

PETITION FOR COMPREHENSIVE PLAN AMENDMENT

To *Horizon 2020*, the Comprehensive Plan for Lawrence and Unincorporated Douglas County

Pre-Application Meeting

A Pre-Application meeting is required for all matters that require a public hearing.

Information regarding the process and criteria for a comprehensive plan amendment is provided in Chapter 17 of *Horizon 2020*. This information is included with this application packet.

The applicant shall meet with Planning Staff at least seven (7) working days prior to submittal of the petition.

Pre-submittal: Multiple Meetings and Conversations with Planning Staff.

Target Submission Date April 23, 2012 .

Submittal Requirements

❖ Application Form

A complete Application Form. (Application, 3 pages)

❖ Other

Additional documentation provided by the applicant demonstrating need for amendment proposed.

Please note, there is no review fee for a Comprehensive Plan Amendment.

PETITION FOR COMPREHENSIVE PLAN AMENDMENT

APPLICATION FORM

APPLICANT/AGENT INFORMATION

Contact Adam Williams; Matthew Gough; Darron Ammann

Company Williams Management ("Applicant"); Barber Emerson, L.C.; Bartlett & West, Inc.

Address 1211 Massachusetts Street

City Lawrence State Kansas ZIP 66044

Phone (785) 843-6600 Fax (785) 843-8448

E-mail mgough@barberemerson.com; darron.ammann@bartwest.com Mobile/Pager (____)

Pre-Application Meeting Date Multiple Planner McCullough;Day

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

Rezoning Application; Special Use Permit

Please identify the Chapter of the Comprehensive Plan is proposed to be amended.

First proposed amendment is to Chapter 6 of Horizon 2020; Second proposed amendments are to the Area Plan for the Intersection Area of West 6th Street & Wakarusa Drive (hereafter referred to as the "Nodal Plan").

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

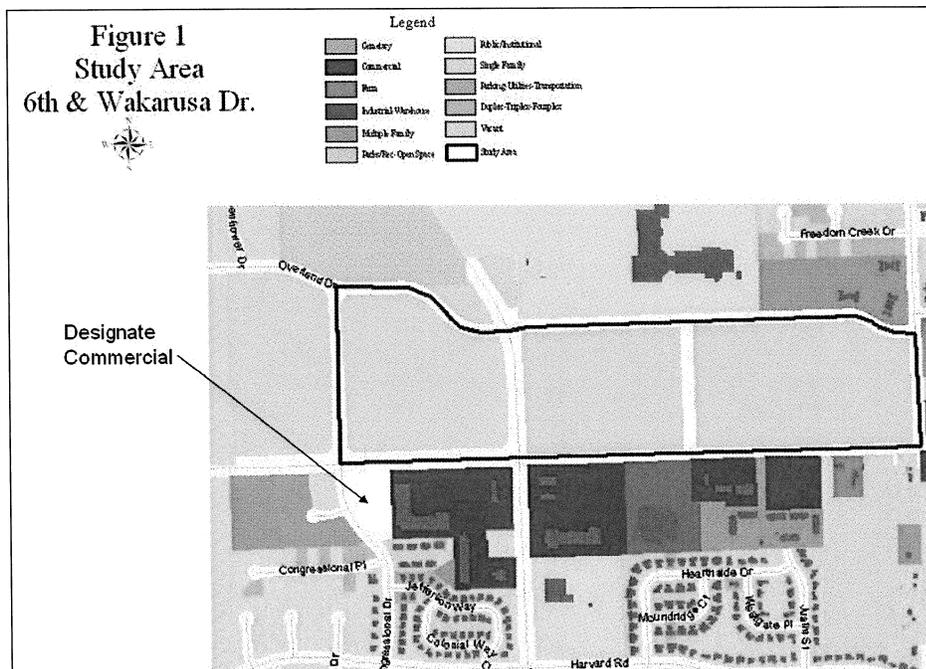
Amendment #1: Page 6-17, Chapter 6, Horizon 2020 (describing Existing Commercial Areas):

