

ITEM NO. 7: REVISED SOUTHERN DEVELOPMENT PLAN (MJL)

Consider approval of the Revised Southern Development Plan.

STAFF PRESENTATION

Mary Miller presented the item on behalf of Michelle Leininger who could not be present for the meeting.

Commissioner Harkins said that the draft plan references T2025 and wondered if it could include any future transportation plans (T2030).

Mr. McCullough was not opposed to that.

Commissioner Harris inquired if the area of the map that may change to medium density included the Snodgrass property.

Ms. Miller replied, correct.

Mr. McCullough said that Chapter 14 Specific Plan states that more specifics apply annual review and would amend the map.

Commissioner Harkins asked if the hierarchy plans needed language stating which one superseded the other.

Mr. McCullough said that Chapter 14 referenced those maps.

PUBLIC COMMENT

Jane Eldredge, attorney representing the Snodgrass family, said that the current zoning showed RM12 to the North. She requested that the Snodgrass property be shown as medium-density and change the written description.

Commissioner Harris thought the green area of the map could be a pedestrian connection like a public park.

Mr. McCullough did not think that the opportunity would be lost to use that space as a park, whether it was medium or low density it would still be a possibility.

Bonnie Johnson, President of the Indian Hills Neighborhood Association, said that the medium density referred to on the North was zoned RM12 but that it was a mix of duplexes and single family homes. Before the new zoning code was adopted the neighborhood wanted to rezone the property to duplex zoning to head off the argument of the area to the N being RM12. When they instigated that the zoning code changed and the new zoning code did not have a duplex zoning. The fill on the property was done under the county regulations. The neighborhood had concerns about the fill because it drains to the neighborhood and might back up to our neighborhood. There neighborhood was much more comfortable with low-density and was consistent with the area. She inquired about the Traditional Neighborhood Design being an option if

someone wanted to use it and felt that getting all of the designs to work together would be difficult. She was disappointed that there was not more public involvement.

Commissioner Harris asked if Ms. Johnson's neighborhood was involved formally in the planning process.

Ms. Johnson said that the Comprehensive Plan Committee meetings were held during the day.

Jeanne Ellermier, one of the original Indian Hills Neighborhood Association organizers, had tried to meet with the Snodgrass family without success. She was appreciative of the Comprehensive Plan Committee allowing the neighborhood to discuss issues at their meeting. She had concerns about drainage, flooding, and traffic pressures. She said that the Snodgrass property had been filled up with water for years and that the floodplain acted as a dam between water from the north and south.

Ms. Eldredge said the buildings on the north side of the Snodgrass property were duplexes and triplexes. She stated that the Snodgrass' have not caused the neighborhood traffic and have been good neighbors. She also said that it was not appropriate and economically feasible to have single-family facing medium-density.

Marilyn Bittenbender, real estate agent representing clients living in the area, stated that the neighbors have paid into several benefit districts that have never happened. She said that this plan was a positive step.

Commissioner Jennings said that Comprehensive Plan Committee spent a fair amount of time on the Snodgrass property. He stated that 90% of the development plan had already been developed. He went on to say that it would be a difficult location for single-family homes with roads. He had a hard time imagining single-family homes backed up to the traffic and thought it would be a bad location for single-family homes. He understood the neighborhood would like lower density but there are traffic issues. The access was not great and would lend itself to a smaller building, not a strip mall.

Commissioner Eichhorn said there was opportunity for 31st Street to be a boulevard.

Commissioner Moore asked if part of the hold up on the intersection of 31st & Louisiana was that it was not within city limits and should it be something that TAC looks at.

Ms. Stogsdill replied, yes.

Commissioner Finkeldei said that it was certainly something that TAC could talk about. 31st had been talked about and the County was certainly interested in doing something with the intersection. Putting stoplights at that intersection would be expensive but putting development at that intersection might move that along.

Commissioner Moore said that the area was impacted by roads, floodplain, and duplex/triplex/section 8 and makes the Snodgrass property less likely as single-family.

Commissioner Harkins stated that 31st & Louisiana was impacted by the amount of traffic on Louisiana.

Commissioner Harris said she would like see more detail included on the plan and to consider pedestrians, parks, and drainage.

Mr. McCullough said that there were options to develop in problem prone areas like this one.

Commissioner Harris inquired about the issue of valves being shut and then water backing up.

