

**PLANNING COMMISSION REPORT**  
**Regular Agenda – Public Hearing Item**

PC Staff Report  
11/17/08

**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.**

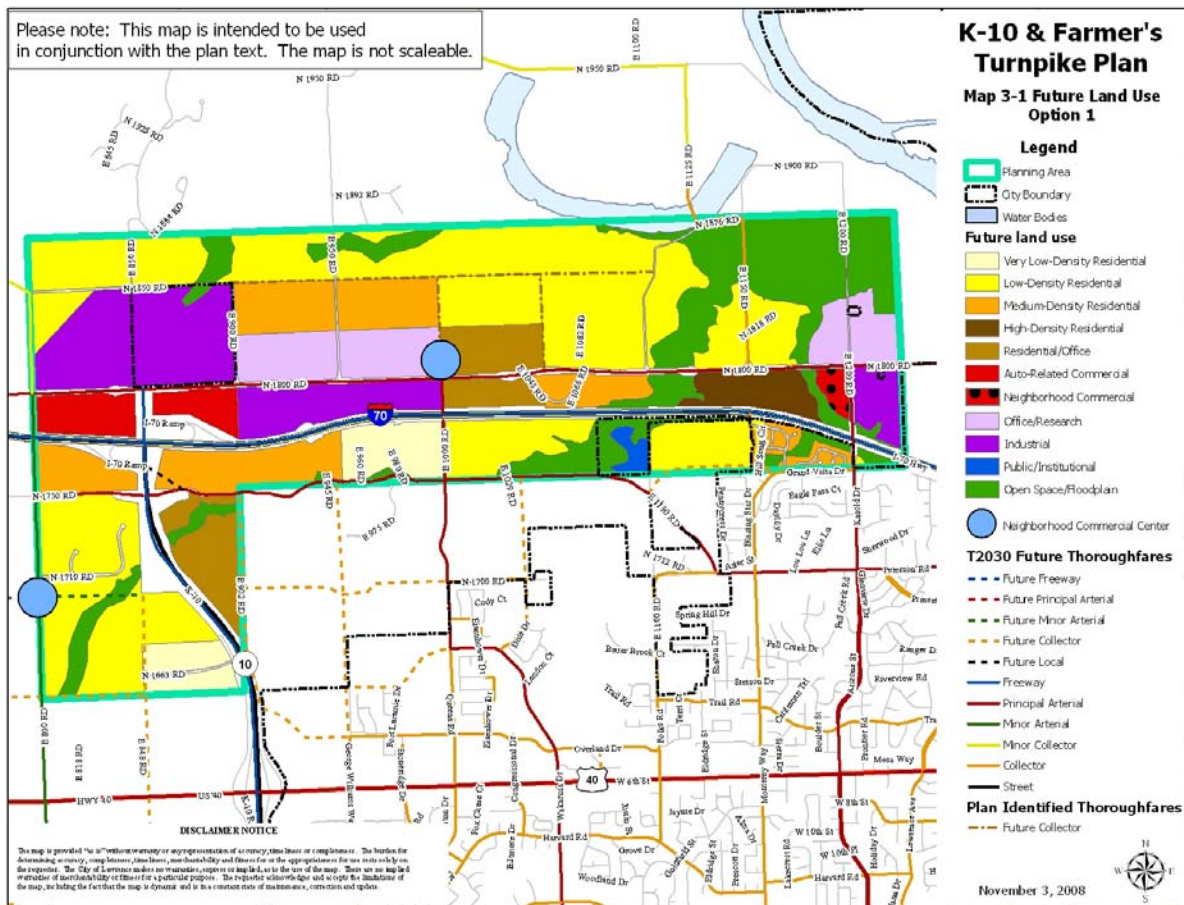
**STAFF RECOMMENDATION:** Staff recommends approval of CPA-2008-9 with the "Option 1" future land use map and forwarding that recommendation of approval to the City and County Commissions for their concurrence, and authorizing the chair to sign PC Resolution 2008-06 regarding this CPA.

**STAFF REVIEW AND SUMMARY**

The Planning Commission at their October 20, 2008 meeting directed staff to meet with the workshop group one last time to try to resolve any last issues regarding the K-10 & Farmer's Turnpike Plan. Previously, staff had met with the workshop group on August 20<sup>th</sup> and September 17<sup>th</sup>. A third workshop meeting was held on Thursday, October 30<sup>th</sup> at the Indoor Aquatic Center. Approximately 8 people attended including staff. As the result of the third workshop meeting, staff has added some additional policy statements to try to address the issues discussed. Additionally, all of the maps in the plan have been updated to reflect the annexation that has recently occurred within the planning area. The latest changes are shown in orange in the draft of the plan dated 11/5/08. In addition to a revised future land use map proposed by staff, Option 1, a second future land use map has been proposed by a few people at the third workshop meeting. This alternative land use map is identified as Option 2 in the draft. Below is a summary of each future land use map option.

