

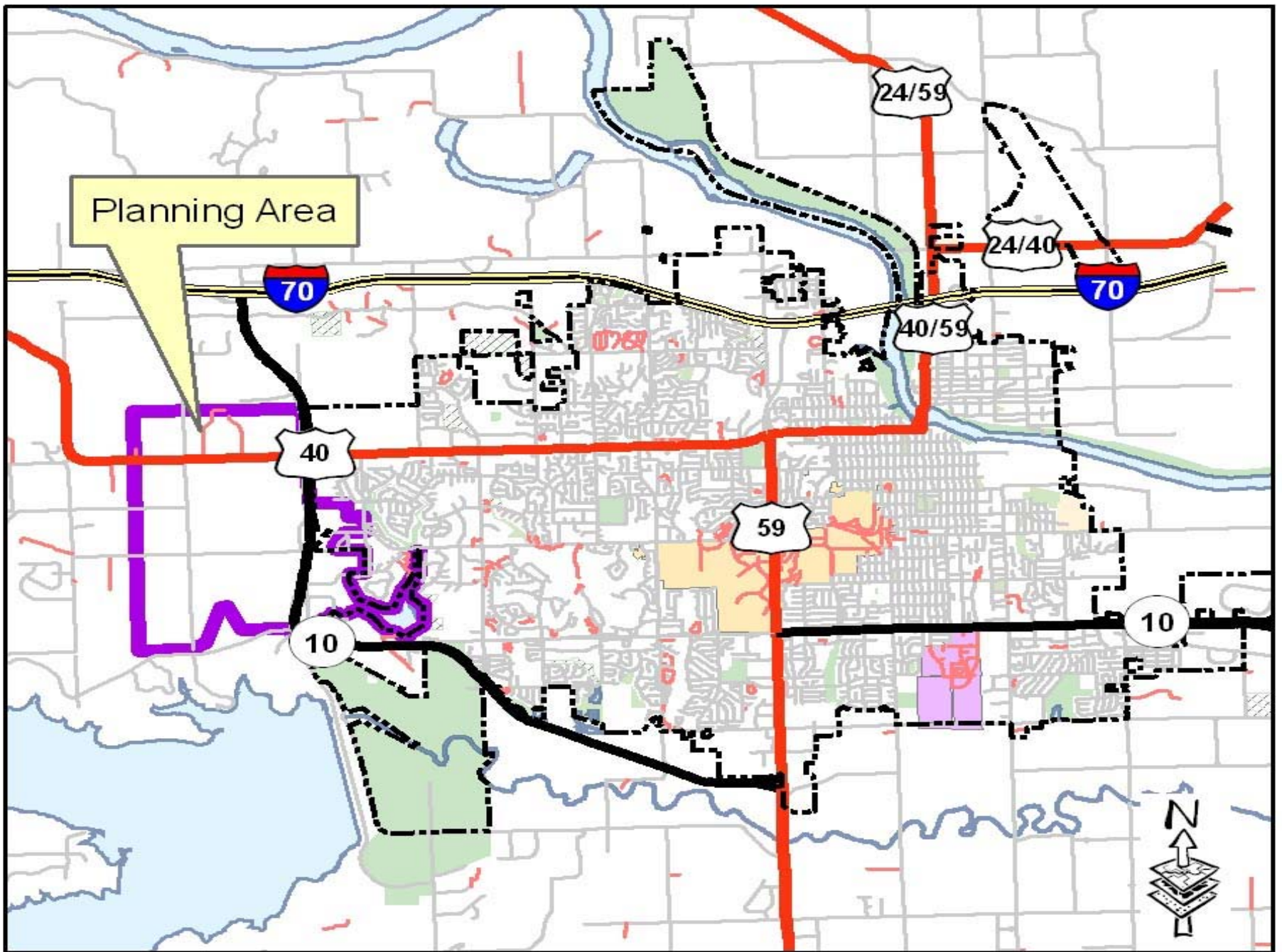


City of Lawrence  
Douglas County

PLANNING & DEVELOPMENT SERVICES

# West of K-10 Plan CPA-2008-6

Lawrence City Commission  
November 11, 2008





# Long-Range Planning Work Program

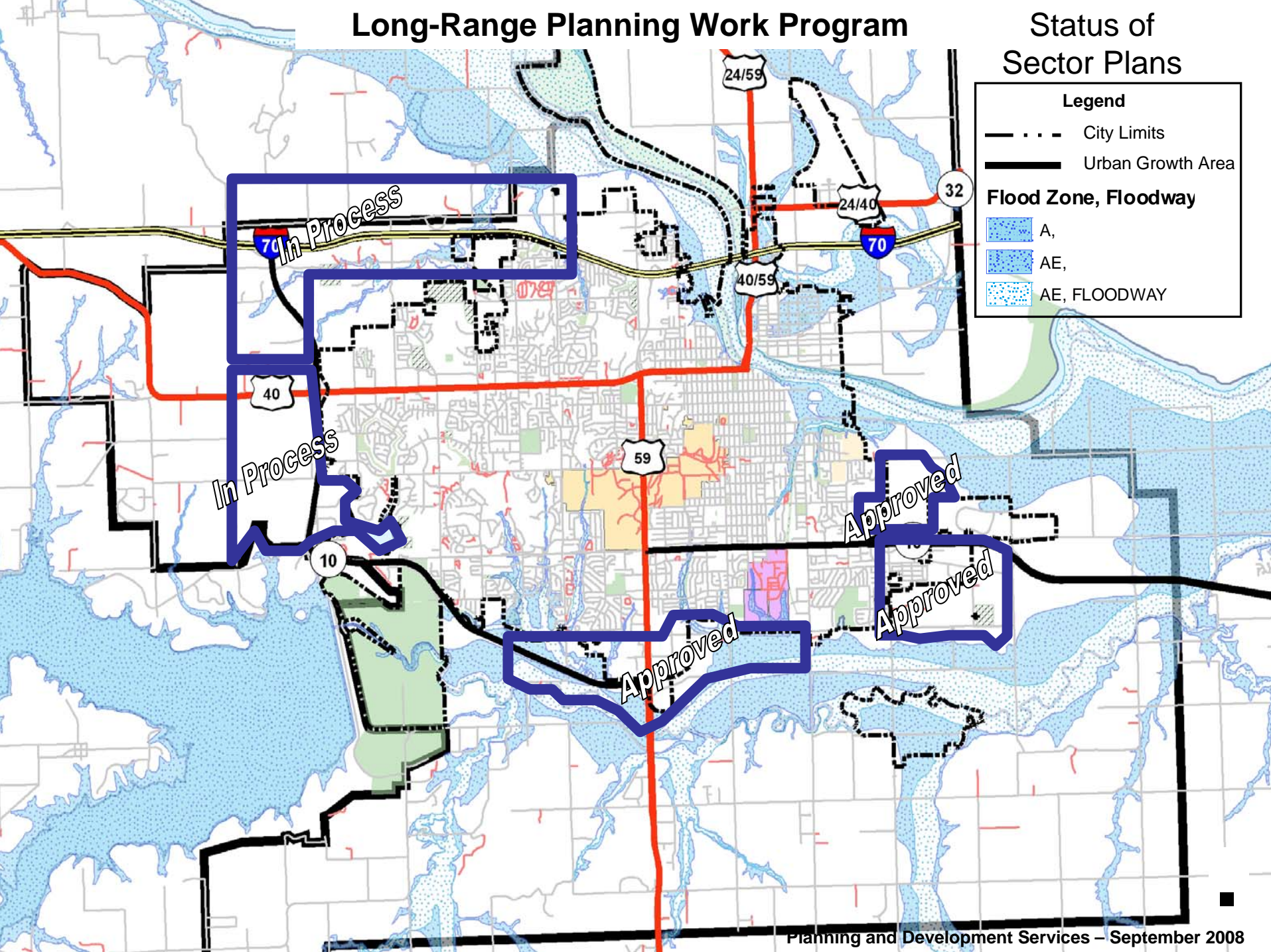
## Status of Sector Plans

### Legend

- City Limits
- Urban Growth Area

### Flood Zone, Floodway

- A,
- AE,
- AE, FLOODWAY



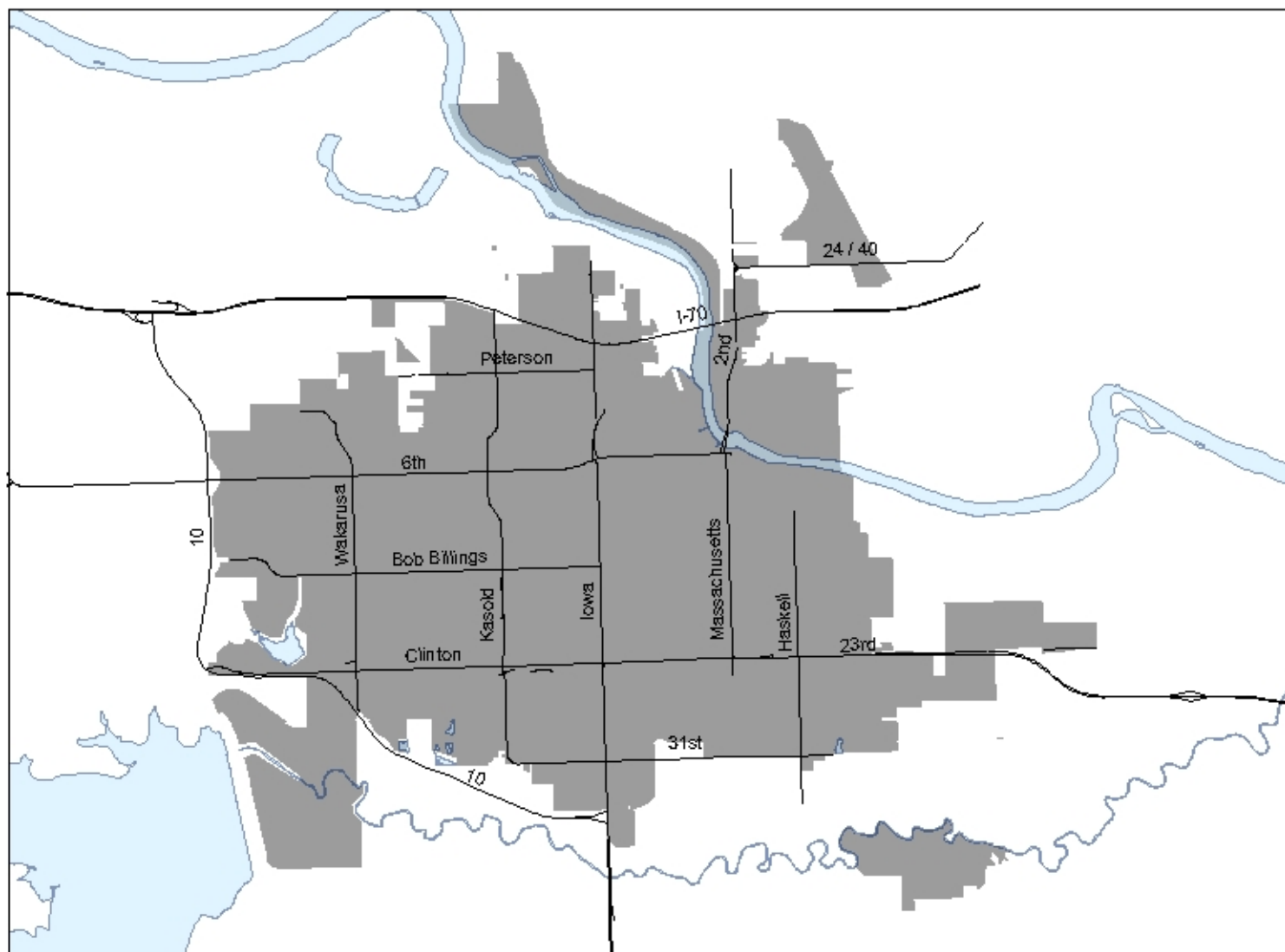


# Sector Plans

- Specific future land use plan for a specific area
- Guides development once properties are annexed into the city of Lawrence
- Anticipates development over a relatively long period of time
- What the plan does:
  - Identifies future land uses
  - Outlines goals and policies
- Plan does not annex property and does not change zoning upon adoption
- General steps to process:
  - define planning area boundaries
  - inventory of existing conditions & data analysis
  - draft plan
  - public meeting
  - draft plan
  - adoption process (PC, CC, BCC)



Today





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# History of the Plan

