



City of Lawrence  
Douglas County

PLANNING & DEVELOPMENT SERVICES

# City Commission January 25, 2011

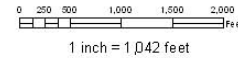
51 acres

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



# Z-9-13-10

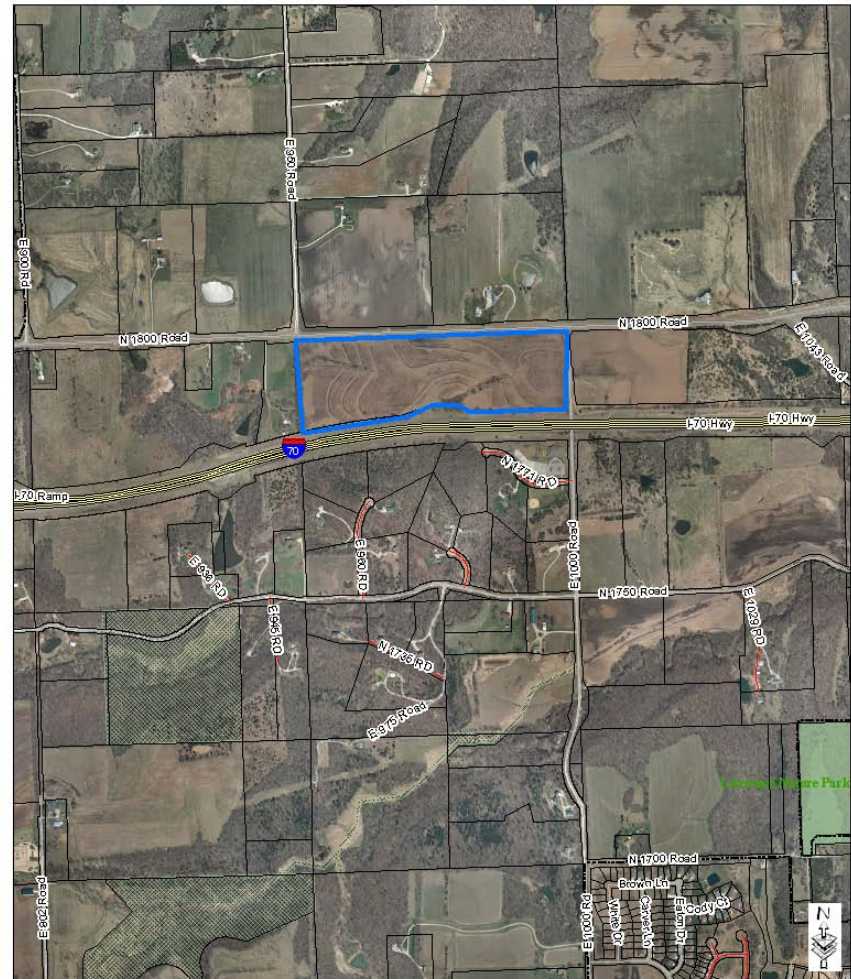
# Subject Property



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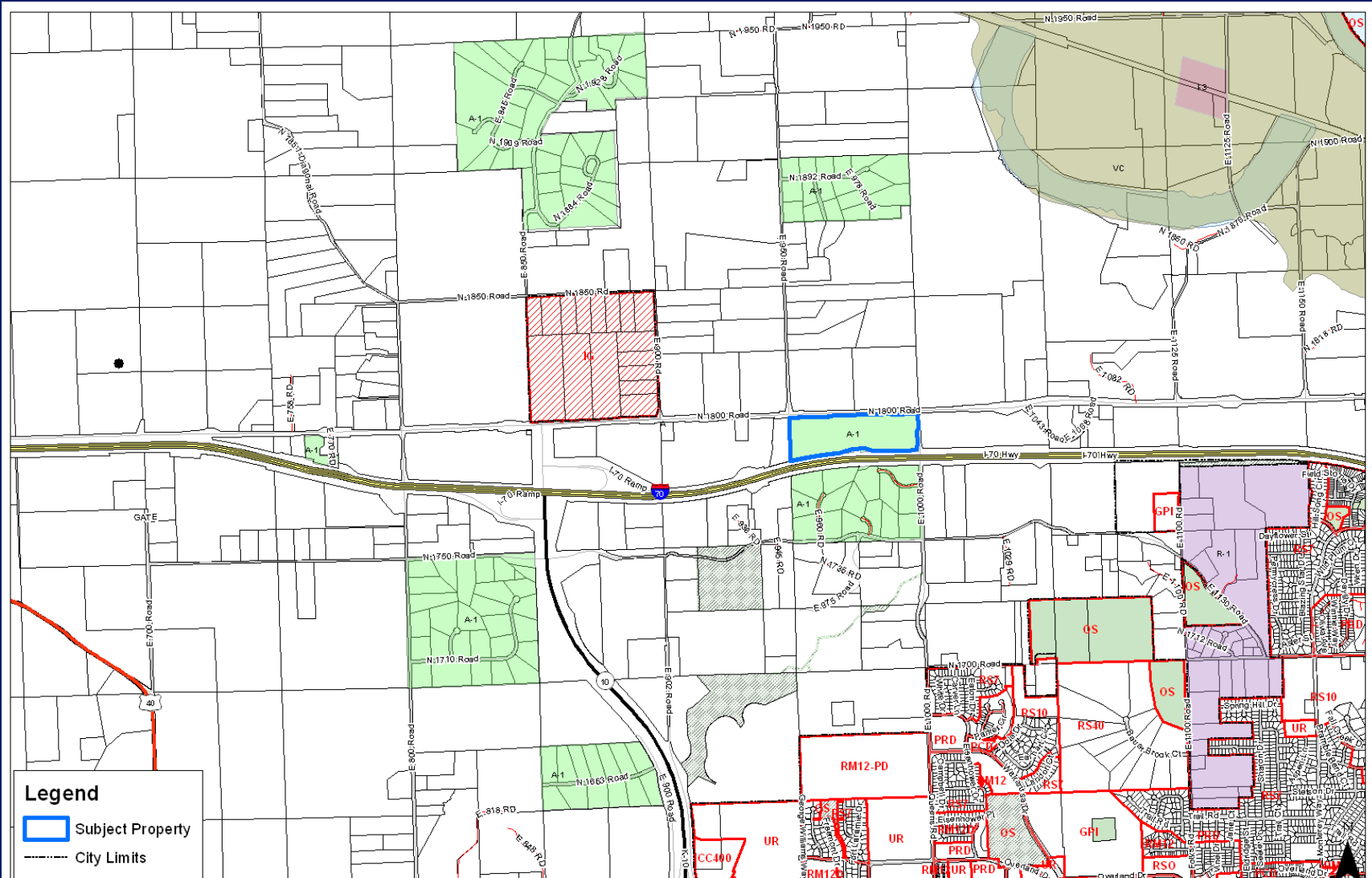
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## Proposed Annexation and Rezoning





