

PCR-12-00013

A RESOLUTION OF THE LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION ADOPTING AND RECOMMENDING ADOPTION OF A PROPOSED AMENDMENT TO *HORIZON 2020*, THE COMPREHENSIVE PLAN FOR THE CITY OF LAWRENCE AND UNINCORPORATED DOUGLAS COUNTY, AMENDING CHAPTER 6 - COMMERCIAL, TO REVISE THE WESTERN BOUNDARY OF THE EXISTING COMMERCIAL CENTER W. 6th STREET AND WAKARUSA DRIVE, AND CHAPTER 14 - SPECIFIC PLANS, TO REVISE THEREIN THE "AREA PLAN FOR THE INTERSECTION OF WEST 6th STREET & WAKARUSA DRIVE".

WHEREAS the City of Lawrence, Kansas, and Douglas County, Kansas, in order to promote the public health, safety, morals, comfort, and general welfare and to conserve and to protect property values in the City and the County, are authorized by K.S.A. 12-741, *et seq.*, to prepare, adopt, amend, extend, and execute a comprehensive plan;

WHEREAS the City of Lawrence, Kansas, Douglas County, Kansas, and the Lawrence-Douglas County Metropolitan Planning Commission, in order to coordinate development in accordance with the present and future needs of the City and the County, to conserve the natural resources of the City and the County, to ensure efficient expenditures of public funds in the City and the County, and to promote the health safety, convenience, prosperity, and the general welfare of the residents of the City and the County, have adopted *Horizon 2020*, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County; and

WHEREAS, on June 25, 2012, after giving lawful notice by publication in the official City and County newspaper, the Lawrence-Douglas County Metropolitan Planning Commission conducted a public hearing regarding a proposed amendment of *Horizon 2020*, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County, as set forth in Planning Staff Report, CPA-4-3-12, amending Chapter 6 - Commercial, to revise the western boundary of the Existing Commercial Center W. 6th Street and Wakarusa Drive, and amending Chapter 14 - Specific Plans to revise therein the "Area Plan for the Intersection of West 6th Street & Wakarusa Drive".

NOW, THEREFORE, BE IT RESOLVED BY THE LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION:

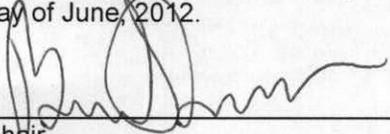
SECTION 1. The above-stated recitals are incorporated herein by reference and shall be as effective as if set forth in full.

SECTION 2. Pursuant to K.S.A. 12-747, the Lawrence-Douglas County Metropolitan Planning Commission hereby adopts and recommends to the governing bodies of the City of Lawrence, Kansas, and Douglas County, Kansas, that they adopt the proposed amendment to *Horizon 2020*, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County, as set forth in Planning Staff Report, CPA-4-3-12, amending Chapter 6 - Commercial, to revise the western boundary of the Existing Commercial Center W. 6th Street and Wakarusa Drive, and amending Chapter 14 - Specific Plans to revise therein the "Area Plan for the Intersection of West 6th Street & Wakarusa Drive".

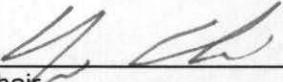
SECTION 3. The revised and updated Chapter 6 - Commercial, affixed hereto as Exhibit 1, the revised and updated Chapter 14 - Specific Plans, affixed hereto as Exhibit 2, and the revised and updated "Area Plan for the Intersection of West 6th Street & Wakarusa Drive", which is incorporated by reference into Chapter 14 - Specific Plans, affixed hereto as Exhibit 3, shall upon adoption by governing bodies of the City of Lawrence, Kansas, and Douglas County, Kansas, be incorporated into *Horizon 2020*, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County.

SECTION 4. This Resolution, together with a certified copy of the proposed amendment to *Horizon 2020*, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County, and a written summary of the June 25, 2012, public hearing, shall be transmitted to the governing body of the City of Lawrence, Kansas, as appropriate.

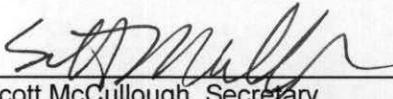
Adopted by the Lawrence-Douglas County Metropolitan Planning Commission on this, the 25th day of June, 2012.



Chair
Lawrence-Douglas County Metropolitan
Planning Commission



Vice-Chair
Lawrence-Douglas County Metropolitan
Planning Commission



Scott McCullough, Secretary
Lawrence-Douglas County Metropolitan
Planning Commission

CPA-4-3-12

Planning Commission approved amendments
June 25, 2012

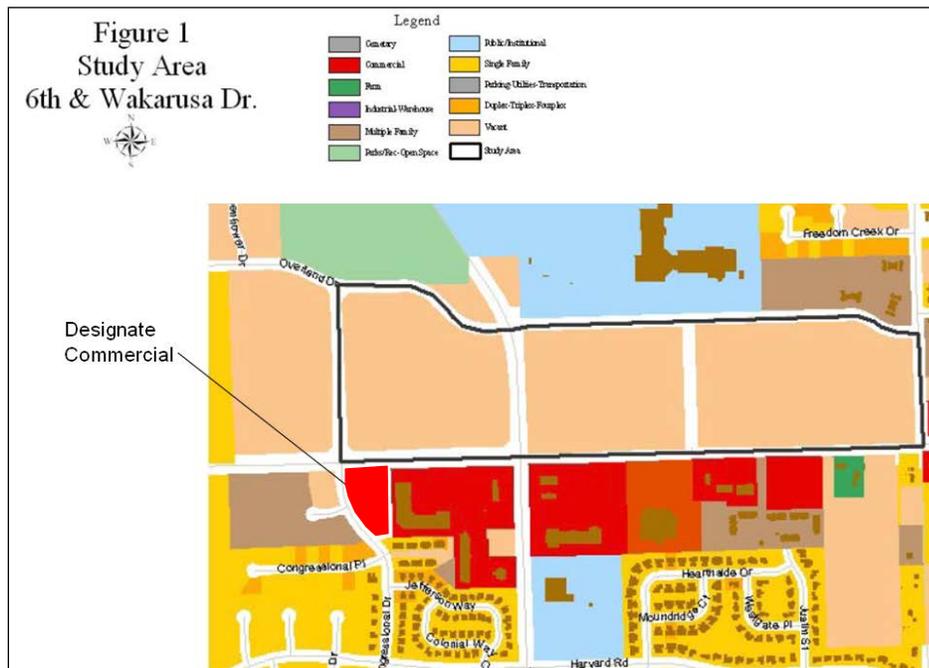
Amendment #1: Page 6-17, Chapter 6, Horizon 2020 (describing Existing Commercial Areas):

