

# Memorandum

## City of Lawrence

### Planning & Development Services

**TO:** David L. Corliss, City Manager

**FROM:** Planning Staff

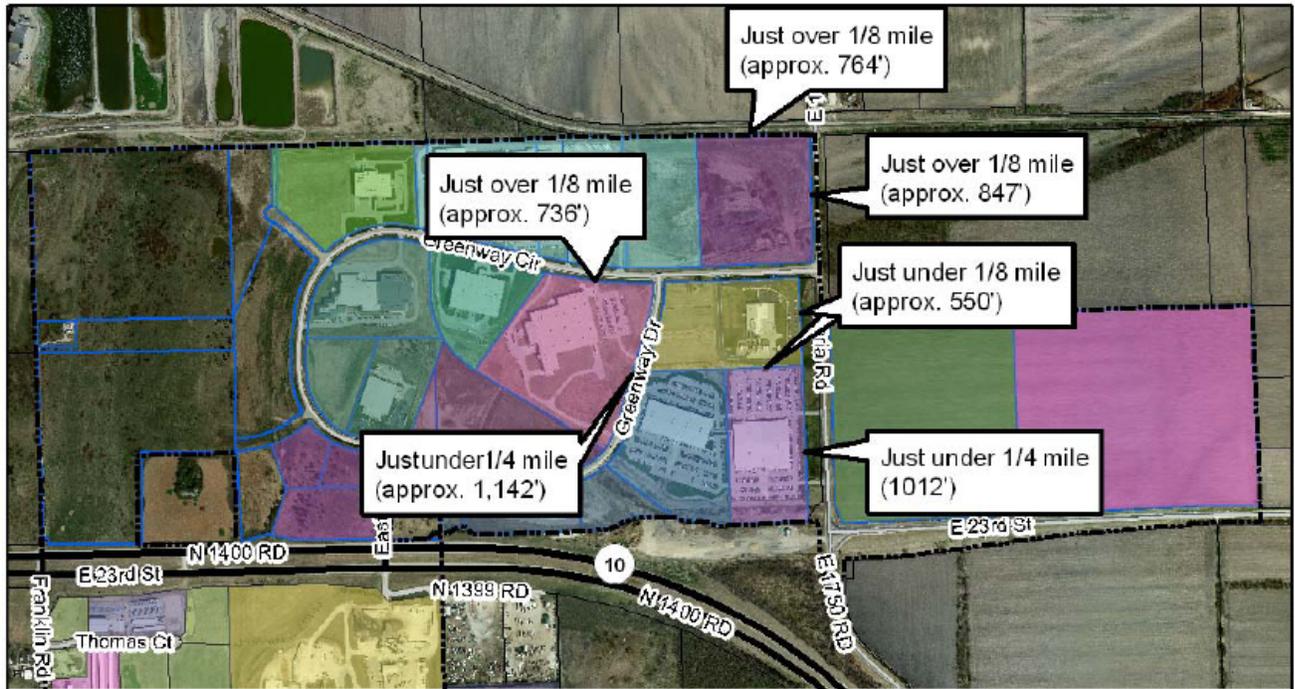
**Date:** December 4, 2008

**RE:** Follow-up to the K-10 & Farmer's Turnpike Plan discussion

The K-10 & Farmer's Turnpike Plan draft and corresponding comprehensive plan amendments were discussed at the December 2, 2008 City Commission meeting. This item was deferred one week and the Commission asked that some questions be addressed before the next meeting. Below is a summary of the questions and responses from staff.

Questions regarding size of the identified future land use areas

- Approximate acreages (gross) are shown on the attached draft future land use map option 1 and option 2. Please note that these acreages are approximates and not buildable acreages. They do not take into consideration needed street rights-of-ways, building envelopes and utility easements. These are numbers we typically do not include in the plan to allow for flexibility within the plan and to take into consideration the need for street and utility services. Land use area boundaries are described in the plan by features such as roadways and open space/floodplain areas.
- Approximate distance references have been given on the attached option 1 and option 2 maps showing 1/8, 1/4, and 1/2 mile distances. The maps themselves are not scalable.
- Below is a map of East Hills Business Park that gives examples of lot dimensions based on the lot's platted lot lines. This is for reference to compare the sizes of the different land use areas in the draft future land use maps. The property designated for industrial uses between Farmer's Turnpike and I-70 will yield parcels equal to or larger than that which exists in the East Hills Business Park making this area viable for industrial development.



