

Memorandum

City of Lawrence

Planning & Development Services

TO: David L. Corliss, City Manager

FROM: Planning Staff

CC: Scott McCullough, Planning and Development Services Director

Date: December 9, 2010

RE: IBP Districts in Lawrence

At their November 16, 2010 meeting, the City Commission directed staff to complete an analysis of the existing IBP Districts and their land uses. This analysis is related to TA-4-4-10 that would permit the Hotel, Motel, Extended Stay use in the IBP District. Currently there are 3 areas zoned IBP District. All 3 of these districts were zoned M-1 District under the previous code and re-designated IBP District upon adoption of the *Land Development Code* in 2006. The Hotel, Motel, Extended Stay use was not a permitted use in the M-1 District.

IBP District

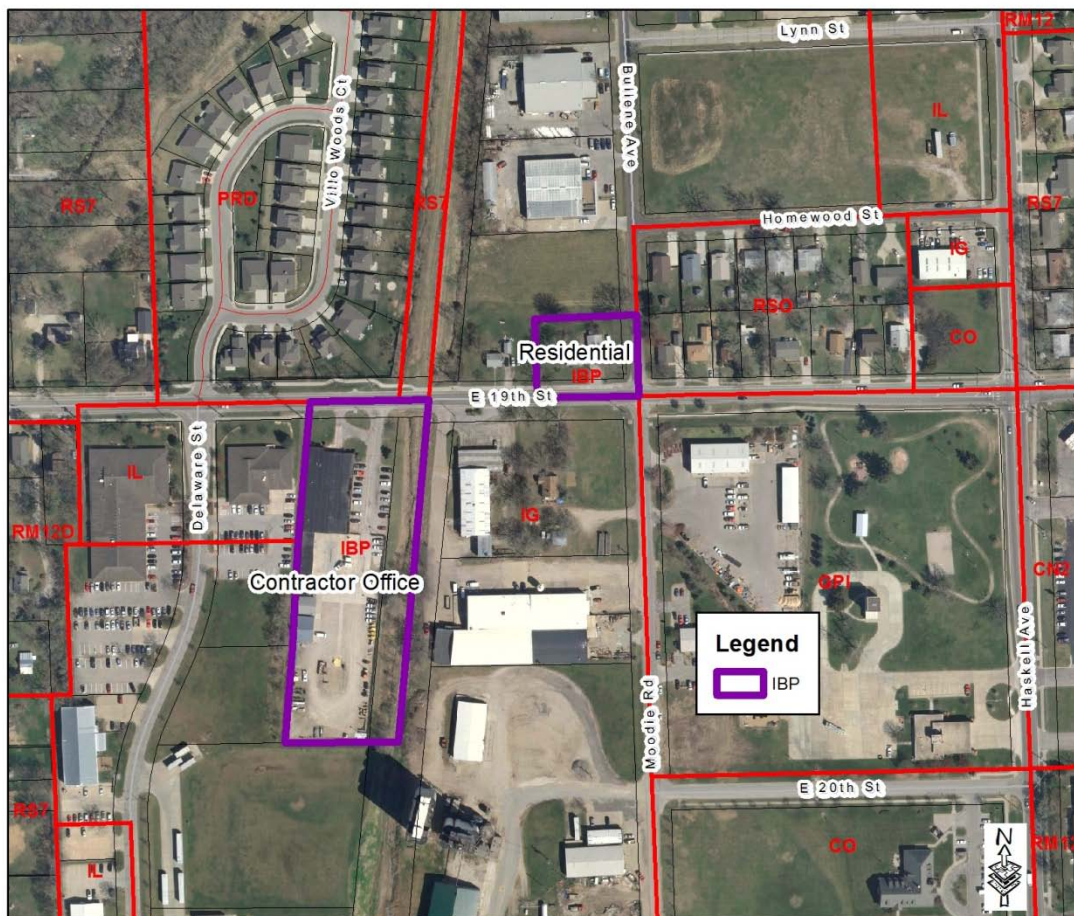
Section 20-214 of the *Land Development Code* states that, "The IBP (Industrial/Business Park) District is intended to provide space in attractive and appropriate locations for certain low-impact employment and manufacturing uses in a planned industrial/business park setting". Below is the list of permitted uses or uses permitted with a Special Use Permit (SUP) in the IBP District.

