

Memorandum

City of Lawrence-Douglas County

Planning & Development Services

TO: David L. Corliss, City Manager

FROM: Planning Staff

CC: Scott McCullough, Planning and Development Services Director

Date: October 4, 2011

RE: Text Amendment to the Land Development Code regarding Industrial Districts

At the September 27, 2011 City Commission meeting, the Commission directed staff to provide info regarding the potential text amendment to the *Land Development Code* to review the uses of the existing industrial districts and explore creating a new district that permits uses with intensities between the IL (Limited Industrial) district and IG (General Industrial) district.

The IL District permits many commercial uses in addition to the majority of the general industrial uses. The IG District permits the most intense industrial uses, seen by some to be too impactful to be compatible with neighborhoods, and with little commercial uses being permitted. There have been discussions regarding having an industrial district that excludes commercial uses and uses that create high levels of nuisance.

There are a few ways these issues can be addressed in the code. One option is to create a new zoning district that removes the commercial uses from the IL District and removes the intensive industrial uses from the IG District. Another option is to realign the permitted uses in the IL and IG Districts in the Article 4 Use Tables and potentially adjusting the definitions of the uses. Both of these options will be reviewed during the process as will discussion with different groups to try to address their needs.

Action Requested

Initiate text amendment to review the uses of the existing industrial districts and explore creating a new district that permits uses with intensities between the IL (Limited Industrial) District and IG (General Industrial) District.