

**ITEM NO. 4 CPA-2008-9; AMENDMENT TO HORIZON 2020, CHAPTER 14 (MJL)**

**CPA-2008-9:** Consider amending Horizon 2020, Chapter 14 Specific Plans, to add a reference to and incorporate the K-10 & Farmer's Turnpike Plan.

**STAFF PRESENTATION**

Ms. Michelle Leininger presented the item.

Commissioner Harris inquired about truck traffic and asked if either option had an increase.

Ms. Leininger said the truck traffic would depend on the use. Based on acreage, option 2 might have more traffic.

Commissioner Harris asked about the difference in industrial acreage for option 1 versus option 2.

Ms. Leininger said option 1 has approximately 441 acres of industrial and option 2 has approximately 421 acres of industrial (not total buildable).

Commissioner Harris inquired about the variety in housing for option 2.

Ms. Leininger said the area N of I-70, for very low density residential, allows one or two dwelling units per acre and just detached dwelling units. It does not allow for a variety of housing types.

Commissioner Blaser asked about office research.

Ms. Leininger said option 1 has approximately 671 acres and option 2 has approximately 704 acres.

**PUBLIC HEARING**

Ms. Marguerite Ermeling, spoke on behalf of a group, felt that option 2 should be given consideration because it provides more industrial, office, and residential and the efforts represent a larger group effort. Option 2 provides a new progressive way to look at planning for the future. This plan will extend over the next decade. Option 2 allows industrial and office research in rural areas. She said that the transition zones would not require the same as a higher density area. She said that City Commission has stated several times that there would not be utilities in the foreseeable future provided to the area so that will limit the types of uses that can be in the area. She felt that looking east is where near term industrial should occur. She felt that option 2 serves the needs of everyone and is acceptable to the community at large that live in the area.

Mr. Rick Stein, lives on N. 1950 Road, said he supports draft map option 2 and felt it was the more economical option for the county. He said that option 2 takes advantage of existing infrastructure that would allow a more immediate industrial solution and would mean less cost for citizens. He strongly supported consolidating intense uses and option 2 consolidates on the east and west sides the most intense uses. He did not like the location of neighborhood commercial center in option 1.

Commissioner Hird asked if option 2 has high density residential.

Mr. Stein replied, no, not that he was aware of.

Mr. Steve McDowell, did not agree with high residential on dirt roads. He would like co-existence between residential homes and industrial. He said the standards of industrial lighting are not adequate. He favored option 2.

Mr. Stan Unruh, lives on 900 Road, said he supports option 2 because it will be less intrusive to people living in the corridor of the proposed zones.

Mr. Paul Bahnmaier, said the Freedom Heritage Area Management Plan would be approved in February and he felt that all plans should consider it. He was concerned about the large commercial area at K-10/I-70 because he does not want to see a truck stop there. He said there would be an impact on the area. He felt that the gateway to Lecompton should be given consideration. He explained what the Freedom Heritage Area Management Plan is and that the Freedom Frontiers is a 41 county economic development effort.

Mr. Jim Bagget, lives on 950 Road, said that option 2 represents the efforts of a large number of people over many years and has evolved from the efforts of many people.

Ms. Jane Eldredge, Barber Emerson, said she supports staff recommendation for option 1 because the intersection of Farmers Turnpike and I-70 is a unique opportunity in the county and is the one place where there is access to interstate and state highways and is important in terms of industrial development. She felt that it made sense for the community as a whole to have the industrial and industrial related concentrated around this access. She said the parameters between Farmers Turnpike and I-70 are not optimal single family residential areas. She showed a sketch of property owners she represents and it was a substantial portion of the area.

## **COMMISSION DISCUSSION**

Commissioner Finkeldei asked about the changes in the neighborhood commercial locations.

Ms. Leininger said that Horizon 2020 identifies it in the northwest area. It was moved north to serve higher density uses and in the latest draft it was moved to the north side of Farmers Turnpike to offer choices.

Commissioner Dominguez asked about the purpose of not having high density in option 2.

Ms. Leininger stated that in option 1 high density gives a range of densities and allows the opportunity for people with a range of economic status and income to live in those areas and support the employment centers.

Commissioner Dominguez asked if the developer could pay to bring the utilities to the site.

Ms. Leininger replied, yes.

Commissioner Dominguez asked about the higher intensity industrial being moved from the north to the south of Farmers Turnpike.

Mr. McCullough said that it can accommodate East Hills Business Park sized lots. He said that sector plans reflect the typical Lawrence development pattern which is a mix of uses and housing choices. Staff also sought to take advantage of arterial roads, which the Farmers Turnpike is, and step that higher intensity uses up away from arterial roads. Staff felt it was appropriate to put those higher intensity uses along Farmers Turnpike. In terms of utilities, staff feels that this is a plan for when utilities are brought to the area. The assumption is that utilities will be available there. Option 1 includes concepts suggested by the group.

