



City of Lawrence
Douglas County

PLANNING & DEVELOPMENT SERVICES

Planning Commission October 27, 2010

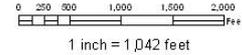
A-9-3-10 Annexation -
approximately 51 acres

Z-09-13-10; A-1 to IG



A-9-3-10/Z-9-13-10

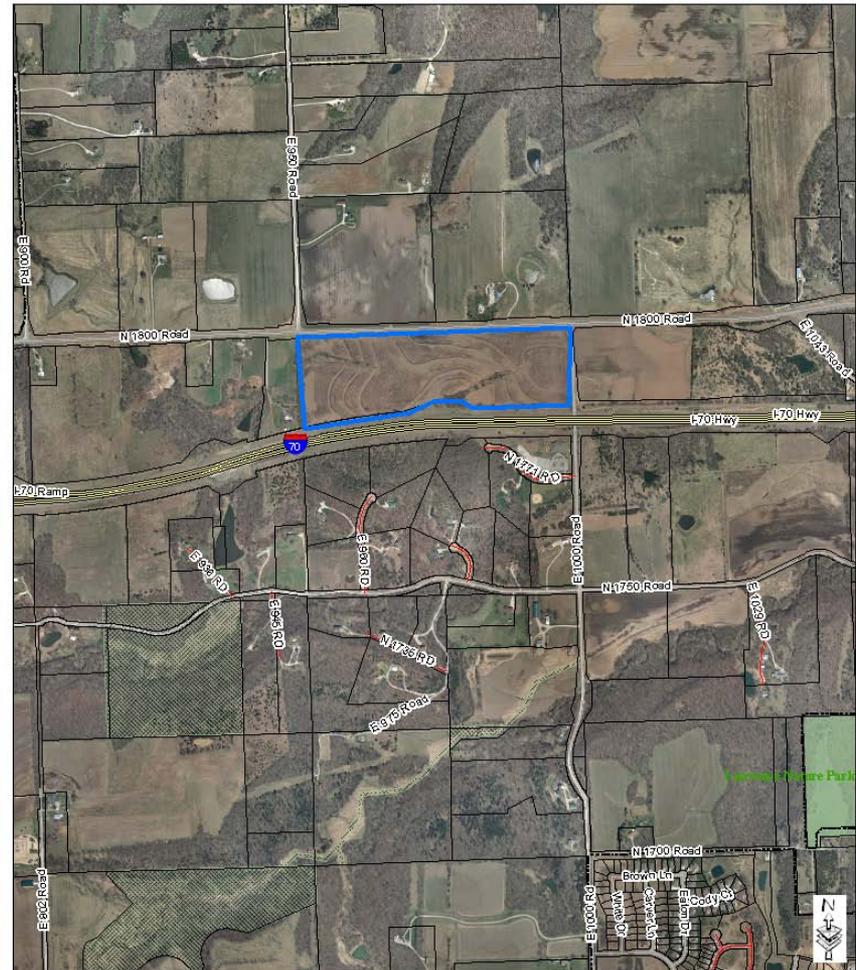
Subject Property



DISCLAIMER NOTICE

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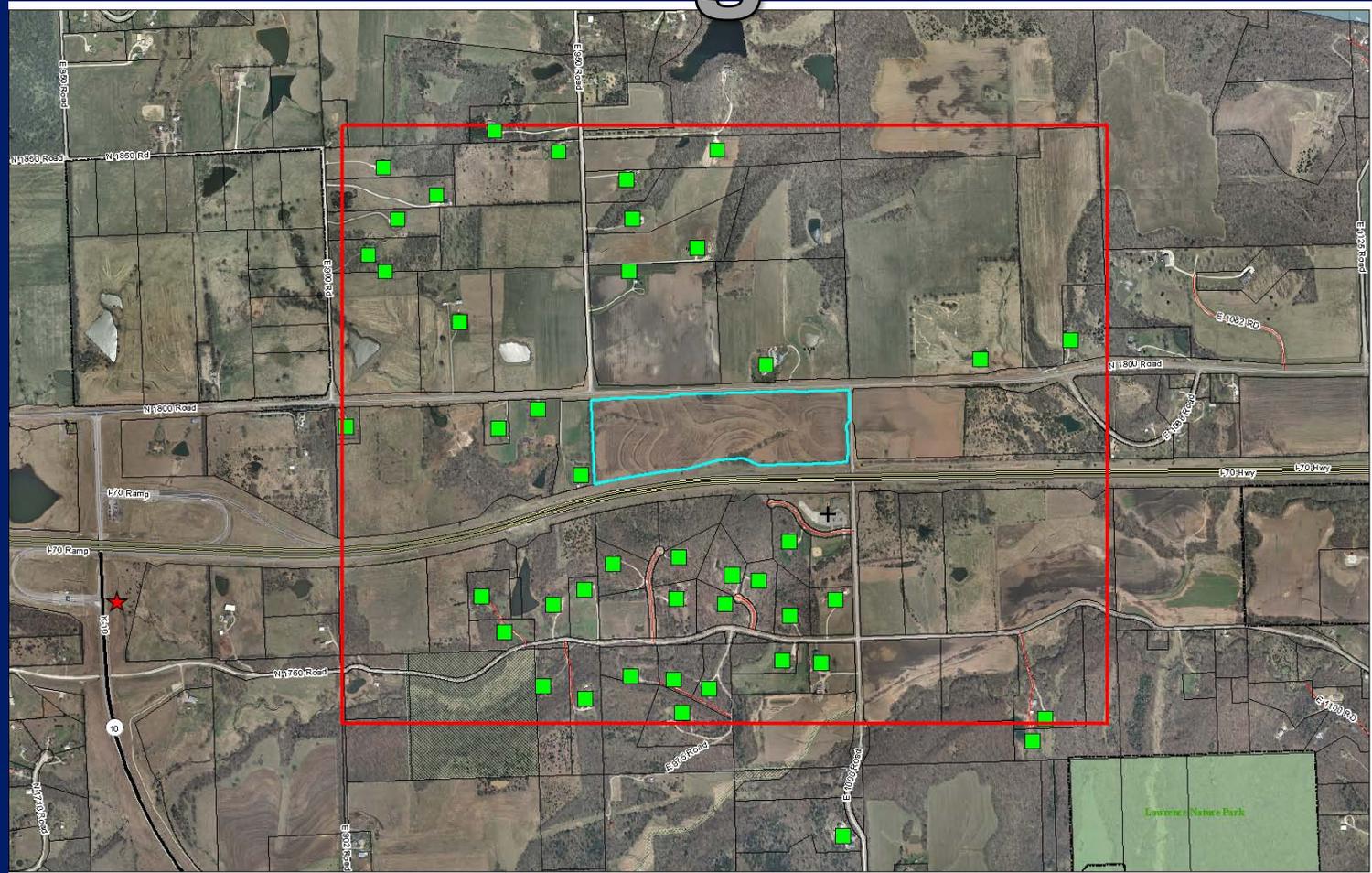
Proposed Annexation and Rezoning