- Cemetery
- College/University
- Cultural Center/Library
- Day Care Center
- Postal & Parcel Service
- Public Safety
- Funeral and Interment
- Temporary Shelter (SUP)
- Social Service Agency
- Community Meal Program (SUP)
- Utility, Minor
- Utility and Service, Major (SUP)
- Extended Care Facility, General (SUP)
- Health Care Office, Health Care Clinic
- Active Recreation
- Participant Sports & Recreation, Indoor
- Participant Sports & Recreation, Outdoor
- Passive Recreation
- Nature Preserve/Undeveloped
- Veterinary
- Private Dining Establishments
- Restaurant, Quality
- Administrative and Professional Office
- Financial, Insurance Office
- Other Office
- Commercial Parking Facilities
- Business Equipment Sales and Service

- Business Support Sales and Service
- Manufacturing & Production Limited
- Manufacturing & Production, Technological
- Research Services
- Light Wholesale, Storage and Distribution
- Adaptive Reuse of a Designated Historic Property (SUP)
- Agriculture, Crop
- Broadcasting Tower
- Communications Service Establishment
- Telecommunications Tower (SUP)
- Small Collection Recycling Facility

East Lawrence IBP Districts

There are two properties zoned IBP District in east Lawrence located west of Haskell Ave. along E. 19th St. The two properties total 2.4 acres of IBP zoned property. Currently the properties are developed with a single-dwelling structure and a contractor office.



West Lawrence IBP District

The Oread Office Park on the west side of Lawrence is zoned IBP District with a small amount of PID (Planned Industrial) District and is generally located around the intersection of Wakarusa Dr. and Bob Billings Pkwy. This IBP area contains

approximately 212 acres of land and contains a mix of office and manufacturing uses. Approximately 50% of the total acreage of this business park is vacant. This calculation does not take into consideration portions of developed properties that are undeveloped. The majority of the developed area is along Wakarusa Dr. Approximately 31% of the property is developed with some type of office use including general and medical offices. Below is a summary of uses with acreages.

Land Use	Parcels	Acreage	Percent
Bank	3	6.6	3.1%
Computer Software Development	1	2.2	1.0%
Dance School	1	1.3	0.6%
Daycare Center	1	1.9	0.9%
Easement (gas & drainage)	1	7.4	3.5%
Extended Care Facility	1	1.9	0.9%
Gymnastics School	1	1.3	0.6%
Manufacturing	2	6.7	3.1%
Medical Office	12	23.7	11.2%
Office	16	42.5	20.1%
Research/Manufacturing	1	8.9	4.2%
Vacant	10	107.6	50.7%
TOTAL	50	212.0	100.0%

