

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

PC Staff Report
9/21/09

ITEM NO. 3 COMPREHENSIVE PLAN AMENDMENT (MJL)

CPA-6-3-09: CONSIDER COMPREHENSIVE PLAN AMENDMENT TO CHAPTER 3 TO REMOVE THE “TABLE OF LAND USE CATEGORIES & LOCATIONAL CRITERIA.” INITIATED BY THE PLANNING COMMISSION ON JUNE 24, 2009 AS PART OF THE ANNUAL REVIEW OF THE COMPREHENSIVE PLAN.

STAFF RECOMMENDATION: Staff recommends approval of the comprehensive plan amendment to Chapter 3 to remove the “Table of Land Use Categories & Locational Criteria” and forwarding the recommendation to the governing bodies.

SUMMARY

As part of the annual review of the comprehensive plan, it was identified that the Table of Land Use Categories & Locational Criteria located in Chapter 3 – General Plan Overview had not been updated when amendments to *Horizon 2020* were approved and amended. The table was originally put into the plan right before approval to meet state statute K.S.A 12-747 because the plan originally did not have a future land use map. The statute generally states that a comprehensive plan must have a land use map or a table outlining the land use categories and where they are located. This was a place holder until a future land use map could be completed. A future land use map was completed in February 1998 and the table is no longer needed because the future land use map has been incorporated into the plan. The table was never removed after the future land use map was added. The table is attached at the end of the staff report for reference.

STAFF REVIEW

The text was placed in the plan to meet statutory requirements while a future land use map was being completed. The text has not been updated as the plan has been amended and it is no longer applicable.

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?

At the time of adoption, this table was added to satisfy statutory requirements. A future land use map was adopted shortly after the original plan was adopted. The map was to identify the location of the different land uses and take the place of the table. The table was never removed from the plan after the map was adopted.

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

The use of the future land use map is preferred by most users of the plan. The table is not up to date with the amendments that have been approved since the adoption of the plan.

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

People will tend to use maps more than they would tend to read text. The text is a duplication of the map and the text is out of date and should not be used. There is no change in policy as the table was a summary of the plan.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends removal of the "Table of Land Use Categories & Locational Criteria" located in Chapter 3 – General Plan Overview.

**Table of Land Use Categories
& Locational Criteria**
[per KSA 12-747]

GENERAL LOCATIONAL & RELATIONAL INFORMATION PER LAND USE AS REQUIRED BY KSA 12-747		
LAND USE CATEGORY	GENERAL LOCATION [Identification of general locations of land use categories information within HORIZON 2020]	EXTENT & RELATIONSHIP OF LAND USES [Identification of information regarding relationship of land uses in HORIZON 2020]
AGRICULTURE	<p>Agricultural uses should continue to be the predominant land use within the areas of the county beyond the designated urban growth/service areas (rural area.). [p. 5-5]</p> <p>Clustering of residential development is a consideration that is encouraged in the unincorporated portions of the County to preserve the rural character. [p.5-1, p.5-5 and p.5-13]</p>	<p>New residential development in the county should protect & enhance the rural character & quality of the unincorporated portions of Douglas County. [p.5-1]</p> <p>Residential development should be limited to areas that do not remove productive land from agricultural use. [p.5-5]</p> <p>New growth is anticipated to include a range of residential development options from cluster developments to traditional subdivision areas. [p.5-5]</p> <p>The rural area includes all unincorporated areas except those within the designated UGA and the existing non-residential development locations. [p.5-5]</p> <p>The majority of subdivisions should be directed to the designated UGA and not scattered through the rural growth area. [p.5-5]</p> <p>A subdivision in a rural area could be supported if contiguous to an existing platted development. Grouping is encouraged to reduce acreages being removed from agricultural uses. [p.5-5]</p>
RESIDENTIAL: General Information	Figure 5-1 provides a graphic illustration of general land use relationships, as they should occur using a one-mile square grid as a framework. [p.5-2]	This planning concept is applicable to general neighborhood areas within the city which are bounded by arterial streets.
VERY-LOW DENSITY RESIDENTIAL:	This land use category is recommended in the fringe areas of the city. [p.5-3]	One-acre minimum development sites should be utilized in areas to be annexed which may have natural features that pose development challenges but do not preclude the delivery of urban services. Development of one or fewer dwelling units per acre may occur in various parts of the UGA. [p.5-2 & 5-6]

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LOW DENSITY RESIDENTIAL:	<p>This is the predominating existing land use within the city.</p> <p>New areas for low-density residential land use are generally located in the southern and western portions of Lawrence and within the UGA. [p.5-3]</p> <p>Large-scale, new low-density single-family residential development is recommended to the west of the city. [p.5-3]</p>	<p>Density for this land use is 6 or fewer dwelling units per acre. [p.5-3]</p> <p>Compatible densities and housing types are encouraged in residential neighborhoods through the provision of transitional zones (areas) between low-density residential and more intensive residential land use categories; and, between higher density residential and non-residential uses. [p.5-1]</p> <p>In general, the area west of the SLT should not be developed until comparable areas east of the Trafficway are largely developed. [p.5-3]</p> <p>Areas planned for residential development east of the SLT [generally between Wakarusa Drive and the SLT] should be substantially complete (developed) prior to development of additional residential areas west of the Trafficway. [p.5-3]</p> <p>The SLT should be completed prior to development to the west to ensure the proper functioning of the planned street network. [Staging development to coincide with the provision of municipal services is discussed in detail in the, Growth Management section.] [p.5-3]</p> <p>New in-fill, single-family development should be of a scale and character similar to & compatible with existing homes in the immediate area. [p.5-3]</p>