A-9-3-10/Z-9-13-10

Surrounding Land Use





View Looking East along N 1800 Road





View Looking West along N 1800 Road





View Looking Southwest





A-9-3-10/Z-9-13-10

Annexation – A-9-3-10; 51 acres

0 250 500 1,040 1,560 2,080 Feet

1 inch = 1,000 feet

Proximity to Sanitary Sewer

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Date: 10/6/2010

0 250 520 1,040 1,560 2,080
Feet

1 inch = 1,000 feet

Proximity to City Water

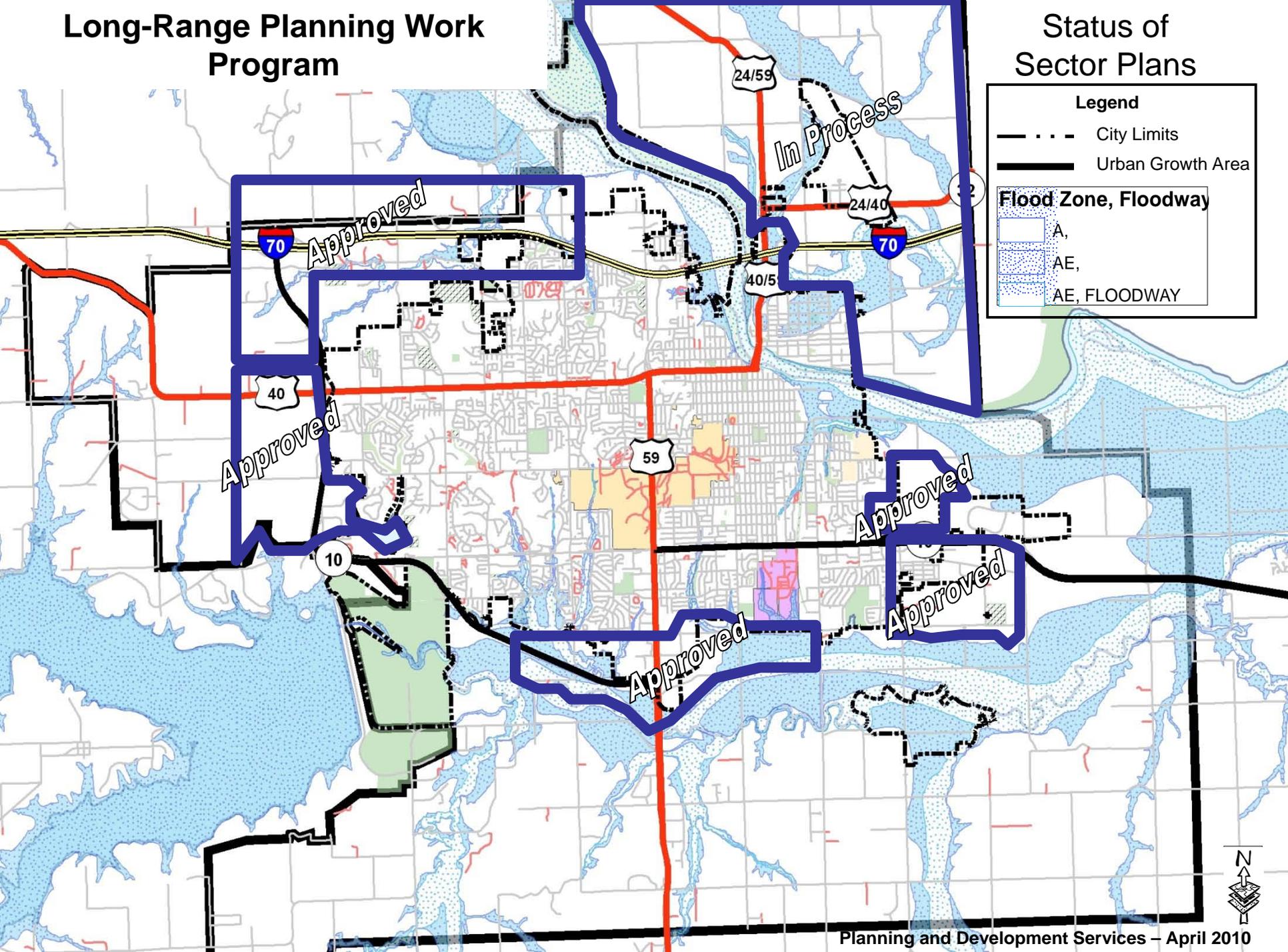
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Long-Range Planning Work Program