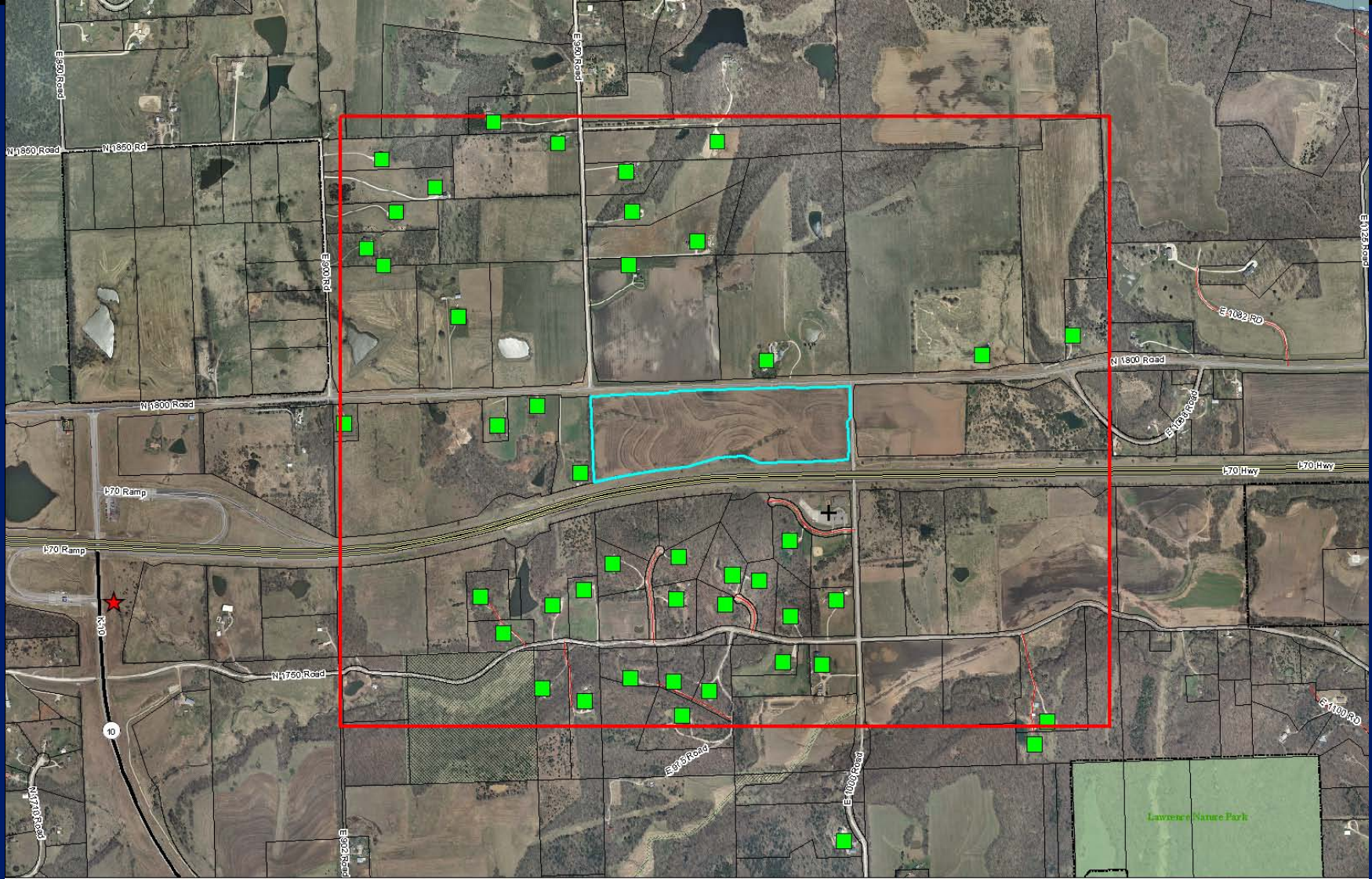
# Z-9-13-10: Surrounding Zoning





# Z-9-13-10

# Surrounding Land USe





# View looking east along N 1800 Road





# View looking west along N 1800 Road

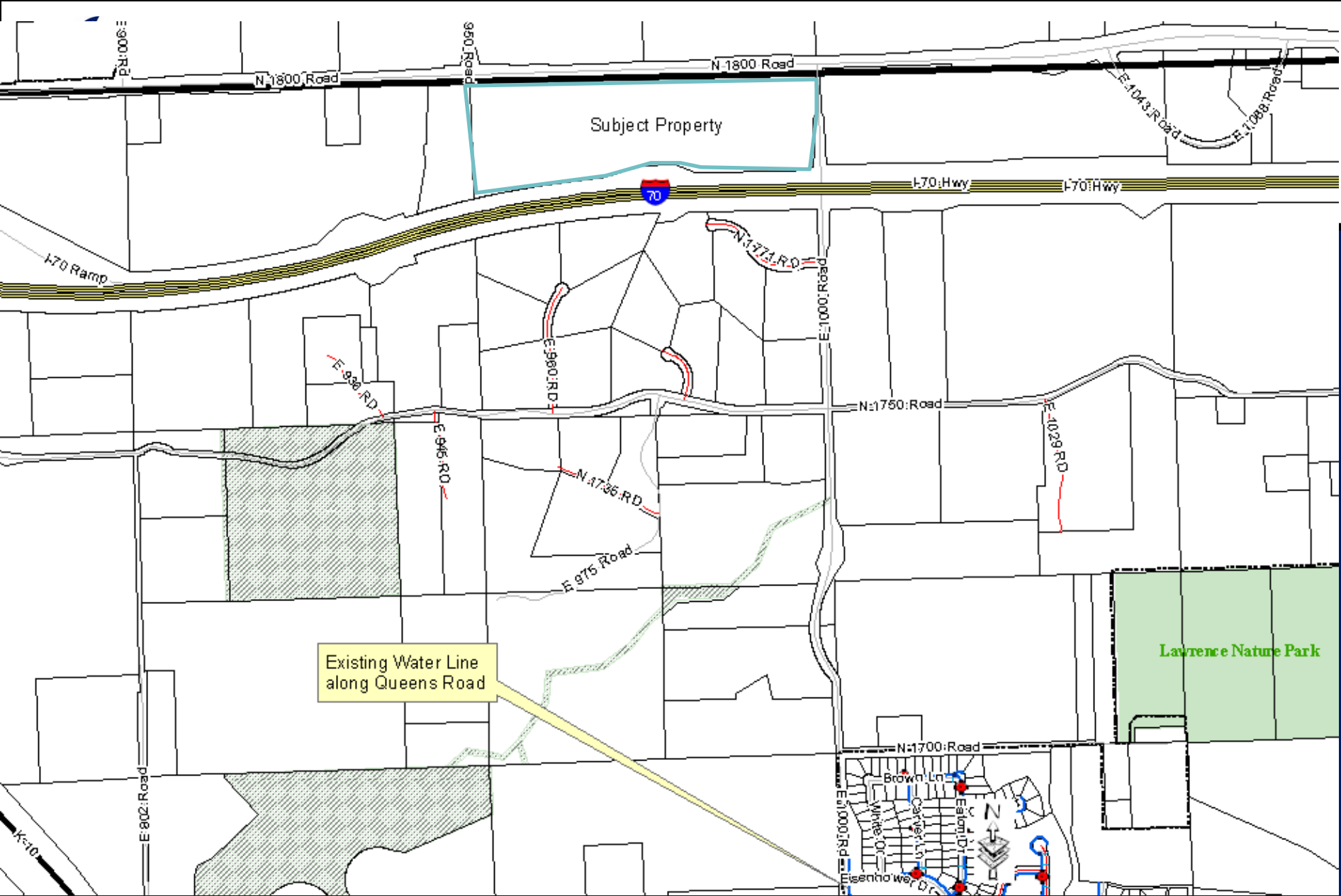




