



**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
WEDNESDAY, NOVEMBER 16, 2016 6:30PM - 10:30PM**

Communications to the Commission:

Written comments are welcome and encouraged on all items to be considered by the Planning Commission. The Commission has established a **deadline for receipt of all written communications of no later than 10:00 a.m. on Tuesday, November 15, 2016**. This ensures your transmittal to the Commission can be received and read prior to their meeting.

GENERAL BUSINESS:

PLANNING COMMISSION ACTION SUMMARY

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of October 24, 2016.

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 16, 2016) MEETING

PUBLIC HEARING ITEMS:

ITEM NO. 1 CONDITIONAL USE PERMIT; JELLYSTONE; 1473 HWY 40 (SLD)

CUP-16-00425: Consider a Conditional Use Permit for a motor home storage facility at Jellystone, located at 1473 Hwy 40. Submitted by Allen Belot, for Ralph E. and Kimberly K. Newell, property owners of record.

ITEM NO. 2A COMPREHENSIVE PLAN AMENDMENT TO H2020; FARMLAND INDUSTRIES REDEVELOPMENT PLAN (JSC)

CPA-16-00443: Consider a Comprehensive Plan Amendment to Chapter 14 of *Horizon 2020*, "Specific Plans" to amend the Farmland Industries Redevelopment Plan to amend the Future Land Use Section. Submitted by Bartlett & West.

NON-PUBLIC HEARING ITEM:

ITEM NO. 2B PRELIMINARY PLAT FOR GWALTNEY ADDITION; 2176 E 23RD ST (BJP)

PP-16-00392: Consider a Preliminary Plat for Gwaltney Addition, located at 2176 E 23rd St, 2200 E 23rd St, & 2200 Street FF. Submitted by Bartlett & West Inc on behalf of Cave Inn LLC, City of Lawrence, and Gwaltney Properties LLC, property owners of record.

RESUME PUBLIC HEARING:

ITEM NO. 2C IM TO CS; 1.45 ACRES; 2200 STREET FF (BJP)

Z-16-00396: Consider a request to rezone approximately 1.45 acres from IM (Medium Industrial) District to CS (Commercial Strip) District, located at 2200 Street FF. Submitted by Bartlett & West Inc on behalf of City of Lawrence, property owner of record.

ITEM NO. 3 TEXT AMENDMENT TO DEVELOPMENT CODE; COLUMBARIUMS (BJP)

TA-16-00388: Consider a Text Amendment to the City of Lawrence Land Development Code, Articles 4, 5, & 17, regarding *Funeral and Interment Services as defined in Section 20-1729. The requested amendment would allow Columbariums as Accessory Uses to established Religious Assembly Institutions.* Submitted by Corpus Christi Catholic Church. *Initiated by City Commission on 9/20/16.*

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

2017 Calendars

ADJOURN

CALENDAR

October 2016						
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 2016						
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 2016						
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 2nd Wednesday of each month, 7:30am-9:00am)

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2016 PLANNING COMMISSION ATTENDANCE

	Jan 25 2016	Feb 22 2016	Mar 21 2016	April 25 2016	May 23 2016	June 20 2016	July 25 2016	Aug 22 2016	Sept 26 2016	Oct 24 2016	Nov 16 2016	Dec 12 2016
Britton	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Butler	Yes	Yes	Yes	Yes		Yes	Yes	No	Yes	No		
Carpenter	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Culver	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes		
Denney	Yes	Yes										
Harrod						Yes	Yes	No	Yes			
Kelly	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Liese	Yes	Yes	No	Yes	Yes							
Sands	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	No		
Struckhoff	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
von Achen	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Wiley						Yes	Yes	Yes	Yes	Yes		

2016 MID-MONTH ATTENDANCE

	Jan 13 2016	Feb 18 2016	Mar 9 2016	April 13 2016	May 11 2016	June 8 2016	July 13 2016	Aug 10 2016	Sept 28 2016 (All Day)	Oct 12 2016	Nov 2 2016	Nov 30 2016
Britton	Yes	Yes	Yes	Yes	Yes	-	No	No	Yes	-	No	
Butler	No	No	Yes	No	No	-	No	No	Yes	-	Yes	
Carpenter	Yes	Yes	Yes	Yes	Yes	-	No	Yes	Yes	-	Yes	
Culver	Yes	Yes	Yes	Yes	Yes	-	No	No	Yes	-	Yes	
Denney	Yes	Yes										
Harrod						-	No	No	Yes	-		
Kelly	Yes	Yes	Yes	Yes	No	-	Yes	Yes	Yes	-	Yes	
Liese	No	No	No	No	Yes							
Sands	No	Yes	No	No	Yes	-	Yes	Yes	Yes	-	No	
Struckhoff	Yes	No	No	Yes	Yes	-	Yes	Yes	Yes	-	Yes	
von Achen	Yes	Yes	Yes	Yes	Yes	-	Yes	Yes	Yes	-	Yes	
Wiley						-	Yes	Yes	Yes	-	Yes	



PLANNING COMMISSION MEETING
October 24, 2016
Meeting Action Summary

September 26, 2016 – 6:30 p.m.

Commissioners present: Britton, Carpenter, Culver, Kelly, Struckhoff, von Achen, Willey

Staff present: McCullough, Day, Larkin, M. Miller, Ewert

GENERAL BUSINESS

PLANNING COMMISSION ACTION SUMMARY MINUTES

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of September 26, 2016.

Motioned by Commissioner Britton, seconded by Commissioner Struckhoff, to approve the September 26, 2016 Planning Commission action summary minutes.

Unanimously approved 7-0.

COMMITTEE REPORTS

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

Commissioner Culver said the Metropolitan Planning Organization Policy Board met October 5. He said they had several plans updated and approved; the Regional Pedestrian Plan and the 2017-2020 Transportation Improvement Plan. He said they also established the T2040 Steering Committee.

Commissioner Britton said the Horizon 2020 Steering Committee met a week ago to wrap up discussions prior to staff getting into the meat of drafting specific language to bring back to the steering committee in a few months.

EX PARTE / ABSTENTIONS / DEFERRAL REQUEST

- Ex parte:
Commissioner Willey said she toured the 1501 Learnard property and met Mr. Millstein as part of the American Planning Association urban agriculture tour. She said nothing was disclosed that wasn't part of the packet.
- No abstentions.

PC Minutes 10/24/16

ITEM NO. 1 CONDITIONAL USE PERMIT; PRAIRIE MOON WALDORF SCHOOL; 1853 E 1600 RD (SLD)

CUP-16-00340: Consider a Conditional Use Permit for child care at Prairie Moon Waldorf School, located at 1853 E 1600 Rd. Submitted by Waldorf Association of Lawrence on behalf of Grant Township, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Ms. Melissa Watson, Administrator of Prairie Moon Waldorf School, was present for questioning.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner von Achen asked the applicant to provide a brief summary of Prairie Moon.

Ms. Watson said Prairie Moon used the Waldorf or Steiner approach, which looks at childhood development as seen through the lens of anthroposophy. She said they believed that early childhood needed to be preserved and children should be learning through play. She said it was a play based approach. She said the rooms were set up like a home. She said the teacher moves with the student through each grade and the family gets to know teacher very well.

ACTION TAKEN

Motioned by Commissioner von Achen, seconded by Commissioner Carpenter, to approve the Conditional Use Permit, CUP-16-00340, for Prairie Moon School *Preschool Program*, and forwarding it to the Board of County Commissioners with a recommendation for approval based upon the findings of fact in the body of the staff report.

Unanimously approved 7-0.

PC Minutes 10/24/16

**ITEM NO. 2 SPECIAL USE PERMIT; CENTRAL SOYFOODS; 1501 LEARNARD AVE
(MKM)**

SUP-16-00361: Consider a Special Use Permit for Central Soyfoods, a *Manufacturing and Production, Limited* use to be located at 1501 Learnard Ave. Submitted by Sunrise Green LLC, property owner of record.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

APPLICANT PRESENTATION

Mr. Dave Millstein, Central Soyfoods, was present for questioning. He said the business was a sustainable and environmentally sound manufacturing process and provided a great product for consumption.

PUBLIC HEARING

Mr. Andrew Lewis supported the project.

Ms. Melissa Frerburger, Sunrise Project, spoke in support of the item.

COMMISSION DISCUSSION

Commissioner Carpenter asked staff about 75% of the property being impervious surface.

Ms. Miller said 75% would be the maximum the property could have, including buildings and pavement.

Commissioner Carpenter said under the approved zoning it could double the impervious surface on the lot.

Ms. Miller said anytime impervious surface was added it would trigger a standard site plan. She stated if more than 20% impervious surface was added it would trigger a major site plan, which would mean everything on the site would need to be compliant.

Commissioner Carpenter inquired about language from the staff report that said '*Other features of the site may be required to become compliant with standards of the Development Code as determined by the Planning Director in order to ensure the health, safety, and welfare of the public and/or user of the site.*' He asked what kinds of things would trigger additional requirements for compliance.

Ms. Miller said the access point would not change but a concrete apron would be required to eliminate gravel from transferring over to Learnard. She said other examples would include drainage problems or health & safety issues that could require revisions.

Commissioner Carpenter asked how many businesses were operating on the property.

Ms. Miller said Central Soyfoods, Seeds from Italy, and then the educational component. She did not know how many crop agricultural businesses would operate on the site.

Complete audio & video from this meeting can be found online:
<http://www.lawrenceks.org/boards/planning-commission/agendas>

Commissioner Carpenter asked if there was anything in the Code that talked about how many businesses could be on site.

Ms. Miller said no. She said crop agriculture was permitted.

Commissioner Carpenter asked if it would be similar to a community garden where several people could rent space.

Ms. Miller said that was correct.

Commissioner von Achen inquired about the applicant not being in agreement with some of the staff report conditions. She asked about Planning Commissions roll.

Mr. McCullough said there were three primary issues of concern for the applicant; the driveway apron, sidewalk benefit district, and the platting. He said the platting issue was a Subdivision Regulation requirement. He said the applicant had submitted an appeal that would go into effect if Planning Commission approved the platting condition of the Special Use Permit. He said the Board of Zoning Appeals would take up that issue. He said the concrete apron and sidewalk were directly related to the Special Use Permit. He said staff encouraged walkability and controlling the gravel and dirt from going into the public right away was important.

Commissioner Carpenter said a precedent had already been set on Learnard for another property owner to not protest sidewalks. He said the Barker Neighborhood has consistently worked to keep sidewalks off Learnard. He said Learnard was very narrow and may not be appropriate for a sidewalk because it would change the character of the street. He said the neighborhood also wanted the gravel kept on the lot to drain some of the water onsite instead of draining to the street. He said the neighborhood did not want Learnard widened. He felt speed bumps would be nice. He felt that doubling the square footage of the property could require historic Learnard to be widened. He said he would vote in favor of the conditions.

ACTION TAKEN

Motioned by Commissioner Carpenter, seconded by Commissioner Britton, to approve the Special Use Permit, SUP-16-00361, for Central Soyfoods, a *Manufacturing and Production, Limited* use to be located at 1501 Learnard Avenue as Phase 2 of the Sunrise Green Project, and forwarding the item to the City Commission with a recommendation of approval subject to the following conditions:

1. Provision of a site plan performance agreement.
2. Property must be platted through the Major Subdivision process prior to release of SUP plans to Development Services for processing of building permits.
3. Property owner shall provide an executed Agreement Not to Protest the Formation of a Benefit District for sidewalk improvements along E 15th Street and Learnard Avenue when connecting sidewalks are available in the area, to the Planning Office for recording with the Douglas County Register of Deeds, prior to the release of the SUP plans.
4. The property owner shall work with the Fire Code Official to address their comments and insure the project complies with the Fire code. Plans must be approved by Fire Code Official prior to release of plans.
5. Execution and recording of an access easement to allow the shared use of the west access drive on E 15th Street.

6. Submittal of a revised Special Use site plan with the following changes:
 - a. Parking table revised as shown in Section 1 of the Site Plan portion of this report.
 - b. Site Summary Table revised to correct the 'proposed impervious surface' figure.
 - c. Show the gravel driveway apron on Learnard Avenue being replaced with concrete.
 - d. Include a building elevation.
 - e. Addition of the following notes:
 - i. *"Existing vegetation along the west, southwest, and east sides of the property shall be retained to serve as a buffer from the adjacent residential uses. If this landscaping is removed or damaged to the point the Planning Director determines it no longer provides an effective buffer, Type 3 bufferyard plantings as required in Section 10-1005 of the Development Code will be planted in these areas by the property owner and street trees will be installed along Learnard Street, per the approval of the city Horticulture Manager."*
 - ii. *"Sidewalks are not required with this project, but an Agreement Not to Protest the Formation of a Benefit District for the future extension of sidewalks along E 15th Street and Learnard Avenue, when sidewalks are extended in these areas, has been recorded in Book_____ Page_____."*
 - iii. *"Central Soyfoods shall comply with the standards included in the definition of the Manufacturing and Production, Limited use: no more than 20 employees, exterior storage is prohibited, and the use shall have few or no offensive external effects."*
 - f. *Location map shown at a larger scale to more clearly show the location of the property.*

Commissioner Kelly felt the conditions were appropriate and understood the applicants concerns. He said he would vote in favor of the motion.

Unanimously approved 7-0.

PC Minutes 10/24/16

ITEM NO. 3 TEXT AMENDMENT TO DEVELOPMENT CODE; PUBLIC NOTICE PROCEDURES (SMS)

TA-16-00180: Text Amendment to the City of Lawrence Land Development Code, Article 13, regarding Public Notice Procedures. *Deferred by Planning Commission on 8/22/16.*

STAFF PRESENTATION

Mr. Scott McCullough presented the item.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Willey inquired about the fee.

Mr. McCullough said a fee strategy had not been developed yet. He said it would probably not be established until next year. He said it would be close to what it costs for postage and staff time.

ACTION TAKEN

Motioned by Commissioner Struckhoff, seconded by Commissioner von Achen, to forward a recommendation of approval to the Lawrence City Commission for a Text Amendment, TA-16-00180, to the Land Development Code, Chapter 20 of the Code of The City of Lawrence, Kansas to modify Article 13 to:

1. correct reference errors/housekeeping updates as noted;
2. modify the sign posting requirements for UC Overlay District rezoning processes;
3. modify the notice area for all development applications that require mailed notice to include courtesy letters to property owners within 400 feet of the subject property; and
4. implement a mailing fee to be paid by the applicant to recover notification costs incurred.

Commissioner Willey asked if the 1000' county notice area was not changing.

Mr. McCullough said that was correct.

Unanimously approved 7-0.

PC Minutes 10/24/16

**ITEM NO. 4 TEXT AMENDMENT TO DEVELOPMENT CODE; PARKING & ACCESS
STANDARDS (SMS)**

TA-13-00235: Continue discussion related to proposed Text Amendments to the City of Lawrence Land Development Code, Article 9 and related sections of Chapter 20, for comprehensive revisions to parking and access standards. *Action on this item will not occur until after the commission completes their discussion on several of the elements of the code language and a final draft is available for their review.*

Item 4 was deferred prior to the meeting.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

Planning Commission Mid-Month meetings will be November 2 and 30.

The regular Planning Commission meeting in November will occur on Wednesday, November 16.

ADJOURN 7:29pm

Planning Commission

Key Links



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES



Plans & Documents

- [Horizon 2020](#)
- [Sector/Area Plans](#)
- [Transportation 2040](#)
- [2015 Retail Market Study](#)

Development Regulations

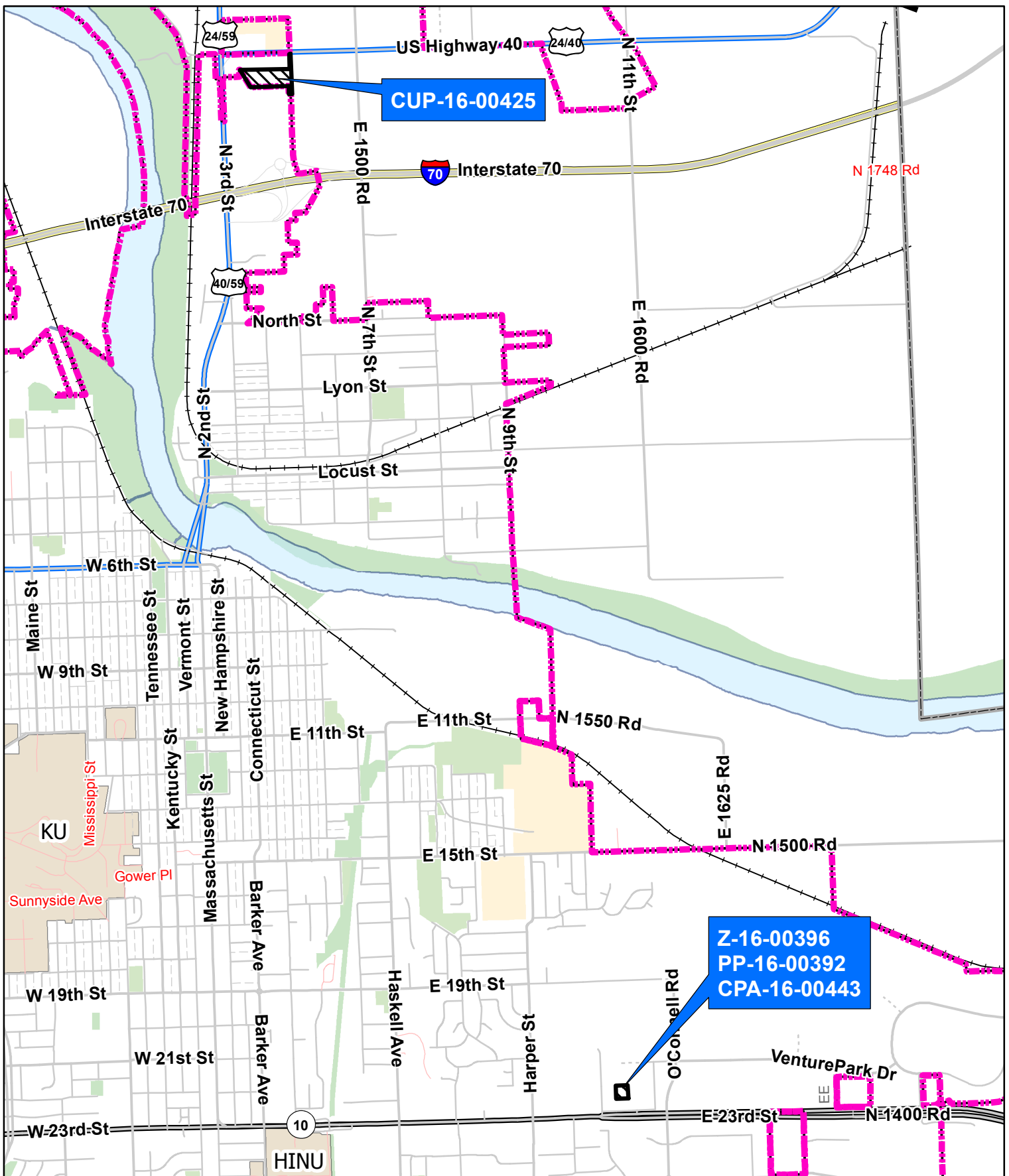
- [Community Design Manual](#)
- [County Zoning Regulations](#)
- [City Land Development Code](#)
- [Subdivision Regulations](#)

Online Mapping

- [City of Lawrence Interactive GIS Map](#)
- [Douglas County Property Viewer](#)
- [Submittals to the Planning Office](#)

Planning Commission

- [Bylaws](#)
- [Mid-Months & Special Meetings](#)
- [Minutes](#)
- [Planning Commission Schedule/Deadlines](#)



Lawrence-Douglas County Planning Commission November 2016 Public & Non-Public Hearing Agenda Items

Lawrence-Douglas County Planning Office
November 2016

 Subject Property



PLANNING COMMISSION REPORT
Regular Agenda –Public Hearing Item

PC Staff Report
11/16/16

ITEM NO. 1 CONDITIONAL USE PERMIT; JELLYSTONE; 1473 HWY 40 (SLD)

CUP-16-00425: Consider a Conditional Use Permit for a motor home storage facility at Jellystone, located at 1473 Hwy 40. Submitted by Allen Belot, for Ralph E. and Kimberly K. Newell, property owners of record.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit for Jellystone Campground *Mini-or Self Storage Facility*, and forwarding it to the Board of County Commissioners with a recommendation for approval based upon the findings of fact in the body of the staff report subject to the following condition:

1. Provision of a light fixture detail to show the amount and direction of illumination and show what measures will be used to screen lighting and prevent glare.

Reason for Request: *"This parcel has been under its current undeveloped use since its inception in 1968. The [owner] wishes to "develop this parcel with a use that is directly compatible with the current campground use directly to the south of this parcel & under the same ownership."*

KEY POINTS

- A portion of the property lies within the 100-year floodplain.
- A County Floodplain Development Permit is required for this project.
- The campground is located in the Lawrence City limits.
- Section 12-319-4.34 *Mini-or Self-Storage Facilities* is permitted in all zoning districts subject to standards and a Conditional Use Permit.
 - *All storage will be kept within an enclosed building, unless a portion is designated for covered (non-enclosed) or exterior vehicle storage. **This area may be used for storage of trucks, automobiles, trailers, boats or RV's.***
- Application includes 140 rental spaces.
- Applicant intends for the use to be restricted to RV's.
- Enclosed and covered spaces are not proposed at this time with this application.
 - Future change that includes construction of an enclosed building or covered spaces will be subject to a revision to the site plan portion of this Conditional Use Permit and approval by the Board of County Commissioners.

ATTACHMENT

- A. CUP Plans
- B. Future Land Use Map

ASSOCIATED CASES

- SP-6-38-11; update to UPR-09-06-03 for addition of portable cabins.
- Annexation of campground property Ordinance No. 4897 (1978).

OTHER ACTION REQUIRED

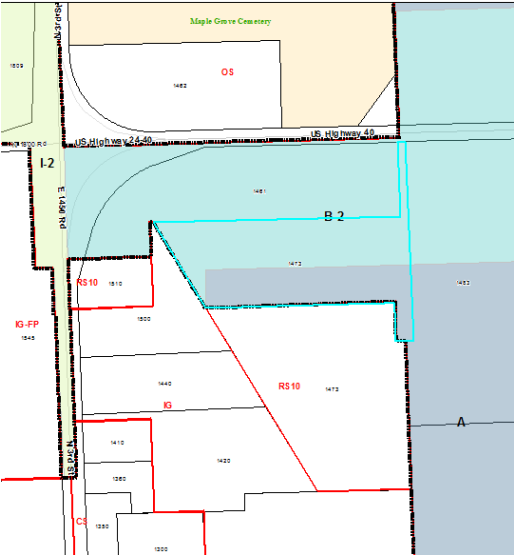
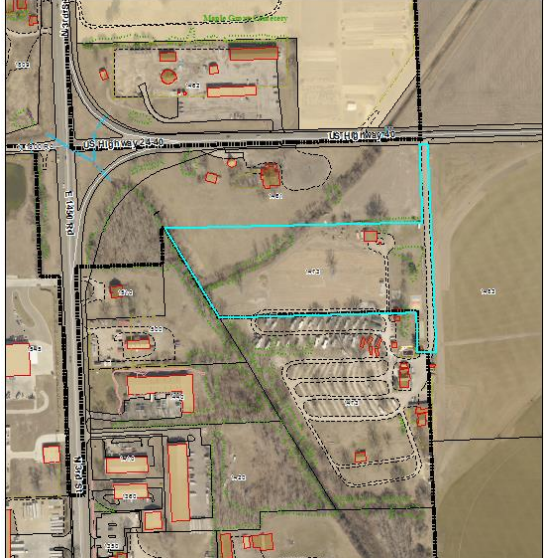
- Approval of the Conditional Use by the Board of County Commissioners.
- Applicant shall obtain a permit for the Conditional Use from the Zoning and Codes Office.

STUDIES REQUIRED

- *Traffic Study* – Not required for project.
- *Downstream Sanitary Sewer Study* – Not required for project.
- *Drainage Study* – Property included in the North Lawrence Drainage Study.
- *Design Standards* – 12-319-4.34 County Zoning Regulations applicable to this use.

PUBLIC COMMENT

None received prior to printing.

GENERAL INFORMATION	
Current Zoning and Land Use:	A (Agricultural) County District and B-2 (General Business) County District; existing barn to remain.
Surrounding Zoning and Land Use: To the north	B-2 (General Business) County District; TeePee Junction
To the east	A (Agricultural) County District and B-2 (General Business) County District; Existing Pine Family Farm - Agricultural
To the south:	RS10 (Single-Dwelling Residential) City District; existing campground. Also to the south; IG (General Industrial) City District; area east of drainage easement is undeveloped.
To the west:	IG (General Industrial) City District; existing industrial uses.
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Figure 1: Existing Zoning</p> </div> <div style="text-align: center;">  <p>Figure 2: Existing Land Use</p> </div> </div>	

Site Summary	
Gross Area:	7.65 Acres Proposed Storage 9.6 Acres Campground
Building:	1,893 SF existing barn to remain
Parking lot:	7,765 SF asphalt parking lot area
Floodplain/floodway:	129,232 SF (2.96 Acres)
Access Road/driveway:	East 820' by 27' (22,140 SF)

I. ZONING AND USES OF PROPERTY NEARBY

City zoning exists to the west and south and County zoning to the north and east. Surrounding uses are non-residential. The property is encumbered by regulatory floodplain along the western portion of the property. Commercial development is located along U.S. Highway 40 to the north of the proposed storage use. A large portion of the area between U.S. Highway 40 and Interstate Highway 70 is zoned and use for agricultural uses. The Pine Family Farm and Retail Nursery business is also located in this area.

Staff Finding – This area includes agricultural zoning to the east and associated agricultural uses. County commercial zoning is located along the highway frontage to the north. City industrial zoning is located west along N. 2nd Street. The subject property is surrounded by non-residential uses.

II. CHARACTER OF THE AREA

The property is located north of the North Lawrence Neighborhood within the unincorporated portion of Douglas County. The property is also located southwest of the Lawrence Municipal Airport. The property is located in a unique area of Douglas County that includes approximately 500 acres of unincorporated land that is bounded by Highways to the north and south.

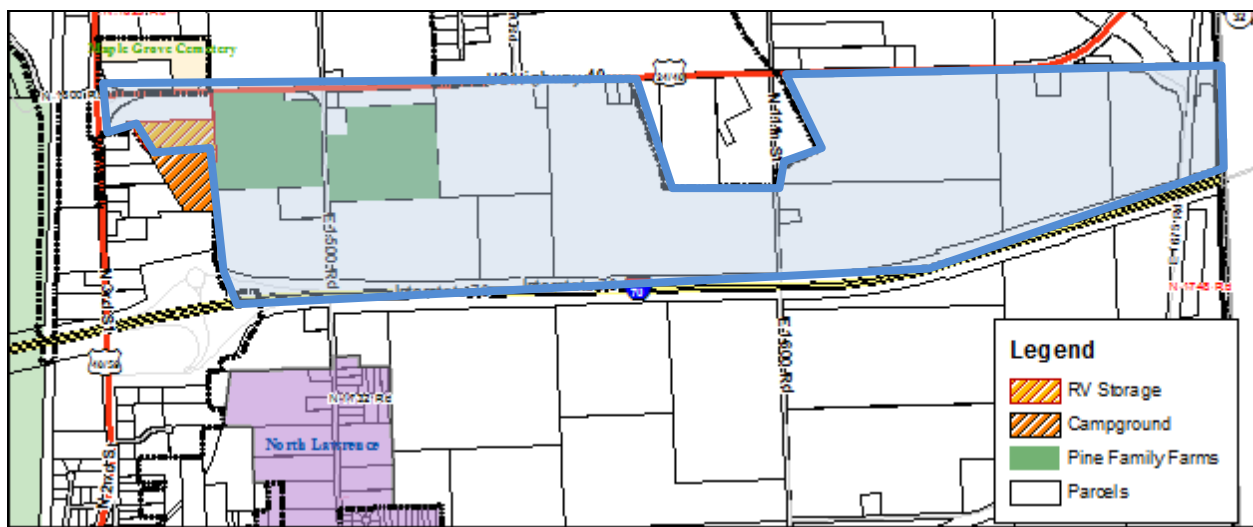


Figure 3: General Area Map

The property is also located in proximity to the Lawrence Municipal Airport. The Airspace Overlay District does extend over this property. However, the Approach Zones are narrower and do not encroach over this property.

Features of this area include:

- E 1500 and E 1600 Roads are existing Collector Roads.
- The property is located in the Urban Growth Area of the City of Lawrence.
- Municipal water is located along the south side of Highway 40 along the west side of E 1500 Road but does not serve the property.
- Sanitary sewer service is provided to the campground. Service to the storage facility would require extension of a main.
- The subject property is identified with Class 1 soils on the eastern side.
- The project is not located within the regulatory floodplain.

