

Memorandum

City of Lawrence

Planning & Development Services

TO:	City Commission
FROM:	Planning Staff
Date:	July 11, 2017
RE:	Industrial District Review

Attachments:

1. Existing Industrial Zoning Map
2. Future Land Use Map
3. Applicant Communication

This memo provides a response to City Commission questions related to the request to rezone approximately 35 acres from IBP to RS7 and RM12D [Z-17-00079 and Z-17-00080] located northwest of the intersection of Research Park Drive and Legends Drive.

1. Assess the impacts of rezoning industrial property to residential districts on the Industrial land inventory.
2. Provide information on Kansas University's master plan as it relates to designating a portion of the west side of campus for research park uses.
3. Provide the proposed preliminary plat and note how it addresses known neighborhood concerns related to traffic, bufferyards, location of housing types, etc.

Item 1 – Industrial Land Inventory

The City Zoning Code includes four industrial districts with each district intended to be progressively more intensive. The districts are IBP (Industrial Business Park); IL (Limited Industrial); IM (medium Industrial) and IG (General Industrial) District. Specific uses allowed in each district are listed in section 20-403 of the Land Development Code.

District	Purpose
IBP (Industrial Business Park)	This district is intended to provide space in attractive and appropriate locations for certain low-impact employment and manufacturing uses in a planned industrial/business park setting.
IL (Limited Industrial)	This district is intended to accommodate low-impact industrial, wholesale and warehouse operations that are employment-intensive and compatible with commercial land uses.
IM (medium Industrial)	This district is intended to accommodate moderate-impact industrial facilities and wholesale, storage and distribution operations.
IG (General Industrial)	This district is primarily intended to accommodate moderate- and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation access and public facilities and services. The district is generally incompatible with residential areas and low intensity commercial areas.

PID (Planned Industrial Development) Districts	These districts were established prior to 2006 and are unique zoning districts specific to the individual development project. The range from single use developments such as the Lawrence Humane Society to intensive industrial operations such as MCM Concrete.
---	--

In addition to these industrial zoning districts, there are also areas that are zoned PID (Planned Industrial Development) District that were established prior to 2006. These parcels are part of the City's industrial inventory. Each of these Planned Industrial Districts is unique with a specific list of uses and restrictions.

1. Oread West Office Park (15.5 acres) located on the northwest corner of Wakarusa Drive and Bob Billings Parkway uses are comparable and commentary to the *IBP District* and generally included within that district's summary totals.
2. Lawrence Humane Society (3.9 acres) located at 1805 E. 19th Street. This is an isolated district with a specific use restriction.
3. Mt. Blue/LRM Industries/Franklin Park Planned Industrial Developments (49.5 Acres). These three individual developments are located along E 25th Street east of Franklin Road. The uses included in these developments include mini-warehouse/self-storage and intensive industrial uses. These uses would typically be located in the *IM and IG Districts*.

Individual District Summary

The following table summarizes the five industrial zoning districts with the total area, acreage, number of parcels and average parcel size. The summary includes both developed and vacant land in the districts.

Zoning District	Total Parcels	Sq Ft.	% of Industrial Total	Acres	Avg. Parcel Size	
					Sq. Ft	Acres
IBP	76	8,909,660.27	9.2%	204.54	117,232.37	2.69
IL	52	3,530,308.24	3.6%	81.04	67,890.54	1.56
IM	9	2,050,217.27	2.1%	47.07	227,801.92	5.23
IG	384	78,718,530.72	81.1%	1,807.13	204,996.17	4.71
PID	23	3,905,012.48	4.0%	89.65	169,783.15	3.90
Total	544	97,113,728.99	100.0%	2,229.42	178,517.88	4.10

Residential uses are not permitted in any of the industrial districts except for Work/Live units (IBP District only) Mobile Homes (IL and IG) typically as an accessory use or caretakers' residence. The other residential use allowed in the IBP District, but not other Industrial Zoning Districts, is an *Extended Care Facility*. There are currently two such facilities in the IBP district.

