



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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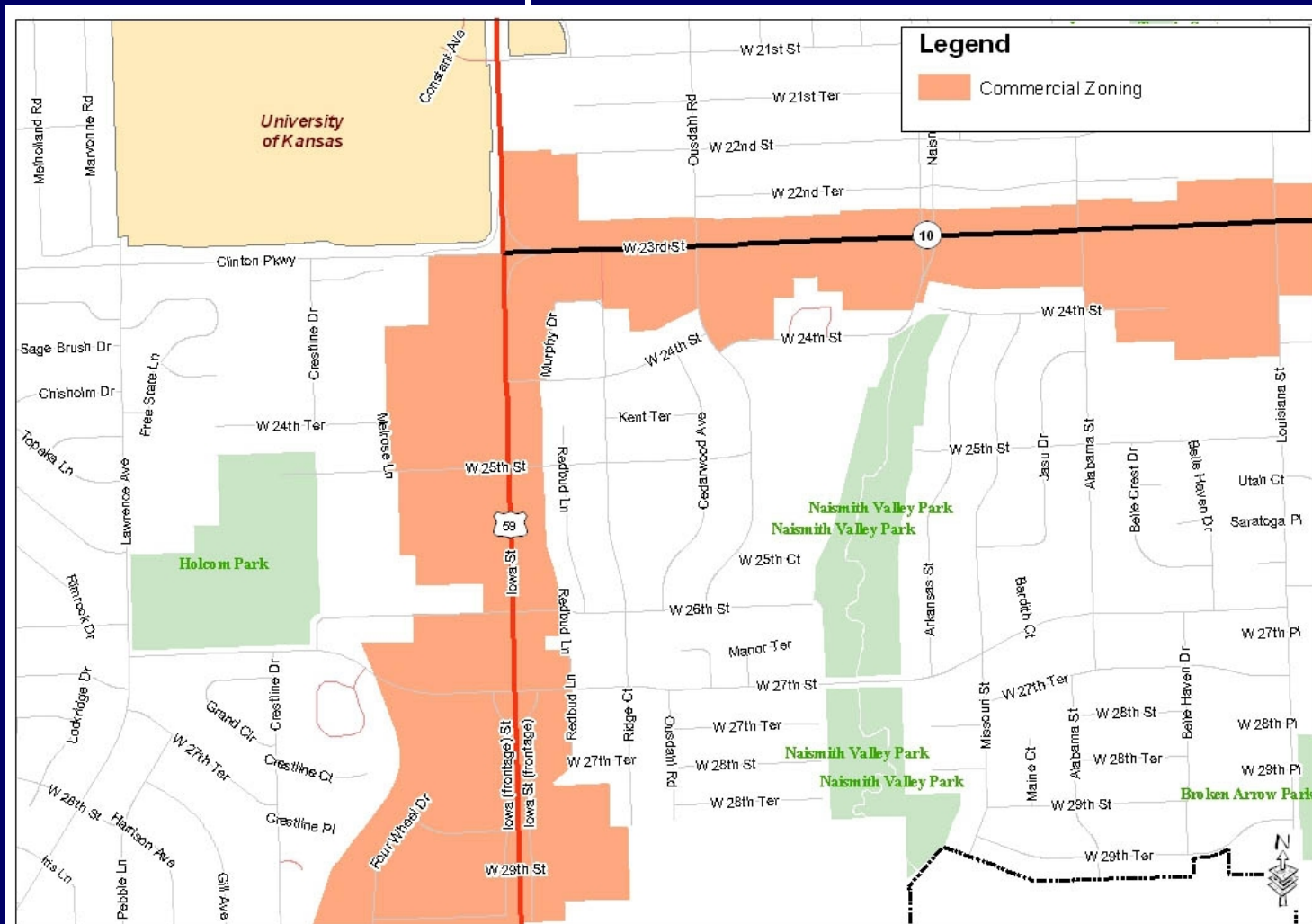
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- Chapter 6 provides direction on “Strip Commercial” development versus Nodal commercial development.
- Pg. 6-2: “Nodal Development is the antithesis of “Strip Development”. “Strip Development is characterized by high-intensity, auto-oriented uses, 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.



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“Strip Commercial”





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Nodal Development





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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.



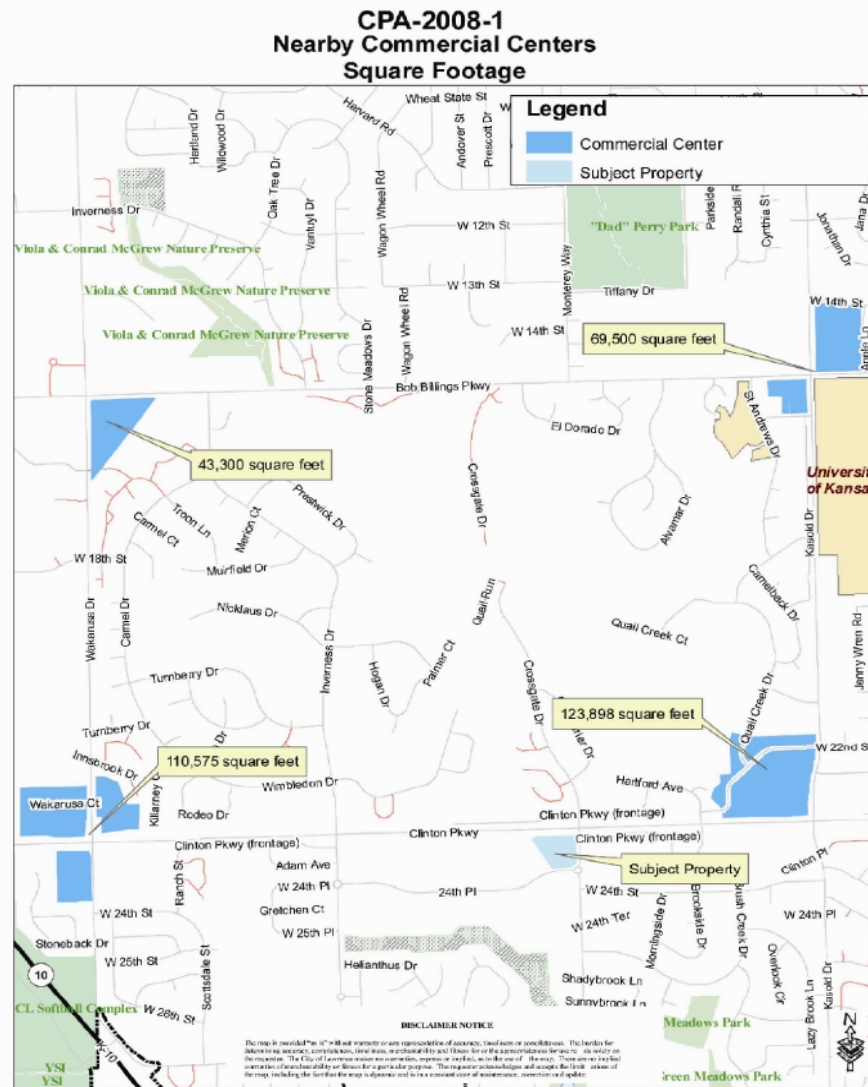
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- Proposal is in conflict with Horizon 2020 policy: “The Comprehensive Plan does not support increasing the size or number of new Commercial Centers” (pg. 6-21).



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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.