



City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

# City Commission August 5, 2008

Z-04-09-08 A to IG

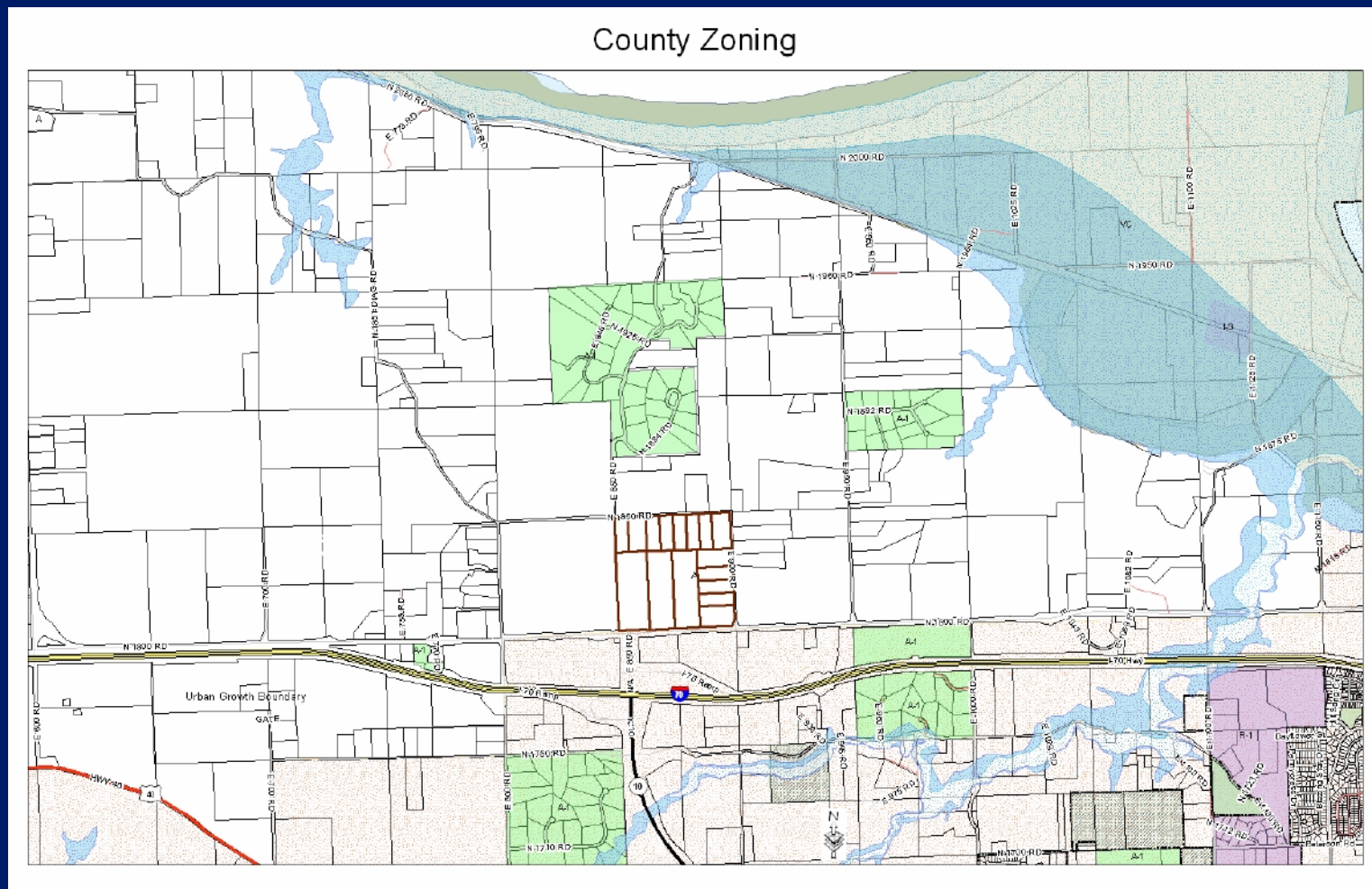


- ### Future Thoroughfares
- 
- This map illustrates the future thoroughfare network. It includes a legend with the following categories:
- freeway (solid blue line)
  - principal arterial (solid red line)
  - collector (solid orange line)
  - minor collector (solid yellow line)
  - minor arterial (solid green line)
  - future freeway (dashed blue line)
  - future arterial (dashed red line)
  - future minor arterial (dashed green line)
  - future collector (dashed orange line)
- The map shows a complex network of roads, including major freeways like I-70 and I-25, and various local roads. A large area in the center is shaded in light blue, possibly indicating a future development or a specific land use zone. The map also shows the location of the city boundary and the future airport location.