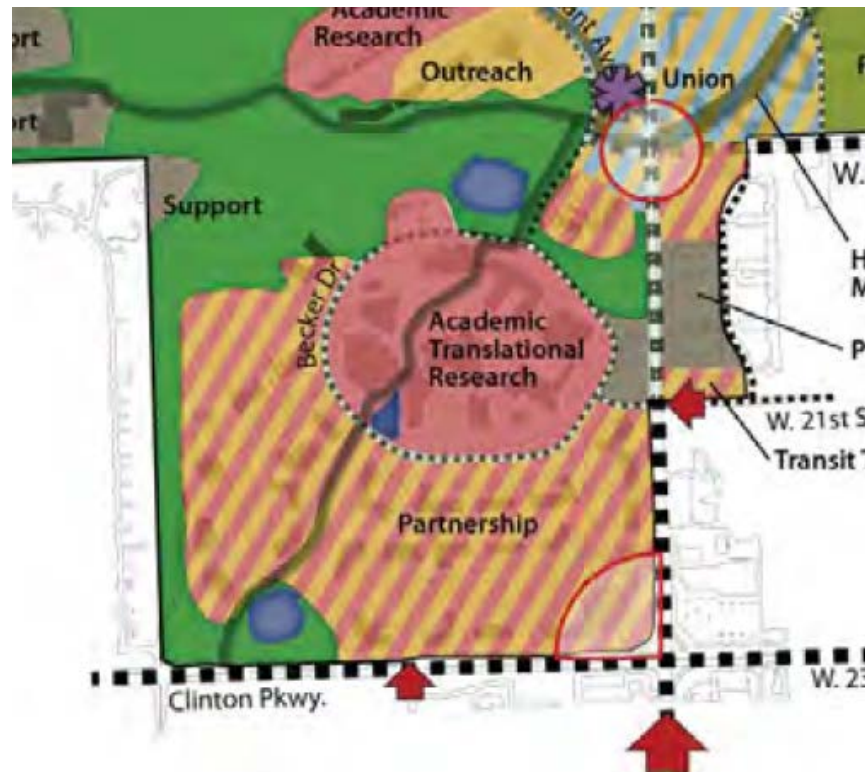
The IBP District uses allowed are comparable to the CO (Commercial Office District) and some commercial districts. Uses such as *Health Care Office/Clinic, Active Recreation, Veterinary, Restaurant, Quality*, all types of Office uses; as well as *Business Equipment and Business Support* uses are permitted in the CO and most Commercial Districts. Only *Vehicle Sales and Services* uses are prohibited in the IBP District but permitted in other industrial districts.

The IBP district is the district that is most compatible of all industrial districts to residential and other land uses. When staff has spoken of the need to retain industrial land and pursue even more, it has been the IG district that is the subject of the discussions. Because the IG district

permits uses that are, by definition, less compatible with other land uses, there can be challenges to getting IG zoning approved. Staff continues to be of the position that IG zoning should be carefully considered if/when it may be proposed to be reduced in the community. IBP zoning, on the other hand, is associated more with office and commercial districts and is well represented in sector plans for future development.

Item 2 - Kansas University's Master Plan

Staff met with Jim Modig, Director of Design and Construction Management at KU, and Monte Soukup, Senior Vice President of Property Management for KU Endowment, to inquire on the status of KU's master plan that designates the south portion of the west campus for research park uses (see map below). They advised that there are no immediate plans to develop this area and that the plan could change in the future to serve changing needs of the university. In this sense, staff believes that this area should not be considered in any way a substitute for rezoning the IBP zoning at Wakarusa and Legends Drive and should not be taken into account when considering the rezoning request.



KU Master Plan;

http://www2.ku.edu/~irsurvey/hlc2015/University_Planning_KUCampusMasterPlan_2014_04-18_KU_ExecutiveSummary_RevKU.pdf

Item 3 – Subdivision Design/Neighborhood Concerns

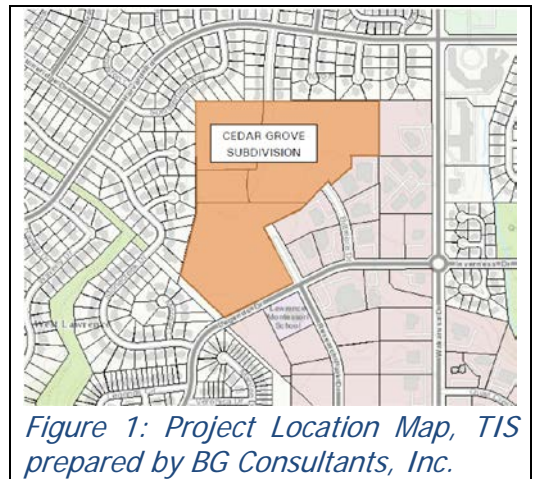
The preliminary plat was submitted after the City Commission's deferral of the rezoning request. The preliminary plat is scheduled to be considered by the Planning Commission at their July

Planning Commission meeting. This application shows how the project will integrate with the surrounding residential development, what the vehicular circulation will be, how pedestrian ways and buffering will be provided and identifies traffic impacts. The preliminary plat addresses the neighborhood's concerns in the following ways:

1. Traffic –
2. Bufferyard –
3. Housing type location –

The Preliminary Plat (Cedar Grove Subdivision) is currently in the active review process. Staff has not completed the review or staff report for the proposed subdivision.