Status of Sector Plans





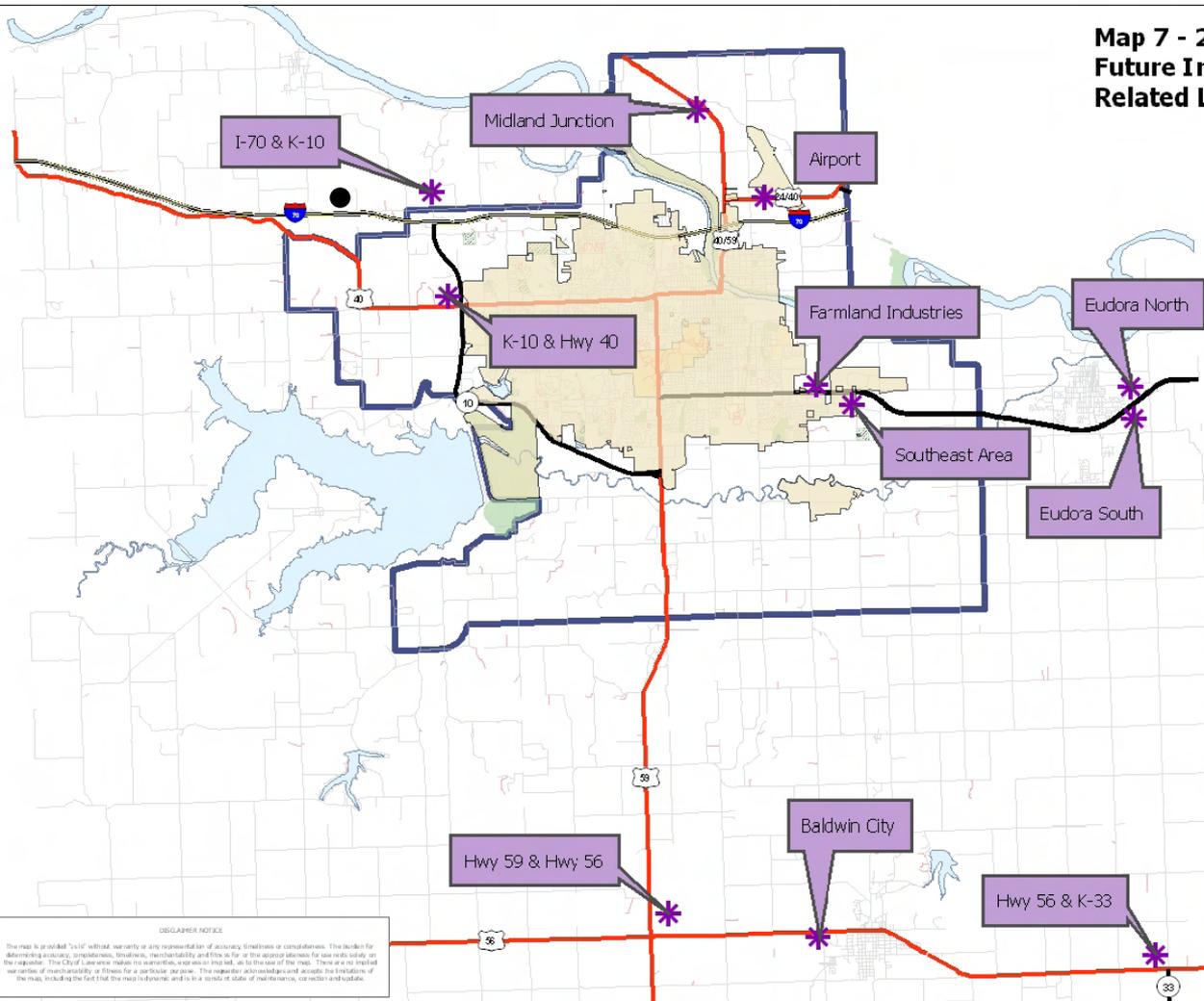
Horizon 2020 Map 7-2

Map 7 - 2, Potential Locations for Future Industrial and Employment Related Land Use

March 2008

Legend

- Future Industrial Sites
- City of Lawrence
- Urban Growth Area



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Planning Process – K-10 and Farmer's Turnpike Plan

- 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 December 2nd
- City Commission meeting December 2nd
 - Deferred the item to the December 9th meeting



Planning Process Cont.

- Email sent to listserv December 3rd for City Commission meeting December 9th
- City Commission meeting December 9th
 - Approved the item and first reading of the joint ordinance resolution
- Notice sent on December 11, 2008 to townships and City of Lecompton by regular and certified mail for the January 6, 2009 City Commission meeting and the January 7, 2009 County Commission meeting
- Email sent to listserv December 18th for City Commission meeting January 6th and County Commission meeting January 7th
- City Commission Meeting January 6, 2009
- County Commission Meeting January 7, 2009
- Effective Date January 11, 2009



Process Summary

February 2008 to January 2009

February 2008 to January 2009

- Hearings/Meetings
 - 1 Public Meeting
 - 3 Workshop Meetings
 - 1 Planning Commission Mid-Month Meeting
 - 5 Planning Commission Hearings
 - 3 City Commission Meetings
 - 1 County Commission Meeting
 - Total – 14 public meetings
- Communication
 - 3 Stakeholder mailings
 - 400 pieces of mail (each)
 - 10 email notices (to listserv)



K-10 and Farmer's Turnpike Plan

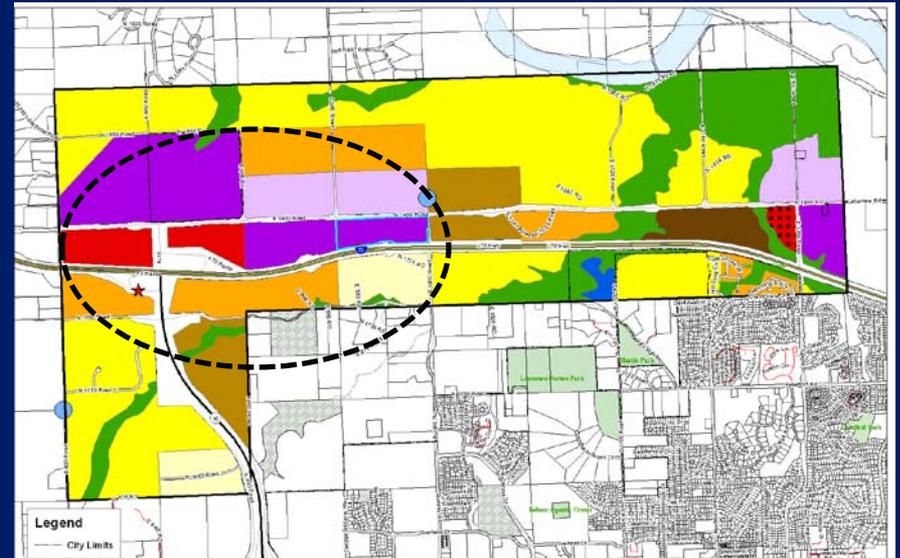
“The Plan identifies appropriate land uses along an arterial road corridor and a highway interchange that aid in meeting a recognized need for industrial/employment center opportunities that will support the general health and prosperity of the region.”

Plan Features:

- Large parcel development with minimal slope.
- Ideal for industrial and employment development - access to highway.
- High activity node.

Industrial 

Office/Research 





Zoning – Z-9-13-10; A-1 to IG

K-10 and Farmer's Turnpike Plan (page 3-9)

Recommendations

3.2 Land Use

“The intent of the industrial use is to allow for moderate to high-impact uses including large scale or specialized industrial uses geared toward utilizing K-10 Highway and I-70 for materials transportation.”

**K-10 and Farmer's Turnpike Plan
(page 3-9)**



Zoning – Z-9-13-10 A-1 to IG

Recommendation 3.2.1.8

Intensity: Medium-High

Applicable Area:

- Area bound by N 1800 Road (Farmer's Turnpike) on the north, I-70 on the south, E 900 Road extended on the West and E 1000 Road on the east.”

K-10 and Farmer's Turnpike Plan
(page 3-9)





A-9-3-10 Summary

- Location in the Urban Growth Area
- Proximity to major transportation network
- Conformance with *H2020* and Sector Plan
- Industrial uses are associated with long lead time for development
- City engaged in facility planning for water and sewer
- Some industrial users can function with low utility impact.



A-9-3-10/Z-9-13-10

Zoning – Z-9-13-10
County A-1 to IG



Zoning – Z-9-13-10 A-1 to IG

20-216 IG, General Industrial District

- The IG, General Industrial District, is primarily intended to accommodate moderate- and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation Access and public facilities and services. The District is generally incompatible with residential areas and low-intensity commercial areas.