- Process began in early 2008
- First draft of plan released on June 5, 2008
  - Approx. 150 letters and emails sent to stakeholders to notify of plan release and public meeting
- 1<sup>st</sup> public meeting held on June 26<sup>th</sup>.
  - Approximately 70 people attended 1<sup>st</sup> meeting



# History of the Plan

- 2<sup>nd</sup> draft released on July 21<sup>st</sup>
  - 2<sup>nd</sup> draft release & 2nd meeting notice
  - Approximately 175 letters and emails sent to stakeholders and list serve
- 2<sup>nd</sup> public meeting held on August 7<sup>th</sup>
  - Approximately 40 people attended





# History of the Plan

- 3<sup>rd</sup> draft released on August 27<sup>th</sup>
- Letters and emails sent to stakeholders and list serve noticing draft release and PC meeting.
- A large number of comments were received on the first two drafts of the plan.
- Also met separately with individual property owners and groups of property owners.



# History of the Plan

- Lawrence-Douglas County Planning Commission reviewed 3<sup>rd</sup> draft on September 24, 2008.
- PC provided direction to staff concerning the future land use map.
- 4<sup>th</sup> draft was produced based on PC direction.



# History of the Plan

- PC heard 4<sup>th</sup> draft on October 20, 2008.
- PC approved 4<sup>th</sup> draft on a 6-2 vote.
- Primary issues of 3<sup>rd</sup> and 4<sup>th</sup> drafts are focused in the southeast corner of the planning area east of K-10 Highway.



# Major Plan Policies

- **K-10 and 15<sup>th</sup> Street/Bob Billings Parkway Intersection:** No urban density development west of K-10 Highway will be approved until the City of Lawrence, Douglas County and/or the Kansas Department of Transportation (KDOT) has approved a financing plan, along with a commitment to construct the improvements within a reasonable timeframe, that will be implemented to address the K-10/15th Street intersection to make it safe to handle urban density traffic. The acceptable solution is a grade separated intersection. Properties north of US Highway 40/6th Street and within ½ mile south of US Highway 40/6th Street will not have to comply with this policy when they develop to urban densities in the future.





# Major Plan Policies

- Connectivity
- Protections for Clinton Lake:
  - Emphasize sediment control during development
  - Stream Buffer to protect natural systems
- Traditional Neighborhood Design option—  
Lawrence SmartCode



# Major Plan Policies

WEST OF K-10 REGULATING PLAN



The T-zones are allocated in response to natural conditions, such as flood plains and slopes, as well as existing thoroughfares, and are structured around Pedestrian Sheds.

**T5: Urban Center**  
Higher intensity with mixed use and significant retail. This zone is what we think of as Main Street.

**T4: General Urban**  
Mixed use, but primarily residential urban fabric.


**T3: Sub-Urban**  
Low density, suburban residential areas that allow home occupations.

**T2: Rural Reserve**  
Land in open or cultivated state or sparsely settled.

**T1: Rural Preserve**  
Land approximating or reverting to a wilderness condition including lands unsuitable for development such as wetlands, steep slopes, and nature preserves.