The character of the area is agricultural with limited commercial uses and activity located along U.S. Highway 24/40.

Staff Finding – The character of the area is agricultural with only limited commercial activity located along the highway.

III. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

Applicant's Response: *"This parcel, along with the adjacent campground to the south, has existed in relatively the same state as when both were created in 1968. The surrounding County Agricultural zoning to the North and East has remained relatively unchanged and the light industrial zoning to the south and West has been developed to a lesser intensity than would have been allowed in the IG zoning district that abuts the subject property. All appearances would indicate that the mixed uses & zonings that occur in this area have been stable for the past 45 years with no apparent conflicts. The proposed revisions to the existing vacant parcel are located within the Urban Growth area & are consistent with Horizon 2020 Warehouse/Distribution goals for the area adjoining to the south & west."*

The property is located adjacent to an established campground along the south property line. The proposed request does not alter the base zoning district. The property includes both County Business (B-2) and County Agricultural (A) zoning. The proposed use, *Mini-or Self-Storage Facilities*, are permitted uses in all County zoning districts subject to approval of a Conditional Use Permit. This use is subject to specific design standards (Section 12-319-4.34). The design standards address the location; located in the urban growth area, access to paved collector road or higher classification as well as more specific operational requirements such as screening, fencing, access etc. The proposed request complies with the minimum location criteria.

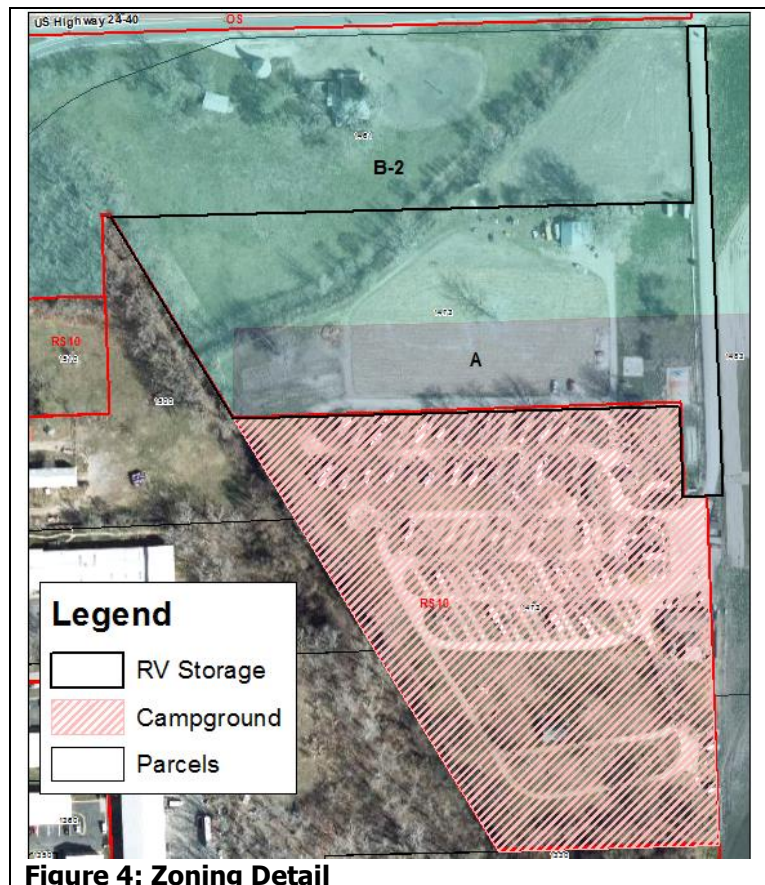


Figure 4: Zoning Detail

Design standards that relate to buildings are not applicable to this request. The proposed storage is "open storage". The plan includes a note specifically prohibiting the use of the property for activities such as garage sales, storage of industrial trucks & or trailers or as location for commercial shipping & receiving. These limitations will ensure the compatibility of the property with the surrounding area.

Staff Finding – The proposed request is a natural extension of the existing campground and provides a separate and dedicated space for storage of recreational vehicles. The base zoning

district is not altered by the proposed request. A portion of the property is zoned for commercial uses.

IV. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

The County adopted zoning in 1966. The north portion of the property was zoned B-2 (General Business). The remaining portion is zoned A (Agricultural). The property includes a barn structure. The structure is visible in the 1986 aerial images but is not visible in the 1976 images. The property has remained vacant as zoned since 1966. The site includes only minor improvements and is not served by municipal infrastructure.

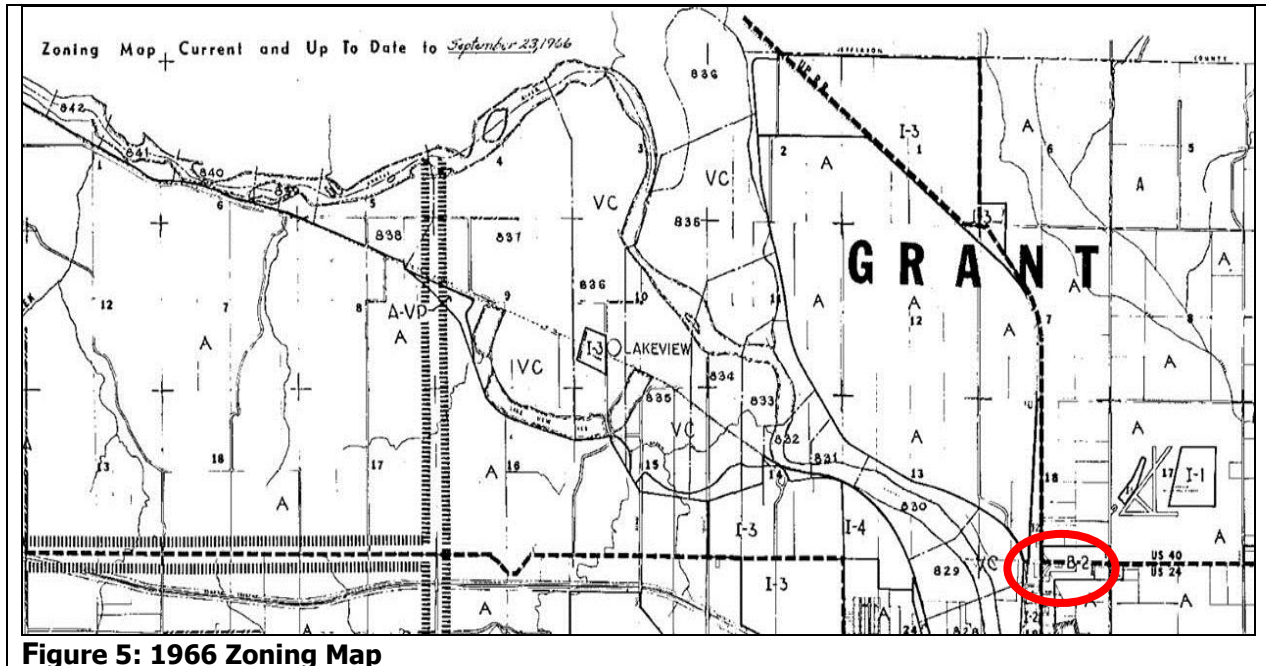


Figure 5: 1966 Zoning Map

Staff Finding – Property improvements include an existing agricultural building as well as gravel access drives along the south side of the property that provides access to camping sites.

V. EXTENT TO WHICH REMOVAL OF RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Applicant's Response: *"This application does not request a change that removes or diminishes restrictions from the land placed on it by the current zoning. The use proposed is an allowed use with a Conditional Use Permit review that carries with it specific restrictions for this proposed use. Compliance with the CUP restrictions will create cause minimal effect on nearby property."*

The subject property is located adjacent to an established campground. The storage of recreation vehicles is a complementary use to the campground and does not require improvements to serve the property such as water and sanitary sewer services. The property will use the same access road that serves the campground to the south.

The proposed use is located outside of the regulatory floodplain. The property is surrounded by commercial/industrial land uses and intensive agricultural uses.

There are no anticipated detrimental impacts that will affect nearby properties.

Staff Finding – The proposed use is a low intensity use located in an established commercial/industrial area of the community. The site improvements, as proposed, are adjacent to, but outside of, the regulatory floodplain.

VI. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE PETITIONER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNERS

Applicant's Response: "As stated above, after this parcel is developed with the CUP restrictions in place, very little noticeable change will occur from the campground use that has existed adjacent & across this property for the past 45 years. Campers have been coming & go over that time and the perception with the CUP will be the same, campers coming and going. The comparison of "Destruction" & "Hardship" are really not applicable to the application."

The proposed use (storage) does not require investment in infrastructure to serve the property and does not require the construction of buildings or shelters for the use. Other similar uses include roofed structures that provide partial protection from weather but are not proposed in this application.

The proposed use is a reasonable extension of the existing campground use. The location is in proximity to the City of Lawrence. This location provides a close location to City of Lawrence residents where they can store/park campers/RV's as needed when not in use.

The property is split by the existing County B-2 (Limited Business) and A (Agricultural) zoning. The western portion of the property is encumbered by the regulatory floodplain and includes floodway along the west property line and through the western portion of the property. Access to the property is provided by an existing driveway that extends south to the campground. This is the only access to the property at this time. Denial of the request would limit the ability of the property owner to provide a companion use to the campground. Development of the commercial property would likely be more intensive than the propose use.

Staff Finding – Approval of the request allows for a parking/storage option for the community for RV vehicles. Denial of the request will limit the property owner's ability to provide a low intensity land use that is compatible with the campground use to the south.

VII. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response: "It would appear, from Table 9 of Horizon 2020, that this parcel is within or borders upon land use office Research/Industrial/Warehouse/Distribution. The proposed use for this parcel would fall within this warehouse designation of Horizon 2020."

This property is located within the boundaries of the Northeast Sector Plan. The future land use map for this area is anticipated as *Open Space*. The property is adjacent to the City limits along the west and south property lines. The property is located in the Lawrence Urban Growth Area but is not proposed for annexation at this time. Municipal services are not required to serve the proposed use.

Policies included in the plan recommend:

- the continuation of agricultural uses within the planning areas, "especially in areas with Class I and II soils and in the regulatory floodplain areas";
- "support the existing limited commercial zoning within the planning area which isn't expected to urbanize in the future";

- prohibit development within the regulatory floodway.

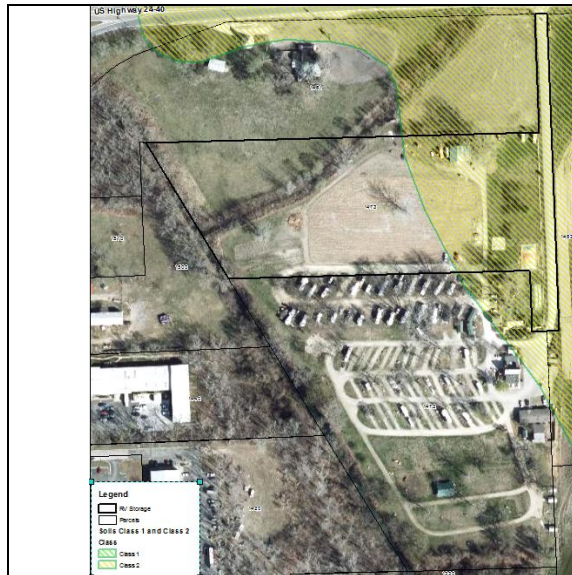


Figure 6: Class II Soils Map

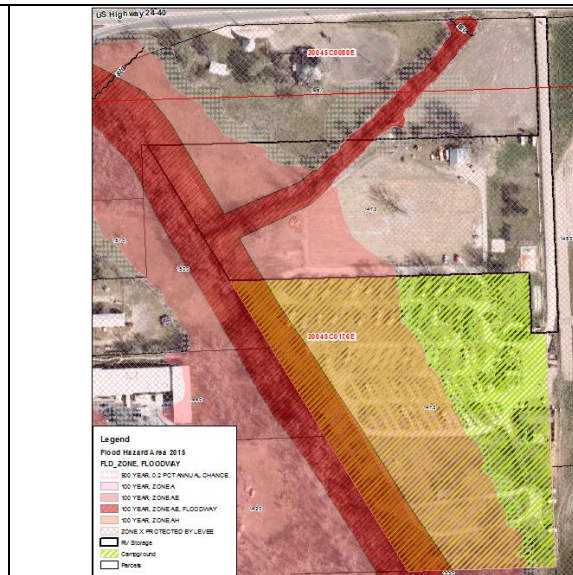


Figure 7: Floodplain Map

The proposed application preserves the area immediately surrounding the barn and the area between the barn and the drive for any remaining agricultural activities on the property. The floodplain and floodway that is located on the west part of the property is also preserved with this application.

Staff Finding – The proposed development request is consistent with the open use of land and will preserve environmental features in the immediate area. The proposed use does not require extension of services and does not require investment in substantial land improvements. The proposed use is consistent with the land use recommendations included in the Comprehensive Plan.

CUP PLAN REVIEW (SITE PLAN)

This project does not include buildings (mini-storage) that are subject to several of the listed design criteria. The plan shows open parking only. Covered spaces are also not proposed with this application.

Section 12-319-4.34 *Mini-or Self Storage Facilities* must meet the following locational criteria:

- a. Located in the urban growth area.
- b. Take direct access from a paved road classified as collector or higher.

The entire property, including the existing campground is located in Grant Township. A portion of the property is located within the Lawrence City Limits. The portion of the property proposed for the storage is located in the unincorporated portion of Douglas County. All of land located in the unincorporated portion of Grant Township is located within the Lawrence Urban Growth Area.

Access to the proposed storage area and the existing campground is provided via an existing drive that intersects with U.S. Highway 40. This road is a designated Principal Arterial.

- The proposed request is compliant with the location requirements for the use.

Section 12-319-4.34 *Mini-or Self Storage Facilities* must meet the following design standards:

The property does abut residential zoning to the south (existing campground). All other surrounding zoning is City Industrial, County Commercial or Agricultural. There are no screening requirements applicable to this project for the protection of residential uses.

Code Standard	Proposed Development
c. security fencing	The site plan shows a fence enclosing the storage area for security.
d. outdoor lighting	See discussion below
e. screening which abuts residential zoned district or property containing a residence.	Property abuts residential zoning to south but is existing campground. Standard is not applicable to this project as an extension of the campground facility and services.
f. access width – 25' for two-way traffic.	Proposed access width is 30' wide
g. off-street parking	Minimum Parking is provided for use. See discussion below
h. Exterior storage is not permitted except for vehicles, boats, RV's. <ul style="list-style-type: none"> ✚ Unregistered or disabled storage is prohibited. ✚ Accessways and parking stalls must be shown. ✚ One vehicle and one trailer will be permitted per stall. ✚ Covered or exterior storage must be screened from adjacent public roads, residentially zoned properties or properties containing a residence. 	<p>This standard is an operational/enforcement requirement. Access and parking are shown on plan.</p> <p>Stall length is designed to accommodate a single large vehicle or two smaller vehicles end to end. Covered storage is not proposed.</p>
i. Prohibited uses include garage sales, commercial shipping and receiving, serving or repair, storage of commercial or industrial trucks and/or trailers, workshops, hobby shops, manufacturing or similar uses.	Restrictive notes are included on the face of the plan.
j. area shall be properly policed for trash and debris removal.	This standard is an operational/enforcement requirement.
k. Keyless keypad entry or similar secure entry	Proposed as part of plan
l. orientation of storage units oriented to interior.	Standard does not apply to this application

- The project as proposed complies with the design standards as discussed in the body of this report.

Lighting

The proposed site plan shows lighting for this site. Fixtures will be mounted on 12' poles. Light fixtures should be directed down and not create glare across the site. Staff recommends that fixture details be provided to "indicate the direction and amount of illumination and to show the screening proposed for the lighting and steps taken to prevent glare" per section 12-319-4.12

Access to the site

A 27' wide driveway provides access to the proposed storage area as well as the existing campground to the south. This driveway intersects U.S. Highway 40, designated as a Principal Arterial Street. No changes to access are proposed with this application. KDOT has reviewed the application and has indicated that no changes are required. The site meets the minimum required access criteria for location.

Within the site, vehicles will be parked on turf. The drives will be excavated 8" deep (below existing grade) and will be compacted gravel. They are intended to be level with the turf (parking area) to allow drainage across the site. Access aisles are 30' wide and allow for appropriate turning and two way traffic.

Off Street Parking

PARKING SUMMARY	
Required	<p>"Off-Street parking is based on one space for each 8,000 SF of floor area in the facility, plus one space for each employee, but in no case shall the number be less than five spaces." (12-319-4.34.g).</p> <p>This use is "open storage" and does not include a structure (floor area). The plan includes an estimated 128,186.99 SF including the storage areas (50,209 SF) and access aisle area (77,977.86). If this space were enclosed then a total of 16 spaces would be required.</p>
Provided	5 provided

Off-street parking for this use assumes a building. The requirement is one space per 8,000 SF + one space per employee, but shall not include less than 5 spaces. The proposed plan includes the minimum spaces (5) outside of the storage area. The property owner intends to use campground staff to valet vehicles to the parking spaces to prevent damage. Parking for this staff is already accommodated in the campground (to the south). The "facility" includes a large area for access because of the requirements for turning and maneuvering RV's and similar campers. This outdoor use creates an artificially high total of square feet required. (128,186 SF) The area dedicated to the parking (turf area) is only 50,209 SF. The proposed parking is adequate for the use.

- Staff supports the amount of off-street parking as proposed.

Floodplain

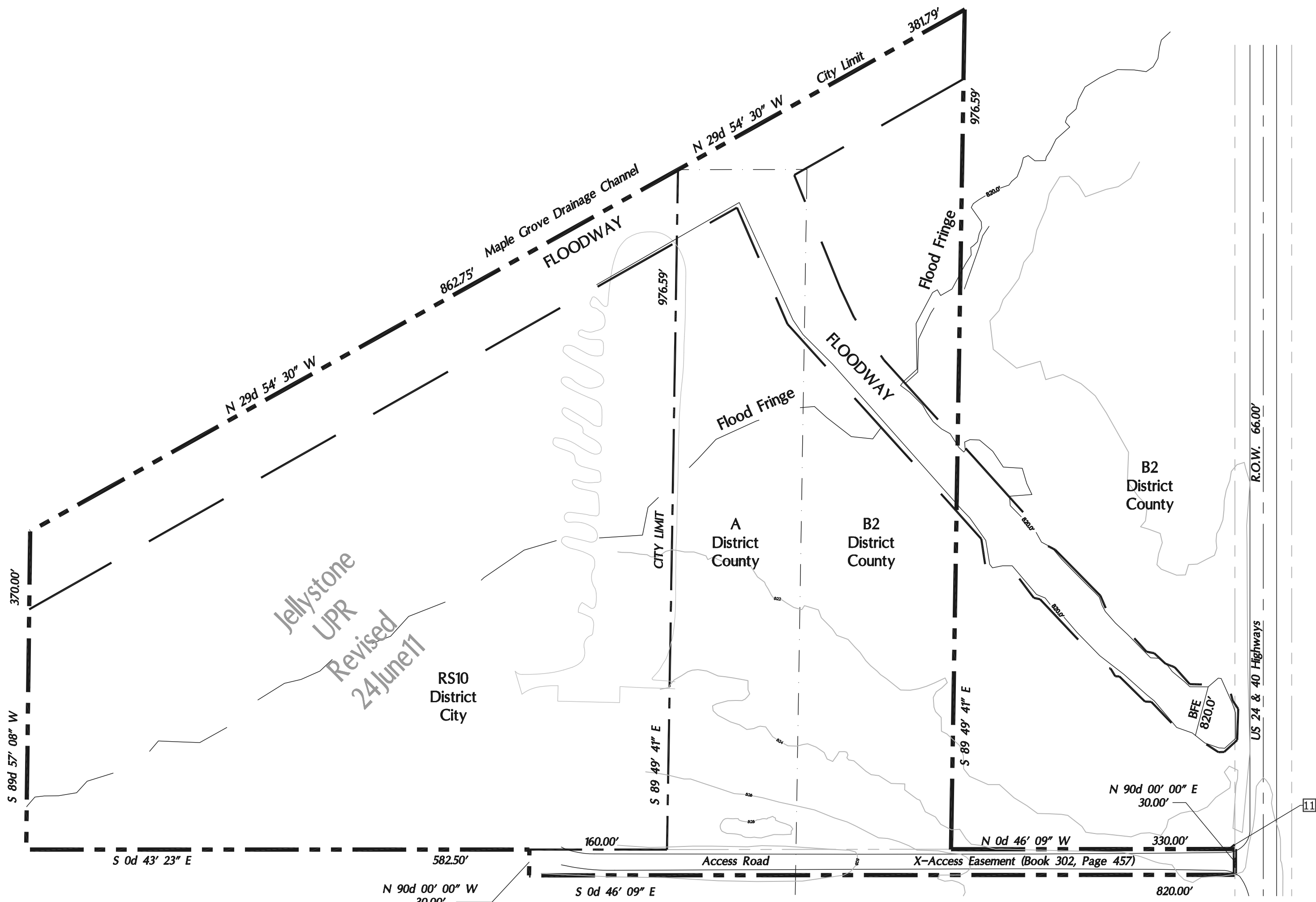
As discussed earlier in the staff report, a portion of the property is located within the regulatory floodplain. Proposed site improvements (storage areas and gravel access aisles) are outside of the floodplain but adjacent in some areas. A local floodplain development permit may be required from the County Zoning Office. The applicant will be required to coordinate with County staff to determine if a floodplain development permit is required for this project. A note on the face of the plan references the requirements for a Local Floodplain Development Permit.

Conclusion

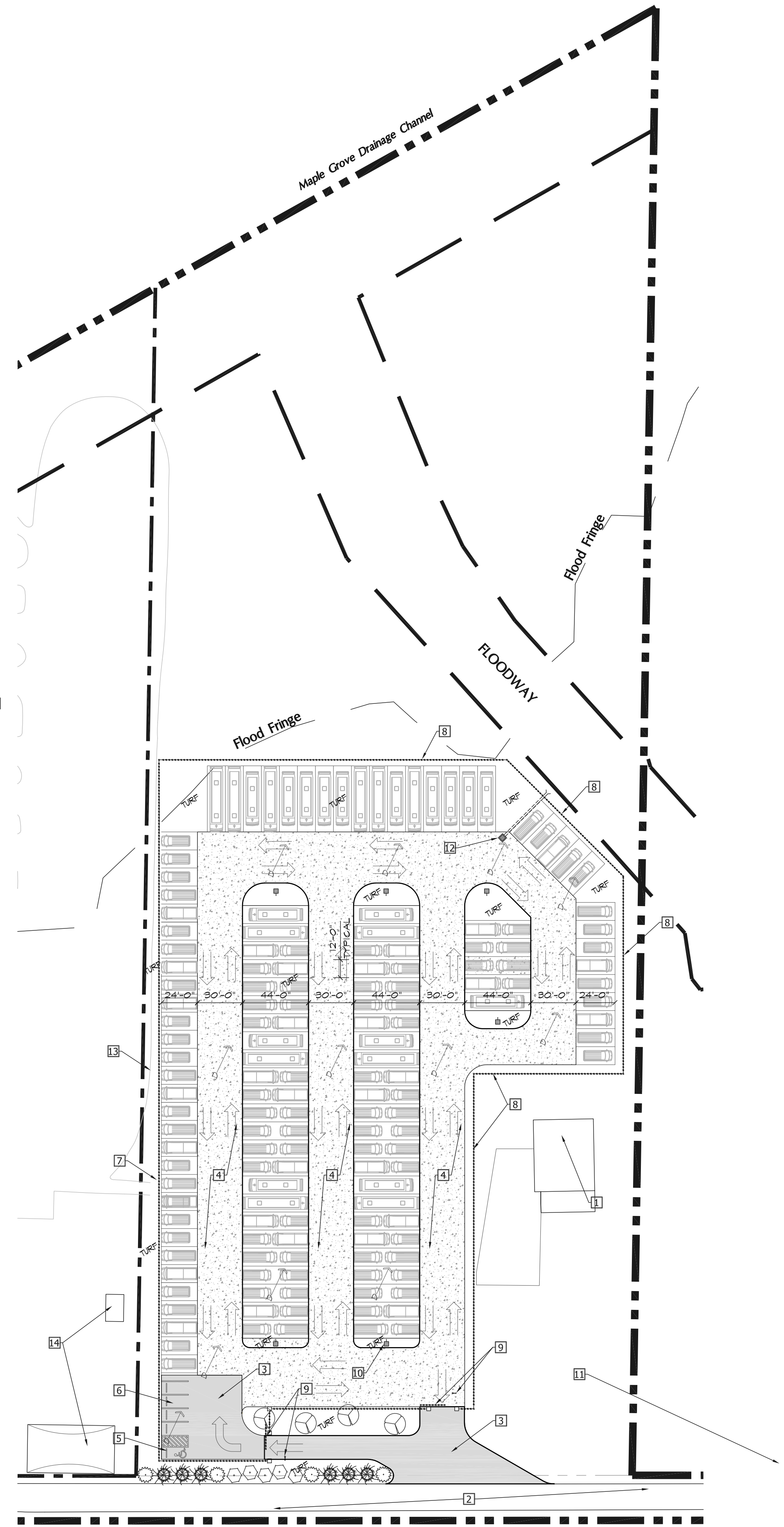
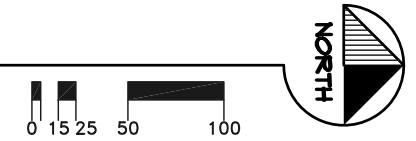
The proposed use is open storage for recreational vehicles and campers. Boat storage and other exterior storage is not proposed. This use is an extension of the campground and provides a related service.

PROFESSIONAL STAFF RECOMMENDATION:

Staff recommends approval of the proposed Conditional Use Permit as conditioned.



C4 PLAT of SURVEY SUMMARY
A010 1" = 100.0'



A2 MOTOR HOME STORAGE SITE PLAN
A010 1" = 50.0'



Legal Description

PLAT OF SURVEY
NE 1/4 SECTION 19-T112S-R20E
DOUGLAS COUNTY, KANSAS
Book 1024 Page 3320

Beginning of the Northwest corner of the Northeast Quarter of Section 19, Township 12 South, Range 20 East; Thence South 82.00' parallel with the East line of said Northeast Quarter; Thence East 30.00'; Thence North 82.00' to the North line of said Northeast Quarter; Thence 30.00' to the Point of Beginning, less highway, in Douglas County, Kansas.

ALSO

Commencing at a point 40 rods South of the Northwest corner of the Northeast Quarter of Section 19, Township 12 South, Range 20 East of the South P.M.; Thence running 45 rods; Thence North 85 rods; Thence 60 rods; Thence 20 rods; Thence West 20 rods to the place of beginning, in Douglas County, Kansas LESS the following: Commencing at a point on the West line of said Northeast Quarter of Section 19, 85 rods South of the Northwest corner of said Quarter Section; Thence East 40 rods; Thence North 20 rods; Thence West 40 rods to said West line; Thence South 20 rods to the place of beginning; in Douglas County, Kansas; and LESS the following: Beginning at a point 40 rods South of the Northwest corner of said Northeast Quarter of Section 19; thence North 20 rods; Thence East 15.50 feet to center of Maple Grove Drainage Ditch; Thence Southeast along center of said Ditch to a point 767.50' East of a point 1075.18 feet South of the Northwest corner of said Quarter Section line; Thence North 413.53' to the point of beginning, in Douglas County, Kansas, and LESS the following: Beginning 85 rods South of the Northwest corner of the Northeast Quarter of Section 19, Township 12 South, Range 20 East and 40 rods East from the point of beginning; Thence East 290 feet more or less to center of the Drainage Ditch; Thence Northwest up the centerline of Drainage Ditch to a point 1018.75 feet South of the North line of said Quarter Section; Thence West 107.50 feet plus or minus, to a point 660 feet East of the West line of said Quarter Section; Thence South 330.82 feet to the point of beginning in Douglas County, Kansas; and LESS the following: beginning at a point 82.50 feet South of the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 19, Township 12 South, Range 20 East of the South P.M.; Thence North 582.50 feet; Thence West 38'; Thence North 160'; Thence West 750 feet more or less to the center of Maple Grove Drainage Ditch; Thence Southeastly along centerline of said Ditch 850 feet more or less to a point 82.50 feet South and 370' West of the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section; Thence East 370 feet to the point of beginning, in the City of Lawrence, Douglas County, Kansas.

ALSO

Beginning at a point 82.50 feet South of the Southeast corner of the Northwest Quarter of Section 19, Township 12 South, Range 20 East of the South P.M.; Thence North 582.50 feet; Thence West 38'; Thence North 160'; Thence West 750 feet more or less to the center of Maple Grove Drainage Ditch; Thence Southeastly along the centerline of said Ditch 850 feet more or less to a point 82.50 feet South and 370 feet West of the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section; Thence East 370 feet to the point of beginning in the City of Lawrence, Douglas County, Kansas.

