

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS

WEDNESDAY, MAY 6, 2009

6:35 p.m. (Commission Chamber)

-Convene

CONSENT AGENDA

- (1) (a) Consider approval of Commission Orders;
-

REGULAR AGENDA

- (2) CPA-2008-6, West of K-10 Plan. Consider approval of Joint Ordinance No. 8391 and County Resolution amending the Comprehensive Plan "Horizon 2020" by approving and incorporating by reference "Chapter 14 – Specific Plans, West of K-10 Plan, CPA 2008-6, March 25, 2009 Edition." (PC Item 10; approved 6-0 on 03/25/09). (Dan Warner is the Planner)

- (3) (a) Public hearing on Five-Year Update to the Douglas-Jefferson counties regional Solid Waste Management Plan (Keith Browning)

(b) Consider adopting the Five-Year Update to the Douglas-Jefferson counties regional Solid Waste Management Plan (Keith Browning)

- (4) Other Business
 - (a) Consider approval of Accounts Payable (if necessary)
 - (b) Appointments
 - (c) Miscellaneous
 - (d) Public Comment

- (5) Adjourn

MONDAY, MAY 11, 2009

Presentation by the County departments (Register of Deeds, County Appraiser, Clerk and Treasurer) that are involved in valuation and tax billing) No backup

WEDNESDAY, MAY 13, 2009

MONDAY, MAY 18, 2009

WEDNESDAY, MAY 20, 2009

MONDAY, MAY 25, 2009

-No Commission Meeting in observance of Memorial Day

WEDNESDAY, MAY 27, 2009

MONDAY, JUNE 8, 2009 (Light Agenda)

WEDNESDAY, JULY 8, 2009 (Light Agenda)

MONDAY, SEPTEMBER 7, 2009

-No Commission Meeting in Observation of Labor Day

MONDAY, SEPTEMBER 21, 2009 (Light Agenda)

Note: The Douglas County Commission meets regularly on Mondays at 8:10 A.M. and Wednesdays at 6:35 P.M. at the Douglas County Courthouse. Specific regular meeting dates that are not listed above have not been cancelled unless specifically noted on this schedule.

RESOLUTION NO. 3-1-09

A RESOLUTION ADOPTING AMENDMENTS TO HORIZON 2020, THE COMPREHENSIVE PLAN FOR THE CITY OF LAWRENCE AND UNINCORPORATED DOUGLAS COUNTY, KANSAS PERTAINING TO THE WEST OF K-10 PLAN

WHEREAS, the City Commission of Lawrence, Kansas and the Board of County Commissioners of Douglas County, Kansas, for the purpose of promoting the public health, safety, morals, comfort and general welfare, conserving and protecting property values throughout Lawrence and Douglas County, are authorized by K.S.A. 12-741 *et seq.* to provide for the preparation, adoption, amendment, extension and carrying out of a comprehensive plan; and

WHEREAS, the Lawrence-Douglas County Metropolitan Planning Commission, the City Commission of Lawrence, Kansas and the Board of County Commissioners of Douglas County, Kansas have adopted an official comprehensive plan for the coordination of development in accordance with the present and future needs and to conserve the natural resources of the City and County, ensure efficient expenditure of public funds and promote the health, safety, convenience, prosperity and general welfare of the citizens of Lawrence and Douglas County; and

WHEREAS, the Lawrence-Douglas County Metropolitan Planning Commission held a public hearing on September 24, 2008, October 20, 2008, and March 25, 2009 for the proposed amendment to Chapter 14 – Specific Plans, Horizon 2020, the comprehensive plan, to add a reference to and adopt the West of K-10 Plan, after notice by publication in the official city and county newspaper.

WHEREAS, the City Commission of Lawrence, Kansas adopted the West of K-10 Plan and amendments to Horizon 2020 described in CPA-2008-6. The Board of County Commissioners of Douglas County, Kansas requested that the West of K-10 Plan be returned to the Lawrence Douglas County Planning Commission for further consideration; and

WHEREAS, The Lawrence Douglas-County Planning Commission on March, 25, 2009 held a public hearing to consider the West of K-10 Plan with the Board of County Commissioners of Douglas County, Kansas reasons for disapproval and recommended modifications; and

WHEREAS, The Lawrence Douglas-County Planning Commission on March, 25, 2009 adopted the West of K-10 Plan with the changes recommended by the Board of County Commissioners of Douglas County, Kansas.

BE IT RESOLVED BY THE LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION ONE: The above stated recitals are by reference incorporated herein, and shall be as effective as if repeated verbatim.

SECTION TWO: Pursuant to K.S.A. 12-747, the Lawrence-Douglas County Metropolitan Planning Commission adopts and recommends for approval the West of K-10 Plan and CPA-2008-6 the amendments to Horizon 2020, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County.

SECTION THREE: The amendment to *Horizon 2020*, Chapter 14 – Specific Plan is amended as noted below.

Specific Plans

- 6th and SLT Nodal Plan

Location: The intersection of 6th Street (US Highway 40) and the SLT (South Lawrence Trafficway)
Adoption Date: November 11, 2003 by Lawrence City Commission
Review Date: 2009

- **6th and Wakarusa Area Plan**

Location: The intersection of 6th Street and Wakarusa Drive
Adoption Date: December 2, 2003 by Lawrence City Commission
Review Date: 2009

- **HOP District Plan**

Location: Bordered by W. 5th St. on the north, California St. on the west, W. 7th St. on the south and Alabama St. on the east.
Adoption Date: May 10, 2005 by Lawrence City Commission
Review Date: 2010

- **Burroughs Creek Corridor Plan**

Location: Area around the former BNSF railroad corridor between E. 9th St. and E 31st St.
Adoption Date: February 14, 2006 by Lawrence City Commission
Review Date: 2011