Zoning – Z-9-13-10; A-1 to IG

Industrial as a use type:

- **20-1735 Industrial, General**
 - Production, processing, assembling, packaging or treatment of food and non-food products; or manufacturing and/or assembly of electronic instruments and equipment and electrical devices. General Industrial uses may require Federal air quality discharge permits, **but do not have nuisance** conditions that are detectable from the boundaries of the subject property.
- **20-1736 Industrial, Intensive**
 - Manufacturing, processing, or assembling of materials (for uses described above in the "General Industrial" use type classification) in a manner that would create any of the commonly recognized nuisance conditions or characteristics.
- **Nuisance conditions can result from any of the following:** continuous, frequent, or repetitive noises or vibrations; noxious or toxic fumes, odors, or emissions; electrical disturbances; or night illumination into residential areas. Exceptions: Noise and vibrations from temporary construction; noise from vehicles or trains entering or leaving the site; noise and vibrations occurring less than 15 minutes per day; an odor detected for less than 15 minutes per day; noise detectable only as part of a composite of sounds from various off-site sources.

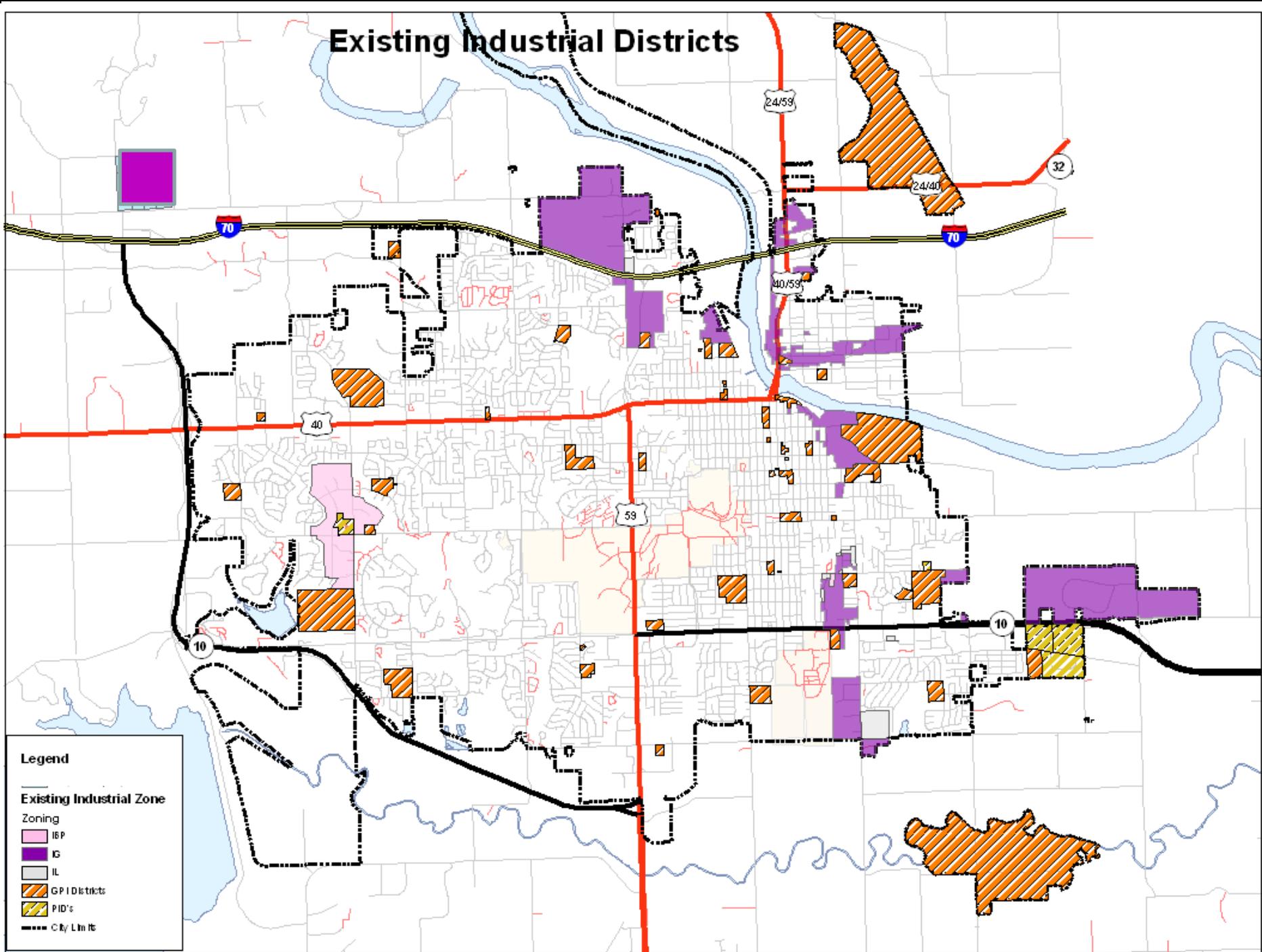


Use Group		IBP	IL	IG
Industrial Facilities	Explosive Storage	-	-	P
	Industrial, General Example: Pur-O-Zone Hallmark Cards Allen Press	-	P	P
	Industrial, Intensive Example: Penny Ready-mix LRM Hamm	-	-	P



Use Group		IBP	IL	IG
Retail Sales and Service	Building Maintenance	-	P	P
	Personal Convenience	-	P	-
	Retail Sales, General	-	P	-