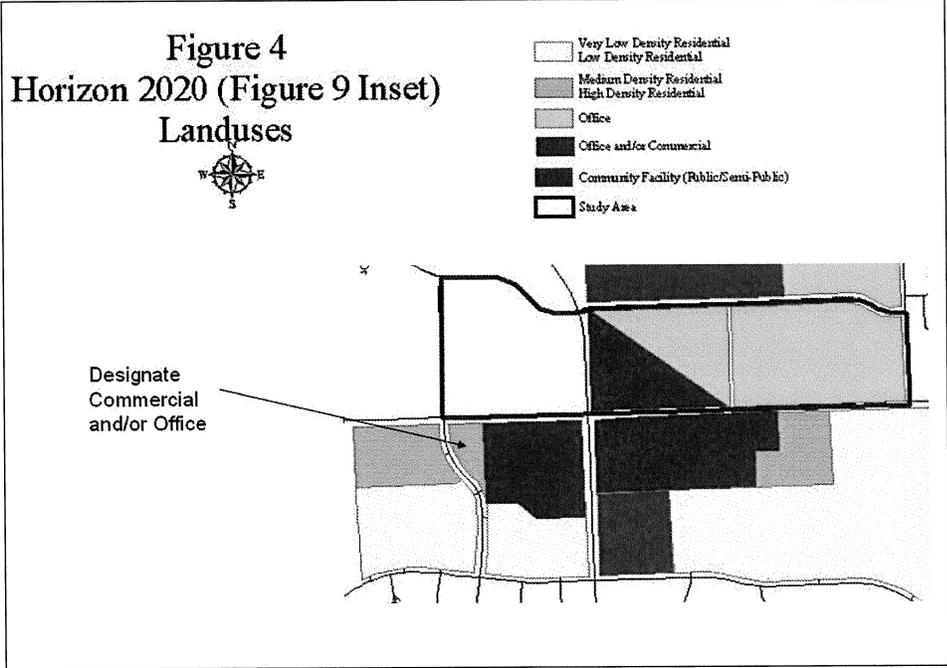
- **W. 6th Street and Wakarusa Drive**

The intersection of W. 6th Street and Wakarusa Drive is an existing Community Commercial Center limited to 200,000 square feet of commercial gross square footage (CC200 Center) with a nodal development pattern. While this intersection is designated a CC200 Center, there already exists more commercial gross square footage at the intersection than is recommended for a CC200 Center.

Portions of the intersection of W. 6th Street and Wakarusa Drive are still developing. However, the southern half of the intersection is almost completely developed and shall not be expanded beyond the existing commercially zoned property Congressional Drive to the west. The northern half of the intersection is undeveloped. Commercial development of this portion of the intersection shall not extend beyond Overland Drive (extended) to the north, Congressional Drive (extended) to the west; and Champion Lane (extended) to the east. Development proposals for the northern portions of the intersection shall include not only commercial uses, but also a variety of other uses including office, community, recreational and multi-family uses.

Amendment #2: Figure 1 and Figure 4; page 19 of the Nodal Plan:





Page 19:

Additional Recommendations

It is also recommended that the total allowable retail commercial square footage be limited to 440,000/450,000gsf for the four corners of the West 6th Street/Wakarusa Drive intersection. In the event the approved development plan for 154,000gsf on the northwest corner of West 6th Street and Wakarusa Drive expires or otherwise becomes null and void, the total square footage allowed at the intersection will be reduced to 420,000/430,000gsf. A breakdown of square footage allocation is illustrated in the table below.

Total Square Footage Allowed	440450,000gsf*	420430,000gsf+
Southside of West 6th Street (existing development)	224,000gsf	224,000gsf
Northwest Corner of West 6th Street/Wakarusa Drive	154,000gsf	136,000gsf
Northeast Corner of West 6th Street/Wakarusa Drive	62,000gsf	60,000gsf
Southside of West 6th Street (new development)	10,000gsf	10,000gsf
Note: * = with approved development plan on northwest corner; + = without approved plan		

Please respond to the following questions to the best of your knowledge. Review bodies shall consider the following factors for all Comprehensive Plan Amendments (policy and map amendments). (Attach additional sheets if needed.)

