

# Southeast Area Plan

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Approved by the Lawrence City Commission 1/8/08  
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Updated DATE



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## Section 1 - Introduction

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### 1.1 Background & Purpose

The development of a *Southeast Area Plan* began in 1997. The primary issues at that time were: timing of development (land uses), connectivity of the major street network, the location and timing of the eastern leg of the South Lawrence Trafficway/K-10 Highway (SLT/K-10 Highway), and the timing of city sanitary sewer and water lines to the planning area. Meetings were held with the area property owners to gather their input. Planning staff created a draft land use map for the planning area on August 13, 1997, it was presented to the Planning Commission, and a plan and a summary of the process followed. The Planning Commission forwarded the *Southeast Area Plan* to the County Commission for direction on the access points shown in the plan to the SLT/K-10 Highway. The County Commission deferred the discussion because of issues due to an ongoing study of the eastern alignment of the SLT/K-10 Highway. After this deferral, the plan was not approved or adopted by any of the three Commissions.



*Area Plan* drafted in 1997.

New information regarding traffic routes and specific corridor planning along with the closing of the Farmland Industries Plant and the update of the city's wastewater master plan has created renewed interest in developing a plan for the Southeast Area. Development concerns for the area were essentially the same as they were in 1997: sanitary sewer, major roads, appropriate land uses, and the SLT/K-10 Highway alignment. While there has been some additional development in the area, the physical conditions of the planning area were substantially unchanged from the conditions that existed in the *Southeast*

The planning process continued in 2004 with various drafts of future land use maps and text. Two future land use maps were given as options but a consensus could not be reached by the Commissions. Since then, various things have changed. The ECO<sup>2</sup> Commission has completed the first phase of their plan, development has occurred within the planning area, and the Wakarusa Water Reclamation Facility is tentatively set to be operational ~~in 2011~~ 2017-2022, south of the planning area and south of the Wakarusa River, which will provide additional sanitary sewer capacity to this area. The ECO<sup>2</sup> plan is a long-term plan for the identification, evaluation, and selection of land for the advancement of industrial/business park and open space preservation.

The recommendations contained within this plan are intended to guide the area's growth patterns as the development of the Southeast Area occurs. A plan's purpose is to provide a closer look at the specifically described area while being consistent with the overall adopted comprehensive plan for the community. The plan should fit like a puzzle piece into the larger context of the surrounding street, utility, and land use network of the entire community. Logical connections between the planning area and adjacent neighborhoods are a key factor in the development of the plan.

## 1.2 Description of Planning Area

The *Southeast Area Plan* encompasses all of Section 9, the west half of Section 10, and portions of Sections 15 and 16 in Wakarusa Township. The planning area boundaries are: E 1750 Road (Noria Road) to the east, the Wakarusa River floodplain as depicted on the 2001 FEMA maps to the south, O'Connell Road to the west, and E. 23<sup>rd</sup> Street/K-10 Highway to the north. The majority of the planning area is located within the urban growth area service area 1<sup>1</sup>. The properties south of N 1300 Road (E. 31<sup>st</sup> Street) are located in Service Area 4. Roughly two thirds of the planning area lie outside of the city limits of Lawrence but within the urban growth area as identified in *Horizon 2020*.



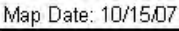
Diverse uses surround the planning area. The Prairie Park Neighborhood is located directly to the west of the planning area and has been developed within the last ten years, predominately with single-family residences. Land uses north of the planning area are comprised of large industrial properties including the vacant Farmland fertilizer plant and East Hills Business Park, all north of E. 23<sup>rd</sup> Street/K-10 Highway. South and east of the planning area is the Wakarusa River, the Wakarusa Floodplain, and agricultural uses. While the areas described are outside of the planning area boundaries, they have significant influence on the land use development patterns within the Southeast Area. Key influences are the vacant Farmland Industries property, the expansion of East Hills Business Park, and the communities' need to have sufficient wastewater capacity for future industrial uses in these areas.

The planning area contains approximately 1,300 acres with a wide range of ownership parcel sizes. Two parcels are larger than 100 acres, ten-nine parcels are between 30 and 100 acres, and fifteen-fourteen parcels are between 10 and 29 acres. The remaining parcels, approximately 315 321, are less than 10 acres in size. Because of the ownership patterns, a coordinated effort on behalf of the property owners is necessary to develop benefit districts to construct the major portions of the required infrastructure. The planning area boundaries and parcel composition are illustrated in Map 1-1 and Map 1-2.

<sup>1</sup> Service Area 1 "This area includes lands which are proximate to the existing city limits and can be readily served by community facilities and services."

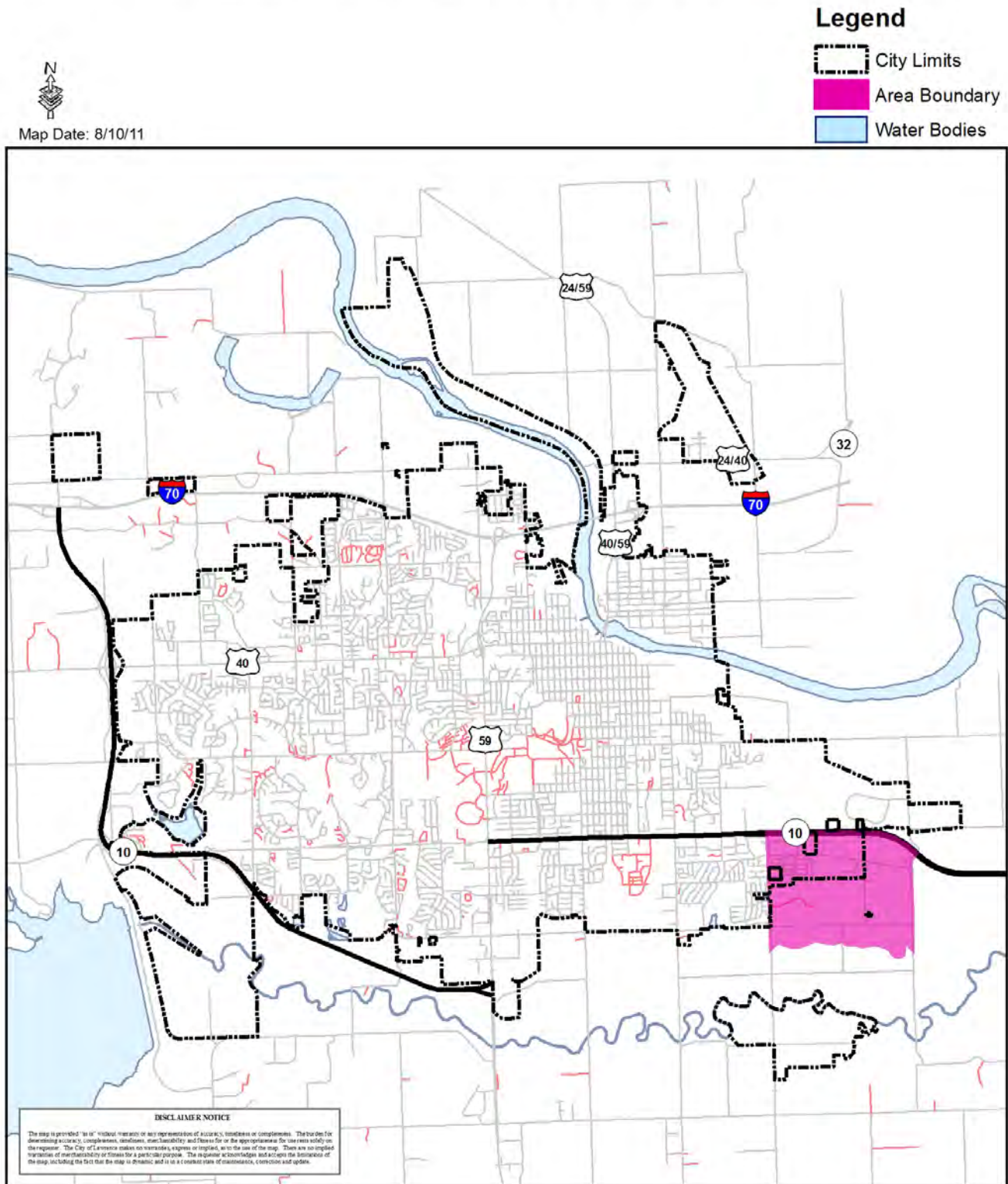


Map 1-1 Planning Area Boundary in Relation to Lawrence



# Southeast Area Plan

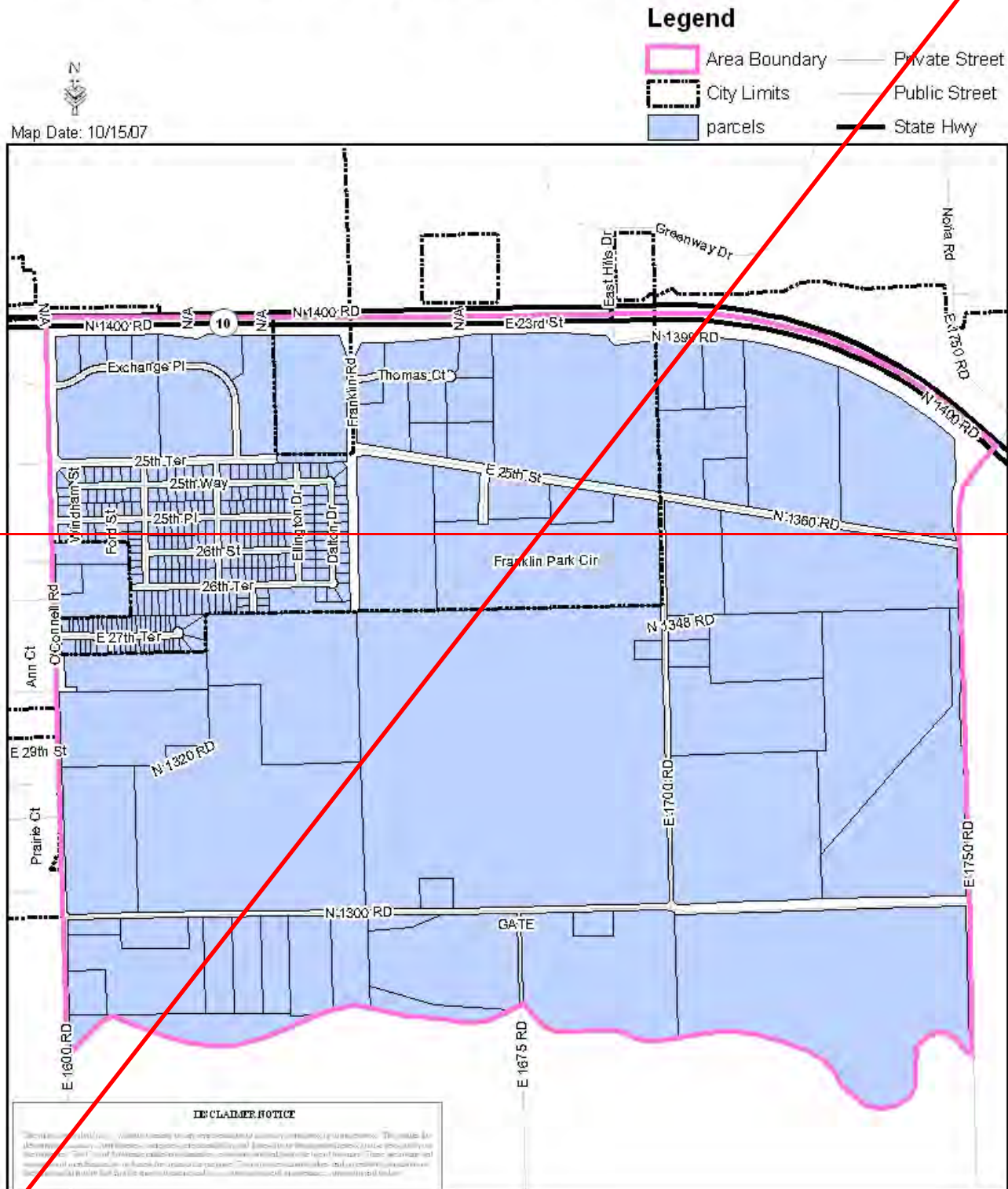
## Map 1-1 Planning Area Boundary in Relation to Lawrence