Traffic: The application was submitted with a Traffic Study as required by the City's Land Development Code. The proposed plat includes 83 detached dwelling unit lots (proposed RS7) and 10 duplex lots (proposed RM12D) covering a total of 35.38 acres. This also includes a 5-acre tract generally located in the southwest corner of the property intended to remain zoned IBP.



The information included in the Traffic Impact Study is accurate per the review completed by the City Engineer. The study indicates less traffic generated by single family/townhomes vs. business park at full build out. The street configuration provides connectivity but discourages cut through traffic and the street alignment with traffic calming should regulate speeds.

The property is accessed from and bordered by Legends Drive (designated collector street) along the south and three local streets that extend to the site through previous land development application.

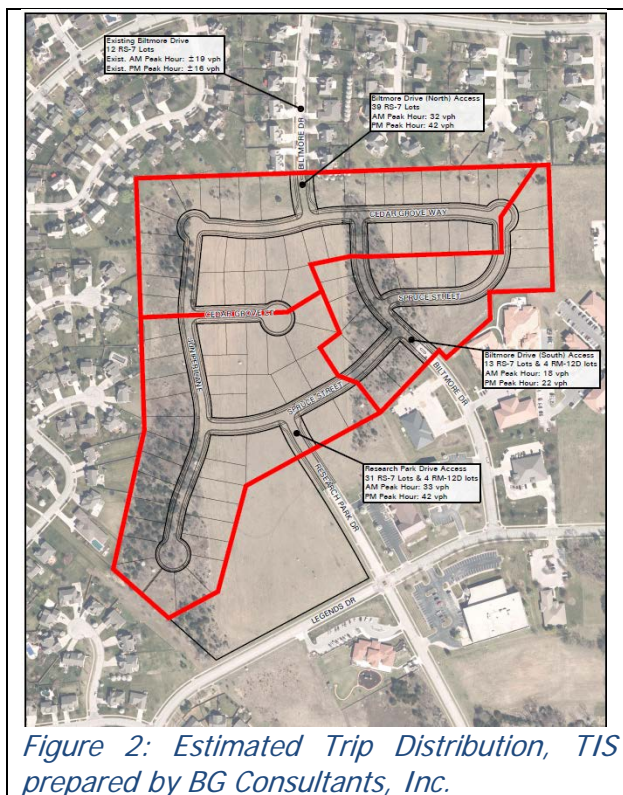
Subdivision design standards require public streets to be extended to the boundary lines of subdivisions to allow for efficient extension of streets in the future as adjacent undeveloped land is developed. Connectivity to and through residential areas is a high planning value. This design standard was applied to Research Park Drive north of Legends Drive, Biltmore Drive north of Legends Drive and Biltmore Drive south of Harvard Road. All are dead-end streets designed to be extended with future development.

Research Park Drive north of Legends Drive.	Biltmore Drive north of Legends Drive	Biltmore Drive south of Harvard Road.
		

The existing condition of the property does not currently generate any traffic activity with the exception of occasional maintenance. The proposed development will generate new traffic in the area. The traffic study compares the proposed residential use to the traffic potential based on the IBP district remaining and fully built out. The study concludes that the planned residential

development would generate 15% to 25% of the planned traffic of the IBP District. Less traffic is generated by single family/townhomes vs. business park at full build out.

The proposed development includes plans to extend all three local streets to serve the proposed development thereby dispersing traffic to the surrounding street network. Further, the applicant has provided a design to discourage cut-through traffic and higher speeds by offsetting the alignment of Biltmore Drive at the north end of the proposed development. The study also acknowledges the requirement for traffic calming devices within the new development as required by City Code.



Housing Type Location: The subdivision design extends the existing detached residential pattern south with comparable lot sizes and orientations to the adjacent subdivisions to the north and west. The subdivision design includes only 10 duplex (townhouse) lots that back up to the IBP zoned lots to the south and provide a transition to the detached lots to the north.

Bufferyard: Bufferyards are not required between RS Districts. One is not currently proposed for this subdivision where the proposed RS7 District (Cedar Grove Subdivision) abuts the existing RS7 District (Colonial Addition, Fox Chase Addition, Addition No. 3 and Fox Chase East Addition) to the north and west. The preliminary plat shows a bufferyard, landscape easement, between the RM12D and the IBP Districts.

The preliminary plat includes dedicated landscape easements between the RS7 and RM12D proposed Districts and between the RM12D and IBP District. The preliminary plat, as proposed, includes a 37,161 SF tract along the east side of Biltmore Drive (extended north from Legends Drive). This tract provides stormwater detention for the development and provides an entry

feature to the subdivision signaling a change from the non-residential uses to the south and the proposed subdivision to the north.

The applicant was required to submit a tree study for this property. Staff reviewed the study provided by the applicant assessing the existing stand of mature trees. The existing trees do not meet the guidelines for preservation and conservation.