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MEDIUM-DENSITY RESIDENTIAL:	<p>This land use category is recommended for development along major roadways -- near high intensity activity areas; and when adjacent to natural amenities, in the form of cluster development. [p.5-3 - 5-4]</p> <p>Most of the recommended sites occupy transitional locations between single-family neighborhoods and office/commercial areas; or near large open space or natural areas. [p.5-3 - 5-4]</p>	<p>Density for this land use is 7-15 dwelling units per acre. [p. 5-3 - 5-4]</p> <p>This land use category is intended to promote a mix of housing types within a planned development area. Mix of housing types should include: single-family detached and attached; cluster homes, townhomes and similar types. [p.5-3 - 5-4]</p> <p>Medium-Density residential is a likely choice of land use for cluster developments. [p.5-3 - 5-4]</p> <p>Extreme concentrations of the same housing type or development patterns should be avoided. [p.5-3 - 5-4]</p>
HIGH-DENSITY RESIDENTIAL:	<p>This land use category is recommended for location near high-intensity activity areas and near existing high-density residential developments. Primary site locations for new high-density residential land uses would be along the SLT and the (proposed) Eastern Parkway. [p.5-4]</p>	<p>Density for this land use is 16-21 dwelling units per acre. [p.5-8]</p> <p>Large concentrations of high-density housing are not compatible with the overall character and pattern of city's development and should not be permitted. [p.5-4]</p> <p>Careful control exerted over this high-density residential use is needed to ensure compatibility with surrounding land uses, provision of adequate screening & buffering, and an attractive appearance near roadways. [p.5-4]</p>

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AREA SPECIFIC LAND USE RECOMMENDATIONS:	<p>NORTH LAWRENCE - This area of the city has developed in two distinct residential land use patterns east of N. 2nd Street; these differentiate along N. 7th Street. Residential in-fill of vacant lots is recommended for the lots and parcels west of N. 7th Street. Larger vacant sites east of N. 8th Street should be maintained for larger lot single-family detached development. [p.5-7]</p> <p>RIVERRIDGE AREA - This area is adjacent to the city limits and has two unincorporated residential subdivisions [Miller & Wells Acres] developed along its' northern border along Riverridge Road. The unincorporated, residentially developed areas are recognized as needing to have city utilities extended and areas incorporated into city when extension of utilities can/does occur. The Plan identifies the need to provide city utility services to the unincorporated areas & to improve streets serving the residential areas to enable continued & orderly development in this neighborhood. [p.5-7]</p> <p>Alternative Residential Land Use Areas: <u>South of Wakarusa River</u> : The area south of the Wakarusa River, which is within Service Area 4, is bounded by the: Wakarusa River on the north, Douglas N 1000 Rd. on the south, E 1600 Rd, and E 750 Road. This area is approximately 3,800 acres in size. It is intended this area be considered part of the Douglas County rural area unless conditions for urban development described in Growth Management are met. [p.5-7]</p> <p><u>Northwest Lawrence Area</u>: This area is generally described as being north of US-40/W. 6th Street and west of E 1100 Rd. It includes approximately 900 acres. Urban growth in this area (in Service Areas 2 & 4) should be phased in accordance with the ability to provide sanitary sewer service to the area. Very low-density residential land use development is appropriate in this area at a density of one or fewer dwellings per acre until sanitary sewer service is available. Until this area is endorsed for urban development (through a commitment to extend municipal utilities & services to the area), residential lots shall be a minimum of five acres in this area, and non-residential development will not be permitted. [p.5-8]</p> <p><u>Unincorporated Douglas County natural & environmentally sensitive areas</u>: Development is not precluded nor is it encouraged within natural areas or environmentally sensitive areas due to severe slopes, the presence of floodplain, lakes, streams, ponds, forestation, or natural/wildlife habitat. [p.5-8]</p> <p>If residential development occurs in this area, it is more suitable in large lot or appropriately designed cluster development patterns rather than in the traditional subdivision pattern. [p.5-9]</p>	

