

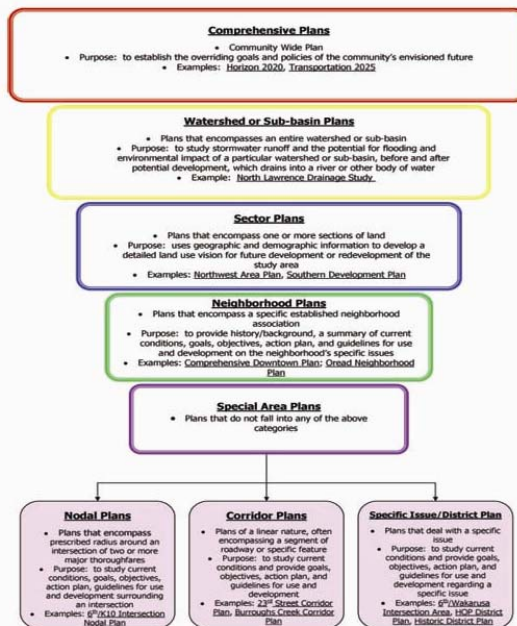


City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

# K-10 & Farmer's Turnpike Plan



## Hierarchy of Plans



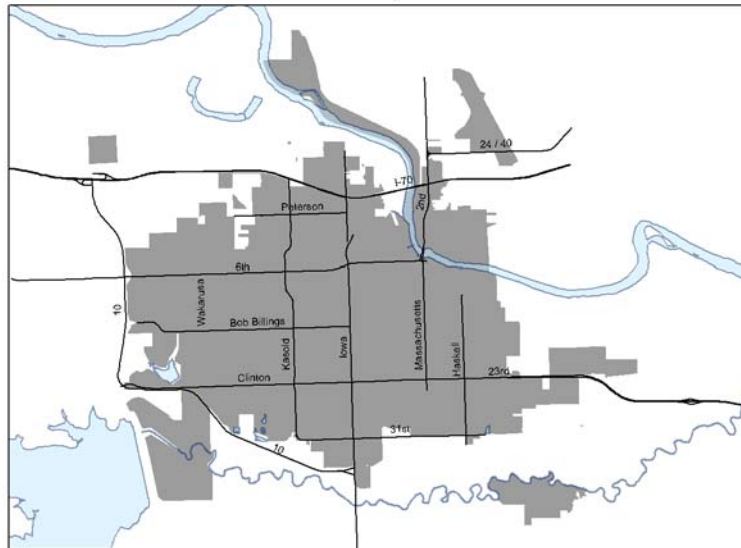


## Sector Plans

- Specific future land use plan for a specific area
- Guides development after property is 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
  - accounts for transitions and buffers between uses
- 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
  - revise draft plan
  - adoption process (PC, CC, BCC)