- **East Lawrence Neighborhood Revitalization Plan**

Location: Bordered by the Kansas River on the North; Rhode Island Street from the Kansas River to E. 9th Street, New Hampshire Street from E. 9th Street to approximately E. 11th Street, Massachusetts Street from approximately E. 11th Street to E. 15th Street on the west; E. 15th Street on the south; BNSF railroad on the east.
Adoption Date: November 21, 2000 by Lawrence City Commission
Review Date: 2010

- **Revised Southern Development Plan**

Location: Bounded roughly to the north by W. 31st Street and the properties north of W. 31st Street between Ousdahl Road and Louisiana Street; to the west by E. 1150 Road extended(Kasold Drive); to the south by the north side of the Wakarusa River; and to the east by E. 1500 Road (Haskell Avenue).
Adoption Date: December 18, 2007 by Lawrence City Commission
January 7, 2008 by the Douglas County Board of Commissioners
Review Date: 2017

- **Southeast Area Plan**

Location: Bounded roughly to the north by E. 23rd Street/K-10 Highway; to the west by O'Connell Road; to the south by the northern boundary of the FEMA designated floodplain for the Wakarusa River; and to the east by E. 1750 Road (Noria Road).
Adoption Date: January 8, 2008 by Lawrence City Commission
January 28, 2008 by the Douglas County Board of Commissioners
REVISED
June 14, 2008 by Lawrence City Commission
July 24, 2008 by Douglas County Board of Commissioners
Review Date: 2018

- **Farmland Industries Redevelopment Plan**

Location: The former Farmland Industries property 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.

Adoption Date: March 11, 2008 by Lawrence City Commission

March 31, 2008 by Douglas County Board of Commissioners

Review Date: 2013

- **K-10 & Farmer's Turnpike Plan**

Location: Generally located around the intersection of I-70 and K-10 and to the east approximately four miles.

Adoption Date: December 9, 2008 by Lawrence City Commission

January 7, 2009 by Douglas County Board of Commissioners

Review Date: 2019

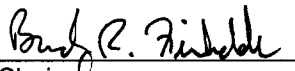
- **West of K-10 Plan**

Location: Generally located north and south of Highway 40 and west of K-10 Highway. It does contain some land east of K-10 Highway.


SECTION FOUR: The West of K-10 Plan, attached as Exhibit 1, shall be incorporated as part of Horizon 2020, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County.

SECTION FIVE: Resolution 3-1-09 together with a certified copy of the West of K-10 Plan and amendments to Chapter 14 – Specific Plans of Horizon 2020, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County, and a written summary of the public hearing shall be submitted to the City Commission and the Board of County Commissioners.


Passed by the Lawrence-Douglas County Metropolitan Planning Commission on this, the 25th day of March, 2009.



Chair
Lawrence-Douglas County Metropolitan
Planning Commission



Vice-Chair
Lawrence-Douglas County Metropolitan
Planning Commission



Scott McCullough, Secretary
Lawrence-Douglas County Metropolitan
Planning Commission

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Exhibit 1

West of K-10
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Plan

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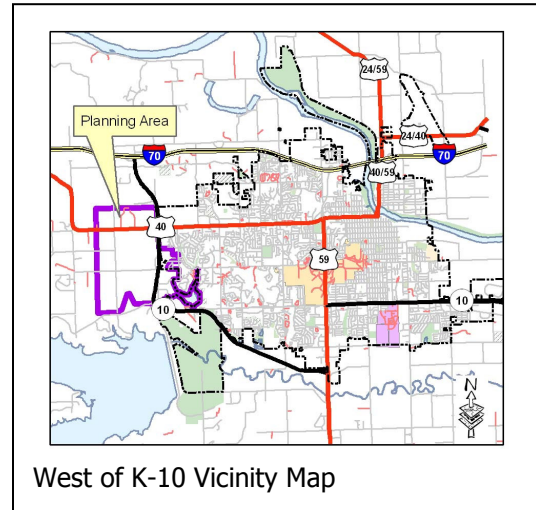
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I. Introduction and Purpose

Location The West of K-10 planning area is located primarily west of K-10 Highway (South Lawrence Trafficway) and north and south of US Highway 40. The planning area also contains some land east of K-10.



Setting The area is primarily rural in nature. It has access to two highways, US 40 and K-10. I-70 is nearby and north of the area. Clinton lake lies south of the area.

Earlier Planning Efforts

The *West 6th Street and K-10 Nodal Plan* was adopted by the City of Lawrence on November 11, 2003. The Plan addressed future land use for the four corners that make up the intersection of West 6th Street/US 40 and the South Lawrence Trafficway/K-10. The West of K-10 Future Land Use map (Map 4-1) deviates from The *West 6th Street/K-10 Nodal Plan* by designating land in the southwest corner differently. The alterations reflect changing conditions since the nodal plan was adopted. This Plan recommends updating the *West 6th Street/ K-10 Nodal Plan* following adoption of this Plan to reflect the new approved land uses.

The City of Lawrence hired PlaceMakers, a national consulting firm, to write a Traditional Neighborhood Design (TND) code that could be used to develop TND neighborhoods in the future. In early 2007, PlaceMakers held a design workshop in Lawrence. Part of the scope of work for PlaceMakers was to master plan a number of areas, inside and outside of Lawrence, including approximately two square miles west of K-10. The approximately two square miles were located directly west of K-10, south of US 40, north of Clinton Lake, and east of E. 800 Rd. All of the property owners in that area were invited to a number of meetings to gain their input on future development. PlaceMakers produced a TND master plan for the area that is based on the Lawrence SmartCode, which they also produced.

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Purpose The purpose of the West of K-10 Sector Plan is to plan for urban density growth in the area west of K-10. This Plan will act as the City's official land use guide for growth in the West of K-10 area.