306-2 & 306-10-2 USE REGULATIONS

"A" Agricultural District
319 Supplementary Use Regulations by Conditional Use Permit
319-4.34 Mini or Self Storage

"B2" General Business District
319 Supplementary Use Regulations by Conditional Use Permit
319-4.34 Mini or Self Storage
(140 total rental spaces as shown)

319-4.34 h. All storage will be kept within enclosed buildings, unless a portion is designated for covered (non-enclosed) or exterior storage. This area may be used for storage of trucks, autos, trailers, boats or RV's. Exterior storage of unregistered &/or disassembled vehicles is prohibited. Access ways & individual spaces must be shown on the plan & designated on the site. One vehicle & trailer will be permitted per stall. Any non-enclosed or exterior vehicle storage must be screened from adjacent public roads . . . with a view reducing wall, fence, landscaping materials or combination of these measures.

306-3 PARKING REGULATIONS

319-4.34 Mini or Self Storage Facilities
g. Off-street parking required = 5 minimum
Off-street parking provided = 5
1 Van-accessible (16'x18')
4 Full size (9'x18')

306-5 HEIGHT, AREA & BULK REQUIREMENTS

Zoning	Required	Proposed
Max Height (ft/stories)	35' 7/8	N/A
Min Front Yard Depth	100'	N/A***
Min Side Yard	10'	12'
Min Rear Yard Depth	30'	400' average
Min Lot/Parcel Size/Family	3 acres	3 acres N/A
Min Lot/Parcel Area	3 acres	3 acres
Min Lot Width at Easement	330'	330'
90% Min Lot Width	297'	297'
Min Lot Depth	250'	400' average

***Property which takes access from & has the required frontage on a Major Collector or Minor Arterial road

Zoning	Required	'B2' Conditional Use Permit
Max Height (ft/stories)	35' 7/8	45' 3/4
Min Front Yard Depth	100'	N/A
Min Side Yard	10'	30'
Min Rear Yard Depth	30'	400' average
Min Lot/Parcel Size/Family	15,000 sf	4.28 acres N/A
Min Lot/Parcel Area	15,000 sf	4.28 acres
Min Lot Width at Easement	75'	330'
90% Min Lot Width	N/A	N/A
Min Lot Depth	75'	400' average

319A-4.10 LANDSCAPING

Symbol	Name	Size	Quantity	Package
☉	GF5 Goldflame Spirea	24 7/2 gal.	As Shown	container
☉	MBB Mentor Barberry	24 7/2 gal.	As Shown	container
☉	WOB Winter Gem Boxwood	24 7/2 gal.	As Shown	container
☉	GA Glossy Abelia	24 7/2 gal.	As Shown	container
☉	CT Creeping Thyme	Flats	As Shown	container

The following is a list of approved Street Trees (STT) & Shade Trees (STH) for installation as shown.

Symbol	Common Name	Genus-Species
☉	Red Maple	Acer rubrum 'Autumn Blaze' or 'Columnar'
☉	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'
☉	Norway Maple	Acer platanoides 'Emerald Queen'
☉	Bloodgood London Plane Tree	Platanus x acerifolia Bloodgood
☉	Northern Red Oak	Quercus borealis
☉	Eastern Redbud	Cercia canadensis
☉	Eastern White Pine	Pinus strobus

Note: Minimum Tree Size
Shade Trees 2"-2 1/2" # caliper
Coniferous Trees 6' tall minimum

Substitution of appropriate similar species shall be approved by the Lawrence-Douglas County Metropolitan Planning Office in advance of planting.

12-1328 Floodplain Management Regulations

Impervious Surfaces	Existing	Proposed
Buildings/Roof	2,670 gsf	2,670 gsf
Pavement	4,850 gsf	58,453 gsf
Sub-total:	7,520 gsf	58,123 gsf
Perovous	235,722 gsf	235,722 gsf
	231,845 gsf	231,845 gsf

13-328-8.02
Application for a development permit shall be made by the property owner or his certified agent to the Director of Zoning & Codes upon appropriate forms. Such application shall be made at least ten days prior to the approval of the development permit.

General Notes

This site has been designed to comply with the provisions of the Americans With Disabilities Act (ADAAG) Accessibility Guidelines for Buildings & Facilities, Appendix A to 28 CFR Part 36. The Architect has used reasonable professional efforts to interpret & comply with applicable ADAAG requirements as they relate to this document. However, since the requirements of the ADAAG are subject to various and possibly contradictory interpretations, the Architect cannot and does not warrant or guarantee that this document will comply with all interpretations that may occur and revisions may be required to comply with those interpretations.

Uses Prohibited per Section 12-319-4.34.i

Garage Sales
Commercial Shipping &/or receiving
Service & repair of vehicles
Storage of industrial trucks &/or trailers
Hobby shops
Manufacturing or similar uses

Keynotes Notes

- Existing barn to remain
- Existing 27' wide asphalt access road to remain
- 3" asphalt paving over 5" compacted AB-3 base minimum
- 8" compacted AB-3 as shown
- 16'x18' Van Accessible parking stall, pavement markings & signage ADA Design Guidelines. Concrete bumper block pinned into pavement
- Four standard 9'x18' parking stalls, pavement markings as shown. Concrete bumper blocks pinned into pavement
- 8' high max. chain link security fence with 90% opaque view reducing mesh continuous extent as shown
- 8' high max. chain link security fence only extent as shown
- Secure entry/exit gate with keypad actuator
- LED security light on 12' pole, typical as shown
- FBI Fire Hydrant per submittal approved by Utilities Dept. 15NOV15
- FBI Pre-cost concrete catch basin w/ 12" # CMP pipe
- North limit of existing gravel access road located on adjacent property
- Confirm location of existing jumping gully & portable cabin by survey and relocate to location shown on the Revised UPR dated 24JUN11 as required.
-

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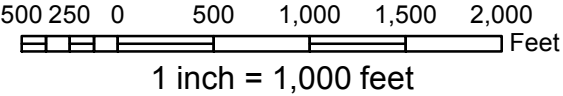
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CONDITIONAL USE PERMIT
Motor Home Storage Facility
Jellystone Park
1473 Highway 40 Lawrence, KS 66044

PROJECT # 1515
DATE 26SEPT16
DRAWN BY:
CHECKED BY:
REVISIONS: 28OCT16
08NOV16

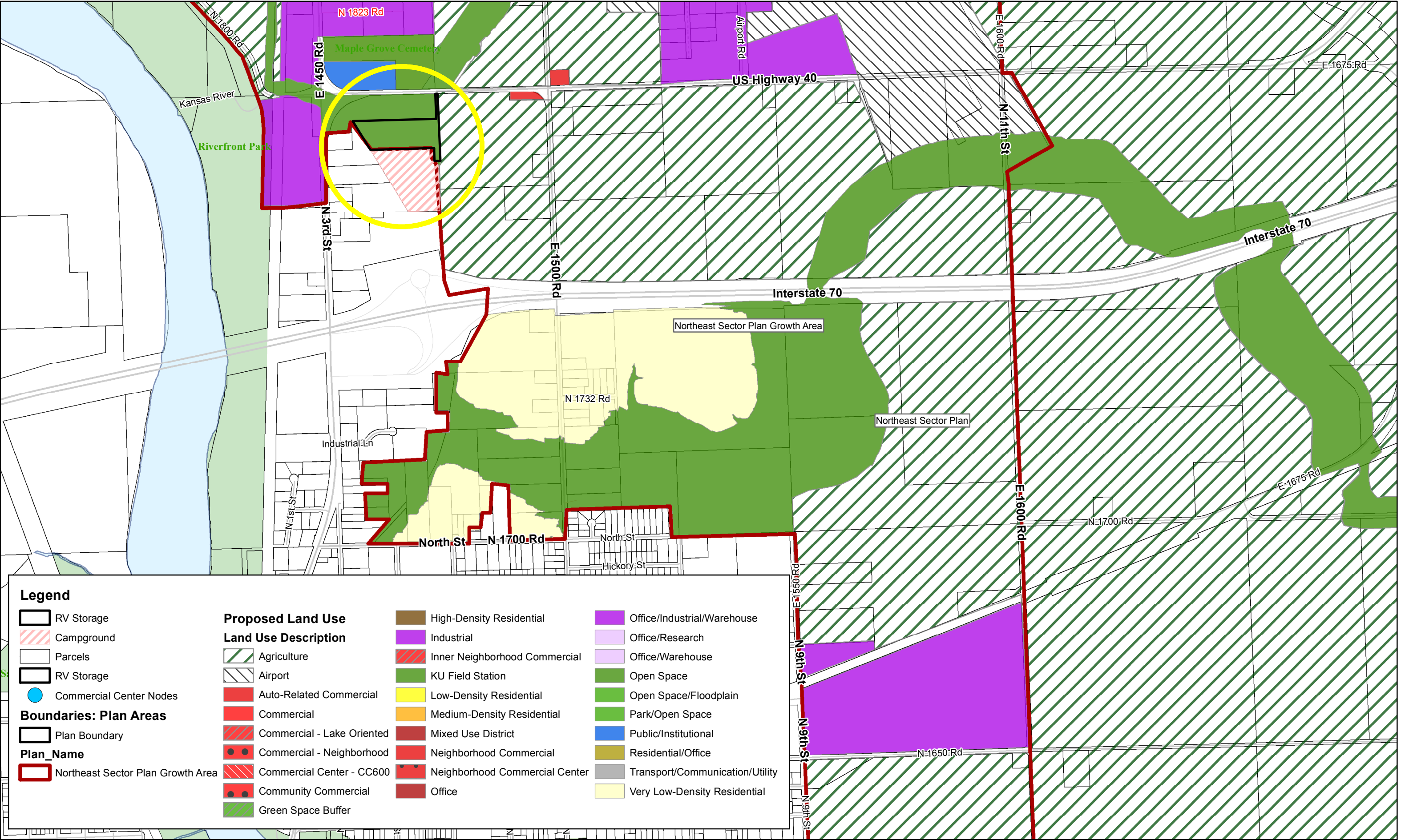
SITE LAYOUT

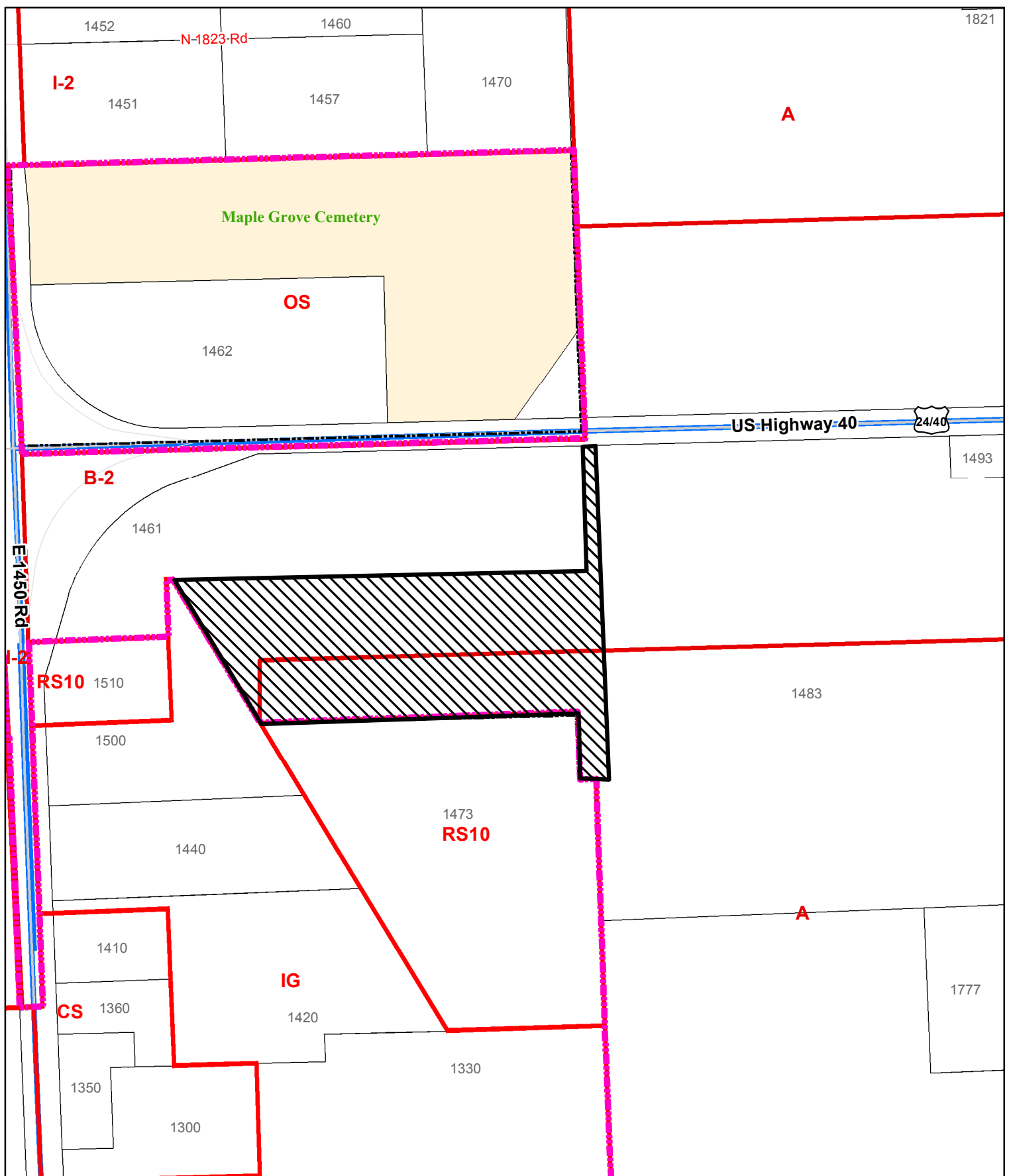
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Date: 11/3/2016





CUP-16-00425: Conditional Use Permit for a Motor Home Storage Facility at Jellystone Located at 1473 Highway 40



PLANNING COMMISSION REPORT
Regular Agenda – Action Item

PC Staff Report
11/14/16

ITEM NO. 2A: COMPREHENSIVE PLAN AMENDMENT TO HORIZON 2020 CHAPTER 14 (JSC)

CPA-16-00443: Consider a Comprehensive Plan Amendment to *Horizon 2020*: Chapter 14: Specific Plans (*Farmland Industries Redevelopment Plan*) to the Future Land Use Map and general plan updates, located at 2200 Street FF. Submitted by Bartlett & West, Inc.

STAFF RECOMMENDATION: Staff recommends approval of this Comprehensive Plan Amendment to *Horizon 2020*: Chapter 14: Specific Plans, revising the *Farmland Industries Redevelopment Plan* to include Commercial as a Future Land Use designation, to revise a portion of the Future Land Use map from Industrial to Commercial, and to incorporate general revisions and updates to the *Farmland Industries Redevelopment Plan* and recommends forwarding this Comprehensive Plan Amendment to the Lawrence City Commission with a recommendation for approval.

STAFF RECOMMENDATION: If appropriate, approve and sign Planning Commission Resolution PCR-16- 00466.

KEY POINTS

1. *Farmland Industries Redevelopment Plan* has not been reevaluated since adoption in 2008.
2. Location is currently designated for Industrial land use. Proposed amendment would change designation to Commercial land use to accommodate redevelopment of the site for a hotel/restaurant use.
3. Creation of a Commercial land use designation is consistent with the plan's intent, while providing better linkages with the existing development pattern.
4. The current plan document does not account for completed action steps or those underway since adoption. Annexation, platting, and the creation of the IM zoning district have been completed since the plan's adoption.
5. The applicant's request and staff recommended general revisions would strengthen plan's ties to existing conditions and developments that have occurred since 2008.
6. Commercial designation of this intersection quadrant is consistent with existing land use and present zoning prior to the adoption of the *Farmland Industries Redevelopment Plan*.

SUMMARY

The applicant has negotiated a purchase of a portion of a VenturePark parcel to accommodate a hotel and restaurant redevelopment. The petition is requested for an amendment to *Horizon 2020: Chapter 14: Specific Plans*, amending the *Farmland Industries Redevelopment Plan*, to revise the northeast corner of E. 23rd Street and Street FF from Industrial land use designation to Commercial designation to accommodate the development of a hotel and restaurant. The reason for this request is to designate approximately 1.45 acres within the *Farmland Industries Redevelopment Plan* presently designated for Industrial to Commercial, allowing for the redevelopment of the existing commercially zoned properties along E. 23rd Street. The proposed amendment is a request to align the existing *Farmland Industries Redevelopment Plan*, which is incorporated into Chapter 14: Specific Plans of *Horizon 2020*, with the existing zoning and development pattern existing at this intersection quadrant.

In reviewing the *Farmland Industries Redevelopment Plan*, staff also identified numerous pieces of the plan that need revision and updating to match the progression of the VenturePark project, and to align the plan with the surrounding area as it has progressed.



Figure 1: Subject Locations

Items related to this Comprehensive Plan Amendment include:

- **PP-16-00392:** Consider a Preliminary Plat for Gwaltney Addition, located at 2176 E 23rd St, 2200 E 23rd St, & 2200 Street FF. Submitted by Bartlett & West Inc. on behalf of Cave Inn LLC, City of Lawrence, and Gwaltney Properties LLC, property owners of record.

- **Z-16-00396:** Consider a request to rezone approximately 1.45 acres from IM (Medium Industrial) District to CS (Commercial Strip) District, located at 2200 Street FF. Submitted by Bartlett & West Inc. on behalf of City of Lawrence, property owner of record.

STAFF REVIEW

The applicant is requesting to revise the Future Land Use description to include commercial to account for the existing commercial development, and to revise the Future Land Use map accordingly for this revised description. This would revise this parcel's existing Future Land Use designation from Industrial to Commercial.



Figure 2: Current *Farmland Industries Redevelopment Plan* Future Land Use Designations

Staff reviewed the whole of the *Farmland Industries Redevelopment Plan* and found other items that appeared to be outdated or that were completed as part of the 2008 initial document adoption. To maximize efficiency with this Comprehensive Plan Amendment, staff recommends revising the plan at this time based on the completed work at VenturePark.

Staff reviewed this amendment based upon the Comprehensive Plan Amendment review criteria listed below, as identified in Chapter 17 (Implementation) of *Horizon 2020*. The applicant's responses are also provided below:

COMPREHENSIVE PLAN AMENDMENT REVIEW

1. Does the proposed amendment result from changed circumstances or unforeseen conditions not understood or addressed at the time the Plan was adopted?

Applicant's response: Yes. At the time the original comprehensive plan was completed this location was envisioned to become industrial in conjunction with adjacent Farmland Industries property. Today, the existing buildings along the frontage road are either vacant or in dis-repair and the former Farmland Industries property has been redeveloped into new industrial lots (Lawrence VenturePark). Approving this request would bring new commercial businesses and redevelopment along the frontage road (E 23rd Street) and allow the comprehensive plan to match the proposed zoned and redevelopment use.

Staff's response: The *Farmland Industries Redevelopment Plan* was adopted in 2008, and was focused on the land of the former Farmland Industries Nitrogen Plant/present VenturePark site. At the time of the plan's completion, the scope was limited to the Farmland site in unincorporated Douglas County, and did not include existing commercial properties within the City of Lawrence along K-10 Highway/ E. 23rd Street, which includes a portion of the applicant's proposed site under consideration.

The majority of the proposed redevelopment site was used and zoned for commercial uses prior to the adoption of the *Farmland Industries Redevelopment Plan*, and was within the City of Lawrence at the time of the plan's adoption; therefore, it was not in the plan scope. The smaller size of land these sites currently sit on makes redevelopment difficult for projects that would help meet the plan's goal to support the larger objective of the plan. The existing *Farmland Industries Redevelopment Plan* noted that, "Limited commercial should be allowed to support the needs of the workers in the area. Commercial of a neighborhood, community, or regional nature shall not be allowed. Commercial shall not be permitted along the frontage of K-10 Highway as the Plan discourages strip commercial development along K-10." However, the commercial that is adjacent to VenturePark was already zoned and used for commercial uses prior to the plan's adoption.

As VenturePark has been platted and the surrounding land uses evolved, the plan has not progressed in equal measure since adoption. As staff reviewed the applicant's request, staff also identified other aspects of the *Farmland Industries Redevelopment Plan* that should also be evaluated, as the plan recommends to ensure it remains relevant and to update its standing based on implementation history. To address both the applicant's request, as well as other updates to the *Farmland Industries Redevelopment Plan*, staff will provide responses when necessary that are tailored to each component in this staff report.

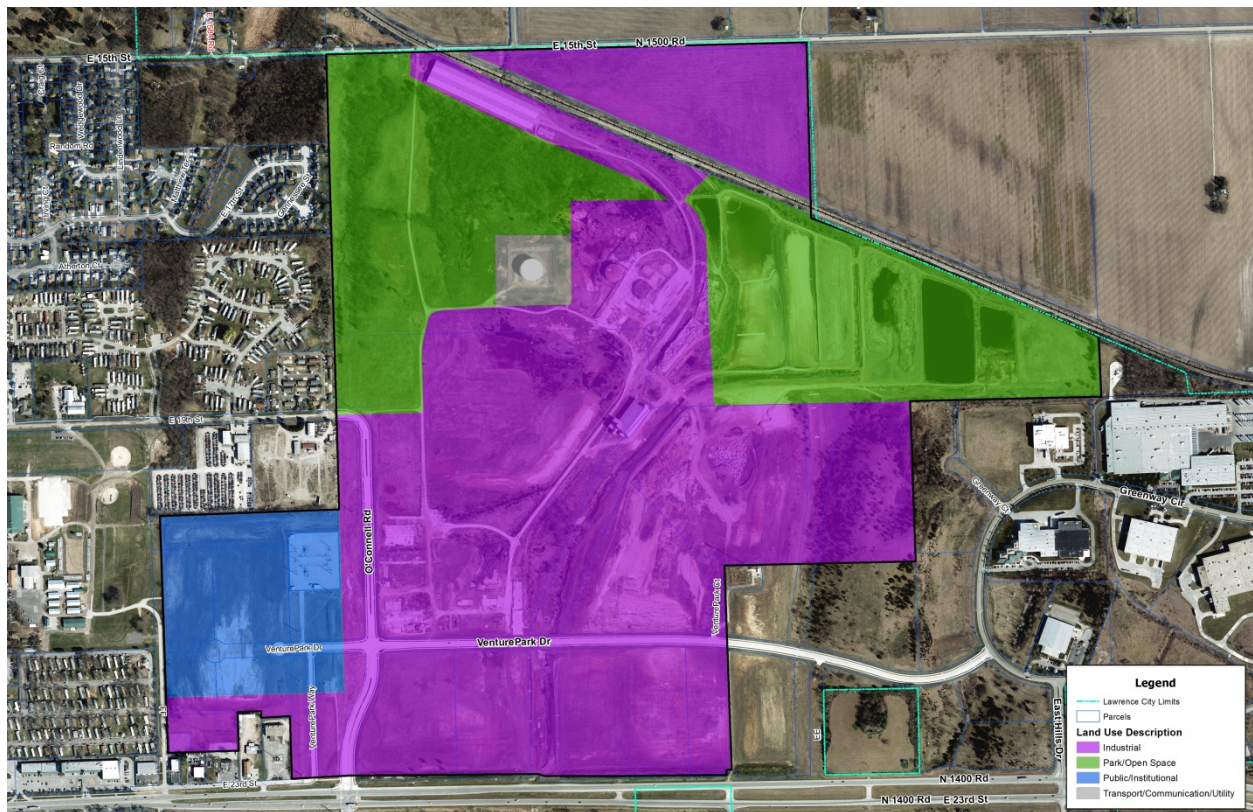


Figure 3: Farmland Industries Redevelopment Plan: Existing Future Land Use

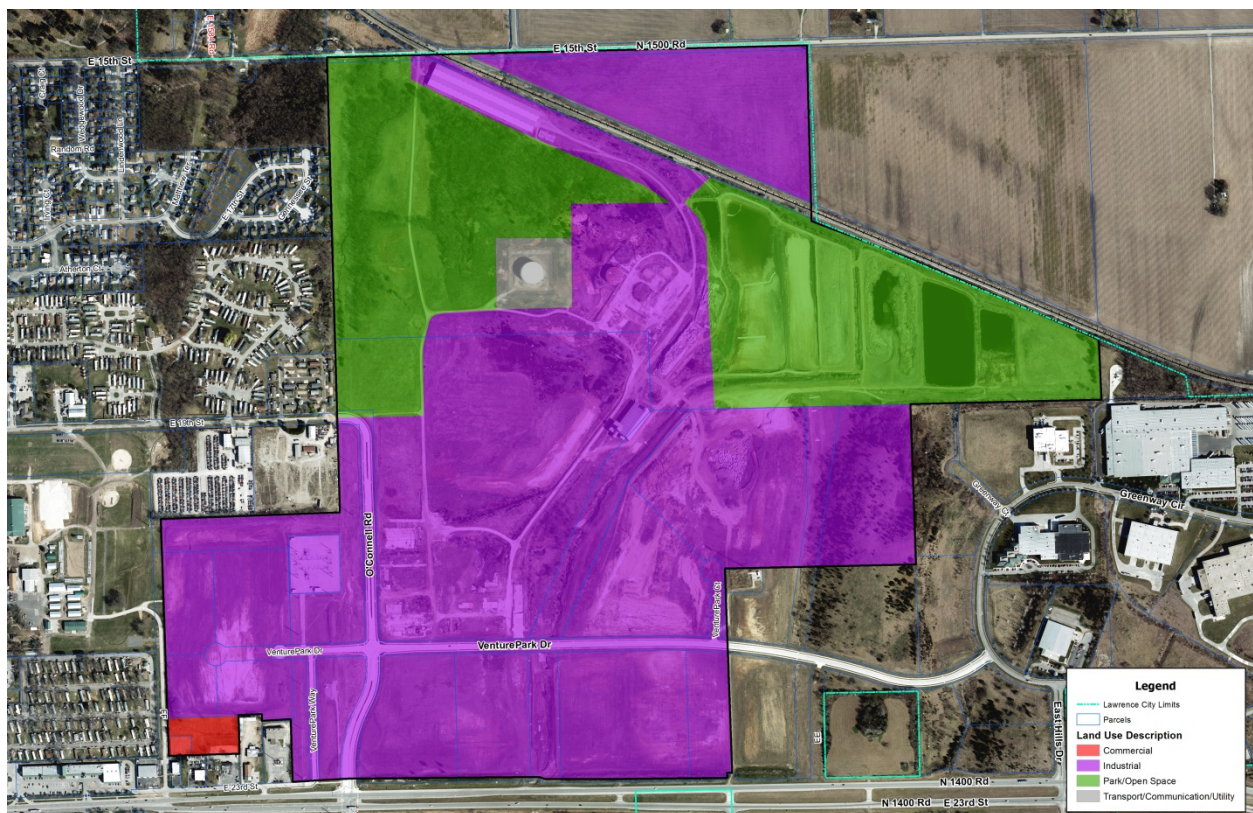


Figure 4: Farmland Industries Redevelopment Plan: Proposed Future Land Use

2. Does the proposed amendment advance a clear public purpose?

Applicant's response: Yes, it allows a currently vacant property to be redeveloped for new businesses along the frontage road (E. 23rd Street) as requested.

Staff's response: Amending the designation from the current Industrial to the proposed Commercial designation creates a natural linkage with the existing land use and zoning at this corner of the intersection. When the plan was initially adopted, the Farmland property was not annexed into the City of Lawrence at that time. However, there were other properties at this intersection that were zoned for commercial uses at that time. Since the adoption and annexation of this property, the City of Lawrence has completed platting the property to define lots of adequate industrial sizes. The part directly adjacent to the commercially zoned portion is effectively a smaller remainder of land after the platting process and is accessed from Street FF. This lot is not incorporated into the overall principal development area for the VenturePark project.

The general revisions staff proposes separately also advance a clear public purpose. Updating the *Farmland Industries Redevelopment Plan* follows the recommended update cycle included within the document, while also refreshing the document for the conditions and development patterns since 2008. Revising the Future Land Use map to remove Civic land uses, and thereby incorporating them into the Industrial land use provides a greater range of flexibility for users and development thus lessening the need for future plan amendments. It also aligns stronger with the surrounding developed properties along its southeastern edges given the changes in commercial development patterns and the Douglas County Fairgrounds master plan.

This also accounts for the creation of the IM Zoning (Medium Industrial) District in April 2012 ([Ordinance No. 8718](#)), which did not exist at the time of the plan's adoption. Staff has also removed the possible redevelopment options since the remediation, rezoning, and final platting of the property has been completed.

3. Is the proposed amendment consistent with the long-range goals and policies of the plan?

Applicant's response: Yes, this request is in compliance with the long range goals and plans for the City of Lawrence.

