

Farmers Turnpike and K-10 Sector Plan

Public Meeting

May 15, 2008

Indoor Aquatic Center

Staff started the meeting with introductions and then gave a presentation covering the general planning process, background on the plan, and an overview of the plan itself. Staff then took questions and comments. Below is a summary of the questions presented with staff replies in *italics*.

Miscellaneous

1. What is the difference between developing property in the city v. in the county and what regulations apply to each?
Horizon 2020, the comprehensive plan, establishes goals and policies for development the unincorporated county and the city of Lawrence. More specific regulations on developing property is found in the Land Development Code for developing in the City of Lawrence and the Douglas County Zoning Code for developing in the County.
2. How will this land use plan affect my property value?
It is not known how this plan may affect property values in the near and long terms. Generally, as an area urbanizes the values increase.
3. How much land is owned by the Schwada development group and what input have they had in the plan?
It is not known, as staff does not analyze the ratios of property ownership in a planning area.
4. There is a current request from a property owner to annex approximately 154 acres located in this planning area, what is the relationship between that request and this plan?
The annexation request is within the planning area of the K-10 & Farmer's Turnpike Plan. The Planning Department included this sector plan in its work schedule prior to the latest rezoning and annexation request being made for the 154-acre property. In staff's opinion, it is appropriate to be planning for potential development requests, just as the department has and is for the southern and western unincorporated, but adjacent areas of the county.
5. How does annexation work?
Typically, annexation is requested by the property owner to develop property in a way that benefits from urban infrastructure (water, sewers, etc.). Different types of annexation require different processes.

Public input and process

6. What are the possibilities for receiving public input on the future land use plan for this area?
There has been one opportunity for public comment already and currently there is an opportunity for public comment. A revised draft will be posted by May 23rd for the Planning Commission meeting in June where a public hearing will be held. There is also the opportunity for public comment to be taken at the City and County Commission level.
7. What is the process for the adoption of this plan? What are the next steps in the consideration of this plan?
The plan will go before the Planning Commission for a public hearing in June and they will form a recommendation that will be sent to the City and County Commissions for final determination. There are the opportunities for any of the commissions to defer decision or refer the plan back to staff or the Planning Commission.
8. What started this plan and how does the planning department decide areas to look at next?
The Planning Division has established a work program to plan a "ring" around the city to guide future development in areas where we believe development demands will increase. We have worked in the south and southeast areas recently and have initiated plans in the north and west areas of the city.
9. Are there any other plans that govern neighboring areas and is it possible that some of the people adjacent to the planning area could be notified of future meetings about this plan (specifically, property owners living near 1750 Road)?
Traditionally the property owners within the planning area are directly notified. Sometimes confusion is created when people outside the planning area are notified. Some owners outside of the planning area were notified by the Lawrence Association of Neighborhoods and those owners and others may sign up for email updates regarding the plan on the website. Additionally, the media typically covers the planning efforts to a large degree. The Planning Department does not plan to notify anyone outside of the planning areas.

The plan

10. What does the blue dot located in the middle of the map on E 1000 Road mean?
The blue dot identifies a neighborhood commercial center location as described in Horizon 2020.

11. Once this plan is adopted, are the future land uses flexible?
The plans are somewhat flexible as far as the primary uses within the land use descriptions. In order to change the land use, for example from low-density residential to high-density residential, an amendment to the plan would need to be approved to redesignate land use for that area.
12. The present land uses are rural in nature and how does this plan respond to that?
The plan is intended to be guide as the area urbanizes to urban densities. The plan does seek to protect FEMA designated floodplain and floodway areas and the Land Development Code has regulations to protect sensitive lands. The plan also contains an alternative to conventional zoning that allows for Traditional Neighborhood Design projects that may help to cluster development and preserve more sensitive lands.
13. How does this plan address any environmental impacts, such as runoff affecting the quality of neighboring wetlands and waterways?
The plan provides policies on stream protection and protection of the floodplain. The city has regulations regarding stormwater that will address these issues if development occurs.
14. How would the use of restrictive covenants or conservation easements affect the plan?
The plan guides development as it is annexed into the city. If an owner chooses to place a conservation easement on his/her property, then that property would be restricted to that legal instrument which governs the property. Staff assumes, when drafting the plan, that some lands will be preserved for various reasons and, in such cases, may affect small areas of the planning area. Staff also assumes that some land owners will eventually desire to develop to urban densities and capture the financial benefits of such. There is opportunity for both to exist – preservation and urbanization.
15. What are the plans for providing the plan area with city infrastructure in the future? How will this affect annexation?
This is currently undetermined. The city is in the process of updating the water and wastewater master plans which outline how this area could be served. Other factors, such as the cost to provide services, capacity in the system, etc. also play into the decision to provide services to an area. Annexation could occur without services readily available; however, most urbanized land uses require urban water and sewer infrastructure.
16. Is it true that this plan encourages annexation?
This plan does not encourage annexation nor does it annex property. It outlines land use goals and policies if annexation does occur. It will

be perceived by many to be a plan to encourage annexation, but it is instead a plan to prepare for future annexation requests.

17. Does this plan take other planning ideas into account, such as Traditional Neighborhood Design or TND, especially as it pertains to retaining the rural character of the area?

This plan does speak to TND development within the policies section and would provide an alternative way of urbanizing the area. The Lawrence SmartCode, which would provide TND standards, is in the process of being considered by the Planning Commission and City Commission. While the plan is meant to guide the urbanization of the area, it does discuss maintaining the rural character until the time that municipal services allow urban densities.

18. Is the plan to change existing rural residential development to commercial land uses?

There are some areas identified as areas for commercial land use that may be currently developed with residential uses. This plan only recommends changes if or when the property is within the city limits and at the time the property owner is requesting development of uses other than the existing use.

19. Will there be any rules that govern the aesthetics of the industrial buildings?

The plan does outline general policies for industrial development and as part of the implementation of the plan, it recommends that industrial design guidelines be adopted. The Land Development Code also has regulations regarding industrial land use and zoning.

20. What transportation improvements are included in the plan?

Future road classifications are in the plan from the adopted Transportation 2030 plan. This plan outlines future transportation networks and road classifications and descriptions.