Relation to Other Plans This Plan constitutes an amendment to *Horizon 2020*. The Plan deviates from the West *6th Street/K-10 Nodal Plan* and is consistent with *Horizon 2020*. Additional policy guidance has foundation in the following plans:

- *Transportation 2030*, Lawrence/Douglas County Long Range Transportation Plan. Lawrence/ Douglas County Metropolitan Planning Office and Parsons Brinkerhoff. March 26, 2008.
- Lawrence-Douglas County Bicycle Plan, Lawrence/Douglas County Metropolitan Planning Office. May 2004.
- City of Lawrence, Kansas Water Master Plan. Black & Veatch. December 2003.
- City of Lawrence, Kansas Wastewater Master Plan. Black & Veatch. December 2003.

Process Planning Staff developed a 1st draft of the Plan with input from other City departments. The 2nd draft of the plan, revised after public comments were received on the 1st draft was made available for public comment. A third draft of the plan was made available for Planning Commission review on September 24, 2008. This is the 4th draft of the plan. It was revised based on comments received from the Planning Commission at their September 24th meeting.

II. Existing Conditions

A. Current Land Use

The current land uses in the planning area consist of approximately 2,438 acres of land, excluding street right-of-way, as shown in Table 2-1. The majority of the planning area, approximately 1,800 acres, is in farm use. Most of the remainder of the land uses are types of residential uses. Commercial, public/institutional and vacant parks/recreation/open space are also land uses included in the planning area. (See Map 2-1)

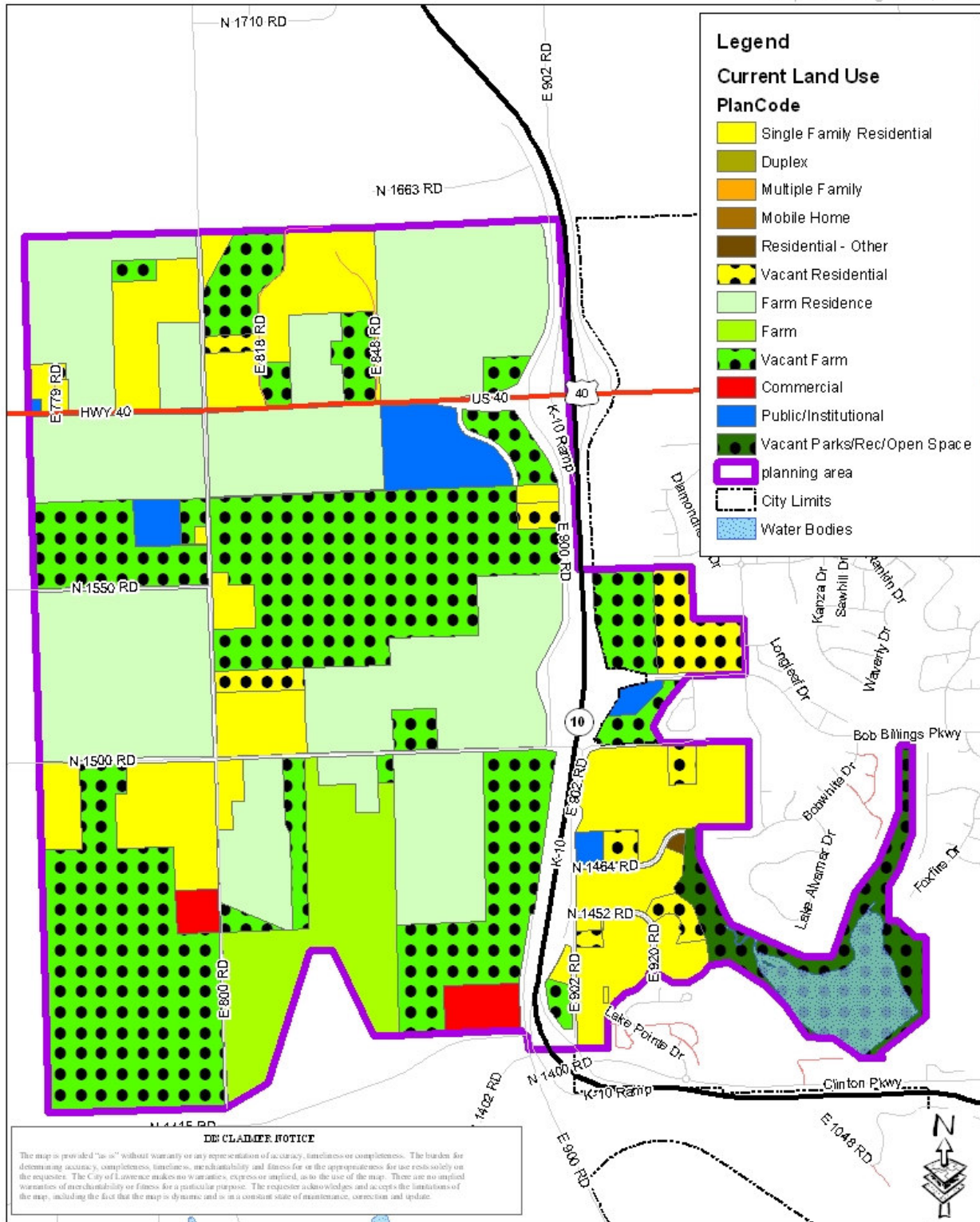
Table 2-1

Current Land Use	Total Acreage
Single Family Residential	381.49
Mobile Home	0.83
Residential - Other	1.40
Vacant Residential	77.94
Farm Residence	855.24
Farm	150.72
Vacant Farm	792.67
Commercial	28.11
Public/Institutional	22.44
Vacant Parks/Rec/Open Space	126.70
Total	2,437.55

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West of K-10 Plan Map 2-1 Current Land Use

Map Date: August 15, 2008



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B. Current Zoning

The City of Lawrence *Land Development Code* and the Douglas County *Zoning Ordinance* are intended to implement the goals and policies in *Horizon 2020* in a manner that protects the health, safety, and general welfare of the citizens. The *Land Development Code* and the Douglas County *Zoning Ordinance* establish zoning regulation for each land use category which development must follow.

The planning area is primarily located in the county and partially within the city limits. Map 2-2 shows the current zoning designations and the Tables 2-2 and 2-3 below describe the map designations.