Staff's response: The requested amendment is consistent with the spirit of the *Farmland Industries Redevelopment Plan* and *Horizon 2020*. The applicant's request provides the integration of the existing land uses on the periphery of the *Farmland Industries Redevelopment Plan*, and acknowledges the changing preferences of commercial/retail development. The inclusion of a commercial land use designation at this intersection strengthens the integration of the existing land uses with the sector plan's future land uses, while also accounting for the changing market conditions within southeast Lawrence. The proposed land use description for "Commercial" provides a clear distinction for the purpose of commercial at this location, and a clear intent restricting commercial expansion beyond the area that is identified by this amendment.

The additional staff amendments proposed revise the plan to bolster its flexibility, while also removing portions that have been completed or are no longer relevant given the work completed at VenturePark. One of the sections that have been completed is "Section 5: Redevelopment Strategy." This section provided possible scenarios for the site's transition. Most, if not all, have been substantially completed at this time. This also includes removing the future roadways, bicycle facilities, and stormwater features as they have been installed or are planned for as part of the property's platting. Staff has incorporated an updated map showing the platted alignment of the street network and connections for VenturePark, and also identified the portions of the network that have not been completed at this time.

With the more tangible foundations established for VenturePark via the platting and rezoning process, staff also recommends reviewing the separate standalone designation of Civic land use by incorporating it into the Industrial land use designation. This adds 36.5 acres of potential industrial space to the overall plan, but retains the option for civic uses to also be established in a location that may be more fitting than what was previously mapped and anticipated. At the time of the plan's adoption, there was a concern that the expansion of the Douglas County Fairgrounds might require some additional land, which would have been part of this sector plan. As the Fairgrounds master plan has been completed and is currently undertaking its redevelopment, this land was not required. Staff believes that the recommended changes to Civic land use matches this evolution of the Farmland site and the adjacent Fairgrounds, but did not want to remove civic uses from the entire plan as they may be a complimentary or accessory land use for the principal industrial uses envisioned by the plan. By removing the stand-alone designation in both the text and the map, this frees up both Industrial and Civic land uses to consider locations that were previously unavailable under the strict separation of the plan's framework. This also reflects adjustments to both the VenturePark property, as well as the surrounding and adjacent properties since the initial planning and adoption.

4. Does the proposed amendment result from a clear change in public policy?

Applicant's response: No. The associated sector plan was adopted in March 2008 and has not been amended since. The purpose of this plan is to meet the community goals of creating additional employment and to provide a plan to redevelopment a brownfield into a major community asset.

Staff's response: There has not been a change in public policy. The initial concept and plan for the former Farmland property was for the remediation and redevelopment of the property to create additional employment opportunities and become a major community asset. With the work completed to this site, those goals have been maintained. Staff's recommended amendments stem from changes completed to the VenturePark site that were part of the Goals & Guiding Principles for this plan.

As Goals & Guiding Principles were completed, this manifested into the applicant's request for the inclusion of Commercial land use. With the plat of the VenturePark property completed in 2013, the parcels that are part of the requested designation were excluded from larger lots and are oriented towards Street FF, not the larger VenturePark property. With the creation of the substantially smaller parcels adjacent to the existing commercially zoned developments, utilizing

this residue land helps further the redevelopment potential of these parcels to fit within the overall changing context at this location.

In addition, the following shall be considered for any map amendments:

5. Will the proposed amendment affect the adequacy of existing or planned facilities and services?

Applicant's response: No, this site has been anticipated and planned for development since the adoption of the Farmland Industries Redevelopment Plan.

Staff's response: Infrastructure in this area is adequate to support this type of development. Further analysis regarding the specifics related to traffic impacts and infrastructure capacity will be addressed in the subsequent rezoning (Z-16-00396), preliminary plat proposal (PP-16-00392), and approval of a site plan.

6. Will the proposed change result in reasonably compatible land use relationships?

Applicant's response: Yes. The proposed change still fits within the overall comprehensive plan goals for this area within the City of Lawrence.

Staff's response: Given that the commercially zoned properties were present prior to the annexation and redevelopment of the VenturePark property, there is a history of commercial/retail properties operating at this location. The initially approved *Farmland Industries Redevelopment Plan* anticipated some commercial uses in the area for the workers employed at the VenturePark site. The plan specifically notes that, "Limited commercial should be allowed to support the needs of the workers in the area." Introducing commercial land uses into the *Farmland Industries Redevelopment Plan* is consistent with the overall planning document as recommended by staff. Providing strict delineation of the commercial space ensures that encroachment into the VenturePark site is not anticipated, which allows adequate space for redevelopment, and stronger buffering to the residential zoning that is westerly adjacent across Street FF. This aligns the plan with the existing zoning and land uses, while providing guidance for both the plan and for applicants to the expectations of commercial uses adjacent to the planning area.

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?

Applicant's response: Yes. Allowing this comprehensive plan amendment with allow redevelopment of a blighted location and bring new business and tax dollars into the City of Lawrence.

Staff's response: This proposed amendment does not necessarily advance the interests of the citizens of Lawrence and Douglas County as a whole, but neither does it harm them. Redevelopment of the existing vacant sites would be a benefit for the immediate area and the applicant, which may have positive effects for the area. This amendment is necessary to begin the process to move toward this benefit, by providing assistance in helping further this potential redevelopment of the sites.

PROFESSIONAL STAFF RECOMMENDATION

The changes, both those prompted by the applicant's request as well as those identified by staff as being inconsistent or completed at VenturePark, and the refresh of the *Farmland Industries Redevelopment Plan* help strengthen its role and its alignment with the surrounding area. The revisions maintain the overall intent, and are more integrated with the community as it has progressed since its initial adoption.

Staff recommends approval of this Comprehensive Plan Amendment to Horizon 2020: Chapter 14: Specific Plans, revising the Farmland Industries Redevelopment Plan to include Commercial as a Future Land Use designation, to revise a portion of the Future Land Use map from Industrial to Commercial, and to incorporate general revisions and updates to the Farmland Industries Redevelopment Plan and recommends forwarding this Comprehensive Plan Amendment to the Lawrence City Commission with a recommendation for approval.

Farmland Industries Redevelopment Plan

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Lawrence/Douglas County Planning Commission Approved 11/28/07
Lawrence City Commission Approved 03/11/08
Board of County Commissioners Approved 03/31/08

Amended: <DATE PENDING>

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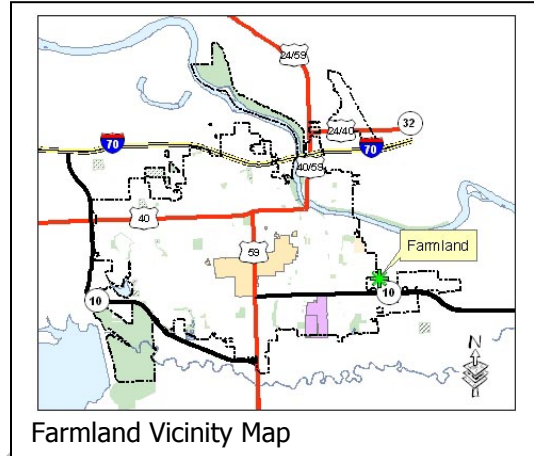
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I. Introduction and Purpose

Location

The Farmland Industries property is approximately 467 acres and is located east of Lawrence along K-10 Highway and just west of the East Hills Business Park. It is approximately one half mile south of the Kansas River. The site extends into Sections 4 and 5 of Township 13 South, Range 20 East.



Setting

Heavily traveled K-10 Highway borders the property to the south and 15th Street and the Burlington Northern Santa Fe Railroad border it to the north. The area is predominately industrial in nature, with some residential uses west of the property. In addition, the Douglas County Fairgrounds are nearby to the west and agricultural uses are to the north. South of K-10 is an industrial park.

Background

The former Farmland Nitrogen Manufacturing plant began operations in 1954. It produced throughout its operating period various nitrogen-containing chemicals. Manufacturing operations were shut down in 2001 due to an economic downturn of the agricultural fertilizer market, rising energy costs, and the bankruptcy of Farmland Industries. The Kansas Department of Health (KDHE) began monitoring and regulating environmental issues at the site in the early 1990's. The site has been inactive since its closure in 2001.

In May 2004, KDHE and Farmland reached settlement through bankruptcy proceedings, with Farmland contributing money to an independent trust fund (FI Kansas Remediation Trust) for future cleanup activities at the site.

Under the direction of KDHE, a Site Characterization Report was completed for the site in 2006 by Shaw Environmental, Inc. Extensive field work was conducted for the report in the summer of 2005. Approximately 1,200 soil, sediment, and ground water samples were collected from more than 400 locations, with the intent of both evaluating cleanup options and supporting potential site redevelopment. A major conclusion of that report is that a significant portion of the property has been found to be suitable for reuse in its present state.

The Farmland Industries Redevelopment Plan planning process was initiated by the Lawrence City Commission in early 2007.

Purpose

The Farmland Industries Redevelopment Plan brings together the community goals of creating additional employment and open space by providing a plan to redevelop a brownfield into a major community asset. This Plan will act as the City's official land use guide for Farmland Industries redevelopment. The Plan should be reviewed every 5 years to ensure it is being implemented and remains relevant.

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Farmland Industries Property

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Cleanup activities on the site are either underway or in the planning stages for future implementation. Existing cleanup activities includes the neutralization of acidic groundwater in the regulated Resource Conservation and Recovery Act (RCRA) unit. Dewatering of the wastewater ponds and land application for beneficial re-use on agricultural farmland in North Lawrence is ongoing. Dewatering the most contaminated ponds will allow for the cleanup of the sludge and contaminated soil in those ponds, which is the major source of pollution at the site. KDHE will place emphasis on cleanup strategies for the ponds that employ beneficial re-use of the contaminated sludge and soils as fertilizers.

Future cleanup activities will likely include: excavation and disposal of chrome-contaminated waste catalyst material from the Catalyst

Landfill; consolidation of nitrogen-contaminated soils into the East Lime Pond for capping in place and closure; and stormwater pollution prevention.

Transportation

The property is bordered by the Burlington Northern Santa Fe Railroad and also by K-10 highway. The multi-modal aspect of the property is an advantage for future redevelopment. There also is a spur from the mainline railroad that runs through the property.

The local road system is limited in serving the property. N 1500 Rd is a county road that serves the Farmland property along its northern boundary. 19th Street dead ends on the west edge of the property. No roads currently extend into the property from East Hills Business Park. No connections exist to the industrial park south of K-10 either. No roads bisect the property.

K-10 is state highway that connects Lawrence and Douglas County to Johnson County and the Kansas City Metro area. It is a heavily traveled highway that also functions as a commuter route. The road is a divided highway with two lanes each westbound and eastbound. The speed limit along the section that fronts East Hills Business Park and the Farmland property is 65 miles per hour. Speeds gradually reduce as the roadway narrows to a 5-lane road in the city just beyond Farmland.



Traveling west on K-10 just beyond East Hills Business Park

The divided highway, high speeds, and large volume of traffic on K-10 make accessing the property safely a priority for future redevelopment.

The site also has existing rail connections that could be used to maximize the capacity of the network and improve the operational efficiencies of the transport system including the enhancement of intermodal facilities (e.g., rail-truck) that would facilitate freight handling between modes to improve freight mobility to enhance the region's economy.

Demolition

Farmland Industries ceased operations at the Lawrence facility in 2001. Some of the processing equipment and buildings have been purchased and removed from the site. Those that remain, however, will need to be removed, along with concrete pads and foundations that are assumed to be incompatible with redevelopment.



Farmland Industries Buildings and Equipment

Natural Features

While a good portion of the property has been developed, there remain areas that have mature tree stands and retain the natural contours of the land. These areas are located in the southwestern part of the site and in the northwest section. The northwest and north part of the property is the area with the steepest slopes. There is a sandstone bluff overlooking the Kansas River valley near the Bag Warehouse. Generally the property drains from the southwest to the northeast, towards the Kansas River. There currently is no flood hazard area on the property.

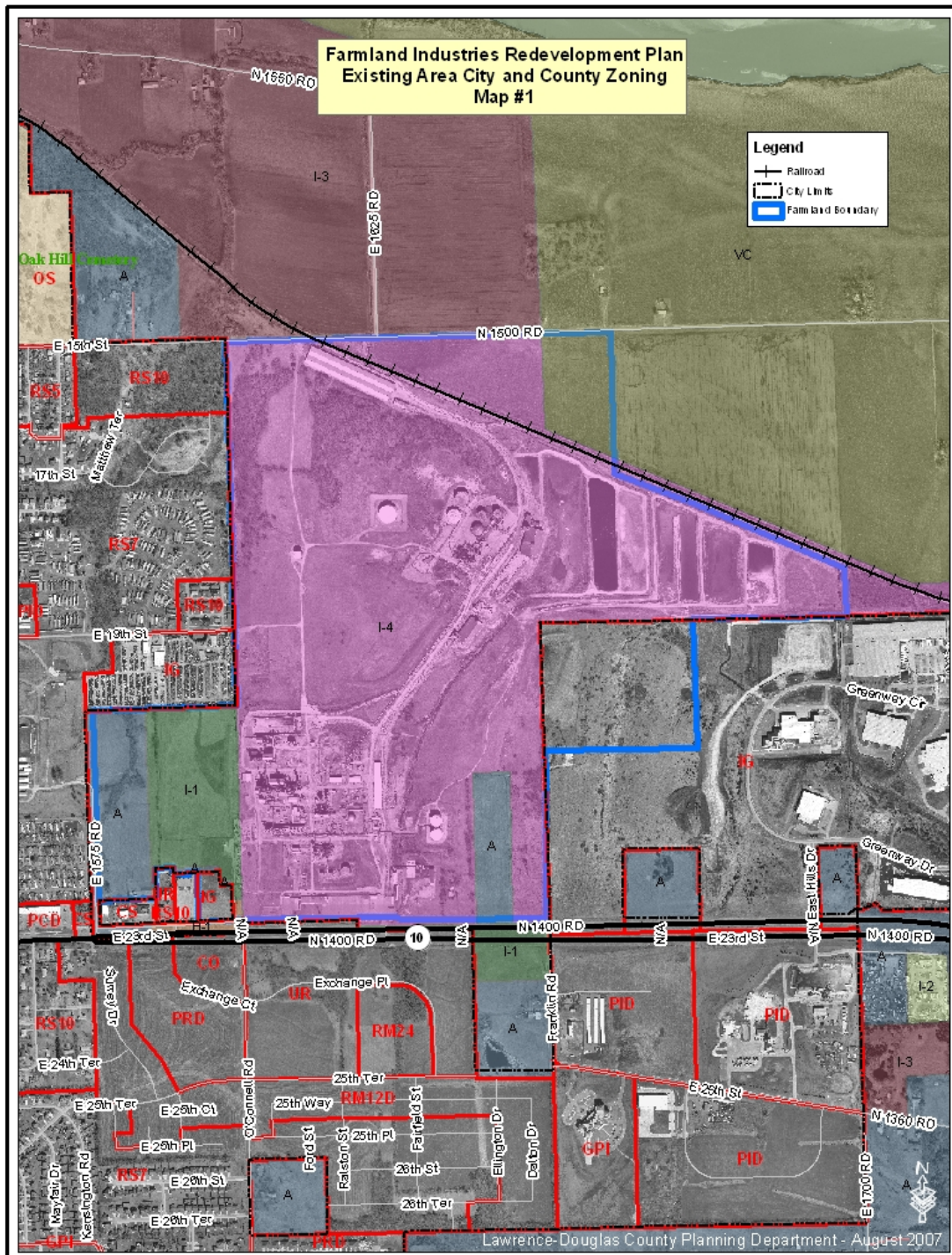
Surrounding Land Uses

Adjacent to the west of the property are a variety of land uses including residential, salvage, and the Douglas County Fairgrounds. North and northeast of the property is primarily agriculture uses. East of the property is the East Hills Business Park. South of the property and across K-10 is another business park. Map #1 details the surrounding City and County zoning.

Infrastructure

There are public water connections to the property. However, private infrastructure on the property needs to be identified in order to provide an inventory and condition assessment for future use of that infrastructure. A 16-inch City of Lawrence water transmission line runs along the north side of K-10 and serves the East Hills Business Park.

City of Lawrence wastewater service is provided to adjacent properties and does not serve this property. It's likely that future wastewater service to this property will be extended from East Hills Business Park.



III. Goals and Guiding Principles

Employment

Goal – Create an area that will further the City’s efforts to promote additional employment opportunities for economic development and tax base expansion.

Guiding Principles

- Redevelop the Farmland Industries property to support employment center development.
- Connect the property to East Hills Business Park to help foster a synergy of employment opportunities.
- Promote and market the area as a strong employment center.

Land Use

Goal – Redevelop the Farmland Industries property to support the employment and open space needs of the community.

Guiding Principles

- Industrial/Business/Research Park land use should be the dominant future land use of the property.
- Limited commercial should be allowed to support the needs of the workers in the area. Commercial of a neighborhood, community, or regional nature shall not be allowed. Commercial shall not be permitted along the frontage of K-10 Highway as the Plan discourages strip commercial development along K-10.
- Integrate open space into the property to serve the workers and the community at-large.
- Provide civic space and civic uses to integrate with the neighboring Douglas County Fairgrounds.
- Residential is not an allowable use for future redevelopment of the property.

Public Infrastructure

Goal - Provide ongoing improvement of infrastructure and public facilities that will facilitate the redevelopment of the Farmland Industries property.

Guiding Principles

- Ensure safe access to K-10 from the site.
- Provide a road network through the site that provides connections to the City's existing road system and connects to East Hills Business Park.
- Provide sewer and water connections and ensure adequate City system capacity to handle the redevelopment of the property.
- Continue to manage the stormwater system with the existing mechanisms that are in place. Improve the stormwater system when appropriate in the future.

IV. Future Land Use

The Farmland Future Land Use Plan (Map #2) graphically illustrates a conceptual guide for future redevelopment that embodies the goals and guiding principles presented in Section III. The map is conceptual and should not be used to determine precise zoning boundaries. This future land use plan only supports commercial uses necessary for the long-term redevelopment of the property. In addition, residential uses are not permitted.

Industrial/Business/Research Park

This category applies to the majority of the Farmland Industries property to support redevelopment for a future employment area. This category includes office uses, light to heavy industrial, manufacturing and warehousing. Attention should be paid to site buffering and design as the property borders a major highway which is a gateway into the community. Civic or Governmental uses, should be assigned to the westernmost part of the property. Civic uses are also allowed uses.

Primary Uses: office, light industrial, manufacturing, warehousing, arts & culture, education, and government

Zoning Districts: IBP (Industrial/Business Park), IL (Limited Industrial District), IM (Medium Industrial District), IG (General Industrial District), PID (Planned Industrial District), and GPI (General Public and Institutional Use District).

Density/Intensity: Light to heavy

Commercial

This land use is limited to the areas adjacent to the intersection of E. 23rd Street and Street FF to support existing and future commercial development within this portion of the planning area. The intent is to square the boundaries of the existing commercial development at this intersection, but not further expand commercial into the Farmland site. Any further expansion of commercial land use designation along K-10 or Street FF is inconsistent with the overall intent of this plan.

Primary Uses: Commercial, Office, Retail

Zoning Districts: CS (Commercial Strip), CO (Office Commercial District)

Intensity: Light to Medium

Open Space

This category applies to the areas of the property reserved for future open space for use by workers at the site and the public at-large. Trails are recommended in the open space area. Integrating trails within this space and connecting them to the area's trail system is recommended. Utility uses are not precluded by this designation.

Primary Uses: Open space, passive recreation, and trails

Zoning Districts: OS

Intensity: Light

Utility

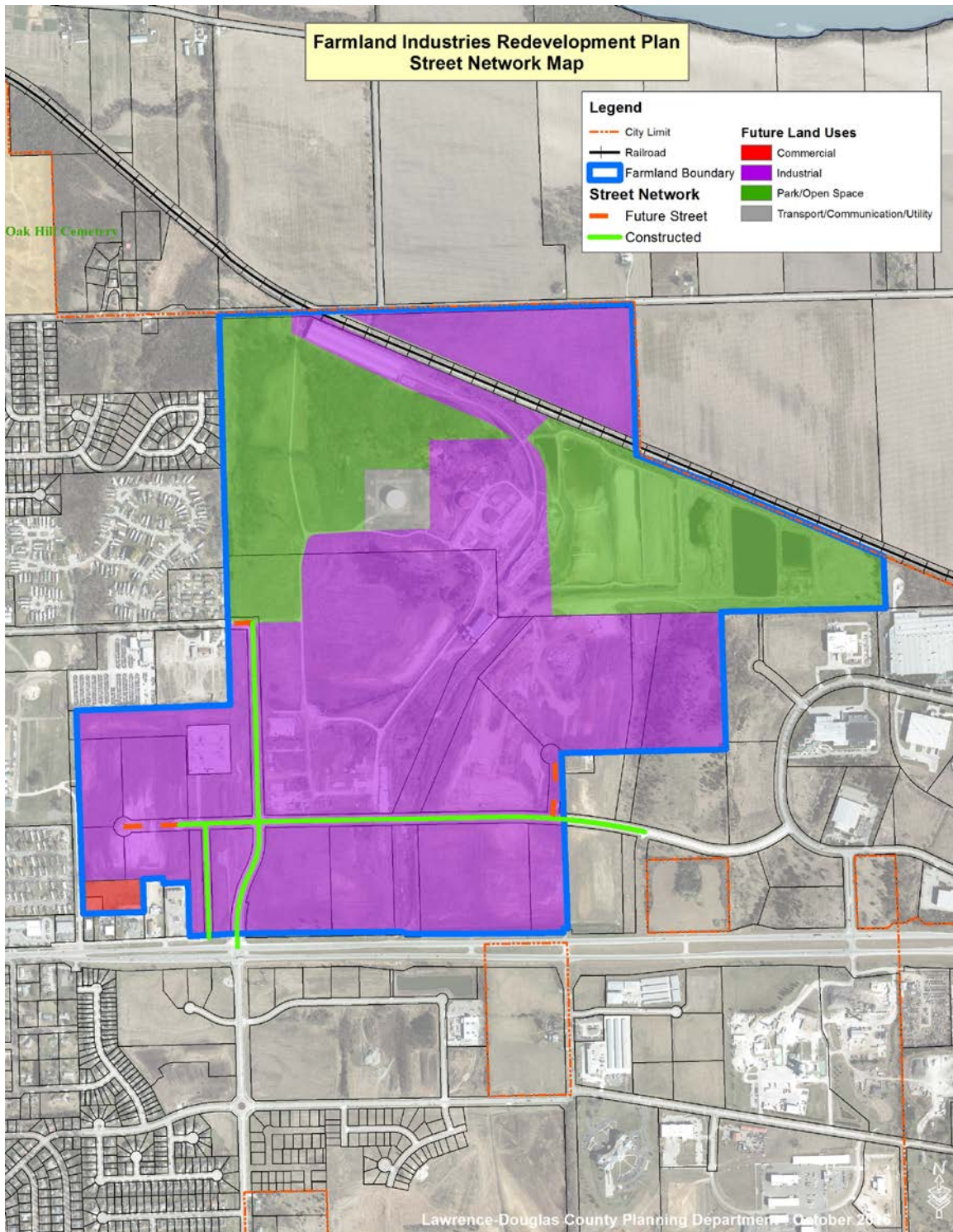
This category designates those areas of the property necessary for public sewer and water service. Uses include pump stations, water storage, etc.

Primary Uses: Public utilities

Zoning Districts: GPI

Intensity: Light to medium

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V. Design Guidelines and Standards

Purpose

K-10 Highway is a major gateway into the community. As such, future development and redevelopment of the Farmland property should respect this roadway's prominence for drivers entering the community. In addition, the overall development of the Farmland property should:

- Facilitate safe, functional and attractive development.
- Protect investment in the community by encouraging consistently high quality development.
- Foster a sense of community and encourage pride of ownership.

Building Orientation

1. While development lots in the Farmland property will not be able to take direct access to K-10, buildings that are adjacent to K-10 will be required to present their best faces to K-10. In other words, buildings must present a front door image to K-10. Parking must be located behind the building and opposite of K-10.

Further, buildings throughout the entire development shall orient a front door to street from which the property is taking access.



Not appropriate – loading docks oriented towards the street.

Pedestrian and Employee Amenities

1. Provide for a continuation of pedestrian access when employment-related developments are located adjacent to existing or planned open space.
2. Accessible parking spaces shall be convenient to building entries.
3. Organize the site layout to provide functional employee spaces, including shade structures and amenities between or in front of buildings.



Employee seating in shaded courtyard

Vehicle Circulation and Parking

1. Public/visitor areas shall be separate from truck delivery and maneuvering areas.
2. Coordinate circulation and parking areas with adjoining lots to the extent possible.
3. Reduce pavement widths whenever possible in favor of greater landscaped open space.
4. Use canopy trees in parking lots to break up the scale of large parking lots, provide additional shading and reduce "heat island" impacts.

Loading Areas and Accessory Equipment

1. Service areas, loading and storage areas, and refuse enclosures should be oriented away from public street frontages or screened from these frontages.
2. Locate ground-mounted utility cabinets where they do not conflict with prominent site views or impair vehicle site distances and can be screened from major streets and public areas. Paint cabinets and screen walls to match the principal structure. Where space allows, provide landscaping in front of screening walls.

Landscaping

1. Design the project landscape theme to complement and enhance project architecture
2. Incorporate perimeter landscaping where sites border non-industrial uses.
3. Shade trees should be located throughout all paved parking areas wherever they are located on site and in association with pedestrian and employee amenities and gathering areas. Enclosed service, loading and storage areas are excluded.
4. Provide significant foundation and/or accent plantings, including trees, around buildings to accentuate or screen building and parking structure elements.
5. In highly visible areas, use taller and larger caliper trees.

Lighting

1. Provide pedestrian scale lighting fixtures adjacent to pedestrian paths and employee amenities. Select lighting fixtures that complement the general architectural style of the development.
2. Highlighting of significant architectural features, specimen trees and artwork with accent lighting should be considered. Lighting an entire building or major portion thereof is discouraged.
3. Provide security lighting that is both effective and attractive to promote a safe and secure facility.

Signs

1. Coordinate signage design and materials, including building addresses, to create a consistent style of building identification.

Farmland Industries Redevelopment Plan

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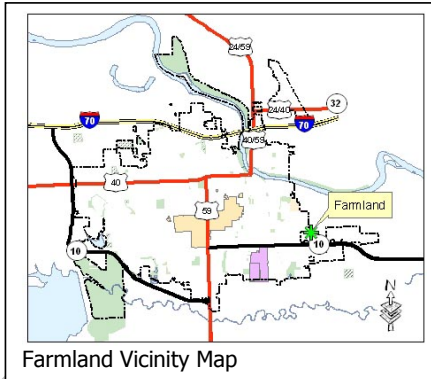
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Heavily traveled K-10 Highway borders the property to the south and 15th Street and the Burlington Northern Santa Fe Railroad border it to the north. The area is predominately industrial in nature, with some residential uses west of the property. In addition, the Douglas County Fairgrounds are nearby to the west and agricultural uses are to the north. South of K-10 is an industrial park.

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Traveling west on K-10 just beyond East Hills Business Park

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Demolition

Farmland Industries ceased operations at the Lawrence facility in 2001. Some of the processing equipment and buildings have been purchased and removed from the site. Those that remain, however, will need to be removed, along with concrete pads and foundations that are assumed to be incompatible with redevelopment.



Farmland Industries Buildings and Equipment

Natural Features

While a good portion of the property has been developed, there remain areas that have mature tree stands and retain the natural contours of the land. These areas are located in the southwestern part of the site and in the northwest section. The northwest and north part of the property is the area with the steepest slopes. There is a sandstone bluff overlooking the Kansas River valley near the Bag Warehouse. Generally the property drains from the southwest to the northeast, towards the Kansas River. There currently is no flood hazard area on the property.

Surrounding Land Uses

Adjacent to the west of the property are a variety of land uses including residential, salvage, and the Douglas County Fairgrounds. North and northeast of the property is primarily agriculture uses. East of the property is the East Hills Business Park. South of the property and across K-10 is another business park. Map #1 details the surrounding City and County zoning.

Infrastructure

There are public water connections to the property. However, private infrastructure on the property needs to be identified in order to provide an inventory and condition assessment for future use of that infrastructure. A 16-inch City of Lawrence water transmission line runs along the north side of K-10 and serves the East Hills Business Park.

City of Lawrence wastewater service is provided to adjacent properties and does not serve this property. It's likely that future wastewater service to this property will be extended from East Hills Business Park.

III. Goals and Guiding Principles

Employment

Goal – Create an area that will further the City’s efforts to promote additional employment opportunities for economic development and tax base expansion.

Guiding Principles

- Redevelop the Farmland Industries property to support employment center development.
- Connect the property to East Hills Business Park to help foster a synergy of employment opportunities.
- Promote and market the area as a strong employment center.

Land Use

Goal – Redevelop the Farmland Industries property to support the employment and open space needs of the community.