# View looking southwest from N 1800 Road



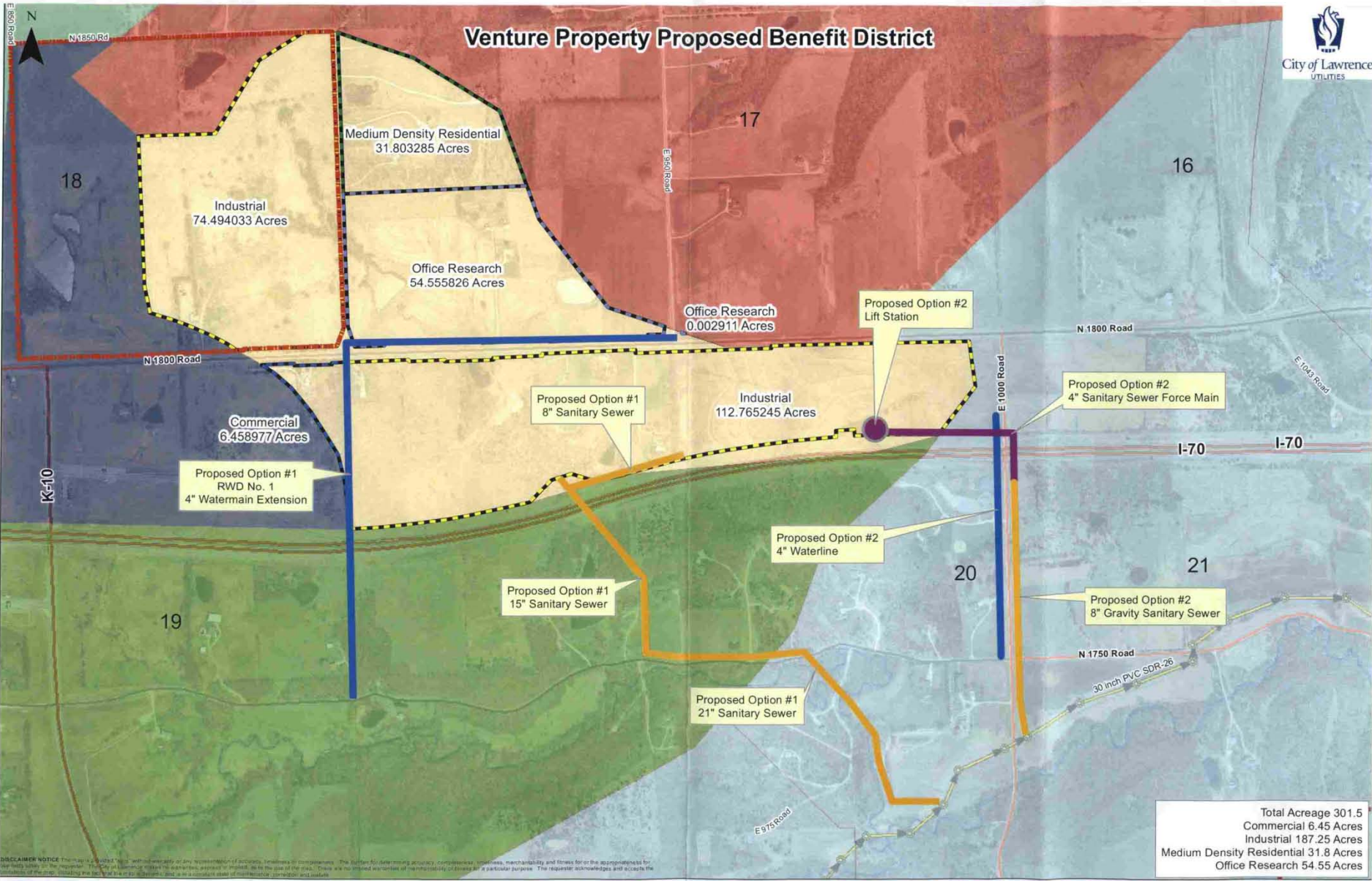








# Venture Property Proposed Benefit District



Total Acreage	301.5
Commercial	6.45 Acres
Industrial	187.25 Acres