Mr. McCullough said he was not familiar with local issues.

Commissioner Harris wanted to know if that could be addressed on the plan.

Mr. McCullough said that decisions are based on lists when plans are looked at.

Commissioner Eichhorn stated that the City just spent money to purchase homes that were prone to flooding. He had concerns about Naismith Valley Park flooding and wanted to know if they should designate local areas that they know will flood and give them special consideration.

Mr. McCullough said that was a question of how detailed they would want to get with the nodal plans. He said that there was a application that prompted the revision of something that was already in place.

Commissioner Jennings said that development would involve evaluation of drainage impacts.

Mr. McCullough said he was not sure of the history and the filling of the property over the years but it would require a proper drainage study. He said that on projects where water problems are known they look to correct those and that sometimes development can fix drainage problems.

Commissioner Harris asked about commercial development south of the South Lawrence Trafficway and what would prevent a developer from putting something commercial there.

Commissioner Moore said that site would be difficult.

Commissioner Jennings stated that it did not seem like a good place for someone to live.

Commissioner Harris asked Commissioner Jennings if he envisioned that large piece of land to be a hotel, car dealership, etc.

Commissioner Jennings replied, yes, it would probably have to have some sort of auto related use. There was not connectivity at all and was fairly isolated.

Commissioner Harris said that it seemed that that use would make more sense than a large retail use and she would feel more comfortable if it were labeled as such. She also

stated that on the plan she noticed that the SLT was referred to as a future road and she wanted to know if it could be called a potential future road.

Commissioner Finkeldei said that all of the plan had potential land use. He did not favor the detailed plan because he did not know what would go there in the future and what will come 10 years from now. He did not want to spend Staff resources and time coming up with details for things that might change in the future. The plan was based on assumptions that could be wrong, but it is what they have to work with. He felt it was a great step forward and thought they should push forward with what they had and it was certainly better than what they have on the books today.

Commissioner Harkins said the plan represented progress and also felt that the Snodgrass property should be medium density.

Commissioner Eichhorn took a straw poll and all Commissioners said they would be in favor except Commissioner Harris.

ACTION TAKEN

Motioned by Commissioner Finkeldei, seconded by Commissioner Harkins to recommend approval of the revised Southern Development Plan with the following two changes; the addition of a reference to T2030 and subsequent transportation plans and changing the maps on pages 21 and 22 related to the Snodgrass property to medium-density residential, also making the corresponding change on page 18 in the descriptions, and forward to the City and County Commissions for approval.

Motion carried 8-1, with Commissioner Harris in opposition. Student Commissioner Robb voted in the affirmative.

Commissioner Harris asked if the South Lawrence Trafficway shown would affect how someone could develop where 42nd Street would be.

Mr. McCullough said the Exchange rezoning does recognize the alignment shown and he would anticipate that it would be eligible for development.

Consider the following items related to the Revised South Development Plan and CPA-2007-03:

- a) **Consider approving the Revised Southern Development Plan.**
- b) **Consider approving CPA-2007-03 an amendment to Horizon 2020, Chapter 14**
Specific Plans, to add reference to the Revised Southern Development Plan.

Michelle Leininger, Planner, presented the staff report. She said it was an update to a plan that was done about 10 years ago. This item was the new planning area. The old planning area was a little smaller. The Comprehensive Plans Committee, which was a sub committee of the Planning Commission, was charged to work on this plan. They decided to expand the planning area both to the west and east to help incorporate some of those areas better into the document. It was sent to the CPC in November 2006. CPC prepared a draft to the plan, the plan was made available to the public in May 2007, and there was a public meeting held on June 7th, 2007 to receive public comment. Those comments then went back to the CPC where they considered all the comments and revised a draft to the plan. Letters were sent to property owners within the planning area to let them know the changes within the future land use map. Draft 2 was made available for the public to view on their website and comment on. A second letter was then sent to the property owners informing them the complete draft was available online and also informing them the public hearing date for the Planning Commission. The Planning Commission heard the plan and the Comprehensive Plan amendment. On August 29, 2007 they recommended approval 8-1 with two changes.