Guiding Principles

- Industrial/Business/Research Park land use should be the dominant future land use of the property.
- Limited commercial should be allowed to support the needs of the workers in the area. Commercial of a neighborhood, community, or regional nature shall not be allowed. Commercial shall not be permitted along the frontage of K-10 Highway as the Plan discourages strip commercial development along K-10.
- Integrate open space into the property to serve the workers and the community at-large.
- Provide civic space and civic uses to integrate with the neighboring Douglas County Fairgrounds.
- Residential is not an allowable use for future redevelopment of the property.

Public Infrastructure

Goal - Provide ongoing improvement of infrastructure and public facilities that will facilitate the redevelopment of the Farmland Industries property.

Guiding Principles

- Ensure safe access to K-10 from the site.
- Provide a road network through the site that provides connections to the City's existing road system and connects to East Hills Business Park.
- Provide sewer and water connections and ensure adequate City system capacity to handle the redevelopment of the property.
- Continue to manage the stormwater system with the existing mechanisms that are in place. Improve the stormwater system when appropriate in the future.

IV. Future Land Use

The Farmland Future Land Use Plan (Map #2) graphically illustrates a conceptual guide for future redevelopment that embodies the goals and guiding principles presented in Section III. The map is conceptual and should not be used to determine precise zoning boundaries. This future land use plan only supports commercial uses necessary for the long-term redevelopment of the property. In addition, residential uses are not permitted.

Industrial/Business/Research Park

This category applies to the majority of the Farmland Industries property to support redevelopment for a future employment area. This category includes office uses, light ~~to heavy~~ industrial, manufacturing and warehousing. Attention should be paid to site buffering and design as the property borders a major highway which is a gateway into the community. ~~Civic or Governmental uses, should be assigned to the westernmost part of the property. Civic uses are also allowed uses.~~

Primary Uses: office, light industrial, manufacturing, ~~and~~ warehousing, ~~arts & culture, education, and~~

~~Zoning~~ government

Zoning Districts: IBP (Industrial/Business Park), IL (Limited Industrial District), ~~IM (Medium Industrial District),~~ IG (General Industrial District), ~~and~~ PID (Planned Industrial District), ~~and GPI (General Public and Institutional Use District).~~

Density/Intensity: Light to heavy

Civic

~~Civic space is assigned to the westernmost part of the property that is adjacent to the Douglas County Fairgrounds. Uses here should be compatible with the Fairgrounds and provide a buffer to the residential uses to the west. Uses that support the Fairgrounds would be appropriate at this location.~~

~~Primary Uses:~~ Arts, culture, education, and government

~~Zoning Districts:~~ GPI

~~Density/Intensity:~~ Light to medium

Commercial

~~This land use is limited to the areas adjacent to the intersection of E. 23rd Street and Street FF to support existing and future commercial development within this portion of the planning area. The intent is to square the boundaries of the existing commercial development at this intersection, but not further expand commercial into the Farmland site. Any further expansion of commercial land use designation along K-10 or Street FF is inconsistent with the overall intent of this plan.~~

~~Primary Uses:~~ Commercial, Office, Retail

~~Zoning Districts:~~ CS (Commercial Strip), CO (Office Commercial District)

~~Intensity:~~ Light to Medium

Open Space

This category applies to the areas of the property reserved for future open space for use by workers at the site and the public at-large. Trails are recommended in the open space area. Integrating trails within this space and connecting them to the area's trail system is recommended.

Utility uses are not precluded by this designation.

Primary Uses: Open space, passive recreation, and trails

Zoning Districts: OS

Intensity: Light

Utility

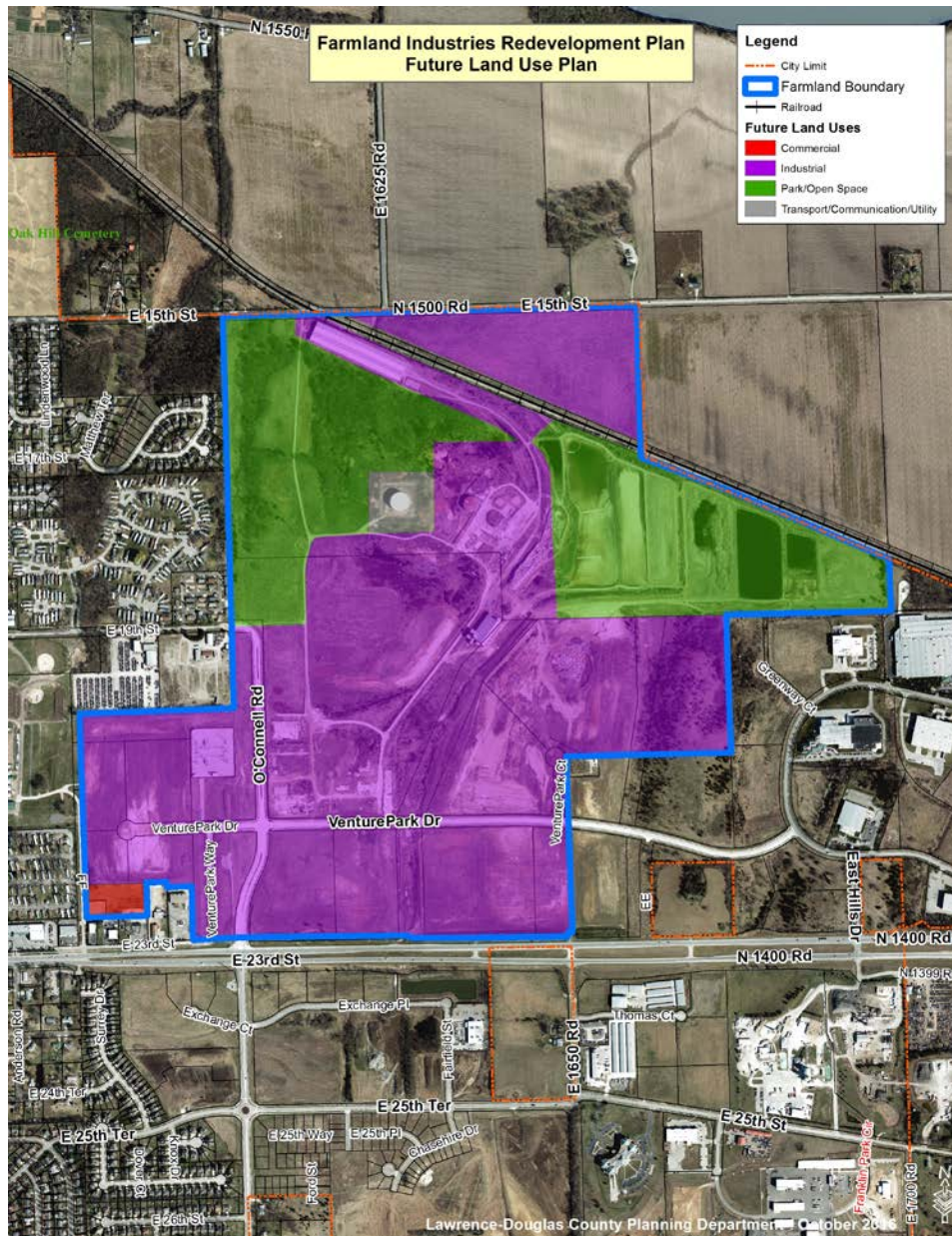
This category designates those areas of the property necessary for public sewer and water service. Uses include pump stations, water storage, etc.

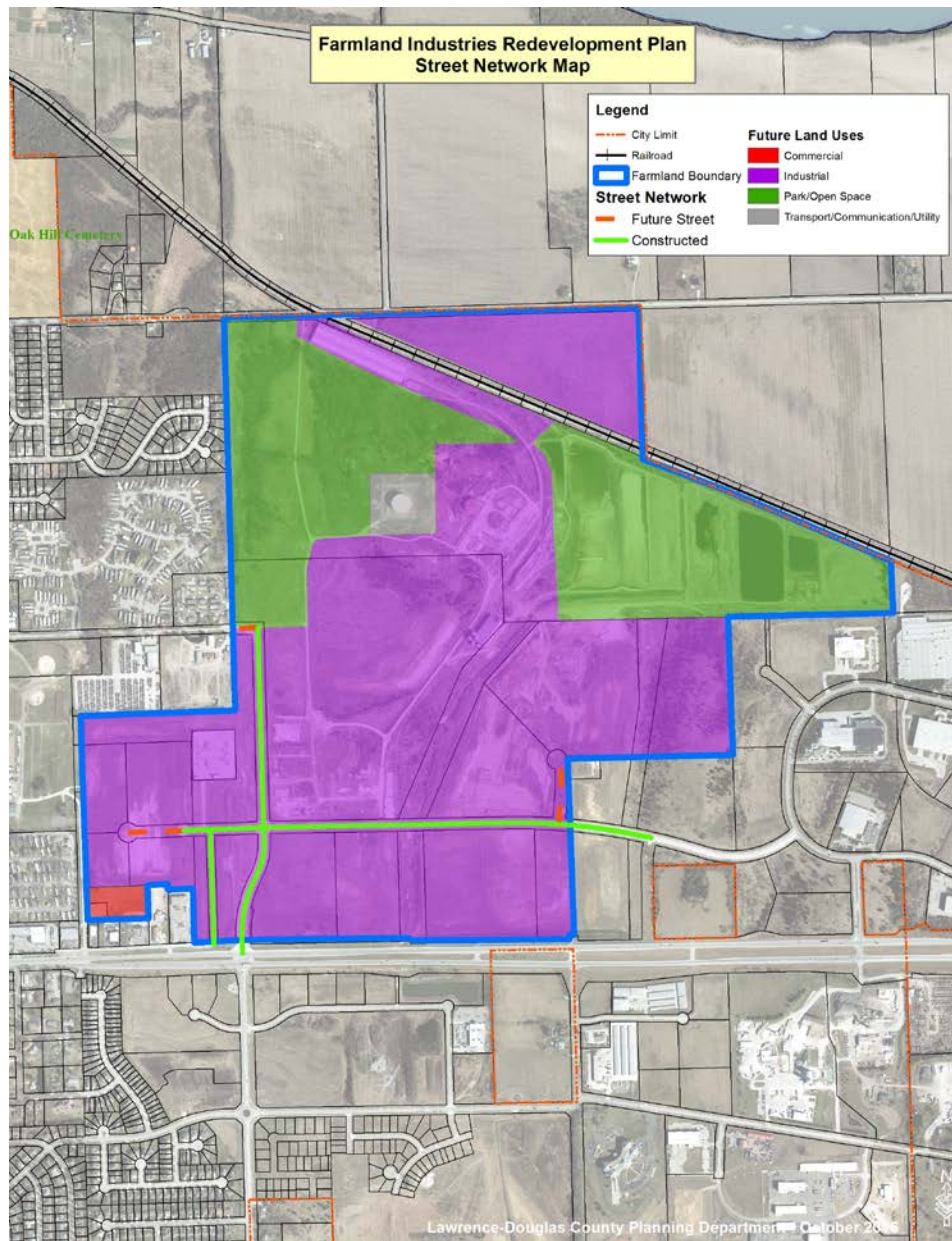
Primary Uses: Public utilities

Zoning Districts: GPI

Intensity: Light to medium

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V. Redevelopment Strategy

A number of issues need to be addressed on this property before it can reach its ultimate potential of becoming an employment center for the community. There is environmental cleanup to complete, demolition of former Farmland Industries structures is necessary, public infrastructure must be extended into the site, and transportation issues need to be resolved. The following strategy addresses those issues for the long-term redevelopment of the Farmland Industries site.

Action steps are provided at the end of each section. The action steps represent implementation activities that should occur in order for this property to properly redevelop. The responsible party, or parties, is listed in parentheses at the end of each action step. Responsibility is either full or partial depending on the circumstances of each situation. Extension of infrastructure shall follow existing City development procedures and policies that are in place at the time development occurs.

A. Environmental

While a good portion of the property has no environmental issues, those portions that do will need remediation before redevelopment can occur. The independent trust fund, FI Kansas Remediation Trust, contains money dedicated for future remediation activities at the site.

Action Step: Complete environmental remediation as the property develops (property owner/developer/KDHE)

B. Demolition

Demolition of existing structures and concrete foundations deemed deficient for redevelopment is a cost that needs to be considered for future redevelopment.

Action Step: Complete necessary demolition as the property develops (property owner/developer)

C. Public Infrastructure

Water

There are public water connections to the property. However, private infrastructure on the property needs to be identified in order to provide an inventory and condition assessment for future use of that infrastructure. A 16-inch City of Lawrence water transmission line runs along the north side of K-10 and serves the East Hills Business Park. City of Lawrence public water will need to be extended to serve future redevelopment of the entire site. Public water is available along the north side of K-10 and in East Hills Business Park.

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~~_____ A water transmission line from the KAW Water Treatment Plant is being planned to service the southeast area of the city. This transmission line likely will run along the western boundary of the property.~~

~~_____ The possibility exists that the City will use the site of the existing Farmland Industries water storage tank for future potable water storage for the City's water system. The Future Land Use Map designates this possibility.~~

~~_____ **Wastewater**~~

~~_____ City of Lawrence sewer service will need to be extended into the site to serve future redevelopment. Public sewer service is available in East Hills Business Park.~~

~~_____ Any future water and wastewater service to the property is contingent upon the ability of the City to properly serve the development as it occurs on the property. In other words, adequate City system capacity must be in place before service can be utilized on the property.~~

~~_____ **Stormwater**~~

~~_____ The overall redevelopment should include two or three regional detention basins to maximize land use. The existing detention basin should continue to be utilized to accommodate drainage on the western portion of the property. The existing drainage channel that runs through the property should be preserved as well and function as the primary drainage channel for the site. A possible second location for regional detention would be located southwest of the existing settling basins. Existing topography also provides the opportunity for a third basin immediately south of the existing settling basins. The general locations of the above mentioned existing and future facilities are shown on Map #3.~~

~~_____ **Action Step:** Survey existing private infrastructure on the property to determine viability for future public use (Property owner/developer, City)~~

~~_____ **Action Step:** Ensure adequate system capacity before providing public utility service to property (City)~~

~~_____ **Action Step:** Extend public utility services to serve the site (property owner/developer)~~

~~_____ **Action Step:** Construct regional detention basins as needed during development of the property (Property owner/developer)~~

Map #3 – General locations of existing and future stormwater facilities.



D. Transportation

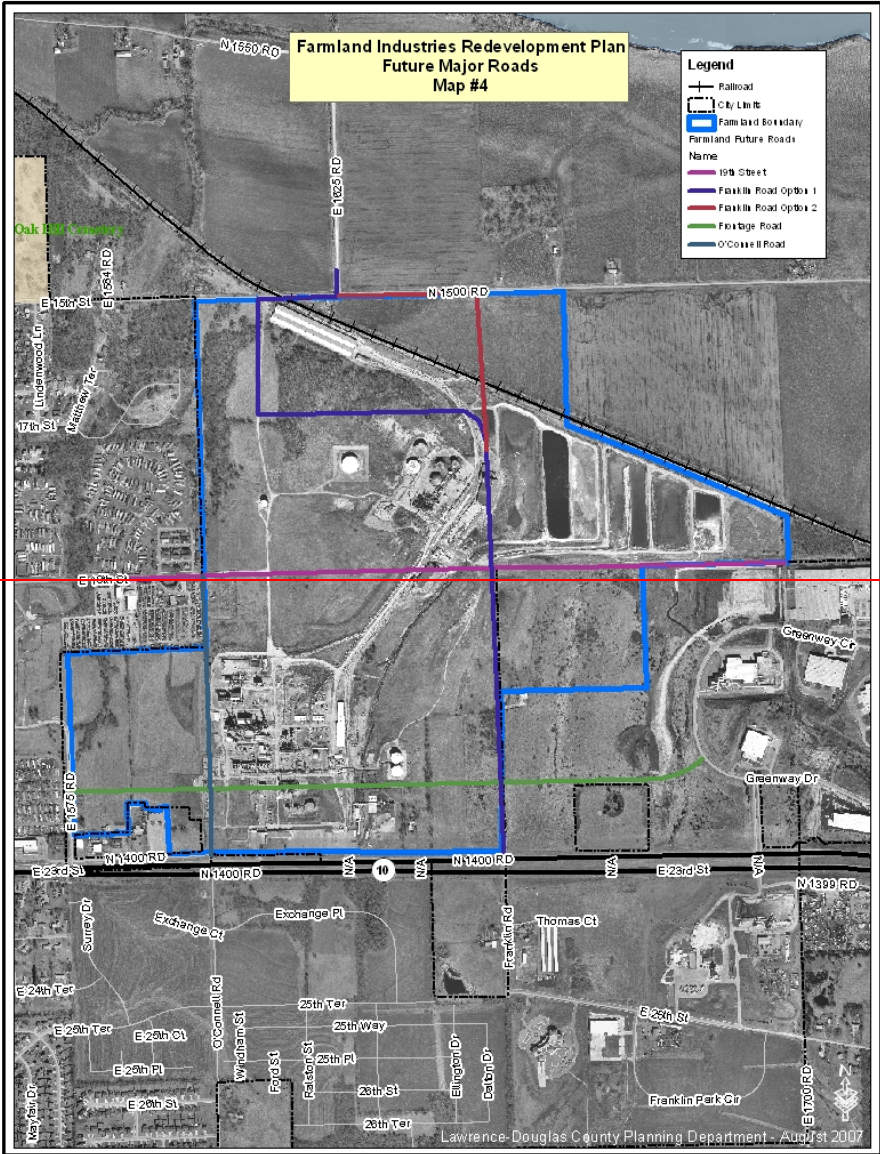
Road System

Map #4 shows the future major roads that should be extended through the property. O'Connell Road should be extended north to connect to 19th Street. 19th Street should be extended east through the property to connect to East Hills Business Park and beyond. 15th Street, as it extends to the east to this property, should be improved to urban standards as the property redevelops.

Franklin Road should be extended north to connect with 15th Street. This plan identifies options to make that connection. Topographic conditions on the site as well as the presence of a railroad make it necessary to present options that can be studied in more detail and when a project to extend the road is initiated.

The option that turns east near the northern boundary of the property does this because of topographic concerns and also because it will not create a need for another rail crossing. The option that goes straight north will need approval from the railroad for another crossing, something that may be a

challenge to receive. The options presented are not meant to convey final alignments. Final alignments will have to be determined through the design process of the road project. The map also is not meant to preclude options that are not shown but may ultimately work. Care should be taken to design the road that trucks will not have to make difficult turning movements to access and move through the property.



Access to these major roads from the development lots on the site shall be limited. However, industrial users on large lots that are significant generators of traffic may directly access arterial roads if the size of the site is such that it allows internal circulation without the necessity of constructing local roads to direct that circulation to the arterial road. Such access shall be based on sound traffic engineering principles and shall be properly controlled with appropriate signalization and turn lanes. Smaller lots shall take access from local roads.

The map also shows a road extending to the west from East Hills Business Park to provide a reverse frontage road for development lots that will front K-10. Additional local roads that serve the site should be arranged to minimize development lot access to the future major roads. The functional classifications of the future major roads are identified in Table 1.

Table 1—Farmland Future Roads Functional Classifications

Future Road	Functional Classification
Franklin Road	Minor Arterial
19th Street	Minor Arterial
O'Connell Road	Collector
Frontage Road	Collector

V. Design Guidelines and Standards

Franklin Road/K-10 Intersection

Providing safe access to K-10 at Franklin Road will be a key component to the redevelopment of the Farmland Industries property. Traffic on K-10 Highway in this area travels at a high rate of speed. Controlling access is important for the safety of the workers and others that will be accessing the employment center. Options for this intersection include:

- Stop sign controls—install stop signs on the Farmland property to stop traffic before it enters K-10. This is similar to the existing condition at East Hills Drive and K-10. This is an interim measure at best and not recommended as a long-term solution.
- Signalized at-grade intersection—this would stop traffic on K-10 to allow workers and others from this site to safely access the highway. This is a feasible solution that is an affordable option.
- Separated grade intersection—ramps control traffic entering and exiting the site from the highway. The best option for safely accessing the site while also keeping traffic moving on K-10. This is a potential solution and also the most costly.

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Phasing the access control at Franklin Road and K-10 is an appropriate way to address long-term redevelopment of the Farmland property. Stop sign controls on the property for traffic exiting onto K-10 are only appropriate for a small amount of development on the property. Upgrading to a signalized intersection should happen when traffic warrants are met to require the upgrade.

The determination to create a separated grade intersection will in large measure be dependent on the status of K-10 Highway. If K-10 remains a divided highway with traffic moving at a high rate of speed, a separated grade intersection may be warranted by the amount of redevelopment on the property. If K-10 becomes an urbanized arterial street (23rd Street) with slower speeds, a separated grade intersection may not be necessary. This Plan simply recognizes that a separated grade intersection may be necessary in the future.

Previous planning efforts have addressed the situation with the future of Franklin Road. The 23rd Street Corridor Study recommends a signalized intersection at Franklin Road as an interim measure with the ultimate improvement being an interchange with frontage roads. It also recommends closing the East Hills Drive access to K-10 and replacing it with a connection to Franklin Road. The K-10 Transportation Study recommends that if an interchange is constructed at Franklin Road, the current access at East Hills Business Park would be closed with a new roadway connection established between the Business Park and Franklin Road.

Bicycles

Map #4A shows the future bicycle facilities for the Farmland Industries area. This Plan supports constructing bicycle facilities as part of the long-term redevelopment of the property. Any trail system created as part of the redevelopment of the property should connect to the bicycle facilities on the major roads. This plan recommends extending bicycle facilities as roads extend through the property, even if Map #4A does not show the bicycle facility extension.

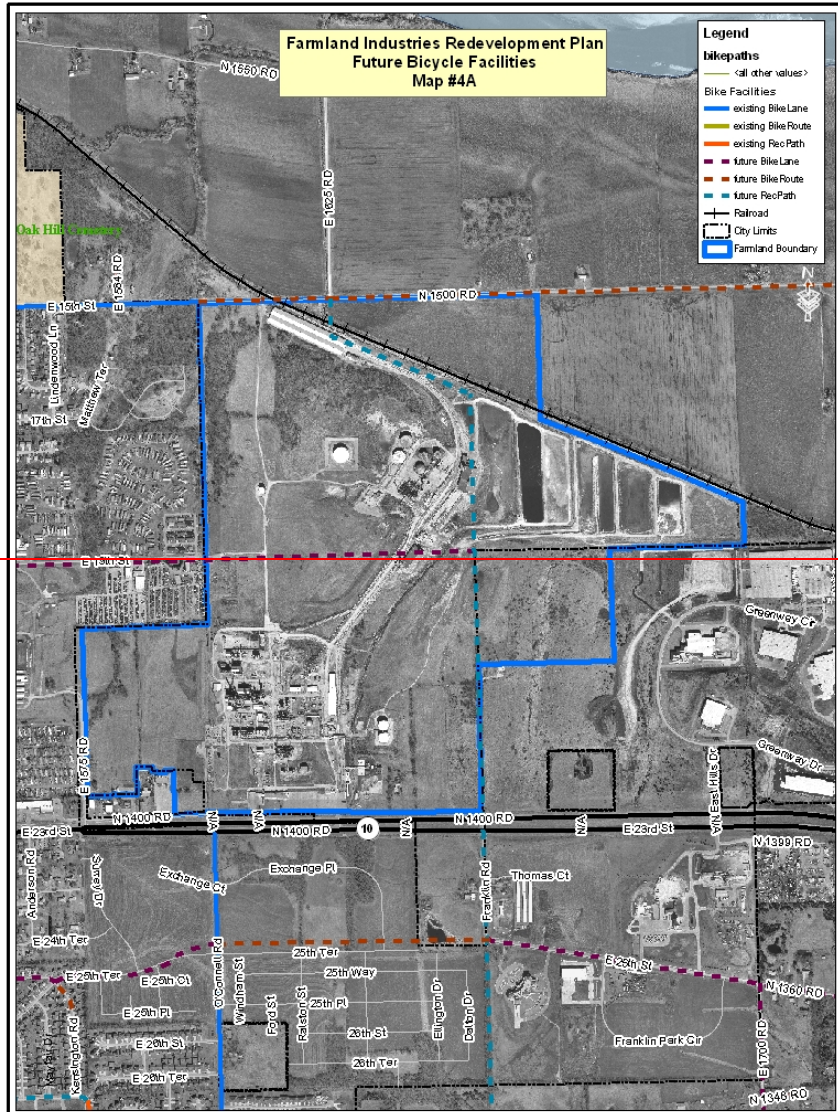
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Action Step: Extend roads through the site (property owner/developer, City)

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Action Step: Extend bicycle facilities through the site (property owner/developer, City)

Action Step: Provide safe access to the property from K-10 at Franklin Road (City, State, property owner/developer)

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E. Development

Farmland Industries Redevelopment Plan
03/31/08<DATE PENDING>

Annexation/Rezoning/Subdivision

~~Annexation of the property into the City of Lawrence must precede redevelopment of the site. A small portion of the property is annexed, but the majority is still within Unincorporated Douglas County. The City boundary is this property's western boundary and also its eastern boundary. East Hills Business Park to the east is in the City. City services will not be available to the site without annexation.~~

~~Rezoning and subdividing the property to the appropriate classifications to support the future land use of this property will need to proceed either concurrently with annexation or separately as the property becomes ready for redevelopment.~~

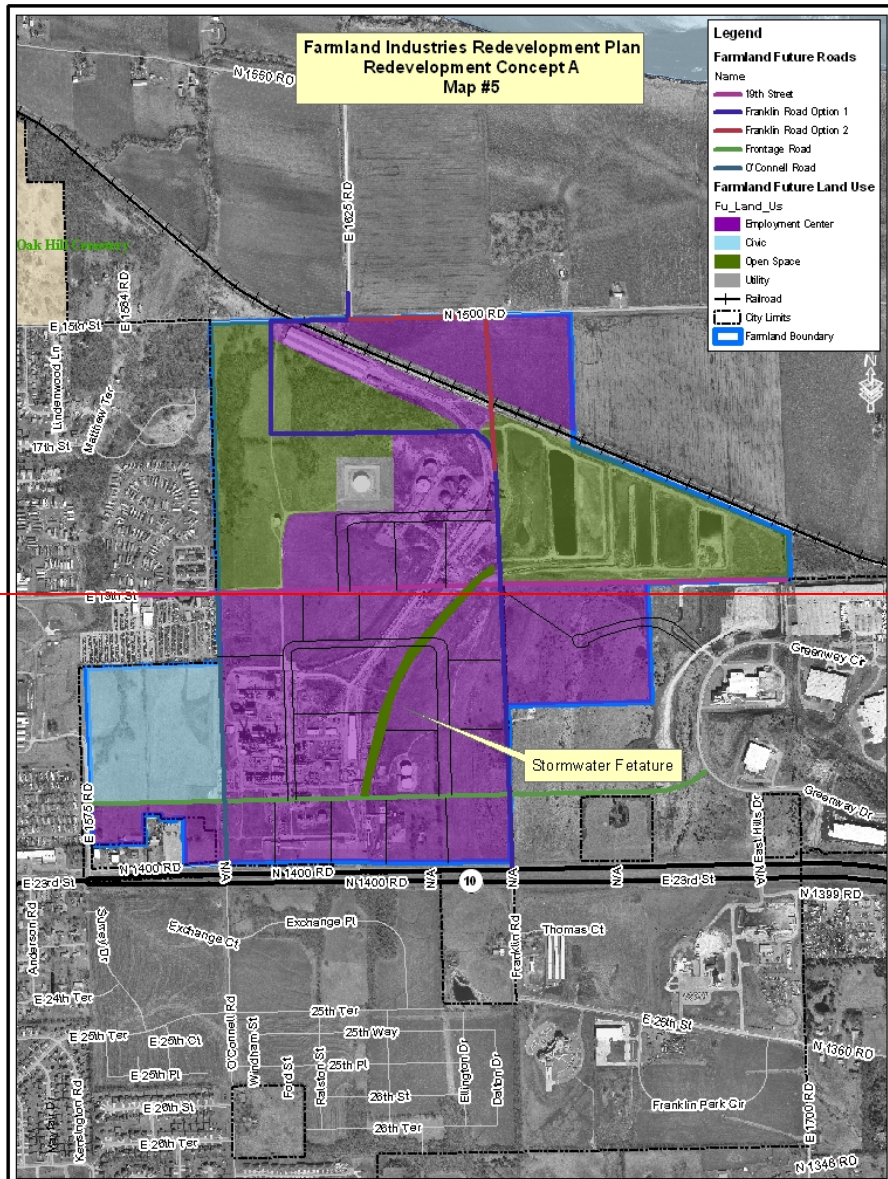
Redevelopment Concepts

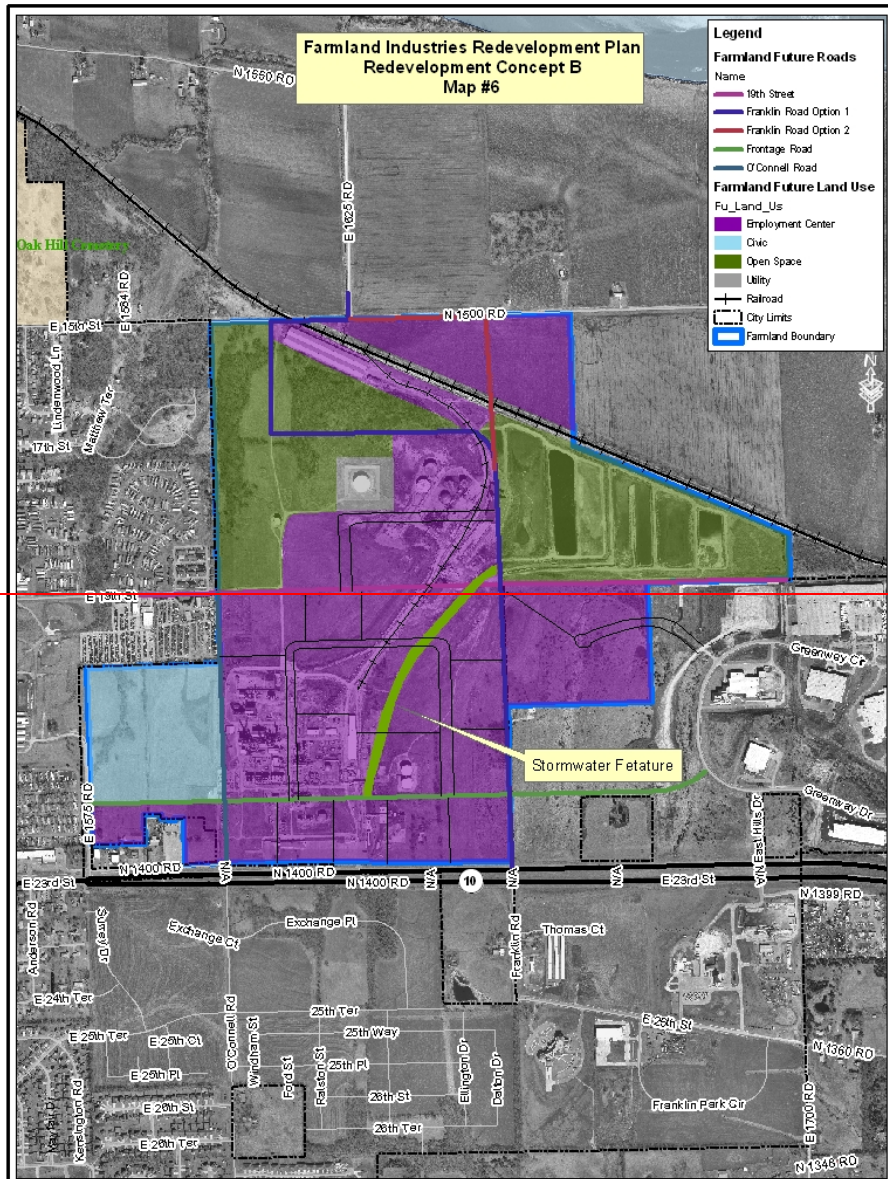
~~Redevelopment concepts are presented on the next two pages. The key features of the concepts are the varying sizes of development lots, lot access primarily limited to an interior road system within the site, and a stormwater feature. Concept B also keeps the interior rail line as an option for redevelopment.~~

~~These concepts, and the key features listed above, are meant to present a guide for future redevelopment that meets the intent of this Plan. They are not intended to provide the only options for redevelopment. Lots sizes, and their arrangement, should be determined as the market necessitates at the time of redevelopment.~~

Action Step: Annex the property (City, property owner/developer)

Action Step: Rezone and plat the property consistent with this Plan (City, property owner/developer)





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~~VI. Design Guidelines and Standards~~

Purpose

K-10 Highway is a major gateway into the community. As such, future development and redevelopment of the Farmland property should respect this roadway's prominence for drivers entering the community. In addition, the overall development of the Farmland property should:

- Facilitate safe, functional and attractive development.
- Protect investment in the community by encouraging consistently high quality development.
- Foster a sense of community and encourage pride of ownership.