Why are we working on urban land use maps outside of the existing Urban Growth Area (UGA)?

- It has been noted that the existing UGA does not correspond with where the city is currently growing and does not complement the assumed capability for the city to provide city services to these areas in the future. The City and the County have shown their support for growth within the planning area, outside of the existing UGA, by the recent annexation and zoning approval of a 155 acre tract.
- Providing a long-range plan for this area enables other entities and services such as utilities, both city and private, school districts, parks and rec. and fire/rescue to plan accordingly.
- The Planning Commission, at their April 2008 meeting, recognized that the current UGA boundaries should be revised to reflect changing circumstances. They initiated a Comprehensive Plan Amendment (CPA) to review the current UGA boundaries. In addition to this area, there are other areas of the UGA identified to be re-evaluated, such as the Grant Township area. Staff is currently working on this CPA.

Details regarding the inclusion of the Westar, Lawrence Energy Center site into the planning area

- The Lawrence Energy Center site to the east of the K-10 & Farmer's Turnpike planning area was not included in this plan as it is included as part of the Santa Fe Industrial Area as described in the draft Chapter 7 – Industrial and Employment Related Land Use in Horizon 2020. The chapter discusses the area north of Lakeview Road to remain industrial and include

development of traditional industrial uses, therefore outlining future land use for this property.

Access to I-70 and industrial designated areas in the eastern portion of the planning area

- Exact traffic patterns are unknown at this time but Farmer's Turnpike is an arterial road and is expected to carry truck and heavy vehicle traffic within the planning area.
- The reason for the amount of industrial on the eastern side of the planning area shown in option 1 is to complete the existing industrial land use pattern and then utilize the natural features as a transition area between uses. The residential uses to the immediate west will support the employment center and carry forward the need for people to be able to live close to where they work. If additional industrial is needed, it is suggested that it be included as part of the I-70/K-10 industrial area as to concentrate the industrial uses around the highway interchanges.

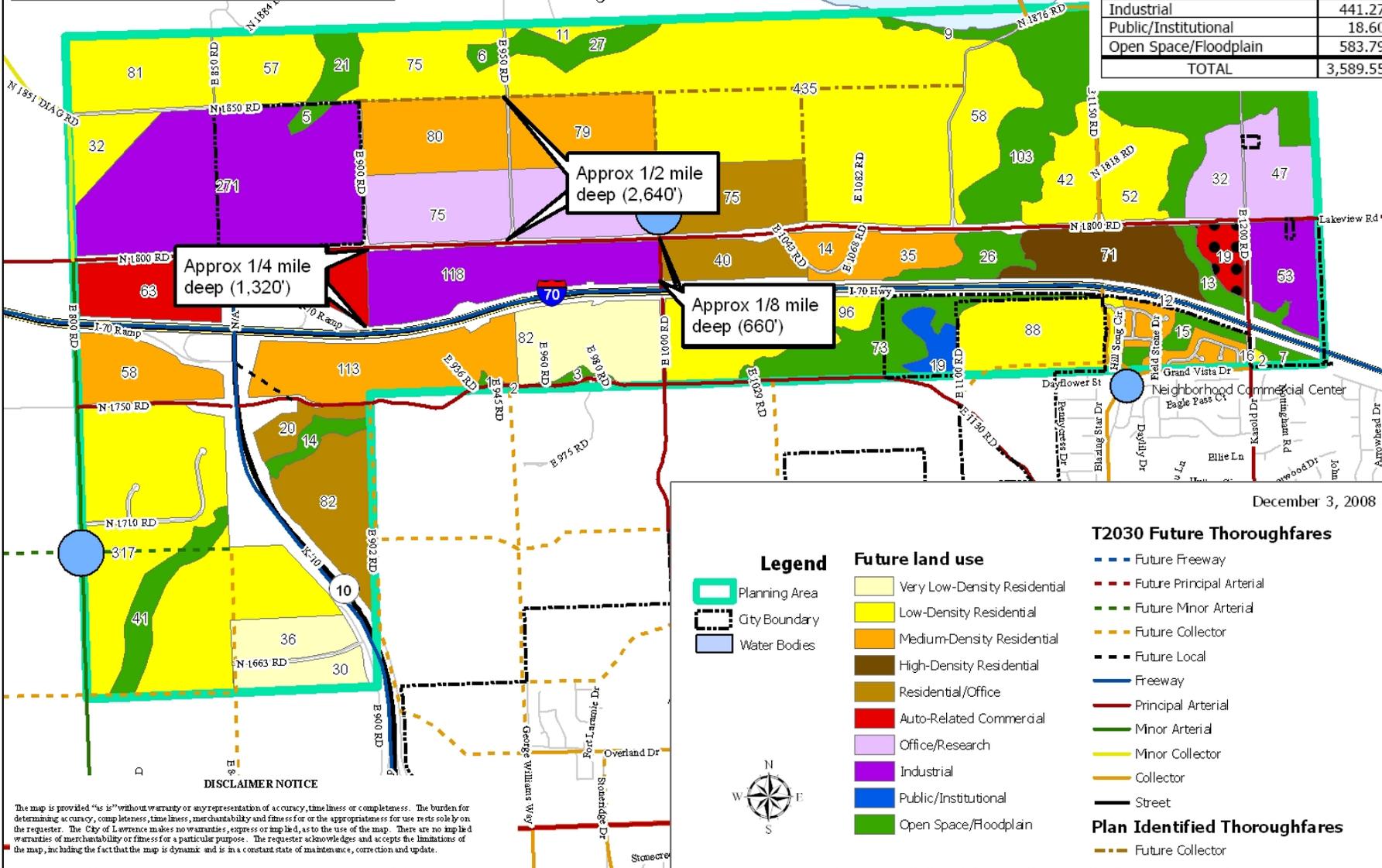
Differences between future land use map options