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COMMERCIAL: All Commercial Categories -	<p>Development of new commercial areas should not occur in advance of market conditions which would support such development nor should it be permitted to physically leap-frog out of contiguous urbanized areas of the city. [p.6-19]</p> <p>GENERAL LOCATIONAL CRITERIA for Commercial Development:</p> <p>Commercial nodes - Should occur at arterial and collector street intersections and should be designed so no direct vehicular access is provided between them and abutting residential areas.</p> <p>Strip Commercial - This land use pattern is discouraged by directing the formation or expansion of existing areas to occur in a more clustered pattern.</p> <p>Assembling of land - The land assembly of small tracts into larger tracts is promoted so that more cohesive parcels and well-planned, orderly developments occur.</p> <p>Vehicular access - Principal vehicular access is from arterial, collector or frontage (access) roads adjacent to the site.</p> <p>Site Layout - Development of commercial sites should be located to avoid substantial disruption of natural drainage and vegetation.</p> <p>Compatibility with Adjacent Land Uses - The location of commercial nodes is encouraged where they can efficiently utilize local resources and where adverse impacts on adjacent uses are minimized.[p.6-27]</p>	<p>New commercial development is required to occur in nodes to avoid continuous lineal commercial development along the city's street corridors and Douglas County roads. [p.6-18]</p> <p>Downtown Lawrence is designated as the Regional Retail/Commercial/Office/Cultural Center. [p.6-3]</p> <p>In-fill development and redevelopment of existing commercial areas is encouraged with an emphasis on downtown Lawrence and the existing commercial gateways. [p.6-1]</p> <p>The focus in the unincorporated portions of Douglas County is to build on the key existing commercial areas that provide day-to-day goods and services to the rural community. [p.6-19 - 6-20]</p> <p>New commercial and office development should be clustered in small groupings or nodes with shared parking areas, common access drives & related design & appearance. Development should be oriented to the primary street intersections, avoiding a strip pattern created by extension of the area from where nodes originate (at street intersections) along the street corridors. [p.6-24 - 6-25]</p>

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COMMERCIAL: All Commercial Categories -		<p>Visual or physical buffering may serve as boundaries between different intensities of land uses. Back-to-back use relationships are preferred between different land uses. [p.6-24 - 6-25]</p> <p>High-density residential is considered a transitional land use between commercial and surrounding low-density residential neighborhoods. [p.6-25]</p> <p>Low-intensity office, research and semi-public developments are considered transitional uses between commercial and low-density residential neighborhoods. [p.6-25]</p> <p>Provide medium to low intensity recreational facilities such as neighborhood parks, bike/hike trails, and natural areas as transitional land uses. [p.6-26]</p>
NEIGHBORHOOD COMMERCIAL CENTERS DEVELOPMENT:	<p>This category of land use is appropriately located on one corner of the intersection of arterials streets or arterial and collector streets. [p.6-28]</p> <p><i>Map 8-1, the Street Classification and Function Map,</i> identifies the designated arterial and collector streets within Lawrence. [p.8-5]</p> <p>The Plan anticipates new neighborhood commercial developments (based upon undeveloped existing commercially zoned property) will occur at: [p.6-30]</p> <ol style="list-style-type: none"> 1. E. 23rd Street and O'Connell Road 2. Franklin Road (extended) and N 1300 Rd 3. E 1500 Rd and N 1100 Rd 4. E 1000 Rd and N 1000 Rd 5. E 1000 Rd and N 1200 Rd 6. Clinton Parkway and K-10 7. W. 15th Street and K-10 8. E 800 Rd and at the potential east/west arterial two miles north of US-40 9. E 700 Rd and US-40 10. E 800 Rd and N 1750 Rd 11. E 1000 Rd and N 1750 Rd 12. E 1500 Rd and US-24/40 	<p>Limit gross square footage to 100,000 except for centers with a grocery store - those centers may have up to 125,000 gross square feet. [p.6-28]</p> <p>Limit neighborhood commercial center development to one corner per intersection of arterial and collector streets. [p.6-28]</p> <p>Locate office, public & semi-public, parks and recreation, or medium & high-density residential developments on the remaining corners of the intersection. [p.6-28]</p>

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COMMUNITY COMMERCIAL CENTER (CC-200) DEVELOPMENT:	<p>This land use category is appropriately located at the designated intersections of arterial streets. [p.6-30]</p> <p>Map 8-1 graphically illustrates the street classifications and functions within Lawrence. [p.8-5]</p>	<p>Limit site size to 200,000 gross square feet. [p.6-30]</p> <p>Limit development to designated intersections of arterial & collector streets [p.6-30]</p> <p>This land use should not extend deeper into neighborhoods than adjacent, non-residential development. [p.6-30]</p>
COMMUNITY COMMERCIAL CENTER (CC-400) DEVELOPMENT:	<p>This land use category is appropriately located at the designated intersections of four-lane arterials and state or federally designated highway. [p.6-31]</p> <p>The Plan anticipates the possibility of new CC400 Centers at the following intersections: [p. 6-19]</p> <ol style="list-style-type: none"> 1. Eastern leg of the SLT and K-10 (southeast of the intersection of E 1750 Rd and K-10) 2. W. 6th Street and K-10 3. US-59 and N 1000 Rd <p>Map 8-1 graphically illustrates the street classifications and functions within Lawrence. [p.8-5]</p>	<p>Limit site size to 400,000 gross square feet. [p.6-31]</p> <p>Limit development to designated intersections of a four-lane arterial and a state or federally designated highway. [p.6-31]</p> <p>Utilize remaining corners of the intersection for office, employee related uses, public & semi-public uses, parks and recreation, or high-density residential. [p.6-32]</p>

