Mixed-Use (700 New Hampshire Street)
- Casey's General Store (1703 W 6th St)
- Bridge Haven – Addition (1701 Research Park Dr)
- Car Wash (3900 W 6th St)
- Lawrence Humane Society (1805 E 19th St)

Comprehensive Plan Update - On August 31, 2015 the *Horizon 2020* Steering Committee approved the Issue Action Report which contains the Steering Committee's findings regarding how to best strengthen the existing plan and ensure that the document reflects the community's vision, while also setting a foundation for creating the inclusive and sustainable community we want Lawrence and Douglas County to be in the future. The Issue Action Report presents 19 major issues to address, based on community input and identified needs, and it outlines action steps to help address and resolve these issues.

The Issue Action Report was presented to the Planning Commission on September 21, 2015 and was unanimously approved. It was presented to the City Commission at their November 10, 2015 meeting and to the County Commission at their November 11, 2015 meeting and was unanimously approved by both governing bodies. Using the Issue Action Report as a basis, staff developed and presented a new draft comprehensive

plan, along with a plan for obtaining public input, to the Steering Committee at their July 31, 2017 meeting. The Steering Committee reviewed the draft plan and directed staff to release the draft plan for a 60-day public comment period, which Staff started in mid-August. The Steering Committee met on November 27, 2017 and directed to staff to work through the comments submitted and schedule Steering Committee meetings to go through those comments and a revised draft. Staff anticipates that those meetings will take place this spring. 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 a draft ordinance to the City Commission at their November 14 work session. Staff is working on revising the draft ordinance and will bring it back to the City Commission for consideration at a future date. Danielle Buschkoetter is the Staff contact.

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. Sheila Stogsdill is the Staff contact.

Community Development Initiatives

The Community Development Division has begun the 2017 CDBG and HOME program year in accordance with the 2017 Action Plan. The program year start date should have been 8/1/2017, however with the extended budget process for 2017 all programs ran behind in obtaining the proper documentation from HUD to begin reimbursements. The retroactive program start date for grantees and expenditures will still be 8/1/2017. Staff is working with the sub-recipients to get grant agreements signed and reimbursement requests processed.

The Community Development Division of Planning and Development Services, The Fair Housing Division of The City Attorney's Office, and the Lawrence-Douglas County Housing Authority have completed their draft of the Assessment of Fair Housing (AFH), a United States Department of Housing and Urban Development (HUD) requirement under the Affirmatively Furthering Fair Housing (AFFH) rule. The AFH is required of all communities and states that receive federal funding, as well as all public housing authorities. The AFH process has been ongoing since fall of 2016, and has included statistical analysis, formulation of narrative, AFH committee meetings, public meetings, and public participation. The purpose of the AFH is to assist the community in setting Fair Housing goals and priorities for the City. The written public comment period has begun on the AFH document, and the comment period will run for 45 days from September 1, 2017 through October 15, 2017. All written comments will be accepted. The final AFH document is due to HUD on November 1, 2017, and city staff presented the draft document with the draft goals and priorities to the City Commission on September 19, 2017, with adoption being requested on October 17, 2017.

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 Dresslar is the Staff contact.

Metropolitan Planning Organization (MPO) Studies

Transportation 2040

A second round of public engagement has been completed, staff is reviewing the survey responses and developing the plan text. The updated plan is expected to be approved by March 2018, with a 30day public comment period before approval. Visit www.lawrenceks.org/mpo/t2040-update for more information.

Crash Safety Analysis and Countermeasure Identification

GIS work has begun to identify hot spots for crash sites for all modes, including auto, bicyclists, and pedestrians. A minimum of twelve locations are being prioritized for identification of cost-efficient countermeasures to improve roadway safety. The analysis will provide a strategy to address the region's transportation safety. The study will be finalized and be considered for approval by the MPO Policy Board in February.

Bus Transfer Location Analysis

Following the public meeting and online surveys the TranSystems team is using information gained through the public engagement process along with logistical/operational needs to develop recommended locations and site-specific designs. Follow our progress on www.lawrencetransit.org/bus-transfer-location-analysis. The team is finalizing the report and will present it to the City Commission in 2018.

Lawrence Loop Alignment Study

Priority alignments for two incomplete sections of the Lawrence Loop Shared Use Path between the north end of the Burroughs Creek Rail Trail along 11th Street to the Shared Use Path in Burcham Park and the west side of the Sandra Shaw Trail to the Peterson

Road Shared Use Path have been chosen. The study will be finalized and be considered for approval by the MPO Policy Board in January. For more information and to see the study timeline visit: www.lawrenceks.org/loop

Jessica Mortinger is the Staff contact.