

**PLANNING COMMISSION REPORT**  
**Regular Agenda – Public Hearing Item**

PC Staff Report  
10/20/2008

**ITEM NO. 2: CPA-2008-04: AMENDMENT TO CHAPTER 6 LAND USE (MJL)**

**CPA-2008-04: Amend Chapter 6-Commercial Land Use – Lawrence- New Commercial Areas and Map 6-1 to correct inconsistencies between map and text. Initiated by Planning Commission in April, 2008 as part of the annual review.**

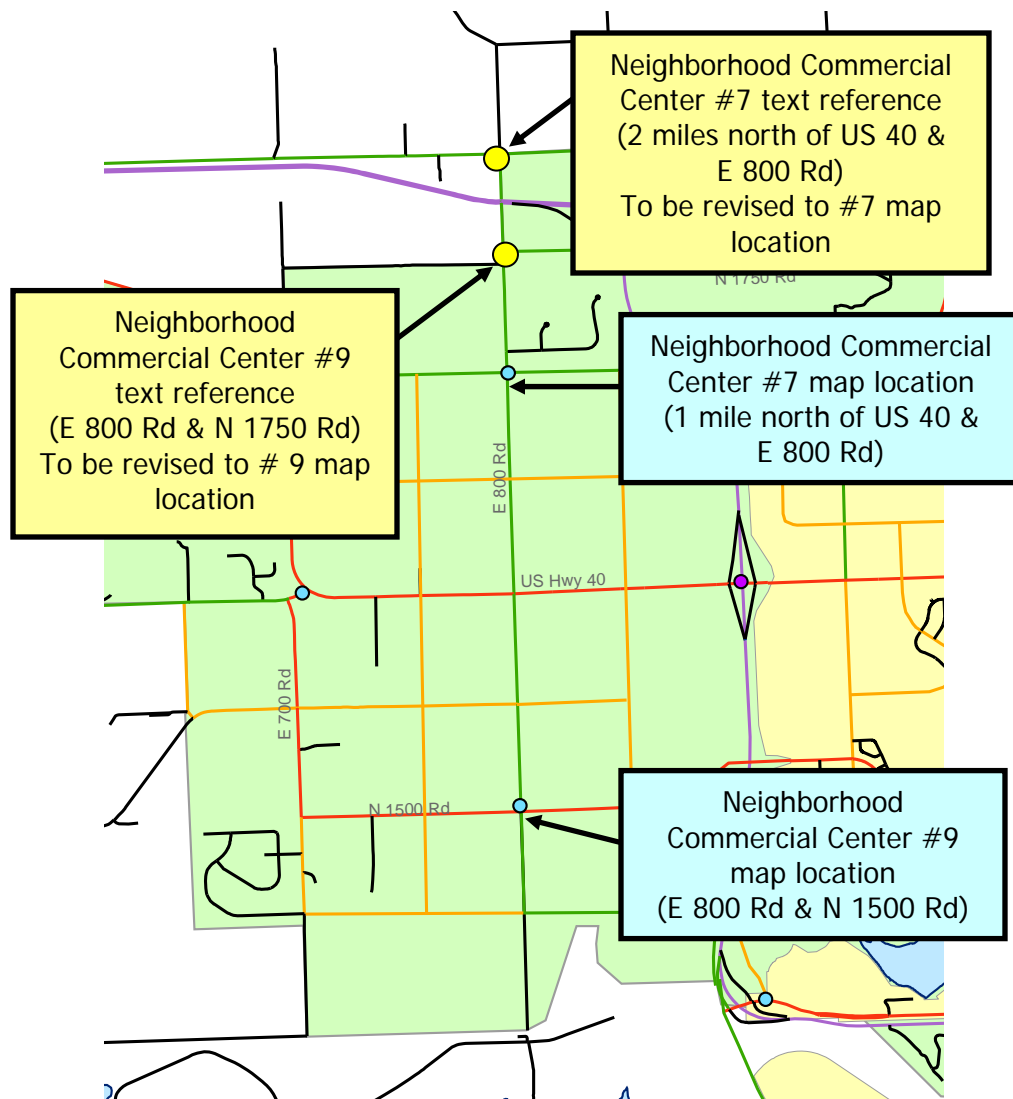
**STAFF RECOMMENDATION:** Staff recommends approval of this comprehensive plan amendment to *Horizon 2020* to amend Chapter 6, Commercial Land Use Lawrence- New Commercial Areas to correct inconsistencies between Map 6-1 and the text, and forwarding this comprehensive plan amendment to the Lawrence City Commission and the Douglas County Board of County Commissioners with a recommendation for approval and recommends authorizing the chair to sign PC Resolution 2008-10 regarding this amendment.