**CS: Civic Space**

**CB: Civic Building**

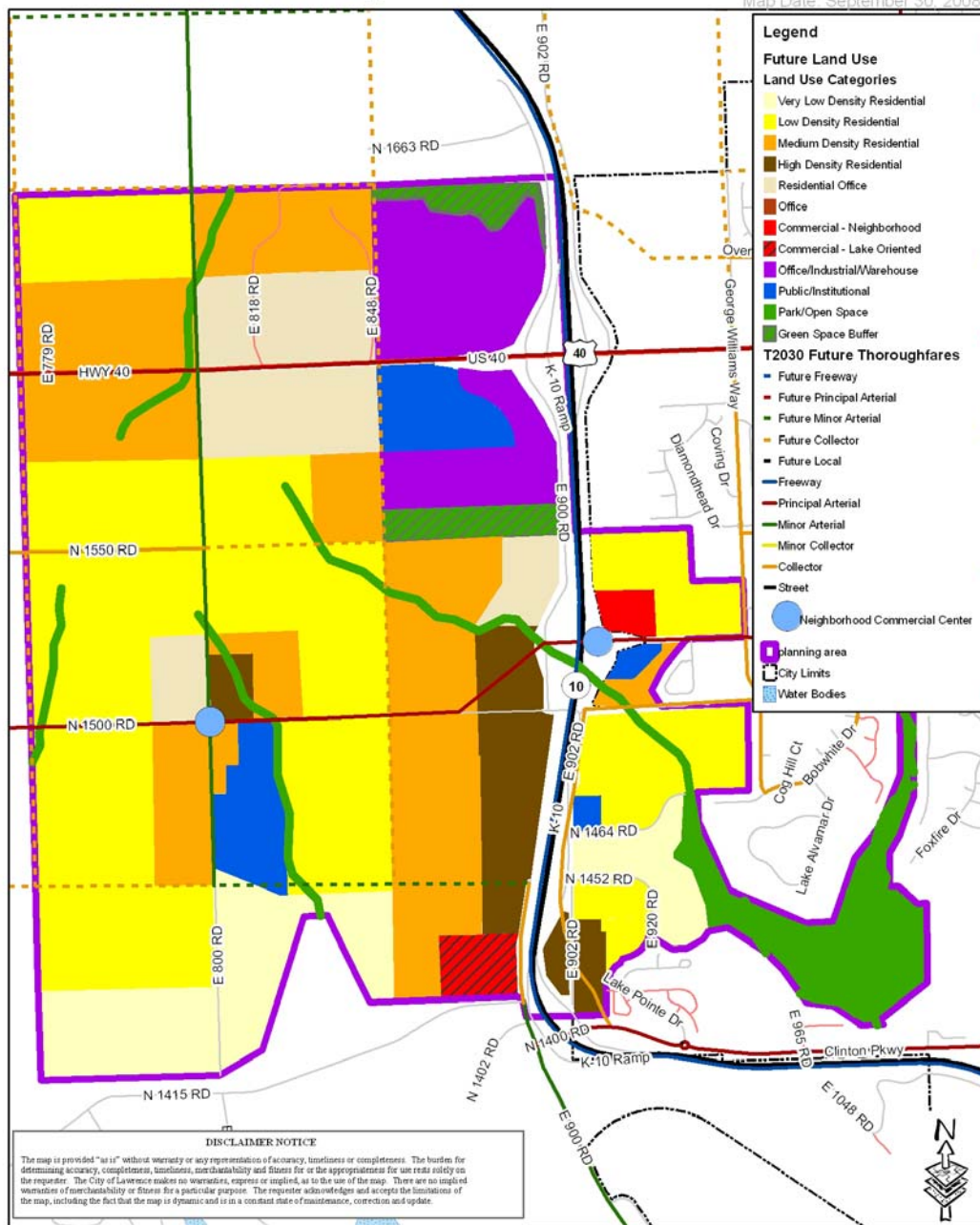
 Neighborhood Center Pedestrian Shed: 5 minute walk