Table 2-2

City Zoning	District Name	Comprehensive Plan Designation
RS10	Single-Dwelling Residential (10,000 sq. feet per dwelling unit)	Low-Density Residential
RS7	Single-Dwelling Residential (7,000 sq. feet per dwelling unit)	Low-Density Residential
RM12	Multi-Dwelling Residential (12 dwelling units per acre)	Medium-Density Residential
PCD	Planned Commercial Development	N/A
UR	Urban Reserve	N/A

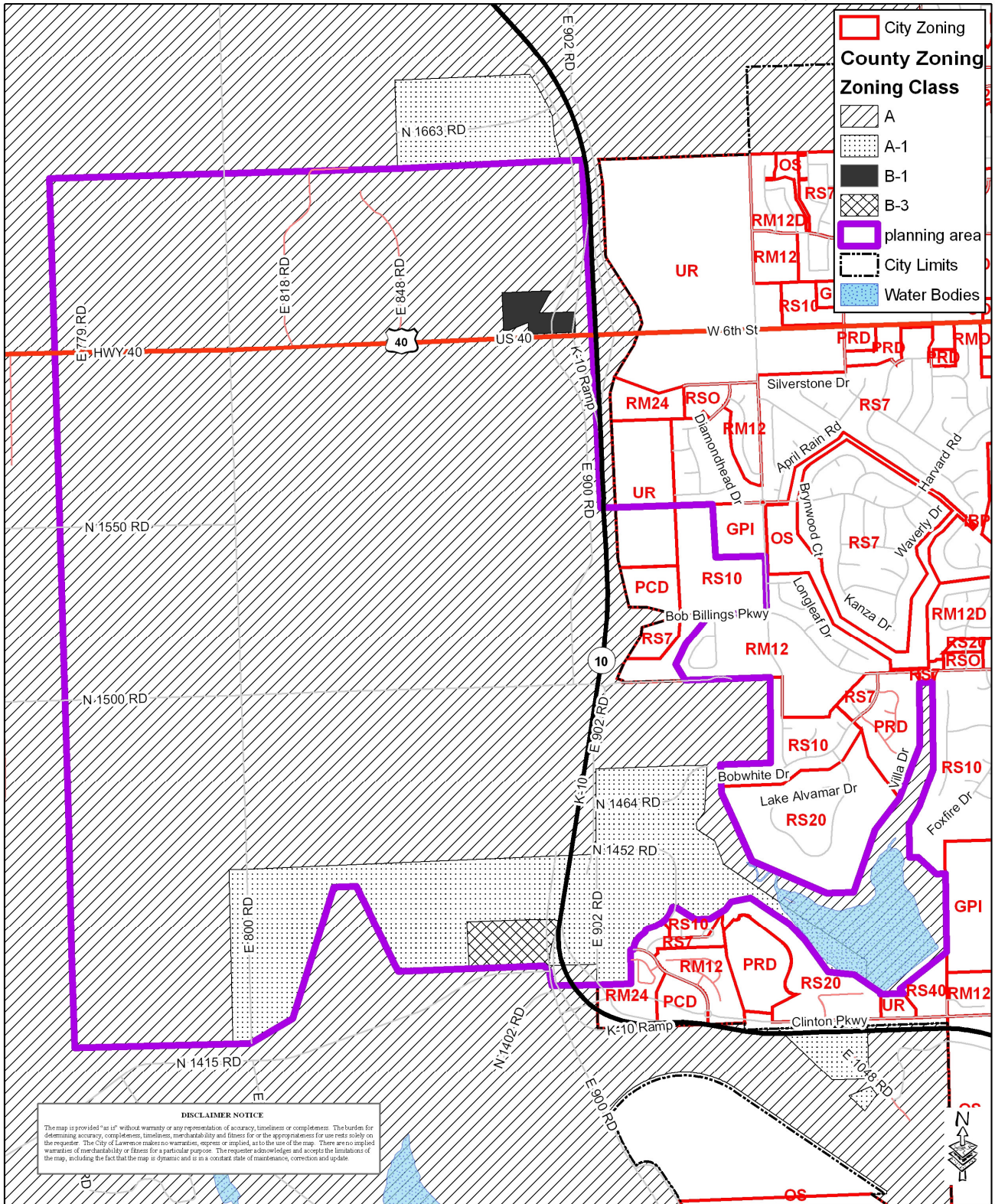
Table 2-3

County Zoning	District Name	Comprehensive Plan Designation
A	Agricultural	Agriculture
A-1	Suburban Home Residential	Very-Low Density Residential
B-1	Neighborhood Business	N/A
B-3	Limited Business	N/A

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West of K-10 Plan Map 2-2 Current Zoning

Map Date: June 26, 2008



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C. Current Infrastructure

Water

City water is provided to very few properties in the planning area. There is a hydrant and a 16", PVC pipe line southeast of the intersection of US 40 and K-10 which is outside of the Lawrence city limits and another line east of K-10 along Bob Billings Parkway, within the City limits. All other properties obtain water either from private wells or from Rural Water District #1. The water lines are shown on Map 2-3.

Sanitary Sewer

City sanitary sewer is provided to the majority of the properties east of K-10 that are not within Lawrence city limits. There is one 10" and one 8" PVC City sanitary sewer line that cross K-10 to the north and to the south of N. 1500 Road. All other properties are serviced by private septic systems. The sanitary sewer lines are shown on Map 2-3.

Storm Sewer

City storm sewer provides a 24" corrugated metal pipe along Bob Billings Parkway within the planning area. The remainder of the planning area has streams for storm water drainage. The storm water pipes, streams and storm channels are shown on Map 2-4.

