



**Updated:**

**11/12/12 @ 11:30am**

**Added communications for Items 2A & 2B - Annex & Rezone 110 acres; E of K-10 & N of W 6<sup>th</sup> St**

**Updated concept plan for Item 2B - Rezoning 110 acres; E of K-10 & N of W 6<sup>th</sup> St**

**11/8/12 @ 10:45am**

**Added concept plan for Item 2B - Rezoning 110 acres; E of K-10 & N of W 6<sup>th</sup> St**

**11/7/12 @ 11:00am**

**The Draft October Planning Commission minutes will be added when available**

**\*\*The Wednesday, November 14<sup>th</sup> Planning Commission meeting has been cancelled\*\***

**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION  
CITY HALL, 6 EAST 6<sup>TH</sup> STREET, CITY COMMISSION MEETING ROOM  
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS  
NOVEMBER 12 & 14, 2012 6:30 - 10:30 PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of October 22 & 24, 2012.

**COMMITTEE REPORTS**

Receive reports from any committees that met over the past month.

**COMMUNICATIONS**

- a) Receive written communications from the public.
- b) Receive written communications from staff, Planning Commissioners, or other commissioners.
- c) Receive written action of any waiver requests/determinations made by the City Engineer.
- d) Disclosure of ex parte communications.
- e) Declaration of abstentions from specific agenda items by commissioners.

***AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION***

**REGULAR AGENDA (NOVEMBER 12, 2012) MEETING**

**ITEM NO. 1 CITY HALL UPDATE (DAVE CORLISS)**

Receive City Hall Update from City Manager

## NON-PUBLIC HEARING ITEM:

### ITEM NO. 2A ANNEXATION OF 110 ACRES; E OF K-10 & N OF W 6<sup>TH</sup> ST (MKM)

**A-12-00190:** Consider a request to annex two parcels of approximately 110 acres (90 and 20 acres individually), located east of Kansas Highway 10 (K-10) and north of W 6<sup>th</sup> Street adjacent to the Baldwin Creek City Park, generally bounded by E 902 Rd on the west and George Williams Way extended on the east. Submitted by Paul Werner Architects, for Fairway, LC, Property owner of record.

## PUBLIC HEARING ITEM:

### ITEM NO. 2B A TO GPI; 110 ACRES; E OF K-10 & N OF W 6<sup>TH</sup> ST (MKM)

**Z-12-00191:** Consider a request to rezone approximately 110 acres, from County A (Agricultural) District to GPI (General Public and Institutional Uses) District, located east of Kansas Highway 10 (K-10) and north of W 6<sup>th</sup> Street adjacent to the Baldwin Creek City Park, generally bounded by E 902 Rd on the west and George Williams Way extended on the east. Submitted by Paul Werner Architects, for Fairway, LC, Property owner of record.

## MISCELLANEOUS NEW OR OLD BUSINESS

### MISC NO. 1 LONG RANGE PLANNING 2013 WORK PROGRAM

Receive Long Range Planning 2013 Work Program.

### MISC NO. 2 2013 PLANNING COMMISSION MEETING CALENDAR

Adopt the 2013 Planning Commission meeting calendar.

Consideration of any other business to come before the Commission.

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## ADJOURN

## CALENDAR

October 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

### PCCM Meeting:

(Generally 2<sup>nd</sup> Wednesday of each month, 7:30am-9:00am)

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<http://www.lawrenceks.org/subscriptions>

**2013**  
**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION**  
**MID-MONTH & REGULAR MEETING DATES**

Mid-Month Meetings, Wednesdays 7:30 – 9:00 AM	Mid-Month Topics		Planning Commission Meetings 6:30 PM, Mon & Wed	
Jan 9	Topics for 2013		--	Jan 23
Feb 13			Feb 25	Feb 27
Mar 13			Mar 25	Mar 27
Apr 10			Apr 22	Apr 24
May 8	APA Conference follow-up		May 20	May 22
Jun 12			Jun 24	Jun 26
Jul 12**	PC Orientation – all day Friday		Jul 22	Jul 24
Aug 14			Aug 26	Aug 28
Sep 11			Sep 23	Sep 25
Oct 9			Oct 21	Oct 23
Nov 6	tentative		Nov 18	Nov 20
Dec 4	tentative		Dec 16	Dec 18
	<b>Suggested topics for future meetings:</b> <i>How City/County Depts interact on planning issues</i> <i>Stormwater Stds Update – Stream Setbacks</i> <i>Overview of different Advisory Groups – potential overlap on planning issues</i> <i>Open Space Acquisition/Funding Mechanisms – what do other states do?</i> <i>Library Expansion Update</i> <i>Joint meeting with other Cities’ Planning Commissions</i> <i>Joint meeting with other Cities and Townships – UGA potential revisions</i>		<i>Tour City/County Facilities</i> <i>2010 Census Data</i> <i>Oread Overlay Districts</i> <i>Water/Wastewater Master Plan Update</i> <i>Downtown Survey Memo – redevelopment options*</i> <i>Comprehensive Plan – Goals &amp; Policies*</i> <i>*new suggestions</i>	
Meeting Locations	The Planning Commission meetings are held in the City Commission meeting room on the 1 <sup>st</sup> floor of City Hall, 6 <sup>th</sup> & Massachusetts Streets, unless otherwise noticed.			
Planning & Development Services   Lawrence-Douglas County Planning Division   785-832-3150   <a href="http://www.lawrenceks.org/pds">www.lawrenceks.org/pds</a>				

Revised 11/02/12

**PLANNING COMMISSION REPORT**  
**Regular Agenda – Non Public Hearing Item**

PC Staff Report  
11/12/12

**ITEM NO. 2A: ANNEXATION OF 110 ACRES; E OF K-10 & N OF W 6<sup>TH</sup> ST (MKM)**

**A-12-00190:** Consider a request to annex two parcels of approximately 110 acres (90 and 20 acres individually), located east of Kansas Highway 10 (K-10) and north of W 6<sup>th</sup> Street adjacent to the Baldwin Creek City Park, generally bounded by E 902 Rd on the west and George Williams Way extended on the east. Submitted by Paul Werner Architects, for Fairway, LC, Property owner of record. *Initiated by City Commission on 9/18/12.*

**STAFF RECOMMENDATION:** Staff recommends approval of the requested annexation of approximately 110 acres located in the northeast quadrant of the intersection of W 6<sup>th</sup> Street/US Hwy 40 and K-10 subject to the following condition:

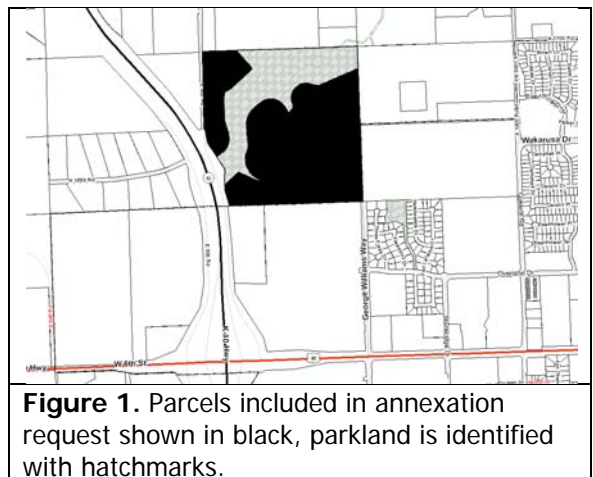
1. *City shall comply with state law requirements in relation to Rural Water District No. 1 pursuant to K.S.A 12-527.*

**Reason for Request:**

Applicant's response: *"The annexation request is being submitted in order to provide an alternative site for the Sports Village project. The project may contain a recreation center for the City of Lawrence, track and field, softball and soccer facilities for KU and other ancillary uses appropriate in this area to serve the City of Lawrence. Additional uses similar to the proposed uses would also be allowed."*

**KEY POINTS**

- The property being annexed consists of 2 parcels which are separated by a City park. (Figure 1)
- The subject property is not located within Service Area 1 of the Urban Growth Area; therefore, annexation is not required prior to development. Annexation is encouraged when City services are available to serve the property. The property owner has voluntarily consented to annexation.
- Annexation requests of more than 10 acres require a Planning Commission recommendation.
- This annexation request is accompanied by a rezoning request which is also being considered at the November Planning Commission meeting.
- The subject property is adjacent to the Lawrence city limits; therefore, it is not an island annexation.
- The property is within Rural Water District No. 1 service area. The water district has been notified of the annexation request.



**Figure 1.** Parcels included in annexation request shown in black, parkland is identified with hatchmarks.

## COMPREHENSIVE PLAN FACTORS TO CONSIDER

- The annexation request is compliant with the Growth Management policies of the Comprehensive Plan.

## ASSOCIATED CASES/OTHER ACTION REQUIRED

### Associated cases

- Rezoning request [Z-12-00191] for the area included in the annexation request from A (Agricultural) District to the GPI (General Public and Institutional Uses) District is also on the November Planning Commission agenda.
- Preliminary Plat [PP-12-00223] for Rock Chalk Park Addition No. 1 and Preliminary Plat [PP-12-00224] for Rock Chalk Park Addition No. 2 are scheduled for the December Planning Commission meeting.
- Special Use Permit/Institutional Development Plan [SUP-12-00225] for the proposed recreational facility is scheduled for the December Planning Commission meeting.