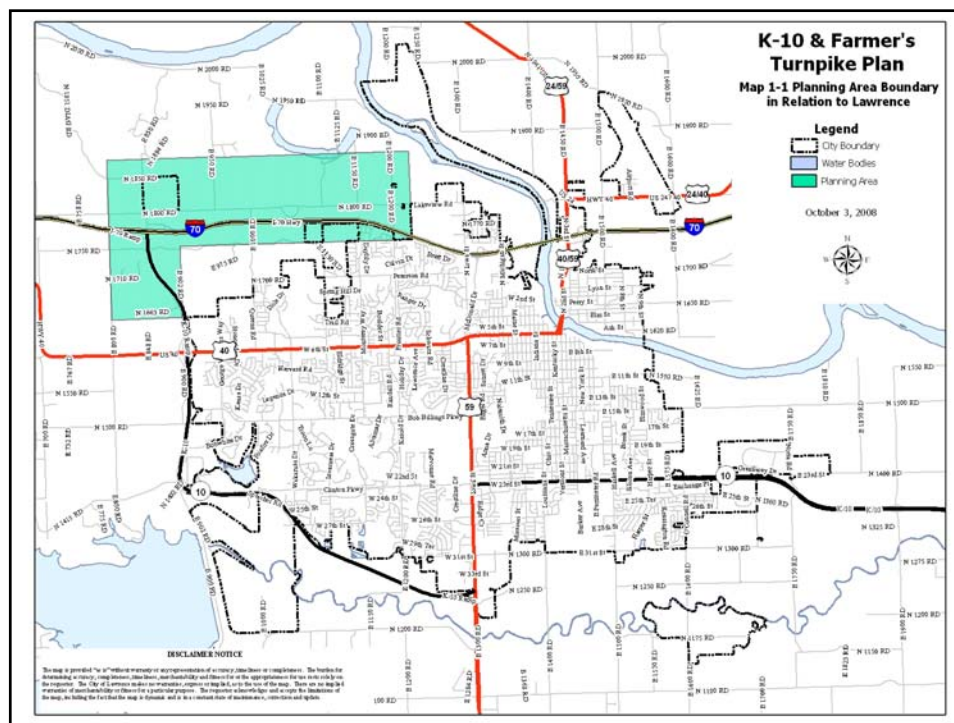
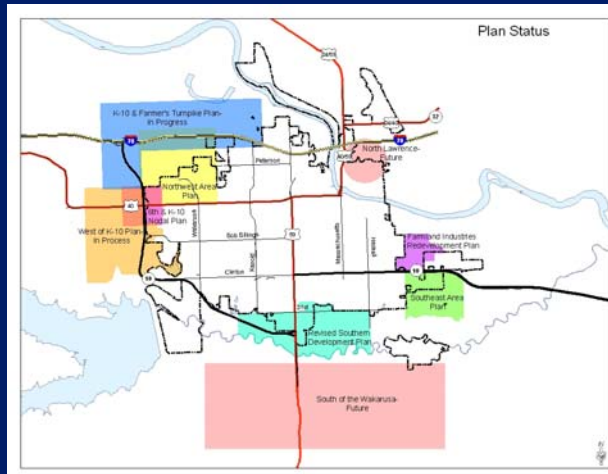
Today

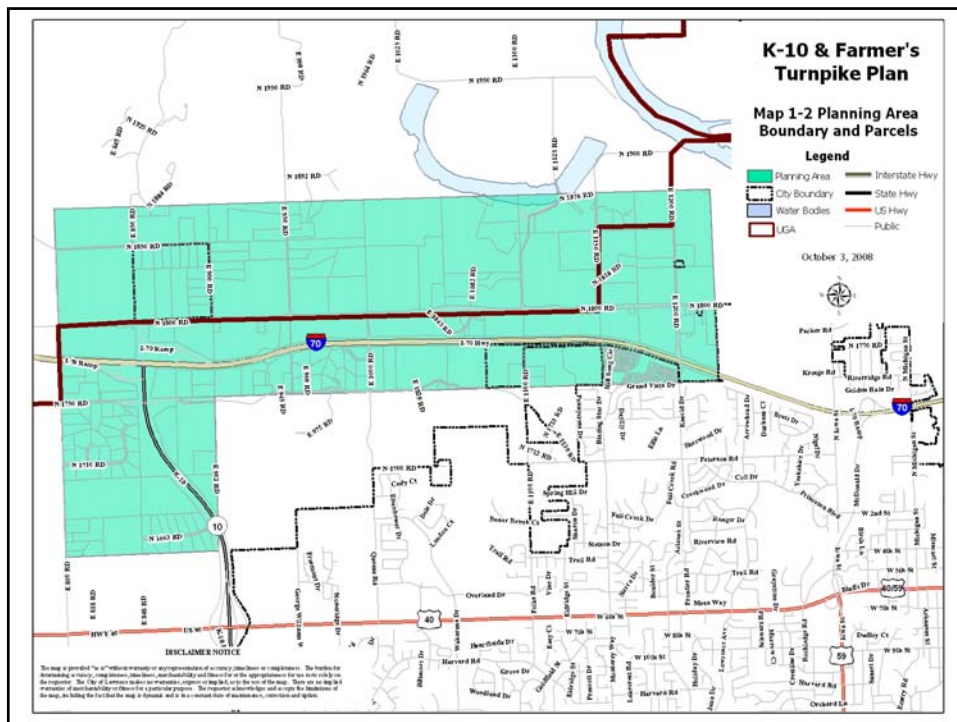




## Background

- Planning staff is working to create sector plans in the area around the city for potential development





## Background

- Kansas Turnpike built in late 1950's
- I-70/K-10 interchange completed in 1996
- Need to foster job creation and industrial space in the community
- Need for the possibility of large tract industrial space