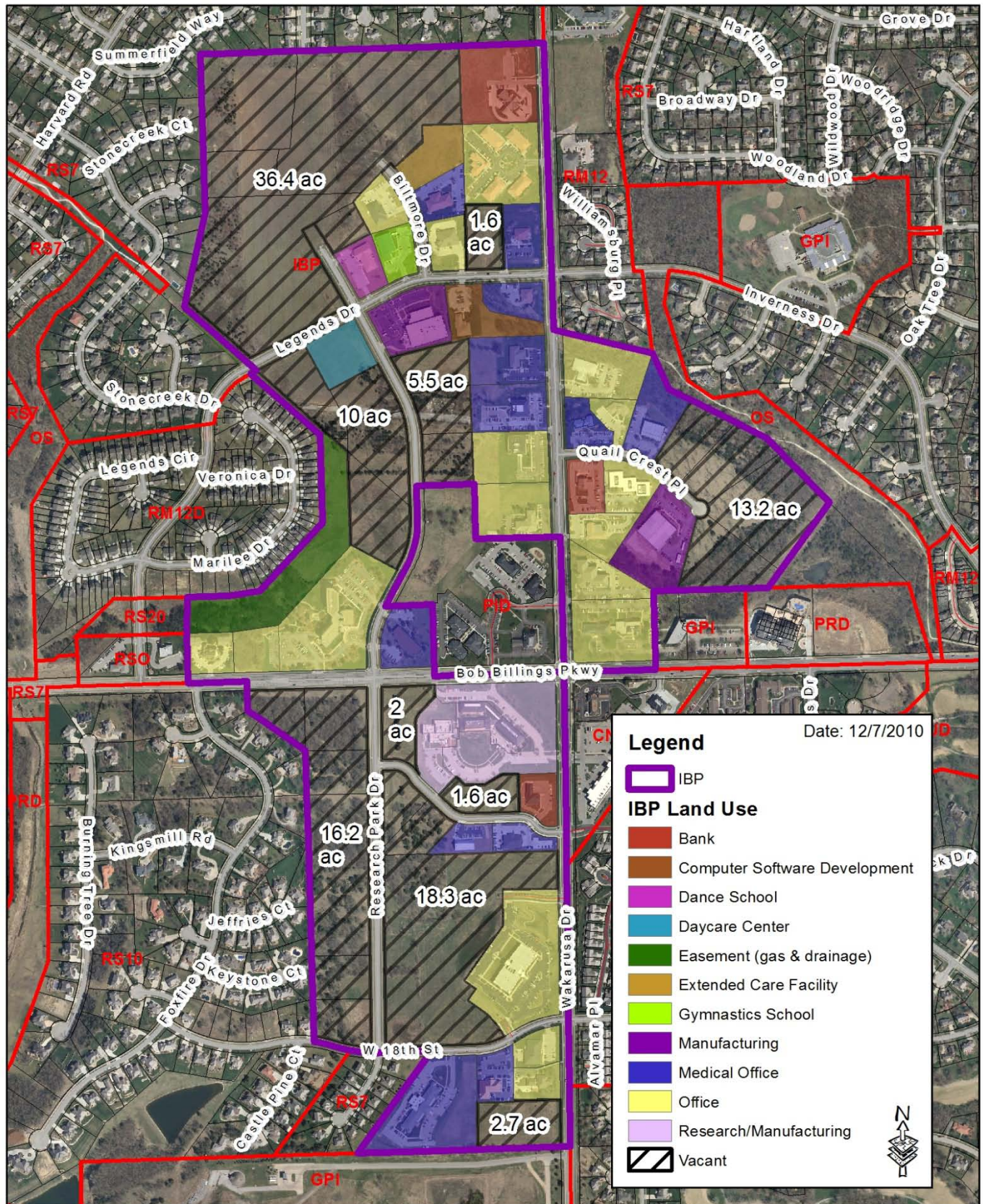
Industrial property typically takes longer to develop than residential and commercial property. The majority of this IBP District was platted for industrial uses in the late 1980's and early to mid 1990's. Today this business park is approximately half developed with large contiguous areas of land remaining undeveloped. [See map below] This industrial park area continues to have the potential to develop as an employment center for research, product development, and manufacturing, particularly with the investments made by KU, the City and County in property within the business park. Additionally, this business park has amenities nearby that can be attractive to new businesses such as existing adjacent residential, future plans for an interchange at K-10 and Bob Billings Parkway, and water and sanitary sewer utilities in the area. Some issues that remain for the undeveloped area are the little to no buffer between the IBP District and the residential uses and the connection of Biltmore Dr.

