

## **Northeast Sector Plan**

### ***Draft Goals and Policies***

The following draft goals and policies are presented for review and comment. Goals and policies establish a framework by which to judge land use applications and prioritize public infrastructure projects. Written comments to the draft goals and policies are due by **November 16, 2009**. Written comments can be submitted via email to Dan Warner at [dwarner@ci.lawrence.ks.us](mailto:dwarner@ci.lawrence.ks.us). Written comments can also be sent to Dan Warner, Planning and Development Services, 6 East 6<sup>th</sup> Street, Lawrence, KS 66044-0708.

#### **1. Land Use**

**Goal: Establish future land uses appropriate for the unique characteristics of the area, which include:**

**The interaction of urban and rural lifestyles and development patterns**  
**Multi-modal transportation system**

- **Airport**
- **Highway 24/40/59**
- **Interstate 70**
- **Railroad**

**Predominate agriculture use with existing industrial and commercial uses along the highways**

**Relatively flat terrain**

**Floodplain/stormwater challenges**

**KU Field Station and ecological reserves**

**Kansas River/Levee**

#### **Policies**

##### **General**

- Consider allowing alternate development standards for urbanized development that promote sustainable development– swales, no curb and gutter, impervious surfaces, etc. – that will limit the downstream impact of development.

##### **Agriculture Use**

- Encourage continued agriculture use for the majority of the planning area, especially in areas with Class 1 and 2 soils and in the regulatory floodplain areas.
- Encourage incentives/partnerships that assist the ongoing agriculture uses in the area.
- Recognize that the impacts of farming – truck traffic, noises, etc. – are necessary and are not nuisances in the community.
- Identify and create programs that promote continued agriculture use by supporting existing and new agriculture ventures.

##### **Industrial/Employment Use**

- Per Horizon 2020 Chapter 7 – Industrial and Employment-Related Land Use, designate and support the areas southwest of the Airport and north of I-70 as a future industrial area. Soil conserving agri-industry businesses that will protect the quality of existing high-quality agricultural land either through agricultural

- use or preservation for future agricultural use should be encouraged to locate in these areas.
- Per Horizon 2020 Chapter 7 – Industrial and Employment-Related Land Use, designate the Midland Junction area as a future industrial/employment area.
  - Support continued development of the Airport for aviation-related businesses.

### **Commercial Use**

- Per Horizon 2020 Chapter 6 – Commercial Land Use, designate the intersection of E 1500 Rd. and Highway 24/40 as a future Neighborhood Commercial Center.
- Allow future commercial uses, in addition to industrial/employment uses, at Midland Junction to provide a greater mix of uses to support highway travelers.

### **Residential Use**

- Very low density (rural estate) uses are encouraged, for the majority of the planning area, in areas that do not contain class 1 and 2 soils and regulatory floodplain.
- An urban residential pattern (similar to the North Lawrence neighborhood) is appropriate for the non-regulatory floodplain area between the North Lawrence neighborhood and I-70.

### **Open Space**

- Protect the existing and future KU Field Station and ecological reserves and protect them from development with tools such as appropriate buffers and land uses that will minimize the impact of neighboring development.
- Encourage continued use of the Kansas River levee as an open space amenity.

### **Lawrence Urban Growth Area (UGA)**

- Consider adjusting Lawrence's Urban Growth Area boundary to those areas of Grant Township feasible for development through the analysis of this Sector Plan and the analysis of future water and wastewater master plans.

## **2. Environmental Resources**

**Goal: Consider the unique environmental resources of the area when reviewing development applications. Environmental resources include:**

**Class 1 and 2 soils**  
**Flat terrain**  
**Floodplain**  
**Groundwater**  
**KU Field Station and ecological reserves**  
**Kansas River/Levee**  
**Sand, gravel, topsoil, etc.**

### **Policies**

#### **Class 1 and 2 Soils**

- Recognize Class 1 and 2 soils as valuable to this portion of Douglas County for its permeability and crop production capabilities.

- Encourage the preservation of high quality agriculture land (Class 1 and 2 soils) through conservation programs, private/public partnerships, and other funding mechanisms.
- Encourage private agriculture easements that will preserve high quality agriculture land in perpetuity.

### **Flood Plain**

- The City and County should consider developing and implementing high regulatory standards that promote no adverse impact in flood hazard areas.
- Development should not be allowed within the floodway or within the 100-year floodplain within the planning area.
- Promote the natural and beneficial functions of the floodplain.
- Encourage natural stormwater management.