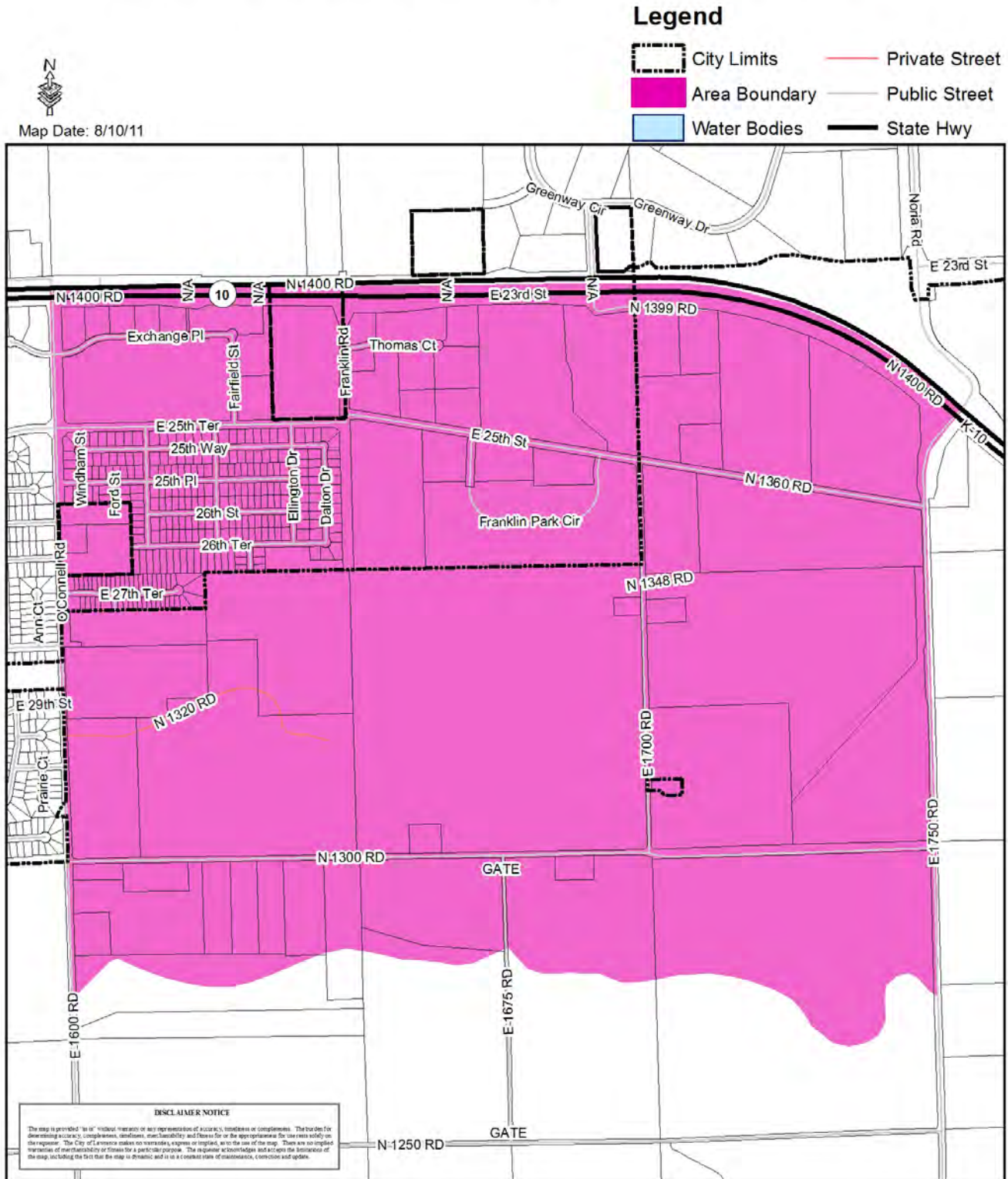
# Southeast Area Plan

## Map 1-2 Planning Area Boundary and Parcels



# Southeast Area Plan

## Map 1-2 Planning Area Boundary and Parcels





### 1.3 Policy Framework

*Horizon 2020* serves as the overall planning guide and policy document for this plan. In addition to *Horizon 2020*, guiding policy is also obtained in other adopted physical element plans. Together, these plans provide the general “umbrella” policies under which this plan is developed. Listed, these plans are:

- *Horizon 2020*, The Comprehensive Plan for Lawrence and Unincorporated Douglas County. Lawrence-Douglas County Metropolitan Planning Office. 1998 as amended.
- ~~*Transportation 2025*, Lawrence/Douglas County Long Range Transportation Plan. Lawrence/ Douglas County Metropolitan Planning Office and LSA Associates. September 2002.~~ *Transportation 2030*, Lawrence/Douglas county Long Range Transportation Plan. Lawrence-Douglas County Metropolitan Planning Office. April 16, 2009.
- *Lawrence-Douglas County Bicycle Plan*, Lawrence/Douglas County Metropolitan Planning Office. May 2004.
- *Lawrence Parks & Recreation Department A Comprehensive Master Plan*. Leon Younger & PROS. 2000.
- ~~*31<sup>st</sup> Street Corridor Study, Iowa Street to County Route 1057*. TransSystems Corporation. January 28, 2003.~~ *Preliminary Alignment Study for 31<sup>st</sup> Street (North 1300 Road) East of 1600 Road to County Road 1057*. Wilson & Company, Inc. September 29, 2010
- *City of Lawrence, Kansas Water Master Plan*. Black & Veatch. December 2003.
- *City of Lawrence, Kansas Wastewater Master Plan*. Black & Veatch. December 2003.
- *23<sup>rd</sup> Street Corridor Study*, Lawrence-Douglas County Metropolitan Planning Office. September 2002.

## Section 2 - Existing Conditions

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The inventory and analysis of existing conditions in this plan are intended to serve as a resource and background for the recommendations included at the end of this plan.

### 2.1 Land Uses

There are currently a wide range of land uses within the planning area. The existing land use summary and map are based on the County Appraisers' land use code and updated by planning staff, as the source information for this portion of the plan. Agricultural uses, in the form of row crops, pasturelands, and farms are the prominent land uses. As the area urbanizes, these agricultural uses will dissolve and be reused for more intensive land use types. This category is not carried forward to the future land use map. Remaining open spaces in an urbanized environment are referred to as park or open space.



The second largest land use category is the public/institutional use which is a mix of public and privately owned uses. The publicly owned uses is- are the Douglas County Jail located at the southeast corner of Franklin Road and E. 25<sup>th</sup> Street and the sanitary sewer pump station located on the edge of the future park northeast of the intersection of N 1300 Road (E. 31<sup>st</sup> Street) and E 1700 Road (Kitsmiller Road). The two private institutional uses include the O'Connell Youth Ranch and Teen Challenge facility located at the northeast corner of O'Connell Road and N 1300 Road (E. 31<sup>st</sup> Street). This does not include the identified future park located at the northeast corner of N 1300 Road (E. 31<sup>st</sup> Street) and E 1700 Road (Kitsmiller Road).

Within the planning area, there has been some residential home development. There is an area platted and developed with duplex type uses located along E. 27<sup>th</sup> Terrace. There is also a large portion of the area south of N 1300 Road (E. 31<sup>st</sup> Street) that is developed with large lot, single-family uses.

The remaining land is designated a variety of uses ranging from open space to industrial. A variety of uses are categorized as "vacant" uses. Many of these areas are within the city and are already platted and/or zoned for a specific use. The existing land uses are shown on Map 2-1.

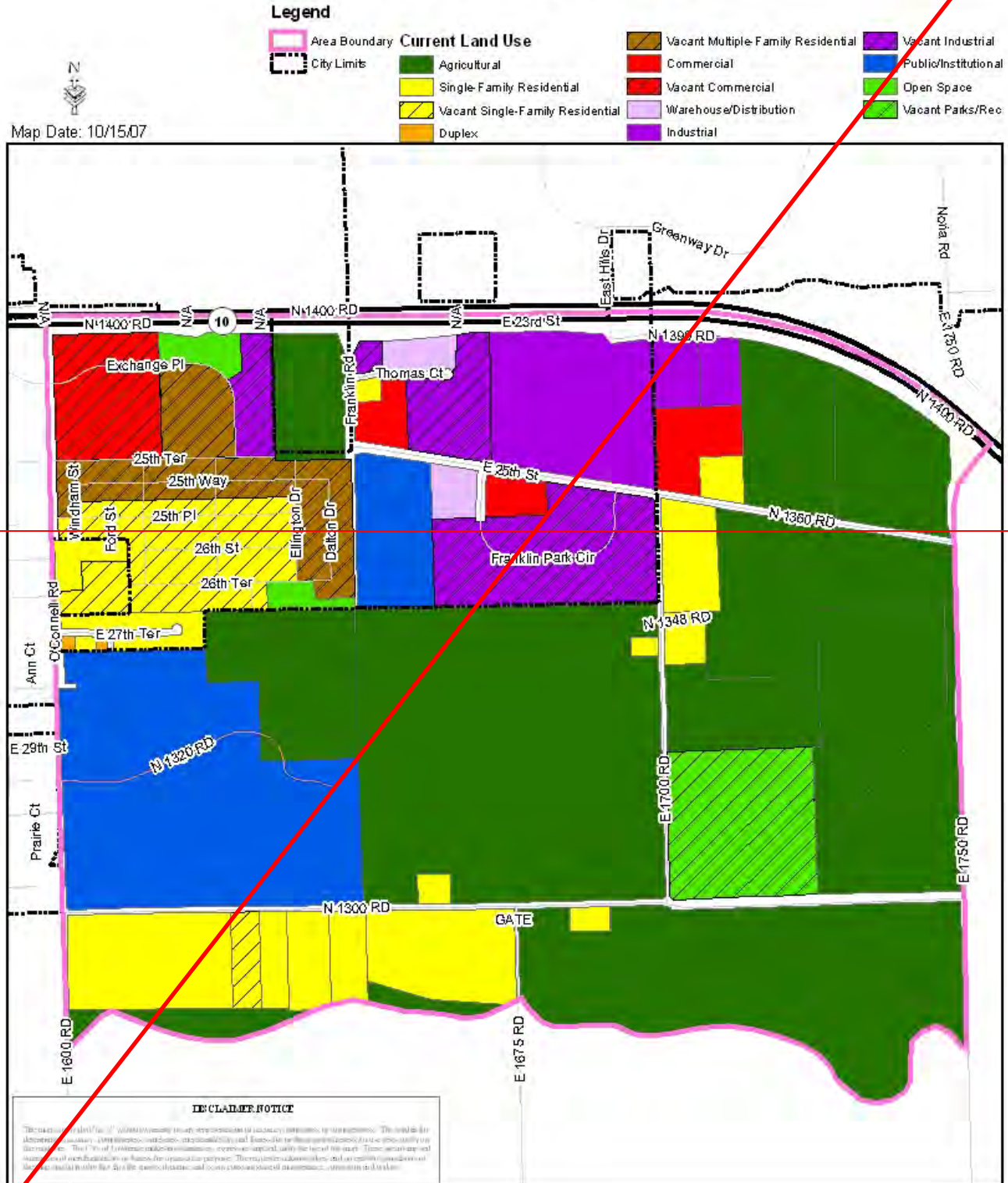
Table 2-1 Existing Land Use Summary (August 2011)

Land Use	Acres
Agricultural	<del>502.57</del> <u>489.27</u>
Single-Family Residential	<del>126.67</del> <u>105.56</u>
Vacant Single-Family Residential	<del>47.52</del> <u>52.69</u>
Duplex	0.65
Vacant Multiple-Family Residential	<del>43.46</del> <u>32.15</u>
Commercial	<del>20.38</del> <u>8.55</u>
Vacant Commercial	<del>24.01</del> <u>33.65</u>
Warehouse/Distribution	<del>8.40</del> <u>8.47</u>
Industrial	<del>52.77</del> <u>68.08</u>
Vacant Industrial	<del>65.12</del> <u>59.74</u>
Public/Institutional	<del>135.70</del> <u>160.33</u>
Open Space	<del>8.29</del> <u>6.99</u>
Vacant Parks/Rec	<del>38.97</del> <u>38.07</u>
	<del>1,074.49</del>
TOTAL	<u>1064.19</u>



# Southeast Area Plan

## Map 2-1 Existing Land Use





## 2.2 Zoning Patterns

The planning area encompasses approximately 1,154 acres. The majority, ~~approximately 852 acres,~~ is within the unincorporated portions of Douglas County and is mainly zoned A (Agricultural). Additional county zoning districts within the planning area occur predominately along E. 23<sup>rd</sup> Street/K-10 Highway and include: ~~B-1 (Neighborhood Business District), I-1 (Limited Industrial) District, and I-2 (Light Industrial) District, and I-3 (Heavy Industrial) District.~~ The county zoning districts shown on Map 2-2 are described in Table 2-32.