Below is an excerpt out of the *Land Development Code*, nonresidential use table showing the use categories for the existing uses in the west Lawrence business park. The majority of the uses in this area are permitted either by right or with a Special Use Permit. The question has been posed of whether the existing uses could fit within a different zoning district. There is no district that would permit all the existing uses in the area. However, the CC (Community Commercial), CS (Commercial Strip), CR (Regional Commercial), and IL (Limited Industrial) Districts would permit the majority of the existing uses. The only districts that would be consistent with *Horizon 2020* would be the IBP and IL Districts.

Section 20-403 Excerpts

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts														Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	
Community Facility	Day Care Center	S*	P*	S*	S*	S*	P*	P*	P*	P*	P*	P*	-	-	-	507
Medical Facilities	Extended Care Facility, General	-	S	-	S	-	-	-	-	S	-	-	-	-	P	
	Health Care Office, Health Care Clinic	P	S	P	P	P	P	P	P	P	P	-	-	P	A	
Office	Administrative and Professional	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	A*	518
	Financial, Insurance & Real Estate	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	A*	510
	Other	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	537
Retail Sales & Services	Business Support	-	P	P	P	P	P	P	P	P	P	P	-	-	A	
	Construction Sales and Service	-	-	-	-	-	P	P	P	-	P	P	-	-	A	
	Personal Improvement	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	A*	A*	521
Industrial Facilities	Manufacturing & Production, Ltd.	-	-	P	-	S	S	S	S	P	P	P	-	-	-	
	Manufacturing & Production, Tech.	-	-	-	-	S	P	P	P	P	P	P	-	-	-	
	Research Service	-	-	-	S	S	P	P	P	P	P	P	-	-	-	

Horizon 2020 identifies the intersection of Wakarusa Dr. and Bob Billings Pkwy as a potential Neighborhood Commercial Center. This type of commercial center is limited to development on one corner of the intersection and the corresponding zoning district would be CN2 (Neighborhood Commercial Center) District. The commercial center exists at the southeast corner of the intersection. Re-designating any portion of the current IBP District would not be consistent with *Horizon 2020* and would require a comprehensive plan amendment. *Horizon 2020* identifies the current business park area as an Employment-Related land use. *Horizon 2020* recommends continued emphasis on office and research for this area.



Hotel, Motel, Extended Stay Use in IBP

Currently there is a pending text amendment to the *Land Development Code* to permit the Hotel, Motel, Extended Stay use in the IBP District. Staff felt this was an appropriate use within the IBP District because it could be an accessory use to businesses in a business park setting. Areas have been designated as potential future IBP Districts within long-range planning areas specifically on the far west and east sides of town. The majority of the city's hotels are located centrally in town. For the most part, the hotel sites in Lawrence are around 2 acres in size with the exception of the Holidome which is 9.6 acres. The proposed hotel on McDonald Dr. (Comfort Inn) is located on 1.66 acres.

There would be the potential for a hotel to develop in the IBP District in west Lawrence if the text amendment is approved. Not only could the potential clientele for the hotel come from the businesses in the area, it could be people visiting family and friends in the adjacent neighborhoods. The closest hotels to this area are located around the intersection and just west of 6th and Iowa Sts. and the intersection of K-10 and Iowa St.

The *Land Development Code* outlines various protections for residentially zoned property when it is adjacent to nonresidentially zoned property. The nonresidential property must provide buffer yards along the abutting property lines. These include a mix of trees, shrubs, walls and berms. Also, Section 20-1101 of the Code gives the City Commission, Planning Commission, Planning Director and other review bodies authority to impose conditions that exceed the minimum requirements on any nonresidential property within 500' of any less intensive residential district. Some things listed are placement and buffering of trash receptacles, location of site activity, additional landscaping and buffering. The conditions are not limited to the list in Section 20-1101 and are discretionary to the approving body.

Conclusion

This report provides information on the existing land uses in the IBP zoning districts as well as a review of the permitted uses in the IBP District. Staff awaits further direction on TA-4-4-10 regarding the proposed addition of the Hotel, Motel, Extended Stay use as a permitted use in the IBP District.