



City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

# City Commission Meeting September 9, 2008

Comprehensive Plan Amendment to  
Chapter 7 of *Horizon 2020*: Industrial &  
Employment-Related Land Use



# Item #5 Ch7 H2020

- Brief History/Background:
  - Originally Initiated 2004
  - PC Approved 2005
  - CC Approved 2005
  - Bcc Approved 2007
  - Ordinance/Resolution Approved CC (3-2 Vote) Sept 2007
  - Ordinance/Resolution Denied Bcc (2-1 Vote) Oct 2007



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- General direction from CC, Bcc and Pc in 2007 was to:
  - Make the chapter as a whole more “positive”
  - Make the chapter more flexible in allowing industrial sites in locations outside of those originally identified on Figure 7-2



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- Staff has worked with & received input from:
  - **Planning Commission** (4 meetings total – Nov 2007, Jan 2008, Mar 2008, May 2008)
  - **Industrial Design Sub-Committee** (Multiple meetings Feb –May 2008)
  - **Chamber of Commerce**
  - **League of Women Voters**
  - **other members of the public**



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- Outline of the Chapter
  - Introduction and Strategies
  - Industrial Land Use
    - Categories
    - Existing Areas
    - New Areas
  - Employment Related Land Use
    - Categories
    - Existing Areas
    - New Areas
  - Goals and Policies
  - Maps



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- Major Changes to the Chapter
  - Separating Industrial and Employment Related land use into two distinct categories.
  - Adding a “Work-live Campus-type Center” to both Industrial and Employment related land uses.
  - Giving consideration to the environment, a diversified economy, and a fiscally stable government when making land use decisions.
  - Referencing the work of the ECO2 process.
  - Updating numerous goals and policies.



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- Major Changes to the Chapter (Con't)
  - Clarifying locational criteria that should be used for locating industrial and employment related land use.
  - Adding a list of non-exclusive sites designated for industrial and employment related land uses on Map 7-2.



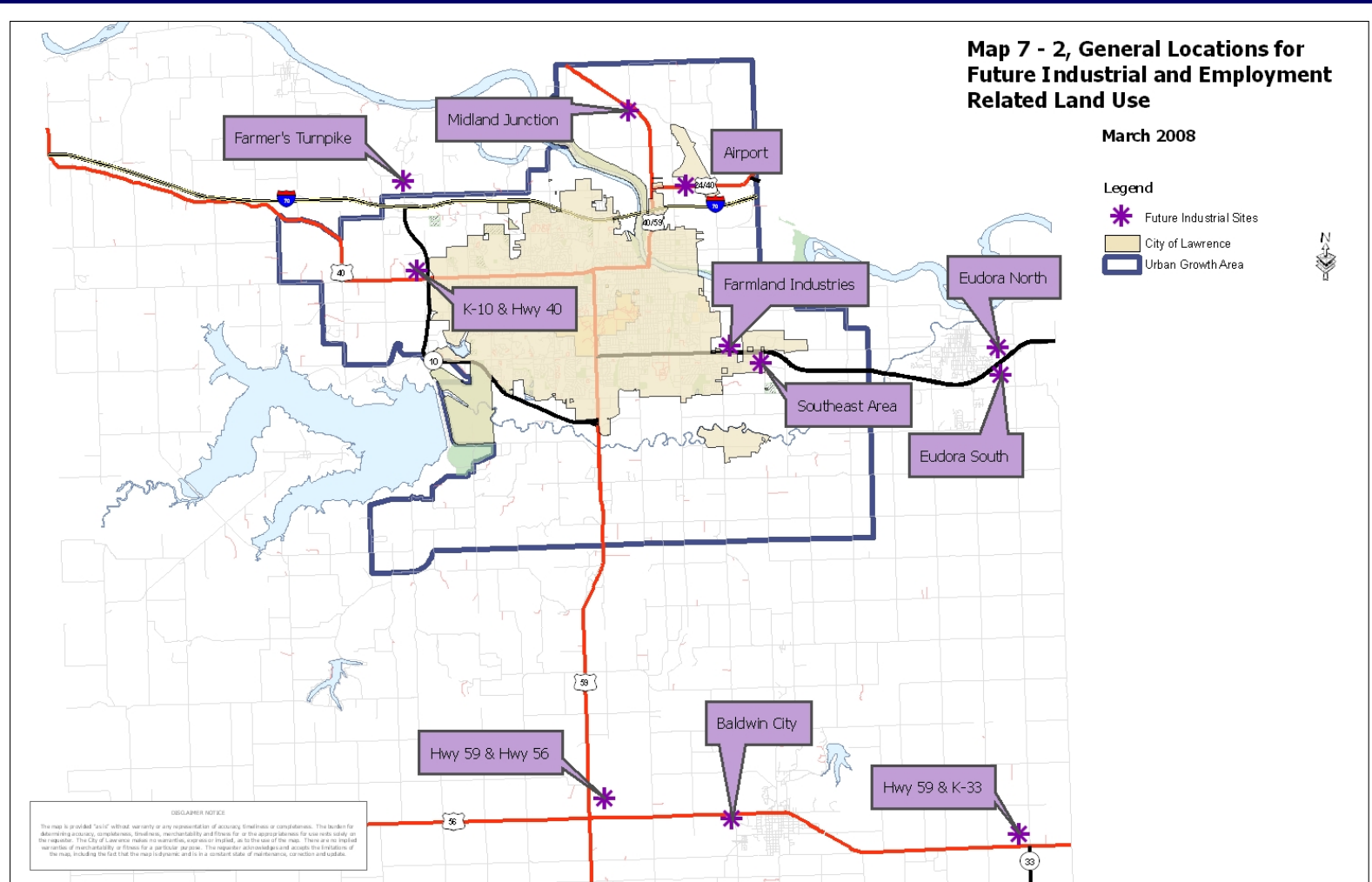
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- General Locational Criteria
  - Have feasible access to Federal and State transportation networks;
  - be of adequate parcel size, generally over forty acres;
  - lie primarily outside of the regulatory floodplain;
  - have minimal average slopes.





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- **Issues:**
  - **Prime Agricultural Farmland**
    - *There was a great deal of discussion regarding issues surrounding “Prime Agricultural Farmland”. The sentiment of the Industrial Design sub-committee was that it should be removed from the general locational criteria, but that paragraphs should be added (p. 7-8) to the chapter that state what it is, the fact that it is a finite and regionally important resource, and that agri-industry should be encouraged to be located on sites with important agricultural attributes.*



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- **Current Draft states (p.7-8):**
- “The preservation of high-quality agricultural land, which has been recognized as a finite resource that is important to the regional economy, is of important value to the community. High-quality agricultural land is generally defined as available land that has good soil quality and an produces high yields of crops. Within Douglas County these are capability class (non-irrigated) 1 and 2, as identified by the National Resources Conservation Service.”



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- “At least one of the sites identified above (Airport) has some amount of high-quality agricultural land. Agri-industry businesses that would benefit from high-quality agricultural land should be encouraged to locate in these areas. Future Industrial and Employment land use sites not included on Map 7-2, Potential Locations for Future Industrial and Employment Related Development, should balance the agricultural significance on the site against the need for industrial and employment related development.”



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- No changes have been made to the draft since the Planning Commission approved the CPA.
  - The draft titled “**Exhibit 1: PC Approved Chapter 7 May 2008 Edition**” is the draft recommended by the Planning Commission at their May 21, 2008 meeting.



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- Recommended Action:  
Approve CPA-2004-02, amending Horizon 2020, Chapter 7, and adopt on first reading ordinance 8283, if appropriate.