

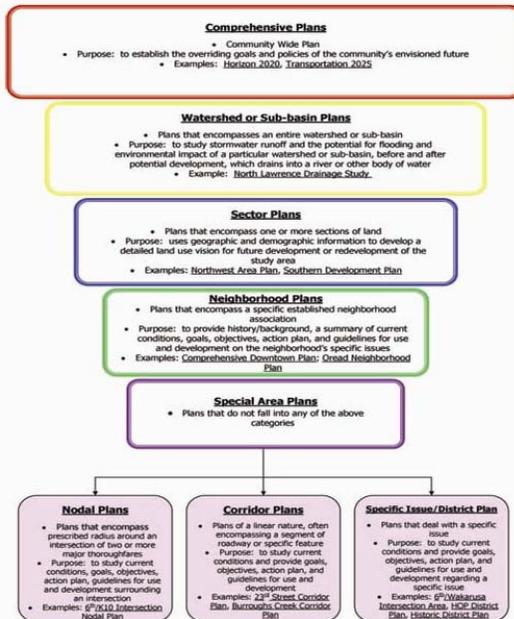


City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

K-10 & Farmer's Turnpike Plan



Hierarchy of Plans



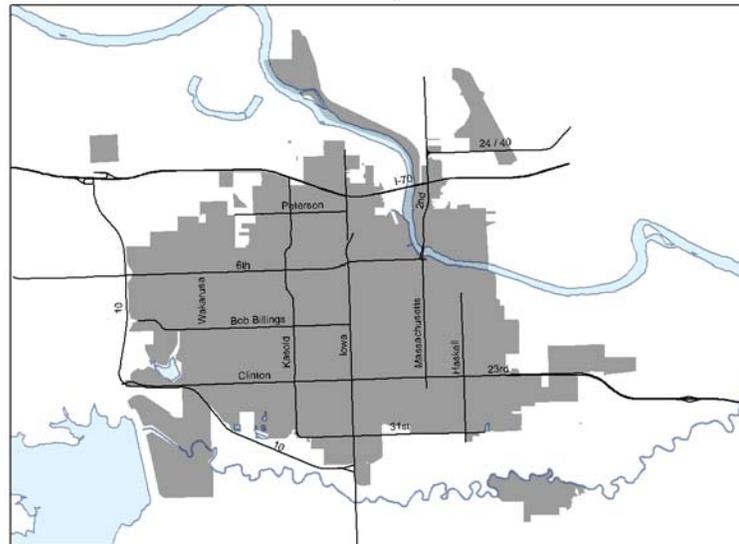


Sector Plans

- 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)