- The Planning Commission staff report dated November 17, 2008, and included in your agenda packet, provides a summary of each future land use map option and outlines the issues for each.
- The Planning Commission recommended option (option 1) reflects a land use pattern that provides a range of uses to continue the build the Lawrence community, and promotes the values and direction the city has been taking in its planning for higher density, affordable housing, less auto dependency, mixing of uses, live-work opportunities, support for services, etc.
- The Planning Commission recommend option (option 1) is more realistic in its expectation of how some property owners will want to develop given the road system, proximity to the city, and benefit of city services when they are available.

# K-10 & Farmer's Turnpike Plan

Map 3-1 Future Land Use Draft  
Option 1  
Approximate Land Use Acreages

Option 1	Acres
Very Low-Density Residential	148.39
Low-Density Residential	1,346.13
Medium-Density Residential	408.46
High-Density Residential	71.04
Residential/Office	216.95
Neighborhood Commercial	19.41
Auto-Related Commercial	104.86
Office/Research	230.65
Industrial	441.27
Public/Institutional	18.60
Open Space/Floodplain	583.79
<b>TOTAL</b>	<b>3,589.55</b>



December 3, 2008

**Legend**

- Planning Area
- City Boundary
- Water Bodies

**Future land use**

- Very Low-Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential/Office
- Auto-Related Commercial
- Office/Research
- Industrial
- Public/Institutional
- Open Space/Floodplain

**T2030 Future Thoroughfares**

- Future Freeway
- Future Principal Arterial
- Future Minor Arterial
- Future Collector
- Future Local
- Freeway
- Principal Arterial
- Minor Arterial
- Minor Collector
- Collector
- Street

