

ORDINANCE NO. 8562  
RESOLUTION NO. \_\_\_\_\_

JOINT ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, AND RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS AMENDING THE COMPREHENSIVE LAND USE PLAN "HORIZON 2020" BY AMENDING CHAPTER 7– INDUSTRIAL AND EMPLOYMENT RELATED LAND USE, 1. INDUSTRIAL LAND USE.

WHEREAS, pursuant to K.S.A. 12-747, a comprehensive plan or part thereof shall constitute the basis or guide for public action to insure a coordinated and harmonious development or redevelopment which will best promote the health, safety, morals, order, convenience, prosperity and general welfare as well as wise and efficient expenditure of public funds; and

WHEREAS, the City Commission of Lawrence, Kansas and the Board of County Commissioners of Douglas County, Kansas has adopted a comprehensive land use plan labeled "Horizon 2020"; and

WHEREAS, after due and lawful notice and hearing the Lawrence-Douglas County Metropolitan Planning Commission on July 26, 2010, by Resolution No. PCR-6-4-10, recommended amendments to "Chapter 7 – Industrial and Employment-Related Land Use"; and

WHEREAS, a certified copy of the Chapter 7 – Industrial and Employment-Related Land Use amendments contained in planning staff report CPA-4-3-10 adopted by the Planning Commission in Resolution No. PCR-6-4-10 on July 26, 2010 together with the written summaries of the public hearings thereon held by the Lawrence-Douglas County Metropolitan Planning Commission on July 26, 2010 has been submitted to the Governing Bodies; and

WHEREAS, pursuant to the provisions of K.S.A. Chapter 12, Article 7, K.S.A. 12-3009 to and including 12-3012, K.S.A. 12-3301 *et seq.*, the Home Rule Authority of the County as granted by K.S.A. 19-101a, and the Home Rule Authority of the City as granted by Article 12, § 5 of the Constitution of Kansas, the Board and the City are authorized to adopt and amend, by resolution and ordinance, respectively, and by incorporation by reference, planning and zoning laws and regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS; AND BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS:

Section 1. The above recitals are incorporated by reference as if fully set forth herein and shall be as effective as if repeated verbatim.

Section 2. The Governing Bodies of the City of Lawrence, Kansas, and Douglas County, Kansas, hereby find that the provisions of K.S.A. 12-743 and K.S.A. 12-747 concerning the amendment of comprehensive plans has been fully complied with in consideration and adoption of and amendment to "Horizon 2020".

Section 3. Pursuant to K.S.A. 12-747, the Governing Bodies of Douglas County, Kansas and the City of Lawrence, Kansas do hereby amend "Horizon 2020" by approving the recommendation of the Planning Commission, and adopting amendments to Chapter 7 – Industrial and Employment-Related Land Use, 1. Industrial Land Use, contained in Resolution No. PCR-6-4-10, adopted by the Planning Commission on July 26, 2010 and described in Sections 4. and 5. below.

Section 4. Chapter 7– Industrial and Employment Related Land Use, 1. Industrial Land Use, Santa Fe Industrial Area, in "Horizon 2020", is hereby amended to read as follows:

- **Santa Fe Industrial Area**

The Santa Fe Industrial Area, located north of the Kansas Turnpike/I-70 and south of the Kansas River in north central Lawrence, has developed as a large warehouse and distribution location. This Comprehensive Plan recommends an expanded role for this area in the future. ~~The area north of Lakeview Road may alternately develop with more traditional industrial uses.~~ *The K-10 and Farmer's Turnpike Plan identifies 130 acres of industrial and office/research uses along the western side of this area.* It is also recommended that as additional industrial-related uses develop, impacts on nearby residential development along Riverridge Road will need to be minimized. Additionally, street improvements may be needed and land use transition areas are recommended to protect residential uses in the area.

Section 5. Chapter 7– Industrial and Employment Related Land Use, 1. Industrial Land Use, Individual Site Analysis: I-70 and K-10, in “*Horizon 2020*”, is hereby amended to read as follows:

- **I-70 and K-10**

**Transportation:** Federal Interstate and State Highway access

**Parcel Size:** ~~150~~ 540 acres, with possibility of more

**Floodplain:** None

**Slope:** Mainly 0-3%

The I-70 and K-10 area lies generally north of N 1800 Road (Farmer's Turnpike) near the intersection of Kansas Highway 10 and I-70. The proposed area contains roughly ~~150~~ 540 acres of industrial and office/research uses as identified in the K-10 and Farmer's Turnpike Plan. ~~with the potential for more land to be identified for industrial and employment related land use through the long-range planning process.~~ The area contains land of minimal slope (0-3%) and also lies outside of the 100-year floodplain. This area substantially meets the general locational criteria and will be an important future economic development area for the Lawrence community because of its prime location near the I-70 interchange, which also acts as the primary access point for the City of Lecompton. It may be possible to develop the site to a limited extent prior to the availability of urban services; however, intense development should wait until such time that the land is annexed and urban services are able to be provided. Over time, as this area develops, it will serve as a gateway to the City of Lawrence and would best be suited for Warehouse and Distribution uses, Industrial uses, Work-live Campus type centers and Industrial/Business/Research parks.

Section 6. Severability. If any section, clause, sentence, or phrase of this joint ordinance or resolution is found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this joint ordinance and resolution.

Section 7. This Joint Ordinance and Resolution shall be in full force and effect upon its adoption by the Governing Bodies of the City of Lawrence and Douglas County, Kansas and publication as provided by law.

Passed by the Governing Body of the City of Lawrence this \_\_\_\_\_ day of October, 2010.

APPROVED:

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Mile Amyx, Mayor.

ATTEST:

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Jonathan M. Douglass, City Clerk

APPROVED AS TO FORM AND LEGALITY:

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Toni Ramirez Wheeler, Director of Legal Services

Adopted by the Board of County Commissioners of Douglas County, Kansas, this \_\_\_\_ day of November, 2010.

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS

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Nancy Thellman  
Chair

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Mike Gaughan  
Commissioner

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Jim Flory  
Commissioner

ATTEST:

/s/ Jameson D. Shew  
Jameson D. Shew  
County Clerk