There are a number of city zoning districts within the planning area. Planned Residential Development (PRD-Prairie View) zoning is located along E. 27<sup>th</sup> Terrace, on the east side of O'Connell Road. This area is developed with low-density residential structures in the form of duplexes and is reflected on the Existing Land Use Map as low-density residential. There is also a platted subdivision east of O'Connell Road, abutting the Prairie View PRD to the north, called Fairfield Farms East Addition No. 1. This subdivision is a mix of single-dwelling and multi-dwelling ~~duplex~~ zoning. ~~Additionally, there is a parcel zoned for high-density residential development at the northwest intersection of E. 25<sup>th</sup> Terrace and Exchange Place.~~

Planned Industrial Development (PID-LRM Industries, PID-Franklin Park and PID-Mt. Blue) zoning is located along E. 23<sup>rd</sup> Street/K-10 Highway, E. 25<sup>th</sup> Street and N 1360 Road. Approximately 58 acres of these planned industrial developments remain undeveloped. Some of the industrial uses developed in the area include a concrete and asphalt plant, the Douglas County Jail, a self-storage business, and a towing company. These uses are representative of the area shown as existing



industrial land use within the planning area, the exception being the public institutional use of the jail. The city zoning districts shown on Map 2-2 are described in Table 2-3.

Table 2-2 County Zoning Classifications

<u>County Zoning</u>	<u>District Name</u>	<u>Comprehensive Plan Designation</u>
<u>A</u>	<u>Agricultural</u>	<u>Agriculture</u>
<u>B-1</u>	<u>Neighborhood Business District</u>	<u>Neighborhood Commercial</u>
<u>I-1</u>	<u>Limited Industrial District</u>	<u>Office Research</u>
<u>I-2</u>	<u>Light Industrial District</u>	<u>Warehouse and Distribution</u>
<u>I-3</u>	<u>Heavy Industrial District</u>	<u>Industrial</u>
<u>I-4</u>	<u>Heavy Industrial District</u>	<u>Industrial</u>
<u>VC</u>	<u>Valley Channel District</u>	<u>N/A</u>

Table 2-2-3 City Zoning Classifications

<u>City Zoning</u>	<u>District Name</u>	<u>Comprehensive Plan Designation</u>
RS7	Single-Dwelling Residential (7,000 sq. feet per dwelling unit)	Low-Density Residential



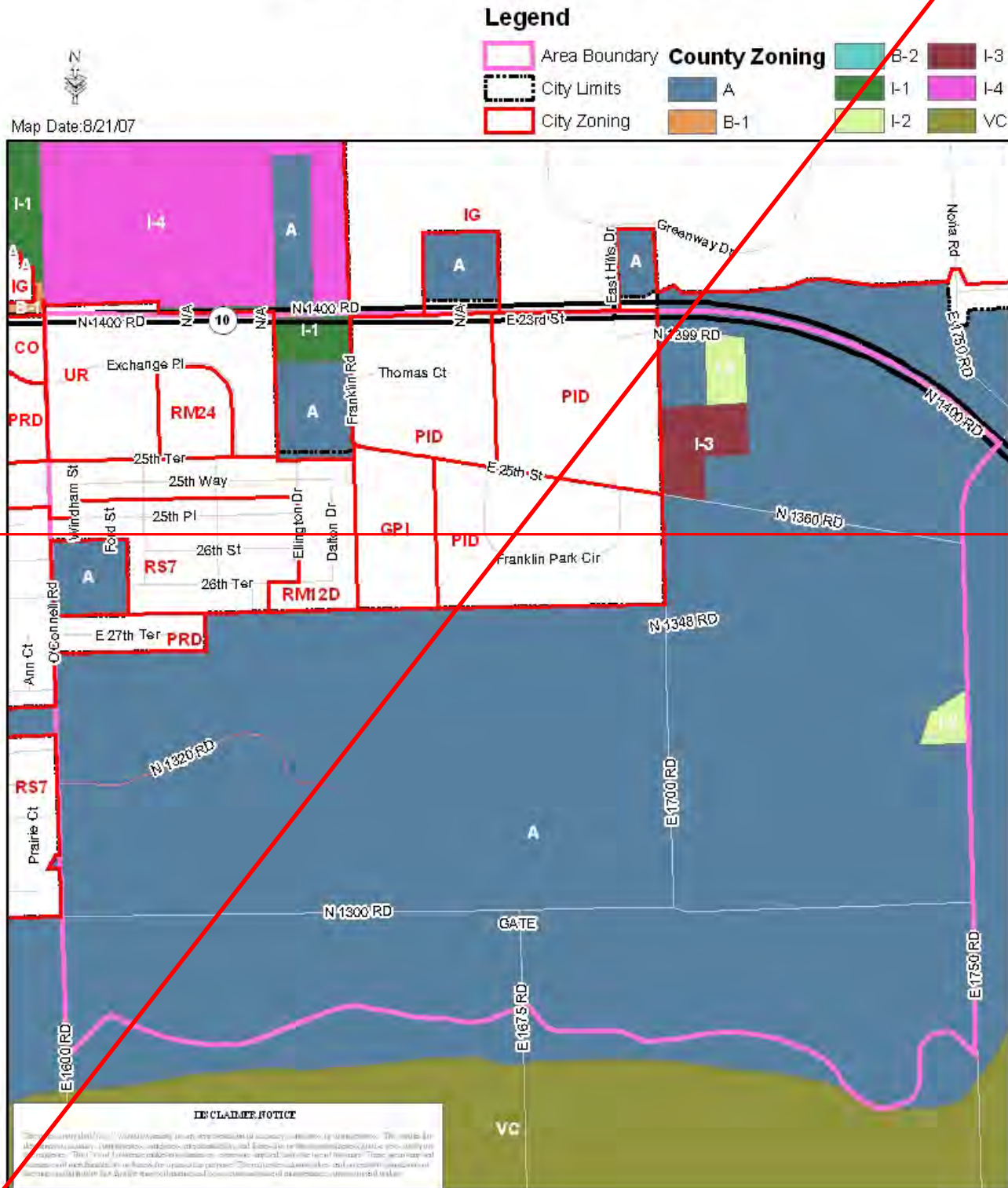
RM12D	Multi-Dwelling Residential Duplex (12 dwelling units per acre)	Medium-Density Residential
<del>RM24</del>	<del>Multi-Dwelling Residential (24 dwelling units per acre)</del>	<del>High-Density Residential</del>
PRD	Planned Residential District	N/A
CO	Office Commercial	Office or Office/Research
<del>CC200</del>	<del>Community Commercial District (200,000 gross square feet of commercial)</del>	<del>Community Commercial Center</del>
PID	Planned Industrial District	N/A
<del>IL</del>	<del>Limited Industrial District</del>	<del>Warehouse and Distribution or Industrial</del>
IG	General Industrial	Warehouse and Distribution or Industrial
GPI	General Public and Institutional	N/A
<del>UR</del>	<del>Urban Reserve</del>	<del>N/A</del>

~~Table 2-3 County Zoning Classifications~~

<del>County Zoning</del>	<del>District Name</del>	<del>Comprehensive Plan Designation</del>
<del>A</del>	<del>Agricultural</del>	<del>Agriculture</del>
<del>B-1</del>	<del>Neighborhood Business District</del>	<del>Neighborhood Commercial</del>
<del>I-1</del>	<del>Limited Industrial District</del>	<del>Office Research</del>
<del>I-2</del>	<del>Light Industrial District</del>	<del>Warehouse and Distribution</del>
<del>I-3</del>	<del>Heavy Industrial District</del>	<del>Industrial</del>
<del>I-4</del>	<del>Heavy Industrial District</del>	<del>Industrial</del>
<del>VC</del>	<del>Valley Channel District</del>	<del>N/A</del>

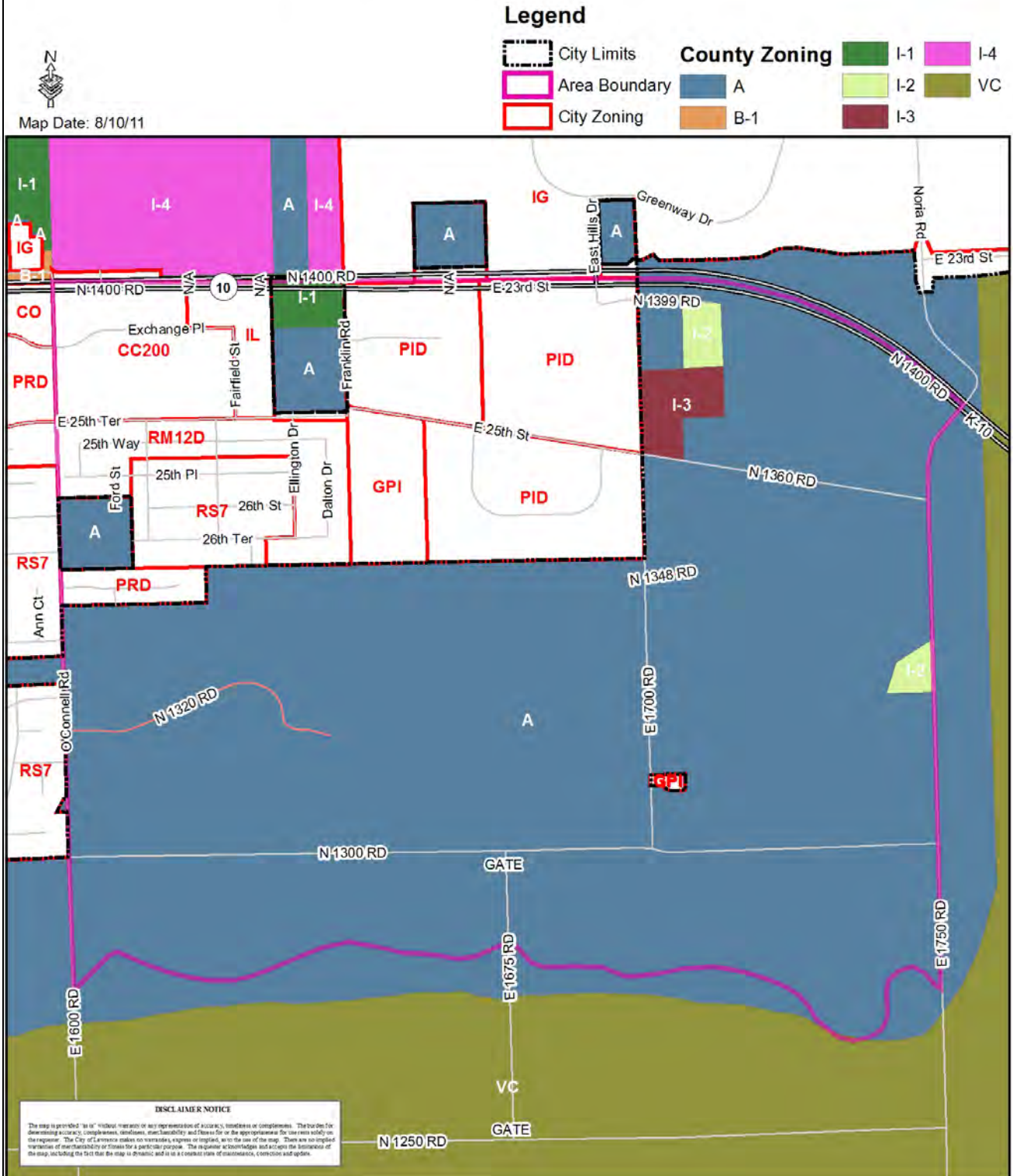
# Southeast Area Plan

## Map 2-2 Existing Zoning



# Southeast Area Plan

## Map 2-2 Existing Zoning





## 2.3 Infrastructure

### 2.31 Water and Wastewater Infrastructure

A summary of the existing water and wastewater utilities are shown on Map 2-3. Municipal water and wastewater is provided to those properties that are within the current city limits. ~~Lawrence's sanitary sewer and water lines have not been extended beyond the city limits.~~ Properties that are within the planning area, but outside the city limits, are served by non-municipal water and septic systems.

~~The county is currently engineering a sanitary sewer pump station, force main, and interceptor line within the planning area. In 2008 a pump station was completed within the planning area located on the city's future park property on the northeast corner of E 1700 Road (Kitsmiller Road) and N 1300 Road (E. 31<sup>st</sup> Street)—and this project is tentatively set to be completed in the summer of 2008.~~ The lines from the pump station extend service into the area northwest of the pump station location. Sanitary sewer service to areas generally north and east of the pump station location will require additional interceptor lines to be constructed. This pump station allows for city sanitary sewer service for future development within the planning area.