Medium Density Residential	31.8 Acres
Office Research	54.55 Acres

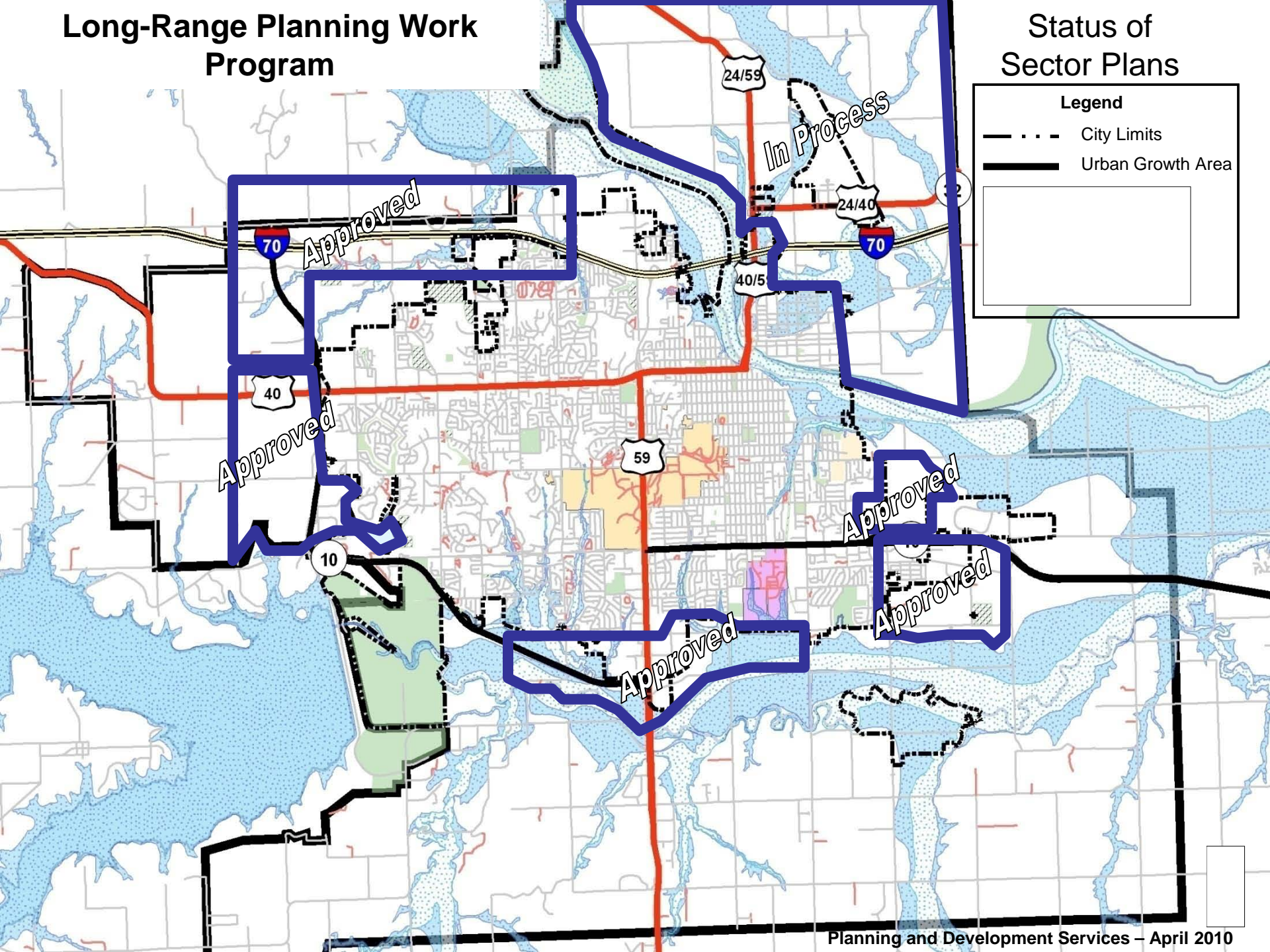
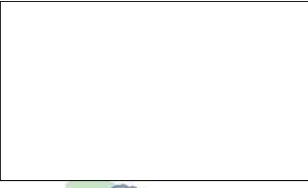
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# Long-Range Planning Work Program

