

**HORIZON 2020 THE COMPREHENSIVE PLAN FOR LAWRENCE  
AND UNINCORPORATED DOUGLAS COUNTY**

**Section 3.1 and Section 3.11 of the Southeast  
Area Plan,**



**City of Lawrence**

Incorporated By Reference Pursuant to K.S.A. 12-3009, *et seq.* K.S.A. 12-3301  
*et seq.* and the Home Rule Authority of the City

Passed by the Governing Body of the City of Lawrence, Kansas

**Ordinance No. 8332**

First Reading: October 14, 2008

Second Reading:

Date of Publication:

### **3.1 Land Use**

This section outlines the recommended land uses for the planning area. The future land use map and land use descriptions are explained on the subsequent pages. The map is an illustration to help visually identify the different areas as they are designated. The land use descriptions are more detailed information regarding the different land use categories. These are recommended uses within the planning area. The official definitions and the permitted uses within each zoning district are outlined in the use tables that are located in the *Land Development Code* for the City of Lawrence. The map and text descriptions must be used in conjunction with one another in order to obtain the complete recommendation for each particular area.

Map 3-1 provides a general concept for the location of recommended land uses in the Southeast Area. It is not intended to provide a scaleable map for determining specific land use/zoning boundaries within this area.

# Southeast Area Plan

## Map 3-1 Future Land Use

### Legend



**Future Thoroughfares**

- freeway
- principal arterial
- collector
- minor collector

minor arterial

- future freeway
- future arterial
- future minor arterial
- future collector

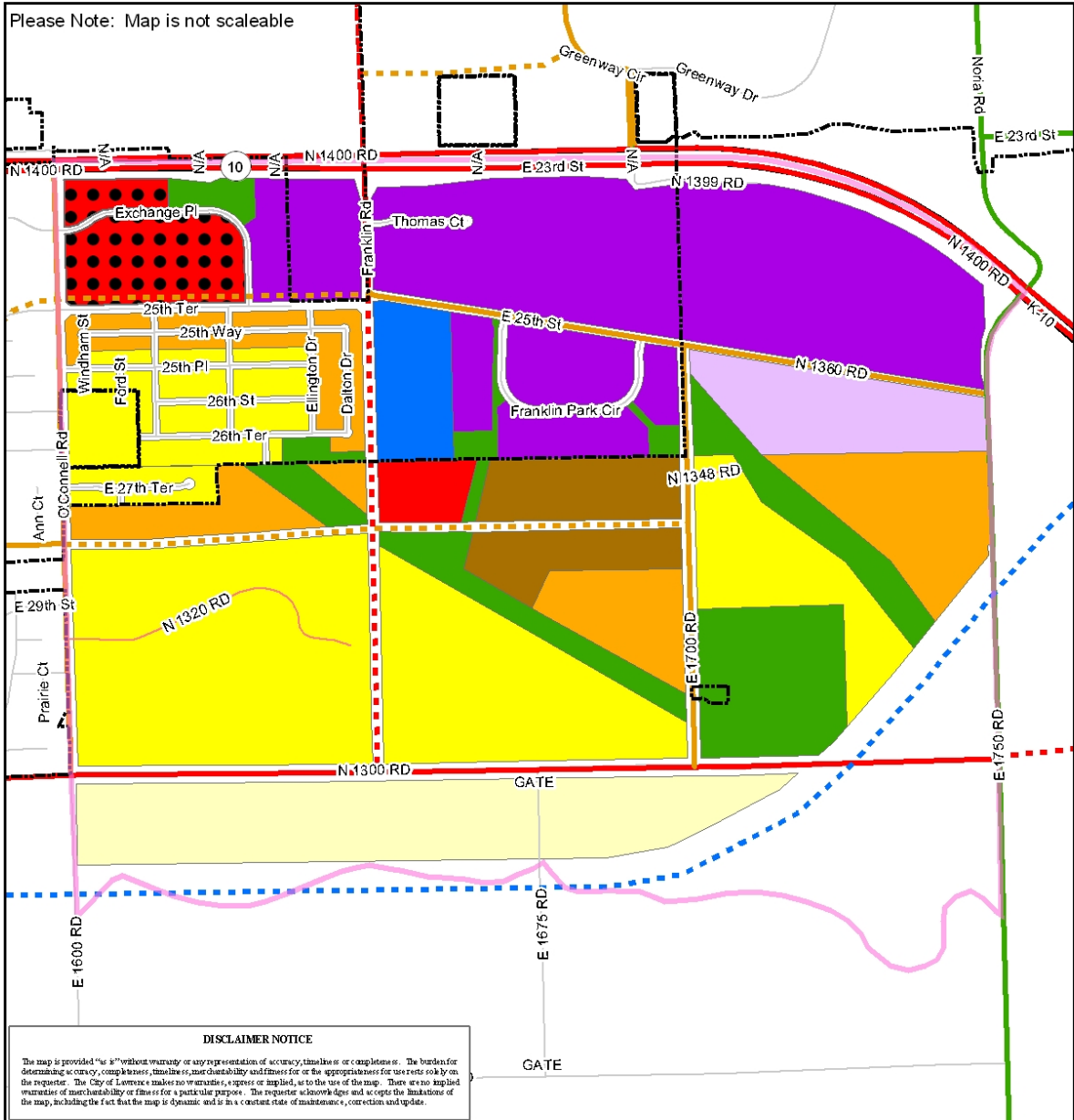
### Future Land Use

- Very Low-Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Neighborhood Commercial

- Community Commercial
- Office/Warehouse
- Industrial
- Public/Institutional
- Park/Open Space
- Water Bodies

Map Date: 9/10/08

Please Note: Map is not scaleable



### *3.11 Land Use Descriptions*

#### Very Low-Density Residential:

The intent of the very low-density residential use is to allow for large lot, single-dwelling type uses.

Density: 1 or fewer dwelling units per acre

Intensity: Very low

Applicable Area:

- Area south of N. 1300 Road (E. 31<sup>st</sup> Street) between O'Connell Road and E. 1750 Road (Noria Road).

Zoning Districts: RS40 (Single-Dwelling Residential), PD (Planned Development Overlay)