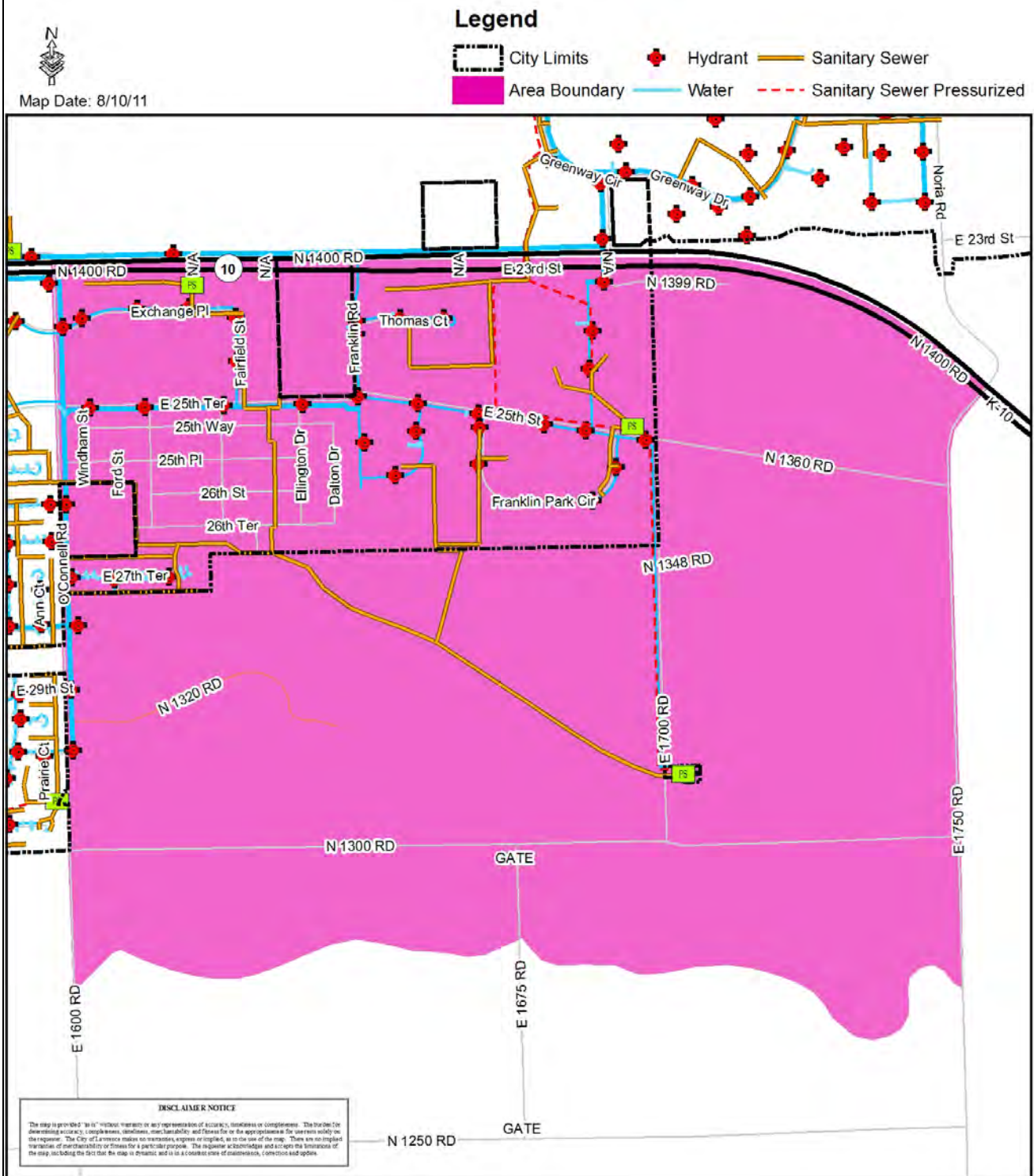
### 2.32 Stormwater Infrastructure

A summary of the existing stormwater utilities, channels, and natural streams are shown on Map 2-4. There is a small amount of stormwater collected by an enclosed stormwater pipe system within the planning area. The majority of the stormwater is handled by open channels and streams. The stormwater drains to the southeast, out of the planning area by way of the tributaries, to the Wakarusa River.



# Southeast Area Plan

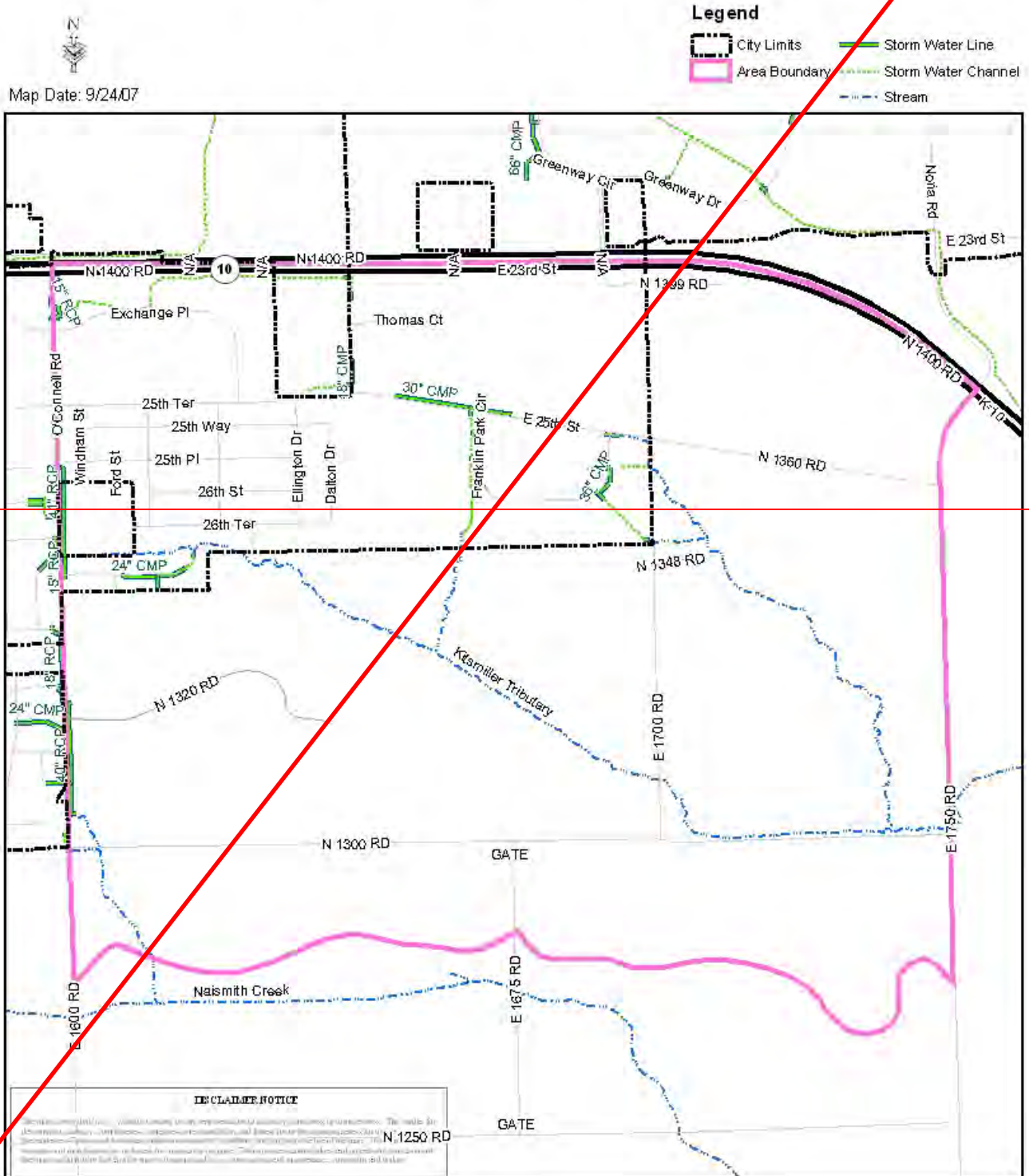
## Map 2-3 Existing Water and Sanitary Sewer Facilities





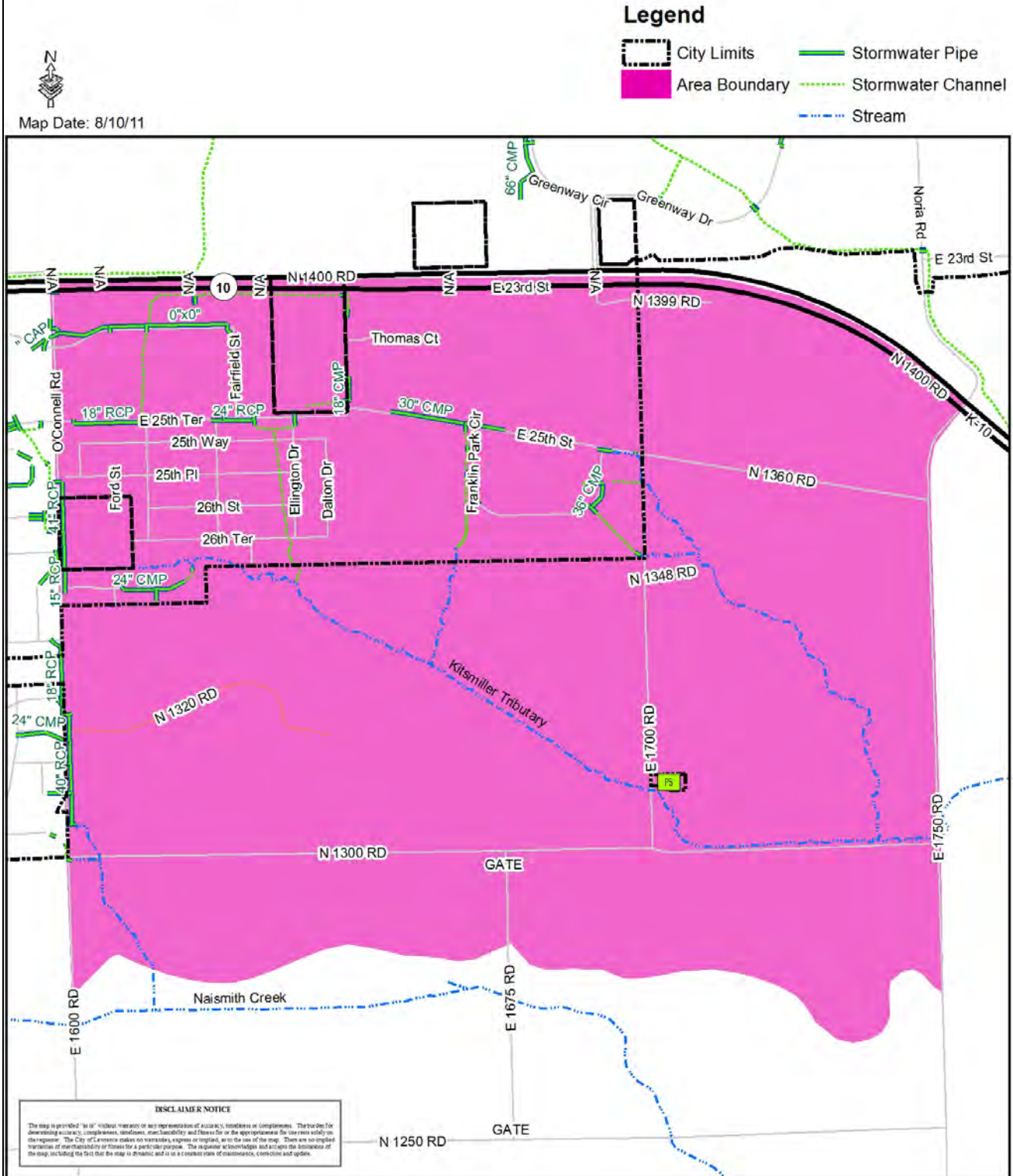
# Southeast Area Plan

## Map 2-4 Existing Stormwater Facilities



# Southeast Area Plan

## Map 2-4 Existing Stormwater Facilities



## 2.33 Transportation

### 2.331 Streets

*Transportation 2025-2030* (~~T2025~~T2030) is the comprehensive, long-range transportation plan for the metropolitan area. ~~T2025-T2030~~ designates streets according to their functional classification or their primary purpose. These functional classifications are shown on Map 2-5. The classification system can be described as a hierarchy from the lowest order, (local streets) that serve to provide direct access to adjacent property, to (collector streets) that carry traffic from local streets, to major thoroughfares (arterial streets) that carry traffic across the entire city. Freeways and expressways are the highest order of streets and are designed with limited access to provide the highest degree of mobility to serve large traffic volumes with long trip lengths.

