



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

CPA-2008-10



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- Request to amend Horizon 2020 Chapter 6 – Commercial Land Use
- Amendment would add the southwest corner of Crossgate Drive and Clinton Parkway as a potential location for a future Neighborhood Commercial Center.



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- Chapter 6 provides direction on “Strip Commercial” development versus Nodal commercial development.
- Pg. 6-2: *“Nodal Development is the antithesis of “Strip Development”. “Strip Development is characterized by high-intensity, auto-oriented uses, shallow in depth and extending linearly along a street corridor, with little consideration given to access management and site aesthetics. The Nodal Development concept requires the clear termination of commercial development within near proximity of an intersection.”*



Legend

Commercial Zoning

University of Kansas

W 21st St
W 21st Ter
W 22nd St
W 22nd Ter
W 23rd St
W 24th St
W 24th Ter
W 25th St
W 26th St
W 27th St
W 27th Ter
W 28th St
W 28th Ter
W 29th St
W 29th Ter

Clinton Pkwy
Sage Brush Dr
Chisholm Dr
Topoka Ln
Lawrence Ave
Free State Ln
Crestline Dr
W 24th Ter
W 25th St
W 26th St
W 27th St
W 28th St
W 29th St

Meinhold Rd
Marvonne Rd
Conestoga Ave
Murphy Dr
Kent Ter
Cedarwood Ave
Manor Ter
Cousdahl Rd
Nash
Louisiana St
Utah Ct
Saratoga Pl
Belle Haven Dr
Belle Crest Dr
Alabama St
Jesu Dr
Arkansas St
Bardich Ct
Missouri St
Maine Ct
Four Wheel Dr
Crestline Pl
Grand Cir
Crestline Dr
Lodrigue Dr
W 26th St
Harlan Ave
Pebble Ln
Gill Ave

Holcom Park
Naismith Valley Park
Naismith Valley Park
Naismith Valley Park
Naismith Valley Park
Broken Arrow Park

10
58

Iowa St
Iowa (frontage) St
Iowa St (frontage)

North Arrow



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Chapter 6

- Commercial Center Categories
- Neighborhood Commercial Centers
- Identifies existing centers
- New commercial areas
 - Lists 11 intersections as potential locations for new Neighborhood Commercial Centers
- Provides policy guidance regarding new Neighborhood Commercial Centers.



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- Proposal is in conflict with Horizon 2020 policy: “The Comprehensive Plan does not support increasing the size or number of new Commercial Centers” (pg. 6-21).



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- Proposal is in conflict with Horizon 2020 policy 3.4C which states: “New Neighborhood Commercial Centers shall be at least one (1) mile from any existing or new Commercial Center” (pg. 6-33).



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- Proposal is in conflict with Horizon 2020 policy 3.1B which states: “Strip Commercial Development: Stop the formation or expansion of Strip Commercial Development by directing new development in a more clustered pattern” (pg. 6-31).





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- Recommendation
 - Staff recommends denial of CPA-2008-10
 - Planning Commission recommended approval **(5-4)** of CPA-2008-10 at their July 21st meeting.