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REGIONAL COMMERCIAL NODAL DEVELOPMENT:	<p>This land use is appropriately located at the intersection of two principal arterial streets or at the intersection of a principal arterial and a state or federally designated highway. [p.6-13]</p> <p>Downtown Lawrence is designated as the Regional Retail/Commercial/Office/Cultural Center. [p.6-3]</p> <p>The need for development of a Regional Commercial Center in the community is not anticipated within this planning period. [p.6-19]</p>	<p>Limit site size to 1.5 million gross square feet. [p.92 and 108]</p> <p>The Regional Retail/Commercial/Office/Cultural Center is an intensely developed, large-scale, mixed use location that also serves as an activity center for community social functions. [p.6-3]</p>
EXISTING COMMERCIAL AREAS IN LAWRENCE:	<p>Downtown Lawrence: Boundaries given are the Kansas River, East Lawrence, South Park, the Oread Neighborhood and Old West Lawrence Neighborhood. [p.6-3]</p>	<p><u>Downtown Lawrence:</u> 9th Street is a gateway to downtown but should not be developed to the same commercial intensity as the downtown. [p.6-13]</p>
	<p>North 2nd Street Corridor: Extends from the Kansas River to I-70/Kansas Turnpike. [p.6-13]</p>	<p><u>North 2nd Street Corridor:</u> The existing industrial uses should be relocated outside of the corridor and sites redeveloped with compatible commercial, service and retail uses. [p.6-12]</p> <p>This is a gateway to the city and to the downtown. [p.6-12]</p>

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EXISTING COMMERCIAL AREAS IN LAWRENCE	IOWA STREET CORRIDOR: [p.6-13] <u>Northern end</u> -- This is a mixed use corridor with concentrations of commercial development in the northern portion near the intersection with 9th Street. The Hillcrest Shopping Center at 9th & Iowa is an existing neighborhood commercial center. Future development and redevelopment should occur with in the existing commercially zoned areas.	<u>Northern end</u> -- In the northern area of this corridor, most of the parcels are already developed. An emphasis is placed on coordination of access control and transition yard improvements with adjacent residential areas. [p.6-13]
	<u>Southern end</u> -- This portion of the corridor extends from the University of Kansas property at 23rd Street south to the SLT. [p.6-13]	<u>Southern end</u> -- This portion functions as a large community commercial center between 23rd Street and 31st Street. 31st & S. Iowa has recently developed into a regional commercial center. Emphasis is given to maintaining the commercial node at 31st & S. Iowa. Extending the commercial corridor for additional retail uses should not be considered. Office and office/research uses would be appropriate along this arterial corridor. [p6-13]

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EXISTING COMMERCIAL AREAS IN LAWRENCE	<u>23rd Street Corridor:</u> This corridor extends from S. Iowa to Tennessee Street, redevelopment and in-fill sites are available along the entire corridor. [p.6-13 - 6-14]	<u>23rd Street Corridor</u> -- Redevelopment and in-fill are emphasized along the older commercial segment of 23rd, east of the AT&SF Railroad tracks. - This corridor should maintain a community commercial focus. - Between Haskell and Harper, redevelopment should occur to geographically balance commercial development that occurs in other parts of the community. This area should become more retail and office oriented. - Future development and redevelopment should include parcel consolidation and re-subdivision to establish viable commercial development sites. [p.6-13 - 6-14]
	<u>6th Street Corridor:</u> This corridor extends from Alabama Street on the east to K-10 on the west. [p.6-14 - 6-15]	<u>6th Street Corridor</u> -- Between Alabama Street to K-10. Terminate the linear strip development of this corridor at Monterey Way. - Redevelopment opportunities may occur for older commercially zoned properties east of Monterey Way, should pursue internal & coordinated (cross) access. - West of Monterey Way, distinct commercial nodes are anticipated only at W. 6th & Wakarusa Drive and at W. 6th & K-10. [p.6-14 - 6-15]
	<u>W. 15th Street & Kasold Drive:</u> There is a neighborhood commercial development at the northeast corner of 15th Street and Kasold Drive. [p.6-16]	<u>W. 15th Street & Kasold Drive</u> -- It is unlikely this commercial area will expand in the future. It should continue to serve the immediate area as a neighborhood center. [p.6-16]
	<u>S. Massachusetts Street Area:</u> Several neighborhood commercial areas exist along this corridor. A commercial area is located at the 14th Street intersection. [p.6-15] - A neighborhood commercial node is located near 19th Street, primarily to the north of the intersection with 19th Street. [p.6-15]	<u>S. Massachusetts Street Area</u> -- The scale and character are compatible with surrounding land uses. The Plan emphasizes preservation and re-use of existing development. [6-15] - Redevelopment of the area near the 19th Street intersection can improve visual image by additional landscaping and shared accessways. [p.6-15]