### Other action required:

- City Commission approval of annexation and adoption/publication of ordinance.

### Action required prior to development:

- City Commission approval of rezoning request and adoption/publication of ordinance.
- Platting of the property through the Major Subdivision process.
- Public hearing and Planning Commission recommendation on the Special Use Permit. City Commission approval of Special Use Permit and publication of ordinance shall occur prior to release of plans for building permits.

## PUBLIC COMMENT

- No written public comments were received prior to the printing of this staff report.

## EXISTING CONDITIONS

Current Zoning and Land Use: A (County-Agricultural); undeveloped.

Surrounding Zoning and Land Use: The property being annexed consists of 2 separate parcels which are divided by a City park. The dividing park land will be described first in the list below and the remaining list will treat the parcels as one unit.

Between the two parcels:

OS (Open Space); *Open Space*, a City Park.

To the north:

A (County-Agricultural) District; Agriculture, wooded open space, and rural residential

To the west:

A (County-Agricultural) District; K-10 Hwy, agriculture and rural residences.

To the south:

RS7 (Single-Dwelling Residential) District; undeveloped land with preliminary approval for residential development.

A (County-Agricultural) District; RM12-PD (Multi-Dwelling Residential, conditioned with maximum density limited to 6 dwelling units per acre, with Planned Development Overlay) District; Woodland and agriculture; proposed multi-dwelling residential development and golf course have preliminary approval on portion zoned RM12-PD (The Links).

Gross Area: 108.8 acres, (parcel north of parkland: 89.6 acres; parcel south of parkland: 19.2 acres)

**Figure 2a.** Zoning of area. Subject parcels outlined. County Zoning Districts labeled and colored. City Zoning Districts outlined in red and labeled.

The proposed annexation is for approximately 108 acres located north of W 6<sup>th</sup> and east of K-10. The annexation and associated rezoning are intended to accommodate KU and City recreation facilities. The project will be a public /private partnership involving Kansas University, the City, and private parties. While details have not yet been determined, the project is currently planned to include KU track and field arena, soccer, softball and lacrosse fields; tennis courts for both the City and KU; a City recreation center; an amphitheater and other entertainment and recreation uses for private or institutional use.

City policy requires the Lawrence-Douglas County Metropolitan Planning Commission to review all annexation requests in excess of ten acres. The City of Lawrence Administrative Annexation Policy (AP-74) requires that the costs associated with compensation to a Rural Water District be paid pursuant to K.S.A 12-527. The Water District has been notified of the annexation request as required by State Statute and adherence to local policy and state law is a condition of approval for the annexation request.



### General Location:

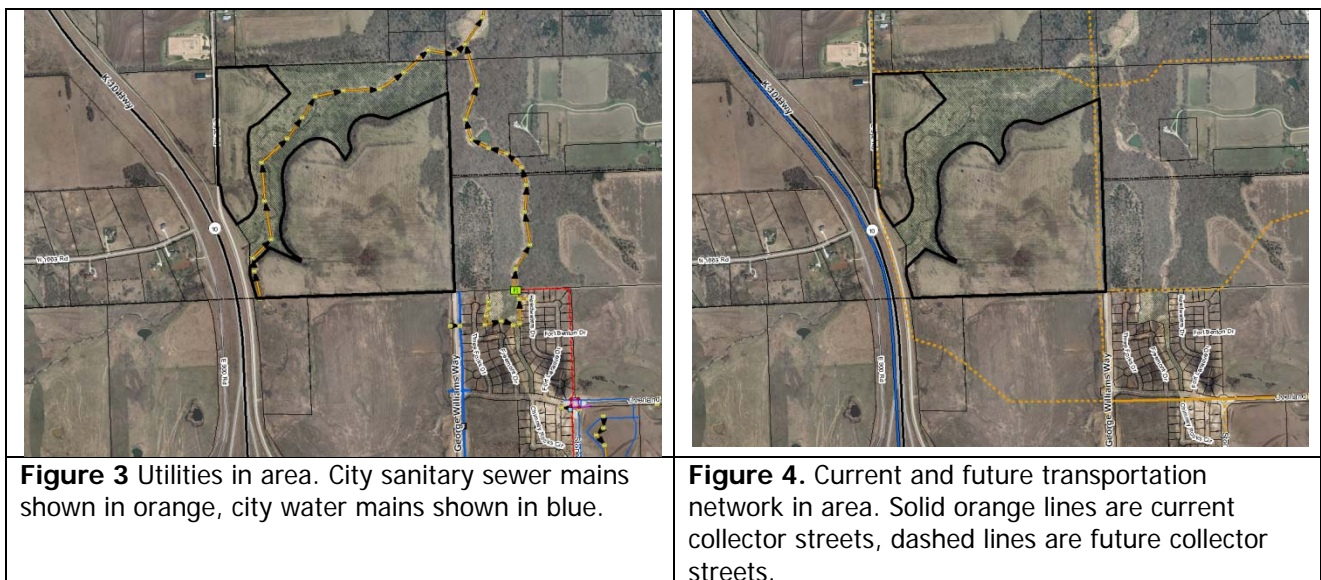
The property requested for annexation is located adjacent to the K-10 frontage road, E 902 Road, on the west and the extension of George Williams Way on the east. Primary access into the property would be from George Williams Way. The frontage road may provide secondary or emergency access.

### Infrastructure and Utility Extensions

A city sanitary sewer interceptor main has been extended through the parkland between the 2 subject parcels. Mains could be extended from this line to serve the properties. A water main is located at the southeast corner of the bottom parcel. (Figure 3) City utilities are available to serve this property.

*Public Right-of-Way:* The subject property abuts E 902 Road on the west. E 902 Road is classified as a future collector on the Thoroughfares Map. Within the county, permanent easement for road right-of-way is typically provided rather than right-of-way; therefore, right-of-way will be required with the platting of the property.

George Williams Way is also classified as a collector street in this location and half of the required right-of-way will be dedicated with the platting of the property. Half of this right-of-way will be dedicated with the platting of the property to the east, currently in process of being platted as The Links, or may be dedicated by separate instrument in conjunction with this project. (Figure 4)



### COMPREHENSIVE PLAN:

The subject property is located within the Lawrence Urban Growth Area. The Annexation Policies listed on page 4-5 of *Horizon 2020* states that Lawrence will actively seek voluntary annexation of land within the UGA as development is proposed.

This annexation request is also considered under the Community Facilities Chapter of *Horizon 2020* since it will accommodate the development of a community recreation center. Community Facilities Policy 2.1: (page 10-17, *Horizon 2020*) Public facilities that serve community or regional populations and are used directly by the general public should be located on arterial, collector, or access/frontage streets in non-residential areas.



The annexation request is consistent with the growth management and community facilities policies found in *Horizon 2020*.

### **COMPLIANCE WITH ADOPTED AREA PLANS**

The subject property is located within the planning area of the Northwest Area Plan. The plan recommends low density residential or office uses in this area and notes the following regarding institutional uses:

***“Public and Semi-Public Land Use***

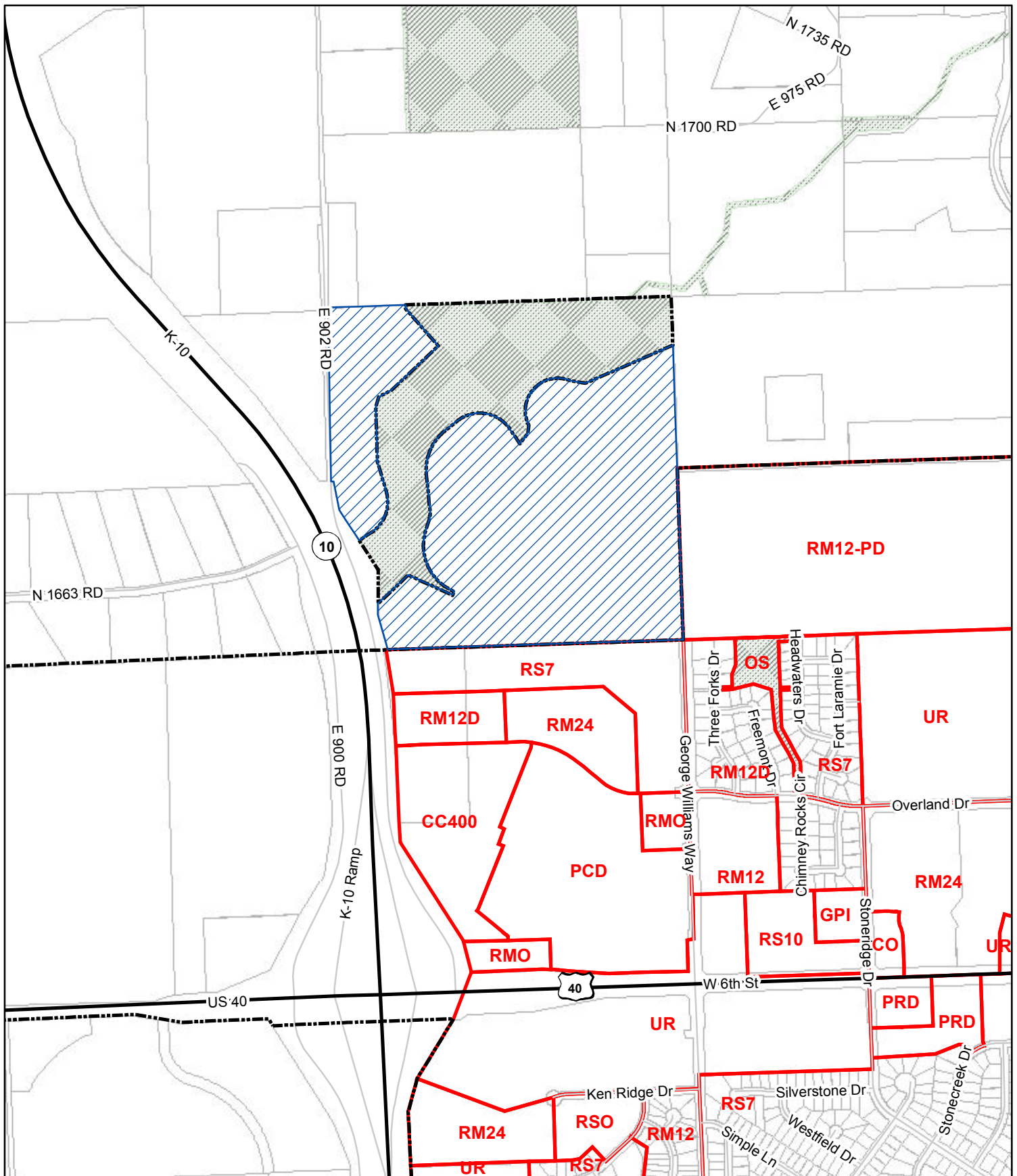
*Institutional land uses are included with this category of land use. Institutional land uses include governmental or quasi-governmental facilities, schools, churches, hospitals, and other public and semi-public lands. Parks and open space may be public land uses, and are discussed in a later section.*