Building Orientation

1. While development lots in the Farmland property will not be able to take direct access to K-10, buildings that are adjacent to K-10 will be required to present their best faces to K-10. In other words, buildings must present a front door image to K-10. Parking must be located behind the building and opposite of K-10.

Further, buildings throughout the entire development shall orient a front door to street from which the property is taking access.



Not appropriate – loading docks oriented towards the street.

Pedestrian and Employee Amenities

1. Provide for a continuation of pedestrian access when employment-related developments are located adjacent to existing or planned open space.
2. Accessible parking spaces shall be convenient to building entries.
3. Organize the site layout to provide functional employee spaces, including shade structures and amenities between or in front of buildings.



Employee seating in shaded courtyard

Vehicle Circulation and Parking

1. Public/visitor areas shall be separate from truck delivery and maneuvering areas.
2. Coordinate circulation and parking areas with adjoining lots to the extent possible.
3. Reduce pavement widths whenever possible in favor of greater landscaped open space.
4. Use canopy trees in parking lots to break up the scale of large parking lots, provide additional shading and reduce "heat island" impacts.

Loading Areas and Accessory Equipment

1. Service areas, loading and storage areas, and refuse enclosures should be oriented away from public street frontages or screened from these frontages.
2. Locate ground-mounted utility cabinets where they do not conflict with prominent site views or impair vehicle sight distances and can be screened from major streets and public areas. Paint cabinets and screen walls to match the principal structure. Where space allows, provide landscaping in front of screening walls.

Landscaping

1. Design the project landscape theme to complement and enhance project architecture
2. Incorporate perimeter landscaping where sites border non-industrial uses.
3. Shade trees should be located throughout all paved parking areas wherever they are located on site and in association with pedestrian and employee amenities and gathering areas. Enclosed service, loading and storage areas are excluded.
4. Provide significant foundation and/or accent plantings, including trees, around buildings to accentuate or screen building and parking structure elements.
5. In highly visible areas, use taller and larger caliper trees.

|

Lighting

1. Provide pedestrian scale lighting fixtures adjacent to pedestrian paths and employee amenities. Select lighting fixtures that complement the general architectural style of the development.
2. Highlighting of significant architectural features, specimen trees and artwork with accent lighting should be considered. Lighting an entire building or major portion thereof is discouraged.
3. Provide security lighting that is both effective and attractive to promote a safe and secure facility.

Signs

1. Coordinate signage design and materials, including building addresses, to create a consistent style of building identification.

DRAFT

HORIZON 2020

The Comprehensive Plan for Lawrence and Unincorporated Douglas County

~~April 20, 2016~~ <DATE PENDING>
Amendment

Plan prepared by the Lawrence/Douglas County Metropolitan Planning Office based upon recommendations from the HORIZON 2020 Steering Committee.

Adopted by the Planning Commission on May 22, 1996.

Adopted by the City Commission January 28, 1997.

Douglas County Board of County Commissioners May 18, 1998.

HORIZON 2020

The Comprehensive Plan
for Lawrence and
Unincorporated Douglas County

1998 Revised Edition

HORIZON 2020 ADOPTED:

Lawrence/Douglas County Metropolitan Planning Commission	May 22, 1996
Lawrence City Commission	January 28, 1997
Douglas County Board of County Commissioners	May 18, 1998

AMENDMENTS SINCE ADOPTION:

1. Map 3-2-Inset, Future Land Use - City of Lawrence
Lawrence-Douglas County Metropolitan Planning Commission - December 17, 1997
Lawrence City Commission - February 17, 1998
2. Regarding Rural Development Issues and the Urban Growth Area Boundary (including a revised format)
Lawrence-Douglas County Metropolitan Planning Commission - April 29, 1998
Douglas County Board of County Commissioners - May 18, 1998
Lawrence City Commission - June 9, 1998
3. Extend the Urban Growth Area east of Noria (E1750) Rd
Lawrence-Douglas County Metropolitan Planning Commission - March 15, 2000
Douglas County Board of County Commissioners - March 22, 2000
Lawrence City Commission - April 11, 2000
4. Adding public health facilities text to Chapter Ten, Section Twelve concerning "Municipal Buildings and Facilities, Health Services"
Lawrence-Douglas County Metropolitan Planning Commission - February 28, 2001
Douglas County Board of County Commissioners - March 28, 2001
Lawrence City Commission - March 27, 2001
5. Updating of population projections in Chapter Two and modification of Table of Contents and Table and Figure listing
Lawrence-Douglas County Metropolitan Planning Commission - May 23, 2001
Douglas County Board of County Commissioners - August 15, 2001
Lawrence City Commission - June 12, 2001
6. Update to Chapter Twelve – Economic Development
Lawrence-Douglas County Metropolitan Planning Commission – October 22, 2003
Douglas County Board of County Commissioners - November 19, 2003
Lawrence City Commission - November 18, 2003
Effective date - December 1, 2003
7. Adoption of Revised Major Thoroughfares Maps - (Pages 8-5 and 8-6)
Lawrence-Douglas County Metropolitan Planning Commission – November 19, 2003
Douglas County Board of County Commissioners - December 15, 2003
Lawrence City Commission - December 30, 2003
Effective date - January 4, 2004
8. Expansion of the Urban Growth Area - (Pages 3-3, 3-5, and 4-3)
Lawrence-Douglas County Metropolitan Planning Commission – December 17, 2003
Douglas County Board of County Commissioners - November 19, 2003
Lawrence City Commission - January 20, 2004
Effective date - January 31, 2004

9. Update to Chapter Six – Commercial Land Use
Lawrence-Douglas County Metropolitan Planning Commission – October 22, 2003
Douglas County Board of County Commissioners - November 19, 2003
Lawrence City Commission - November 18, 2003
Effective date - March 16, 2004
10. Amendment to Chapter Six – Commercial Land Use
Lawrence-Douglas County Metropolitan Planning Commission – March 15, 2006
Douglas County Board of County Commissioners – September 11, 2006
Lawrence City Commission – August 8, 2006
Effective date – December 15, 2006
11. Update to Chapter Nine – Parks, Recreation and Open Space
Lawrence-Douglas County Metropolitan Planning Commission – September 25, 2006
Douglas County Board of County Commissioners – October 9, 2006
Lawrence City Commission - October 10, 2006
Effective date – January 5, 2007
12. Amendments to Chapters Four – Growth Management and Chapter Five – Residential Land Use
Lawrence-Douglas County Metropolitan Planning Commission – August 21, 2006
Douglas County Board of County Commissioners – October 18, 2006
Lawrence City Commission - December 19, 2006
Effective date – January 19, 2007
13. Amendments to Chapters Five –Residential Land Use (Figure 5-1)
Lawrence-Douglas County Metropolitan Planning Commission – February 26, 2007
Douglas County Board of County Commissioners – April 18, 2007
Lawrence City Commission – April 4, 2007
Effective date – May 4, 2007
14. Addition of Chapter Fourteen –Specific Plans
Lawrence-Douglas County Metropolitan Planning Commission – June 27, 2007
Douglas County Board of County Commissioners – August 20, 2007
Lawrence City Commission – August 14, 2007
Effective date – September 14, 2007
15. Amendment to Chapter Fourteen – Revised Southern Development Plan
Lawrence-Douglas County Metropolitan Planning Commission – November 28, 2007
Douglas County Board of County Commissioners – January 7, 2008
Lawrence City Commission – December 18, 2007
Effective date – January 18, 2008
16. Amendment to Chapter Fourteen – Southeast Area Plan
Lawrence-Douglas County Metropolitan Planning Commission – November 28, 2007
Douglas County Board of County Commissioners – January 28, 2008
Lawrence City Commission – January 15, 2008
Effective date – February 12, 2008
17. Amendment to Chapter Fourteen - Farmland Industries Redevelopment Plan
Lawrence-Douglas County Metropolitan Planning Commission – November 28, 2007
Douglas County Board of County Commissioners – March 31, 2008
Lawrence City Commission – March 11, 2008
Effective date – April 5, 2008

18. Amendments to Chapter Six – Commercial Land Use
Lawrence-Douglas County Metropolitan Planning Commission – February 27, 2008
Douglas County Board of County Commissioners – April 28, 2008
Lawrence City Commission – April 1, 2008
Effective date – May 21, 2008
19. Amendments to Chapter Six – Mixed Use District
Lawrence-Douglas County Metropolitan Planning Commission – April 23, 2008
Douglas County Board of County Commissioners – June 16, 2008
Lawrence City Commission – May 13, 2008
Effective date – July 9, 2008
20. Amendment to Chapter Fourteen – Amend the Southeast Area Plan
Lawrence-Douglas County Metropolitan Planning Commission – May 21, 2008
Douglas County Board of County Commissioners – July 14, 2008
Lawrence City Commission – June 24, 2008
Effective date – July 21, 2008
21. Amendment to Chapter Fourteen – Amend the Southeast Area Plan
Lawrence-Douglas County Metropolitan Planning Commission – September 22, 2008
Douglas County Board of County Commissioners – November 10, 2008
Lawrence City Commission – October 7, 2008
Effective date – December 1, 2008
22. Amendment to Chapter Six – Neighborhood Commercial Centers
Lawrence-Douglas County Metropolitan Planning Commission – October 20, 2008
Douglas County Board of County Commissioners – December 8, 2008
Lawrence City Commission – November 11, 2008
Effective date – December 18, 2008
23. Amendment to Chapter Six – Renumber Goal 3
Lawrence-Douglas County Metropolitan Planning Commission – October 20, 2008
Douglas County Board of County Commissioners – December 8, 2008
Lawrence City Commission – November 11, 2008
Effective date – December 18, 2008
24. Amendment to Chapter Fourteen – K-10 & Farmer's Turnpike Plan
Lawrence-Douglas County Metropolitan Planning Commission – November 17, 2008
Douglas County Board of County Commissioners – January 7, 2009
Lawrence City Commission – December 9, 2008
Effective date – January 11, 2009
25. Amendment to Chapter Six – Inner-Neighborhood Commercial Centers
Lawrence-Douglas County Metropolitan Planning Commission – November 17, 2008
Douglas County Board of County Commissioners – February 9, 2009
Lawrence City Commission – December 2, 2008
Effective date – March 1, 2009
26. Addition of Chapter Fifteen – Place Making Elements
Lawrence-Douglas County Metropolitan Planning Commission – May 21, 2008
Douglas County Board of County Commissioners – February 23, 2009
Lawrence City Commission – January 27, 2009
Effective date – March 17, 2009

27. Amendment to Chapter Fourteen – Lawrence SmartCode Infill Plan
Lawrence-Douglas County Metropolitan Planning Commission – May 21, 2008
Douglas County Board of County Commissioners – February 23, 2009
Lawrence City Commission – January 27, 2009
Effective date – March 17, 2009
28. Amendment to Chapter Fourteen – West of K-10 Plan
Lawrence-Douglas County Metropolitan Planning Commission – March 25, 2009
Douglas County Board of County Commissioners – May 6, 2009
Lawrence City Commission – June 9, 2009
Effective date – June 21, 2009
29. Update to Chapter Seven – Industrial and Employment-Related Land Use
Lawrence-Douglas County Metropolitan Planning Commission – April 22, 2009
Douglas County Board of County Commissioners – August 5, 2009
Lawrence City Commission – June 9, 2009
Effective date – August 15, 2009
30. Amendment to Chapter Four- Growth Management & Chapter Six – Rural Tourism Facilities
Lawrence-Douglas County Metropolitan Planning Commission – May 18, 2009
Douglas County Board of County Commissioners – June 24, 2009
Lawrence City Commission – August 18, 2009
Effective date – August 29, 2009
31. Amendment to Chapter Three – General Plan Overview-Remove Land Use Categories Table
Lawrence-Douglas County Metropolitan Planning Commission – September 21, 2009
Douglas County Board of County Commissioners – November 18, 2009
Lawrence City Commission – October 27, 2009
Effective date – November 25, 2009
32. Renumber the Implementation Chapter to Chapter Seventeen
Lawrence-Douglas County Metropolitan Planning Commission – September 21, 2009
Douglas County Board of County Commissioners – November 18, 2009
Lawrence City Commission – October 27, 2009
Effective date – November 25, 2009
33. Amendment to Chapter Fourteen – Oread Neighborhood Plan
Lawrence-Douglas County Metropolitan Planning Commission – January 27, 2010
Lawrence City Commission – September 21, 2010
Effective date – October 1, 2010
34. Amendment to Chapter to Chapter Fourteen – Chapter 13 reference
Lawrence-Douglas County Metropolitan Planning Commission – June 23, 2010
Douglas County Board of County Commissioners – October 27, 2010
Lawrence City Commission – October 19, 2010
Effective date – November 1, 2010
35. Amendment to Chapter to Chapter Seven – Add reference to K-10 & Farmer’s Turnpike Plan
Lawrence-Douglas County Metropolitan Planning Commission – July 26, 2010
Douglas County Board of County Commissioners – October 27, 2010
Lawrence City Commission – October 19, 2010
Effective date – November 1, 2010

36. Update to Chapter Eight - Transportation
Lawrence-Douglas County Metropolitan Planning Commission – September 20, 2010
Douglas County Board of County Commissioners – January 26, 2011
Lawrence City Commission – December 21, 2010
Effective date – February 7, 2011
37. Addition of Chapter Sixteen - Environment
Lawrence-Douglas County Metropolitan Planning Commission – August 23, 2010
Douglas County Board of County Commissioners – April 13, 2011
Lawrence City Commission – June 7, 2011
Effective date – June 23, 2011
38. Amendment to Chapter Fourteen – Southeast Area Plan Update
Lawrence-Douglas County Metropolitan Planning Commission – August 24, 2011
Lawrence City Commission – September 27, 2011
Douglas County Board of County Commissioners – November 19, 2011
Effective date – October 22, 2011
39. Amendment to Chapter Fourteen – Inverness Park District Plan
Lawrence-Douglas County Metropolitan Planning Commission – July 27, 2011
Lawrence City Commission – September 20, 2011
Douglas County Board of County Commissioners – November 12, 2011
Effective date – October 22, 2011
40. Amendment to Chapter Fourteen – Inverness Park District Plan
Lawrence-Douglas County Metropolitan Planning Commission – April 23, 2012
Lawrence City Commission – May 15, 2012
Douglas County Board of County Commissioners – June 13, 2012
Effective date – June 22, 2012
41. Amendment to Chapter Fourteen – 6th and Wakarusa Area Plan & Chapter Six – Commercial Land Use
Lawrence-Douglas County Metropolitan Planning Commission – June 25, 2012
Lawrence City Commission – July 10, 2012
Effective date – July 20, 2012
42. Amendment to Chapter Fourteen – Northeast Sector Plan
Lawrence-Douglas County Metropolitan Planning Commission – May 21, 2012
Lawrence City Commission – September 11, 2012
Douglas County Board of County Commissioners – June 13, 2012
Effective date – September 21, 2012
43. Amendment to Chapter Six – Auto Related Commercial Center Policies
Lawrence-Douglas County Metropolitan Planning Commission – January 28, 2013
Lawrence City Commission – March 12, 2013
Douglas County Board of County Commissioners – April 10, 2013
Effective date – April 26, 2013
44. Amendment to Chapter Fourteen – West of K-10 Amendment & Remove 6th & SLT Nodal Plan, & Chapter Six – CC600
Lawrence-Douglas County Metropolitan Planning Commission – February 27, 2013
Lawrence City Commission – March 26, 2013
Douglas County Board of County Commissioners – April 10, 2013
Effective date – May 10, 2013

45. Amendment to Chapter Six – Lawrence Existing Commercial Areas, S. Iowa Street (23rd Street to K-10) & Chapter Fourteen – Revised Southern Development Plan
Lawrence-Douglas County Metropolitan Planning Commission – May 20, 2013
Lawrence City Commission – June 18, 2013
Douglas County Board of County Commissioners – June 12, 2013
Effective date – June 28, 2013
46. Update to Chapter Eight – Transportation
Lawrence-Douglas County Metropolitan Planning Commission – August 26, 2013
Lawrence City Commission – October 8, 2013
Douglas County Board of County Commissioners – September 25, 2013
Effective date – October 28, 2013
47. Amendment to Chapter Six – Lawrence Existing Commercial Areas, W. 6th Street and Wakarusa Drive & Chapter Fourteen – An Area Plan for the Intersection Area of West 6th Street & Wakarusa Drive
Lawrence-Douglas County Metropolitan Planning Commission – April 21, 2014
Lawrence City Commission – May 13, 2014
Effective date – May 16, 2014
48. Amendment to Chapter Fourteen – West of K-10 Plan
Lawrence-Douglas County Metropolitan Planning Commission – December 15, 2014
Douglas County Board of County Commissioners – January 14, 2015
Lawrence City Commission – January 20, 2015
Effective date – February 3, 2015
49. Amendment to Chapter Fourteen – An Area Plan for the Intersection Area of West 6th Street & Wakarusa Drive
Lawrence-Douglas County Metropolitan Planning Commission – January 26, 2015
Lawrence City Commission – February 17, 2015
Effective date – February 26, 2015
50. Amendment to Chapter Fourteen – K-10 and Farmer's Turnpike Plan
Lawrence-Douglas County Metropolitan Planning Commission – March 21, 2016
Lawrence City Commission – April 19, 2016
Douglas County Board of County Commissioners – April 20, 2016
Effective date – April 24, 2016
51. Amendment to Chapter Fourteen – Oread Neighborhood Plan
Lawrence-Douglas County Metropolitan Planning Commission – September 26, 2016
Lawrence City Commission – <DATE PENDING>
Effective date – <DATE PENDING>
52. Amendment to Chapter Fourteen – Farmland Industries Redevelopment Plan
Lawrence-Douglas County Metropolitan Planning Commission – <DATE PENDING>
Lawrence City Commission – <DATE PENDING>
Effective date – <DATE PENDING>

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 14 – SPECIFIC PLANS, TO AMEND THE *FARMLAND INDUSTRIES REDEVELOPMENT PLAN*.

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 November 16, 2016, 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-16-00443, amending Chapter 14 – Specific Plans, to amend the *Farmland Industries Redevelopment Plan*.

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-16-00443, amending Chapter 14 – Specific Plans, to amend the *Farmland Industries Redevelopment Plan*.

SECTION 3. The revised and updated Chapter 14 – Specific Plans, affixed hereto as Exhibit 1 and incorporated herein by reference, 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 November 16, 2016, public hearing, shall be transmitted to the governing bodies of the City of Lawrence, Kansas, and Douglas County, Kansas, as appropriate.

ADOPTED by the Lawrence-Douglas County Metropolitan Planning Commission this 16th day of November, 2016.

Patrick Kelly, Chair
Lawrence-Douglas County Metropolitan
Planning Commission

Eric Struckhoff, Vice-Chair
Lawrence-Douglas County Metropolitan
Planning Commission

Scott McCullough, Secretary
Lawrence-Douglas County Metropolitan
Planning Commission

**PLANNING COMMISSION REPORT
NON PUBLIC HEARING ITEM**

PC Staff Report
11/16/2016

ITEM NO 2B: PRELIMINARY PLAT FOR GWALTNEY ADDITION; 2176 E 23RD STREET, 2200 E 23RD STREET, & 2200 STREET FF (BJP)

PP-16-00392: Consider a Preliminary Plat for Gwaltney Addition, located at 2176 E 23rd St, 2200 E 23rd St, & 2200 Street FF. Submitted by Bartlett & West Inc on behalf of Cave Inn LLC, City of Lawrence, and Gwaltney Properties LLC, property owners of record.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Gwaltney Addition subject to the following condition:

1. Provide 10' perimeter utility easements along the west line of Lot 2 and the east line of Lot 1.

Reason for Request: The property is being platted to accommodate commercial development.

KEY POINTS

- Platting required as pre-development step. This preliminary plat accommodates commercial development on Lot 1 and Lot 2.
- This project replats the remainder of the VenturePark property that abuts Street FF.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 10, 2012.

ATTACHMENTS

Attachment A: Preliminary Plat.

Attachment B: Staff memo to the City Commission regarding sale of property.

ASSOCIATED CASES/ OTHER ACTION REQUIRED

CPA-16-00443: A request to consider a Comprehensive Plan Amendment to Chapter 14 of *Horizon 2020*, "Specific Plans" to amend the *Farmland Industries Redevelopment Plan* to amend the Future Land Use Section. Application was submitted concurrently with the Preliminary Plat and is also being considered by the Planning Commission at their November meeting.

Z-16-00396: A request to rezone approximately 1.45 acres from IM (Medium Industrial) District to CS (Commercial Strip) District. Application was submitted concurrently with the Preliminary Plat and is also being considered by the Planning Commission at their November meeting.

SP-16-00427: A site plan for the construction of a hotel at 2176 E 23rd Street. The site plan is currently under administrative review.

OTHER ACTION REQUIRED:

- Administrative approval of final plat and recordation with the Douglas County Register of Deeds.
- City Commission approval of rezoning request and adoption/publication of ordinance.
- Application and release of building permits prior to development.

PLANS AND STUDIES REQUIRED

- *Downstream Sanitary Sewer Analysis* – DSSA provided with the hotel site plan and accepted by City Staff.
- *Drainage Study* – Per the Stormwater Engineer, a drainage study will be required with the submission of the site plan. A drainage study was submitted with the hotel site plan and was approved by the Stormwater Engineer.
- *Traffic Study* – 7-Step Study provided by applicant with the hotel site plan and was accepted by City Staff.

PUBLIC COMMENT

None received prior to publication.

Site Summary	
Gross Area:	5.52 acres
Right-of-Way Dedicated:	None
Number of Proposed Lots:	3
Minimum Lot Size	1.06 acres
Maximum Lot Size	2.65 acres

GENERAL INFORMATION

Current Zoning and Land Use:

IM (Medium Industrial) District; undeveloped, except for a portion of the existing parking lot north of the former Don's Steakhouse.

CS (Commercial Strip) District; vacant structures, formerly used as a *Quality Restaurant* (Don's) and a commercial *Construction Sales and Service* use (Diamond Everley).

Surrounding Zoning and Land Use:

To the north: IM (Medium Industrial) District; undeveloped VenturePark lots.

To the east: CS (Commercial Strip) District; existing *Lodge, Fraternal and Civic Assembly* use (Knights of Columbus).

To the west: IM (Medium Industrial) and CS (Commercial Strip) Districts, parking lot and *Light Equipment Repair*.

To the south: PRD (Planned Residential Development) and CO (Commercial Office) Districts; undeveloped property south of E 23rd Street right-of-way.

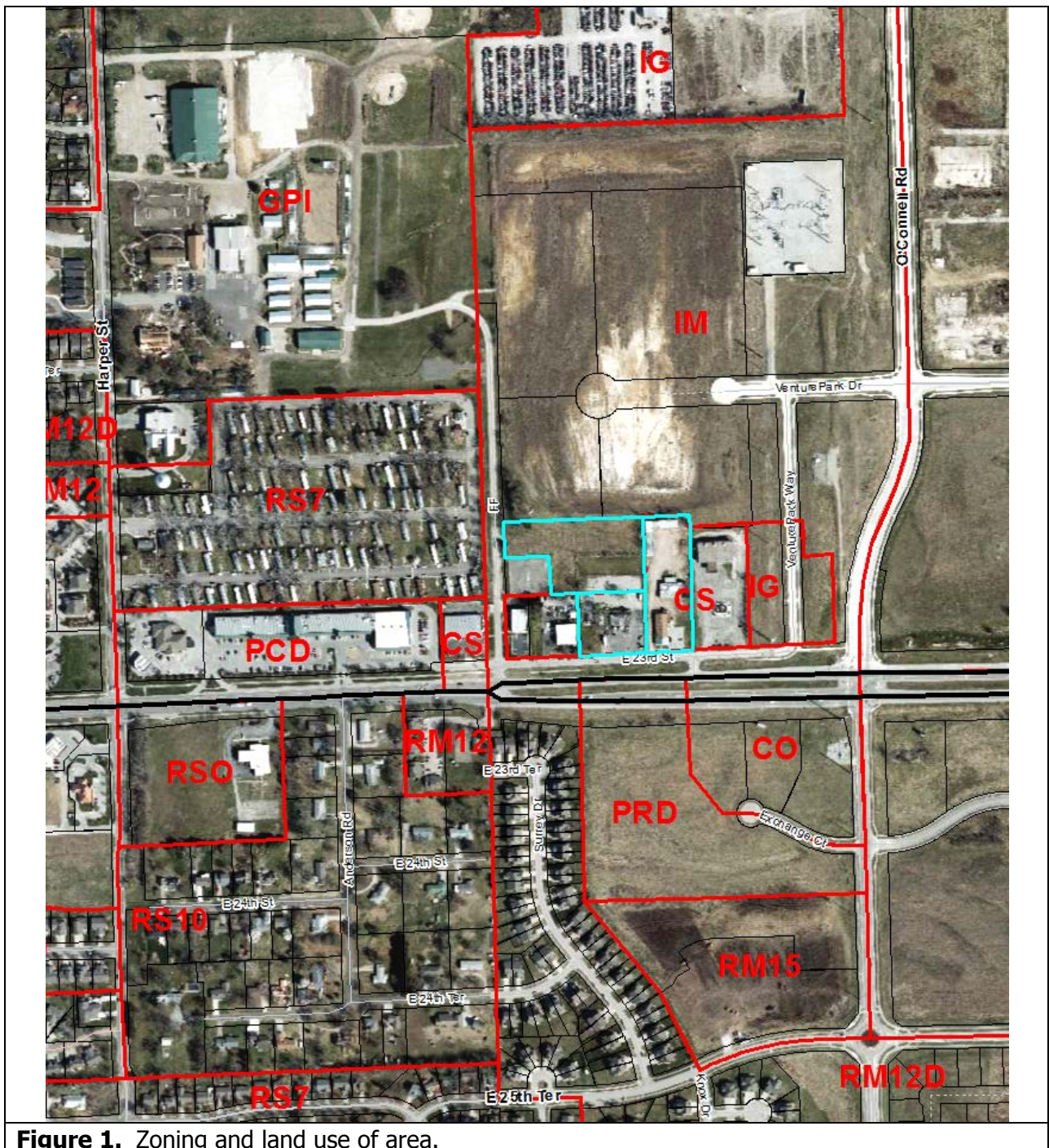


Figure 1. Zoning and land use of area.

