



REQUEST FOR INITIATION of a TEXT AMENDMENT

APPLICATION FORM

APPLICANT/AGENT INFORMATION

Contact Paul Werner
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City Lawrence State KS ZIP 66044
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E-mail paulw@paulwernerarchitects.com Mobile/Pager (____) _____
Pre-Application Meeting Date 8-16-11 Planner Scott McCullough/ Amy Miller

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

CPA - for CC600

Please identify the section of the Development Code or Subdivision Regulations proposed to be amended. Sec. 20-110(e), 20-211 and any others identified by staff through review of application.

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

The above mentioned sections and any others staff deem necessary during the review of this application should be revised to allow a CC600 designation.



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.

A specific error is not present however H2020 and by default the Development Code have not correctly designated 6th and Wakarusa as more than a CC200 Center. The current commercial space located at the corners of 6th and Wakarusa exceeds 400,000 S.F. and it is clear this area requires re-evaluation to allow the area to currently conform and allow for appropriate expansion to the northwest.

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

The vision for what the corner of 6th and Wakarusa was to become was not fully realized when H2020 and the Development Code were written [and amended], it is clear the growing role this general area fills in the City is important for commerce and community services, and requires re-evaluation in the context of the Comprehensive

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

H2020 (p. 6-25) states, "Maintain an appropriate supply of commercially zoned land so that site choices are available and infrastructure expansion can occur in an efficient and orderly manner." This amendment will allow build-out of an existing predominantly commercial area and acknowledge the lack of vacant commercial building and /or properties suitable for larger retail uses within the more densely populated area of the City. Notably, while there are some commercial vacancies in the more populous area, such vacancies are generally present only in small spaces (ranging between approximately 1,500 and 3,000 s.f.) and properties.

- 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.**

This amendment does not endanger the public health, safety or public welfare.

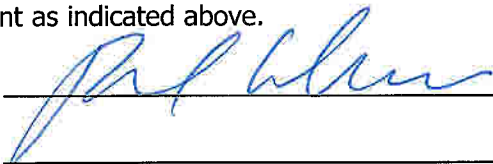


City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceplanning.org>

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 8.19.2011

_____ Date _____

STAFF USE ONLY

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