*Often it is difficult to project the need for institution space. The proposed land use map indicates areas reserved for institutions planned at this time. If conditions change, office land use would be an appropriate substitute. In addition, Horizon 2020 states that residential areas are ...appropriate for many public and semi-public uses, provided access and buffering are considered in their location.”*

Annexation of the area and use as a general public and institutional use is in compliance with adopted area plans and is appropriate.

### **CONCLUSION**

The proposed annexation is compliant with recommendations of *Horizon 2020*. The subject property is located within the Lawrence Urban Growth Area and City services are available to serve the property; therefore, annexation is appropriate.



**A-12-00190 & Z-12-00191: Request to Annex and Rezone 110 Acres from A to GPI  
East of K-10 & North of West 6th Street**



# PETEFISH

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*\*\*Admitted in Kansas, District of Columbia, and Virginia*

Olin K. Petefish (1912-2001)  
Jeffrey O. Heeb (retired)

November 9, 2012

Dr. Bruce Liese, Chairman  
Lawrence Douglas County Planning Commission  
Mr. Scott McCullough  
Director, Planning & Development Services  
City of Lawrence  
6 E. 6<sup>th</sup> Street  
P.O. Box 708  
Lawrence, Kansas 66044

via email: bruce@kansascitysailing.com

via email: smccullough@lawrenceks.org

Confirmed by first class mail

Re: Sports Village Project  
November 12, 2012 Meeting Agenda Item #2B  
Jack Graham, land owner

Dear Dr. Liese and Mr. McCullough,

As you know, we represent Jack Graham, who resides at 1685 E 1000 Road, Lawrence, Kansas 66044. Mr. Graham's residence is adjacent to the property being considered for annexation and rezoning for use as a Sports Village, which are Items 2.A and 2.B on the November 12, 2012 meeting agenda.

My client does not object to the annexation of the property, as requested in Item 2.A. However, my client is very concerned about the unrestricted zoning of the property to GPI, as requested in Item 2.B.

Land Development Code, Section 20-219(a) describes the purpose of the GPI District:

The GPI District is a Special Purpose Base District primarily intended to accommodate Institutional Uses occupying significant land areas but not appropriate for development in the H District or on property designated on the official zoning map as U. The District regulations are designed to offer the

institution maximum flexibility for patterns of uses within the District while ensuring that uses and development patterns along the edges of the District are compatible with adjoining land uses. (emphasis added)

Though capitalized, the term “Institutional Uses” is not defined in the Land Development Code.

The Use Table appearing in Article 4 of the Land Development Code drastically expands the nature of land uses allowed in the GPI District by adding “Entertainment & Spectator Sports, General” and “Entertainment & Spectator Sports, Limited” to the permitted uses. The term “Entertainment and Spectator Sports” is defined in Section 20-1725 as “Provision of cultural, entertainment, athletic, and other events to spectators. Also includes events involving social or fraternal gatherings...” General Entertainment and Spectator Sports is defined expansively as, “Those uses generating an attendance of 501 or more people such as theaters (movie or legitimate), large exhibition halls, field houses, stadiums and sports complexes.” (emphasis added). Limited Entertainment and Spectator Sports is defined as uses conducted within an enclosed building with a capacity of 500 or less people.

Our client does not want this project turned into an entertainment venue instead of a sports village for the community. Preliminary plans included a 5,000 seat outdoor amphitheatre that seemed a curious addition to a sports facility. The plans submitted on November 8, 2012 do not include the amphitheatre, but those plans are subject to change. In addition, my client has obvious concerns about light pollution, noise and traffic issues that will be inevitable with such a development. Some of these issues are appropriate for the site plan review stage, but other issues can and should be addressed now in the context of the zoning request.

In considering the zoning request, the Planning Commission should take into consideration questions and concerns about the plans for ownership, development and management of the project. The City will apparently be responsible for the operation and management of the recreation center, but it appears that Bliss Sports, LC (Thomas Fritzell) will be the lessee and operator of the facilities on the KU side of the project. KU Endowment will simply own the land and improvements. Bliss Sports, LC would be able to use the facilities in any manner allowed in the GPI District.

To help alleviate concerns about how the property might be used in the future with GPI zoning, the Commission should use one of its tools – conditional zoning – to set some very basic parameters to ensure that the use of the property is consistent with a sports and recreation facility. If the property is rezoned to the GPI District, it should be conditioned upon the allowed uses being amended to

- (a) clarify that the zoning is conditioned upon the land being used for a sports village project and not any other project;
- (b) exclude the use of the facilities for outdoor entertainment, such as an amphitheatre, as described in General Entertainment and Spectator Sports, Code Section 20-1725(2); and

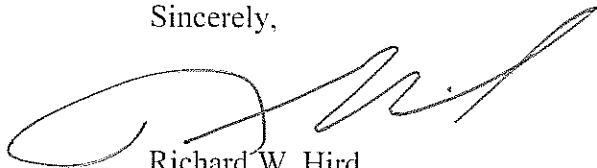
(c) exclude the use of outdoor lighting after 11:00 p.m.

We understand that our elected officials have not yet approved the financing for the project and there are many other hurdles to overcome; however, we respectfully submit that the addition of the conditions to the GPI zoning, as requested above, would be a good first step toward resolving some of the issues.

I would be most appreciative if you would circulate this letter to the members of the Planning Commission. In accordance with the Bylaws of the Planning Commission, I will recuse myself from the discussion and vote on these agenda items and another member of our firm will appear on behalf of Mr. Graham.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Hird', with a large, sweeping loop at the end.

Richard W. Hird  
Petefish, Immel, Heeb & Hird, LLP

## PLANNING COMMISSION REPORT Regular Agenda – Public Hearing Item

### **ITEM NO. 2B: A TO GPI; 110 ACRES; E OF K-10 & N OF W 6<sup>TH</sup> ST (MKM)**

**Z-12-00191:** Consider a request to rezone approximately 110 acres, from County A (Agricultural) District to GPI (General Public and Institutional Uses) District, located east of Kansas Highway 10 (K-10) and north of W 6<sup>th</sup> Street adjacent to the Baldwin Creek City Park, generally bounded by E 902 Rd on the west and George Williams Way extended on the east. Submitted by Paul Werner Architects, for Fairway, LC, Property owner of record.

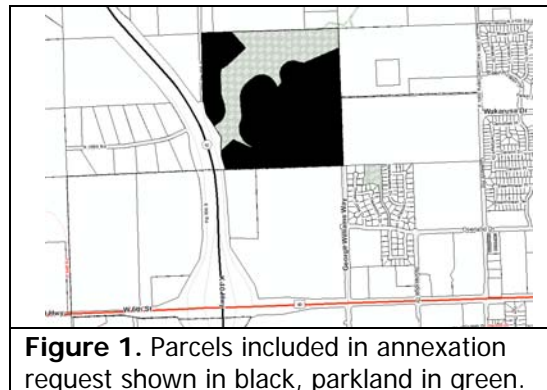
**STAFF RECOMMENDATION:** Staff recommends approval of the rezoning request for approximately 110 acres from A (Agricultural) District to GPI (General Public and Institutional Uses) District and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in the body of the staff report.

### **APPLICANT'S REASON FOR REQUEST**

*"The subject property is currently zoned A and will not allow the necessary proposed uses."*

### **KEY POINTS**

- The subject property consists of 2 separate parcels which are located adjacent to land designated as a future City Park. (Figure 1)
- The property is adjacent to Lawrence City limits and annexation has been requested. When property is annexed, rezoning to an appropriate urban zoning designation is required.
- Rezoning to the GPI District has been requested to permit development of a sports, recreation, and entertainment facility.