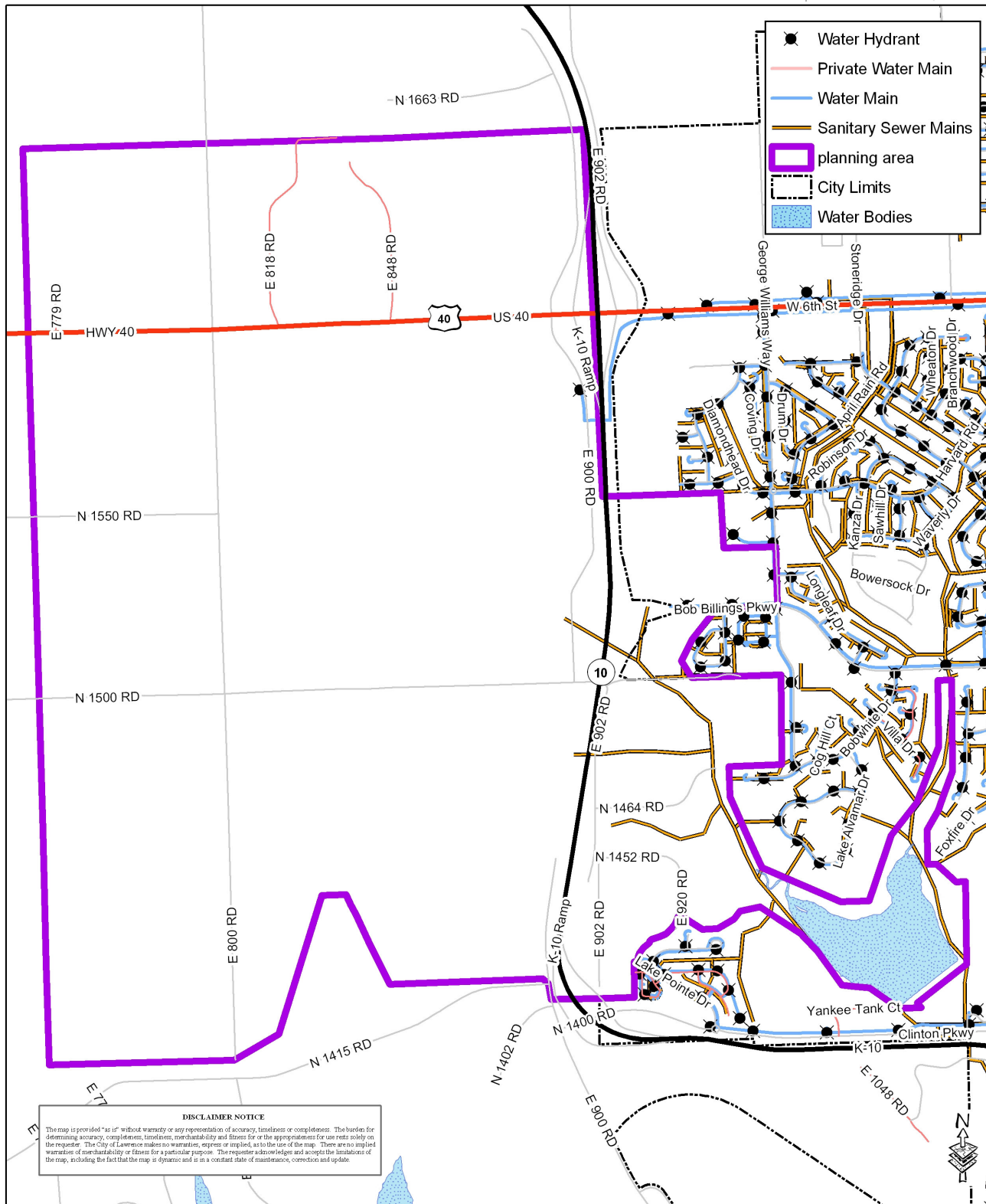
Gas

Southern Star Gas has two lines running through the planning area. One line crosses the planning area across the northeastern corner and the other line crosses at the southern portion of the planning area.

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West of K-10 Plan Map 2-3 City Water and Sanitary Sewer

