

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
4/23/12

ITEM NO. 3: CPA-2-1-12 (DDW)

CPA-2-1-12 Amend Horizon 2020, Chapter 14, Inverness Park District Plan, to revise the District Plan.

STAFF RECOMMENDATION: Staff recommends approval of this comprehensive plan amendment to *Horizon 2020* by amending Chapter 14 – Inverness Park District Plan – to revise the Inverness Park District Plan for the City of Lawrence and unincorporated Douglas County and recommends forwarding this comprehensive plan amendment to the Lawrence City Commission and the Douglas County Board of County Commissioners with a recommendation for approval.

STAFF RECOMMENDATION: If appropriate, approve and sign Planning Commission Resolution 3-2-12.

BACKGROUND

The Inverness Park District Plan was approved by the Lawrence-Douglas County Planning Commission on July 17, 2011. The Lawrence City Commission approved the Plan on September 13, 2011 and the Douglas County Board of Commissioners approved the Plan on October 12, 2011.

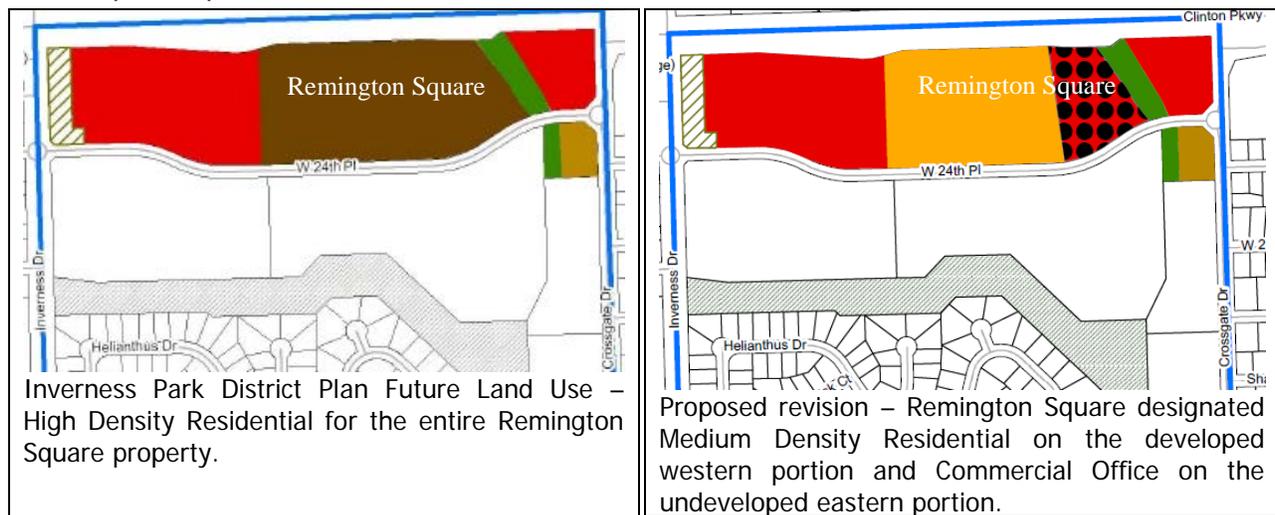
The Lawrence City Commission denied a rezoning request for the Remington Square property on December 12, 2011 to rezone to a higher residential density to accommodate additional multi-family development on the undeveloped portion of the property. Since the Inverness Park District Plan designated the Remington Square property as High Density Residential, the City Commission subsequently initiated a Comprehensive Plan Amendment on January 17, 2012 to change the Inverness Park District Plan.

The City Commission directed Planning Staff to make changes to the Remington Square property by planning for the undeveloped portion of the property to be a future non-residential use.

The Lawrence-Douglas County Planning Commission reviewed the Inverness Park District Plan at their meeting on March 26, 2012. The Commission took public comment and discussed the Plan. The Commission supported the designation of CO for the currently undeveloped portion of the Remington Square property. The Commission directed Staff to bring back a proposal to designate the currently developed portion of the Remington Square property as Medium Density with a caveat that the developed portion of the property will need a higher density zoning district in the event the undeveloped portion of the Remington Square property is divided for development in the future.

