

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: March 20, 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:

- Collegiate Apartments (1601 W 33rd)
- Grocery/Residential Mixed-Use (700 New Hampshire Street)
- Bridge Haven – Addition (1701 Research Park Dr)
- Car Wash (3900 W 6th St)
- Lawrence Humane Society (1805 E 19th St)
- Logie's (728 Massachusetts Street)
- Multi-Family Structure (935 Michigan Street)
- Hawker II Apartments (1011 Missouri Street)
- Climate Controlled Mini-Storage (1300 Block Research Park Drive)
- Plastikon – Addition (3780 Greenway Circle)
- Fairfield Apartments (2115 Exchange Court)
- Redevelopment (1801 W 23rd Street)
- Panda Pediatrics (1803 W 6th Street)
- Bishop Seabury Academy – Addition (4120 Clinton Parkway)
- Annexation and Zoning to accommodate RS5, RSO and IL development (North and West of Rock Chalk Park)

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. The first of those meetings took place on March 5, 2018 and the next meeting is scheduled for April 2nd from 4-6pm in the city Commission Room. 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. 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.

Plan development is in the very early stages and a Request for Proposals to hire a consultant is currently posted. The deadline to receive proposal was March 15th, 2018 and staff is currently working to review the proposals. 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 2017 CDBG and HOME program year in accordance with the 2017 Action Plan.

The 2018-2022 Consolidated Plan and the 2018 Annual Action Plan are currently being prepared by Community Development Staff. The Community Development Advisory Committee (CDAC) have made their preliminary funding allocation recommendations and will hold a public hearing on April 26, 2018. The 30-day public comment period for the 2018-2022 Consolidated Plan and the 2018 Annual Action Plan will begin on that day as well. The two plans and funding recommendations will go to the City Commission in May.

On October 26, 2017 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 submitted 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 began in the fall of 2016, and 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 document was accepted by HUD on December 13, 2017. The City will implement the goals and priorities of the AFH into the Consolidated Plan and subsequent Annual Action Plans through the five-year period of 2018-2022. The goals and priorities will be reported on annually in the Consolidated Annual Performance Evaluation Report (CAPER) starting with the 2018 program year (August 1, 2018 – July 31, 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 Dresslar is the Staff contact.

Metropolitan Planning Organization (MPO) Studies

Transportation 2040

T2040 was approved by the MPO Policy Board on March 15, 2018. Visit www.lawrenceks.org/mpo/t2040 to explore the transportation vision for the region and check out the interactive maps.

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 received by the MPO Policy Board in 2018.

Bus Transfer Location Analysis

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 was approved by the MPO Policy Board on January 18, 2018 and accepted by the City Commission on February 20, 2018. To check out the study report visit: www.lawrenceks.org/loop

Jessica Mortinger is the Staff contact.