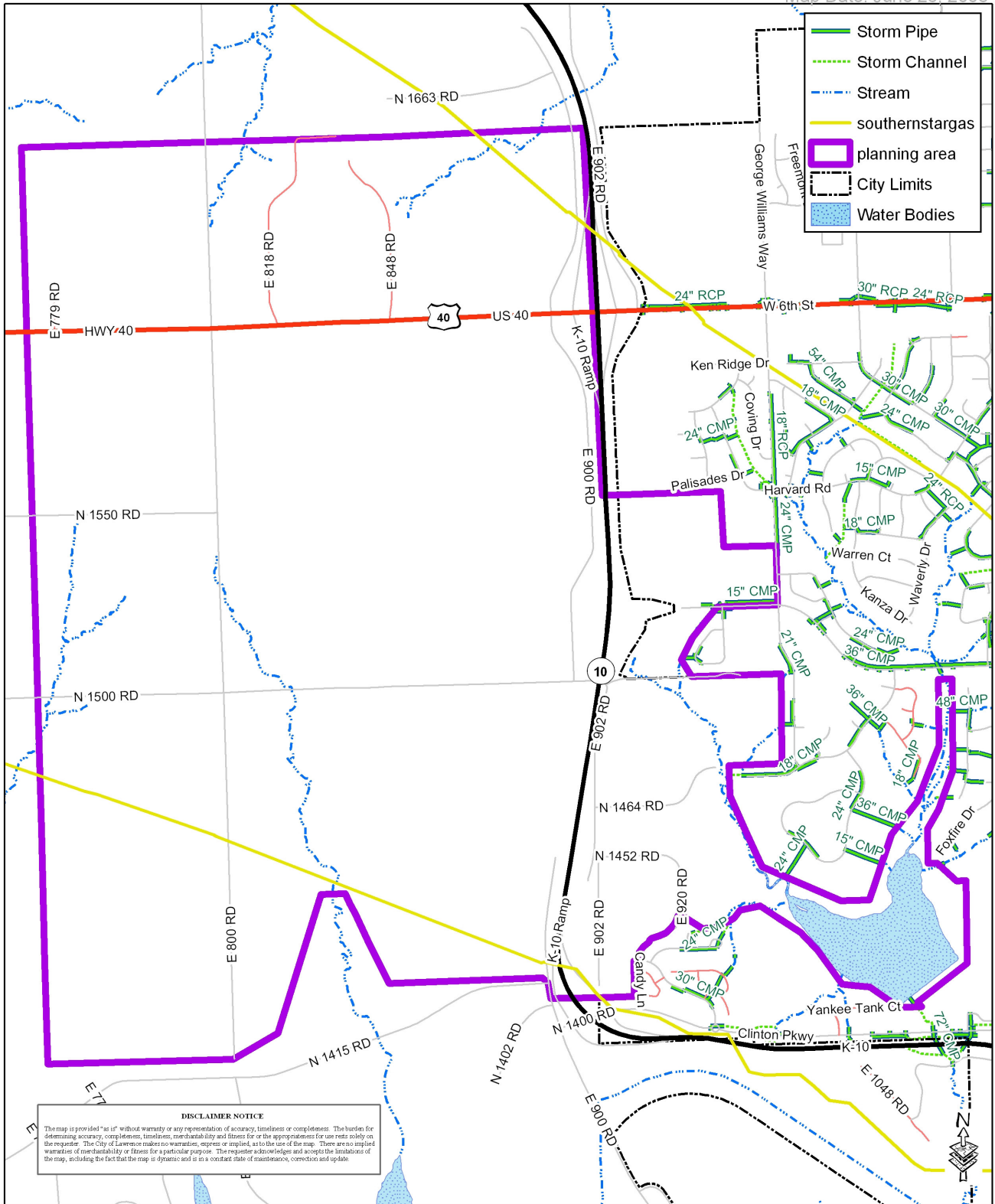
Map Date: June 26, 2008



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West of K-10 Plan Map 2-4 City Storm Water and Southern Star Gas

Map Date: June 26, 2008



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D. Parks and Recreational Facilities

There are currently no existing parks and recreation facilities or park properties located in the plan area. Clinton Lake is directly south of the plan area.

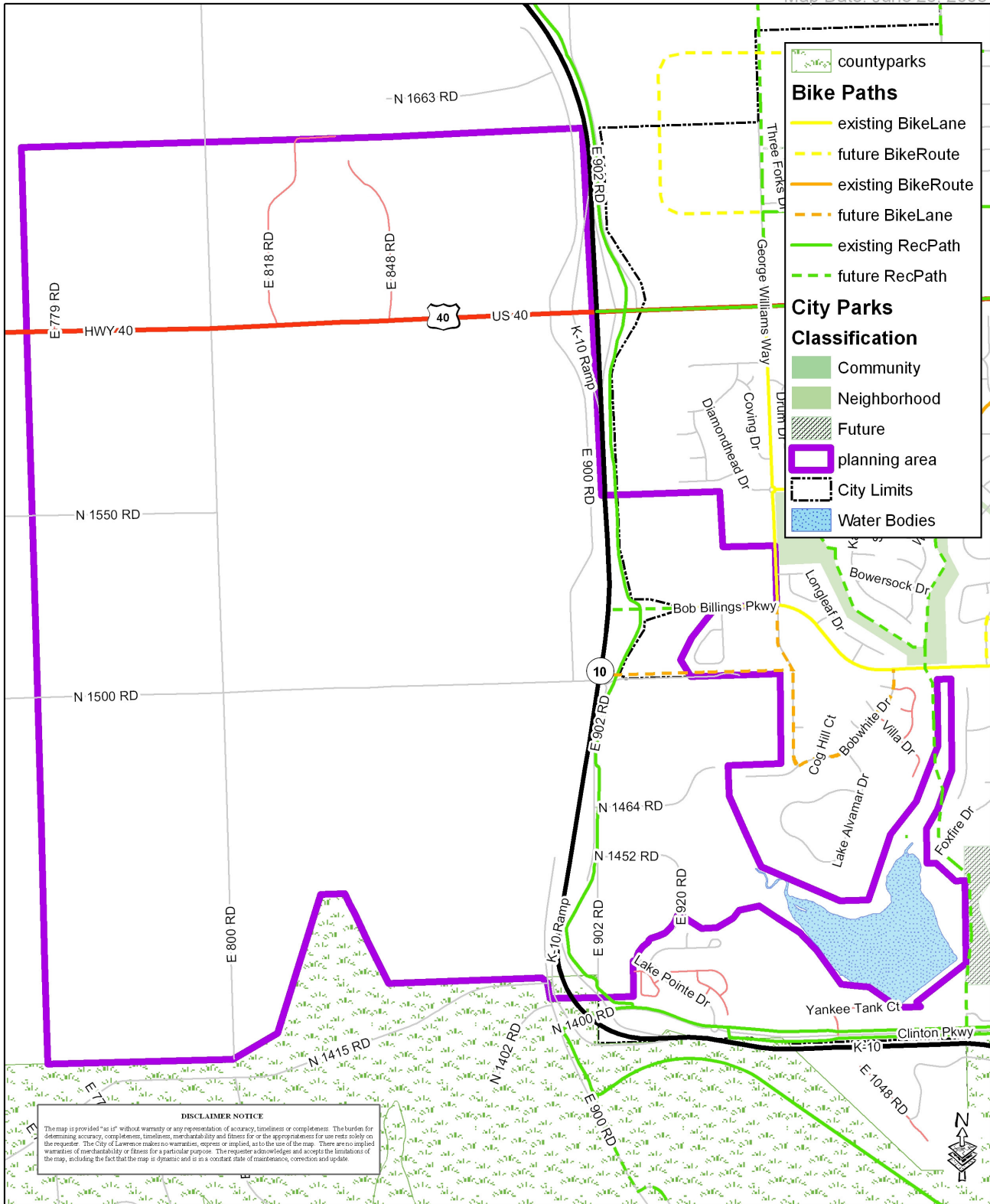
The planning area includes existing and future bike routes, lane, and recreational paths and these are shown on Map 2-5. Bike lanes are a separate space designated with striping, signage or pavement markings for exclusive use by bicycles with a street or road. There is an existing bike lane along Bob Billings Parkway in the planning area and currently stops where the road ends. Bike routes are a network of streets to enable direct, convenient, and safe access for bicyclists. There is a future bike route identified in the planning area long N. 1500 Road. A recreational path is a separate path adjacent to and independent of the street and is intended solely for non-motorized travel. There are existing recreational paths located on the east side of the South Lawrence Traffic Way (SLT/K-10) and a future recreational path from where Bob Billings Parkway ends to the South Lawrence Traffic Way (SLT/K-10).