# Z-04-09-08 A to IG

- Surrounding Zoning

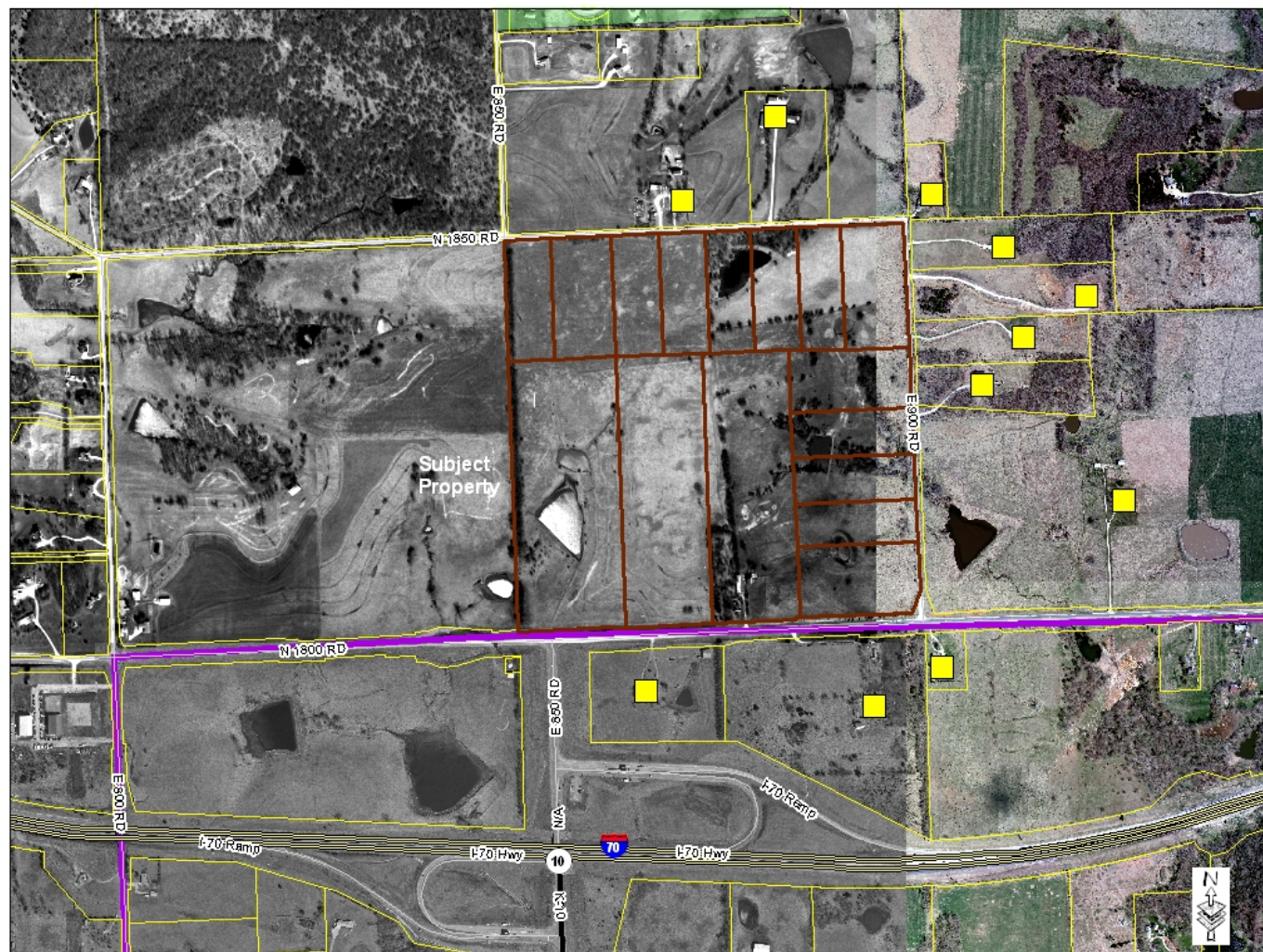






# Z-04-09-08 A to IG

- Surrounding Land Use





## Z-04-09-08 A to IG

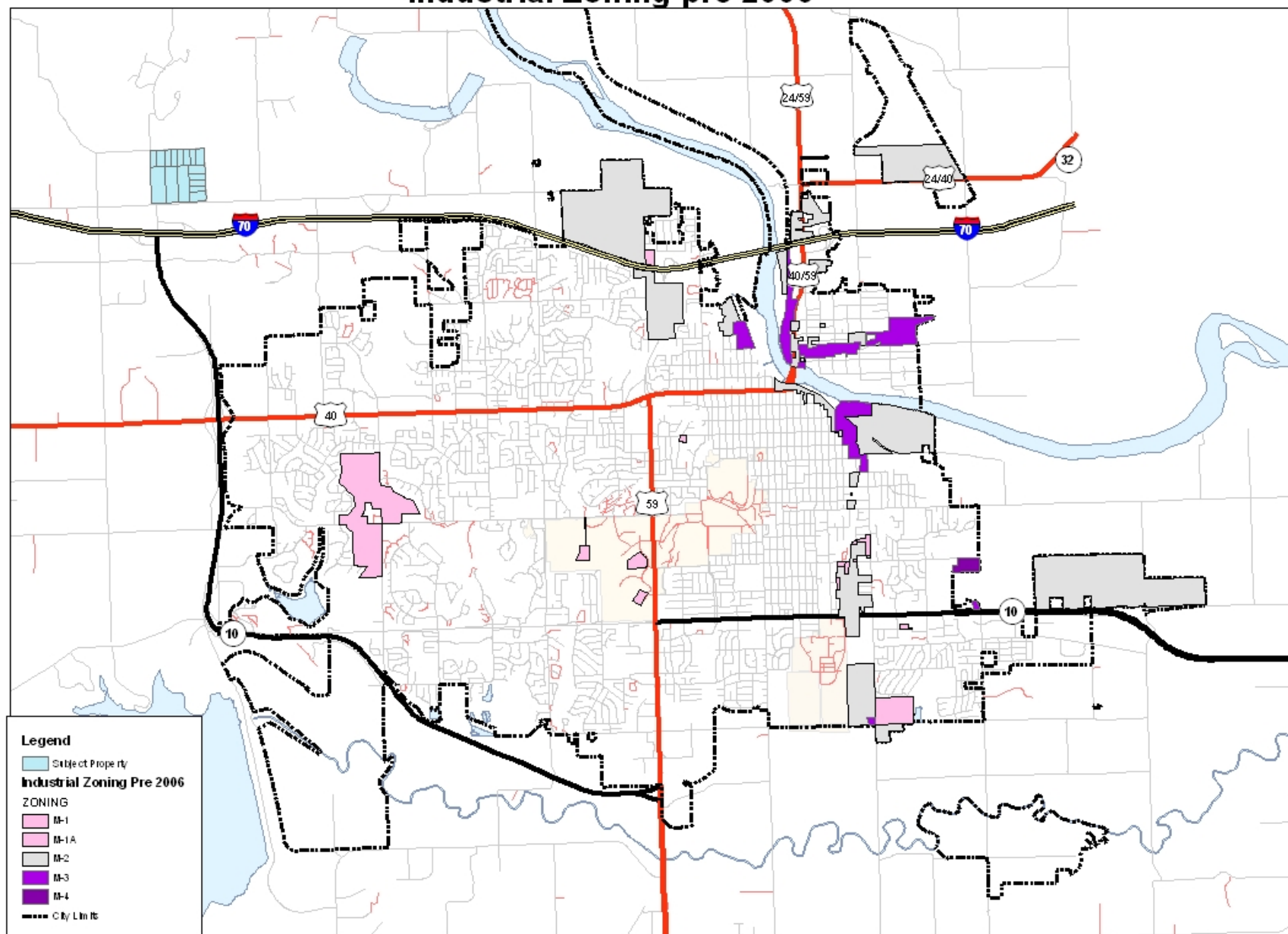
- Locational Criteria and Standards
  - Located on arterial streets
  - Minimum slope
  - Assembling of smaller tracts to form larger more cohesive parcels
  - Retention of mature trees and natural vegetation
  - Development tied to designated areas
    - Future land use maps
    - Sector plans