**STAFF REVIEW AND SUMMARY**

This comprehensive plan amendment was identified in the Comprehensive Plan Annual Review brought before the Planning Commission in April 2008. Various updates were initiated and this correction was included. The amendment is to correct inconsistencies between Map 6-1 Existing and Potential Commercial Land Use Locations and the text in the Lawrence – New Commercial Areas section of Chapter 6. It was noted that two of the descriptions for the new Neighborhood Commercial Centers don't match the locations on the map. It is assumed that the map shows the correct locations for these centers.

Chapter 6 – Commercial Land Uses, Map 6-1 Existing and Potential Commercial Land Use Locations is found on page 6-45 of *Horizon 2020* and Lawrence – New Commercial Areas starts on page 6-21 of *Horizon 2020*. All of the proposed changes are textual. No changes to Map 6-1 are proposed. Staff has identified under Neighborhood Commercial Centers there are two descriptions of locations of new Neighborhood Commercial Centers that are incorrect based on Map 6-1. Number 7 of that section currently reads "E 800 Rd and at the potential east/west arterial 2 miles north of US US-40" and Map 6-1 has this point located 1 mile north of US-40. Number 9 currently reads "E 800 Rd and N 1750 Rd" and Map 6-1 has this point located at E 800 Rd and N 1500 Rd. A map below shows the locations of the two commercial centers as shown on Map 6-1 (blue) and where they would be located if they matched the text (yellow). It has been assumed by staff that the map show the correct and intended locations of the commercial center.

The text from *Horizon 2020* with changes shown is attached at the end of the document. No changes to Map 6-1 are proposed.



## COMPREHENSIVE PLAN AMENDMENT REVIEW

**A. Does the proposed amendment result from changed circumstances or unforeseen conditions not understood or addressed at the time the plan was adopted?**

This amendment is to correct a typo that happened when working on amendments to Chapter 6 in 2003. The map showing the locations of new commercial areas was transferred to text within the document incorrectly for two locations. This was not intentional and this amendment is a housekeeping issue to make the text and map consistent.

**B. Does the proposed amendment advance a clear public purpose and is it consistent with the long-range goals and policies of the plan?**

This amendment is consistent with the comprehensive plan and will make referencing Map 6-1 to the text in the Lawrence-New Commercial Areas consistent.

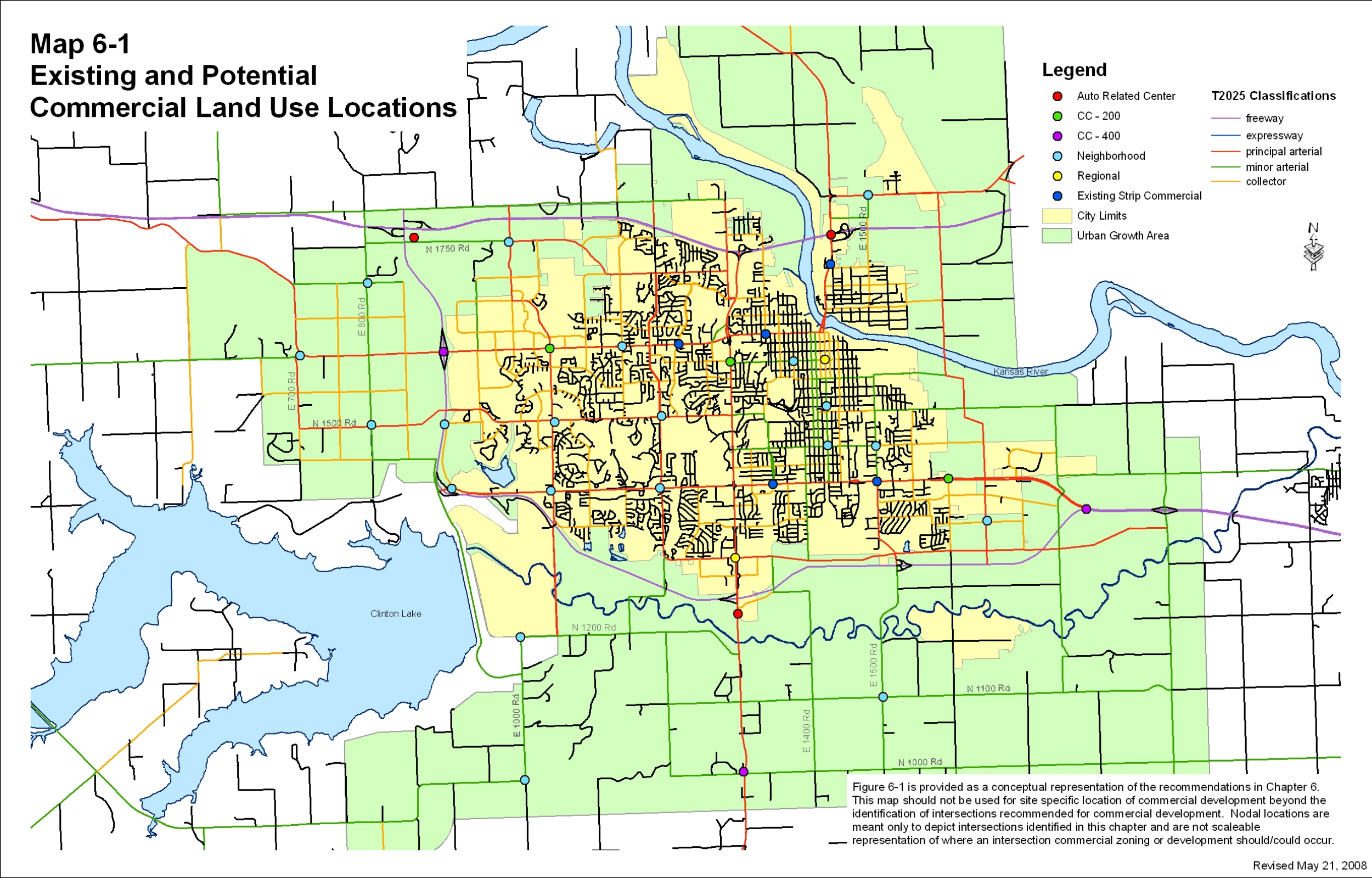
**C. Is the proposed amendment a result of a clear change in public policy?**