**Figure 1.** Parcels included in annexation request shown in black, parkland in green.

### **GOLDEN FACTORS TO CONSIDER**

#### **CHARACTER OF THE AREA**

The area is on the western edge of Lawrence and contains lands that are within the City limits as well as land that is located in the unincorporated portion of the County. The area is principally rural in nature, but urban development is anticipated in the future as areas within the City limits have been zoned for commercial and residential development.

#### **CONFORMANCE WITH *HORIZON 2020***

The proposed rezoning request from the A (Agricultural) District to the GPI (General Public and Institutional Uses) District is consistent with land use recommendations found in *Horizon 2020*.

## **ASSOCIATED CASES/OTHER ACTION REQUIRED**

### **Associated Cases:**

- Annexation request [A-12-00190]; being considered at the November Planning Commission meeting.
- Preliminary Plat [PP-12-00223] for Rock Chalk Park Addition No. 1 and Preliminary Plat [PP-12-00224] for Rock Chalk Park Addition No. 2; scheduled for the December Planning Commission meeting.
- Special Use Permit/Institutional Development Plan [SUP-12-00225] for the proposed recreational facility; scheduled for the December Planning Commission meeting.

### **Other Action Required:**

- City Commission approval of annexation and adoption/publication of ordinance.
- City Commission approval of rezoning request and adoption/publication of ordinance.
- Platting of the property through the Major Subdivision process.
- Public hearing and Planning Commission recommendation on the Special Use Permit. City Commission approval of Special Use Permit and publication of ordinance shall occur prior to release of plans for building permits.

## **PUBLIC COMMENT**

- No public comment was received prior to the printing of this staff report.

## **Project Summary**

The request proposes to rezone two separate parcels totaling approximately 110 acres from the A (Agricultural) to the GPI (General Public and Institutional Uses) District. The two parcels are located to the east of K-10 and west of George Williams Way (extended), and are separated by land owned by the City of Lawrence that is designated as a future city park. The development of a sport, recreation/entertainment center is proposed through a KU/City partnership. The uses being proposed include a community recreation center and tennis courts, and KU sports arena, track and field area, playing field, and an amphitheater. A series of trails would be developed and trails through the parkland would join the two parcels.

## **REVIEW & DECISION-MAKING CRITERIA**

### **CONFORMANCE WITH THE COMPREHENSIVE PLAN**

#### **Applicant's Response:**

*"Horizon 2020 encourages additional land be acquired for parks and recreation as it becomes available and Map 9-1 in Horizon 2020 shows the subject area in the Future Park Zone Community Parks. In addition, the proposed land is served well by being near major roadways and bike paths."*

The area is identified in Chapter 9 as one of the potential areas for park zones. (Figure 2) Chapter 9 also defines the various facility types, such as neighborhood parks & playgrounds and trails & pathways. A Special Use Facility is defined in Chapter 9 as:

*"Typically located & developed to serve one (1) or more recreational, historical, cultural, environmental, or educational activities; may be located independently, or within a community park, regional park, or other park area; intended to serve both immediate neighborhoods & the overall community."*  
(Horizon 2020, page 9-4)



While the subject property is not being proposed as a City park, the proposed sports and recreation facility fits the definition of an independent special use facility intended to serve both the immediate neighborhood and the overall community.

Chapter 5, Residential, includes northwest Lawrence as an 'Alternative Residential Land Use Area'. *"The Northwest Lawrence area is viewed as a potential location for residential and non-residential development*

*premised upon the provision of adequate wastewater treatment facilities."*) Wastewater treatment facilities are adequate for the proposed development due to recent improvements to the sanitary sewer system in the area.

Chapter 14 of the comprehensive plan incorporates adopted area plans into the comprehensive plan. The subject property was included in the planning area for the Northwest Area Plan which was adopted in 1996. This plan was not incorporated into the Comprehensive Plan due to its age, but is still used as a planning guide for the area. The rezoning request's compliance with the recommendations of the Northwest Area Plan are discussed in a later section of this report titled 'Plans for the Area or Neighborhood, as Reflected in Adopted Area and/or Sector Plans Including the Property or Adjoining Property'.

**Staff Finding** – The proposed rezoning request conforms with *Horizon 2020* policies related to a Special Use Facility in Chapter 9, Parks, Recreation, Open Space and to land development in northwest Lawrence recommended in Chapter 5, Residential.

## **ZONING AND USE OF NEARBY PROPERTY, INCLUDING ANY OVERLAY ZONING**

Current Zoning and Land Use: A (County-Agricultural); undeveloped.

Surrounding Zoning and Land Use: The subject property consists of 2 parcels which are separated by land designated as a future park. The dividing park land will be described first in the list below and the remaining list will treat the parcels as one unit.

Between the two parcels:

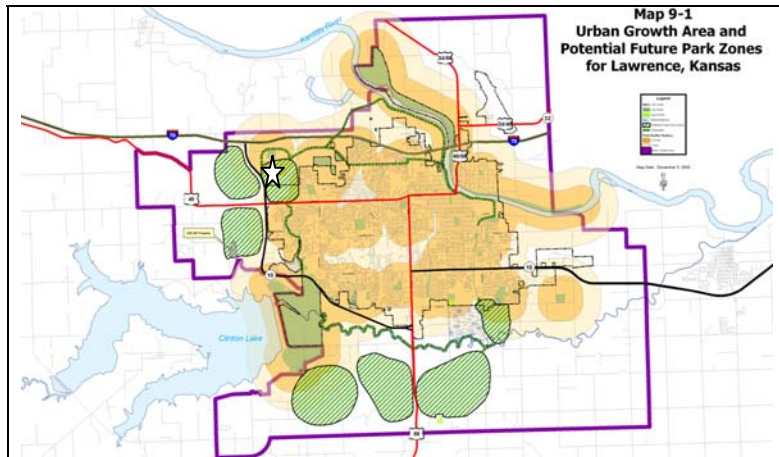
OS (Open Space); *Open Space*, wooded stream corridor designated as a future City Park.

To the north:

A (County-Agricultural) District; Agriculture, wooded open space, and rural residential.

To the west:

A (County-Agricultural) District; K-10 Hwy, agriculture and rural residences.



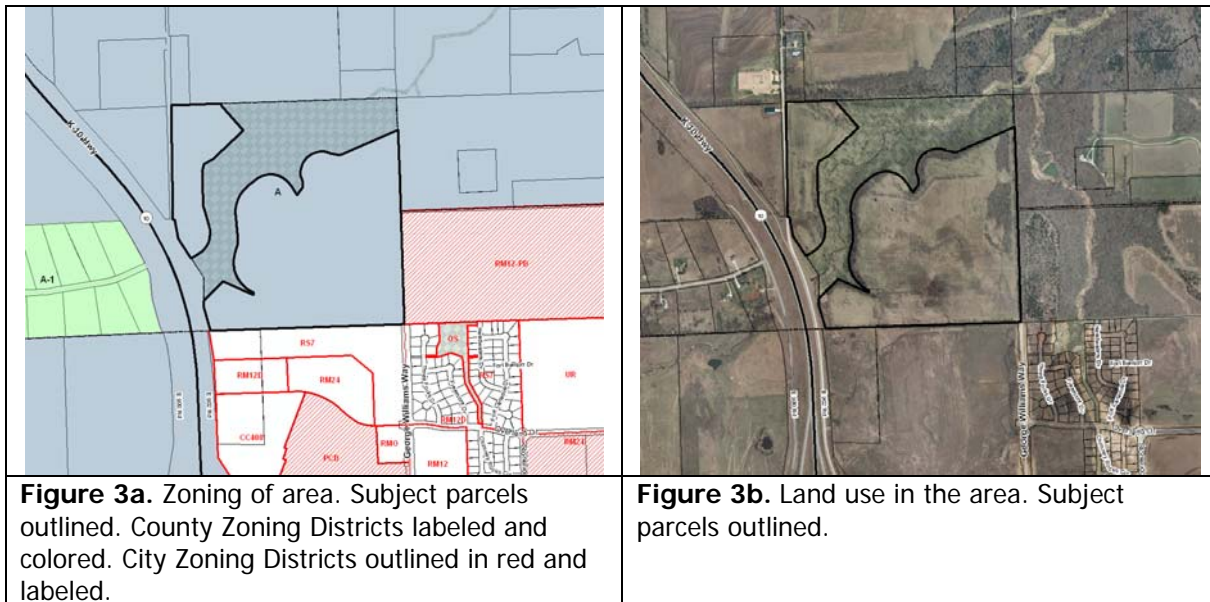
**Figure 2.** Areas recommended as future park zones in Chapter 9, *Horizon 2020*. General location of subject area marked with star.

To the south:

RS7 (Single-Dwelling Residential) District; undeveloped land with preliminary approval for residential development. (Figure 2)

To the east:

A (County-Agricultural) District; RM12-PD (Multi-Dwelling Residential, conditioned with maximum density limited to 6 dwelling units per acre, with Planned Development Overlay) District; Woodland and agriculture; proposed multi-dwelling residential development and golf course have preliminary approval on portion zoned RM12-PD (The Links).



Nearby property outside the City limits is zoned A (Agricultural) and A-1 (Suburban Home) Districts and agriculture, wooded open space, and rural residences are the principal land uses. A Westar substation and K-10 Hwy are located in the nearby area.

