

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 _____, 20 .

Target Submission Date _____, 20 .

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 David Hamby

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Pre-Application Meeting Date Dec. 12, 2013 Planner Mary, Sheila

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

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

Chapter 14 - K-10 & Farmer's Turnpike Plan

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

See attached for a diagram of the proposed area along with the
the proposed uses.



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, the existing Westar substation was noted in the existing land use but the future land use map did not address that use. Westar has plans to expand the existing substation and construct additional overhead power lines in this area. KDOT has recently proposed construction of an additional 2 lanes on K-10 and placing a toll plaza adjacent to this property.

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

Yes, there is a need for an Office/Research use and a buffer adjacent to the existing Westar substation and the future K-10 four lane expansion and toll plaza area.

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

Yes, the amendment is consistent with Section 3 of the K-10 and Farmer's Turnpike Plan.

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

Yes. The approval of Rock Chalk Park and the Lawrence Recreation Center was an unanticipated change.



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)

The proposed amendment will not have an effect on existing or planned facilities and services as it is a minor change from the existing plan.

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

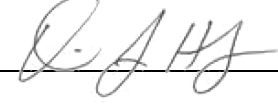
Yes. There is a small area where office/research is adjacent to residential/office but it will be separated using a green space buffer and the residential/office will "back up" to the office/research.

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 plan will provide opportunities for tax base expansion and diversification. It will also provide a higher use for an area designated residential/office that is not desirable for that use.

SIGNATURE

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

Signature(s):  Date Feb. 25, 2016

Date _____

COMPREHENSIVE PLAN REVIEW AND AMENDMENT PROCESS

The Comprehensive Plan is not a static document; the planning process must be continuous. The Plan should be monitored and updated on a regular basis. The need for Plan amendments is the result of many community influences. Most frequently these are brought about by changes in attitudes, assumptions or emerging needs not foreseen at the time of Plan adoption. The following procedures would apply to any amendment of the Comprehensive Plan.

- ***Timing of Plan Review***

Although a proposal to amend the Plan can be brought forth by petition at any time, the Lawrence/Douglas County Metropolitan Planning Commission should undertake a thorough review of the Plan on a regular basis. The continuous nature of the Comprehensive Planning process should be emphasized so that substantial plan review and update occurs at least once every five years. Ideally, the review would coincide with the annual review of anticipated capital improvements planning for both the city and county.

- ***Plan Amendment Procedures and Criteria***

- I. Amendments

All proposed amendments shall be subject to public hearing by the Lawrence/Douglas County Metropolitan Planning Commission and approved by the appropriate governing body/bodies according to the nature of the amendment:

1. Map amendments for Lawrence and its UGA shall require the approval of the Lawrence City Commission.
2. Map amendments for unincorporated Douglas County and changes to the UGA's shall require approval by the County Commission.
3. All other amendments which clearly affect either the city or unincorporated Douglas County shall require approval by the appropriate governing body. Any other portion of the amendment relating to both the city and county shall require the approval of both the City and County Commissions.
4. In cases where only one of the two governing bodies is required to take action on a proposed amendment, the other governing body may forward comment or make a recommendation to approve, deny or approve with conditions the proposed amendment.

- II. All proposed amendments to the Plan shall consider the following:

- A. The proposed amendment results from changed circumstances or unforeseen conditions not understood or addressed at the time the Plan was adopted.

- B. The proposed amendment advances a clear public purpose and is consistent with the long-range goals and policies of the Plan.
- C. The proposed amendment results from a clear change in public policy.

III. Map Amendments

Subject to hearing, review and recommendation of the Planning Commission, the governing bodies may adopt proposed amendments to Lawrence or unincorporated Douglas County Plan Maps upon findings that each of the following additional criteria are met:

- A. The proposed amendment does not affect the adequacy of existing or planned facilities and services;
- B. The proposed change results in reasonably compatible land use relationships; and
- C. The proposed change advances the interests of the citizens of Lawrence and Douglas County as a whole, not solely those having immediate interest in the affected area.

In the Plan review and update process, the Planning Commission may maintain a list of agencies and organizations to be notified of the annual Comprehensive Plan review and the topics subject to discussion and hearing. The Planning Commission should also maintain a list of active projects and accomplishments under the direction of the plan to report on the progress of these implementation steps. This is a useful exercise to continue to test the reasonableness of the Plan and the aggressiveness with which Plan implementation is pursued. This review can be used as a vehicle to engage other agencies and organizations in the implementation of the new Plan.