At the time this information was added to chapter 6 in 2003, the amendments were a clear change in public policy. The current amendment is a housekeeping issue to make a correction and it is good public policy to have consistency within a policy document.

**PROFESSIONAL STAFF RECOMMENDATION**

Staff recommends approval of this comprehensive plan amendment to *Horizon 2020* to amend Chapter 6, Commercial Land Use Lawrence- New Commercial Areas to correct inconsistencies between Map 6-1 and the text, and forwarding this comprehensive plan amendment to the Lawrence City Commission and the Douglas County Board of County Commissioners with a recommendation for approval and recommends authorizing the chair to sign PC Resolution 2008-10 regarding this amendment.

Existing Map 6-1: NO CHANGES PROPOSED, FOR REFERENCE ONLY



## **LAWRENCE - NEW COMMERCIAL AREAS**

All new commercial and office development shall occur in accordance with the plan recommendations. New commercial, retail and related uses shall be developed as a node with shared parking areas, common access drives, and related design and appearance. Nodes shall be positioned and oriented to the primary street intersections where they are located, avoiding a "strip" pattern as a result of extension of commercial uses along the streets from where the node originated.

Commercial nodes include other important community services and facilities, such as satellite post offices, police, fire and emergency services, religious facilities, community centers and other services and institutions. Inclusion of these uses assists the integration of the commercial area into the overall neighborhood, serving multiple communities and service needs in a single location, and creating physically distinctive use areas apart from traditional commercial areas.

The Comprehensive Plan includes recommendations for the location of new commercial development. As the community grows, it may be necessary to change the recommended location of a Commercial Center(s) or not use a designated intersection for a commercial uses. If there is a need to move the recommended location of a Commercial Center or downgrade the recommended size of a center, the Comprehensive Plan shall be amended. Through the amendment process, the proposed location and/or change in size of the Commercial Center will be reviewed based on the effects the change will have on infrastructure systems, the surrounding land uses, the neighborhood and the community-at-large.

The Comprehensive Plan does not support increasing the size or number of new Commercial Centers.

### **• Neighborhood Commercial Centers**

The Comprehensive Plan recommends the following intersections as potential locations for new Neighborhood Commercial Centers.

1. Franklin Road extended and E. 28th Street extended
2. E 1500 Rd and N 1100 Rd
3. E 1000 Rd and N 1000 Rd
4. E 1000 Rd and N 1200 Rd
5. Clinton Parkway and K-10
6. W. 15<sup>th</sup> Street and K-10
7. E 800 Rd and at the potential east/west arterial ~~2~~ 1 miles north of ~~US~~ US-40
8. E 700 Rd and ~~US~~ US-40
9. E 800 Rd and N ~~1750~~ 1500 Rd
10. E 1000 Rd and N 1750 Rd
11. E 1500 Rd and US Highway 24/40

These areas are all intended for development as small, compact commercial nodes that provide goods and services to the immediately adjoining neighborhood areas. They shall be developed in a manner that is consistent with the goals, policies and recommendations of the Comprehensive Plan.