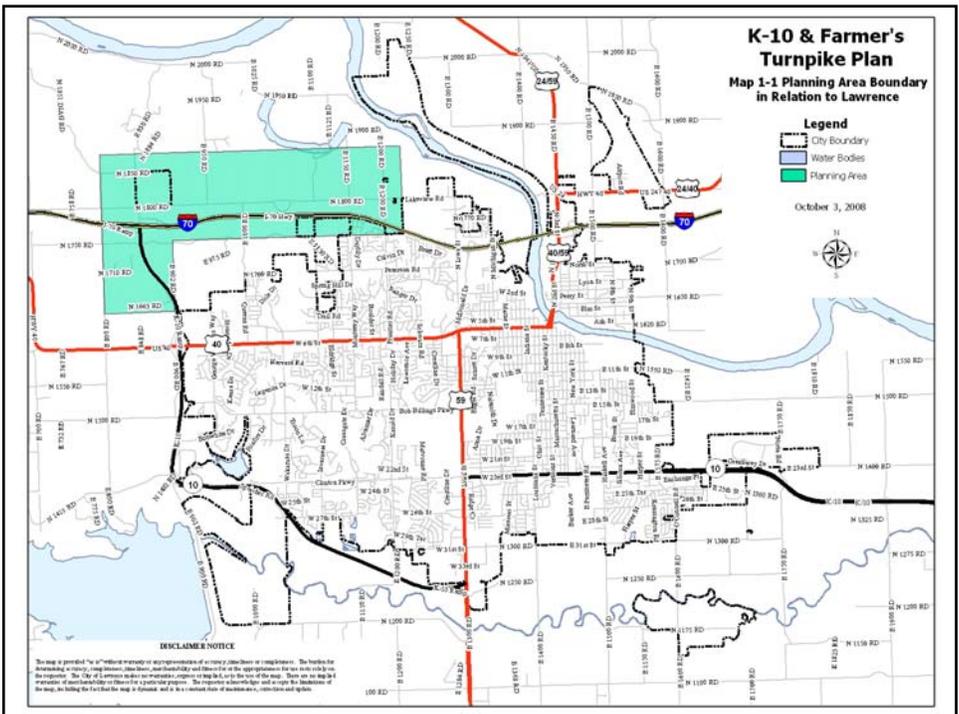
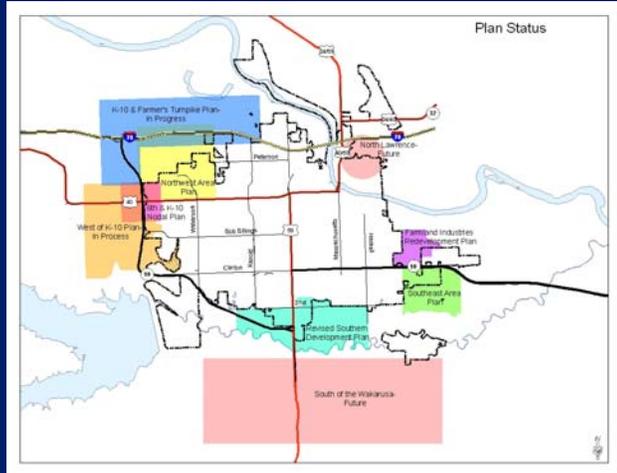
Today





Background

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





Planning Process

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



Planning Process Cont.

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



Planning Process Cont.

