



## REQUEST FOR INITIATION of a TEXT AMENDMENT

### APPLICATION FORM

#### APPLICANT/AGENT INFORMATION

Contact Mark A. Andersen and Matthew S. Gough  
Company Barber Emerson, L.C.  
Address 1211 Massachusetts, P.O. Box 667  
City Lawrence State KS ZIP 66044  
Phone (785) 843-6600 Fax (785) 843-8448  
E-mail mandersen@barberemerson.com Mobile/Pager (\_\_\_\_) \_\_\_\_\_  
Pre-Application Meeting Date N/A Planner N/A

Are you submitting any other applications? If so, please state which one(s).

Special Use Permit Application

**Please identify the section of the Development Code or Subdivision Regulations proposed to be amended.** 20-403 Nonresidential District Use Table

**Please provide proposed amendment. (Attach additional sheets if needed)**

The proposed amendment is to allow "Active Recreation" as a special use in the "IG" zoning district. Please see attached.

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**City of Lawrence  
Douglas County**

PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County  
Metropolitan Planning Office**

6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044  
(785) 832-3150 Fax (785) 832-3160  
<http://www.lawrenceplanning.org>

**Please respond to the following questions to the best of your knowledge. In reviewing and making decisions on proposed text amendments review bodies shall consider the following factors. (Attach additional sheets if needed.)**

- 1. Does the proposed text amendment correct an error or inconsistency in the Development Code or Subdivision Regulations?** If so, please provide the specific error found and/or reference the specific section of the Development Code that is inconsistent with the section identified to be amended above.

Although not permitted in an IG district, "Active Recreation" is a permitted use in both the IL and IBP industrial zoning districts. The proposed text amendment to allow Active Recreation as a special use in the IG district reconciles the inconsistency between industrial zoning districts, while preserving the City's ability to review and limit Active Recreation in an IG district through the special use permit application and review process.

- 2. Does the proposed amendment meet the challenge of a changing condition?**  
**If so, please explain.**

The requested text amendment is not in response to a changing condition. Rather, the amendment corrects an inconsistency in the Development Code. In addition to the City's industrial parks at East Hills, the former Farmland property, and new IG districts recently annexed, there are a number of IG districts centrally located in the City limits, particularly East Lawrence. Active Recreation may be appropriate in certain of those IG districts, as a special use.

- 3. Is the proposed amendment consistent with Horizon 2020? Please explain.**

Please see attached.

- 4. Is the proposed amendment consistent with the stated purpose of the Development Code? See Sec. 20-104 of the Development Code for the stated purpose.**

Yes, the proposed amendment is consistent with the Development Code's purpose of implementing Horizon 2020 and other plans in a manner that protects, enhances and promotes the health, safety, and general welfare of the citizens of Lawrence, because Active Recreation is permitted in other industrial districts and because Active Recreation in IG districts will be regulated by the special use permit process.

3. The text amendment is consistent with Horizon 2020. Allowing Active Recreation as a special use, as opposed to requiring the property owner to down-zone the property, is aligned with general strategies and goals of Chapter 7 of Horizon 2020, as follows:

- a. Strategy: Protect, enhance, and retain existing industrial-related land use areas serving the community.
- b. Strategy: Encourage site availability, site improvements, and community amenities which best respond to the market demands for industrial and business development while maintaining the community objectives for the type and quality of such development.
- c. Goal 1: Encourage the retention, redevelopment and expansion of established industrial and employment-related areas.
- d. Policy 1.1: Retain Established Development and Encourage New Development in Existing Industrial and Employment-Related Areas.

The use of IG property for Active Recreation pursuant to a special use permit is an opportunity to provide additional transition area between industrial centers and surrounding properties, consistent with Goal 3 of Chapter 7.



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**SIGNATURE**

By execution of my/our signature, I/we do hereby officially apply to request initiation of the proposed text amendment as indicated above.