# Status of Sector Plans

**Legend**

- - - City Limits
- Urban Growth Area

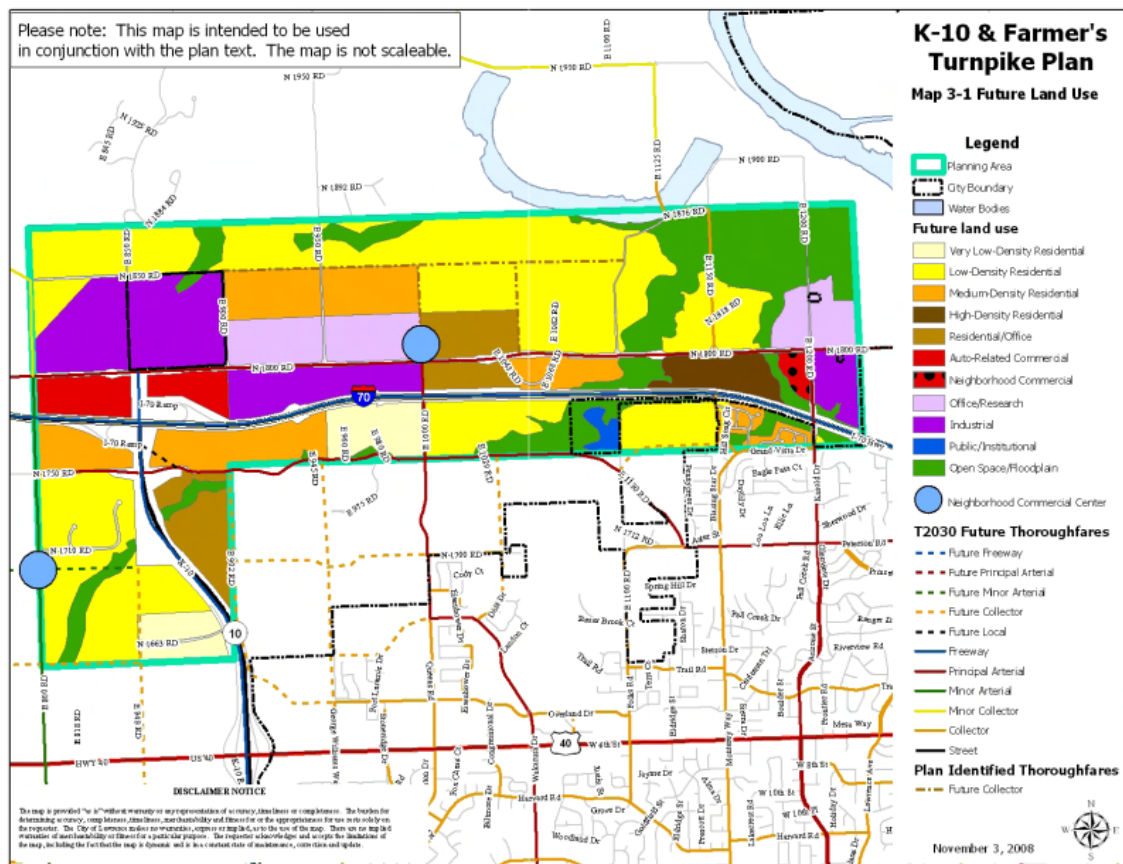




# K-10 and Farmer's Turnpike Plan

## K-10 & Farmer's Turnpike Plan

Lawrence-Douglas County Planning Office  
 Lawrence-Douglas County Planning Commission 11/17/08  
 Lawrence City Commission 12/9/08  
 Douglas County Board of County Commissioners 1/7/09