## Planning Process

- Process began in February 2008
- Issues & Opportunities Memo released March 27<sup>th</sup>
  - Approx. 400 letters and emails sent to stakeholders
- Draft completed May 2<sup>nd</sup>
  - Draft release & public meeting notice (approx. 400 letters and emails sent to stakeholders)
- Public meeting May 15<sup>th</sup>
  - Approximately 75 people attended
- 2<sup>nd</sup> draft completed May 23<sup>rd</sup>
  - 2<sup>nd</sup> draft release & PC meeting notice (approx. 400 letters and emails sent to stakeholders)
- Email sent to listserv (approx. 88) regarding June Planning Commission meeting May 30<sup>th</sup>
- Planning Commission meeting June 25<sup>th</sup>
  - No action taken



## Planning Process Cont.

- Email sent to listserv regarding July Planning Commission meeting July 10<sup>th</sup>
- Planning Commission meeting July 23<sup>rd</sup>
  - directed staff to meet with a small group to try to reach a consensus
- Workshop meeting August 20<sup>th</sup>
  - 13 people, 3 staff, and 1 Planning Commissioner attended
- 2<sup>nd</sup> workshop meeting September 17<sup>th</sup>
  - Approx. 18 people, including 2 Planning Commissioners and 3 staff attended
- Revised draft posted October 17<sup>th</sup>
  - Email sent to 117 people on listserv
- Planning Commission meeting October 20<sup>th</sup>
  - Directed staff to meet a 3<sup>rd</sup> time with the workshop group
- 3<sup>rd</sup> workshop meeting October 30<sup>th</sup>
  - Approx. 8 people attended including 1 Planning Commissioner and 2 staff



## Planning Process Cont.

- Revised draft posted November 10<sup>th</sup> with 2 land use map options
  - Email sent to listserv November 11<sup>th</sup>
- Planning Commission meeting November 17<sup>th</sup>
  - Recommended approval of the draft plan with option 1 future land use map (7-3)
- PC approved plan posted November 24<sup>th</sup>
- Email sent to listserv November 26<sup>th</sup> for City Commission meeting



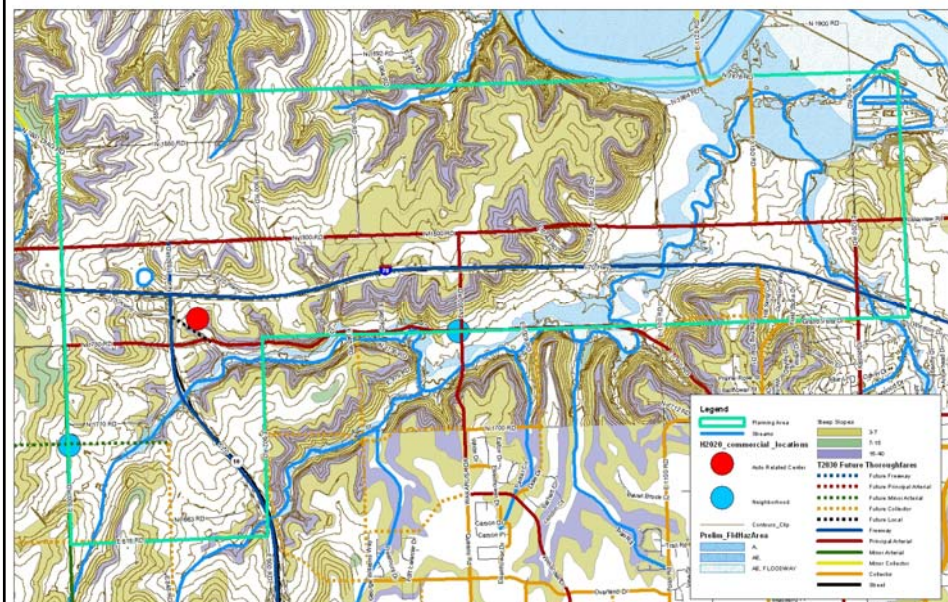
## Plan Outline

1. Introduction
  - Purpose
  - Description of Planning Area Background
  - Industrial and Employment Related Development
  - Policy Framework
2. Existing Conditions
  - Land Uses
  - Zoning Patterns
  - Infrastructure
  - Environmental Conditions
  - Community Facilities
3. Recommendations
  - Goals and Policies
  - Land Use
  - Implementation