Different types of bicycle facilities are attached to a certain street classification. Recreational Paths are part of Arterials, Bike Lanes are part of Collectors, and Bike Routes are also part of Collectors.

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West of K-10 Plan Map 2-5 Parks and Recreation Facilities

Map Date: June 26, 2008



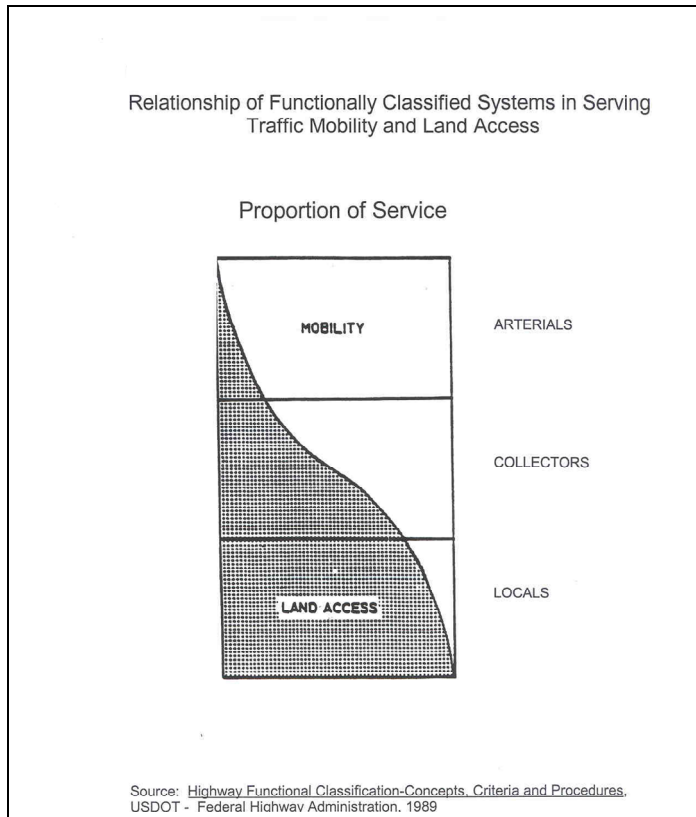
E. Transportation

Transportation 2030 (T2030) is the comprehensive, long-range transportation plan for the metropolitan area. T2030 designates streets according to their functional classification or their primary purpose. These functional classifications are shown on Map 2-6. The classification system can be described as a hierarchy from the lowest order, (local streets) that serve to provide direct access to adjacent property, to (collector streets) that carry traffic from local streets, to major thoroughfares (arterial streets) that carry traffic across the entire city. Freeways and expressways are the highest order of streets and are designed with limited access to provide the highest degree of mobility to serve large traffic volumes with long trip lengths.

The graphic on the right helps explain the relationship between functional classification in serving traffic mobility and land access.

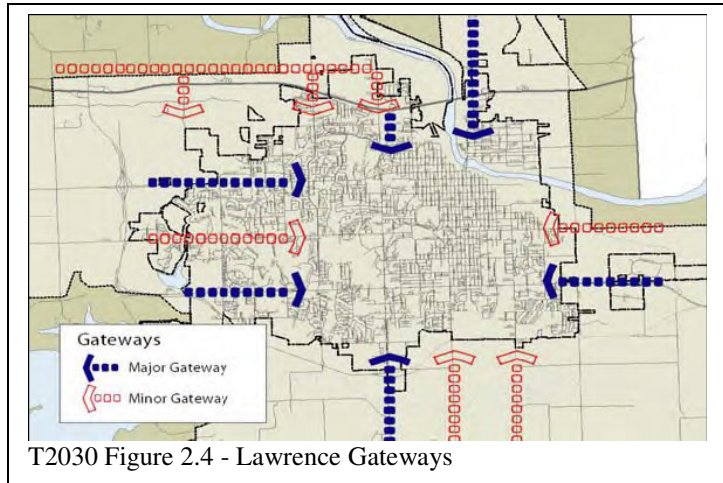
Chapter 2 of T2030 discusses and identifies minor and major gateways into and out of Lawrence. T2030 states, "Gateways are locations on transportation corridors that define the entrances to cities. These provide visitors with a first

impression of the city and often indicate the transition from rural to urban land uses. As such, cities desire to make these locations as attractive and informative as possible. As noted in T2030 in Figure 2.4, there are several roadways that represent gateways into the city of Lawrence or into smaller communities within the region that should be reviewed for aesthetic and informational enhancements when they are improved."



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The planning area for the *West of K-10 Plan* includes three of the *Transportation 2030* identified gateways into Lawrence from the west. US Hwy 40 and Clinton Parkway are identified as major gateways to Lawrence and Bob Billings Parkway is identified as a minor gateway to Lawrence.



Transportation 2030 identifies the South Lawrence Traffic Way (SLT/K-10) and US Hwy 40 as truck routes.