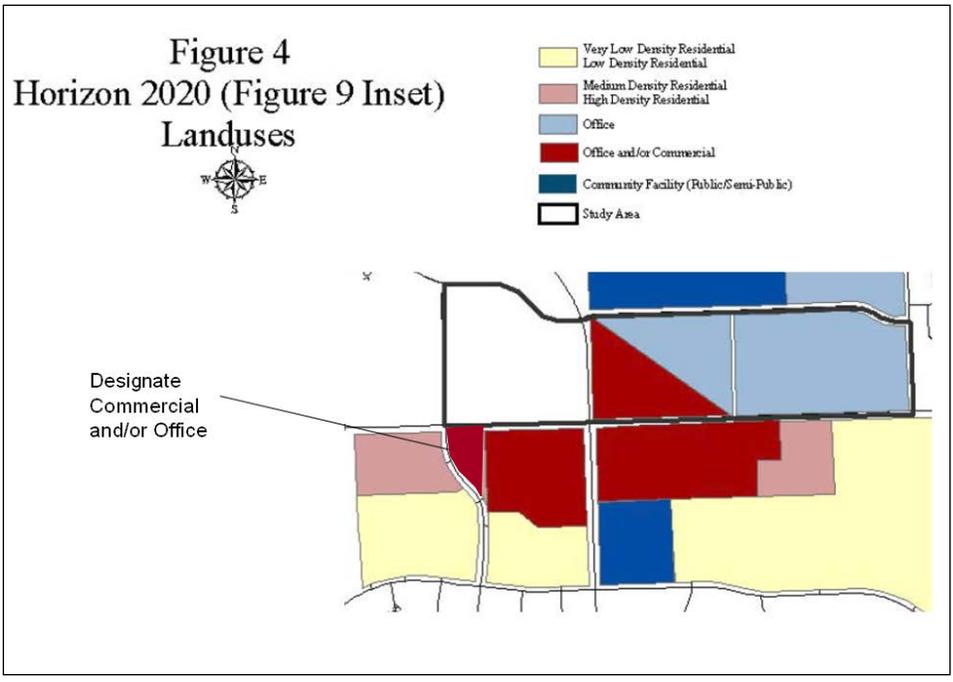
- W. 6th Street and Wakarusa Drive**

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; pages 4 and 9 of the Area Plan; and page 19 of the Area Plan:





Page 19:

Additional Recommendations

It is also recommended that the total allowable approved retail commercial square footage be limited to 440,000/444,600gsf 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 420,000gsf. A breakdown of square footage allocation is illustrated in the table below.

Total Square Footage Allowed	440,000gsf*	420,000gsf+
Southside of West 6 th Street (existing development)	224,000gsf	224,000gsf
Northwest Corner of West 6 th Street/Wakarusa Drive	154,000gsf	136,000gsf
Northeast Corner of West 6 th Street/Wakarusa Drive	62,000gsf	60,000gsf

*Note: * = with approved development plan on northwest corner; + = without approved plan*

Total Approved Retail Commercial Square Footage	444,600gsf
Southside of West 6 th Street (existing development)	157,017 gsf
Southwest side of West 6 th Street (existing development)	78,096 gsf
Northwest Corner of West 6 th Street/Wakarusa Drive	127,487 gsf
Northeast Corner of West 6 th Street/Wakarusa Drive	72,000 gsf
Southwest side of West 6 th Street (new development)	10,000 gsf

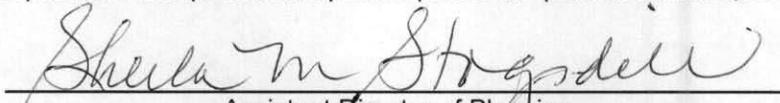
2012 Plan Update Notes:

The 2012 modifications to this Plan designate the southeast corner of the W. 6th Street and Congressional Drive as a commercial use. The changes also make Congressional Drive the western boundary of the W. 6th Street and Wakarusa Drive commercial center.

The approved retail commercial square footage updates to the Additional Recommendations section are derived from the most recent approved development plans for the four corners of the intersection. Non-retail square footage numbers from the development plans are not included in the approved retail commercial square footage numbers. The table on page 19 was revised to reflect the existing approvals and to provide information for all four corners.

The revision to Figure 4 will also mean a revision to Map 3-2 Lawrence Future Land Use in Horizon 2020. An amendment has been initiated previously for Map 3-2 and this revision will be included with that amendment.

I hereby certify that this is a true and correct copy of the comprehensive plan or part of the plan; that the Lawrence-Douglas County Metropolitan Planning Commission adopted said comprehensive plan or part of the plan on June 25, 2012.


Assistant Director of Planning