STAFF REVIEW

The preliminary plat is a predevelopment requirement for nonresidential development. The subject property is proposed to be platted as 3 lots. The property is located on the north side of E 23rd Street/K-10 Highway, west of O'Connell Road, and south of Venture Park.

The subject property contains unplatted land, and a parcel that is currently platted as Former Farmland Property Block A, Lot 2 (Figure 2). The plat will create 3 lots. A site plan has been submitted for development of a hotel that is proposed to be constructed on Lot 2. It is intended that in the future Lot 1 will be developed with a restaurant.



Figure 2. Current conditions. The Former Farmland Property plat is highlighted purple. The proposed 3 lots are outlined in bold black.

At their August 2, 2016 meeting, the City Commission authorized the sale of approximately 63,000 square feet of Venture Park property, for the purpose of redeveloping the former Don's Steakhouse and Diamond Everley Roofing tracts fronting on 23rd Street for hotel and restaurant uses. The background staff memo from the meeting is attached (Attachment B).

This preliminary plat assumes the approval of the associated CS rezoning request. It combines a portion of the Former Farmland Property, Block A, Lot 2 with the property directly to the south fronting on E 23rd Street to create the proposed hotel site. The remainder of Lot 2, Block A is replatted into a separate lot that fronts on Street FF.

Zoning and Land Use

The subject property is currently zoned IM (Medium Industrial) District and CS (Commercial Strip) District. As currently zoned, the preliminary plat would create a split zoning for the proposed Lot 2. The north end of the lot would be zoned IM District while the south end would be CS District (Figure 3). An application to rezone the north section of the proposed Lot 2 to CS District was submitted and will also be considered by the Planning Commission at their November meeting. If the rezoning is approved, Lot 1 and 2 will be zoned CS District and Lot 3 will be IM District.

The rezoning application was submitted to accommodate the development of a hotel on the proposed Lot 2. A site plan associated with that proposed development has also been submitted and is currently under administrative review.

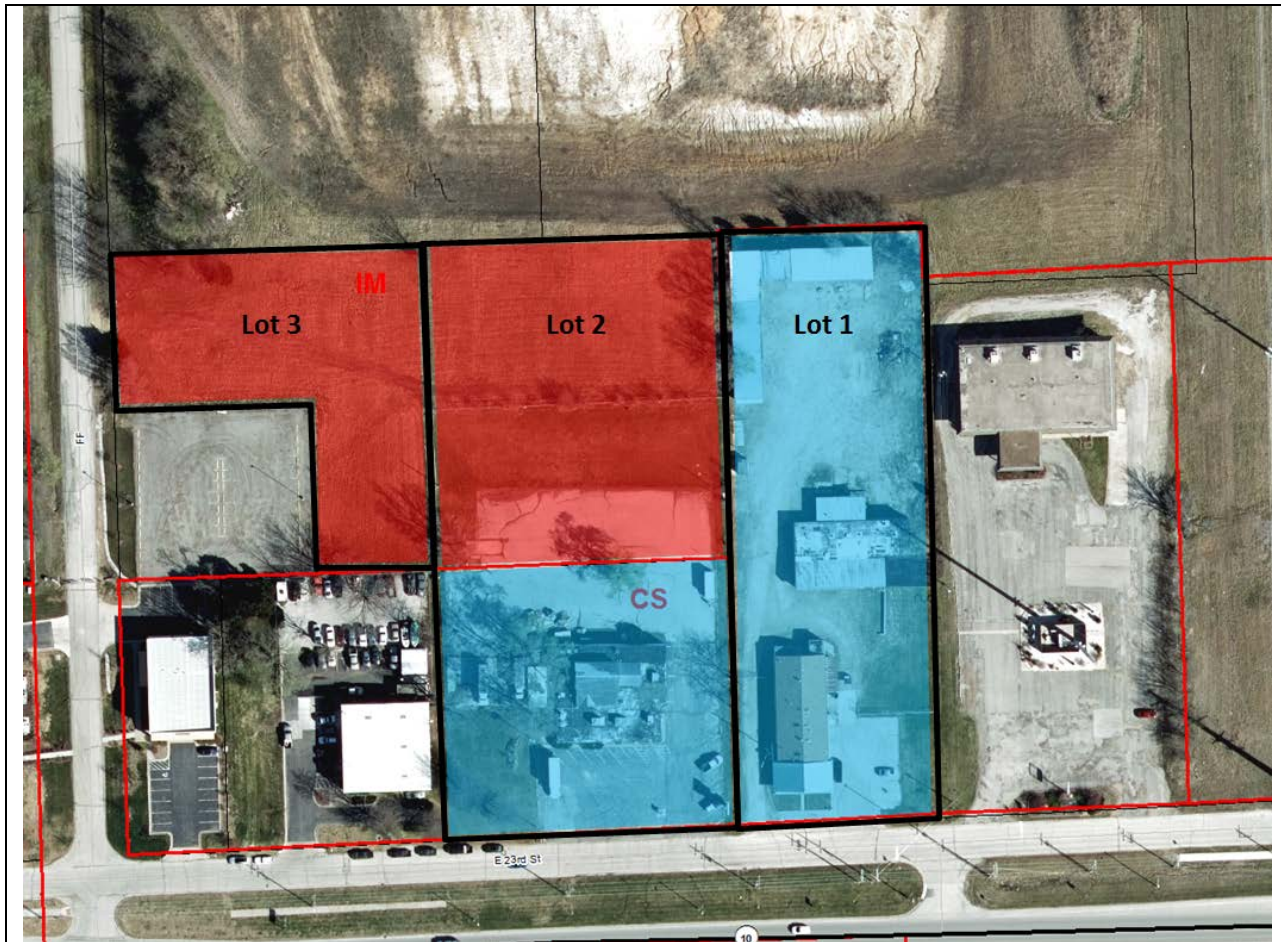


Figure 3. Currently zoning of the subject property. The IM District is highlighted red and the CS District is highlighted blue. The proposed lots are outlined in bold black.

Streets and Access

Lots 1 and 2 will take access from the frontage road for E 23rd Street/K10 Highway. Access to Lot 3 will be provided from Street FF. All three lots meet the minimum requirement for frontage associated with their corresponding zoning district, which for both the IM and CS Districts is 100 feet.

Utilities and Infrastructure

Improvements to the storm sewer system are required with this development. Public Improvement Plans have been submitted and were under review at the time of this report. Water and sanitary sewer mains are located in the frontage road right-of-way.

Easements and Rights-of-way

There are no new easements proposed with the preliminary plat. There is an existing 20 foot utility easement along the west property line of the proposed Lot 3, as shown on the preliminary plat. Perimeter utility easements should be provided along the west side of proposed Lot 2 and the east

side of proposed Lot 1 to provide connections to the existing easements that abut the north side of the property.

Based on the proposed hotel and restaurant layout, an internal access easement will be required as shared access to the frontage road is currently proposed. This easement may be dedicated by separate instrument. If this occurs before the final plat is recorded, the Book & Page reference will need to be provided on the face of the plat.

The Former Farmland Property plat was recorded without internal easements to provide the most flexibility to combine lots to accommodate a larger industrial user. Lot 3 may be combined with the other VenturePark lots to the north at a future date. Therefore, perimeter easements on Lot 3 are not required.

The subject property is bound by E 23rd Street/K-10 Highway to the south. This street is classified as a principal arterial. The existing right-of-way meets Section 20-810(e)(5)(i) of the Land Development Code which requires 150' of right-of-way. The subject property is also bound by FF Street to the west. This street is classified as a local road. As such, 60' of right-of-way is required. There is 70' of right-of-way provided. No additional right-of-way is required for E 23rd Street/K-10 Highway or FF Street.

Conformance

The preliminary plat is in conformance with the standards and requirements of the Subdivision Regulations and the Development Code.

GWALTNEY ADDITION

A REPLAT OF LOT 2, BLOCK A, FORMER FARMLAND PROPERTY, AND A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 20 EAST, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

DESCRIPTION

ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEEDS RECORDED IN BOOK 1136, PAGE 4906 AND BOOK 1057, PAGE 3097 IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS AND LOT 2, BLOCK A, FORMER FARMLAND PROPERTY, ALL IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 16 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 1 DEGREE 48 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF, 596.01 FEET; THENCE NORTH 88 DEGREES 11 MINUTES 39 SECONDS EAST, 70.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 56 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF LOT 1, BLOCK 8, FORMERLY FARMLAND PROPERTY, 658.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT RECORDED IN BOOK 1057 PAGE 3097; THENCE SOUTH 2 DEGREES 09 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, 47.27 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN BOOK 267, PAGE 521 IN SAID REGISTER OF DEEDS OFFICE; THENCE SOUTH 1 DEGREE 46 MINUTES 39 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT AND THE WEST LINE OF A TRACT OF LAND RECORDED IN BOOK 265, PAGE 182 IN SAID REGISTER OF DEEDS OFFICE, 434.29 FEET TO THE NORTH RIGHT OF WAY LINE OF K10 HIGHWAY; THENCE SOUTH 87 DEGREES 28 MINUTES 26 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 403.02 FEET TO THE SOUTHEAST CORNER OF LOT 1, SLIMMER ADDITION; THENCE NORTH 1 DEGREE 42 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 220.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 87 DEGREES 53 MINUTES 27 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, 96.30 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK A, FORMER FARMLAND PROPERTY; THENCE NORTH 1 DEGREE 48 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3, 136.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 87 DEGREES 52 MINUTES 17 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3, 160.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 1 DEGREE 48 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, 128.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.52 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

- DEVELOPER/APPLICANT:

CITY OF LAWRENCE
6 EAST 6TH STREET
LAWRENCE, KANSAS 66044

GWALTNEY PROPERTIES, LLC
2441 SURREY DRIVE
LAWRENCE, KS 66046

CAVE INN, LLC
1556 LECOMPTON ROAD
PERRY, KS 66073
- LAND PLANNER:

BARTLETT & WEST, INC.,
544 COLUMBIA DRIVE
LAWRENCE, KANSAS 66049
- TOPOGRAPHY PROVIDED BY:

RONALD J. SHANKS, KS. R.L.S. #1255
BARTLETT & WEST, INC.,
544 COLUMBIA DRIVE
LAWRENCE, KANSAS 66049
- EXISTING ZONING: IM (INDUSTRIAL) and CS (COMMERCIAL STRIP DISTRICT)
- PROPOSED ZONING: CS (COMMERCIAL STRIP DISTRICT)
- EXISTING LAND USE: COMMERCIAL AND INDUSTRIAL
- PROPOSED LAND USE: COMMERCIAL
- UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BY THE RESPECTIVE UTILITY OWNERS
- RECORD BEARING N1°48'21"W ON THE WEST LINE OF THE E 1/2 OF THE SE 1/4 OF SECTION 5, T13S, R20E AS SHOWN ON THE FINAL PLAT FORMER FARMLAND PROPERTY.

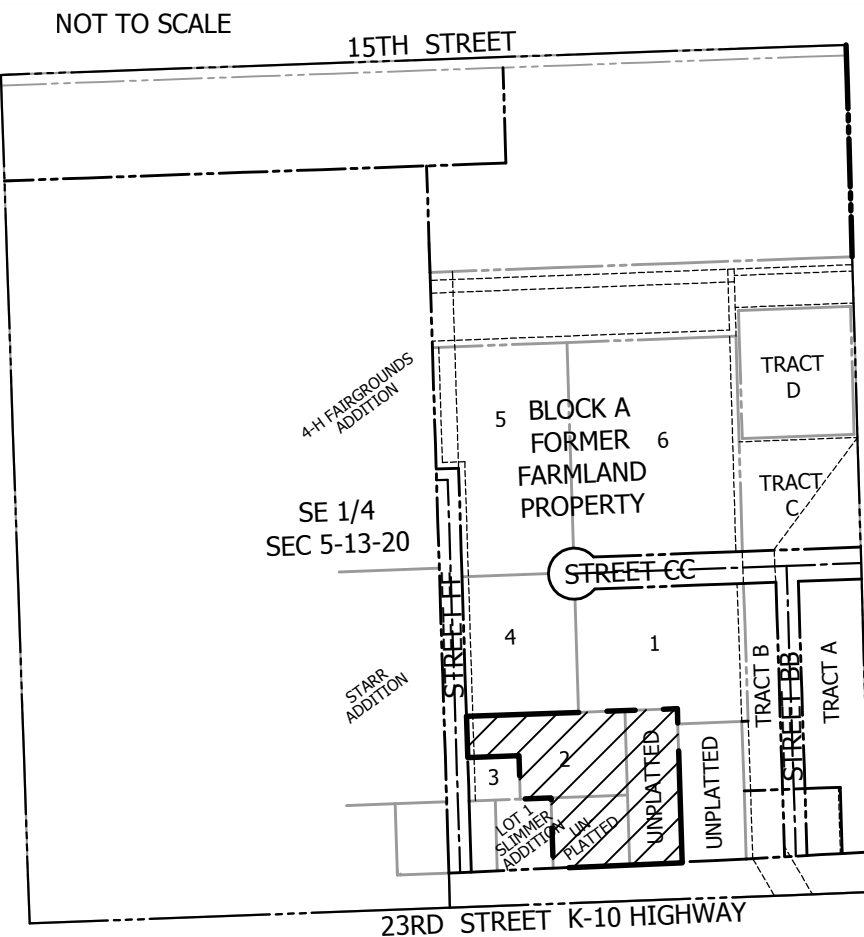
SPECIAL NOTES

THE CLIENT DID NOT PROVIDE A TITLE INSURANCE POLICY. NO EASEMENTS OR SETBACKS ARE SHOWN, OTHER THAN EASEMENTS SHOWN ON FINAL PLAT OF FORMER FARMLAND PROPERTY, PER SPECIFIC AGREEMENT WITH CLIENT.

SITE SUMMARY:

GROSS AREA: 5.52 ACRES
EXISTING R/W: 0.0 ACRES
RIGHT-OF-WAY TO BE DEDICATED: 0.0 ACRES
NET AREA: 5.52 ACRES
TOTAL NUMBER OF LOTS: 3

LOCATION MAP



MONUMENTATION

- FOUND REBAR, SIZE NOTED, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- SET 5/8" x 24" REBAR WITH CLS14 ID CAP

ANNOTATIONS

(M) MEASURED BEARING AND DISTANCE ON THIS SURVEY
(R) RECORD R/W
(D) DEED BOOK 1057, PAGE 3097 & BOOK 1136, PAGE 4906
(P1) PLAT DISTANCE LOT 1, SLIMMER ADDITION
(P2) PLAT BEARING & DISTANCE FORMER FARMLAND PROPERTY
R/W RIGHT OF WAY
U.A. UTILITY EASEMENT
S.S.E. SANITARY SEWER EASEMENT

BENCHMARK

SITE BM- BOX CUT ON INLET N SIDE OF K-10 HIGHWAY
ELEVATION 915.36 NAVD 88

SOILS

SOURCE: USDA
PAWNEE CLAY LOAM, 3 TO 6 PERCENT SLOPES
WOODSON SILT LOAM, 1 TO 3 PERCENT SLOPES

FLOOD PLAIN

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 20045C0179E WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2015 THIS AREA IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

PRELIMINARY PLAT FOR GWALTNEY ADDITION

A REPLAT OF LOT 2, BLOCK A, FORMER FARMLAND PROPERTY,
AND A PORTION OF THE E 1/2 OF THE SE 1/4, SECTION 5, T13S, R20E
IN THE CITY OF LAWRENCE, KANSAS

BARTLETT & WEST

544 COLUMBIA DRIVE, LAWRENCE, KS 66049
PHONE 785.748.9462
WWW.BARTLETTANDWEST.COM

DESCRIPTION

DATE

DESIGNED BY:

DRAWN BY: JMD

APPROVED BY: DRA

DESIGN PROJ: 19224.000

CONST PROJ: -

SCALE: AS NOTED

DATE: SEPT 2016

DRAWING NO:

PP-1

SHEET NO:

1 of 1

Memorandum

City of Lawrence

City Manager's Office

TO: Thomas M. Markus, City Manager
FROM: Diane Stoddard, Assistant City Manager
DATE: July 26, 2016 – **Updated 08/01/16**
CC: Casey Toomay, Assistant City Manager
Scott McCullough, Director of Planning and Development Services
RE: Receive Request from Cave Inn, LLC, to purchase a portion of Lawrence VenturePark parcel to enable the redevelopment of 23rd Street parcels to a hotel use

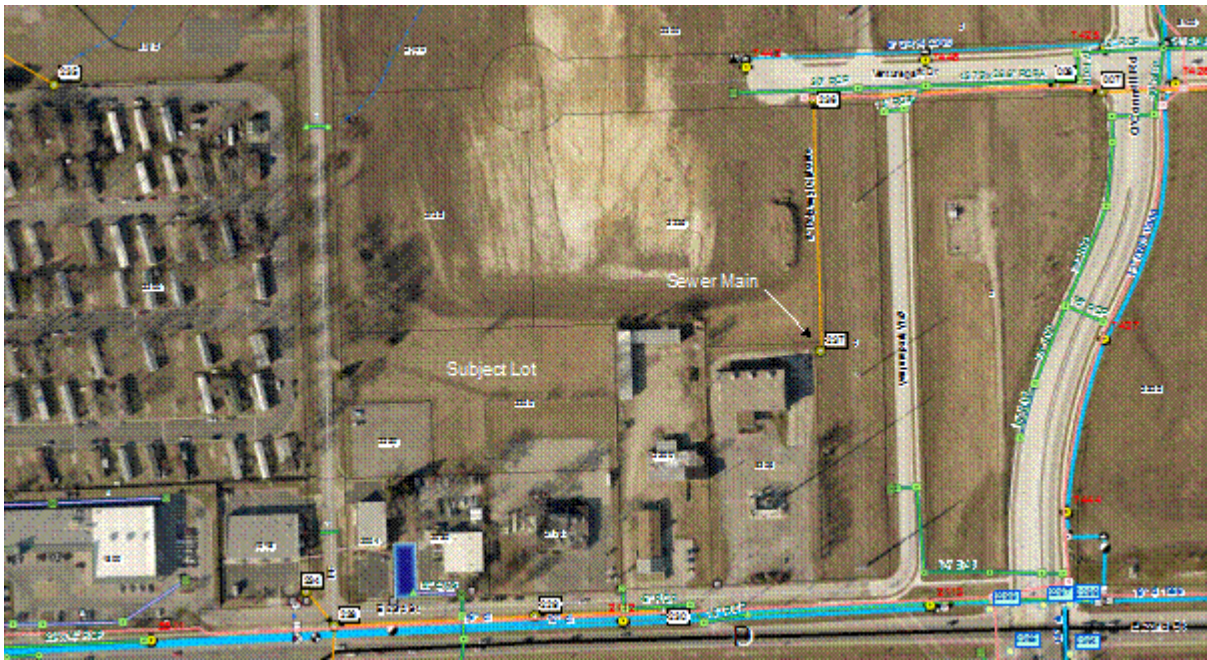
Action Requested

Authorize the sale of approximately 63,000 square feet of city owned property that is a portion of Lawrence VenturePark to Cave Inn, LLC for \$1.19 per square foot, for a sale price of \$74,970, for the purpose of redeveloping the former Don's Steakhouse and Diamond Everley Roofing tracts fronting 23rd Street for hotel and restaurant uses, and authorize the City Manager to negotiate and execute the legal documents required to complete the land sale, conditioned on the property being rezoned, replatted and redeveloped for hotel and restaurant uses.

Background

The City of Lawrence has received a [request](#) to purchase approximately 63,000 square feet (1.45 acres) of property that is currently part of the Lawrence VenturePark, directly north of the former Don's Steakhouse property fronting 23rd Street. The City and development team sought an [appraisal](#) of the property. Based on the appraisal and the former recent sale of some of the property just to the immediate west of this area, \$1.19 per square foot was arrived at as a fair price for the property. \$1.19 was the sale price for the other city property sold in late 2014 and the City would also be taking into account its interest in seeing the property redeveloped to productive use. A [map](#) is attached showing the property that is the subject of this request.

The VenturePark lot in question is included in the subdivision's special benefit district area for sewer improvements; however, the sewer main was not constructed to a point that touches the lot but was instead planned to bring the sewer close enough to be extended upon the lot's development (see map below). This particular lot has a future assessment of \$8,500. In discussions with the prospective purchaser, Staff acknowledged that the benefit of sewer falls short of actually serving the lot and the developer and city believe that the hotel project can be served by sewer from 23rd Street; therefore, Staff recommends that the city pay this future assessment.



The former Don's Steakhouse property has been vacant for a number of years and the property has significantly declined. Photos included in the request packet show the current condition of the lot. Also, the adjacent former Diamond Everley Roofing building has been vacated. Former attempts to redevelop the former Don's Steakhouse property have been challenged by the size of the lot. Pairing that lot with the Diamond Everley property and the adjacent city property would enable the tract to be redeveloped into hotel and restaurant uses, as proposed by Cave Inn, LLC. This action would restore the property to productive use, generating additional property tax, sales tax and guest tax. Also, the redevelopment would help the aesthetics of a key eastern gateway to Lawrence and Lawrence VenturePark.

The city established VenturePark as an industrial park to accommodate primary jobs and should protect that interests at a high level; however, the lot in question had always been viewed by Staff as one that may accommodate redevelopment of the adjacent commercial area given that it does not have street access into the industrial park.

It is important to note that the development group is not requesting any incentives from the City and plans to redevelop the property into a nationally recognized hotel brand facility. Staff recommends that the land sale be conditioned on the development of a hotel and restaurant being developed on the property, as proposed by the purchaser, and that the city, as the current owner, pay the special assessment of \$8,500 for the sewer improvements within the industrial park. The purchaser will need to commence rezoning and replatting of the properties, at their initiation and expense.

PC Staff Report
11/16/2016

ITEM NO.2C: Z-16-00396 IM to CS; 1.45 acres; 2200 Street FF (BJP)

Z-16-00396: Consider a request to rezone approximately 1.45 acres from IM (Medium Industrial) District to CS (Commercial Strip) District, located at 2200 Street FF. Submitted by Bartlett & West Inc on behalf of City of Lawrence, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of rezoning approximately 1.45 acres from IM (Medium Industrial) District to CS (Commercial Strip) District, and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.

Reason for Request: *"To allow the land use to conform to the proposed use of a multi-story hotel structure to be placed on the property as part of property enhancement and redevelopment."*

KEY POINTS

- This request is intended to facilitate a new commercial development.
- The subject property is included in the *Farmland Industries Redevelopment Plan*.
- A Comprehensive Plan Amendment (CPA-16-00443) and a Preliminary Plat (PP-16-00392) were submitted concurrently with the rezoning request and are also being considered by the Planning Commission at their November meeting.
- This staff report assumes approval of the corresponding Comprehensive Plan Amendment.

ATTACHMENTS

Attachment A: Staff memo to the City Commission regarding sale of property.

ASSOCIATED CASES/OTHER ACTION REQUIRED

CPA-16-00443: A request to consider a Comprehensive Plan Amendment to Chapter 14 of *Horizon 2020*, "Specific Plans" to amend the *Farmland Industries Redevelopment Plan* to amend the Future Land Use Section. Application was submitted concurrently with the Preliminary Plat and is also being considered by the Planning Commission at their November meeting.

PP-16-00392: Consider a Preliminary Plat for Gwaltney Addition, located at 2176 E 23rd St, 2200 E 23rd St, & 2200 Street FF. Submitted by Bartlett & West Inc on behalf of Cave Inn LLC, City of Lawrence, and Gwaltney Properties LLC, property owners of record.

SP-16-00427: A site plan for the construction of a hotel at 2176 E 23rd Street. The site plan is currently under administrative review.

OTHER ACTION REQUIRED:

- Administrative approval of final plat and recordation with the Douglas County Register of Deeds.
- City Commission approval of rezoning request and adoption/publication of ordinance.
- Application and release of building permits prior to development.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Not required for rezoning
- *Downstream Sanitary Sewer Analysis* – Not required for rezoning
- *Drainage Study* – Not required for rezoning
- *Retail Market Study* – Not applicable to this request

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

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

Project Summary:

This request is to rezone approximately 1.45 acres from IM (Medium Industrial) District to CS (Commercial Strip) District. The rezoning would allow for redevelopment of the existing commercially zoned properties along E 23rd Street.

A Preliminary Plat application was submitted concurrently with the rezoning request and is also being considered by the Planning Commission at their November meeting. The preliminary plat would create 3 lots that would have the following zoning designations with the existing zoning:

- Lot 1: Commercial Strip District;
- Lot 2: Commercial Strip District to the south and Medium Industrial District to the north;
- Lot 3: Medium Industrial District.

The rezoning request would provide consistent zoning for the proposed Lot 2 and accommodate the development of a hotel.

At their August 2, 2016 meeting, the City Commission authorized the sale of approximately 63,000 square feet of Venture Park property. For the purpose of redeveloping the former Don's Steakhouse and Diamond Everley Roofing tracts fronting on 23rd Street for hotel and restaurant uses. The background staff memo from the meeting is attached (Attachment A).



Figure 1. Current zoning and land use of the area. The subject area of the rezoning request is outlined in blue and the three lots proposed with the Preliminary Plat (PP-16-00392) are outlined in black.

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response: *"The proposed facility and associated land use currently differs from what is noted in Horizon 2020 because that intent was focused toward industrial development in this location. This proposal fits appropriately within the suggested guidelines set forth for the current area uses as commercial property by providing compatibility for the entire area, specifically along the E 23rd Street frontage."*

The following section of *Horizon 2020* relates to this rezoning request (staff comments are in italics):

Chapter 6 – Commercial Land Use:

The Plan's goal is to strengthen and reinforce the role and function of existing commercial areas within Lawrence and Douglas County and promote economically sound and attractive new commercial development and redevelopment in selected locations. (top of Page 6-1)

Rezoning the property to CS would be in conformance with Horizon 2020's goal to strengthen and reinforce the role and function of existing commercial areas within Lawrence. Rezoning the north portion of proposed Lot 2 would facilitate redevelopment of an underutilized segment along E 23rd Street.

Chapter 14 – Specific Plans:

This rezoning application has been submitted concurrently with a request to modify *Horizon 2020* and the related *Farmland Industries Redevelopment Plan* (CPA-16-00443). This staff report assumes approval of the corresponding Comprehensive Plan Amendment.

CPA-16-00443 addresses changes to *Horizon 2020* revising northeast corner of E. 23rd Street and Street FF from Industrial land use designation to Commercial designation. Changes to *Horizon 2020* include changes to Chapter 14 Specific Plan – *Farmland Industries Redevelopment Plan*. The *Farmland Industries Redevelopment Plan* is discussed later in this report.

Staff Finding – The request for CS zoning at this location is consistent with chapter 6 of the Comprehensive Plan and with the recommended changes to *Horizon 2020* goals and policies and specific land use recommendations included in the *Farmland Industries Redevelopment Plan* per CPA-16-00443.

2. ZONING AND USE OF NEARBY PROPERTY, INCLUDING OVERLAY ZONING

Current Zoning and Land Use: IM (Medium Industrial) District; vacant except for a portion of the existing parking lot north of the former Don's Steakhouse.

Surrounding Zoning and Land Use: To the north: IM (Medium Industrial) District; vacant.

To the east: CS (Commercial Strip) District; vacant structures formerly used as a commercial *Construction Sales and Service* use.

To the west: IM (Medium Industrial District), vacant.

To the south: CS (Commercial Strip) District; vacant building, formerly used as a *Quality Restaurant*.



Figure 2: Surrounding zoning and land use. The subject area is outlined in blue.