Nearby property within the City limits is zoned for urban residential, commercial and office development with the following zoning designations: RM12D, RM12, RM24 (Multi-Dwelling Residential) RS7 (Single-Dwelling Residential), CC400 (Community Commercial Center), PCD (Planned Commercial Development) and RMO (Multi-Dwelling Residential Office) Districts. While these zonings have been approved, the lands remain undeveloped pending final approval of the development plans and plats.

Two overlay districts, F-W (Floodway Overlay) and F-F (Floodway Fringe Overlay) Districts contain the 100 year floodplain which is located along Baldwin Creek and the South Branch Baldwin Creek. This area is undeveloped with the exception of the Baldwin Creek Sanitary Sewer interceptor line.

**Staff Finding** – The predominate land uses in the area are agriculture, wooded open space, and rural residential; however, increased urban development is anticipated as rezonings for single- and multi-dwelling residential developments and a community

commercial center have been approved and development plans have been preliminary approved.

## **CHARACTER OF THE NEIGHBORHOOD**

### **Applicant's Response:**

*"The area is defined at this time by vacant agricultural land however surrounding properties have been planned for commercial and residential uses."*

The neighborhood is at the western edge of Lawrence City limits and is located both within and outside the City limits. The area is predominately rural in character with agriculture, wooded open space and rural residences being the principal land uses. Natural features include Baldwin Creek and South Branch Baldwin Creek and their floodplains as well as woodlands. The area has a varied topography with steeper slopes, from 7% to 15% and 15% and above, located along the creeks. High quality agricultural soils are scattered throughout the area; however, none are located on the subject property. The area has good access to the major transportation network with 3 principal arterials/state or federal highways: I-70, Hwy 40/W 6<sup>th</sup> Street, and K-10. The principal land uses in the area are agriculture, wooded open space, and rural residential. Future development to urban land uses (including single-dwelling and multi-dwelling residential development as well as a community commercial center at the intersection of W 6<sup>th</sup> Street/Hwy 40 and K-10) is expected as rezonings have been approved and development applications have preliminary approval.

**Staff Finding** – This is a rural neighborhood with agricultural, open space and rural residential land uses. The neighborhood has good access to the major transportation network and is anticipated to develop with urban land uses.

## **PLANS FOR THE AREA OR NEIGHBORHOOD, AS REFLECTED IN ADOPTED AREA AND/OR SECTOR PLANS INCLUDING THE PROPERTY OR ADJOINING PROPERTY**

The subject property is located within the planning area of the *Northwest Area Plan*. When the *Northwest Area Plan* was adopted in 1996 there wasn't a specific zoning district for public and institutional uses; rather, they were permitted in various zoning districts. The plan recommends low density residential or office uses in this area in proposed land uses map (Figure 4) and notes the following regarding institutional uses:

### *"Public and Semi-Public Land Use*

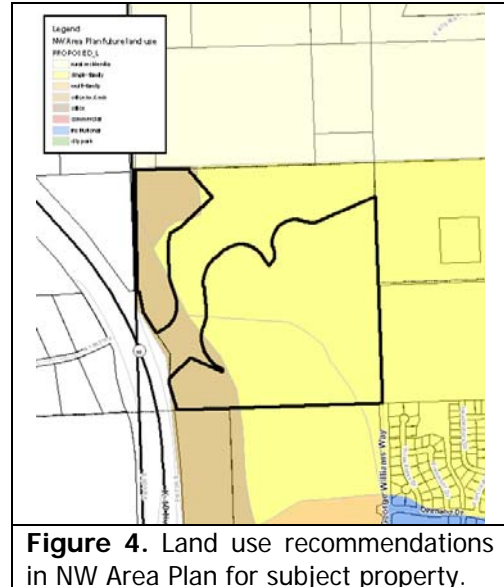
*Institutional land uses are included with this category of land use. Institutional land uses include governmental or quasi-governmental facilities, schools, churches, hospitals, and other public and semi-public lands. Parks and open space may be public land uses, and are discussed in a later section.*

*Often it is difficult to project the need for institution space. The proposed land use map indicates areas reserved for institutions planned at this time. If conditions change, office land use would be an appropriate substitute. In addition, Horizon 2020 states that residential areas are ...appropriate for many public and semi-public uses, provided access and buffering are considered in their location."*

The GPI District was created with the adoption of the 2006 Development Code to accommodate institutional uses occupying significant land areas but not appropriate for development in the H (Hospital) District or on property designated as U (University) on the zoning map.

The property will have access to collector streets and measures to minimize any off-site impacts, including building orientation and buffering, will be taken during the site planning process for the property.

**Staff Finding:** Rezoning of the subject property to the GPI District and use as a general public and institutional use is in compliance with the adopted *Northwest Area Plan* and is appropriate.



### SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED UNDER THE EXISTING ZONING REGULATIONS

Applicant's Response:

*"The subject property is suited for its current use; however, the land is located in the urban growth area and is expected to be developed."*

The property is currently zoned A (Agricultural) District which is intended to provide for a full range of agricultural activities. The property within this rezoning request is suited for uses permitted within the Agricultural District; however, a request has been submitted for the annexation of the property into the City of Lawrence and rezoning to a City zoning district is required with annexation. The A District would no longer be appropriate upon annexation.

The GPI District is intended to accommodate institutional uses occupying significant land area. Per Section 20-219 of the Development Code, principal uses permitted in the GPI District are those that are "institutional by definition" that are allowed in the permitted use table in Article 4 for the district. (Table 1)

'Institutional' is defined in Section 20-1769 as:

*"A use, typically not for profit of a governmental, educational, or cultural nature. An institution is typically operated by a government, utility, school, public agency, or tax-exempt organization."*

General Public and Institutional Uses are required to masterplan their projects with an 'Institutional Development Plan'. For sites over 10 acres, a Special Use Permit serves as the Institutional Development Plan. Per Section 20-1307(a), the purpose of the Institutional Development Plan is "...to provide a community vision for the long-term use and development of public institutional space and lands so that they are designed to be compatible with surrounding land uses and contribute to the neighborhood and character of the area in which they are located. Providing this community vision for institutional buildings and sites also allows adjacent and nearby property owners to anticipate future non-residential development patterns and plan for the use and enjoyment of their property accordingly." While the use table notes that certain uses require a Special Use Permit, all

uses within a GPI District of more than 10 acres requires approval through a Special Use Permit process.

Section 20-1307 contains specific standards for the GPI District intended to insure compatibility with surrounding land uses. These include landscape buffers, access, sidewalks, bicycle lanes or recreational paths, general location depending on use, exterior lighting, parking facilities, and bus stops.

Table 1. Uses permitted in the GPI District must be institutional by definition and be listed in the table below:		
Uses Group	Permitted by Right	Special Use Permit
Household Living	Attached Dwelling; Detached Dwelling; Manufactured Home; Mobile Home	Multi-Dwelling Structure
Group Living	--	Assisted Living
Community Facilities	Cemetery; College/University; School; Cultural Center/Library; Lodge, Fraternal & Civic Assembly; Postal & Parcel Service; Public Safety; Social Service Agency; Minor Utilities - one development; Major Utilities and Service	Detention Facilities; Temporary Shelter; Community Meal Program; Minor Utilities - more than one development;
Medical Facilities	Health Care Office/Clinic Outpatient Care Facility	Extended Care Facility, Limited;
Recreational Facilities	Active Recreation (acc.); Entertainment and Spectator Sports, Limited; Participant Sports & Recreation, Indoor; Participant Sports & Recreation, Outdoor (accessory); Passive Recreation; Nature Preserve/Undeveloped; Private Recreation	Active Recreation; Entertainment and Spectator Sports, General; Participant Sports & Recreation, Outdoor;
Office	Administrative and Professional	--
Parking Facilities	Accessory; Commercial	--
Retail Sales and Service	Building Maintenance (acc.); Personal Improvement (acc.)	--
Wholesale Storage and Distribution	Exterior Storage (acc.)	Light
Adaptive Reuse	--	Designated Historic Property
Agriculture	Crop	--
Communications Facilities	Amateur & Receive-Only Antennas (acc.); Communications Service Establishment; Telecommunications Antenna (acc.); Telecommunications Tower (acc.); Satellite Dish (acc.)	--
Recycling Facilities	Small Collection	--

**Staff Finding** – The property is suitable for the uses to which it is restricted with the current A Zoning; however, this zoning designation will no longer be appropriate following annexation. The property is suitable for the uses permitted with the requested GPI Zoning. The additional review required with the Institutional Development Plan/Special Use Permit will insure compatible development.

**LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED**

Applicant's response:

*"The subject property has been in agriculture use and remained vacant for years."*

**Staff Finding** – The property was zoned A with the adoption of the 1966 Zoning Regulations for the Unincorporated Territory of Douglas County and has been used for agricultural purposes since that time.

**EXTENT TO WHICH REMOVAL OF RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES**

Applicant's response:

*"The property is served well by existing arterial roads and traffic impacts on nearby properties would be minimal. The location for this use helps to buffer the residential areas to the east from K-10."*

As noted earlier, the GPI District contains a set of provisions that are intended to protect nearby properties from negative impacts associated with public and institutional uses. An Institutional Development Plan is required so that the facilities will be designed to be compatible with surrounding land uses and contribute to the neighborhood and character of the area in which they are located. The Institutional Development Plan for this site is a Special Use Permit which includes a public hearing before the Planning Commission and provides the adjacent and nearby property owners the ability to provide input on the design and layout of the proposed development. Specific design standards for uses in the GPI District such as access, exterior lighting, building location, parking, and bufferyards are among the specific standards in Section 20-1307 that have been established to insure compatibility of development in the GPI District with the surrounding area.