Primary Uses: Detached dwellings, group home, public and civic uses

#### Low-Density Residential:

The intent of the low-density residential use is to allow for single-dwelling, duplex, and attached dwellings but emphasis is placed on type uses.

Density: 6 or fewer dwelling units per acre

Intensity: Low

Applicable Areas:

- Area east of O'Connell Road, generally along the following streets: 25<sup>th</sup> Place, 26<sup>th</sup> Street, 26<sup>th</sup> Terrace, E. 27<sup>th</sup> Terrace, Ralston Street, Fairfield Street, and Ellington Drive.
- Area surrounded by O'Connell Road, E. 28<sup>th</sup> Street extended, Franklin Road extended, and N. 1300 Road (E. 31<sup>st</sup> Street).
- Area east of Franklin Road extended, north of N. 1300 Road (E. 31<sup>st</sup> Street), west of E. 1700 Road, and south of the Kitsmiller tributary.
- Area east of E. 1700 Road, north and east of the city future park property, and south of the tributary green space.

Zoning Districts: RS10 (Single-Dwelling Residential), RS7 (Single-Dwelling Residential), RS5 (Single-Dwelling Residential), RM12D (Multi-Dwelling Duplex Residential), PD (Planned Development Overlay)

Primary Uses: Detached dwellings, attached dwellings, duplex, group home, public and civic uses

#### Medium-Density Residential:

The intent of the medium-density residential use is to allow for a variety of types of residential options for the area.

Density: 7-15 dwelling units per acre

Intensity: Medium

Applicable Areas:

- Area east of O'Connell Road, generally along the following streets: 25<sup>th</sup> Way, Ralston Street, Windham Street, Ellington Drive, and Dalton Drive.
- Area east of O'Connell Road, north of E. 28<sup>th</sup> Street extended, and west of Franklin Road.
- Area west of E. 1700 Road, north of the Kitsmiller Tributary, and just south of E. 28<sup>th</sup> Street extended.

- Area west of E. 1750 Road (Noria Road), north of the future alignment of the SLT/K-10 Highway, and east of the tributary green space.

Zoning Districts: RS5 (Single-Dwelling Residential), RS3 (Single-Dwelling Residential), RM12 (Multiple-Dwelling Residential), RM12D (Multi-Dwelling Duplex Residential), RM15 (Multi-Dwelling Residential), PD (Planned Development Overlay)

Primary Uses: Detached dwellings, attached dwellings, duplex, multi-dwelling structures, group home, civic and public uses

#### High-Density Residential:

The intent of the high-density residential use is to allow for compact residential development.