STAFF REVIEW

The approved *Inverness Park District Plan* designates the entire property known as Remington Square as High Density Residential. This proposal designates the existing Remington Square property as Medium Density Residential to reflect the existing density of the development. This proposal also accounts for the fact that if the undeveloped portion is separated from the developed portion the density of the property will no longer be medium density as it exists today. The Medium Density category recognizes that the property owner would need to rezone the property to a higher density in order to be compliant with a zoning district after the separation of the undeveloped portion. A plan to develop the undeveloped portion should accompany any proposed division. The plan to develop must be shown to be compliant with this District Plan as any rezoning of the existing development proceeds for review.



The proposed revision designates the undeveloped portion of the Remington Square property as Commercial Office, which the corresponding permitted zoning district would be CO (Commercial Office) District. The CO zoning district does not permit residential uses. It permits office uses, religious uses, some community facilities, medical facilities, etc. The commercial retail that is permitted in this category is limited to mixed use situations within an office development. Commercial retail is generally not permitted as a stand-alone use.

A summary of the permitted uses (P), special use permit (S), and accessory uses (A) for the CO District, including descriptions of particular use standards (*) that apply to the CO District:

Use	P/S/A	Use Standard
Group Living		
Group Home, General (11 or more)	S	
Community Facilities		
Cemetery	P*	505
College/University	P	
Cultural Center/Library	S	
Day Care Center	S*	507
Lodge, Fraternal & Civic Assembly	S*	512
Postal & Parcel Service	P	
Public Safety	P	

School	P	
Funeral and Interment	P*	505
Temporary Shelter	S*/A*	544/522
Social Service Agency	P	
Community Meal Program	S/A*	522
Utilities, Minor	P*/A*	530
Utilities and Service, Major	S	
Extended Care Facility, General	P	
Medical Facilities		
Health Care Office, Health Care Clinic	P	
Outpatient Care Facility	P*	519
Recreation Facilities		
Active Recreation	S	
Passive Recreation	P	
Nature Preserve/Undeveloped	P	
Religious Assembly		
Campus or Community Institution	P*	522
Neighborhood Institution	P*	522
Animal Services		
Sales and Grooming	P	
Veterinary	P	
Eating and Drinking Establishments		
Accessory Bar	A*	509
Fast Order Food	P*	511 & 509 – Floor area does not exceed 10% of all floors of building or all buildings in the office complex.
Private Dining Establishments	P*	539
Restaurant, Quality	P*	524 - Floor area does not exceed 10% of all floors of building or all buildings in the office complex.
Office		
Administrative and Professional	P*	518
Financial, Insurance & Real Estate	P*	510
Other	P*	537
Parking Facilities		
Accessory	A*	535 – Accessory parking for a use permitted in a C Zoning District may be permitted in an RO or RM Zoning District, provided that the parking area shall be no greater than 10,000 square feet.
Commercial	S	
Retail Sales & Service		
Business Support	P	
Food and Beverage	P*	511 – Floor area does not exceed 10% of all floors of building or all buildings in the office complex.
Mixed Media Store	P*	516 – Gross floor area shall not exceed 5,000 square feet.
Retail Sales, General	P*	525 - Floor area does not exceed 10% of all floors of building or all buildings in the office complex.
Industrial Facilities		
Research Service	S	
Adaptive Reuse		
Designated Historic Property	S*	501

Staff reviewed this amendment based upon the comprehensive plan amendment review criteria listed below which are identified in Chapter 17, Implementation, of *Horizon 2020*.

COMPREHENSIVE PLAN AMENDMENT REVIEW

A. Does the proposed amendment result from changed circumstances or unforeseen conditions not understood or addressed at the time the Plan was adopted?

The proposed amendment is a result of the City Commission revising their position on how the undeveloped portion of Remington Square should be developed. This is a revised plan that provides more clarity regarding the recommended future land use designation of the undeveloped Remington Square property.

B. Does the proposed amendment advance a clear public purpose and is it consistent with the long-range goals and policies of the plan?

The proposed amendment is an advancement of a clear public purpose and is consistent with the long-range planning goals and policies of the community. The proposed amendment helps further the goals and policies by guiding development in the planning area while staying consistent with the overall intent of *Horizon 2020* and the goals and policies relating to residential land use, transportation, parks and recreation, and the various other components of the comprehensive plan. The amendment helps to provide a framework for future development and is more specific regarding policies for the planning area.

C. Is the proposed amendment a result of a clear change in public policy?

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PROFESSIONAL STAFF RECOMMENDATION

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