~~T2025-T2030~~ identifies gateways into the city and truck routes. E. 23<sup>rd</sup> Street/K-10 Highway is classified as a major gateway into Lawrence and a truck route into and out of Lawrence.

### 2.332 Transit

Lawrence has a public transportation system (The T) which operates throughout the city. This system allows people to travel to other areas of the city without relying on a personal automobile. The city transit system has one route that travels through the planning area. Route 5 (~~23<sup>rd</sup>/Clinton-Crosstown-Wakarusa-South Iowa/K-10~~ 31<sup>st</sup> & Iowa to East Hills Business Park) travels along E. 23<sup>rd</sup> Street/K-10 Highway to the East Hills Business Park, northeast of the planning area. There are currently no bus shelters within the planning area.

### 2.333 Bicycle Facilities

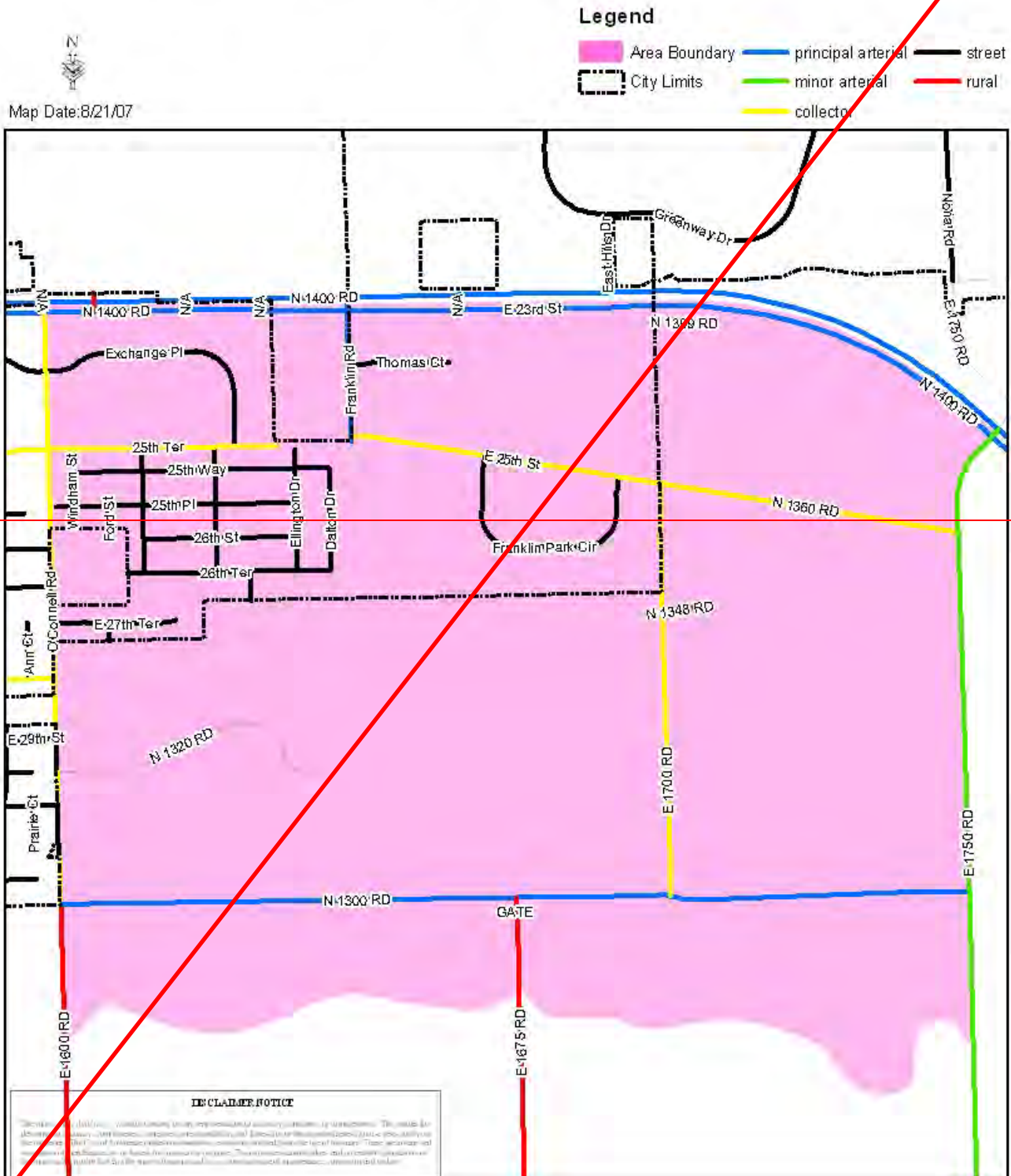
Lawrence and Douglas County have a joint bicycle plan for the community, the *Lawrence-Douglas County Bicycle Plan*. This plan identifies existing and future bicycle routes, lanes, and ~~recreational- shared use~~ paths. A bicycle route is a network of streets to enable direct, convenient and safe access for bicyclists. A bicycle lane is a separate space designated with striping, signage or pavement markings for exclusive use by bicycles within a street. A ~~recreational-shared use~~ path (~~rec. path~~) is a separate path adjacent to and independent of the street and is intended solely for non-motorized travel.

Currently, there ~~is only one~~ are two existing bicycle ~~facility facilities~~ within the planning area. O'Connell Road is identified as having an existing bike lane and E. 25<sup>th</sup> Terrace is identified as a bike route. ~~Bike lanes are identified to be located on: E. 25<sup>th</sup> Street and N 1360 Road from Franklin Road to E 1750 Road (Noria Road), E. 28<sup>th</sup> Street extended from O'Connell Road to E 1700 Road extended, and E 1700 Road from N 1300 Road (E. 31<sup>st</sup> Street) to E. 25<sup>th</sup> Street and N 1360 Road. An identified future bike route is E. 25<sup>th</sup> Terrace from O'Connell Road to Franklin Road extended. Identified future rec. paths to be constructed are: Franklin Road from E. 23<sup>rd</sup> Street/K-10 Highway to N 1300 Road (E. 31<sup>st</sup> Street), and N 1300 Road (E. 31<sup>st</sup> Street) from O'Connell Road to E. 23<sup>rd</sup> Street/K-10 Highway along the proposed SLT/K-10 Highway alignment.~~ These facilities are shown on Map 2-6.



# Southeast Area Plan

## Map 2-5 Existing Street Classifications





# Southeast Area Plan

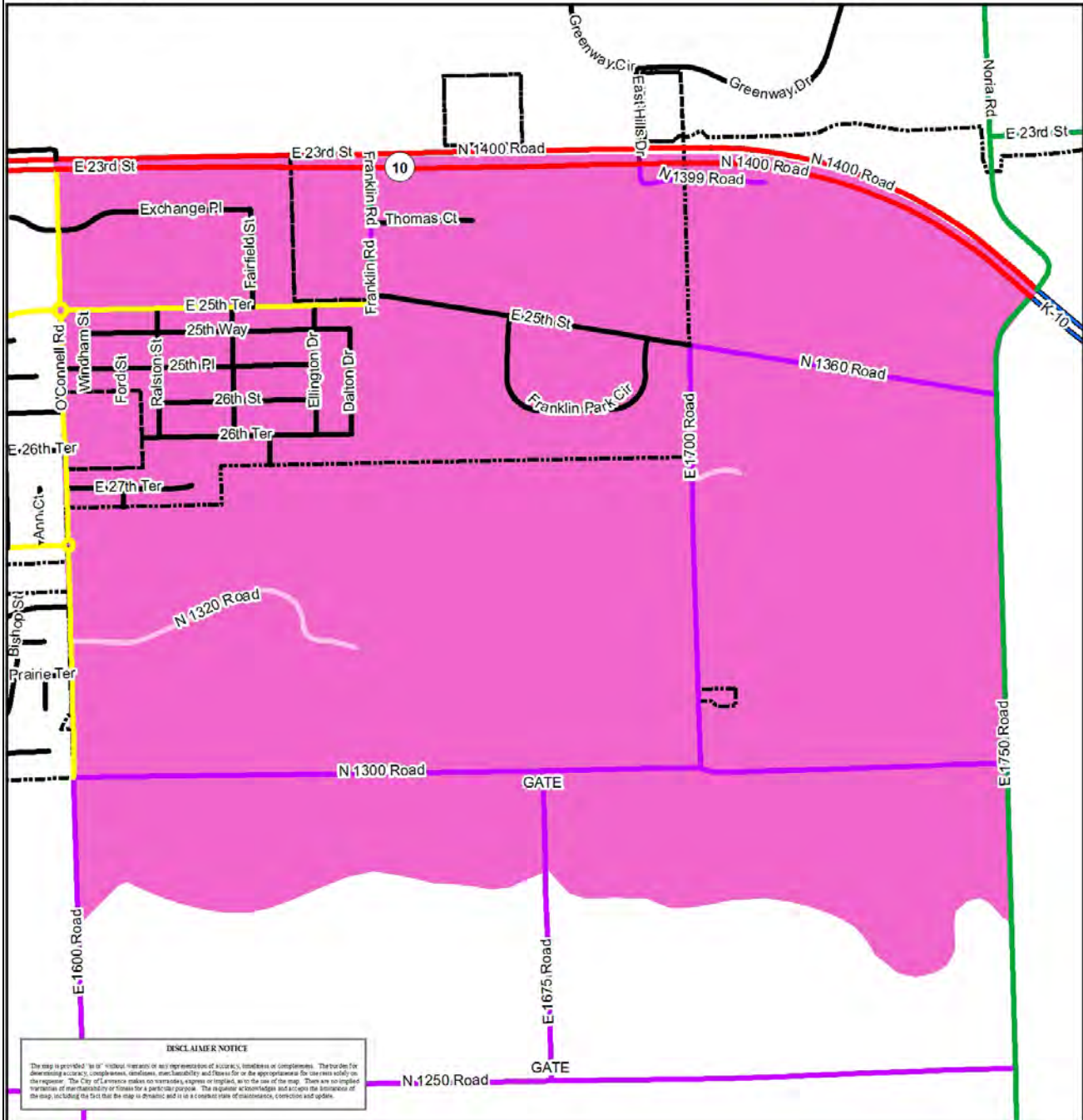
## Map 2-5 Existing Street Classification

### Legend

- |  |               |  |                    |  |         |
|--|---------------|--|--------------------|--|---------|
|  | City Limits   |  | freeway            |  | private |
|  | Area Boundary |  | principal arterial |  | street  |
|  |               |  | minor arterial     |  | rural   |
|  |               |  | collector          |  |         |