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EXISTING COMMERCIAL AREAS IN LAWRENCE	<u>19th Street and Haskell Avenue Commercial Area</u> : The southeast corner of this intersection is an older neighborhood commercial center. Future redevelopment of this center could enhance the visual character of the area. [p.6-15]	<u>19th Street and Haskell Avenue Commercial Area</u> -- Future redevelopment of the center should be designed to enhance the visual character of area. [p.6-15]
	<u>Clinton Parkway at Kasold Drive</u> : This area has developed as a neighborhood commercial node with retail uses on the northwest corner and office uses on the other three corners. [p.6-15]	<u>Clinton Parkway at Kasold Drive</u> -- The area is surrounded by urban development and floodplain areas. Expansion beyond the planned uses is unlikely. [p.6-15]
EXISTING AND PROPOSED COMMERCIAL DEVELOPMENT IN UNINCORPORATED AREAS OF COUNTY:	<p>The only new commercial area shall be located at either the intersection of either US-56 and K-33 or US-56 and County Route 1061. [p.6-34]</p> <p>Existing commercial areas that are located at the intersection of a hard surfaced County Route and a state or federally designated highway should be allowed to expand if the necessary infrastructure (water, road, approved wastewater treatment facility, etc.) is available. [p.6-34]</p>	<p>Douglas County's focus in the unincorporated areas is to build on the key existing commercial areas that provide day-to-day goods and services to the rural community. [p.6-19]</p> <p>Existing commercial areas provide neighborhood level retail goods & services to both farm and non-farm residents. [p.6-19]</p> <p>The Plan recommends these existing locations develop as small convenience service nodes providing products to meet day-to-day requirements of rural residents. [p.6-19]</p> <p>Any new or expanded development should utilize treatment systems which minimize potential environmental impacts. [p.6-19]</p> <p>Design of development should be consistent with rural character of the county. [p.6-20]</p>

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INDUSTRIAL & EMPLOYMENT-RELATED USES [Office, Office Research, Warehouse/Distribution]:	<p>The Plan's strategy is to make available a number of locations in an adequate amount of land to meet diverse development needs. [p.7-1]</p> <p>Maintain existing industrial/employment related uses. New development is encouraged to occur in existing industrial/employment-related areas. [p.7-7]</p> <p>Concentrate industrial development together as a land use. Encourage redevelopment and limit expansion of existing industrial/employment-related areas. [p.7-7]</p> <p>Less compatible uses or higher intensity uses should be located in the interior of the development site or adjacent to arterial streets rather than in close proximity to residential neighborhoods. [p.7-9]</p> <p>Ensure new development within the UGA occurs where adequate services and facilities can be provided. [p.7-11]</p> <p>Industrial development is encouraged to locate on sites having a minimal slope to avoid substantial disruption of natural drainage and vegetation. [p.7-11]</p> <p>Light industrial developments should be located along arterial streets. Unified light industrial corridors are encouraged through infill development of existing industrial areas. [p.7-11]</p> <p>Large-scale industrial & employment-related centers should locate in planned parks to help ensure coordination or circulation systems, configuration, site layout, and environmental amenities. [p.7-13]</p> <p>UNINCORPORATED AREAS OF THE COUNTY: Encourage the development of planned industrial, office research, and warehouse distribution facilities within the UGA's of unincorporated Douglas County. [p.7-11]</p>	<p>The four types of industrial and employment-related uses described in the Plan are:</p> <p><u>Office</u> - a commercial area in which office and service uses predominate.</p> <p><u>Office Research</u> - an area characterized primarily by businesses involved in technology, research, and scientific-related activities, although it may also include traditional business park uses, such as manufacturing.</p> <p><u>Warehouse and Distribution</u> - an area generally intended for the warehousing and distribution of wholesale goods and supplies.</p> <p><u>Industrial</u> - an area which includes manufacturing, assembly, processing and similar operations. New and redeveloped industrial areas are encouraged to be compatible with existing development. [p.7-7, policy 1.3]</p> <p>Appropriate transition methods between Future Land Use Categories is encouraged. Building relationships should be back-to-back between industrial and residential land uses. Perimeter setbacks for parking and buildings should be greater where sites are abutting residential uses. Height & massing of industrial buildings and accessory buildings should be oriented away from residential neighborhoods. [p.7-12 - 7-13]</p> <p>Less compatible uses or higher intensity uses should be located in the interior of the development site or adjacent to arterial streets rather than in close proximity to residential neighborhoods. [p.7-13]</p> <p>Low intensity commercial or office development should be used as a transition between industrial development and low-density residential neighborhoods. [p.7-13]</p> <p>Encourage integration of high-density residential development through compatible design with industrial developments and surrounding low-density residential neighborhoods. [p.7-10]</p> <p>Use medium or high intensity recreational facilities as a transitional use to less intense uses.[p.7-10]</p> <p>The assembly of small tracts to form larger, more cohesive parcels is recommended. [p.7-7]</p>