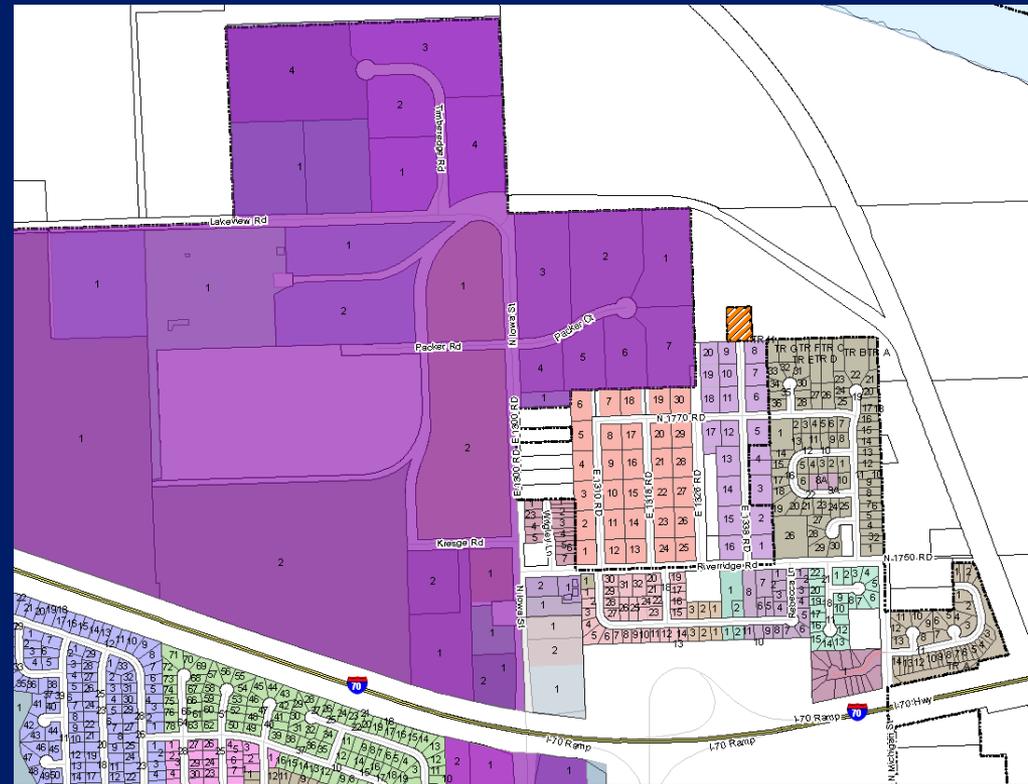
Existing Industrial Districts





Santa Fe Industrial Area

- IG
 - M-2 Originally
- 379 acres with 88 acres available
5-6 acre pad sites typical
- Changes since 2008
KU Transit (7.04 acres)

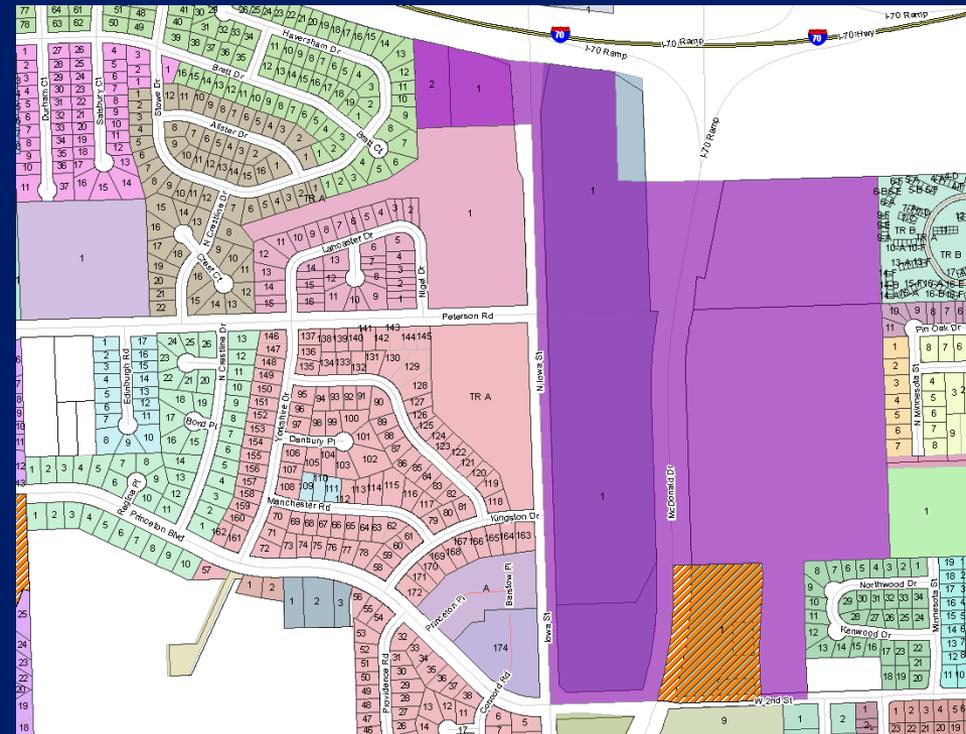




Hallmark

- IG
- M-2 originally
- 32 acre site with additional 45+ acres to the east

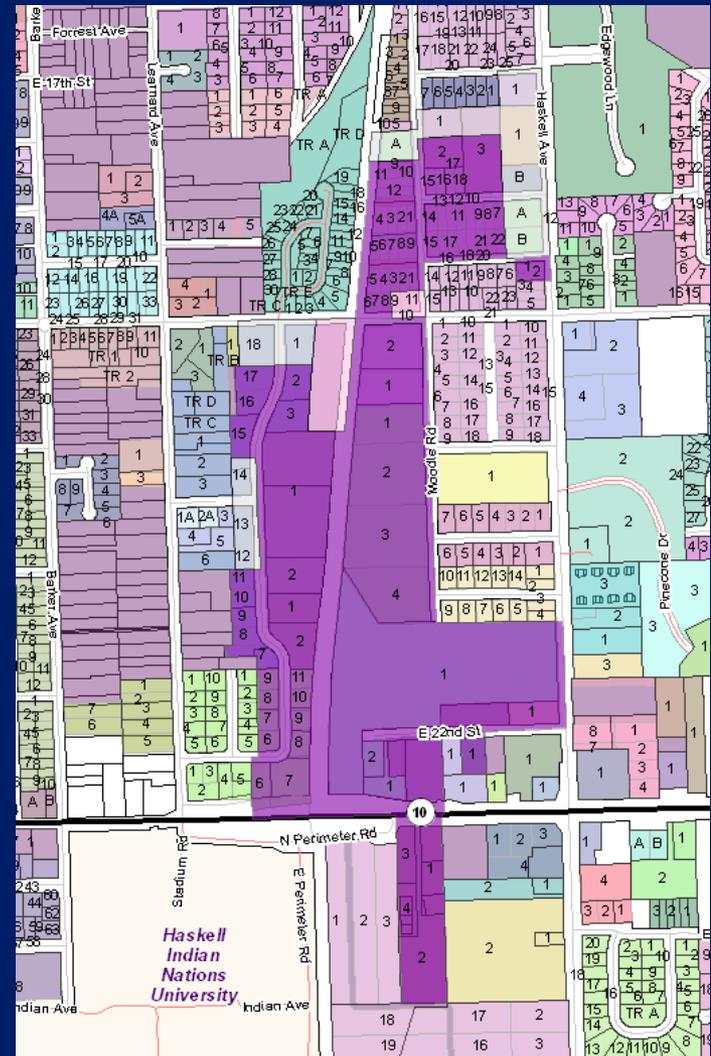
Since 2008 – south portion rezoned to IL, proposed hotel, contractor shop, distribution use





Santa Fe Rail Road Corridor

- IG predominant
- IBP and IL along 19th Street
- Original M-2 with M-1 and M-1A along 19th Street
- 96 acres (est)
- 4 pad sites 1-3 acres
- **Since 2008 – No Change**