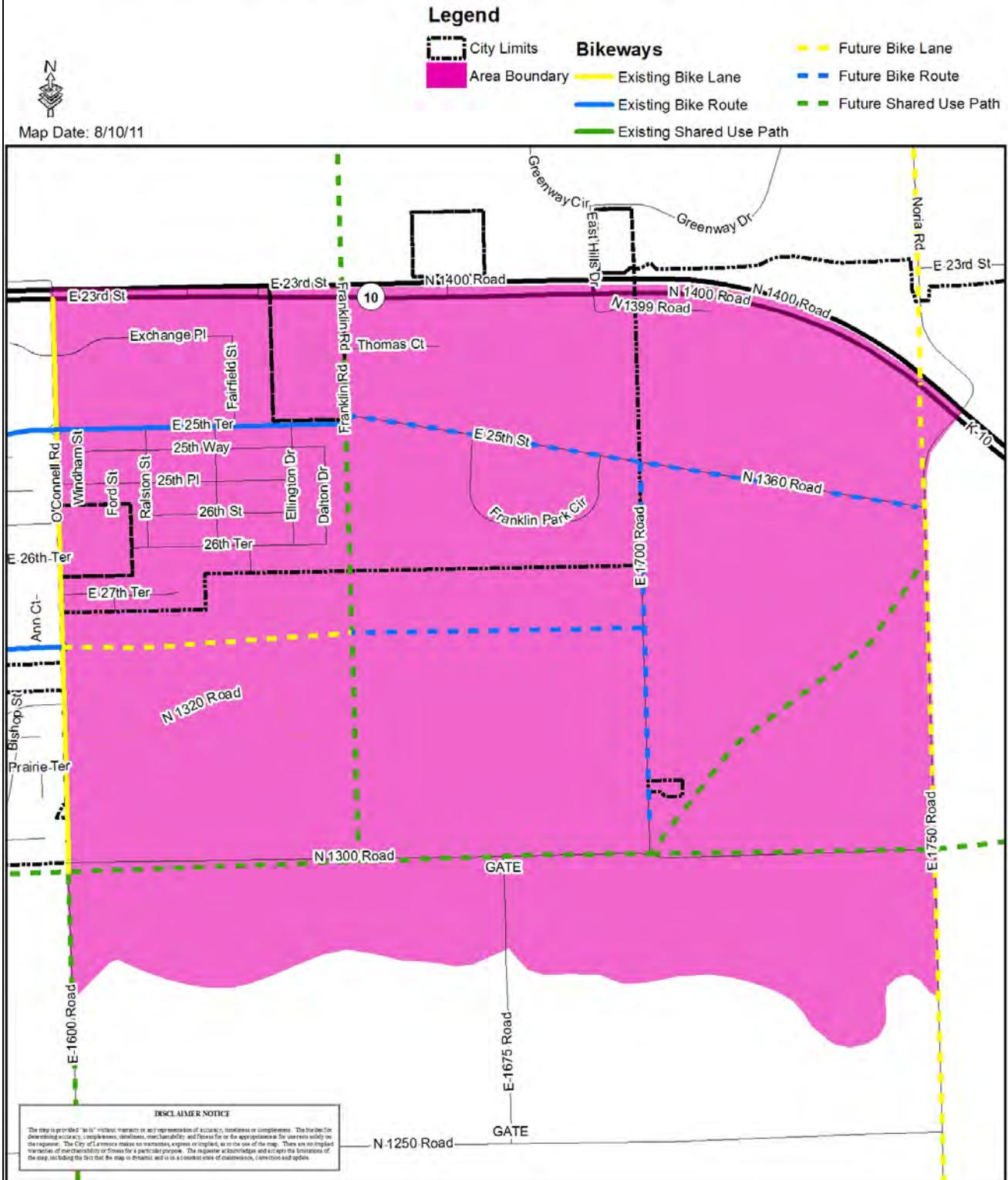
Map Date: 8/10/11





# Southeast Area Plan

## Map 2-6 Existing and Future Bicycle Facilities





## 2.4 Environmental Conditions

The planning area has seven drainage basins that drain to either the Kansas River or the Wakarusa River. The Farmland and the East Hills drainage basins drain to the north to the Kansas River. The O'Connell, Kitsmiller, Franklin, Noria, and the Naismith Creek drainage basins drain to the south to the Wakarusa River by way of two significant drainageways. There is ~~no~~ Federal Emergency Management Agency (FEMA) designated floodplain located within the planning area ~~however the floodplain for the Wakarusa River, as designated by FEMA, is along~~ the southern border of the planning area. The floodplain within the planning area includes 500 year, and 100 year floodplain. The 100 year floodplain means that there is a 1% chance of flooding each year and the 500 year floodplain means that there is a .2% chance of flooding each year. The floodplain is shown in Map 2-7.

The majority of slopes within the planning area are in the 0-3 percent range as identified in the Soil Survey of Douglas County, Kansas. Some areas of 3-7 percent slope can be found in the northeast and southwest corners of the planning area. A lack of steep slopes is considered to be a beneficial factor for urban development. Detailed topographic surveys will be required as individual properties are developed.

The majority of the undeveloped land within the planning area is used for either row crop or pasture land. There is a minimal amount of woodland areas within the planning area. Existing woodland is found mainly in two areas: in the northeast corner of the planning area, and in the southwest corner.

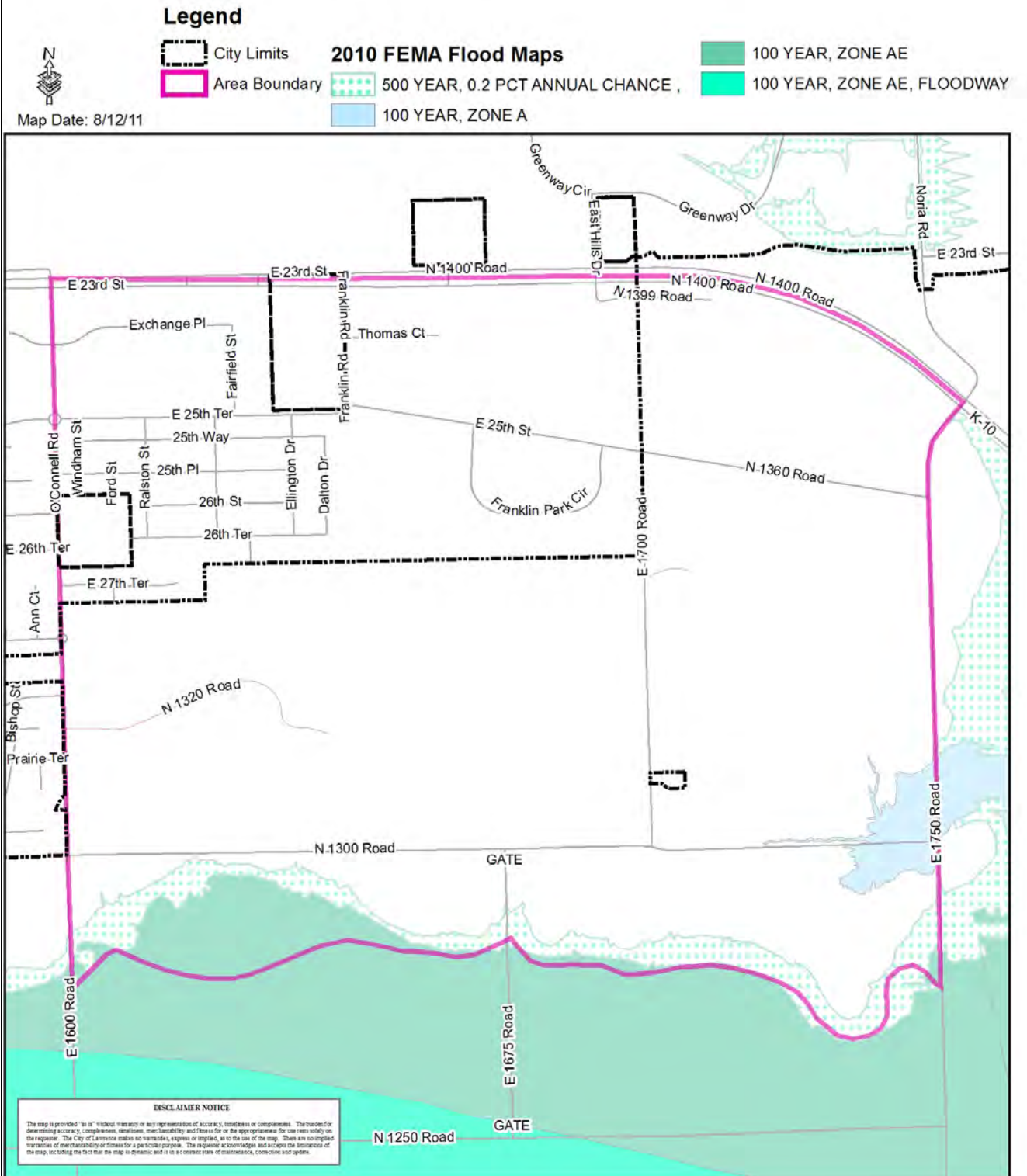
Map ~~2-6~~8 illustrates the existing environmental features of the planning area.