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LAND USE CATEGORY	GENERAL LOCATION [Identification of general locations of land use categories information within HORIZON 2020]	EXTENT & RELATIONSHIP OF LAND USES [Identification of information regarding relationship of land uses in HORIZON 2020]
INDUSTRIAL & EMPLOYMENT-RELATED USES [Office, Office Research, Warehouse/Distribution]:	<p>Existing industrial and employment-related areas within Lawrence: The smaller industrial locations are scattered throughout the city. The larger areas are concentrated in:</p> <ul style="list-style-type: none"> - Santa Fe Industrial area - Oread West Research Park - East Hills Business Park - Santa Fe Railroad Corridor [in east & southeast Lawrence] - the Union Pacific Railroad Corridor (in north Lawrence) [p. 7-2 - 7-3] <p>Santa Fe Industrial area: This industrial area is located north of I-70 (the Kansas Turnpike) [p.7-2]</p> <p>The Oread West Research Park: This industrial/office/office research area is located at the intersection of Wakarusa Drive and W. 15th Street. [p.7-2]</p> <p>The East Hills Business Park: This industrial area is located on the north side of K-10, at the planned interchange with the SLT, K-10, and the Eastern Parkway. [p.7-3]</p> <p>Santa Fe Railroad Corridor: This corridor is split by E. 23rd. Portions extend to both the north and south of E. 23rd Street. The north portion lies between E. 15th St. and E. 23rd Street. It is undergoing development and redevelopment, and has smaller land parcels than in East Hills & Oread West Research Parks. The area south of E. 23rd Street extends to 31st Street. [p.7-3]</p>	<p>Access to individual building sites within business parks should be from an interior circulation system. [p.7-14]</p> <p><u>Santa Fe Industrial area</u> - This area is a large warehouse & distribution location. As additional industrial/employment-related uses develop, impacts on nearby residential uses along Riverridge Road need to be considered. Land use transition areas may need to be established. [p.7-2]</p> <p><u>The Oread West Research Park</u> - Development in this area should be in the form of an industrial cluster. [p.7-2]</p> <p><u>The East Hills Business Park</u> - This area serves as a community gateway to Lawrence and Douglas County. Future development plans needs careful examination to ensure they reflect the image and quality the community seeks in new development. [p.7-3]</p> <p><u>North Portion of Santa Fe Railroad Corridor</u> -- The Plan seeks to minimize traffic conflicts with surrounding residential areas. [p.7-3]</p> <p><u>South Portion of Santa Fe Railroad Corridor</u> -- New development and redevelopment should emphasize quality improvements to enhance image and service future private investments in the area. [p.7-3]</p>

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INDUSTRIAL & EMPLOYMENT-RELATED USES [Office, Office Research, Warehouse/Distribution]:	Union Pacific Railroad Corridor: This is located in north Lawrence along the Union Pacific Railroad tracks. [p.7-3]	<u>Union Pacific Railroad Corridor</u> -- Historically, this is an industrial corridor interspersed with residential development or vacant lots. New development and redevelopment in the area should establish standard size development parcels and upgrade and improve the appearance and image of the area. [p.7-3] Locust, Maple, and Lincoln, west of N. 7th Street, should continue to serve as industrial collector streets. Non-residential traffic is discouraged in other parts of the neighborhood. [p.7-3]
	Office Land Use: Three areas are identified as suitable for new office development -- one site is at the intersection of K-10 and the SLT, east of Lawrence. Another site appropriate for office or office/research uses is at the intersection of the SLT and S. Iowa Street. A third site identified as suitable for a large planned office development is at the intersection of Clinton Parkway and Wakarusa Drive. [p.7-4] Office Research/Planned Industrial Land Uses: These types of land uses are recommended: - south of 23rd street and east of E 1600 Road; - north of 23rd Street, along E. 15th Street and extending to an area west of the planned interchange with the Eastern Parkway; - at the intersection of US-24/40 and N. 3rd Street in North Lawrence. [p.7-4]	<u>Intersection of Clinton Parkway and Wakarusa Drive</u> -- Desirable at this location is a mix of uses which may include medium to high density residential uses in a planned arrangement. [p.7-4] <u>Office Research/Planned Industrial Land Uses</u> -- These types of uses are appropriate at gateways to the community. [p.7-5] Employment-related land uses: <u>University of Kansas</u> -- The main and west campuses are major employment sites. [p.7-2] <u>Downtown Lawrence</u> -- The area encompasses a significant number of non-retail employees and a substantial number of office and service employees. Development of major new office employment areas need to be evaluated based upon the potential effect on downtown Lawrence and the vitality to the mix of uses in this area. [p.7-2] <u>Industrial and Employment-related in the unincorporated areas</u> -- The Plan recommends limiting industrial uses in this area with the exception of industrial areas adjacent to north Lawrence. All other industrial areas are within the Lawrence UGA. [p.7-5]