**Staff Finding** – Large recreation and sports facilities have the potential to negatively impact off-site properties through such features as traffic generation, noise, and lights. The special standards and public review process required with development in the General Public and Institutional Uses District allows various elements of the development to be addressed to insure the design of the new facility will minimize impacts and make a positive contribution to the character of the area.

**THE GAIN, IF ANY, TO THE PUBLIC HEALTH, SAFETY AND WELFARE DUE TO THE DENIAL OF THE APPLICATION, AS COMPARED TO THE HARDSHIP IMPOSED UPON THE LANDOWNER, IF ANY, AS A RESULT OF DENIAL OF THE APPLICATION**

Applicant's Response:

*"The gain to the public would be increased recreation facilities for the residents of Lawrence and the surrounding area. In addition, the increased visibility of the facility and the use by KU will make this an ideal location since it will be served by K-10 and the surrounding commercial properties."*

Evaluation of these criteria includes weighing the benefits to the public versus the benefits of the owner of the subject property. Benefits are measured based on the anticipated impacts of the rezoning request on the public health, safety and welfare.

A suitable location for the sports/recreation facility requires access to the major street network, buffering from nearby residential developments, and adequate size to accommodate the proposed uses and associated off-street parking. This site meets these criteria.

If the rezoning were denied, the hardship to the applicant is that it would be necessary to find a new location for the proposed recreation/sport facility that would meet the locational criteria noted above. If commercial property wasn't in the vicinity, it may be necessary to seek rezoning to a commercial district so that accessory commercial uses to support/enhance the facilities could be provided. Denial of the rezoning request would not benefit the public health, safety, or welfare. If the rezoning were denied, the permitted uses would remain agriculture until another land use was proposed and a rezoning request was approved for this property.

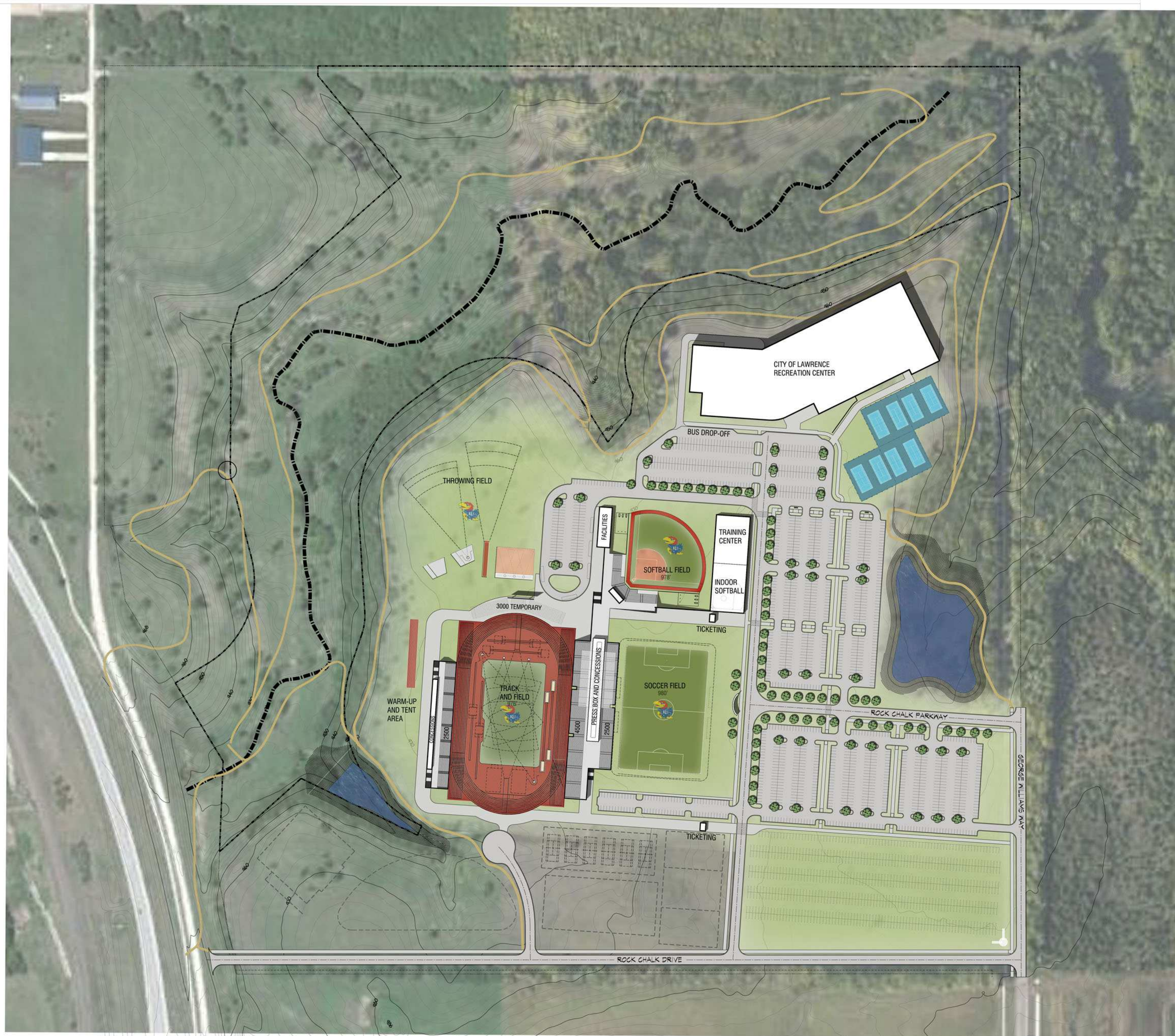
If the rezoning is approved it would provide a location for a sports/recreation facility with good access to the major transportation network and public infrastructure improvements and located in close proximity to a Community Commercial Center. This would benefit the general public by increasing recreation and entertainment options within the city.

**Staff Finding** – The rezoning will positively impact the public health, safety, and welfare by providing increased recreation and entertainment options in the area. Denial of the rezoning would not have a positive impact on the public health or safety.

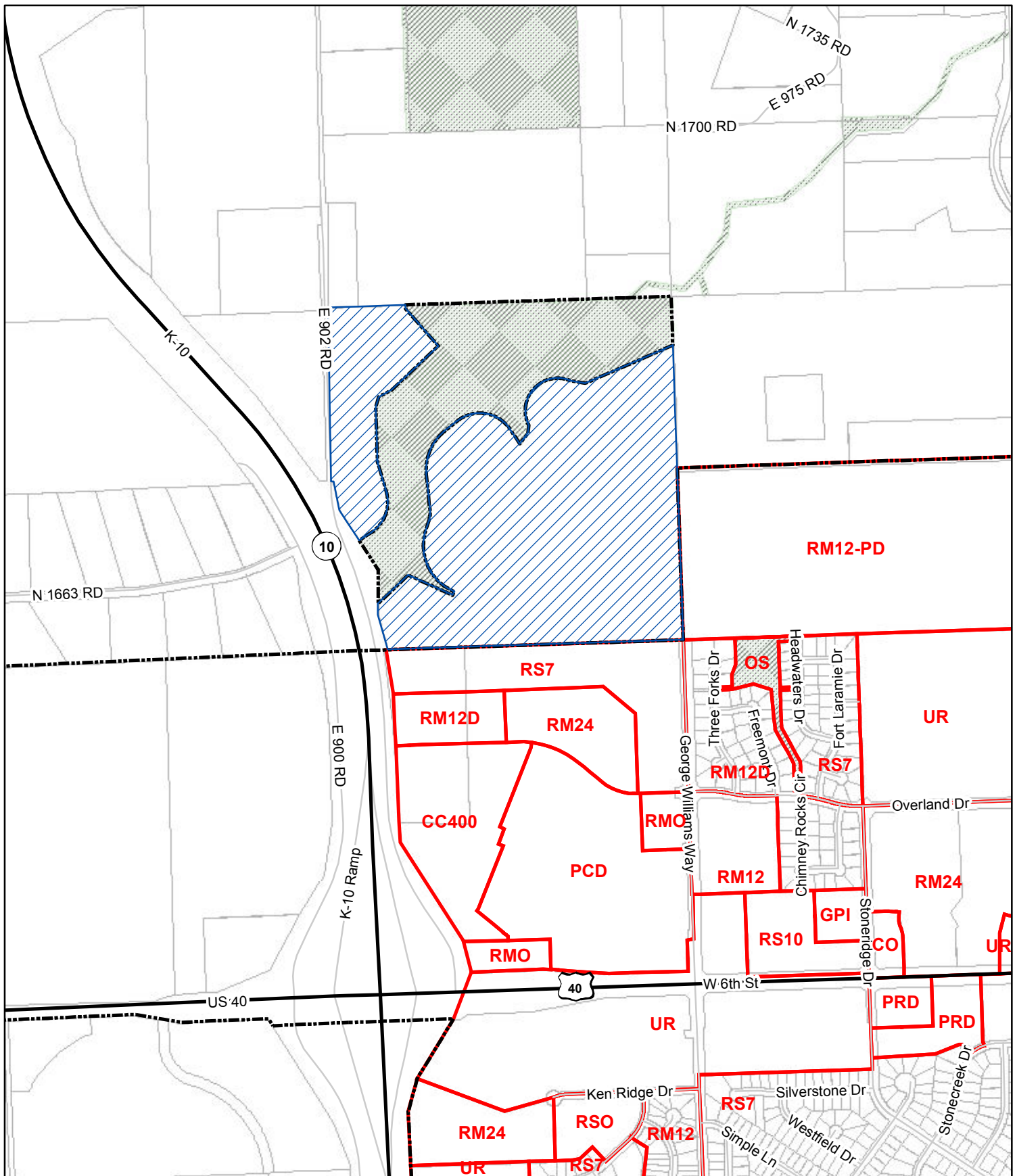
#### **PROFESSIONAL STAFF RECOMMENDATION**