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

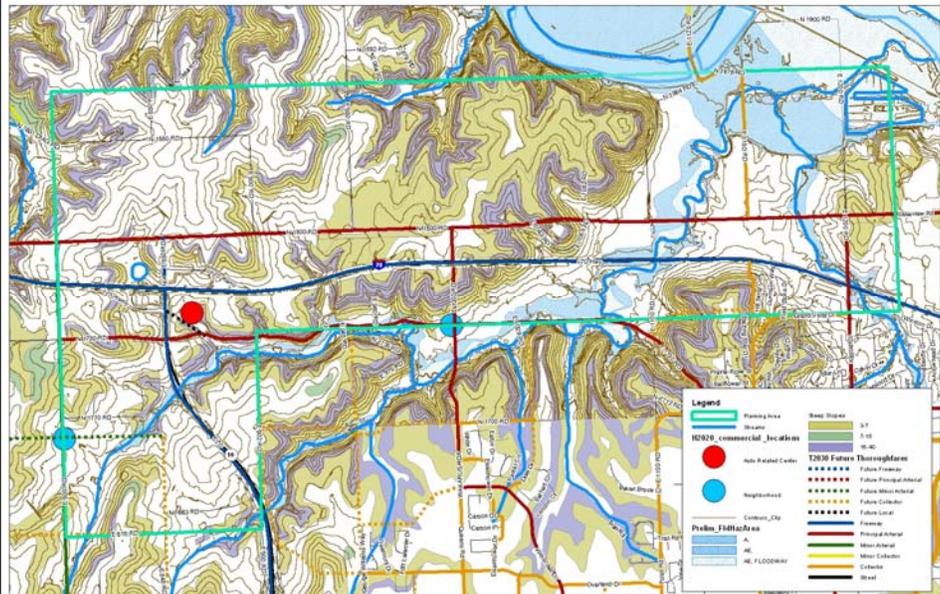


Key Policies Issues

- 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



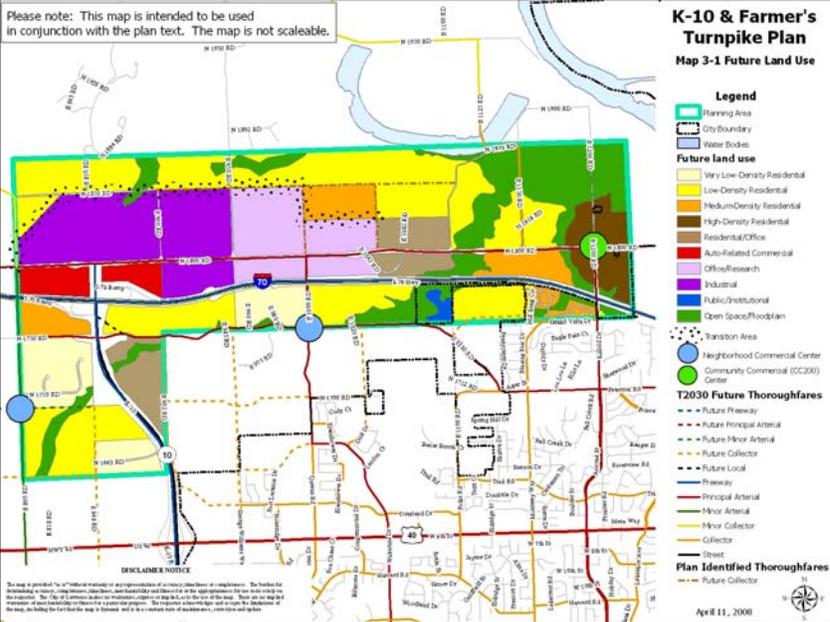
Future Land Use Base Maps





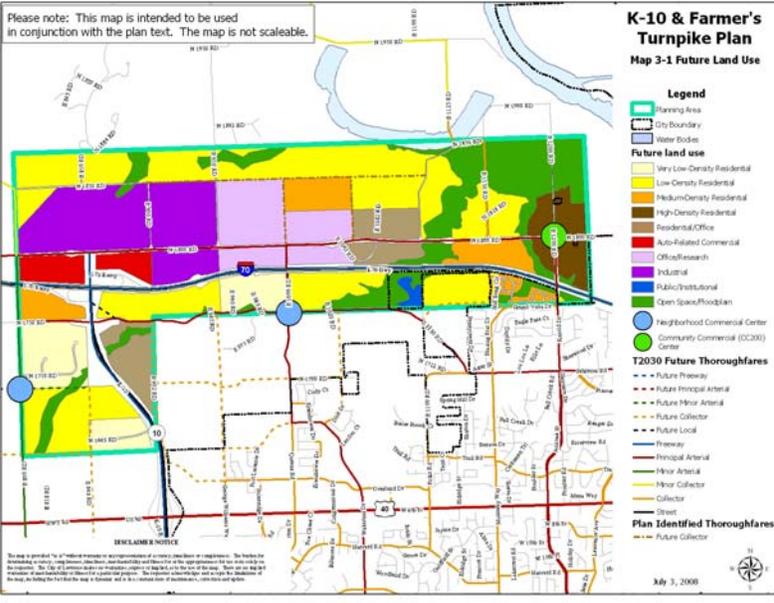
5/23 Draft Future Land Use Map

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

