

ITEM NO. 6 COMPREHENSIVE PLAN AMENDMENT; K-10 & FARMER'S TURNPIKE PLAN (JSC)

CPA-14-00005: Consider a revised Comprehensive Plan Amendment to *Horizon 2020* Chapter 7: Industrial Land Use, and Chapter 14: Specific Plans – *K-10 & Farmer's Turnpike Plan* to revise the Future Land Use map. Submitted by B.G. Consultants, Inc. *Planning Commission recommended denial on 6/23/14, City Commission returned to Planning Commission on 12/08/15. The revised Comprehensive Plan Amendment has been reduced in scope; retaining the request to reclassify approximately 13.5 acres from Residential/Office to Office/Research but removing the request to include adjacent parcels for additional residential land use.*

STAFF PRESENTATION

Mr. Jeff Crick presented the item.

APPLICANT PRESENTATION

Mr. David Hamby, B.G. Consultants, thanked staff for their work. He showed the concept plan on the overhead. He said the site was constrained by the existing easements. He said it was pretty well screened by the tree line to the south and the natural topography.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner von Achen expressed concern about an aesthetic gateway to the city. She did not feel this was it.

Commissioner Britton echoed Commissioner von Achen's concerns and comments. He felt if they were going to change the Sector Plan for a specific project it should be an exciting project.

Commissioner Sands said it would still require a Conditional Use Permit and would come back to the Planning Commission.

Mr. Crick said it would have the same future land use.

Commissioner Culver said it would be stretch to get something grand and exciting on that piece of land.

Commissioner Kelly said it was a tricky piece of property and there weren't guidelines for what a gateway should look like. He said he did not like making Comprehensive Plan Amendments but this was a specific piece of property with easement issues. He said he was not sure what else could be put there.

Commissioner Struckhoff said it was a limited parcel. He said there was already an industrial warehouse building and electrical substation at this gateway entrance. He said he was okay supporting this.

Commissioner Britton said two years had passed and there was no more clarity on gateways.

ACTION TAKEN

Motioned by Commissioner Struckhoff, seconded by Commissioner Sands, to approve the Comprehensive Plan Amendment, CPA-14-00005, and forwarding to the Lawrence City Commission and Douglas County Board of Commissioners with a recommendation for approval.

Unanimously approved 8-0.

Motioned by Commissioner Struckhoff, seconded by Commissioner Sands, to authorize the Chair of the Planning Commission to sign Planning Commission Resolution PCR-16-00019.

Motion carried, 8-0.