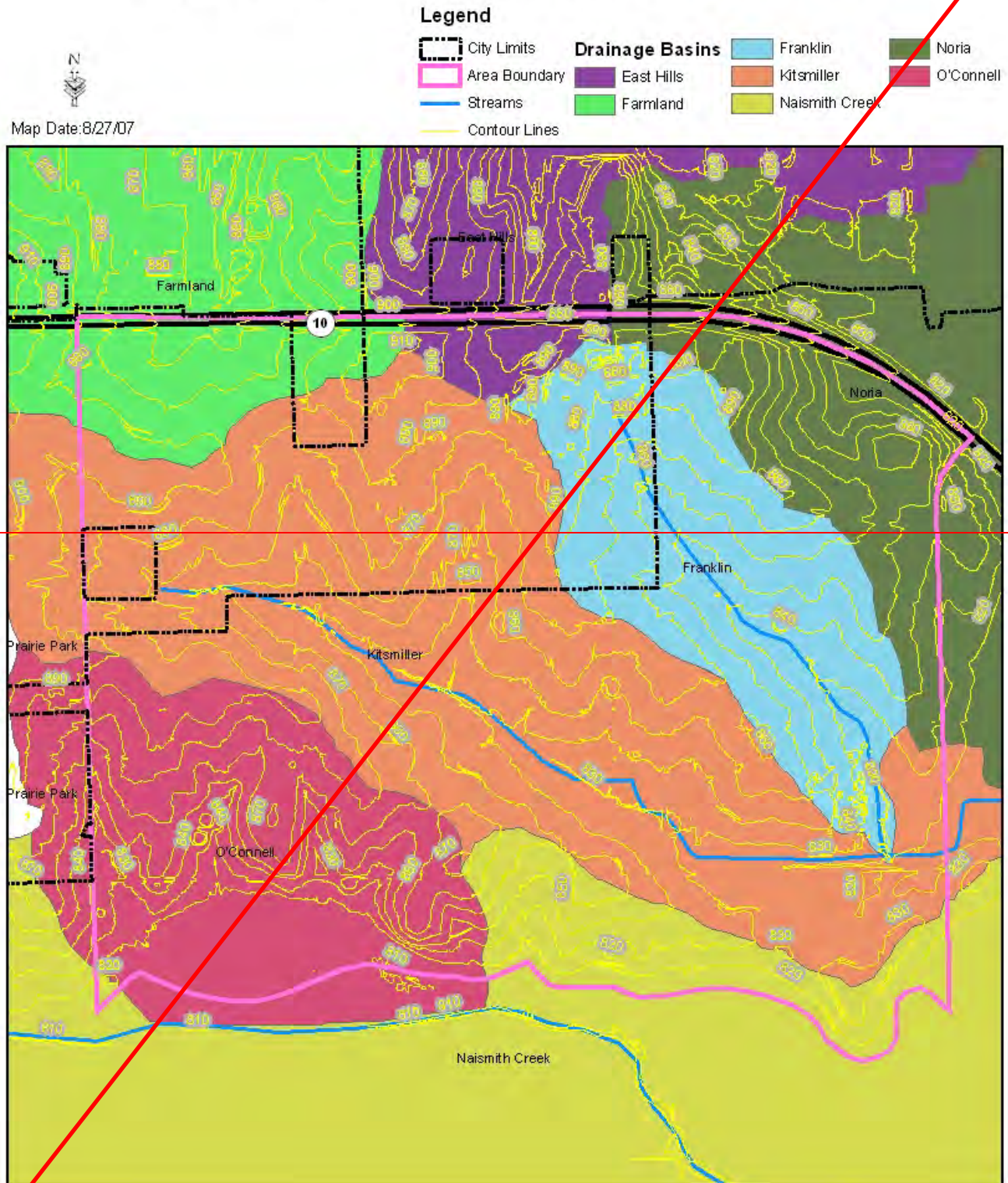
# Southeast Area Plan

## Map 2-7 Existing Floodplain



# Southeast Area Plan

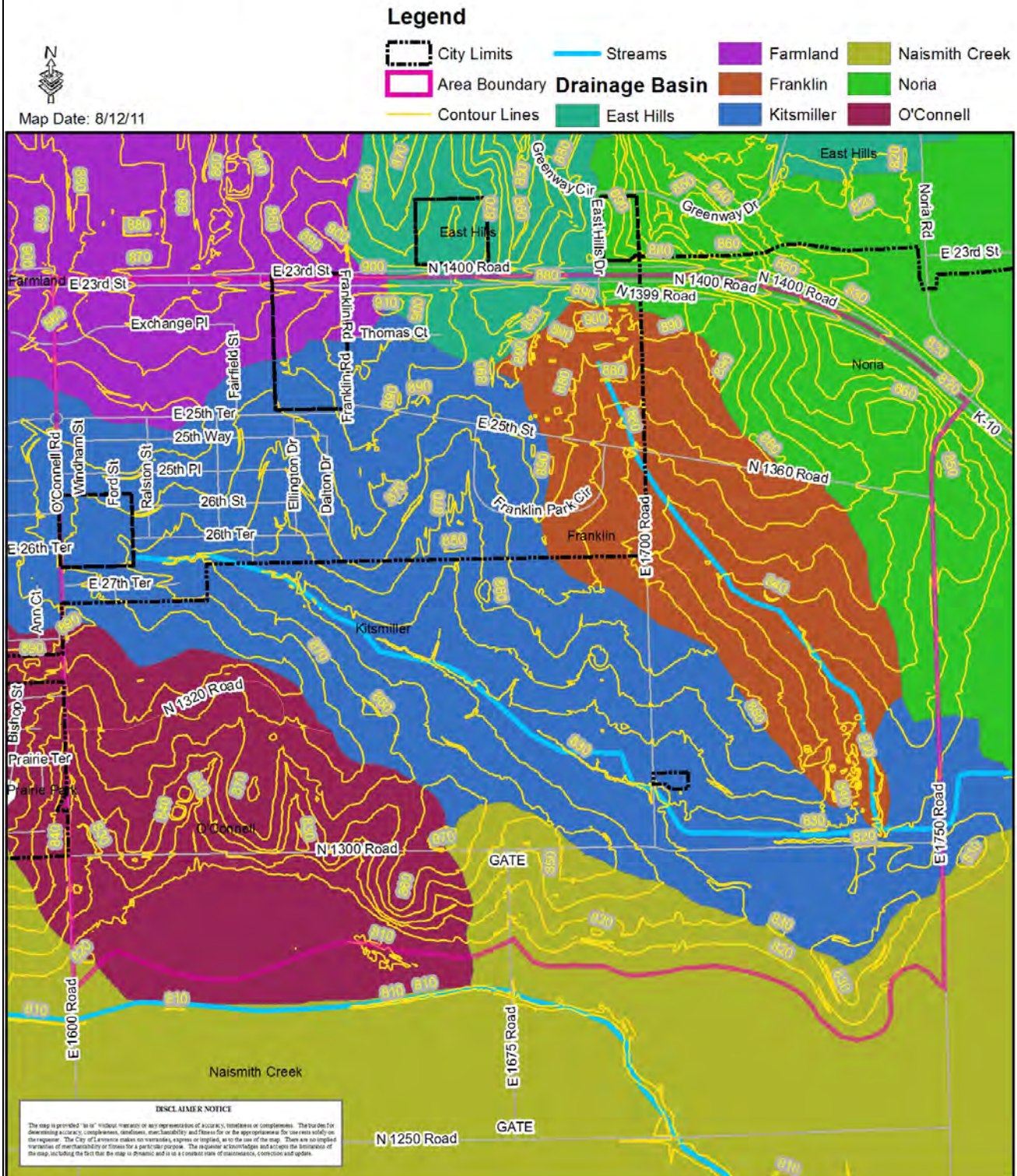
## Map 2-7 Existing Environmental Features





# Southeast Area Plan

## Map 2-8 Existing Environmental Features



## 2.5 Public Services/Facilities

All urban public services, schools, fire/medical, police, developed parks, etc., are located to the west and north of the planning area.

The entire planning area is located within the Lawrence Public School District (USD 497). The students within this area currently attend Prairie Park Elementary School, South ~~Junior High~~Middle School, and Lawrence High School. The need for a new elementary school is determined by the School Board based on residential population projections. The school district does not currently have plans to build a school within this planning area though they own property north of the future park along E 1700 Road (Kitsmiller Road). ~~There has been discussion that if the need arises for a new elementary school within the planning area, a portion of the city's future park property could be developed for a school facility.~~

Currently, there are four public or institutional land uses within the planning area. These uses include O'Connell Youth Ranch, Teen Challenge, and Douglas County Jail, as well as the undeveloped city park property. It is anticipated that O'Connell Youth Ranch and Teen Challenge will redevelop in the future as the area urbanizes. The county jail site was developed with expansion in mind and will remain a public facility within the planning area. The undeveloped park property is



Douglas County Jail

likely to be developed as the planning area urbanizes. Douglas County is currently in the process of purchasing property east of the jail for the location of the county public works facility.



Fire & Medical Station No. 2

The planning area will be served partially by Fire & Medical Station Number 2, an existing facility located on Harper Street north of E. 23rd Street/K-10 Highway and partially by the Wakarusa Township Fire Department. A future Fire & Medical station location has conceptually been identified by Fire & Medical staff as being necessary, east of the current Station No. 2 location, in order to serve the larger southeast extent of the urban growth area. A more ~~in~~in-depth study will need to be conducted to

ultimately locate the facility and to address emergency response time issues as this portion of the community develops. Generalized future locations have been identified through departmental studies and a timeline for development has not been identified.



## Section 3 - Recommendations

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The Southeast Area is anticipated to develop with a wide range of uses and intensities that extend from very low-density residential to industrial uses. The more intensive industrial and commercial use areas are recommended where they are in close proximity to E. 23<sup>rd</sup> Street/K-10 Highway, and arterial and collector streets. Residential uses are generally located in the southern portion of the planning area.

### 3.1 Land Use

This section outlines the recommended land uses for the planning area. The future land use map and land use descriptions are explained on the subsequent pages. The map is an illustration to help visually identify the different areas as they are designated. The land use descriptions are more detailed information regarding the different land use categories. These are recommended uses within the planning area. The official definitions and the permitted uses within each zoning district are outlined in the use tables that are located in the *Land Development Code* for the City of Lawrence. The map and text descriptions must be used in conjunction with one another in order to obtain the complete recommendation for each particular area.

Map 3-1 provides a general concept for the location of recommended land uses in the Southeast Area. It is not intended to provide a scaleable map for determining specific land use/zoning boundaries within this area.

# Southeast Area Plan

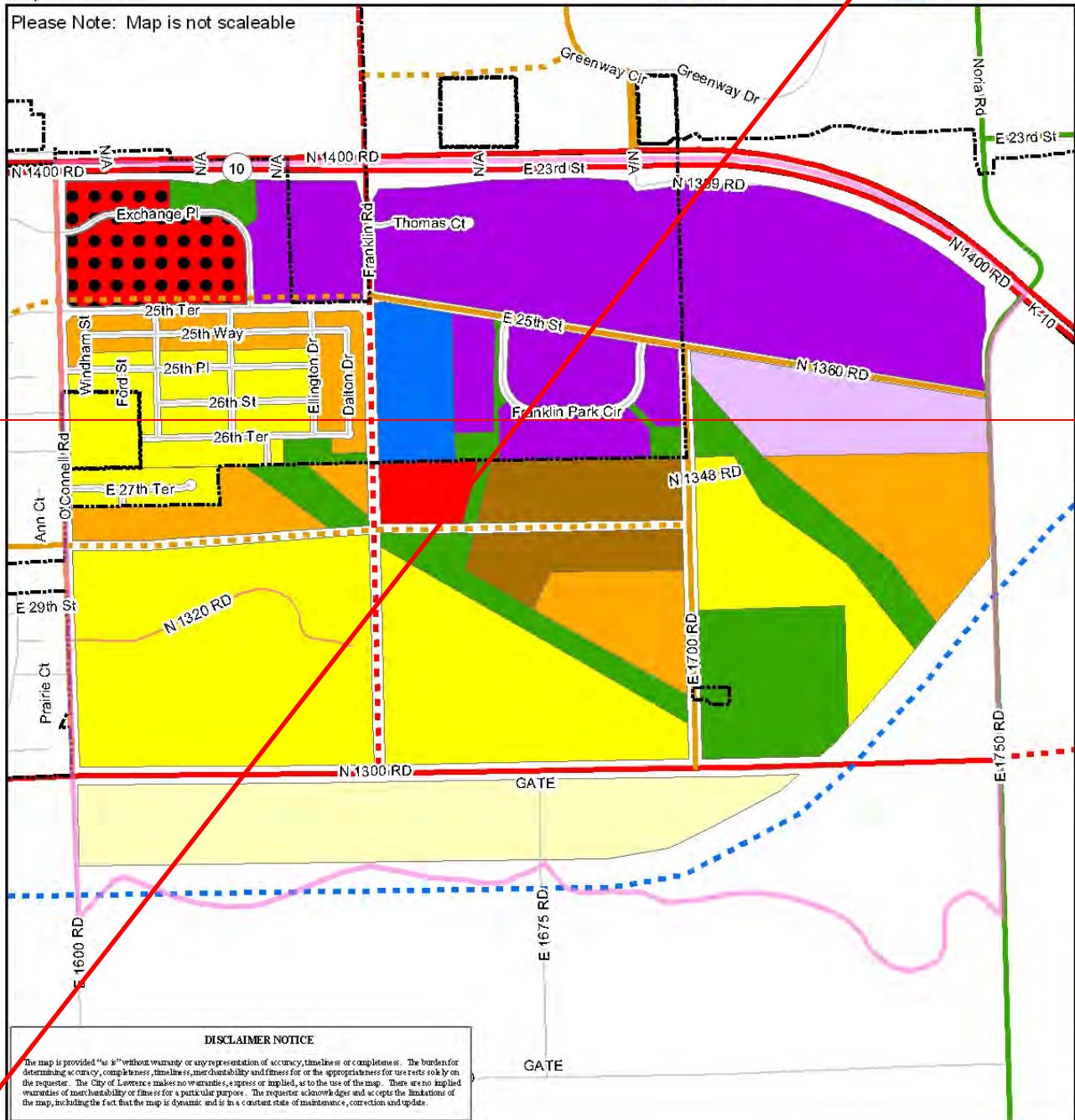
## Map 3-1 Future Land Use

### Legend

Area Boundary	<b>Future Thoroughfares</b>	minor arterial	<b>Future Land Use</b>	Community Commercial
City Limits	freeway	future freeway	Very Low-Density Residential	Office/Warehouse
	principal arterial	future arterial	Low-Density Residential	Industrial
	collector	future minor arterial	Medium-Density Residential	Public/Institutional
	minor collector	future collector	High-Density Residential	Park/Open Space
			Neighborhood Commercial	Water Bodies

Map Date: 9/10/08

Please Note: Map is not scaleable



# Southeast Area Plan

## Map 3-1 Future Land Use

### Legend



### Major Thoroughfares

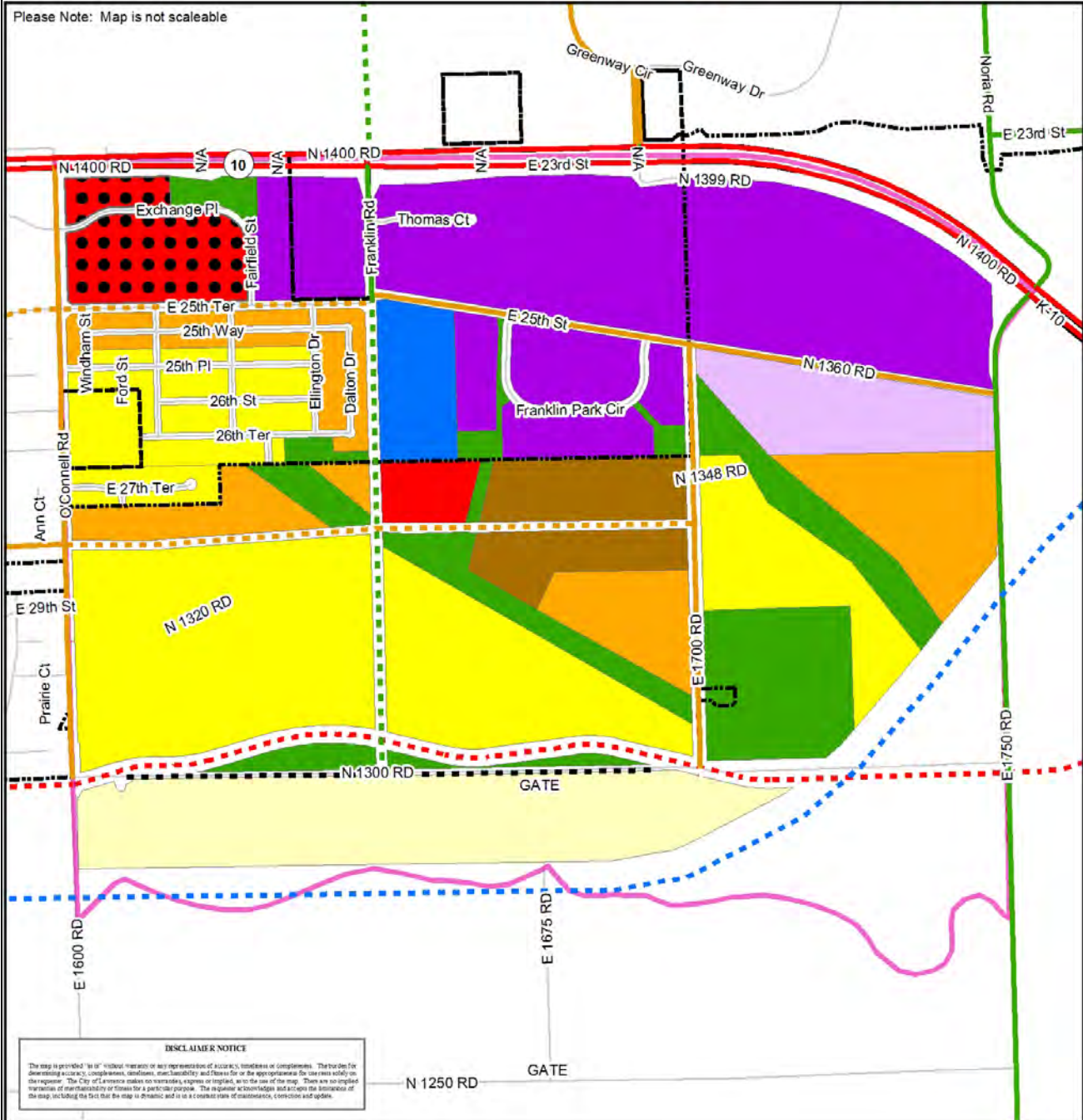


### Future Land Use



Map Date: 8/12/11

Please Note: Map is not scaleable



### 3.11 Land Use Descriptions

#### Very Low-Density Residential:

The intent of the very low-density residential use is to allow for large lot, single-dwelling type uses.

