

**ITEM NO. 3      CPA-2008-3; AMENDMENT TO HORIZON 2020, CHAPTER 6 (DDW)**

**CPA-2008-3** Amend Chapter 6-Commercial Land Use – Inner-Neighborhood Commercial Uses to correct inconsistencies between the description in the comprehensive plan and the *Land Development Code* including location and an update as to where existing neighborhood commercial centers are located.

**STAFF PRESENTATION**

Mr. Dan Warner presented the item.

Commissioner Harris asked if the new language allow different uses or locations for the smaller centers in existing neighborhoods.

Mr. Warner replied yes, he believed so. It would allow new commercial centers that meet the criteria. He said that they are adding a local street that it can be on and adding that it can access an alley but did not change anything about the appropriateness about it.

Commissioner Harris asked if changing to a local street would make it possible to have smaller commercial centers on many more streets than are currently allowed in the Development Code.

Mr. Warner said the Development Code allows them on local streets. He stated that most of the ones on the list are on local streets or take access from a local street. He said that given the very small nature of the commercial centers staff did not think it was a problem to add local street to the list.

Commissioner Hird inquired about the letter from the League of Women Voters that discussed three particular locations to be included.

Mr. Warner said he thought the letter was asking that the areas zoned CN2 (Neighborhood Commercial Center) be designated as such as a protection that the use would not be allowed to intensify. Staff has discussed this. Staff could see why they want to protect those as neighborhood commercial in Horizon 2020, but if it is looked at in the context of where they are located amongst commercial strip there could be an argument about rezoning to commercial strip. Staff can look at the issue if the Planning Commission wishes.

Commissioner Hird asked about Inner Neighborhood Commercial Centers being an acre or less in size. He stated that the Hillcrest Shopping Center and The Malls are larger than that and wondered if it would be consistent to have them under this designation.

Mr. Warner said that the acreage may not be an issue, it is the amount of commercial that they have. He thinks they are asking to have them designated in the Comprehensive Plan as neighborhood commercial centers, which is a separate issue from what is being looked at tonight.

Commissioner Moore said the CN2 designation was much different than all the other zonings and that maybe the neighborhood commercial might fall under a CS.

Mr. Warner said the CN2 is more limiting than the commercial strip which is what the League of Women Voters was referring to in their letter.

Commissioner Moore asked if the CN2 was already limiting enough.

Mr. Warner said yes, but that the League of Women Voters are asking for Horizon 2020 support for those being designated as neighborhood commercial centers.

Commissioner Harris inquired about staff's opinion regarding CN2.

Mr. Warner said one of staffs' opinions is that it might not be so bad that those are zoned CN2 amongst the CS zoning. It could also be appropriate to be rezoned commercial strip given the context of each area.

Commissioner Harris asked if the Planning Commission needed to consider this issue tonight.

Mr. Warner replied, no.

#### **PUBLIC HEARING**

No public comments.

#### **ACTION TAKEN**

Motioned by Commissioner Carter, seconded by Commissioner Hird, to approve CPA-2008-3 comprehensive plan amendment Chapter 6, Commercial Land Use – Inner Neighborhood Commercial Centers, to correct inconsistencies between the description in the comprehensive plan and the *Land Development Code* including location and an update as to where existing inner neighborhood commercial centers are located, and approve and sign Planning Commission Resolution 2008-12. Forwarding this comprehensive plan amendment to the Lawrence City Commission and the Douglas County Board of County Commissioners with a recommendation for approval.

Unanimously approved 10-0. Student Commissioner Shelton voted in favor.