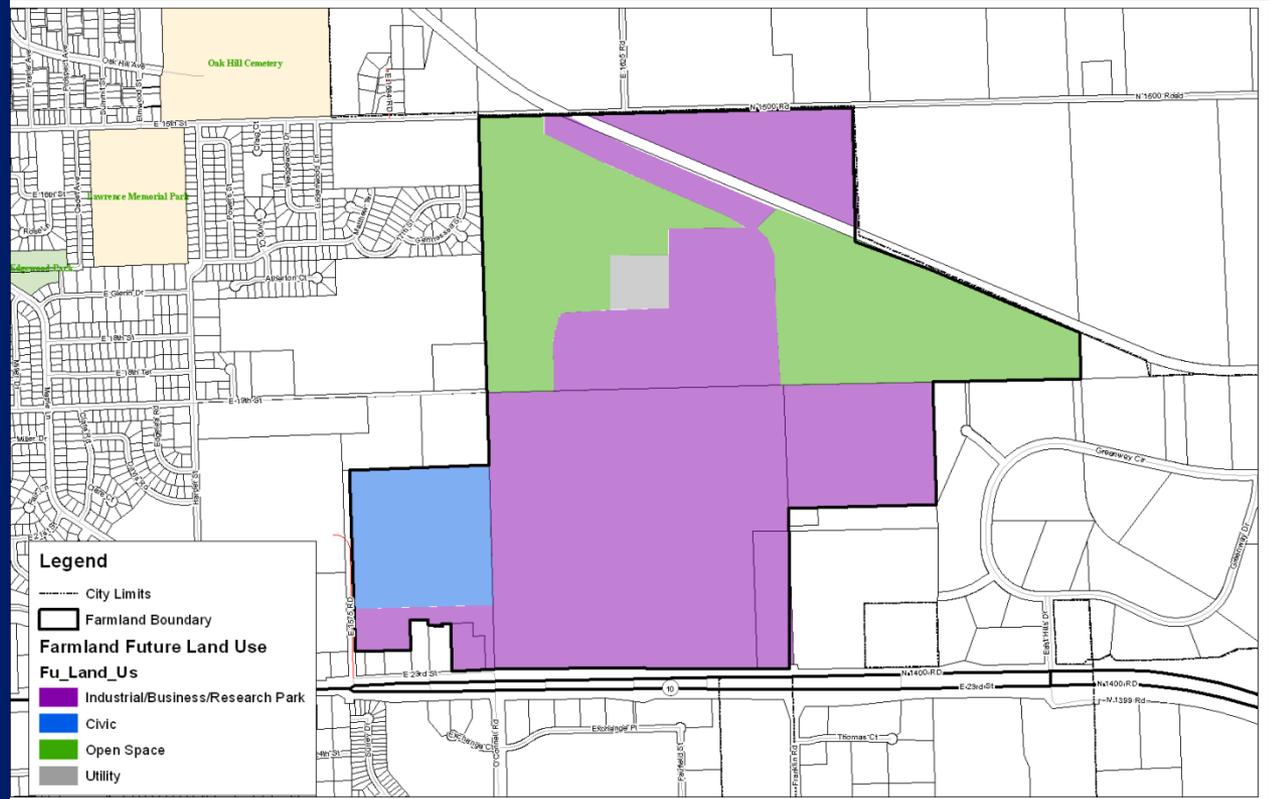




Farmland

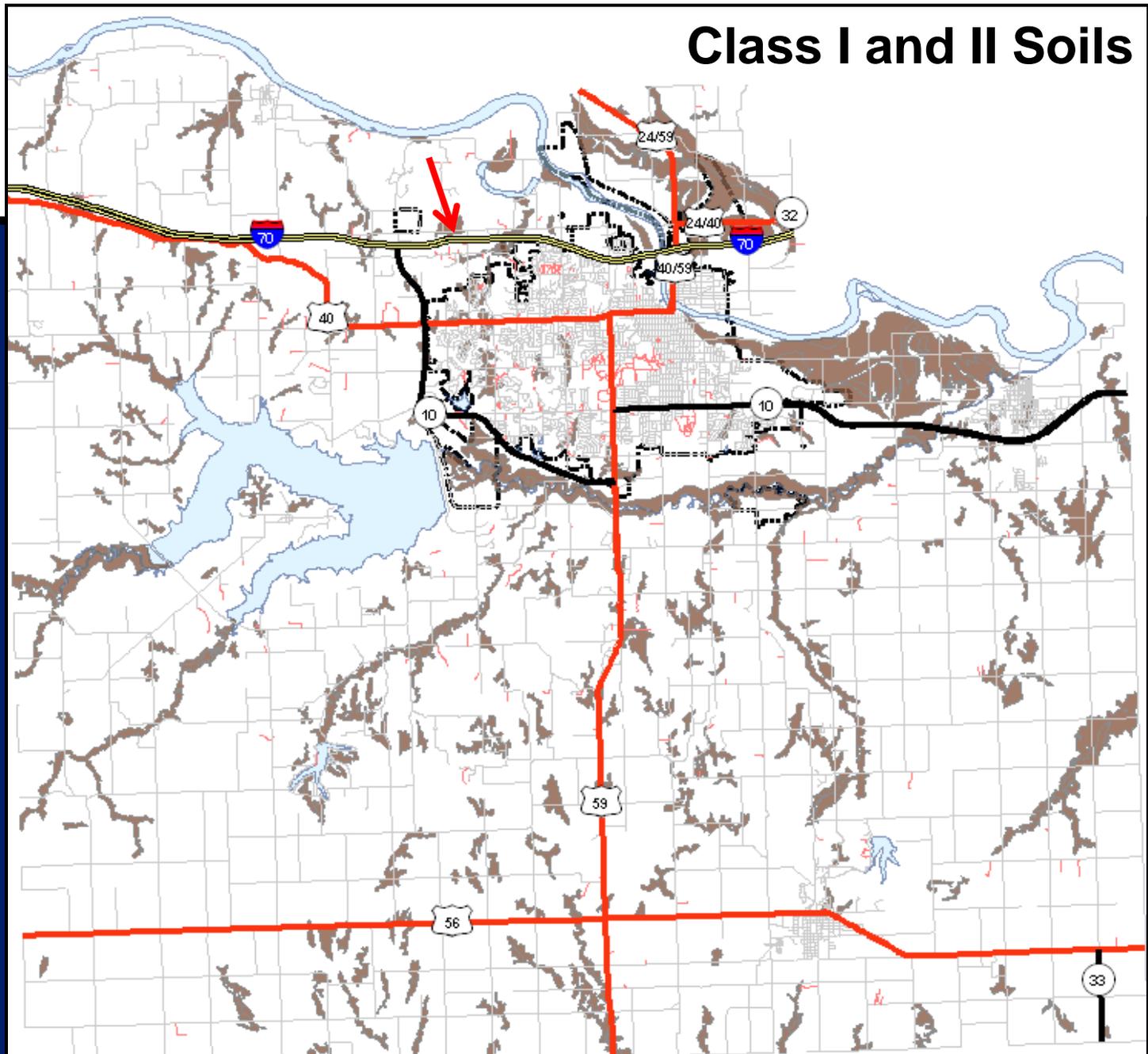
- Plan Approved by :
- PC 11/28/07
- CC 3/11/08
- BOCC 3/31/08