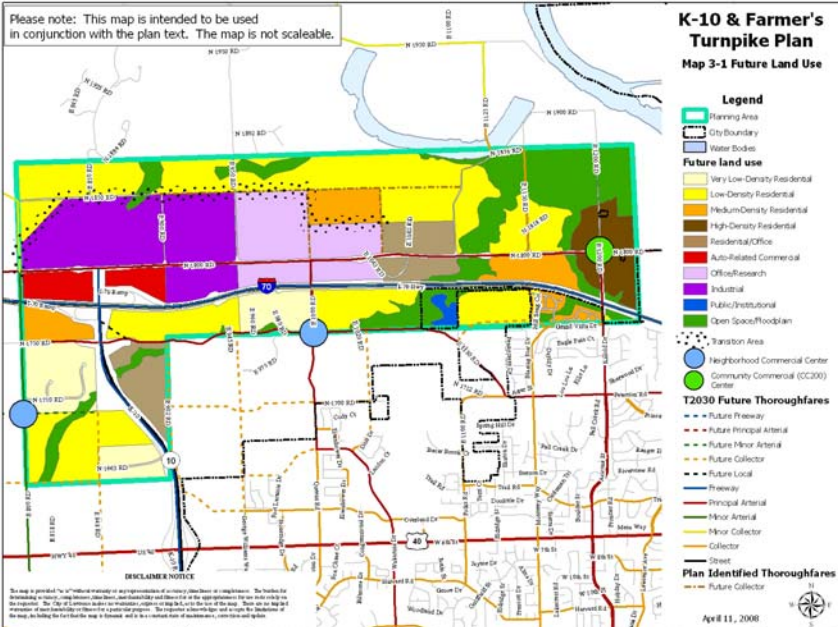
- Supports for tourism and the Freedom Frontier National Heritage Area
- Supports a rural character with urban densities for residential uses
- Supports the protection of environmentally sensitive lands
- Encourages industrial development which takes advantage of the highway system





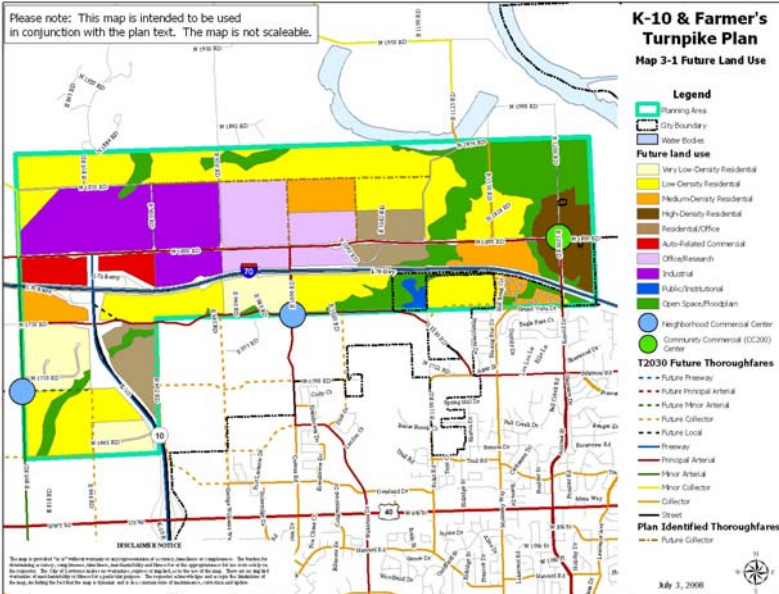
## 5/23 Draft Future Land Use Map

Please note: This map is intended to be used in conjunction with the plan text. The map is not scaleable.



## 7/7 Draft Future Land Use Map

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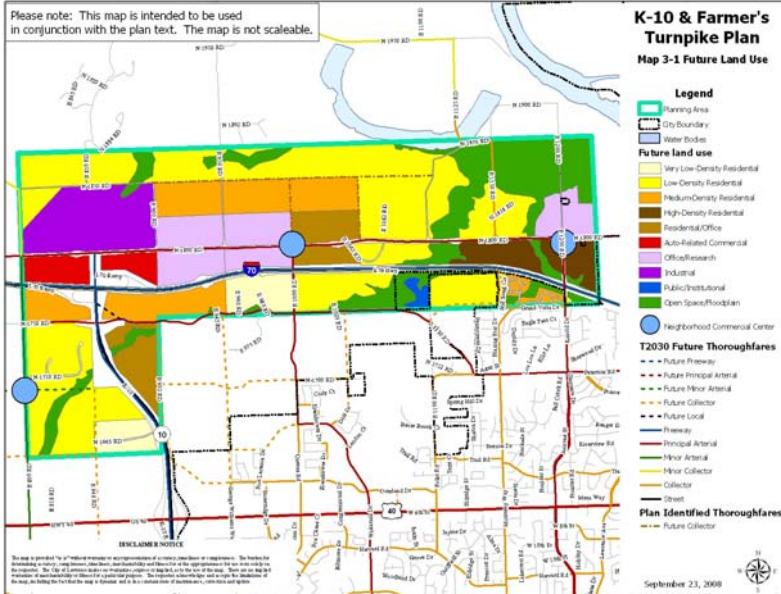