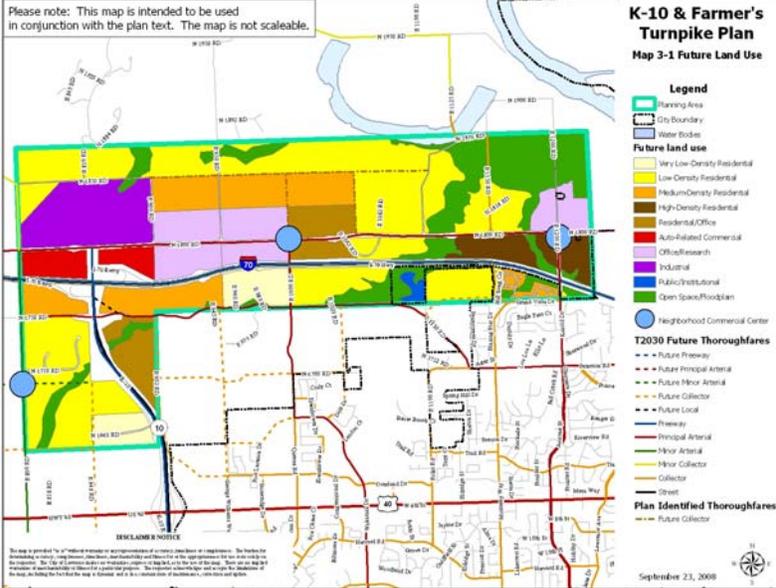
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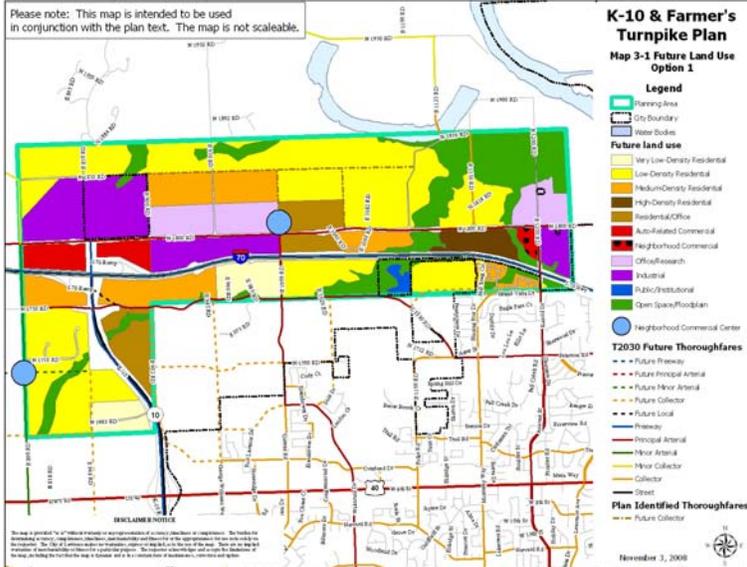
10/6 Draft Future Land Use Map

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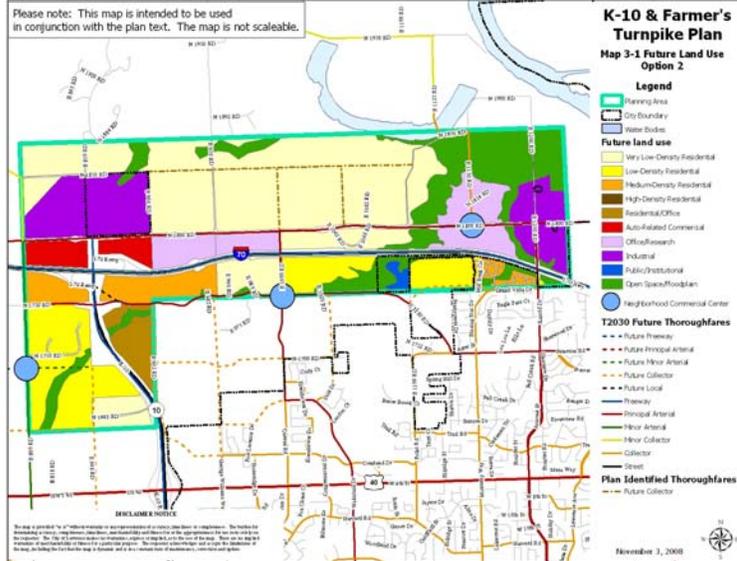
11/5 Draft Future Land Use Map Option 1

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.