Density: 16+ dwelling units per acre

Intensity: High

Applicable Areas:

- ~~Area northwest of the intersection of Exchange Place and 25<sup>th</sup> Terrace.~~
- Area northwest of the intersection of E. 28<sup>th</sup> Street extended and E. 1700 Road.
- Area southwest of the intersection of E. 28<sup>th</sup> Street extended, E. 1700 Road, and east of the Kitsmiller Tributary.

Zoning Districts: RM24 (Multi-Dwelling Residential), RM32 (Multi-Dwelling Residential), PD (Planned Development Overlay)

Primary Uses: Multi-dwelling structures, group home, civic and public uses

#### Commercial:

The intent of the commercial use is to allow for retail and service uses. A Community Commercial Center provides goods and services to several different neighborhood areas. A Neighborhood Commercial Center provides for the sale of goods and services at the neighborhood level.

Intensity: Medium-High

Applicable Areas:

- Area southeast of the intersection of E. 23<sup>rd</sup> Street/K-10 Highway and O'Connell Road. (Community Commercial Center)
- Area northeast of the intersection of Franklin Road extended and E. 28<sup>th</sup> Street extended. (Neighborhood Commercial Center)

Zoning Districts: CC200 (Community Commercial District), CN2 (Neighborhood Commercial Center District), PD (Planned Development Overlay)

Primary Uses: Civic and public uses, medical facilities, eating and drinking establishments, general office, retail sales and services, fuel sales, car wash

#### Office/Warehouse:

The intent of the office/warehouse use is to allow for low-impact employment and warehouse uses that would be minimally evasive to nearby residential uses.

Intensity: Low-Medium

Applicable Area:

- Area south of N. 1360 Road between E. 1700 Road and E. 1750 Road (Noria Road).

Zoning Districts: IBP (Industrial and Business Park District), IL (Limited Industrial District), PD (Planned Development Overlay)

Primary Uses: Civic and public uses, health care offices/clinics, animal services, general office, business equipment sales, business support services, communication sales and services, building maintenance sales and services, construction sales and services, vehicle sales and services, research services, manufacturing and production limited and technology, light wholesale, storage and distribution, mini-warehouse

Industrial:

The intent of the industrial use is to allow for moderate to high-impact uses including large scale or specialized industrial uses geared toward utilizing E. 23<sup>rd</sup> Street/K-10 Highway for materials transportation.

Intensity: Medium-High

Applicable Area:

- Area northwest of the intersection of 25<sup>th</sup> Terrace and Franklin Road.
- Area east of Franklin Road, north of E. 25<sup>th</sup> Street and N. 1360 Road, west of E. 1750 Road (Noria Road), and south of E. 23<sup>rd</sup> Street/K-10 Highway.
- Area north and south of Franklin Park Circle.

Zoning Districts: IL (Limited Industrial District), IG (General Industrial District), PD (Planned Development Overlay)

Primary Uses: Civic and public uses, animal services, general office, building maintenance services, business support services, construction sales and service, vehicle sales and service, industrial facilities, general office, wholesale, distribution, and storage

Public/ Institutional:

The intent of the public/institutional use is to allow for public, civic, and utility uses.

Intensity: Variable

Applicable Area:

- Area southeast of the intersection of Franklin Road and E. 25<sup>th</sup> Street. (Douglas County Jail)

Zoning Districts: GPI (General Public and Institutional)

Primary Uses: Cultural center/library, school, utilities, recreational facilities, utility services

Park/ Open Space:

The intent of the park/open space use is to provide space for public recreational facilities and natural area preservation.

Intensity: Low

Applicable Areas:

- Area at the northeast intersection of E. 1700 Road and N. 1300 Road (E. 31<sup>st</sup> Street).
- Kitsmiller Tributary and the unnamed tributary, east of E. 1700 Road.
- Platted drainage easements.

Zoning Districts: GPI (General Public and Institutional District), OS (Open Space), UR (Urban Reserve)

Primary Uses: crop agricultural, cultural center, schools, active recreation, passive recreation, nature preserve, entertainment and spectator sports, participant sports and recreation outdoor, private recreation