**Plan Identified Thoroughfares**

- Future Collector

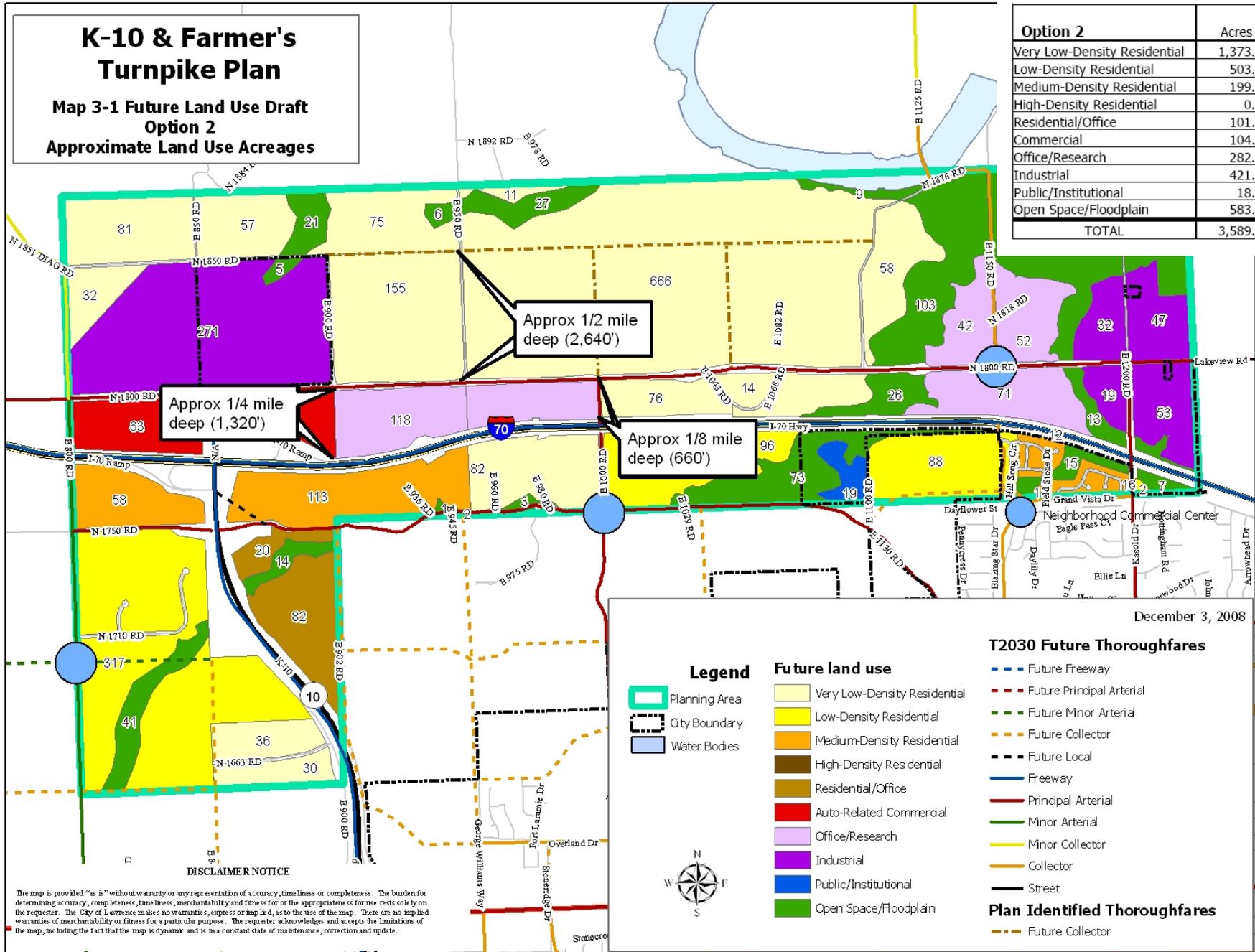
**DISCLAIMER NOTICE**

The map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The City of Lawrence makes no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the map, including the fact that the map is dynamic and is in a constant state of maintenance, correction and update.

# K-10 & Farmer's Turnpike Plan

## Map 3-1 Future Land Use Draft Option 2 Approximate Land Use Acreages

Option 2	Acres
Very Low-Density Residential	1,373.85
Low-Density Residential	503.09
Medium-Density Residential	199.60
High-Density Residential	0.00
Residential/Office	101.31
Commercial	104.86
Office/Research	282.83
Industrial	421.58
Public/Institutional	18.60
Open Space/Floodplain	583.79
<b>TOTAL</b>	<b>3,589.52</b>



Approx 1/4 mile deep (1,320')

Approx 1/2 mile deep (2,640')

Approx 1/8 mile deep (660')

December 3, 2008

### DISCLAIMER NOTICE

The map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for use rests solely on the requester. The City of Lawrence makes no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the map, including the fact that the map is dynamic and is in a constant state of maintenance, correction and update.

### Legend

- Planning Area
- City Boundary
- Water Bodies

### Future land use

- Very Low-Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential/Office
- Auto-Related Commercial
- Office/Research
- Industrial
- Public/Institutional
- Open Space/Floodplain

### T2030 Future Thoroughfares

- Future Freeway
- Future Principal Arterial
- Future Minor Arterial
- Future Collector
- Future Local
- Freeway
- Principal Arterial
- Minor Arterial
- Minor Collector
- Collector
- Street

### Plan Identified Thoroughfares

- Future Collector