Density: 1 or fewer dwelling units per acre

Intensity: Very low

Applicable Area:

- Area south of N 1300 Road (E. 31<sup>st</sup> Street) between O'Connell Road and E 1750 Road (Noria Road).

Zoning Districts: RS40 (Single-Dwelling Residential), PD (Planned Development Overlay)

Primary Uses: Detached dwellings, group home, public and civic uses

#### Low-Density Residential:

The intent of the low-density residential use is to allow for single-dwelling, duplex, and attached dwellings but emphasis is placed on residential type uses.

Density: 6 or fewer dwelling units per acre

Intensity: Low

Applicable Areas:

- Area east of O'Connell Road, generally along the following streets: 25<sup>th</sup> Place, 26<sup>th</sup> Street, 26<sup>th</sup> Terrace, E. 27<sup>th</sup> Terrace, Ralston Street, Fairfield Street, and Ellington Drive.
- Area surrounded by O'Connell Road, E. 28<sup>th</sup> Street extended, Franklin Road extended, and N 1300 Road (E. 31<sup>st</sup> Street).
- Area east of Franklin Road extended, north of N 1300 Road (E. 31<sup>st</sup> Street), west of E 1700 Road (Kitsmiller Road), and south of the Kitsmiller tributary.
- Area east of E 1700 Road (Kitsmiller Road), north and east of the city future park property, and south of the tributary green space.

Zoning Districts: RS10 (Single-Dwelling Residential), RS7 (Single-Dwelling Residential), RS5 (Single-Dwelling Residential), RM12D (Multi-Dwelling Duplex Residential), PD (Planned Development Overlay)

Primary Uses: Detached dwellings, attached dwellings, duplex, group home, public and civic uses



#### Medium-Density Residential:

The intent of the medium-density residential use is to allow for a variety of types of residential options for the area.

Density: 7-15 dwelling units per acre

Intensity: Medium

Applicable Areas:

- Area east of O'Connell Road, generally along the following streets: 25<sup>th</sup> Way, Ralston Street, Windham Street, Ellington Drive, and Dalton Drive.
- Area east of O'Connell Road, north of E. 28<sup>th</sup> Street extended, and west of Franklin Road.
- Area west of E 1700 Road, north of the Kitsmiller Tributary, and just south of E. 28<sup>th</sup> Street extended.
- Area west of E 1750 Road (Noria Road), north of the future alignment of the SLT/K-10 Highway, and east of the tributary green space.

Zoning Districts: RS5 (Single-Dwelling Residential), RS3 (Single-Dwelling Residential), RM12 (Multiple-Dwelling Residential), RM12D (Multi-Dwelling Duplex Residential), RM15 (Multi-Dwelling Residential), PD (Planned Development Overlay)

Primary Uses: Detached dwellings, attached dwellings, duplex, multi-dwelling structures, group home, civic and public uses

#### High-Density Residential:

The intent of the high-density residential use is to allow for compact residential development.

Density: 16+ dwelling units per acre

Intensity: High

Applicable Areas:

- Area northwest of the intersection of E. 28<sup>th</sup> Street extended and E 1700 Road (Kitsmiller Road).
- Area southwest of the intersection of E. 28<sup>th</sup> Street extended, E 1700 Road (Kitsmiller Road), and east of the Kitsmiller Tributary.

Zoning Districts: RM24 (Multi-Dwelling Residential), RM32 (Multi-Dwelling Residential), PD (Planned Development Overlay)

Primary Uses: Multi-dwelling structures, group home, civic and public uses

### Commercial:

The intent of the commercial use is to allow for retail and service uses. A Community Commercial Center provides goods and services to several different neighborhood areas. A Neighborhood Commercial Center provides for the sale of goods and services at the neighborhood level.

Intensity: Medium-High

Applicable Areas:

- Area southeast of the intersection of E. 23<sup>rd</sup> Street/K-10 Highway and O'Connell Road. (Community Commercial Center)
- Area northeast of the intersection of Franklin Road extended and E. 28<sup>th</sup> Street extended. (Neighborhood Commercial Center)

Zoning Districts: CC200 (Community Commercial District), CN2 (Neighborhood Commercial Center District), PD (Planned Development Overlay)

Primary Uses: Civic and public uses, medical facilities, eating and drinking establishments, general office, retail sales and services, fuel sales, car wash

### Office/Warehouse:

The intent of the office/warehouse use is to allow for low-impact employment and warehouse uses that would be minimally evasive to nearby residential uses.

Intensity: Low-Medium

Applicable Area:

- Area south of N 1360 Road between E 1700 Road ([Kitsmiller Road](#)) and E 1750 Road (Noria Road).

Zoning Districts: IBP (Industrial and Business Park District), IL (Limited Industrial District), PD (Planned Development Overlay)

Primary Uses: Civic and public uses, health care offices/clinics, animal services, general office, business equipment sales, business support services, communication sales and services, building maintenance sales and services, construction sales and services, vehicle sales and services, research services, manufacturing and production limited and technology, light wholesale, storage and distribution, mini-warehouse

### Industrial:

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 E. 23<sup>rd</sup> Street/K-10 Highway for materials transportation.

Intensity: Medium-High

Applicable Area:

- Area northwest of the intersection of 25<sup>th</sup> Terrace and Franklin Road.
- Area east of Franklin Road, north of E 25<sup>th</sup> Street and N 1360 Road, west of E 1750 Road (Noria Road), and south of E. 23<sup>rd</sup> Street/K-10 Highway.
- Area north and south of Franklin Park Circle.

Zoning Districts: IL (Limited Industrial District), IG (General Industrial District), PD (Planned Development Overlay)

Primary Uses: Civic and public uses, animal services, general office, building maintenance services, business support services, construction sales and

service, vehicle sales and service, industrial facilities, general office, wholesale, distribution, and storage

Public/ Institutional:

The intent of the public/institutional use is to allow for public, civic, and utility uses.

Intensity: Variable

Applicable Area:

- Area southeast of the intersection of Franklin Road and E. 25<sup>th</sup> Street. (Douglas County Jail)

Zoning Districts: GPI (General Public and Institutional)

Primary Uses: Cultural center/library, school, utilities, recreational facilities, utility services

Park/ Open Space:

The intent of the park/open space use is to provide space for public recreational facilities and natural area preservation.

Intensity: Low

Applicable Areas:

- Area at the northeast intersection of E 1700 Road (Kitsmiller Road) and N 1300 Road (E. 31<sup>st</sup> Street).
- Kitsmiller Tributary and the unnamed tributary, east of E 1700 Road (Kitsmiller Road).
- Platted drainage easements.
- Area between the E. 31<sup>st</sup> Street alignment and N 1300 Road (E. 31<sup>st</sup> Street)

Zoning Districts: GPI (General Public and Institutional District), OS (Open Space), UR (Urban Reserve)

Primary Uses: crop agricultural, cultural center, schools, active recreation, passive recreation, nature preserve, entertainment and spectator sports, participant sports and recreation outdoor, private recreation



## 3.2 Policies

Policies are guiding principles that provide direction for decisions to be made regarding the planning area. These policies are in addition to the policies in *Horizon 2020* and are only applicable to the property within the Southeast Area planning area.

### 3.21 Residential Land Use

1. Residential uses shall maintain a “back-to-back” relationship to more intense uses. Buffering shall include use of green space as a primary transition tool.
2. Residential streets shall be extended to undeveloped property and shall use a grid or modified grid pattern.
3. Medium-density residential development shall take the form of small lot, detached, attached, or cluster type housing.
4. The medium-density residential use is not intended to provide for large scale apartment development.

### 3.22 Commercial Land Use

1. The Community Commercial Center shall be designed in accordance with policies and standards of *Horizon 2020*.
2. The Neighborhood Commercial Center shall be no larger than 10 acres and with no more than 15,000 gross square feet of commercial space.
3. Commercial development shall be designed to facilitate pedestrian and non-motorized access from abutting areas is recommended.

### 3.23 Public Facility/Open Space Land Use

1. Smaller parks should be located throughout the planning area.
2. If the need arises for an elementary school to be located within the planning area, the city and school district should work together to develop a joint use facility.
3. Open space areas should be provided and/or acquired along major thoroughfares and along drainage ways for development of pedestrian and bicycle trails.

### 3.24 Gateway

1. Development shall enhance the gateway along E. 23rd Street/K-10 Highway by creating an aesthetically pleasing view into the city.
2. Gateway treatments shall be a priority in development and redevelopment along E. 23rd Street/K-10 Highway and shall reflect the goals and policies stated in *Horizon 2020*.
3. Aesthetically pleasing landscaped entryways along E. 23<sup>rd</sup> Street/K-10 Highway should be required. Both public and private property owners are responsible for achieving and maintaining this aesthetically pleasing landscaping.

### 3.25 Transportation Facilities and Corridors

1. The widening of E. 31<sup>st</sup> Street (N 1300 Road) should be designed in a manner as to minimally disturb existing dwellings.
2. A frontage road should be considered along the widened E. 31<sup>st</sup> Street (N 1300 Road) to allow existing dwellings to maintain individual access drives.
3. Sufficient area, outside of the required street rights-of-way, should be required to provide screening along major thoroughfares corridors. This area shall be restricted in use to provide for: utility, berming, and landscaping needs.

4. ~~Transportation 2030 or s~~Subsequent long-range transportation plans, once adopted, shall supersede any recommendations, actions, or policies referenced in ~~Transportation 2025~~2030.

### 3.26 General

1. Encourage maximum efficiency, low wattage, downward directional exterior lighting. The point source shall be screened from view off-site.
- ~~4-2.~~ Fencing installations along street rights-of-way and between uses shall incorporate continuous landscaping at the base and edges of the fence to integrate the fence with the site and landscaping.
- ~~5-3.~~ High quality, aesthetically pleasing building materials should be used.
- ~~6-4.~~ Pedestrian friendly connectivity between land uses and properties shall be incorporated.
- ~~7-5.~~ Development of an implementation/capital improvement program to extend water and wastewater infrastructure to serve the area is recommended.
- ~~8-6.~~ Mature trees and stands of mature trees should be preserved and protected.

## 3.3 Implementation

1. Amend *Horizon 2020* Chapter 14, Specific Plans, to include the *Southeast Area Plan* by reference. Completed February 12, 2008
2. Amend *Horizon 2020* Chapter 6, Commercial Land Use, to update the identified Neighborhood Commercial Center on the southeast corner of O'Connell Road and E. 23<sup>rd</sup> Street/K-10 Highway to be identified as a Community Commercial Center. Completed May 21, 2008
3. Amend *Horizon 2020* Chapter 6, Commercial Land Use, to identify a Neighborhood Commercial Center on the southeast corner of Franklin Road extended and E. 28th Street extended. Completed May 21, 2008
4. Amend *Horizon 2020* Chapter 6, Commercial Land Use, to remove the Neighborhood Commercial Center on the northwest corner of Franklin Road extended and N. 1300 Road (E. 31<sup>st</sup> Street). Completed May 21, 2008
5. Amend *Horizon 2020* Chapter 3, General Plan Overview, Map 3-1 Lawrence Urban Growth Area Service Areas & Future Land Use, to reflect the adopted future land use.