Commissioner Rasmussen asked why it was more preferable to have medium residential density north of office research rather than all office research. (he pointed on map)

Ms. Leininger said that medium density residential offers the transition for land uses that Horizon 2020 stresses. Staff felt that keeping the employment type uses along Farmers Turnpike takes advantage of

the arterial road and helps to keep those employment center uses away from some of the residential uses.

Mr. McCullough said that Horizon 2020 calls for 20,000 new jobs and they do not all have to be in this area so industrial was scaled back.

Commissioner Rasmussen said the original drafts from April and July had much larger industrial areas (dark purple) and much larger office research areas (light purple) and now it has shrunk back. He stated that this corner has incredible access to I-70 and Farmers Turnpike and the amount of industrial has shrunk.

Mr. McCullough said in those additions there was no industrial to the east so some of that was reallocated to the east. It has probably shrunk a little since when the first drafts based on comments from community representatives. Staff changed the concept for clustering at the intersection and began to stretch it along Farmers Turnpike and take advantage of the area between the interstate and Farmers Turnpike and start transitioning to the north with residential.

Commissioner Rasmussen inquired about the difference between industrial and office research from the beginning version versus the most recent versions.

Ms. Leininger said the first draft from April that Planning Commission saw had approximately 496 acres of industrial and approximately 319 acres of office research (total of 815 acres), the second draft from July had approximately 270 acres of industrial and approximately 305 acres of office research (total of 575 acres), the third draft from September had approximately 270 acres of industrial and approximately 348 acres of office research (total of 619 acres), and the current draft option 1 has approximately 441 acres of industrial and approximately 230 acres of office research (total of 671 acres). The current draft option 2 has a total of 704 acres of industrial and office research.

Mr. McCullough said that staff did not think industrial should be extended that far and that there should be a clear area of high density residential to take advantage of the intersection.

Commissioner Rasmussen said option 1 is the smallest of all of the options.

Mr. McCullough said that it could be expanded.

Commissioner Carter said that options 1 and 2 both represent a lot of work and combined efforts from neighbors, staff, and others. He said he was surprised that in option 2, north of I-70, there is no low, medium, or high density residential. Option 1 has a lot of compromise and a good effort.

Commissioner Blaser said that one of the discussions about option 2 was that affordable housing was needed and option 2 does not address that.

Commissioner Harris said she has been mostly involved with the process all along and she saw merits in both of the plans. She liked the industrial and office research on both sides in option 2. She wished option 2 had higher residential density. She liked the option of not having to develop low density residential area because they can exist on septic systems instead of infrastructure. She said the area north of the Farmers Turnpike is very hilly and there are houses up there already so it makes sense to be low density residential.

Commissioner Hird asked if Commissioner Harris favored having very low density residential in option 2 north of the Turnpike.

Commissioner Harris replied, yes, partly because there is already that type of development out there.

Commissioner Harris said the beginning plan that was developed in April was developed by Staff without much input from the neighbors. She did not think it was fair to compare what Planning Commission looked at in the beginning to what is before them today.

Commissioner Hird commended the group that thought of and worked on option 2. He said he drove around the area again today. He said he understand the need of the neighbors to press for the very low density. He said that he wished in option 1 that some very low density could be squeezed into it because there is a value in preserving that lifestyle. He also wished option 2 had more varied residential uses in it. He asked staff to discuss the portion on the east end that is office research and the reason for cutting off the industrial.

Mr. McCullough said the goal is to get a mixture of uses in that area. Commercial support area on one corner, an opportunity for a business park to the north, and an extension of the higher intensity industrial to the south. Most office research activities can fit within the industrial designation and that is open for discussion by the Planning Commission.

Commissioner Finkeldei said he would support option 1. He felt it was important for Planning Commission to get far ahead of development and gives them something to work with.

Commissioner Blaser said the light purple area maybe fits office research because of the street going through there and that would not work as well with a large industrial user. He said he will support option 1 because it gives some high density and hope for affordable housing.

Commissioner Dominguez said he would support option 1 because of the economic diversity. He commended the citizens for their efforts and work on the plan.

#### **ACTION TAKEN**

Motioned by Commissioner Carter, seconded by Commissioner Dominguez, to approve CPA-2008-9 with the "Option 1" future land use map and forwarding that recommendation of approval to the City and County Commissions for their concurrence, and authorizing the chair to sign PC Resolution 2008-06 regarding this CPA.

Commissioner Rasmussen said he would not support the motion because the amount of industrial has been reduced too much around the intersection of I-70 and Farmers Turnpike. He did not feel the plan was that different from what was proposed back in April.

Motion carried 7-3, with Commissioners Rasmussen, Singleton, and Harris voting in opposition. Student Commission Shelton voted in favor.