She went over the plan recommendations. First was a future land use description. They were all the land use categories that were incorporated in the plan that ranged from low density residential office. They incorporated traditional neighborhood development that would depend on the SmartCode being approved. Some commercial, public institutional uses was a little hard to see, but was part of the plan that showed how the future land use descriptions were described, gave the intent of the district, the density, which came straight from the Comprehensive Plan. The intensity of the development would be the applicable areas described on the future land use map; the applicable zoning districts and the primary uses within that land use. This plan had two future land use maps that would all be adopted into the plan. The first was traditional land use. It had a variety of land uses. Most of what was developed along South Iowa, there was residential and reflected to what the current uses and density were. They were not recommended to be changed. They had a second land use map which was an option TND identified areas. They were dependent on the approval of the Smart Code. It would be an option for the property owners within the specified areas.

She showed the two recommended changes from the Planning Commission. They recommended the property located at 31st and Louisiana Street be changed from low density residential to medium density residential. There were also duplex and triplex uses. It would be consistent with abutting land uses. Horizon 2020 future land use plan identified that area as low density residential. Staff could support it either way. Horizon 2020 talked about transition of uses and things of that nature.

The next change was the addition of language referencing in T2030 and subsequent transportation plans. She said they talked with the Planning Commissioners that made the motion to find out specifically where they intended and what type of text they intended it to be. They came to the agreement to put it under the policy section under the transportation network and corridors and to state Transportation 2030 or subsequent long range transportation plans once adopted should supersede any recommendations, actions, or policies referenced in Transportation 2025. It would help to carry the current transportation plan policies and things forward so they could be utilized in this plan so that the plan did not immediately need to be updated.

She said the Comprehensive Plan amendment was to Chapter 14, which was specific plans, to add the reference to this plan. It incorporated the plan by reference so the goals, policies, land uses and anything that was in the plan was part of the Comprehensive Plan. It made the documents more solid for staff to use and more solid for the Commissions to base recommendations and decisions on. She said this was a brand new chapter and was recently adopted last month and published. They could not incorporate plans into the chapter until they were approved. This was part of the new process and they were trying to bring the Comprehensive Plan up to date so they could bring the Comprehensive Plan Amendments along with the plans. It was more solid and up to date.

Mayor Hack called for public comment.

Robert Hagen, Lawrence, said he was in the neighborhood immediately to the north of the area. He said in any plan the devil was in the details. It was a nice, general guideline and was pleased that after 10 years of having no effective plan, at least there was some kind of blueprint of what they might expect. He said there were a couple of rules and concerns. Some of them were things they could not do anything about, such as the traffic way, but there were new issues involving how traffic was going to move through this area. They had prospective substantial growth to the south and the likelihood that increasing pressure would come on Louisiana Street to serve as the major access point to the north. He knew it would be very expensive either in the form of a buyout of properties along that street to turn it into a proper arterial or an equal expense, the deterioration of properties and their eventual demolition by neglect. The answer was going to be tough, but thought it had to be factored into this. He asked how the traffic from the south of the area was going to move northward. In addition to that, and more specific in area, part of the greatest concern to his neighborhood, the Indian Hills area, was the fate of that northwest corner of Louisiana and 31st Street. It had been a difficult issue. Ten years ago, when he was president of the neighborhood association, they made an effort to try to learn from the property owners what plans they had in mind. They were unsuccessful in getting any information from them. From this date, they had no indication what was being planned for that area, which was the source of concern. The concern that greatly affected the neighborhood was traffic access. One thing that would be most alarming would be any attempt to connect the stub streets of Missouri and Alabama down to 31st Street. From the standpoint of the 31st & Louisiana property owners it may be a great advantage, but from the standpoint of the neighborhood it would be a disaster and would be fought vigorously. It was not something the plan discussed very well. He said the original Comprehensive Plan should propose low density housing. It was something the neighborhood would like to see. The medium density rose great concerns. Even without the connection to 31st Street, medium density would put a lot more traffic and residences into a neighborhood that did not have the streets to handle it. There were many ways they could plan it, but they did not know what those were and without

knowledge the low density zoning would be highly preferred and would strongly urge to return to the original plan.