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PARKS, RECREATION & OPEN SPACE:	<p><u>Within Lawrence</u> -- Parks and Open Space Recreation areas maintained by the city account for over 1,400 acres. The city has a Comprehensive Parks plan which delineates the city's recreation needs. [p.9-1]</p> <p>NEIGHBORHOOD PARKS are intended to serve approximately 1,500 - 2,000 households. [p.9-2]</p> <p>COMMUNITY PARKS are larger in scale and in the facilities they provide and are intended to serve 5,000 households. [p.9-2]</p> <p>The ultimate size, number and location of future park sites will vary depending upon the type and intensity of development nearby, the presence of existing facilities and the recreational needs identified for the area in the Comprehensive Plan for Parks & Recreation. [p.9-1]</p> <p>Site suitability, utilities, access & service, and placement within the service areas are criteria discussed in the plan. [p.9-3]</p> <p>Compatible open space uses are recommended for areas subject to extensive flooding. [p.9-3]</p> <p>Locations of existing parks are found on a map in the Background Studies. [Part of Background Studies]</p> <p><u>Within the unincorporated portions of Douglas County</u> -- Regional recreation areas are identified as: Clinton Lake Recreation Area, Douglas County State Lake, Lone Star Lake, Black Jack/Prairie Park, Broken Arrow Park, and Wells Overlook area. [p.9-2]</p> <p>Other recommended locations for recreational facilities in the county are adjacent to school sites and other Douglas County and townsite locations. [p.9-3]</p>	<p>The four goals for parks, recreation and open space land uses are:</p> <p>Goal 1 is to provide a balance between natural and man-made environments to conserve and protect natural features while allowing new development to occur. [p.9-5]</p> <p>Goal 2 is to protect and expand the system of park, recreation and open space through protection of existing park lands, identification of future park, recreation and open space sites, encouragement of developer participation in park land acquisition, the use of public/private partnerships, preservation of mature trees, continuation of city planting programs, avoiding duplication of services/facilities and development of regional park, recreation and open space facilities. [p.9-7]</p> <p>Goal 3 provides criteria for the location of parks and open space sites. [p.9-8]</p> <p>Goal 4 provides guidelines for a compatible transition of parks, recreation and open space land uses to residential land uses. [p.9-9]</p> <p>Natural areas within Douglas County identified for protection or acquisition due to unique environmental and natural contributions are listed in the Community Facilities Element. [p.9-6]</p> <p>Methods for lands acquisition are discussed in the plan. [p.9-3 - 9-4]</p> <p>Priority natural areas that should be protected or acquired due to unique environmental and natural contributions are: 1) The natural corridors along the Kansas River, the Wakarusa River and the corridor that extends between Douglas County State Lake, Lone Star Lake and Clinton Reservoir [p.9-2]; and 2) The clusters of undisturbed tallgrass prairie in the northwest and southeast portions of Douglas County. [p.9-2]</p>

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<p>PUBLIC BUILDINGS & OTHER COMMUNITY FACILITIES (County): [pp.10-8 - 10-9]</p>	<p>Specific land use recommendations within the unincorporated portions of Douglas County are made for:</p> <p><u>Fire Protection</u>- The optimum service radius for fire stations in rural areas is four (4) miles. Marion Township plans a new fire station on the south side of Lone Star Lake. The Wakarusa Township fire station may require relocation and a site study upon completion of the eastern leg of the SLT.</p> <p><u>Sheriff Department</u> - Additional facilities are not foreseen since the County has recently completed a Juvenile Detention Center in North Lawrence near the east Lawrence KTA exit. The county has also completed site selection for a new County Jail on the far southeast side of Lawrence, south of K-10.</p> <p><u>Public Works Department</u> - Administrative facilities need to be expanded. A new salt storage site is planned along Route 6, west of Clinton Lake.</p> <p><u>County Courthouse/Administrative Offices</u> - Retaining government offices in downtown Lawrence is important to the vitality of the downtown as a mixed use activity center.</p> <p><u>OTHER COUNTY FACILITIES</u> -- Douglas County Ambulance Service is anticipated to need additional sites to serve the county population.</p> <p>Facilities scheduled for expansion and improvements which do not require additional land acquisition include: the Fairgrounds; the County Public Health department; the County Senior Services; and Township Maintenance facilities.</p> <p>Library services are provided by Baldwin City, Eudora, and Lawrence to residents of Douglas County. No new library facility is recommended to specifically provide service to the unincorporated area of the county.</p>	<p>The plan recommends townships work with the joint city/county planning commission to require large rural subdivisions to provide on-site detention, which could serve as a resource for fire suppression purposes.</p> <p>Based on current rural fire station locations, portions of the county are not adequately served. The Plan recommends the townships collaborate on future fire service locations to reduce this problem and ensure improved response times. Access to public water supplies is another problem faced by rural fire departments.</p> <p>Clinton Lake Historical Society Museum is located south of Clinton Lake in the unincorporated community of Clinton.</p> <p>Historical sites and markers are located across the county.</p>

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PUBLIC BUILDINGS & OTHER COMMUNITY FACILITIES (City):	<p>SPECIFIC LAND USE RECOMMENDATIONS WITHIN Lawrence are: [pp 10-5 - 10-7]</p> <p><u>Lawrence City Hall</u> - to maintain centralized administrative facilities. City Hall will need expansion in the next 10-15 years. Maintaining municipal offices downtown is vital to maintaining Downtown Lawrence as a mixed-use activity center.</p> <p><u>Lawrence Public Library</u> - The existing library contains 46,000 square feet and is located in the 700 block of Vermont Street. [p. 10-7 and Background Studies] Satellite locations throughout the community are recommended, perhaps in conjunction with new school facilities.</p> <p><u>Art Center & Museums</u> - The Plan identifies the Lawrence Arts Center, The Watkins Community Museum, and three museums on the University of Kansas campus: the Museum of Natural History, the Museum of Anthropology, and the Spencer Art Museum. New or expanded sites are not anticipated for any of these public buildings.</p> <p><u>Health Services</u> - The city and county's efforts to provide new facilities for these public agencies is recognized in the Plan. The need for additional facilities is anticipated to be based on health and medical demands as the community continues to grow.</p> <p>It is difficult to project the need for semi-public land uses because they fall under several jurisdictions. All entities are encouraged to work with the city and/or county in identifying sites for future facilities. [p.10-15]</p> <p>Public and semi-public uses are appropriate in proximity to various residential uses if appropriate consideration has been given to the provision of safe access and adequate buffering for the location selected. [p.10-16]</p>	<p>Strategies for location, site development and needs assessment for the location of public buildings and facilities are provided in part under Municipal Buildings and Facilities</p> <p>Three goals provide direction in the plan for community facilities:</p> <p>Goal 1 provides guidelines for the efficient provision of these services and facilities. [p.10-15]</p> <p>Goal 2 provides the criteria for locating community facilities in a manner ensuring they are compatibly designed and operated with neighboring uses. [p.10-16]</p> <p>Goal 3 addresses the transportation considerations that are a major element in choosing the location of a large-scale community facility, such as the provision of access and circulation to meet facility and neighborhood needs. [p.10-17]</p>