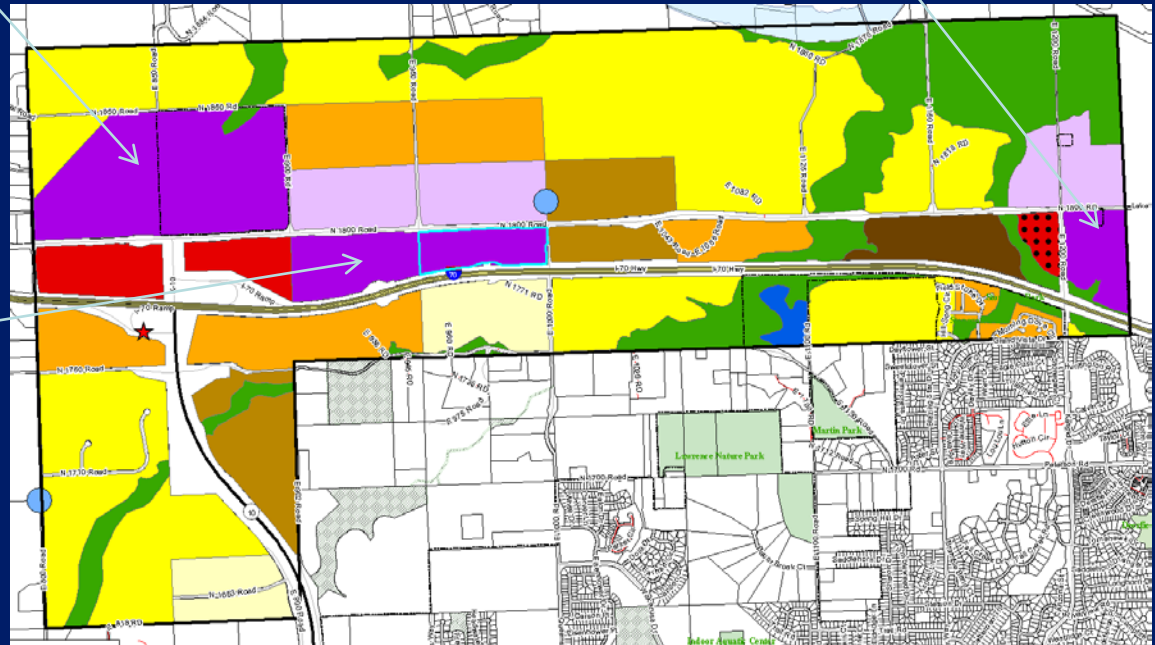
# K-10 and Farmer's Turnpike Plan: Land Use Recommendations

- 3.2.1.8 Industrial Applicability:

N 1850 on the north,  
N1800 on the south,  
E 800 on the west, and  
E 950 on the east.

N 1800 on the north,  
I-70 on the south,  
E 1200 on the west,  
and the eastern  
boundary of the  
planning area on the  
east.

N 1800 on the north,  
I-70 on the south,  
E 900 on the west,  
and  
E 1000 on the east.





# K-10 and Farmer's Turnpike Plan: Land Use Recommendations

## 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)



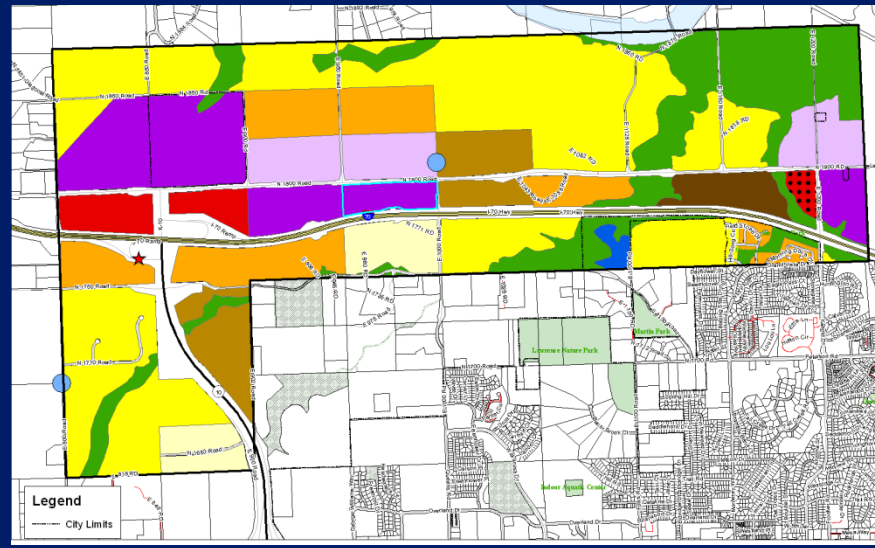


# K-10 and Farmer's Turnpike Plan: Land Use Recommendations

## 3.2.1.8 Industrial Zoning Districts:

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 material transportation.

Intensity: Medium-High





# What is Industrial use?

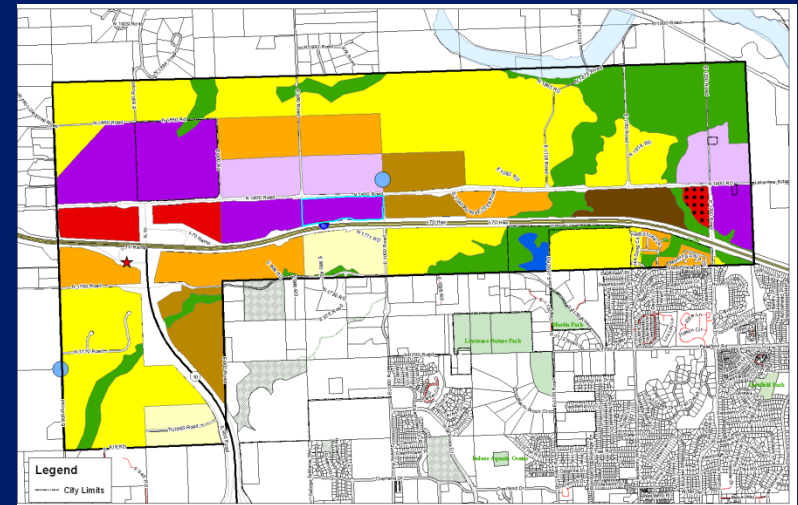
- IL (Limited Industrial) District
- IG (General Industrial) District
- IBP (Industrial Business Park) District
- GPI (General Public and Institutional) District