### **Groundwater**

- Promote wise land management choices that limit the potential for negative groundwater impacts.
- Minimize pollutants percolating down into groundwater systems to help ensure the quality of the area's groundwater systems.
- Provide educational opportunities regarding natural stormwater management features, Best Management Practices (BMPs) for stormwater structures and pollutant discharge, erosion and sediment control, and water quality.

### **KU Field Station and ecological reserves**

- Encourage appropriate use of KU Field Station and ecological reserves.
- Promote the research and educational aspects of the KU Field Station and ecological reserves.

### **Recreation**

- Maximize recreation opportunities in the area by developing trails that connect to focal points in the area and to the larger interconnected Lawrence and Douglas County network, including the Kansas River levee trail.

### **Sand, gravel, topsoil, etc.**

- Support the extraction of natural resources such as sand, gravel, topsoil, etc. if compatible with existing land uses and if infrastructure can support the process of extraction.

### **3. Economic Development**

**Goal: Promote economic development opportunities that take advantage of the unique characteristics of the area, which include:**

**A multi-modal transportation system**

- **Airport**
- **Highway 24/40/59**
- **Interstate 70**
- **Railroad**

**Class 1 and 2 soils**

**Relatively flat terrain**

**Existing industrial and commercial businesses along the highways**

**KU Endowment land**

#### **Policies**

##### **Airport**

- Support aviation-based development at the airport, and the necessary road and utility infrastructure, as an economic development generator for Lawrence and Douglas County.

##### **Industrial/Employment**

- Support goals and policies of Horizon 2020 Chapter 7 – Industrial & Employment and recognize that certain areas identified in Chapter 7 in the planning area are valuable to the goal of creating jobs for Douglas County.

##### **Agriculture Economy**

- Encourage public/private partnerships and programs to establish and support a sustainable local food program.
- Establish incentives as part of a local food program that foster farm to table relationships.
- Support the ag community by creating partnerships and programs that further economic development of an agricultural nature.
- Per Horizon 2020 Chapter 7 – Industrial and Employment-Related Land Use, designate and support the areas southwest of the Airport and north of I-70 as a future industrial area. Soil conserving agri-industry businesses that will protect the quality of existing high-quality agricultural land either through agricultural use or preservation for future agricultural use should be encouraged to locate in these areas.

##### **KU**

- Create partnerships with KU that help build the agricultural, aviation, and industrial businesses of the area.

#### **4. Infrastructure**

**Goal: Improve existing services for the area and recognize the infrastructure challenges posed by the unique characteristics of the area when considering development applications. The unique characteristics include:**

**Relatively flat terrain  
Floodplain/stormwater challenges  
Township roads**

#### **Policies**

##### **Existing Services**

- Develop partnerships between Douglas County, Grant Township and the City of Lawrence for appropriate road maintenance programs in the planning area.
- When conditions warrant, the City should consider locating a fire station near the airport to improve emergency service for the airport, the North Lawrence neighborhood, and the remainder of Grant Township.
- Heavy truck traffic from commercial and industrial development should use highways or improved roads for travel through the area.

##### **Floodplain/Stormwater/Flat terrain**

- Consider implementing alternate sustainable development standards to help reduce the cost of stormwater improvements needed for existing and future development.
- The flat terrain in some parts of the planning area hinders storm drainage. County and City should construct appropriate stormwater improvements identified in the North Lawrence Drainage Study as development occurs in the area.
- Implement appropriate stormwater management practices throughout the planning area.
- Flat terrain poses cost challenges to providing sewer to the area. Consider alternative sewer solutions when prudent.

#### **5. Transportation**

**Goal: Continue developing a multi-modal transportation system that supports the designated land uses of the area.**

#### **Policies**

##### **Safety**

- Work with KDOT to improve the Midland Junction Hwy. 24/59 curves to make the route safer for travelers.
- Consider improvements to Highway 24/40 that facilitate easier turning movements onto and off of the highway – in particular at E 1500 Rd./N 7<sup>th</sup> Street and at the airport entrance.

##### **Trails/Pathways**

- Develop a trail/bikeway system for the planning area that considers connecting to open space and recreation areas.

- Include the planning area in the county-wide bikeway system map.
- Identify and build pathways throughout the planning area.