Staff Finding – As proposed, the subject property will be uniformly zoned similar to development property proposed for redevelopment located to the south and east.

3. CHARACTER OF THE NEIGHBORHOOD

Applicant's Response: *"The existing neighbors surrounding this property are vacant VenturePark Industrial lots to the north, existing commercial tenants on the west, developing residential tenants across E 23rd Street right-of-way to the south and existing abandoned commercial properties to the east."*

Staff Finding – The subject property is surrounded by undeveloped industrially zoned property to the west and north, and commercially zoned property to the south and east. The rezoning is consistent with the existing commercial zoning and the land uses in the immediate area.

4. 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 included within the boundary of the *Farmland Industries Redevelopment Plan*, which was adopted in 2008. The plan brings together the community goals of creating additional employment and open space by providing a plan to redevelop a brownfield into a major community asset. The plan designates the subject area for Industrial/Business/Research Park land uses. This category includes office uses, light industrial, and manufacturing and warehousing uses.

A Comprehensive Plan Amendment (CPA-16-00443) was submitted concurrently with the rezoning request. If approved, the CPA would change the land use designation of this subject property to Commercial.

The rezoning would also conform with the goal to create additional employment that is stated in the *Farmland Industries Redevelopment Plan*. The rezoning request accommodates new commercial development in the form of a hotel and a new restaurant that would be located on the adjacent property. This development constitutes a revitalization of the area that can have a positive effect on the development of the former brownfield site. Commercial uses adjacent to the employment area can serve to support the employment area.

Staff Finding – The proposed commercial rezoning conforms to proposed land use recommendations in the *Farmland Industries Redevelopment Plan*, as amended.

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

Applicant's Response: *"The proposed rezoning is in clear compliance with any land use restrictions or guidelines that could happen inside the zoning district. The granting of this rezoning application in no way opposes the general spirit of the Zoning Ordinance, Subdivision Regulations or City of Lawrence Land Development Code."*

The immediate area surrounding the subject property is zoned for commercial and industrial land uses. The subject property is a portion of an L-shaped lot that only has access to Street FF and not direct access to the Venture Park street network. Unless these parcels are absorbed into the lots platted around the west end of Venture Park Drive, there is little opportunity for them to support an industrial use of any significant size. The area directly south is zoned CS. Rezoning the requested property to CS will provide the parcel to the south with a total lot depth north to south that is similar to the parcel to the east (proposed Lot 1) and a viable redevelopment site. Permitting additional commercial uses on the subject property would be consistent with development in the surrounding area.

Staff Finding – The subject property is suitable for the commercial zoning and consistent with land use recommendations relating to changes to *Horizon 2020* and the *Farmland Industries Redevelopment Plan*, as amended.

6. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

Applicant's Response: *"It is currently zoned IM as are many of the other zoning classifications in the general area. As a part of the overall plan associated with the VenturePark industrial redevelopment master plan just to the north, this property has remained vacant until the present time. Rezoning the property to CS fits within the surrounding intent of the overall redevelopment area along E 23rd Street and other commercially rezoned properties in this location."*

Staff Finding – The property was undeveloped prior to its annexation in 2009 and has remained vacant since that time.

7. EXTENT TO WHICH APPROVING THE REZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES

Applicant's Response: *"As noted above, the proposed use for a new multi-story hotel conforms appropriately with future land use goals laid out by the City of Lawrence since the VenturePark redevelopment of this area has begun. We believe that the approval of this rezoning request will in no way detrimentally affect nearby properties or their associated business operations, but add a renewed energy and vibrance for additional commercial along the entrance into the community for the east along E 23rd Street/K-10 Highway."*

Approval of this request would accommodate commercial development in an area that contains commercial uses and underutilized commercially-zoned properties. The Preliminary Plat application submitted concurrently with this rezoning request would extend the boundaries of an existing lot to the north. The existing lot is zoned CS and this rezoning district would create a uniform zoning for the proposed lot.

Nearby properties are zoned for industrial uses to the north and west, and commercial uses to the south and east. The proposed rezoning will accommodate redevelopment of new commercial uses development on property that contains a vacant commercial business.

The rezoning will not directly affect nearby properties. Prior to redevelopment, a site plan conforming to current development standards, including landscaping, lighting, and commercial design will need to be approved.

Staff Finding – There no detrimental impacts anticipated on nearby properties.

8. 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: *"This is a unique situation and opportunity for the applicant to ensure adequate zoning and proper use of the existing property while offering a potential tax base increase benefit for City of Lawrence citizens along the E 23rd Street corridor. The individual hardship being imposed on the property owner with denial of this application would be that fulfillment of any rehabilitation use to maximize the potential of the property into a new asset for surrounding businesses, residents and the City of Lawrence would be eliminated without proper zoning required to redevelop this property as so proposed."*

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.

If the rezoning was denied, and the preliminary plat approved, the newly created lot would have split zoning. The north portion of the lot would be zoned IM and the south portion of the lot would be zoned CS. Given that the lot abuts E 23rd Street and previously contained a commercial use, rezoning so that the entire lot has a consistent zoning of CS is appropriate.

Staff Finding – There would be no gain to the public and there would be a hardship to the landowner in the denial of the rezoning request. The rezoning request will assign an appropriate land use designation to the property for its intended land use as a commercial development.

9. PROFESSIONAL STAFF RECOMMENDATION

Staff recommends approval of the request to rezone approximately 1.45 acres from IM District to CS District as it is an appropriate zoning district for the property subject.

Memorandum

City of Lawrence

City Manager's Office

TO: Thomas M. Markus, City Manager
FROM: Diane Stoddard, Assistant City Manager
DATE: July 26, 2016 – **Updated 08/01/16**
CC: Casey Toomay, Assistant City Manager
Scott McCullough, Director of Planning and Development Services
RE: Receive Request from Cave Inn, LLC, to purchase a portion of Lawrence VenturePark parcel to enable the redevelopment of 23rd Street parcels to a hotel use

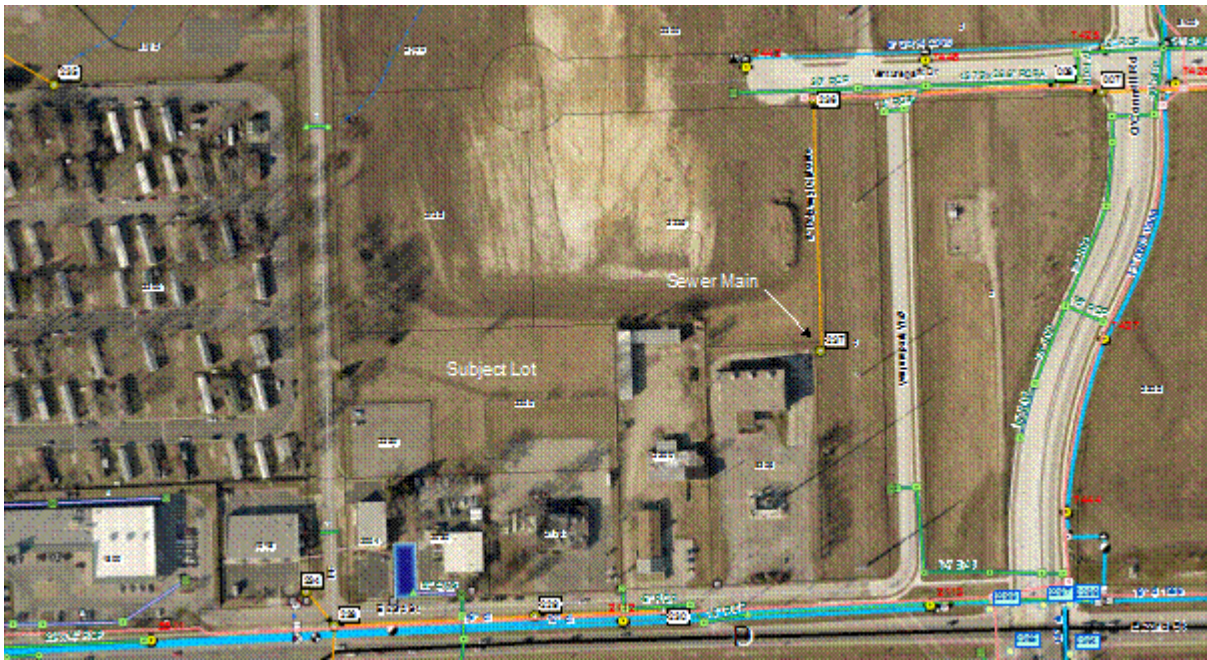
Action Requested

Authorize the sale of approximately 63,000 square feet of city owned property that is a portion of Lawrence VenturePark to Cave Inn, LLC for \$1.19 per square foot, for a sale price of \$74,970, for the purpose of redeveloping the former Don's Steakhouse and Diamond Everley Roofing tracts fronting 23rd Street for hotel and restaurant uses, and authorize the City Manager to negotiate and execute the legal documents required to complete the land sale, conditioned on the property being rezoned, replatted and redeveloped for hotel and restaurant uses.

Background

The City of Lawrence has received a [request](#) to purchase approximately 63,000 square feet (1.45 acres) of property that is currently part of the Lawrence VenturePark, directly north of the former Don's Steakhouse property fronting 23rd Street. The City and development team sought an [appraisal](#) of the property. Based on the appraisal and the former recent sale of some of the property just to the immediate west of this area, \$1.19 per square foot was arrived at as a fair price for the property. \$1.19 was the sale price for the other city property sold in late 2014 and the City would also be taking into account its interest in seeing the property redeveloped to productive use. A [map](#) is attached showing the property that is the subject of this request.

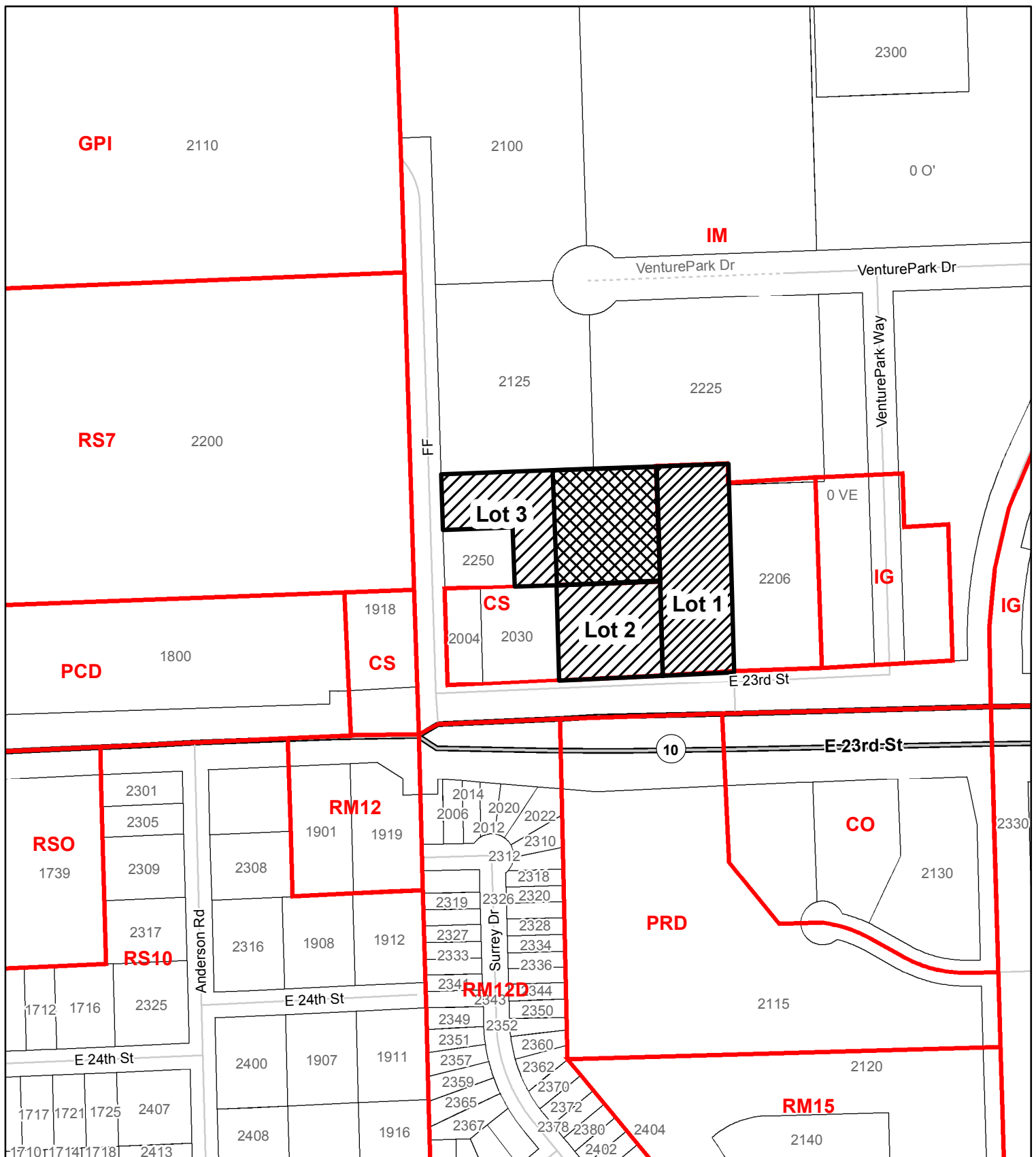
The VenturePark lot in question is included in the subdivision's special benefit district area for sewer improvements; however, the sewer main was not constructed to a point that touches the lot but was instead planned to bring the sewer close enough to be extended upon the lot's development (see map below). This particular lot has a future assessment of \$8,500. In discussions with the prospective purchaser, Staff acknowledged that the benefit of sewer falls short of actually serving the lot and the developer and city believe that the hotel project can be served by sewer from 23rd Street; therefore, Staff recommends that the city pay this future assessment.



The former Don's Steakhouse property has been vacant for a number of years and the property has significantly declined. Photos included in the request packet show the current condition of the lot. Also, the adjacent former Diamond Everley Roofing building has been vacated. Former attempts to redevelop the former Don's Steakhouse property have been challenged by the size of the lot. Pairing that lot with the Diamond Everley property and the adjacent city property would enable the tract to be redeveloped into hotel and restaurant uses, as proposed by Cave Inn, LLC. This action would restore the property to productive use, generating additional property tax, sales tax and guest tax. Also, the redevelopment would help the aesthetics of a key eastern gateway to Lawrence and Lawrence VenturePark.

The city established VenturePark as an industrial park to accommodate primary jobs and should protect that interests at a high level; however, the lot in question had always been viewed by Staff as one that may accommodate redevelopment of the adjacent commercial area given that it does not have street access into the industrial park.

It is important to note that the development group is not requesting any incentives from the City and plans to redevelop the property into a nationally recognized hotel brand facility. Staff recommends that the land sale be conditioned on the development of a hotel and restaurant being developed on the property, as proposed by the purchaser, and that the city, as the current owner, pay the special assessment of \$8,500 for the sewer improvements within the industrial park. The purchaser will need to commence rezoning and replatting of the properties, at their initiation and expense.



**Z-16-00396: Rezone Approximately 1.45 acres from IM District to CS District
 Located North of 2176 E 23rd St (formerly Don's Steak House)
 PP-16-00392: Preliminary Plat of Gwaltney Addition - A 3-Lot Plat
 Located at 2176 E 23rd St, 2200 E 23rd St & 2200 FF St**



PLANNING COMMISSION REPORT

Regular Agenda -- Public Hearing Item

PC Staff Report
11/16/2016

ITEM NO. 3: TEXT AMENDMENT TO DEVELOPMENT CODE; COLUMBARIUMS (BJP)

TA-16-00388: Consider a Text Amendment to the City of Lawrence Land Development Code, Articles 4, 5, & 17, regarding *Funeral and Interment Services* as defined in Section 20-1729. The requested amendment would allow *Columbariums* as Accessory Uses to established *Religious Assembly Institutions*. Submitted by Corpus Christi Catholic Church. *Initiated by City Commission on 9/20/16.*

RECOMMENDATION: Staff recommends that the Planning Commission forward a recommendation for approval of the proposed amendment, TA-16-00388, to create separate use groups for *Active and Passive Funeral and Interment* uses amending Sections 20-402, 20-403, 20-505, and 20-1729 and that the Planning Commission forward a recommendation for approval to the City Commission.

Reason for Request: To create a specific use group category for Columbariums to allow the use as an accessory to established *Religious Assembly Institutions*.

RELEVANT GOLDEN FACTOR:

- Conformance with the comprehensive plan.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- None received prior to publication.

ATTACHMENTS

Attachment A – Initiation Memo

OVERVIEW OF PROPOSED AMENDMENT

The Corpus Christi Catholic Church submitted a text amendment to the Land Development Code to the Planning Office. The request was to allow columbariums as an accessory use to established *Religious Assembly Institution* uses. A columbarium is a room or structure in which funeral urns are stored.

The associated land use in the Land Development Code is *Funeral and Interment Services*. The Code defines this use through examples of activities, which include cemeteries, cremating, interring and undertaking. In the Code, interring includes columbariums and mausoleums.

Through the review of the request, staff determined that the *Funeral and Interment Services* use contained a combination of active and passive land uses. The active uses include cremation and undertaking. The passive uses are defined as cemeteries and interring. Staff recognized that combining the active and passive uses in this manner did not provide an opportunity to utilize the passive land uses that may be more appropriate in a larger variety of zoning districts. The active land uses may not be an appropriate uses in most residential zoning districts, however, it may be reasonable to permit the passive land use as an accessory use to established *Religious Assembly Institution* uses. Given this, staff determined that the text amendment should include all of the passive land uses defined in the *Funeral and Interment Services* use. Along with columbariums, cemeteries and mausoleums are also including in this text amendment.

Proposed Article Changes

Changes to the text are shown on the following pages and noted in **red**. Additions are underlined and deleted text is ~~struckthrough~~.

Amend Section 20-402:

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts														Use-Specific Standards (Sec. 20-)
Community Facilities	Active Funeral and Interment	RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RM0	
		-	-	-	-	-	-	P*	-	-	-	-	-	-	P*	505
Religious Assembly	Passive Funeral and Interment	<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>P/A*</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>P/A*</u>	<u>505</u>
		-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	522
Religious Assembly	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	522

Amend Section 20-403:

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
Community Facilities	Active Funeral and Interment	-	P*	-	P*	P*	P*	P*	P*	P*	P*	-	-	A*	-	-	505
	Passive Funeral and Interment	A*	P/A*	A*	P/A*	P/A*	P/A*	P/A*	P/A*	P/A*--	P/A*	--	--	P*--	--	--	505
Religious Assembly	Campus or Community Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	522
	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	-	522

Amend Section 20-505:

20-505 FUNERAL AND INTERMENT

(1) Active Funeral and Interment:

Funeral and Interment Services that are subject to this standard shall have direct Access to an Arterial Street, with ingress and egress so designed as to minimize traffic congestion.

~~(4) Cemeteries and Interment services shall provide a wall or fence at least 6 feet in Height along all~~

~~Lot Lines:~~

- ~~(i) Structures used for Interment and Cremation services, such as mausoleums, columbariums, and crematories, when located in an OS District may not be located within 50 feet of any R District.~~
- ~~(2) Funeral and Interment facilities, such as funeral homes and mortuaries, are only permitted in the OS District when accessory to a Cemetery use.~~

(2) Passive Funeral and Interment:

- ~~(i) Cemeteries and Interment services shall provide a wall or fence at least 6 feet in Height along all Lot Lines.~~
- ~~(ii) Cemeteries and Interment services may be located in Residential Districts as Accessory Uses to Religious Assembly Institution uses subject to site plan approval.~~
- ~~(iii) Funeral and Interment facilities, such as funeral homes and mortuaries, are only permitted in the OS District when accessory to a Cemetery use.~~

Amend Section 20-1729

20-1729 FUNERAL AND INTERMENT SERVICES

Provision of services involving the care, preparation or disposition of the dead. The following are funeral and interment services use types:

~~(1) Active Funeral and Interment:~~

~~**(2) Cemeteries**~~

~~Land used for burial of the dead.~~

~~**(i) Cremating**~~

~~Crematory services involving the purification and reduction of the bodies by fire. Typical uses include crematories and crematoriums.~~

~~**(3) Interring**~~

~~Interring services involving the keeping of human bodies other than in cemeteries. Typical uses include columbariums and mausoleums.~~

~~**(ii) Undertaking**~~

~~Undertaking services such as preparing the dead for burial and arranging and managing funerals. Typical uses include funeral homes and mortuaries.~~

~~(2) Passive Funeral and Interment Services:~~

~~**(i) Cemeteries**~~

~~Land used for burial of the dead.~~

~~**(ii) Interring**~~

~~Interring services involving the keeping of human bodies other than in cemeteries. Typical uses~~

include columbariums and mausoleums.

CRITERIA FOR REVIEW AND DECISION-MAKING

Section 20-1302(f) provides review and decision-making criteria on proposed text amendments. It states that review bodies shall consider at least the following factors:

1) Whether the proposed text amendment corrects an error or inconsistency in the Development Code or meets the challenge of a changing condition; and

The proposed text amendment corrects an inconsistency in the Development Code. As currently defined, the Funeral and Interment Services use contains a mix of passive and active land uses. These land uses are restricted in residential districts to only the RSO (Single-Dwelling Residential – Office) and RMO (Multi-Dwelling Residential – Office) Districts. However, given that historically many churches had small parish cemeteries on their grounds, it may be appropriate to permit the passive land uses as an accessory to the *Religious Assembly* use.

2) Whether the proposed text amendment is consistent with the Comprehensive Plan and the stated purpose of this Development Code (Sec. 20-104).

The proposed amendment separates the land uses associated with the *Funeral and Interment Services* into active and passive uses. This separation expands the zoning districts in which the passive uses would be permitted as an accessory to *Religious Assembly* uses.

The Comprehensive Plan recommends “Consideration of good site planning and design principles that minimize unnecessary impacts to surrounding neighborhoods and promote compatible land use activities are encouraged.” The compatibility of land uses and the impacts to the neighborhood will be reviewed through the site plan process. As such, cemetery, columbarium, and mausoleum uses will be subject to the dimensional standards and landscaping requirements applicable to the zoning district.



CITY COMMISSION AGENDA ITEM

Department: Planning & Development Services **Commission Meeting Date:** 09/20/2016

Staff Contact: Becky Pepper, Planner II

Recommendations/Options/Action Requested:

Initiate a Text Amendment, TA-16-00388, to the City of Lawrence Land Development Code, Articles 4, 5, & 17, regarding *Funeral and Interment Services* as defined in Section 20-1729.

A request for initiation of a text amendment to the Land Development Code has been submitted to the Planning Office by Corpus Christi Catholic Church. The intent of the request is to allow columbariums as Accessory Uses to established *Religious Assembly Institutions*.

Religious Assembly Institutions are permitted in all of the residential districts (depending on the size of the institution); however, *Funeral and Interment Services* are allowed only in limited residential districts (RSO and RMO – Residential/Office Districts). The types of *Funeral and Interment Services* as defined in the Code include cemeteries, cremating, interring (columbariums and mausoleums), and undertaking. This list includes both active services and passive land uses and does not provide an opportunity to recognize the differences in the types of land use activities.

Executive Summary:

The Code recognizes that *Religious Assembly* uses could have a variety of accessory uses located on their property as part of the institution's mission. Historically, many churches had small parish cemeteries on the church grounds. In staff opinion, it may be reasonable to permit cemeteries, columbariums, and mausoleums as accessory uses with provisions to dimensional standards such as size and setbacks.

Specific sections of the Land Development Code anticipated to be modified through this text amendment include:

- Article 4 Use Tables
- Article 5 Use Regulations
- Article 17 Terminology

The City Commission is not taking action to amend the Land Development Code with the initiation. If initiated, the request will be scheduled for a future Planning Commission hearing and their recommendation will be forwarded to the City Commission for a final decision.

Strategic Goal Area: n/a

Fiscal Impact (Amount/Source): The item is not included in the budget or CIP because it is related to a request to amend the text of the Land Development Code.

Attachments: n/a

Memorandum

City of Lawrence

Planning and Development Services

TO: Lawrence-Douglas County Planning Commission
FROM: Sheila Stogsdill, Planning Administrator
DATE: November 4, 2016
RE: 2017 Planning Commission Meeting & Submittal Calendar

Attached is the meeting calendar for 2017. As requested, when the number of applications received can be handled in only one meeting, we will schedule these for the **Wednesday** evening of Planning Commission meeting week. Please reserve both the Mondays and Wednesdays of these weeks on your calendars now. As legal notices are sent to the newspaper, Staff will notify the Commissioners to verify whether we will meet once or twice during that week to consider the month's applications.

Regular meetings are scheduled for the 4th Wednesday of most months and the preceding Monday. The schedule moves to the week of the 3rd Wednesday in March to avoid Spring Break and in November and December to avoid the holiday weeks.

Mid-month meetings will continue to be scheduled from 7:30 a.m. – 9:00 a.m. on the 2nd Wednesdays of most months, as needed. The schedule may vary when the date for the annual Orientation Day is determined and in November/December due to holiday schedules.

Please review your own calendars to determine if any conflicts are known.

If appropriate, adopt the 2017 Planning Commission Meeting & Submittal Deadlines Calendar.

2017
LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
MEETINGS AND SUBMITTAL DEADLINES

Submittal Deadline Monday 3PM <small>*Tuesdays</small>	Planning Commission Meetings 6:30 PM		City Commission Meetings Tuesdays **		County Commission Meetings Wednesdays **	
	Monday	& Wednesday				
Nov 21	Jan 23	Jan 25	Feb 7	Feb 21	Feb 1	Feb 8
Dec 19	--	Feb 22	Mar 7	Mar 21	Mar 8	Mar 15
Jan 9	Mar 13	Mar 15	Apr 4	Apr 18	Apr 5	Apr 12
Feb 21*	Apr 24	Apr 26	May 16	June 6	May 10	May 17
Mar 27	May 22	May 24	Jun 6	Jun 20	Jun 7	Jun 14
Apr 24	Jun 26	Jun 28	Jul 18	Aug 1	Jul 12	Jul 19
May 22	Jul 24	Jul 26	Aug 15	Sept 5	Aug 9	Aug 16
Jun 19	Aug 21	Aug 23	Sep 5	Sep 19	Sep 6	Sep 13
Jul 24	Sep 25	Sep 27	Oct 17	Nov 7	Oct 11	Oct 18
Aug 21	Oct 23	Oct 25	Nov 7	Nov 21	Nov 8	Nov 15
Sep 11	Nov 13	Nov 15	Dec 5	Dec 19	Nov 29	Dec 6
Oct 16	Dec 18	Dec 20	Jan 2, 2018	Jan 16, 2018	Jan 3, 2018	Jan 10, 2018
Nov 20	Jan 22, 2018	Jan 24, 2018	Feb 6, 2018	Feb 20, 2018	Feb 7, 2018	Feb 14, 2018
Dec 18	--	Feb 21, 2018	Mar 6, 2018	Mar 20, 2018	Mar 7, 2018	Mar 14, 2018

	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 by 10:00AM on the Monday of the week in which the Planning Commission meeting is scheduled. 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 st floor of City Hall, 6 th & Massachusetts Streets. The Board of County Commissioners meetings are on the 2 nd floor of the County Courthouse located on the southeast corner of 11 th & Massachusetts Streets.

Planning & Development Services | Lawrence-Douglas County Planning Division | 785-832-3150 | www.lawrenceks.org/pds

2017
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, Monday and Wednesday	
Jan 11			Jan 23	Jan 25
Feb 8			--	Feb 22
Mar 8			Mar 13	Mar 15
Apr 12			Apr 24	Apr 26
May 10			May 22	May 24
Jun 14	APA Conference recap		Jun 26	Jun 28
Jul 12			Jul 24	Jul 26
Aug 9			Aug 21	Aug 23
Sep 13			Sep 25	Sep 27
Oct 11			Oct 23	Oct 25
Nov 1			Nov 13	Nov 15
Dec 6			Dec 18	Dec 20
PC Orientation – all day (tbd)				
	Suggested topics for future meetings: <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>Joint meeting with other Cities’ Planning Commissions</i> <i>Joint meeting with other Cities and Townships – UGA potential revisions</i> <i>New County Zoning Codes</i> <i>Tour City/County Facilities</i> <i>Water Resources</i>		<i>Communication Towers – Stealth Design, # of co-locations, notice area</i> <i>WiFi Connectivity & Infrastructure Planning</i> <i>Oread Overlay Districts & Design Guidelines</i> <i>Comprehensive Plan – Goals & Policies</i> <i>Affordable Housing</i> <i>Retail Market Impacts</i> <i>Case Studies</i>	
Meeting Locations	The Planning Commission meetings are held in the City Commission meeting room on the 1 st floor of City Hall, 6 th & Massachusetts Streets, unless otherwise noticed.			
Planning & Development Services Lawrence-Douglas County Planning Division 785-832-3150 www.lawrenceks.org/pds				

Revised 11/4/16