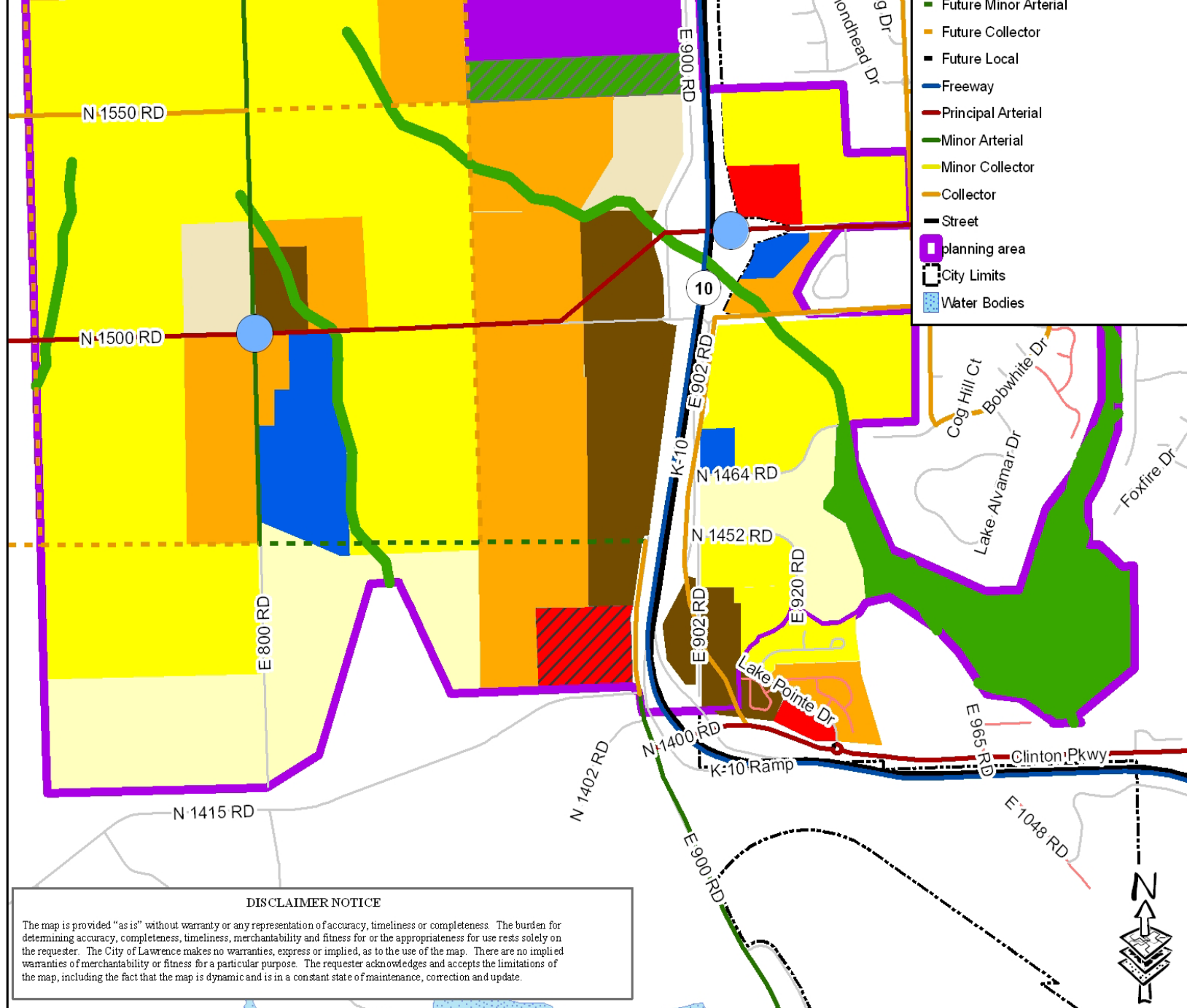


## West of K-10 Plan Map 4-1 Future Land Use

Map Date: September 30, 2008











# Staff Recommendation

- Staff recommendation:
  1. Approve CPA-2008-6, a Comprehensive Plan Amendment to Horizon 2020, Chapter 14 Specific Plan, and adopt on first reading, Ordinance No. 8340, if appropriate.