Signature(s): \_\_\_\_\_ Date 2-22-11  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_ Date \_\_\_\_\_

**STAFF USE ONLY**

Application No. \_\_\_\_\_  
Date Received \_\_\_\_\_  
Planning Commission Date \_\_\_\_\_  
Fee \$ \_\_\_\_\_  
Date Fee Paid \_\_\_\_\_

**Key:**  
*A* = Accessory  
*P* = Permitted  
*S* = Special Use  
*\** = Standard Applies  
 - = Use not allowed

|                                |  | <b>Base Zoning Districts</b> |            |           |           |           |           |           |           |            |           |           |           |            |          | <b>Use-Specific Standards (Sec. 20-)</b> |
|--------------------------------|--|------------------------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|------------|----------|--|
|                                |  | <i>CN1</i>                   | <i>CN2</i> | <i>MU</i> | <i>CO</i> | <i>CD</i> | <i>CC</i> | <i>CR</i> | <i>CS</i> | <i>IBP</i> | <i>IL</i> | <i>IG</i> | <i>OS</i> | <i>GPI</i> | <i>H</i> |  |
|                                | Postal & Parcel Service                  | -                            | P          | P         | P         | P         | P         | P         | P         | P          | P         | P         | -         | P          | -        |  |
|                                | Public Safety                            | S                            | P          | P         | P         | P         | P         | P         | P         | P          | P         | P         | -         | P          | -        |  |
|                                | School                                   | P                            | P          | P         | P         | P         | P         | P         | P         | -          | -         | -         | -         | P          | -        |  |
|                                | Funeral and Interment                    | -                            | P*         | -         | P*        | P*        | P*        | P*        | P*        | P*         | P*        | -         | A*        | -          | -        | 505                                      |
|                                | Temporary Shelter                        | S*/A*                        | S*/A*      | S*/A*     | S*/A*     | S*/A*     | S*/A*     | S*/A*     | S*/A*     | S*         | S*/A*     | S*        | -         | S*         | S*/A*    | 544/522                                  |
|                                | Social Service Agency                    | P                            | P          | P         | P         | P         | P         | P         | P         | P          | P         | P         | -         | P          | P        |  |
|                                | Community Meal Program                   | S/A*                         | S/A*       | S/A*      | S/A*      | S/A*      | S/A*      | S/A*      | S/A*      | S          | S/A*      | S         | -         | S          | S/A*     | 522                                      |
|                                | Utility, Minor                           | P*/S*                        | P*/S*      | P*/S*     | P*/S*     | P*/S*     | P*/S*     | P*/S*     | P*/S*     | P*/S*      | P*/S*     | P*/S*     | P*/S*     | P*/S*      | -        | 530                                      |
|                                | Utility and Service, Major               | S                            | S          | S         | S         | S         | S         | S         | S         | S          | S         | P         | S         | P          | -        |  |
| <b>Medical Facilities</b>      | Extended Care Facility, General          | -                            | S          | -         | S         | -         | -         | -         | -         | S          | -         | -         | -         | -          | P        |  |
|                                | Extended Care Facility, Limited          | P                            | P          | P         | P         | -         | -         | -         | -         | -          | -         | -         | -         | S          | P        |  |
|                                | Health Care Office, Health Care Clinic   | P                            | S          | P         | P         | P         | P         | P         | P         | P          | P         | -         | -         | P          | A        |  |
|                                | Hospital                                 | -                            | -          | -         | -         | -         | -         | -         | -         | -          | -         | -         | -         | -          | P        |  |
|                                | Outpatient Care Facility                 | P*                           | P*         | P*        | P*        | P*        | P*        | P*        | P*        | -          | -         | -         | -         | P*         | P*       | 519                                      |
| <b>Recreational Facilities</b> | Active Recreation                        | S                            | P          | P         | S         | S         | P         | P         | P         | P          | P         | Ⓢ         | S         | A*/S*      | A        | 532                                      |
|                                | Entertainment & Spectator Sports, Gen.   | -                            | -          | -         | -         | P         | P         | P         | P         | -          | -         | -         | -         | S          | -        |  |
|                                | Entertainment & Spectator Sports, Ltd.   | -                            | P          | P         | -         | P         | P         | P         | P         | -          | -         | -         | S         | P          | -        |  |
|                                | Participant Sports & Recreation, Indoor  | -                            | P          | P         | -         | P         | P         | P         | P         | P          | P         | -         | -         | P          | A        |  |
|                                | Participant Sports & Recreation, Outdoor | -                            | -          | S         | -         | -         | P         | P         | P         | P          | P         | -         | -         | A*/S*      | -        | 532                                      |
|                                | Passive Recreation                       | P                            | P          | P         | P         | P         | P         | P         | P         | P          | P         | P         | P         | P          | P        |  |
|                                | Nature Preserve/Undeveloped              | P                            | P          | P         | P         | P         | P         | P         | P         | P          | P         | P         | P         | P          | P        |  |
|                                | Private Recreation                       | P                            | P          | P         | -         | P         | P         | -         | P         | -          | -         | -         | P         | P          | P        |  |

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