- 1. Does the proposed text amendment result from changed circumstances or unforeseen conditions not understood or addressed at the time the Plan was adopted?** (Please explain)

Yes. When the City Commission originally adopted Horizon 2020 on January 28, 1997, and as evidenced by multiple amendments to Chapter 6 since that time, the exact size, scope and location of commercial areas in Lawrence had not been irrevocably determined. The subject property is a relatively small tract, and the proposed development of a 10,000gsf building will have a minimal impact on the size and geography of the existing West 6th Street/Wakarusa node. At the time the Nodal Plan and Horizon 2020 established the boundaries of the node, the areas north of West 6th Street were the focus of attention. The appropriateness of developing the last small parcel south of West 6th Street, located between the existing commercial development and Congressional Drive, was not expressly addressed or considered. Establishing Congressional Drive as the westernmost boundary of the entire node is an appropriate and reasonable determination.

- 2. Does the proposed amendment advance a clear public purpose?** (please explain)

Yes. Classifying the subject property as a commercial tract within the node enables infill commercial development. The proposed amendment augments the clear public purpose of nodal development by adjusting the existing node's boundaries. There is little to no risk of "leap frog" development to the west, because the corridor on West 6th Street has, for the most part, already been developed.

- 3. Is the proposed amendment consistent with the long-range goals and policies of the Plan?** (please explain)

Yes. The proposed amendment is consistent with the overall goals and policies of Chapter 6 of Horizon 2020. The amendment preserves Horizon 2020's central policy of encouraging nodal development. If approved, the western boundary of the West 6th Street/Wakarusa node will have a clear termination point at Congressional Drive, with office and high-density residential uses acting as a buffer to the medium and low density residences located west and southwest of the subject property. Horizon 2020, p. 6.2. The amendment advances Policy 1.6 in Chapter 6 of Horizon 2020, by promoting an appropriate supply of commercial inventory. The project's commercial tenants are anticipated to be local businesses desiring to relocate and/or expand. The presence of adjacent office and high-density uses satisfies Policies 2.1, 2.3 and 2.5, by maintaining adequate buffering to minimize any impact on nearby residential areas. The building's intended orientation, at the northwest corner of the site, also aids in mitigating any impact on neighborhoods south of the intersection of West 6th Street and Congressional Drive. The project is consistent with the locational criteria contained in Policy 3.1.

4. Does the proposed amendment result from a clear change in public policy?
(Please explain)

The proposed amendment is consistent with existing public policy. The proposed amendment, which makes no attempt to alter the policy of nodal development as opposed to strip development, is a rational extension of public policy to a small tract that should have been included in the West 6th Street/Wakarusa node from the beginning.

In addition, the following shall be considered for any specific map amendment.
Please answer the following questions, if an amendment to a map in *Horizon 2020* is proposed:

5. Will the proposed amendment affect the adequacy of existing or planned facilities and services? (Please explain)

No, there will be no impact on existing or planned facilities and services.

6. Will the proposed change result in reasonably compatible land use relationships? (Please explain)

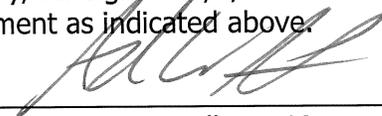
Yes, the multi-tenant commercial building will be similar in size and intensity as the commercial properties located east of the site, and is compatible with the office, high-density residential and medium-density residential areas to the west and south.

7. Will the proposed change advance the interests of the citizens of Lawrence and Douglas County as a whole, not solely those having immediate interest in the affected area? (Please explain)

Yes. The proposed change benefits the citizens of Lawrence by providing compatible commercial development along a principal arterial roadway, offering services that are readily accessible and desirable for the entire population, not just those residing in northwest Lawrence.

SIGNATURE

By execution of my/our signature, I/we do hereby officially petition initiation of the proposed amendment as indicated above.

Signature(s):  Date 4-23-12
Adam Williams, Williams Management April 23, 2012