Carol Bowen, Lawrence, said she wanted to tell the City Commission about her neighborhood. Her neighborhood was a neighborhood that people were talking about. They could go to the dentist, go to a doctor, and was a great neighborhood. It was one of those TND's she kept hearing about. Their neighborhood had been impacted by Target, Wal-Mart and Home Depot. Each one of those developments promised that it would not happen. They only had three ways into their neighborhood and they were all on Louisiana Street. They lived behind Checkers. That neighborhood was not even on the map, yet it would be affected. It would be impacted by all the development to the south. She said she was hearing they would have a medium density student apartment complex behind the old K-Mart. They were saying all that traffic would be going to Iowa, but it did not sound like much as a medium density development, but when they were talking about 8,888 beds designed for students, it was an entirely different matter. She said she thought they were probably all not going to go on Iowa. Target, Wal-Mart, and Home Depot's traffic did not all use Iowa Street. They were not planning for the capacity they had and their neighborhoods around the edge were not incorporated into the plan. They needed to integrate their capacity and land use from what they already had and what was going to work well outside the City limits. They needed to work that together rather than just having the old neighborhoods suffer because a new development came in. New development was good, but they needed to integrate it better. She said she did not think the hearing process was adequate and shared that concern with the property owners. She said she did not think it was openly discussed. She went to the public hearing, but it was mostly for the property owners. The other neighborhoods did not even know about it. She thought it needed more careful review because they wanted it to last for a while and wanted to be able to rely on it.

Mike Caron, Lawrence, said he could remember when folks who used to sit in the City Commission's seats came over to South Junior High to a joint meeting of the Indian Hills Neighborhood Association and the brand new Park Hill Neighborhood Association. Those people stood there and they asked them about the piece of property they were talking about at the northwest corner of Louisiana and they assured the neighbors that the Lawrence City Commission would never allow any substantial development there whatsoever. The most they would ever see there was perhaps a church. He said it was a wetland until the property owners illegally filled it. When they were caught illegally filling, there was a handshake and they gave a few thousand dollars to Baker University and all the fines and jail time they would have spent if they would have enforced the laws were just ignored. In 2001, the permit they got ran out and those folks continued to fill. The folks from Indian Hills watched it fill and watched their basements fill with water. People kept saying it had nothing to do with the flooding that was going on in Indian Hills. He said they were now talking about rewarding all of that illegal filling. It took him forever to find out whether or not they had a permit. He talked to the City and they said it was not City property and was told to go to the County because they were the ones that were monitoring that property. He went to the County and they said it was the state that was monitoring that. He went to the state and they said the County monitors that. He went back to the County and they put him in touch with the people in the state that should be monitoring it. He talked with a person at the State and that person literally went out to see when people were filling. He was told that person had a lot of counties to check and could not keep up with all of it. He eventually received a letter from that person that said the property owner at 31st & Louisiana have been

illegally filling and have not had a permit since 2001. There were several people in the Indian Hills Neighborhood this person promised he would keep in touch with. Every one of them has tried to call and they got no responses whatsoever. He said his point was by boosting this up to medium density population, they were doing something that very significantly negatively impacted the neighborhoods and rewarding someone who had been destroying wetland. The whole piece of property had been kept out of the City so it could not be regulated. They were allowing a developer to do something that should have never been done to that land.

Eddie Davolos, Park Hill Neighborhood Association President, said his motivation for coming to the meeting was mostly out of fear for traffic in their neighborhood that was started around 1951 and 1952. At that time there was nothing else around it and now the City has started to grow around them. It was a neighborhood that was easily forgotten. His motivation was because it was a very walking friendly community. They did not have sidewalks but there were a lot of people that used their bicycles or walked on foot. His fear was with all the attention and potential activity that was going to be coming down the pike, that they would be more and more isolated and not able to get to the other parts of town without jeopardizing their safety to cross Louisiana Street.

Jane Eldredge, attorney representing the property owners at 31st & Louisiana, said they were asking the City Commission to support the Planning Commission recommendation and the staff memo received supporting the Planning Commission recommendation. She pointed out a couple of things in the report. The property in question was not in the City and had been filled with permits and with inspection from County permits, State permits, and State water. There had not been any illegal filling there. She said when they looked at the current Horizon 2020 generalized map for what the land use should be in this area, it was a split land use with low intensity and high intensity. She said on page 16 of the report, there was the road map. 31st Street and Louisiana both showed up as arterials. One of the regulations they had in the City was that they could not exit from residential property onto an arterial street. There were two arterials and there would not be a way under City regulations to exit onto those arterials. The other concern was they spent a lot of effort to find out what to do with 31st and Louisiana. There were going to be significant issues with rights-of-way that needed to be required there, significant infrastructure issues and costs associated with improving the road that the property owner would have to bear. She said Tom Jennings at the Planning Commission put it best when he talked about having gone over to the property, sat there, looked at it, and tried to figure out if it would be an appropriate place for single family housing. His conclusion was that it was not an appropriate place for single family housing. They were having housing facing these arterials which would not work, the costs that were going to be associated with the land in terms of assessments for benefit districts and the infrastructure that would be necessary would not be supportable with single family development. She brought up the nature of the land use recommendation itself. She said to create the island was really suggesting there not be any development there. If it was the will of the City Commission that there be no development, it would probably be more straightforward just to say that. If they were going to leave it in private hands to be dealt with, the only realistic solution was the medium density recommended by the Planning Commission and supported by staff.