- City acquired on 9/29/10



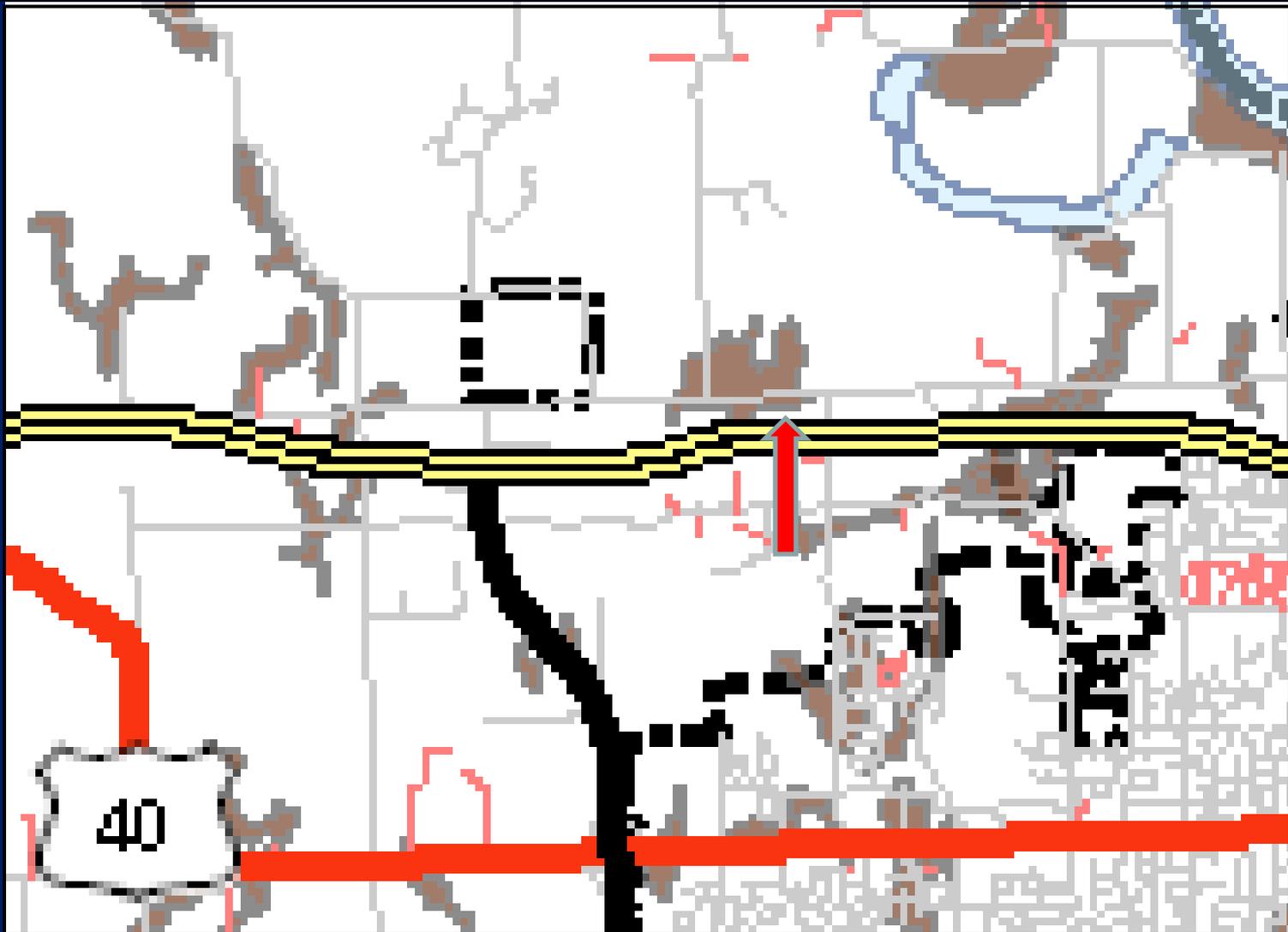


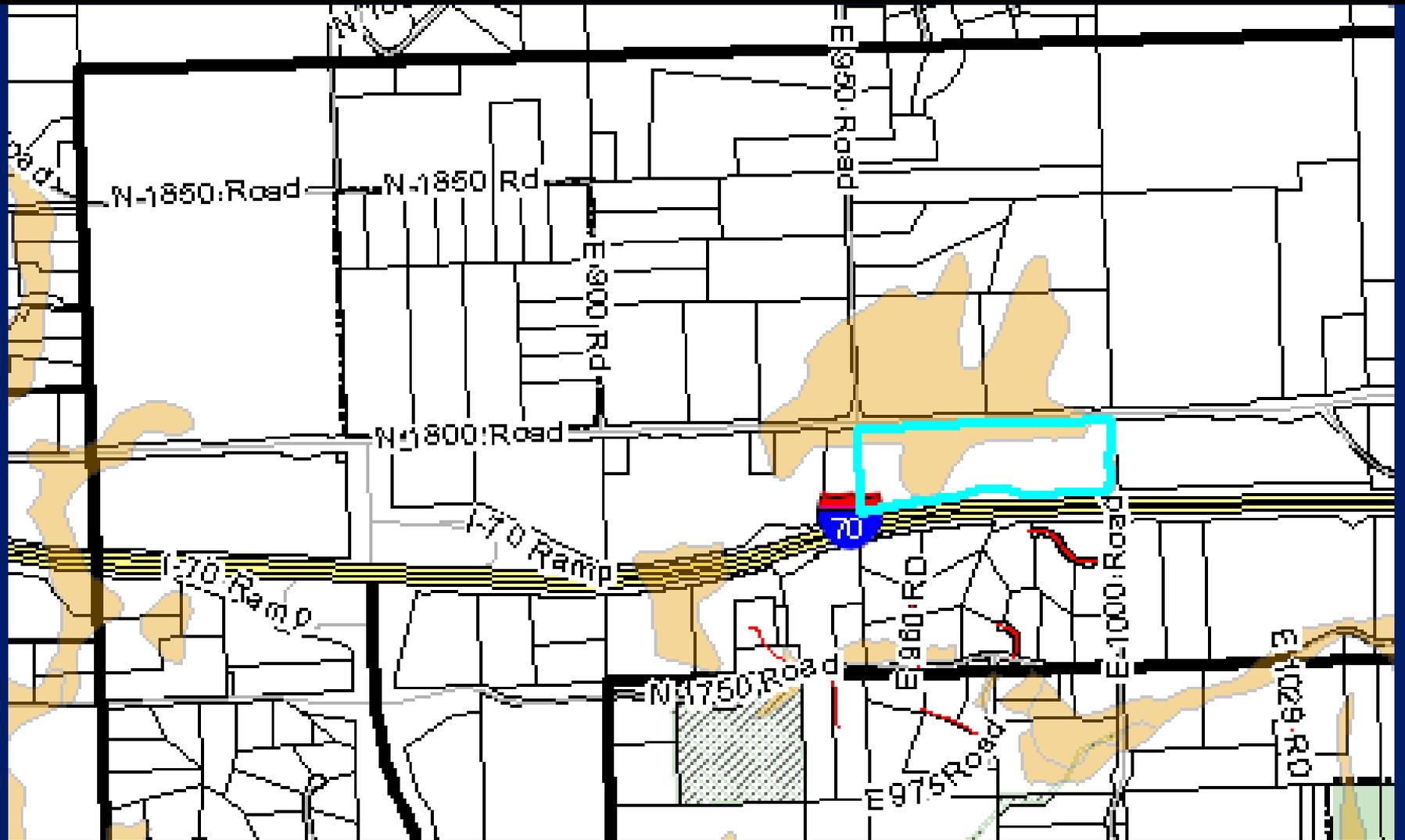
Class I and II Soils

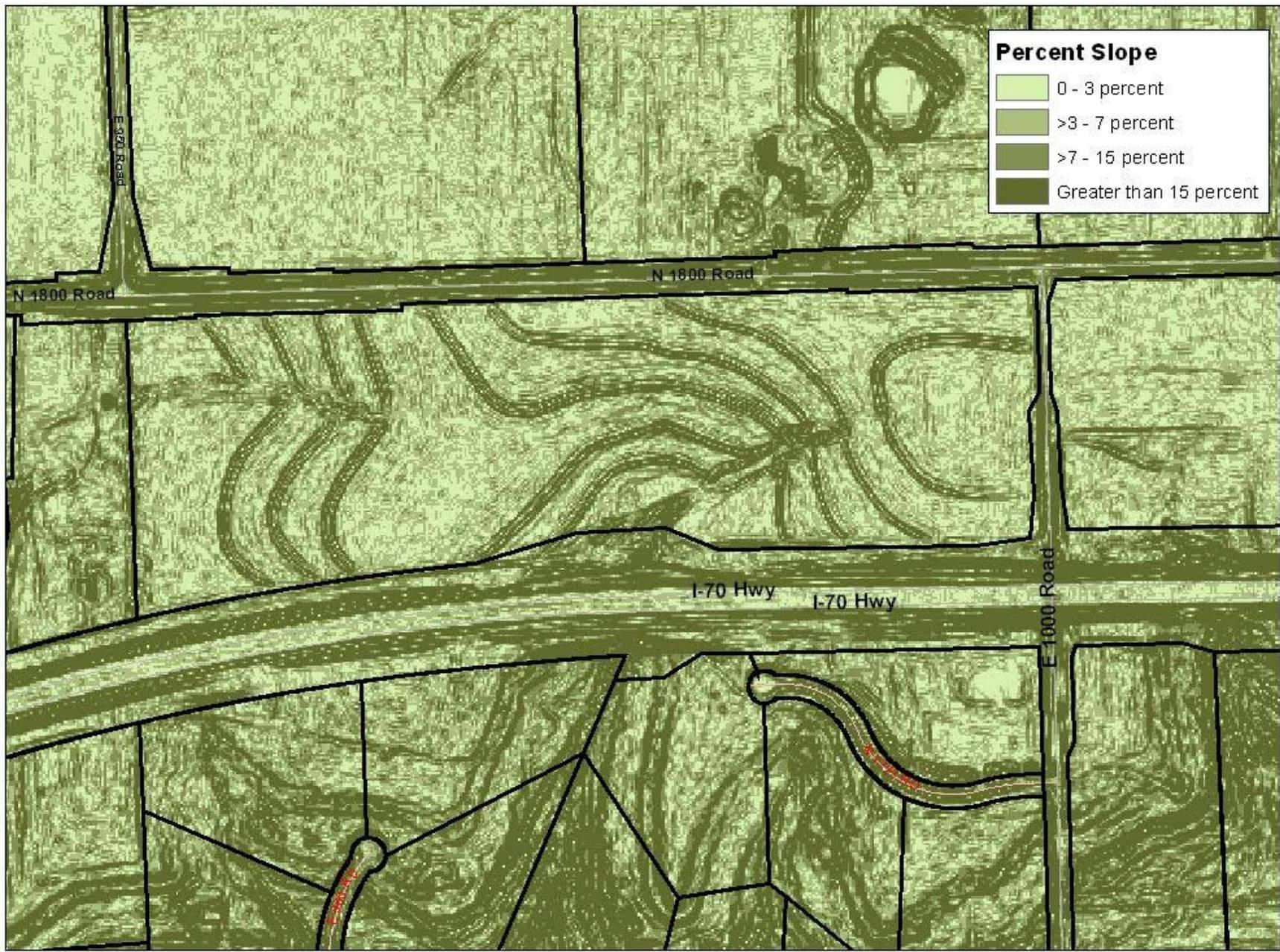




Class I and II soils – subject property







Percent Slope

Lightest Green	0 - 3 percent
Medium Green	>3 - 7 percent
Darker Green	>7 - 15 percent
Darkest Green	Greater than 15 percent

E 3200 Road
N 1800 Road

N 1800 Road

I-70 Hwy I-70 Hwy

E 1000 Road



Staff Findings: A-9-3-10

Annexation is:

- within the Lawrence UGA
- Consistent with *Horizon 2020*
- Consistent with *K-10 and Farmer's Turnpike Plan*
- *“The annexation will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within the county.”*



Staff Recommendation: A-9-3-10

STAFF RECOMMENDATION:

- Staff recommends that the Planning Commission forward a recommendation to the City and County Commission that they find that the annexation will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within the Douglas County and that the annexation is compatible with *Horizon 2020* and the *K-10 and Farmer's Turnpike Plan*



Staff Recommendation: A-9-3-10

Staff recommends that the Planning Commission forward a recommendation to the City Commission to approve the requested annexation of approximately 51.13 acres located at the southwest corner of N 1800 Road (Farmer's Turnpike) and E 1000 Road (Queens Road Extended) and subject to the following conditions:

1. Building permits may be issued for the property if the City of Lawrence reasonably determines that either City water or City sanitary sewer service is not required to serve the use or uses on the property, the uses being those that can be served by rural water or on-site sanitary sewer management systems (including, but not limited to sewage storage tanks).
2. The applicant shall execute an agreement not to protest the future annexation of any adjacent rights of way or roadway easements.



Staff Findings: Z-09-13-10

Zoning is:

- Consistent with *Horizon 2020* and with *K-10 and Farmer's Turnpike Plan*
- Close proximity to a major transportation corridor
- The land is presently undeveloped and will not create a non-conform scenario
- Development will be subject to City Development Standards
- Providing additional opportunities for industrial development adding to the City's economic base.



Z-9-13-10

- **STAFF RECOMMENDATION:** Staff recommends approval of the rezoning request for 51.13 acres from County A-1 (Suburban Home Residential) to City IG (General Industrial) District and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in the body of the staff report.