This staff report reviews the proposed location for its compliance with the Comprehensive Plan, the Golden Factors, and compatibility with surrounding development. The rezoning request is compliant with recommendations in *Horizon 2020* and *the Northwest Area Plan*. The requirement to review the development proposal through the Special Use Permit process will insure development that is compatible with surrounding properties. Staff recommends approval of the rezoning request for approximately 110 acres from A (Agricultural) District to GPI (General Public and Institutional Uses) District and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in the body of the staff report.









**A-12-00190 & Z-12-00191: Request to Annex and Rezone 110 Acres from A to GPI  
East of K-10 & North of West 6th Street**





LEAGUE OF WOMEN VOTERS®  
OF LAWRENCE/DOUGLAS COUNTY

RECEIVED

NOV 12 2012

City County Planning Office  
Lawrence, Kansas

*President*  
Melinda Henderson

November 12, 2012

*President-Elect*  
David Burress

Mr. Bruce Liese, Chairman  
Members, Lawrence-Douglas County Metropolitan Planning Commission  
City Hall • Lawrence, KS 66044

*Vice President*  
Milton Scott

RE. ITEM NO. 2B: A TO GPI; 110 ACRES; E OF K-10 & N OF W 6TH ST (MKM)

Dear Chairman Liese and Planning Commissioners:

*Secretary*  
Caleb Morse

The League of Women Voter of Lawrence/Douglas County has some extensive environmental positions, some of which would apply to the rezoning and development of this proposed joint KU and City recreational area. Our overall Environmental Position is to "...[adapt] development to the capabilities of the land rather than adapting the land to the requirements of the development." We also strongly support good neighborhood planning. Therefore we ask that you consider the following points before you take action on this rezoning request.

*Treasurer*  
Marjorie Cole

1. There is a need to consider the effects of this type of intensive use on the surrounding areas. We suggest that the Planning Commission consider the Special Use Permit in conjunction with the rezoning rather than separately; i.e., defer the rezoning until December and consider it at the same time as you consider the Special Use Permit so that you can better be able to apply the specific conditions that this property will need.

*Directors*  
Margaret Arnold

Bonnie Dunham

2. The residential land immediately to the south of this project will be unstable if left as it currently is zoned for residential use. We ask the Planning Commission to consider this adjacent area carefully and how it should ultimately be used, possibly as a transitional area, before approving the rezoning.

James Dunn

3. Environmental effects of the development need to be considered:

Sally Hayden

a. The amount of impermeable surface of the overall development should be minimized as much as possible because of its effect on Baldwin Creek. We suggest using permeable surfaces for hard-surfaced courts and parking. It can be foreseen that this development will have a major impact on the downstream areas unless its impact can be anticipated and minimized.

Cille King

b. The trail (or trails) around the stream in the Baldwin Creek Park should be made as minimally damaging as possible. We suggest that they be specified as walking trails rather than as multi-purpose trails and designed with a natural surface rather than with paving. The reason is because of the trail's proximity to the streambed and need for erosion protection as well as the need for preserving forestation. Please do not approve a site plan that will allow paved-surface multi-use trails within Baldwin Creek Park. We hope you will consider this with the Special Use Permit.

Ruth Lichtwardt

c. Please do not allow construction within the creek's adjacent tributaries such as the location of the alternate amphitheater shown on the Concept Plan that uses the projected pond area for that purpose.

Marlene Merrill

These are only some of the issues that you will have to decide with this project. We appreciate your careful consideration of this development now and in December.

Sincerely yours,

Melinda Henderson  
President

Alan Black, Chairman  
Land Use Committee

# PETEFISH

PETEFISH, IMMEL, HEEB & HIRD, LLP

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Olin K. Petefish (1912-2001)  
Jeffrey O. Heeb (retired)

November 9, 2012

Dr. Bruce Liese, Chairman  
Lawrence Douglas County Planning Commission  
Mr. Scott McCullough  
Director, Planning & Development Services  
City of Lawrence  
6 E. 6<sup>th</sup> Street  
P.O. Box 708  
Lawrence, Kansas 66044

via email: [bruce@kansascitysailing.com](mailto:bruce@kansascitysailing.com)

via email: [smccullough@lawrenceks.org](mailto:smccullough@lawrenceks.org)

Confirmed by first class mail

Re: Sports Village Project  
November 12, 2012 Meeting Agenda Item #2B  
Jack Graham, land owner

Dear Dr. Liese and Mr. McCullough,

As you know, we represent Jack Graham, who resides at 1685 E 1000 Road, Lawrence, Kansas 66044. Mr. Graham's residence is adjacent to the property being considered for annexation and rezoning for use as a Sports Village, which are Items 2.A and 2.B on the November 12, 2012 meeting agenda.

My client does not object to the annexation of the property, as requested in Item 2.A. However, my client is very concerned about the unrestricted zoning of the property to GPI, as requested in Item 2.B.

Land Development Code, Section 20-219(a) describes the purpose of the GPI District:

The GPI District is a Special Purpose Base District primarily intended to accommodate Institutional Uses occupying significant land areas but not appropriate for development in the H District or on property designated on the official zoning map as U. The District regulations are designed to offer the

institution maximum flexibility for patterns of uses within the District while ensuring that uses and development patterns along the edges of the District are compatible with adjoining land uses. (emphasis added)

Though capitalized, the term “Institutional Uses” is not defined in the Land Development Code.

The Use Table appearing in Article 4 of the Land Development Code drastically expands the nature of land uses allowed in the GPI District by adding “Entertainment & Spectator Sports, General” and “Entertainment & Spectator Sports, Limited” to the permitted uses. The term “Entertainment and Spectator Sports” is defined in Section 20-1725 as “Provision of cultural, entertainment, athletic, and other events to spectators. Also includes events involving social or fraternal gatherings...” General Entertainment and Spectator Sports is defined expansively as, “Those uses generating an attendance of 501 or more people such as theaters (movie or legitimate), large exhibition halls, field houses, stadiums and sports complexes.” (emphasis added). Limited Entertainment and Spectator Sports is defined as uses conducted within an enclosed building with a capacity of 500 or less people.

Our client does not want this project turned into an entertainment venue instead of a sports village for the community. Preliminary plans included a 5,000 seat outdoor amphitheatre that seemed a curious addition to a sports facility. The plans submitted on November 8, 2012 do not include the amphitheatre, but those plans are subject to change. In addition, my client has obvious concerns about light pollution, noise and traffic issues that will be inevitable with such a development. Some of these issues are appropriate for the site plan review stage, but other issues can and should be addressed now in the context of the zoning request.

In considering the zoning request, the Planning Commission should take into consideration questions and concerns about the plans for ownership, development and management of the project. The City will apparently be responsible for the operation and management of the recreation center, but it appears that Bliss Sports, LC (Thomas Fritzell) will be the lessee and operator of the facilities on the KU side of the project. KU Endowment will simply own the land and improvements. Bliss Sports, LC would be able to use the facilities in any manner allowed in the GPI District.

To help alleviate concerns about how the property might be used in the future with GPI zoning, the Commission should use one of its tools – conditional zoning – to set some very basic parameters to ensure that the use of the property is consistent with a sports and recreation facility. If the property is rezoned to the GPI District, it should be conditioned upon the allowed uses being amended to

- (a) clarify that the zoning is conditioned upon the land being used for a sports village project and not any other project;
- (b) exclude the use of the facilities for outdoor entertainment, such as an amphitheatre, as described in General Entertainment and Spectator Sports, Code Section 20-1725(2); and

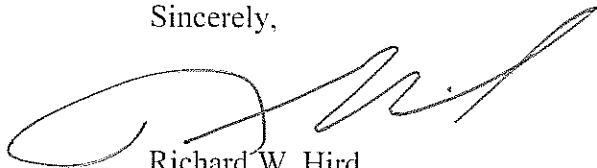
(c) exclude the use of outdoor lighting after 11:00 p.m.

We understand that our elected officials have not yet approved the financing for the project and there are many other hurdles to overcome; however, we respectfully submit that the addition of the conditions to the GPI zoning, as requested above, would be a good first step toward resolving some of the issues.

I would be most appreciative if you would circulate this letter to the members of the Planning Commission. In accordance with the Bylaws of the Planning Commission, I will recuse myself from the discussion and vote on these agenda items and another member of our firm will appear on behalf of Mr. Graham.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Hird', with a large, sweeping loop at the beginning and a long, horizontal stroke extending to the right.

