

Memorandum

City of Lawrence – Douglas County Planning & Development Services

To: Douglas County Board of County Commissioners

From: Dan Warner, AICP, Long Range Planner

Date: For May 11, 2011 County Commission Meeting

RE: CPA-6-5-09: Consider Comprehensive Plan Amendment to Horizon 2020 Chapter 14 to include the Northeast Sector Plan.

The Douglas County Board of County Commissioners and the Lawrence City Commission held a joint study session on the Northeast Sector Plan on March 8, 2011. In the discussion of the plan a few issues were raised. This memo addresses those issues, as well as discusses the key issue for the Northeast Sector Plan.

Joint Study Session Issues

1. Is the Plan Growth Area being used for the City's wastewater master plan update?
Yes, the Plan Growth Area from Map 3-1 Future Land Use is the boundary being used for the study area in the wastewater master plan update.
2. Why not classify the existing Douglas County industrial zoned property south of I-70 as a future employment area instead of the Plan's Very Low Density Residential classification?

Horizon 2020 Chapter 7 designates a future employment center for the area at land south of the airport and north of I-70. This plan used that assumption when classifying the area north of I-70 as a future employment center.

The area south of I-70 has not developed in an industrial manner despite the existing county industrial zoning. The development of the area is predominately agriculture, very low density residential and rural residential. City services are expected to be delivered to the area south of I-70 in the future. The Very Low Density Residential classification will direct development in a manner more in character with the existing development of the area (larger lot residential).

Main Issue of the Plan

The most discussed element of the plan is how to classify the future land use of the property south of the airport and north of I-70. The Planning Commission considered this question during their deliberations and discussed three options during their meeting on September 20, 2010. The Commission chose Option 1 which deleted the proposed Soil Conserving Agri-Industry future land use category from the plan and designated the property south of the airport as Industrial, with language added to this category that encourages soil conserving agri-industry businesses to locate in areas with Class I and II soils. The Planning Commission desired the flexibility provided by the language, which also aligns with the language contained in Chapter 7.