# K-10 and Farmer's Turnpike Plan: Land Use Recommendations

## 3.2.1.8 Industrial Zoning Districts:

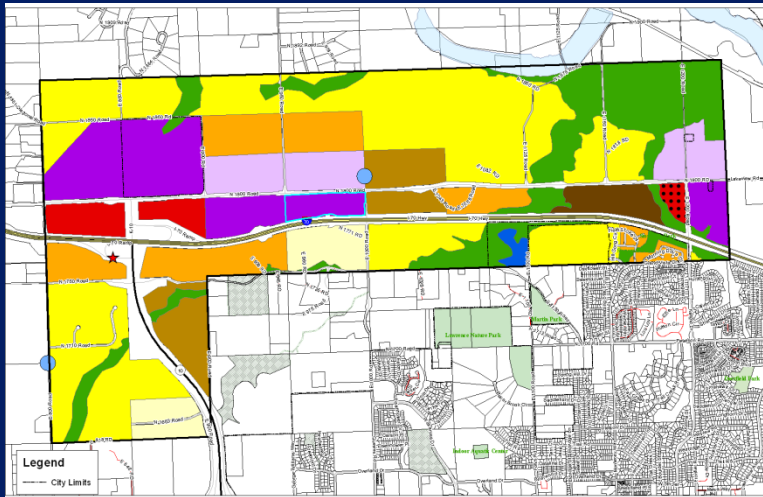
- IL (Limited Industrial) District
- IG (General Industrial) District
- IBP (Industrial Business Park) District
- PD (Planned Development) Overlay District





# K-10 and Farmer's Turnpike Plan: Land Use Recommendations

## 3.1.2.5 Industrial/Office/Research Land Uses:



1. Structures should be aesthetically pleasing from all sides.
2. Transitions between uses should be by buffer yard, landscaping setbacks, scale and massing.
3. Include a variety of landscape treatments to alleviate monotonous perimeter buffering.
4. Structures along N 1800 road should present a front face to the road.
5. Access to major roads shall be limited.
6. **Commercial uses shall not be permitted along the frontage of N 1800 Road except where commercial centers are identified in this plan.**
7. Native and drought resistant landscape materials are encouraged to aid in stormwater treatment and to create a rural feeling.



# IL as a Zoning District

## 20-215 IL, Limited Industrial District

- The IL, Limited Industrial District, is primarily intended to accommodate low-impact industrial, wholesale and warehouse operations that are employment-intensive and compatible with commercial land uses.



# IG as a Zoning District

## 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.



# Industrial as a Use

## 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	Use	IBP	IL	IG
Industrial Facilities	Explosive Storage	-	-	P
	<b>Industrial, General</b> Pur-O-Zone Hallmark Cards Allen Press	-	P	P
	<b>Industrial, Intensive</b> Penny Ready-mix MCM Hamm	-	-	P
	Laundry Service	-	P	P
	Manufacturing and Production, Ltd. Martin Logan	P	P	P
	<b>Manufacturing and Production, Technical</b> M-Pact Micro Tech Scanning America	P	P	P
	<b>Research Service</b>	P	P	P
	Scrap and Salvage Operation	-	S*	S*

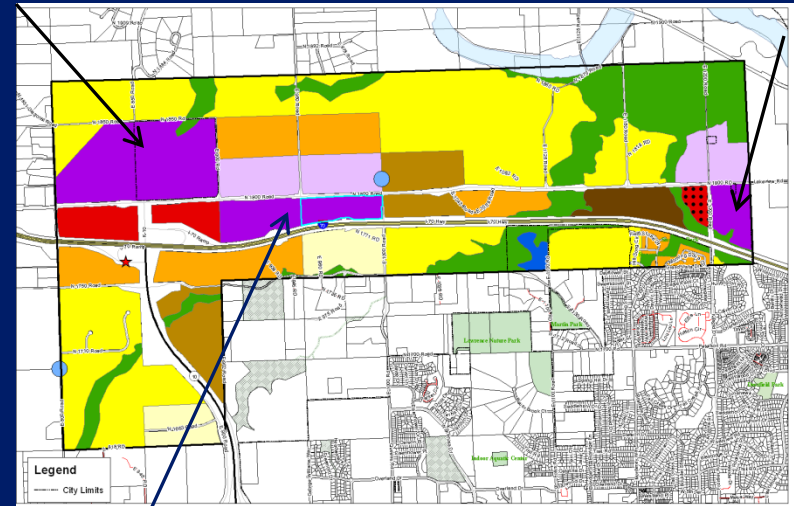
Use Group	Use	IBP	IL	IG
Retail Sales and Service	<b>Building Maintenance</b>	-	P	P
	Business Equipment	P	P	-
	<b>Business Support</b>	P	P	P
	<b>Construction Sales and Service</b>	-	P	P
	Food and Beverage (sales)	-	P	-
	Mixed Media Store	-	P	-
	Personal Convenience	-	P	-
	Personal Improvement	-	P	-
	Repair Service, Consumer	-	P	-
	Retail Sales, General	-	P	-
Retail Establishment Large, Medium, Specialty	-	-	-	