- Related Development Actions in area
  - Annexation of subject property
  - Chapter 7 update designation of industrial employment use
  - Transportation 2030 designation of industrial employment use
  - K10 and Farmer's Turnpike Sector Plan pending



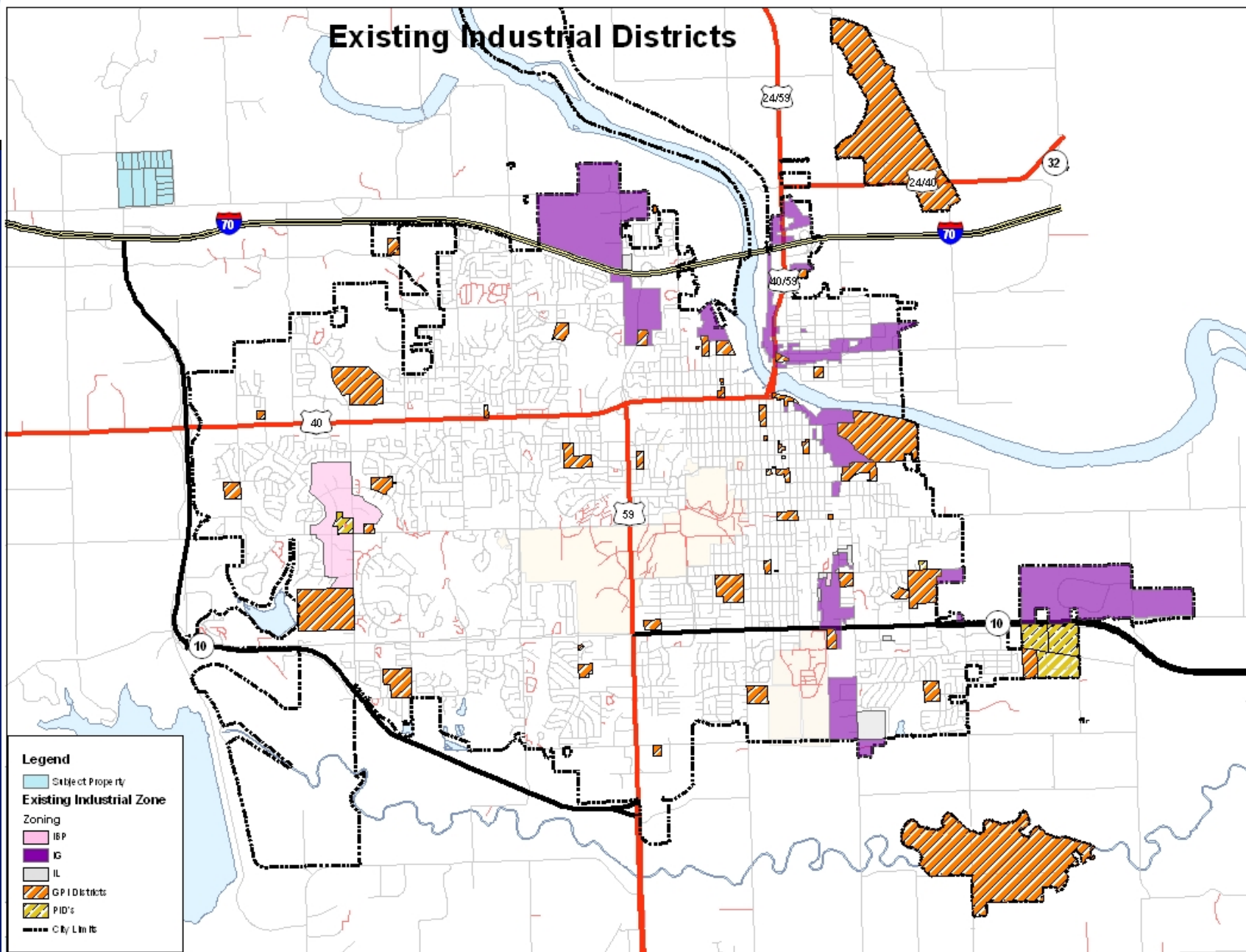
## Industrial Zoning pre 2006



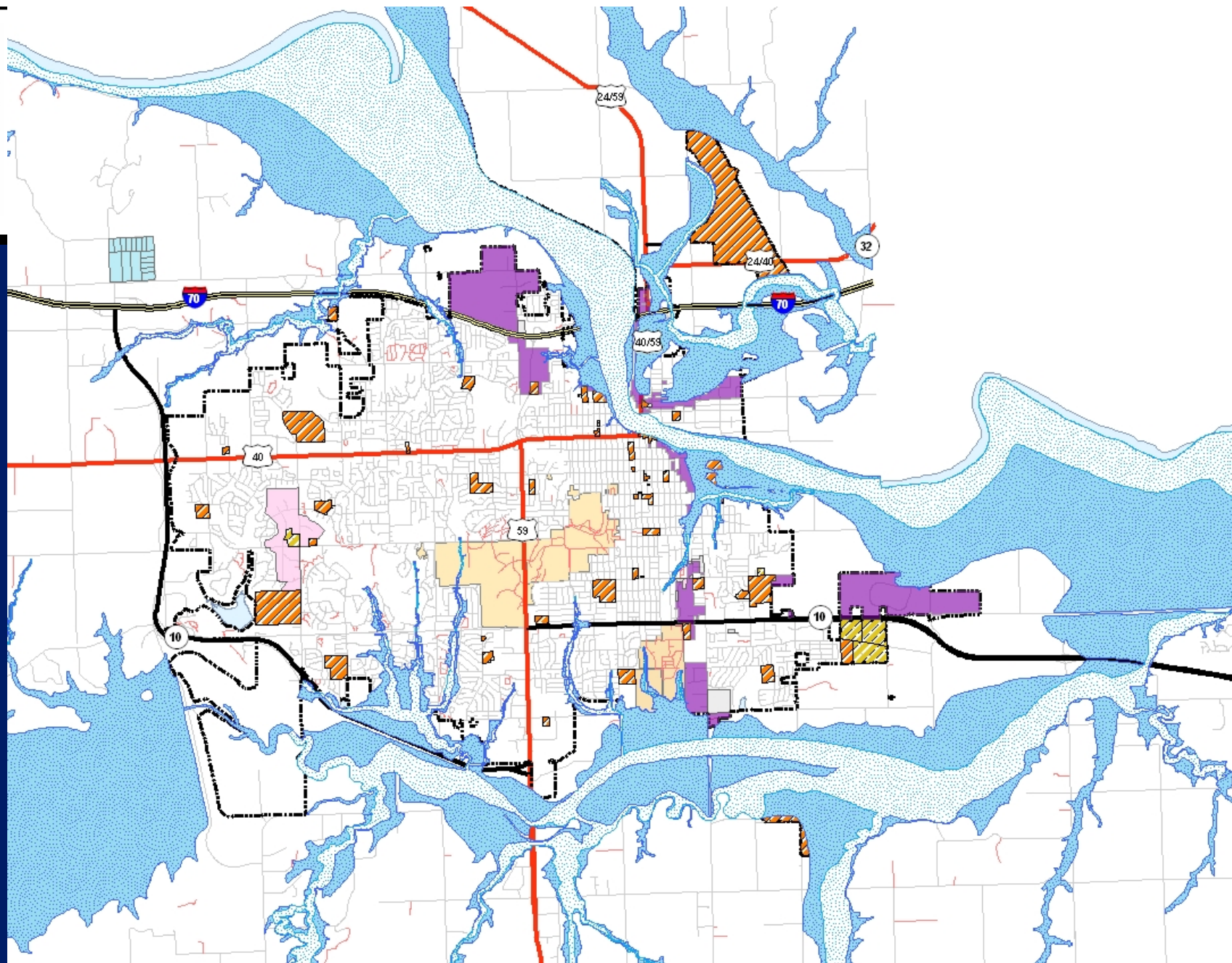




## Existing Industrial Districts









20-214

IBP, Industrial/Business Park District

- The IBP, Industrial/Business Park District, is intended to provide space in attractive and appropriate locations for certain low-impact employment and manufacturing uses in a planned industrial/business park setting.



## 20-215 IL, Limited Industrial District

- The IL, Limited Industrial District, is primarily intended to accommodate low-impact industrial, wholesale and warehouse operations that are employment-intensive and compatible with commercial land uses.