Richard W. Hird  
Petefish, Immel, Heeb & Hird, LLP

# Memorandum

## City of Lawrence

## Douglas County

## Planning & Development Services

**TO:** Planning Commission

**FROM:** Planning Staff

**CC:** Scott McCullough, Director

**Date:** Item Misc No. 1 – For November 12, 2012 Commission Meeting

**RE:** Long-Range Planning Work Program

This memo is provided to outline the recommended long-range planning work program. An update of recent efforts is presented, along with a list of future work projects, of which some will begin in 2013. Staff is seeking input from the Lawrence-Douglas County Planning Commission, Lawrence City Commission and Douglas County Board of County Commissioners on the work program to help set priorities for 2013. Staff's recommended priorities for 2013 are shown below. Other projects will be worked on as resources allow.

### **Major Projects Completed – 2012**

1. Annual Comprehensive Plan Review – PC received 5/21/12
2. *Inverness Park District Plan [Revision]* – CC adopted 5/15/12, BCC adopted 6/13/12
3. *Northeast Sector Plan* – PC Approved, BCC & CC comments returned to PC 12/12/11, BCC adopted 6/13/12, CC adopted 9/11/12
4. US-40 and K-10 Plan –
  - Background work with KDOT in 2011, Completed March 2012
5. Complete Streets –
  - Background work in 2011, CC adopted 3/27/12
6. Innoprise software implementation to coordinate development applications –
  - Go-live in June 2012 / on-going implementation



## **Major Projects in Process – 2012**

1. Downtown Redevelopment Study – [Fall/Winter 2012](#)
2. Update Retail Market Study – biannual survey – [Fall/Winter 2012](#)
3. 2010 Census Follow-up - [Fall 2012](#)
  - Analysis
  - Reports/Challenge
  - Comprehensive Plan amendments – following response to challenge (end of year or early 2013 – CPA-5-2-11)
4. Sector Plan Implementation Items
  - *Oread Neighborhood Plan*
    - Develop Overlay Districts with Design Guidelines as identified in the plan – [Staff review/development underway](#)
    - Development Code text amendment
      - Congregate living - [Completed](#)
  - *Farmland Industries Redevelopment Plan* - Underway - Fall 2012
    - Master planning – [Completed/infrastructure planning underway](#)
    - Property platting - [PC approved 9/24/12](#)
    - Rezoning – [CC approved 10/23/12](#)
  - *West of K-10 Plan* implementation
    - Update the *West 6<sup>th</sup> Street/K-10 Nodal Plan* to reflect adopted Future Land Use designations of the *West of K-10 Plan* – [In process \(or may be modified\) with CC600 CPA](#)
5. *Environment Chapter* implementation
  - *Potential Regulations*
    - Stream Setback Ordinance for Lawrence - [Mapping assistance from Stormwater Engineer required](#)
    - Review Development Code /prepare text amendments regarding community gardens and markets - [Completed – consider additional revisions to the Home Occupations standards regarding on premises sales](#)
  - *Inventories*
    - Woodland/Tree Inventory for County – [Surveys conducted summer 2012/report to be delivered mid-2013](#)
    - Wetlands/Riparian Areas
    - Document & Map existing quarries – [Research currently underway](#)
    - Identify appropriate locations within County for sand dredging operations – [Research currently underway](#)
    - Agricultural Soils – [GIS layer developed and available 2012](#)

## **Major Projects – 2013**

1. Community Review of Horizon 2020 Goals & Policies – Major update to the comprehensive plan with multiple community meetings to review and affirm policies
2. Horizon 2020 Amendments Initiated or Identified
  - *Chapter 3 – General Plan Overview*
    - Map 3-1 – Update Lawrence UGA Service Areas & Future Land Use Map (after Census analysis and water/wastewater master plan updates) – CPA-2008-8
    - Map 3-1 – Modify UGA boundaries in Grant Township (as recommended in *Northeast Sector Plan*)
    - Map 3-2 – Update Lawrence Future Land Use Map to incorporate adopted Sector Plans and improved readability – CPA-5-3-11
    - Map 3-3 – Douglas County Growth Areas – Modify identified UGAs around small cities to Planning Areas and reflect adopted comprehensive plans (on hold until Lawrence UGA is revised/utility master plans updated) – CPA-2008-2
  - *Chapter 4 – Growth Management*
    - Maps 4-1 & 4-2 – Update with new County road classifications – CPA-5-4-11
  - *Chapter 6 – Commercial Land Use*
    - Update policies for auto-related commercial development – CPA-5-5-11
  - *Chapter 9 – Parks, Recreation and Open Space*
    - Map 9-2 – Update Future Park Zones Map to reflect latest floodplain maps – CPA-5-6-11
  - *Chapter 10 – Community Facilities*
    - Chapter review and update – CPA-4-5-10
  - *Chapter 11 – Historic Resources*
    - Chapter update - HRC 5/23/11 recommended; PC approved 6/20/11 – CPA-4-4-10
  - *Chapter 17 – Implementation*
    - Chapter update to reflect completed tasks & identify new steps
3. Sector Plan Implementation Items
  - *Oread Neighborhood Plan*
    - Develop Overlay Districts with Design Guidelines as identified in the plan – Continue staff review/development and public review/adoption process
4. Review Development Code requirements and process for Comprehensive Plan Amendments associated with rezoning cases and for applicant requested CPAs – TA-12-00206 - CC initiated 8/12/12
5. CRS (Community Rating System) Manual Review
  - Potential Development Code Amendments to follow
6. Develop Innoprise Citizen Access Component
7. Participate in Local Food Policy initiatives

### **Major Projects – Beyond 2013**

1. Continue Community Review of Horizon 2020 Goals & Policies – [Continue major update to the comprehensive plan with multiple community meetings to review and affirm policies](#)
2. Continue Development of Innoprise Citizen Access Component
3. *Environment Chapter* implementation
  - *Potential Regulations*
    - Wetlands protections
    - Woodland and Urban Forest protections
  - *Inventories*
    - Groundwater
    - Mineral Deposits
4. Commercial Design Standards Review
5. *South of Wakarusa* Sector Plan

**2013**  
**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION**  
**MEETINGS AND SUBMITTAL DEADLINES**

Submittal Deadline		Planning Commission Meetings 6:30 PM		City Commission Meetings Tuesdays **		County Commission Meetings Wednesdays **	
Monday 3PM *Tuesdays		Monday	& Wednesday				
Nov 19, 2012		--	Jan 23	Feb 5	Feb 12	Feb 6	Feb 13
Dec 17, 2012		Feb 25	Feb 27	Mar 12	Mar 19	Mar 13	Mar 20
Jan 22, 2013*		Mar 25	Mar 27	Apr 9	Apr 16	Apr 10	Apr 17
Feb 19*		Apr 22	Apr 24	May 7	May 14	May 8	May 15
Mar 18		May 20	May 22	Jun 4	Jun 11	Jun 5	Jun 12
Apr 22		Jun 24	Jun 26	Jul 9	Jul 16	Jul 10	Jul 17
May 20		Jul 22	Jul 24	Aug 6	Aug 13	Aug 7	Aug 14
Jun 24		Aug 26	Aug 28	Sep 10	Sep 17	Sep 11	Sep 18
Jul 22		Sep 23	Sep 25	Oct 8	Oct 15	Oct 9	Oct 16
Aug 19		Oct 21	Oct 23	Nov 5	Nov 12	Nov 6	Nov 13
Sep 16		Nov 18	Nov 20	Dec 3	Dec 10	Dec 4	Dec 11
Oct 14		Dec 16	Dec 18	---	Jan 7, 2014	---	Jan 8, 2014
Nov 18		---	Jan 22, 2014	Feb 4	Feb 11	Feb 5	Feb 12
Dec 16		Feb 24, 2014	Feb 26, 2014	Mar 11	Mar 18	Mar 12	Mar 19

	Complete applications submitted by the deadline day will be <i>tentatively</i> placed on the agenda as shown. More complex projects may take additional time. Deficiencies in submitted plans will be discussed at the applicant's review meeting and revised plans must be submitted by the deadline established by project planner to remain on the scheduled agenda.
	Deadlines pertain to submittal of completed applications including fees, property owner list, plan and electronic copies. Extensions will not be granted. Deadlines are on Tuesdays if the designated Monday is a holiday.
**	Public Hearing items which have 14 day protest period will not be forwarded to Governing Body prior to dates listed and contingent upon PC meeting minutes preparation. Governing Body dates subject to change.
Written Communications	Written communications must be received by the Planning Office <b>by 10:00AM on the Monday of the week in which the Planning Commission meeting is scheduled.</b> If the designated Monday is a holiday, then written communications must be received by 10:00am on the Tuesday of the week in which the Planning Commission meeting is scheduled.
Deferred Items	<i>New information or revised plans for deferred items must be submitted to the Planning Office for review by the submittal deadline dates established above to be place on a future PC meeting agenda.</i>
Meeting Locations	The Planning Commission and City Commission meetings are held in the City Commission meeting room on the 1 <sup>st</sup> floor of City Hall, 6 <sup>th</sup> & Massachusetts Streets. The Board of County Commissioners meetings are on the 2 <sup>nd</sup> floor of the County Courthouse located on the southeast corner of 11 <sup>th</sup> & Massachusetts Streets.