Commissioner Highberger said it seemed that almost all the property on 31st Street was floodway. He asked if there should not be any development along the roadway anyway regardless of what went there.

Eldredge said she did not disagree. She thought it was a smaller version so she did not know exactly where that was. She said she did not know if it would be a little bit or none. She said there would not be any development in the floodway.

Jean Elermeier, Lawrence, said she has been speaking at City Commission and Planning Commission meetings since 1974. She said she helped organize the Indian Hills Neighborhood Association and at that time they were way out of town. 27th Street was a cart track, Iowa was another country road. She watched a lot of things happening in Lawrence and much of what was built in Indian Hills came after the war. It was all potential floodplain because they were close to the Naismith Drainage Area. They were fortunate the Naismith Park was there to take care of lot of this. It was also a fact and had been all these years that all the water that came down off the KU hill from the north and most all of the water that came down from the west and east pooled at 23rd and Naismith. There had been horrible problems down there before some of the fixes were made and some of the help was put in. The City bought some property and did a lot of things to the drainage. There were cars that floated around in the Dillon parking lot every time they had a heavy rain. She saw Naismith Creek flood so badly that people were canoeing across 27th Street. The property they were talking about here had always been low and part of that floodplain. Surely it had been filled and she would not be arguing about whether it was all legal or not. Certainly it was done before any permits were issued and some were issued after the fact. Now what they were facing was a situation where 29th Street Terrace, which was the most southern street in their neighborhood association, was literally below some of the fill, which acted as a dam. What had always been bad along 29th Street Terrace and 29th Street was now worse. The people who lived along there in those duplexes and triplexes came to a meeting they had sometime a couple of years ago and their concern was that water was pooling behind their houses before some of the last fill was put in. She said people could not get out onto the arterials. The development they were talking about and the change in zoning along the northern edge of this property had no egress except 29th Street Terrace. That was into her neighborhood and already the neighborhood carried most of the traffic that was coming through town to the big box stores because they did not want to go down Louisiana and struggle with the failing corner at 31st and Louisiana. She said it was not a simple problem and she could appreciate the problem that was before the City Commission, but they would like to help solve it but have never, ever been permitted access to any of the owners, even though they have repeatedly asked to meet with the owners for probably 15 years. She asked the City Commission to think about it and maybe they could help solve the problem.

Commissioner Highberger voiced his concerns about approving blob maps in general. He said he had limited faith in their utility. He wanted to see area planning at a more detailed level. It was something that was a concern of his for a long time and he knew it was difficult, but in order to make some decisions, they had to look at things like local street networks. He respectfully disagreed with Mr. Hagen. He thought if they were going to keep Louisiana Street from failing, at some point they had to look at connecting Ousdahl and maybe Missouri. He thought the real problem was more than this area and there was no cross connections and everything got funneled onto places like Louisiana. He shared the neighbors' concerns about use of that property. He disagreed with the Planning Commission recommendation. Their transition policy the property there could transition either to a higher residential or single family and given the fact it was bound by floodway, which precluded any development along the arterials. He thought keeping it as single family would make more sense, especially given the drainage concerns in that area. He said he could not approve any plan that

contemplated construction of the SLT as a freeway through what was going to be a neighborhood in Lawrence. It was like building a wall and thought it was a wrong approach to carrying the traffic. He thought they needed to look at a different way to do it. He said he would vote against adopting the plan.

Commissioner Amyx asked for further explanation of the addition to the reference of the T2030.

