



SHEET A

(Type or Print)

Lawrence Douglas County Metropolitan Planning Office

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
www.lawrenceplanning.org

Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request?

The Owner's of this property wish to rezone to M-2 in order to relocate their construction subcontracting business, which is presently located on residential property in the County, onto this site.

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted?

The existing single family residence on this parcel is bounded on the North by the Riverside Industrial Park and across Iowa, to the West, by the Santa Fe Industrial Park. Suburban Single family development occurs, in the unincorporated area to the South and East. When this parcel, with the existing single family house, was annexed into the City, RS-1 zoning was appropriate for that use. Horizon 2020, Future Land Use Map 3-2 designates this property to develop as Office Research/Industrial/Warehouse/Distribution. Surrounded by large industrial/warehouse uses to the North & West and impending higher density development beginning to commence farther to the South, the existing suburban single family, in existence for over fifty years, becomes less & less compatible with the surrounding uses that exist and are about to occur.

3. To What Extent Will Removal of Restrictions Detrimentially Affect Nearby Property?

As stated above, the property to the West & North is already intensely developed or is presently developing with manufacturing/warehouse-distribution uses. This property would have little impact on those uses.

The area directly to the East is in the County, zoned A-1 Suburban Residential, and is completely developed as such. However, due to the existing large residential lots and the location of the subject lot in relation to existing residences, this property would have little impact on the one property it abuts due to the significant buffering distance that exists between the properties.

Properties immediately to the South are in the County and are presently developed on very deep lots, also zoned A-1 Suburban Residential, with individual residential structures located close to the North Iowa frontage with a large amount of open space to the rear. Each of the six lots gets their access directly onto North Iowa Street. Impending development of Northridge Estates, North of the intersection of River Ridge Road & North Iowa, has been recently zoned RM-D. With the development of Northridge Estates duplexes it is inevitable that, in the near future, these single family lots will redevelop with more intense uses that are more compatible with the requested zoning for the subject lot and the surrounding zoning of other properties.

4. What Is the 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?

As pressure builds in the future to annex, rezone, subdivide & develop the lots between the subject property and the Northridge Estates subdivision, it would be ideal to be able to plan the interior vehicular circulation for all the properties located between Riverridge Road & the Riverside Business Park. Platting of the right-of-way for Wrigley Lane, bisecting the Northridge Subdivision, initiates the beginning of an interior street system that will significantly reduce access onto North Iowa and create safer ingress & egress for vehicles in this area. The subject property will be a significant component of the street system which will benefit the adjacent property owners in that they will know how their properties can be redeveloped in the future. (See Attached Drawings)

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5. How Does Your Request Conform with the Comprehensive Plan?

- ◆ Future Land Use Map 3-2 designates this property as Office Research/Industrial/Warehouse/Distribution.
- ◆ **STRATEGIES: INDUSTRIAL LAND USE**
The principal Comprehensive Plan strategies for the development and maintenance of industrial areas are:
 - Strive to increase the number and diversity of jobs available to citizens of Douglas County, with the intent of stabilizing the future employment base and generate additional wealth in the community. This strategy requires the community to make available an adequate amount of land in a number of locations to meet diverse development needs. The plan designates and encourages the development of a number of employment areas.
 - Recognize the need to protect, enhance and retain existing industrially-related land use areas serving the community.
 - Continue to address the needs of existing local employers and industrialists to ensure their retention and to facilitate expansion plans for the future.
 - Work with developers and industrialists to make available sites, improvements and amenities which best respond to the market demands while meeting community objectives for the type and quality of development.
 - Provide employment locations in various parts of the community and encourage bicycle and pedestrian access improvements to employment centers from community neighborhoods.

◆ **LAWRENCE - EXISTING INDUSTRIAL AND EMPLOYMENT-RELATED AREAS**

Lawrence currently has several major employment areas, although there are a number of smaller industrial locations throughout the city. These larger areas include the University of Kansas, Downtown Lawrence, the **Santa Fe Industrial Area**, Oread West Research Park, East Hills Business Park, the Santa Fe Railroad corridor and the Union Pacific Railroad corridor in North Lawrence. Plan recommendations for these areas are discussed below.

Santa Fe Industrial Area

The Santa Fe Industrial Area, located north of I-70 Kansas Turnpike, has developed as a large warehouse and distribution location. The Plan recommends an expanded role for this area in the future. The area north of Lakeview Road may alternately develop with more traditional industrial uses. As additional industrial and employment-related uses develop, impacts on nearby residential development along Riverridge Road will need to be considered. Additional street improvements may be needed and land use transition areas may need to be established to protect residential uses in the area.

◆ **INDUSTRIAL AND EMPLOYMENT-RELATED LAND USE GOALS AND POLICIES**

GOAL 1: Established Industrial Area Development

Allow for the retention, redevelopment and expansion of established industrial areas.

Policy 1.1: Maintain and Encourage New Development to Occur in Existing Industrial/ Employment-Related Areas

- a. Actively market undeveloped sites in a manner which will stabilize long-term development patterns.
- b. Encourage parcel consolidation to provide infill sites for redevelopment and expansion.

Policy 1.3: Concentrate Industrial Development

- a. Maintain an appropriate supply of industrially zoned land so that site choices are available and infrastructure expansion can occur in an efficient and orderly manner. Annually evaluate current land use and land availability.
- b. Existing industrial areas should be improved and upgraded as needed. Overall storm water management, vehicular and pedestrian access and site maintenance should be undertaken where necessary. Encourage partnerships for redevelopment