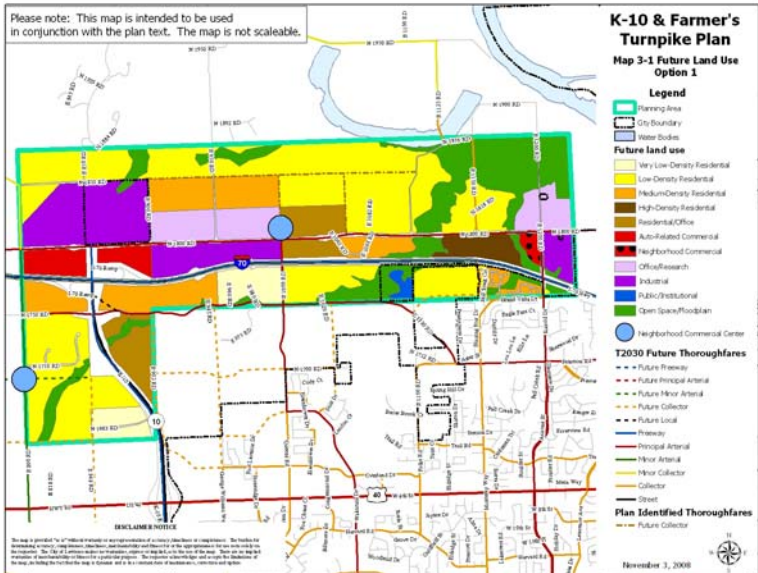
## 10/6 Draft Future Land Use Map

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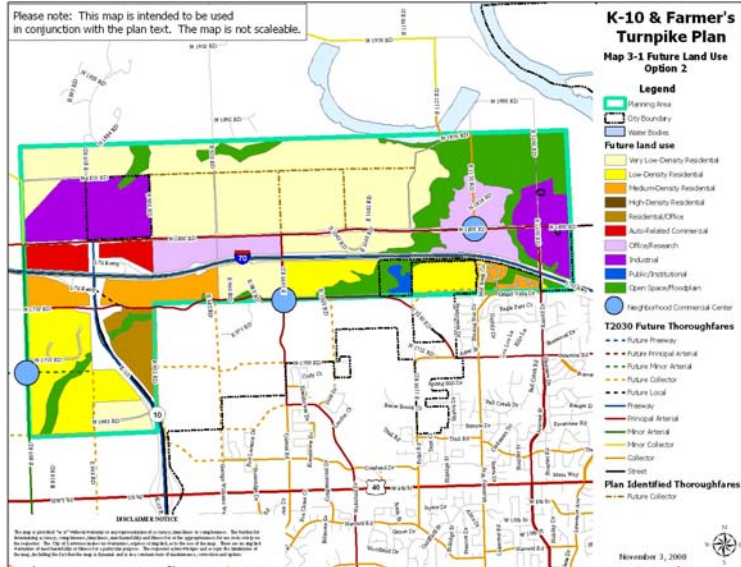
## 11/5 Draft Future Land Use Map Option 1

Please note: This map is intended to be used in conjunction with the plan text. The map is not scaleable.





## 11/5 Draft Future Land Use Map Option 2



## Key Implementation Issues

- Reevaluate and update the Urban Growth Area (UGA) in Horizon 2020.
- Adopt industrial design guidelines.
- Include the planning area in the future wastewater and water master plan updates.
- Amend T2030 to identify future streets within the planning area.



## Staff Recommendation

- Staff recommends:
  - approval the CPA-2008-09 with the Planning Commission version of the K-10 & Farmer's Turnpike Plan, and
  - adopt on first reading City Ordinance 8357 regarding CPA-2008-09.