20-216

## IG, General Industrial District

- The IG, General Industrial District, is primarily intended to accommodate moderate- and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation Access and public facilities and services. The District is generally incompatible with residential areas and low-intensity commercial areas.





- 20-1735            Industrial, General
  - Production, processing, assembling, packaging or treatment of food and non-food products; or manufacturing and/or assembly of electronic instruments and equipment and electrical devices. General Industrial uses may require Federal air quality discharge permits, but do not have nuisance conditions that are detectable from the boundaries of the subject property.
- 20-1736            Industrial, Intensive
  - Manufacturing, processing, or assembling of materials (for uses described above in the "General Industrial" use type classification) in a manner that would create any of the commonly recognized nuisance conditions or characteristics.
- Nuisance conditions can result from any of the following: continuous, frequent, or repetitive noises or vibrations; noxious or toxic fumes, odors, or emissions; electrical disturbances; or night illumination into residential areas. Exceptions: Noise and vibrations from temporary construction; noise from vehicles or trains entering or leaving the site; noise and vibrations occurring less than 15 minutes per day; an odor detected for less than 15 minutes per day; noise detectable only as part of a composite of sounds from various off-site sources.



- The key difference between the two industrial districts is that “Intensive Industrial” uses are allowed in the IG district but not the IL district. Intensive Industrial uses have the following characteristics that have a potential to be detected off-site for prolonged duration of time:
  - Continuous, frequent, or repetitive noises or vibrations;
  - Noxious or toxic fumes, odors, or emissions;
  - Electrical disturbances; or
  - Night illumination



| Use Group             |  | IBP | IL | IG |
|-----------------------|--|-----|----|----|
| Industrial Facilities | Explosive Storage  | -   | -  | P  |
|                       | Industrial, General<br>Example:<br>Pur-O-Zone<br>Hallmark Cards<br>Allen Press | -   | P  | P  |
|                       | Industrial, Intensive<br>Example:<br>Penny Ready-mix<br>LRM<br>Hamm            | -   | -  | P  |

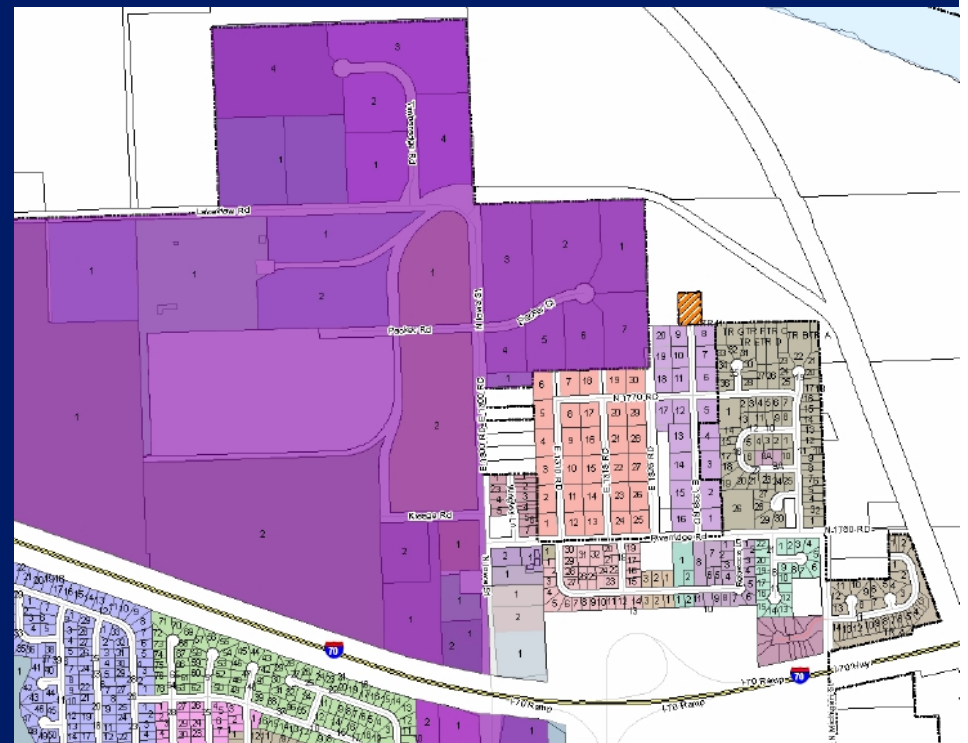


| Use Group                   |                          | IBP | IL | IG |
|-----------------------------|--------------------------|-----|----|----|
| Retail Sales<br>and Service | Building<br>Maintenance  | -   | P  | P  |
|                             | Personal<br>Convenience  | -   | P  | -  |
|                             | Retail Sales,<br>General | -   | P  | -  |