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EDUCATIONAL:	<p>Strategies for the cooperation of independent entities and regular meetings to discuss needs and issues area expressed in the Plan. [p.10-1]</p> <p>The Plan identifies the future need for at least one additional elementary school within the Lawrence UGA. The new site is anticipated to be located west of the SLT alignment, based on the rate of development and growth in that area. The Plan recognizes the existence of an undeveloped school site along the north side of W. 15th Street, west of Wakarusa Drive. This site is anticipated to be developed as the area between Wakarusa Drive and K-10 continues to develop. [p.10-2]</p> <p>Where feasible, new school sites should be jointly developed with other compatible public or private facilities including recreation, library and related facilities. [p.10-2]</p> <p>Additional school facilities in any of the unincorporated areas outside of the Lawrence UGA are not anticipated to be needed as additional school facilities would bring additional pressure for residential development within the unincorporated portions of the county. [p.10-2]</p>	<p>Public and semi-public land uses include municipal facilities, schools, universities, parks, recreation and open space, and a range of institutions. [p.10-1]</p> <p>One area of conflict between the Lawrence UGA boundary and two school district boundaries is identified. City, county, and school districts are encouraged to work together to anticipate impacts of residential development within this area. [p.10-2]</p>

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MAJOR PUBLIC & PRIVATE UTILITY FACILITIES:	<p><u>Water Supply and Distribution facilities (city)</u> - The city has two water plants - one at 3rd and Indiana Street, and the Clinton Water Plant northwest of Clinton Parkway and Wakarusa Drive. [p.10-12]</p> <p><u>Water Supply and Distribution facilities (county)</u> - The County's rural water supply is provided either by private wells or through one of the rural water districts. In Douglas County there are Rural Water Districts 1, 2, 3, 4, 5, & 6; Jefferson County has Districts 5 and 13 and Osage County has District 5. The locations of the rural water districts in the county are shown on a map in the Background Studies. [Background Studies & p.10-13]</p> <p><u>Natural Gas, Electric, and Telephone Utilities</u> - Underground location of new electric and telephone lines is required in Lawrence unless they are major transmission lines which cannot feasibly be placed underground. [p.10-12]</p> <p>In the unincorporated areas, telephone and electric lines are installed above ground. [p.10-14]</p>	<p><u>Water Supply and Distribution facilities (city)</u> - The water plants in the city provide treated water to the City of Baldwin and, by contract, to rural water districts 1, 2, 4, 5, 6 and Jefferson County RWD 13. [p.10-12]</p> <p>Maintaining access to raw water resources is a city and county challenge. This is important along the Kansas River because other public and private interests claim water rights upstream. Continued involvement at the state level and pursuing other additional regional water resources including Perry Lake is recommended. [p.10-12]</p> <p>The Plan provides strategies for the development of public and private utilities in the county. [p.10-13]</p> <p>The development of natural gas and telephone utility corridors presents opportunities for development of a county trail system for pedestrians which should be pursued. [p.10-14]</p>

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GROWTH MANAGEMENT:	<p>The Plan establishes three growth management goals for Douglas County and the cities in Douglas County:</p> <p>Goal 1 recommends the establishment of an UGA (UGA) by Lawrence, Eudora, Baldwin City, and Lecompton, around the fringe areas of these cities. [p.4-5]</p> <p>Goal 2 recommends the rural character of Douglas County be preserved for agricultural and natural uses in those areas beyond the UGA's of the incorporated cities. Policies to accomplish this include limiting development that can occur beyond the planned growth areas, directing non-farm residential development to the UGA's, and limiting commercial development to that which is required to serve the rural needs. [p.4-6]</p> <p>Goal 3 recommends each incorporated city adopt an annexation policy to address the areas immediately adjacent to their city limits and the standards needed to permit annexation. [p.4-9]</p> <p>Map 3-1 indicates the general Future Land Use Categories acceptable within service area 1 of the Lawrence UGA. Service Areas 2, 3a & 3b and 4 are identified by a cross-hatch pattern. [p.3-3]</p> <p>Map 3-3 indicates the limits of the UGA boundaries, as they have been adopted by the incorporated cities, Eudora, Lecompton, Baldwin City and Lawrence. [p.3-5]</p>	<p>FUTURE LAND USE, the plan presents the overall development pattern recommendations for Lawrence and Douglas County. [pp.3-1 - 3-2]</p> <p>Within each city's UGA, development standards would be established for residential, commercial and industrial land uses. Traffic impacts would be evaluated, premature development would be limited, a utility extension policy for newly annexed area would be adopted and annexation would be encouraged. [pp.4-1 - 4-10]</p>