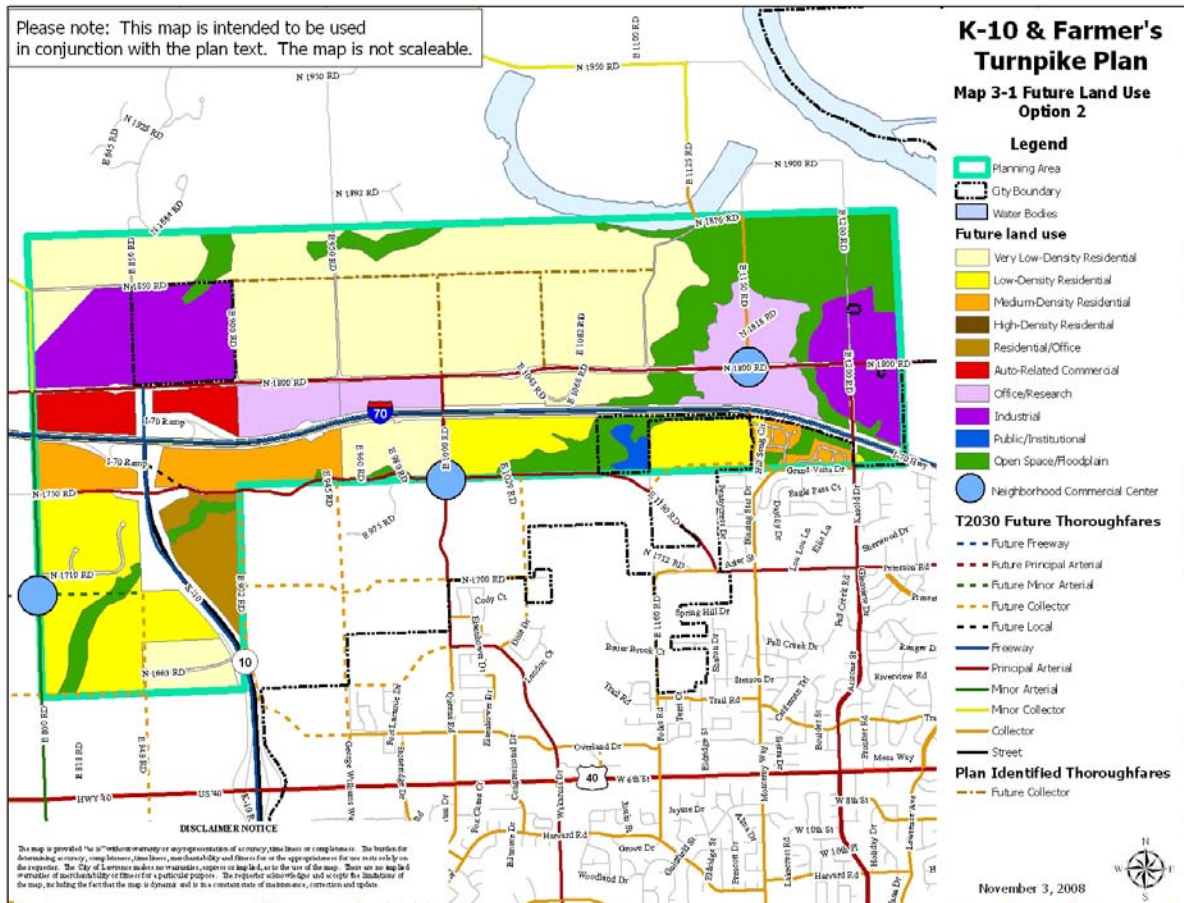
- Option 1
  - An evolution of the first draft of the future land use map that has been changed based on Planning Commission and workshop meeting discussions. The most recent changes added industrial land use on the east side of the planning area, identified the southwest corner for a neighborhood commercial center at the intersection of N 1800 Rd (Farmer's Turnpike) and E 1200 Rd, changed the office/research on the western side of the planning area, south of Farmer's Turnpike, to industrial land use, and changed the low-density residential land use south of Farmer's Turnpike to medium-density residential.
  - Issues regarding this future land use proposal:
    - Variety in housing types and densities available
    - Density and employment surrounding commercial centers support business during a variety of times of the day
    - Reflects the existing Lawrence development patterns
    - Includes all elements of community building (variety uses and options)
    - Transitions between uses except for between industrial and low-density residential on west side of planning area
    - Additional industrial/office/research on east side increases heavy truck traffic through the planning area

- Provides an adequate amount of industrial/office/research use opportunities



- Option 2
  - Proposed by a few people at the third workshop meeting and has not been reviewed by the general stakeholder group. This proposal offers industrial and office/research uses on both the west and east side of the planning area. The area between the employment centers is identified as very low-density residential use with an emphasis on using TDRs (Transfer of Development Rights).
  - Issues regarding this future land use proposal:
    - Maintains a rural lifestyle for those desiring such
    - Provides an adequate amount of industrial/office/research use opportunities
    - No transitions between industrial/office/research uses and very-low density residential
    - No variety in housing types and densities north of I-70 to support industrial/office/research uses
    - Very-low density residential offers little support to utilities between industrial/office/research nodes
    - Does not reflect existing Lawrence development patterns
    - Additional industrial/office/research on east side increases heavy truck traffic through the planning area

- Based on the concept of TDRs which is not currently available in the code



## COMPREHENSIVE PLAN AMENDMENT REVIEW

### A. Does the proposed amendment result from changed circumstances or unforeseen conditions not understood or addressed at the time the plan was adopted?

This amendment is to amend the K-10 & Farmer's Turnpike Plan into Horizon 2020. At the time that Horizon 2020 was adopted, this area was mostly outside the urban growth area. The city has generally grown west from the central core. The plan abuts other approved plans and this is the next step to guide development with a more specific plan for an area that has potential to see the demand for development in the near future. This plan also helps achieve the department's goal of creating sector plans in the area around the city that have the potential for growth in order to guide development as it is proposed.

### B. Does the proposed amendment advance a clear public purpose and is it consistent with the long-range goals and policies of the plan?

This amendment is consistent with the comprehensive plan and would become a part of the plan. This plan is consistent with all the approved long-range plans for the city.

**C. Is the proposed amendment a result of a clear change in public policy?**

The proposed change is a clear change in public policy because the governing bodies did not foresee development in this area at the time Horizon 2020 was adopted. Recent extensions in infrastructure and development requests have created a need to plan for this area. This plan outlines more specific land uses, goals and policies for the planning area.

**PROFESSIONAL STAFF RECOMMENDATION**

Staff recommends approval of 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.