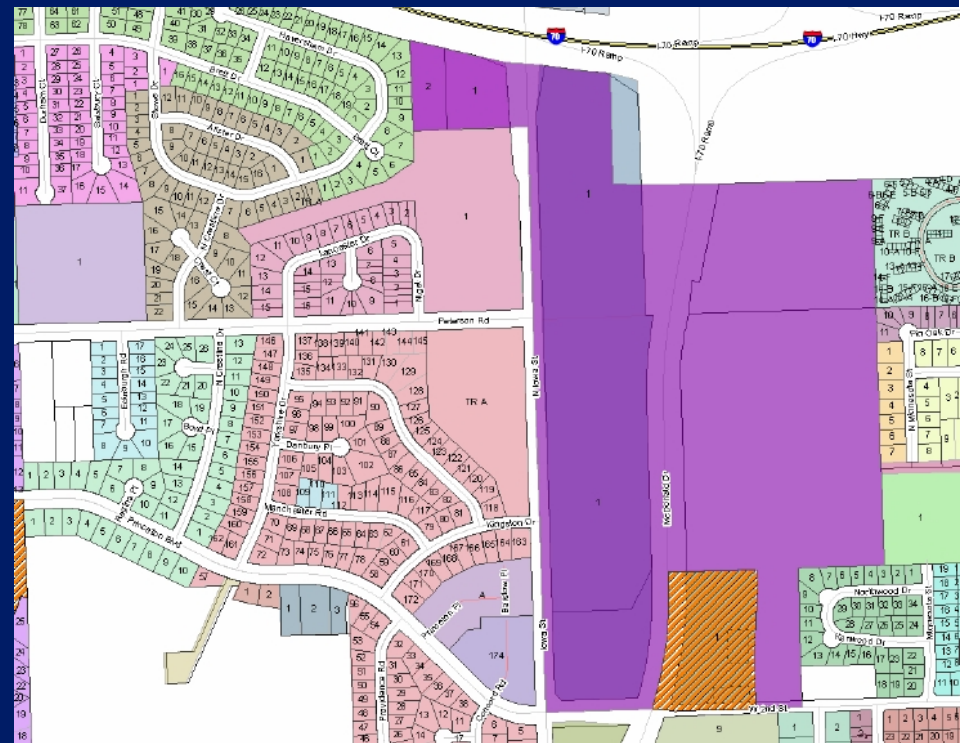


- Santa Fe Industrial Area
- IG
- M-2 Originally 379 acres with 88 acres available 5-6 acre pad sites typical





- Hallmark
  - IG
  - M-2 originally 32 acre site with additional 45+ acres to the east