Leininger said she believed what the Planning Commissioners were getting at was that they did not want policies and future thoroughfares maps that were shown on the future land use map to conflict with the recommendations and the future thoroughfares map and T2030 and subsequent plans. They thought this would be a way of basically getting around that and having that when T2030 was approved; they would use the goals and policies in the future thoroughfares map instead of the previous ones.

Commissioner Amyx asked if it would replace T 2025.

Leininger said whatever policies if there was conflict, the policies in T2030 would be the ones they would follow, being that it would be the approved transportation plan at that time.

Commissioner Amyx said he read through the minutes to make sure he understood that, and did not see how they could replace something that currently existed that may put some of the southern development plan back at this commission to be changed so they could put those future policies in place.

Mayor Hack said the rationale for referencing that did make sense because it would be part of their transportation plan very quickly as they went through that process. According to the staff report, it was indicated the change from low density residential to medium density residential was requested by the Planning Commission and staff supported the modification for this future land use map because of the surrounding land use, similar to what Ms. Eldredge pointed out with the medium density north and south of that, but Leininger said the Planning Commission could go either way.

Scott McCullough, Planning and Development Services Director, said they had a density range in the land use table that they were looking at and as actual applications came in, they had options to decide what kind of structures that was. There were a range of options to the actual development there. When they looked at the density ranges, they could support either the low density or medium density range. They began a discussion at the Planning Commission about structure types and attempting to match structure types on the Snodgrass property to the existing structures to the north. Frankly, the Planning Commission did not want to go down that path in very much detail and they ended the discussion at the density range issue and recommended that medium density range did consider the structure types to the north. When they said they could support it, they could support it either way knowing that eventually they would get another chance at recommending a specific application through the planning process.

Mayor Hack said these transition areas are always difficult referring to the area at 31st & Louisiana. She said the rest of the plan was perfect and thought this was the area that concerned people, but also thought they had the opportunity for some site plan and staff recommendations and further in the Planning process to look at the clustering of these so that they were more compatible. She did not think single family was appropriate, essentially with the flood plain area to the south, it was still an island of low density surrounded to the north and south with medium density. She would go with the recommendations from the Planning Commission. She said it was a long time

coming and no plan was going to be perfect for everybody, but it was a good step to get something on paper to allow some things to happen.

Vice Mayor Dever said he looked at the City's GIS overlaying the floodway, the floodplain, the site that the neighborhood aerial photograph did not look like a whole lot of buildable area on this piece of land. He asked for them to go into great detail into planning, how much land it would be because it did not look like there was a considerable amount of land to build on.

Leininger said she did not have the exact acreage, but it was not very big. They would need to put roads in there, right-of-way. There would be less space than the actual block they saw because they did have right-of-way that needed to be in there and setbacks.

Vice Mayor Dever said there would also be floodway. He said that was part of what they needed to decide. He asked for the definition of low density.

Mayor Hack said the definition of low density was 1 to 6 per acre and medium was 7 to 15 dwelling units per acre.

Eldredge said the approximate answer to Vice Mayor Dever's question was that there were about 17 acres there and although they had not done the work to know how many buildable acres there would be after they took out all the floodway, the floodplain and the rights-of-way, they were probably looking at something certainly under 10 and maybe close to about 7.

Vice Mayor Dever said he was trying to calculate how many residences they were talking about. It was an uncomfortable situation because of its landlocked nature; they had floodway, roadways, it was in the County, and there were a lot of issues that still needed to be discussed. He agreed with the Mayor there were a lot of good attributes with the plan and would like to see it move forward. He said he did not know how they could do a good job with this without knowing what impact there was going to be and the fact that no roads could be directly on to it. They would be piling on a whole lot of new residences in an area they did not have to get the new residents in and out of the neighborhoods very effectively. He said visually it was pretty clear they needed to be careful it would not be occur there, but he did not know if they needed to micromanage the situation either.

Commissioner Amyx said he grew up in the 2600 block of Ridge Court. He said this plan had some very positive recommendations. One of the things Mr. Hagen brought up and everyone knew that one of the things they had to take into consideration was the traffic as they looked at Louisiana Street and the tie in of the street there. He said they probably did not do a very good job with these types of maps as it related to being a little bit more specific on how development was going to occur. There was discussion about the extension of Ousdahl and was sure that was talked to death during the time of Home Depot being built and other developments there and had from the time he was a kid. He said since they were looking at doing a blob map on future land use and realizing that the traffic on Louisiana Street at 31st Street was going to be an important part of whatever development happened to the south and being able to access it, he did not see it being a problem as they looked at comments that the Vice Mayor just brought up about how much land was developable on that particular piece of property. He said he did not have any problem leaving the property as open space. He said the density of being able to go 7 to 15 dwelling units was too high.