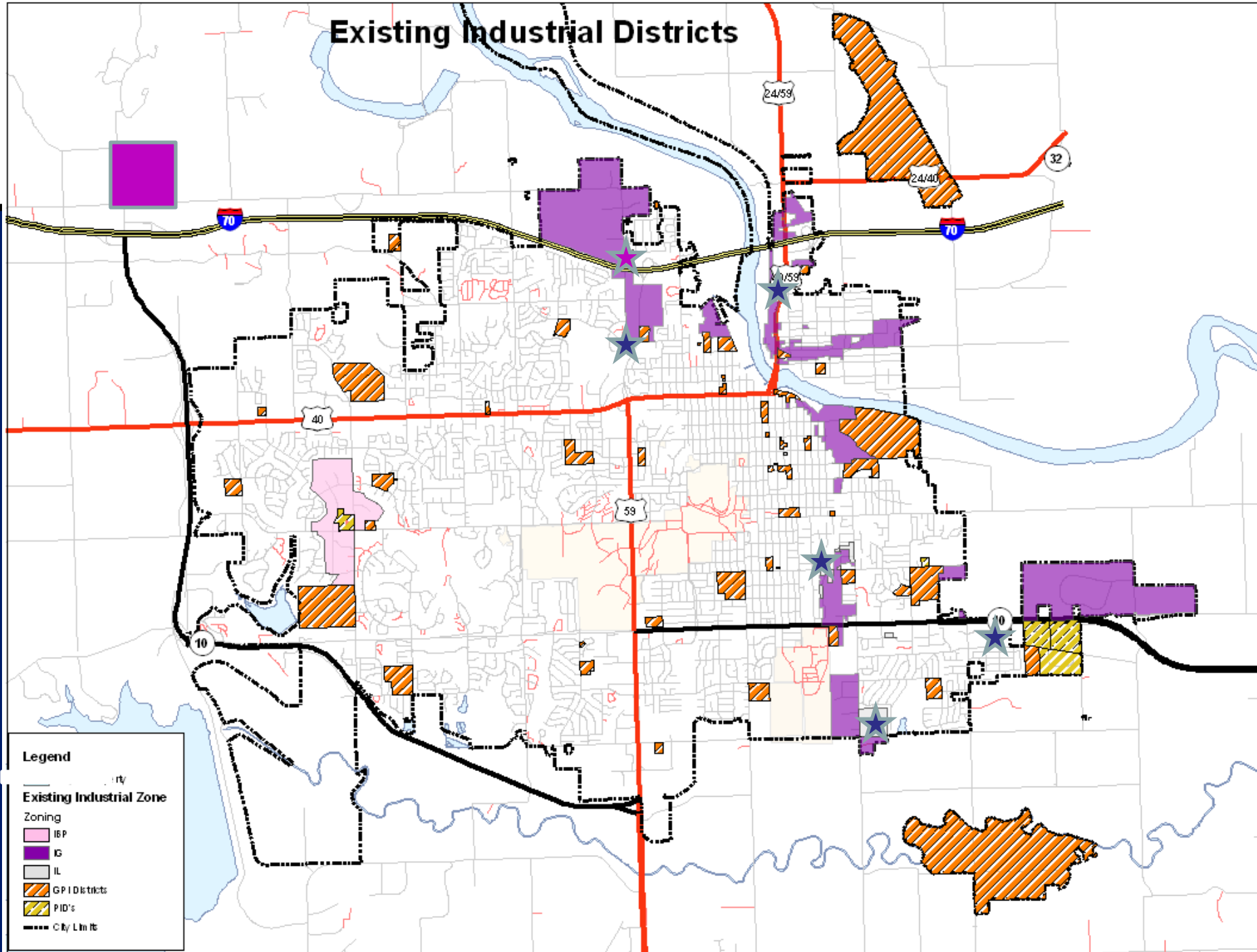
# K-10 and Farmer's Turnpike Plan: Land Use Recommendations

## 3.2.1.8 Industrial Primary Uses:

- Utility facilities,
- Building Maintenance services,
- Fleet storage,
- Business support services,
- Construction sales and service,
- Industrial facilities,
- Wholesale, distribution and storage
- Research services
- Manufacturing and production limited.
- Manufacturing and production technology.



# Existing Industrial Districts



## Legend

- City Limit
- Existing Industrial Zone
- Zoning
  - IBP
  - IG
  - IL
- GPID Districts
- PID's
- City Limit



# 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-conforming scenario.
- Subject to City Development Standards that provide more regulatory control than currently exists.
- Provides additional opportunities for industrial development adding to the City's economic base.



# 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.



# PLANNING COMMISSION RECOMMENDATION:

October 27, 2010, the Planning Commission recommended approval of Z-9-13-10 based on the findings of fact found in the body of the staff report.

- Vote 8-0.
- There were no conditions.



# City Commission Action

Consider Rezoning (Z-9-13-10) of 51.13 acres and place on first reading, Ordinance No. 8595, approving the rezoning if appropriate.