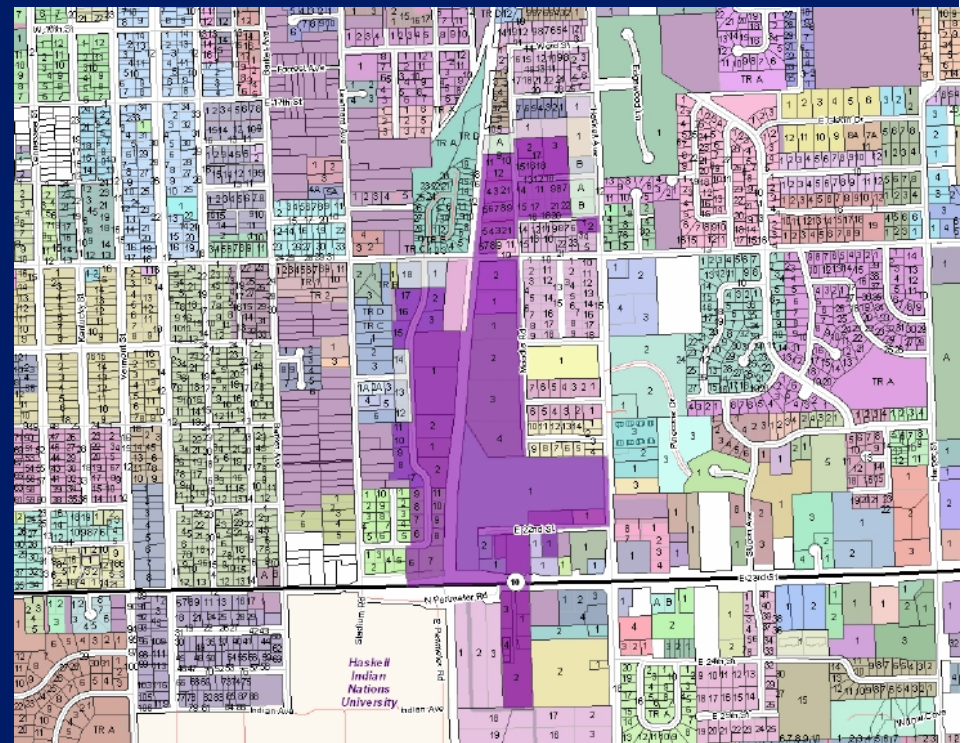




- Santa Fe Rail Road Corridor
- IG predominant
- IBP and IL along 19<sup>th</sup> Street
- Original M-2 with M-1 and M-1A along 19<sup>th</sup> Street

96 acres (est)

4 pad sites 1-3 acres



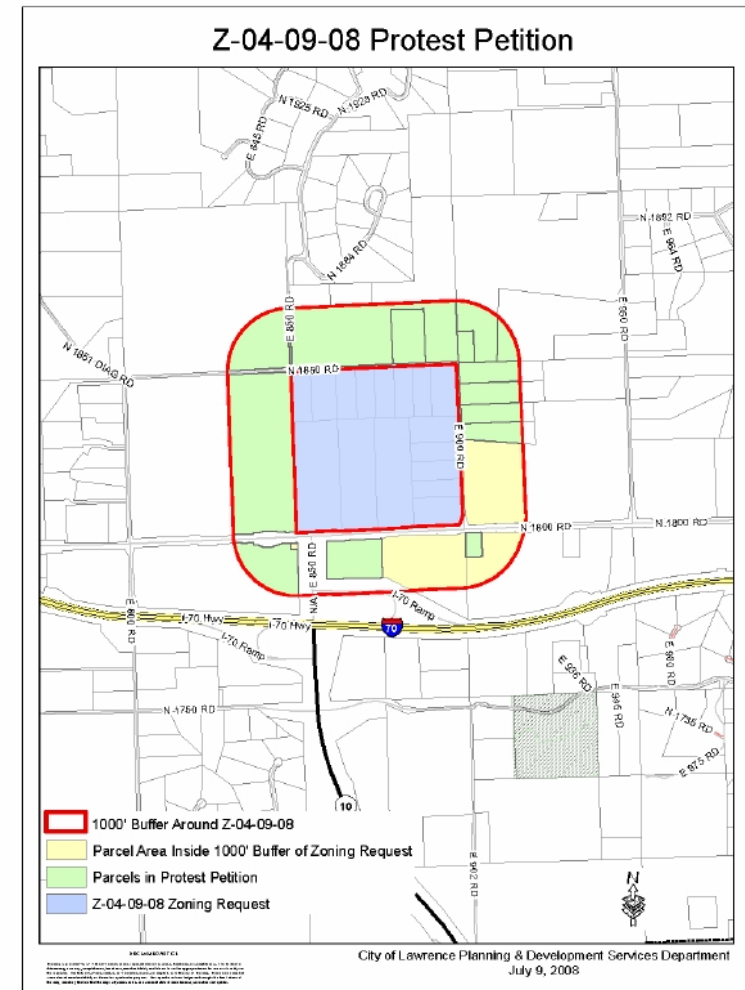


- Use Restrictions to the IG district
  - Truck Stop
  - Explosive Storage
  - Slaughter Operations
  - Salvage Operations





- Protest Petition
    - Received on July 8, 2008
    - 271.437 acres within 1000' of subject
    - 206.009 acres within protest petition.
- 20% required for Valid Petition
- 75% Protested





- Actions and Recommendations
  - Staff Recommendation for Approval
  - Planning Commission Recommendation for Approval