Commissioner Chestnut said he agreed with Commissioner Amyx and his concern regarding the density at the corner at 31st & Louisiana. He thought staff did an appropriate job along with the Planning Commission at looking at the use of the land, but one of the things it appeared that if they went to a very high maximum density on

that property, they could exasperate a flooding problem that was in adjacent neighborhoods and thought that was a big concern. He did not know how to get his arms around that except that his inclination would be to move forward with the plan with the approval of the amendment on Transportation 2030 because that was appropriate. There were going to be street recommendations and other things but he did not approve the higher density on that corner. He said one other thing that needed to be said was that he agreed there had been a lot of discussion about Louisiana and it was a big traffic issue. Part of that issue was created by the fact that their east/west situation was so bad. The fact was that issue as far as the problems with traffic in that neighborhood have not only been created by the development on 31st and Iowa, but then created by the increasing commuter traffic coming off of east 23rd Street. He said whatever route there was, it was important to understand that as long as that issue was not addressed it would continue to be an issue for that whole area because that area got gridlocked with traffic 4 or 5 hours a day.

Mayor Hack said it would take a supermajority vote to approve what was originally presented to the Planning Commission that had the low density. A simple majority would pass what came to them on 8-1. If they were to make a change in it to reduce that to lower density of 1 to 6 dwelling units per acre, then they could approve that with supermajority.

Moved by Amyx, seconded by Chestnut, to approve the revised Southern Development Plan as originally submitted to the Planning Commission (with the lower density for the area at 31st & Louisiana. Motion carried unanimously.

PLANNING & REVISED SOUTHERN DEVELOPMENT PLAN 10-08-07

The Board considered the approval of the Revised Southern Development Plan and revisions to CPA-2007-03, an amendment to Chapter 14 of the Comprehensive Plan. Michelle Leininger, Lawrence-Douglas County Metropolitan Planning Department, was present for discussion. The purpose of the Revised Southern Development Plan is to update the boundaries of the study area and update the plan regarding land use, existing facilities, and transportation to show current information. The planning area has been expanded to include property north of West 31st Street between Ousdahl and Louisiana and to the west and east of the original study area. Staff recommends approval of the plan and the comprehensive plan amendment to *Horizon 2020*, Chapter 14, Specific Plans. The Planning Commission approved the plan and the CPA 8-1, with Commissioner Harris in opposition, and student Commissioner Robb voting affirmative. Planning Commission recommended approval with the following two changes to the plan: the addition of a reference to T2030 and subsequent transportation plans and changing the maps on pages 21 and 22 related to the Snodgrass property to medium-density residential, also making a corresponding change on page 18 in the descriptions, and forwarding to the city and county for approval. The City Commission approved with a 5-0 vote, a similar plan outlining several small acreage properties as low-density residential, including the Snodgrass property and the addition of a reference to T2030.

Johnson opened the item for public comment.

Bill Flemming, representative for Savannah Holdings property owners, stated the 20 acre Snodgrass property is shown in the revised plan as low-density residential use. The property is surrounded by duplexes and triplexes to the north. The owners would prefer the property to be medium-density, which would allow for medium or low-density development.

Jones moved to close the public comment; McElhaney seconded and it carried unanimously.

McElhaney proposed the Board approve the Planning Commission recommendation to keep property contingent with medium-density to the north.

Jones proposed the Board approve the recommendation made by the City Commission because the density issue is more of a city issue than a county issue. He stated he did not want to go against the City's 5-0 vote.

Johnson stated he was in favor of the Planning Commission recommendation for medium-density and felt the Board should take into consideration the wishes of the property owners.

After further discussion, McElhaney moved approval to affirm the Planning Commission recommendation and with the following changes made by the Planning Commission: the addition of a reference to T2030 and subsequent transportation plans and changing the maps on pages 21 and 22 related to the Snodgrass property to medium-density residential, also making a corresponding change on page 18 in the descriptions. Motion was seconded by Johnson and carried 2-1 with Jones in opposition.