

Memorandum

City of Lawrence

Planning & Development Services

TO: David L. Corliss, City Manager

FROM: Amy Miller, Long Range Planner

CC: Scott McCullough, Director of Planning and Development Services

Date: For the September 6, 2011 City Commission meeting

RE: Text Amendment Initiation to add a CC600 Zoning District

The request was made by Paul Werner Architects to initiate a text amendment to the *Land Development Code* regarding the inclusion of new zoning district (CC600) that will accommodate an accompanying zoning request at 525 Congressional Drive. The development code currently has two Commercial Center (CC) zoning districts, one that would accommodate 200,000 square feet of commercial space (CC200) and a second that would accommodate 400,000 square feet of commercial space (CC400). The 6th and Wakarusa commercial node has been approved for approximately 440,000 square feet of commercial space and the addition of approximately 160,000 square feet of commercial space that is being requested with the rezoning request amounts to roughly 600,000 square feet of total commercial space at that node. Therefore, the applicant is requesting that a new zoning district be added to the development code.

This request for a text amendment to the *Land Development Code* is being made in conjunction with an application for a comprehensive plan amendment (CPA) to amend *Horizon 2020* to include language and support for designating this area for commercial development and for the addition of a CC600 zoning district. If initiated, staff will work to develop specific language for this text amendment and, together with the CPA and zoning requests, the items will be scheduled for the October Planning Commission meeting, and ultimately will be brought before the City Commission for their consideration.

The City Commission is being asked to initiate this application per Section 20-1302 (a) of the *Land Development Code*, which requires City Commission initiation of applications for a text amendment that are submitted by a private party. Initiating the text amendment does not indicate support or opposition to the request; it only permits the staff the ability to develop proposed language and conduct a review of the amendment.

The application is attached for your reference.

Action requested: Consider initiating a text amendment to the appropriate sections of the City of Lawrence Land Development Code, Chapter 20, to create a CC600 zoning district.