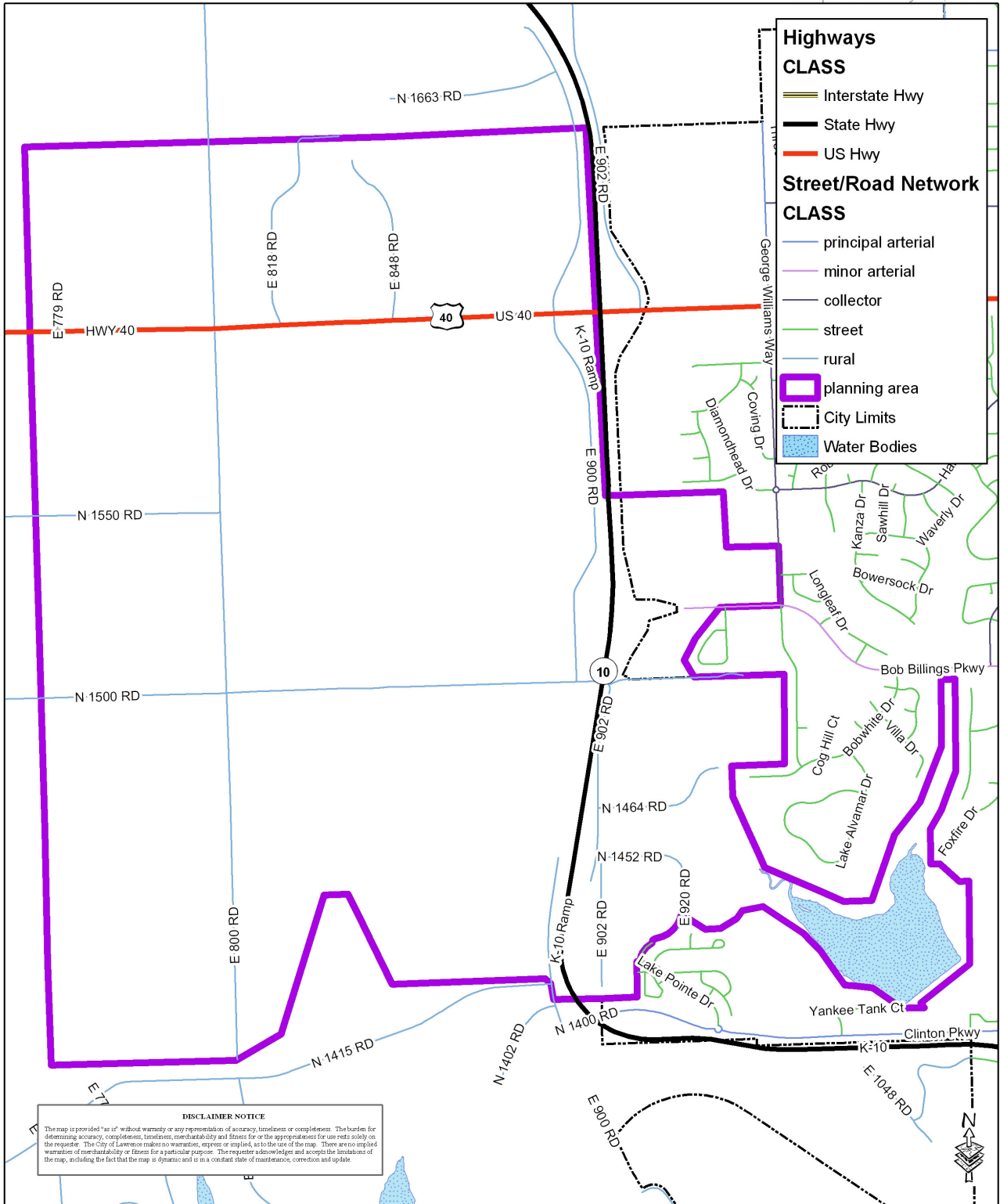
There are no immediate plans to widen K-10 Highway beyond the current two travel lanes.

Currently there are no transit routes that travel to or through the planning area.

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West of K-10 Plan Map 2-6 Street Classification

Map Date: July 10, 2008



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F. Schools

School Districts

The *West of K-10 Planning Area* is located entirely within the Lawrence USD 497 school district. The Perry-Lecompton USD 343 school district is located just to the southwest and northeast of the planning area. (See Map 2-7)

School Locations

Lawrence has one public and one private school located just east of the planning area. The public school is Langston Hughes Elementary School which includes grades kindergarten through sixth grade. Langston Hughes is located along George Williams Way, east of the planning area.

The private school is Corpus Christi Catholic School which includes grades kindergarten through sixth grade. Corpus Christi is located east of the planning area along Bob Billings Parkway.

The Lawrence School District has purchased property within the West of K-10 planning area. The school district has not identified what type of school is to be located at this site. The school district property is located southeast of the intersection of N. 1500 Road and E. 800 Road.

G. Stormwater

The sector plan area lies within The Baldwin Creek drainage basin on the north, the Yankee Tank Creek drainage basin on the east, and parts of the Upper Wakarusa Watershed on the west and south (see Map 2-8 for drainage basins and Map 2-9 for contours).

The Baldwin Creek drainage basin lies in the north central part of Douglas County, and encompasses approximately 5,470 acres (approximately 8.5 square miles). The drainage basin consists of two sub-basins. The first sub-basin is bounded on the south by a major ridge line (the Kanwaka Ridge) that generally follows US Highway 40/ West 6th Street and extends approximately 1 mile west of the South Lawrence Trafficway and one-quarter mile south of U.S. 40 Highway at its southwestern most extent. Land in this sub-basin drains northward toward the main channel of Baldwin Creek, which begins in the middle of sections 20 and 21 and drains northeastward toward the Kansas River. The creek channel and the associated floodplain broadens and flattens as the creek approaches the Kansas River. The second sub-basin of Baldwin Creek is a much more expansive land area with approximately 4,200 acres. It lies southwesterly and northerly of the smaller sub-basin, extending southwesterly beyond the west leg of the South Lawrence Trafficway and northward to Lakeview Lake. This sub-basin drains from southwest to northeast toward the Kansas River.

Parts of the West of K-10 plan area lie in the Yankee Tank Creek drainage basin. This basin generally lies south of US Highway 40, west of Wakarusa Drive, north of 31st street and east of E 650 Road. The west sub-basin was identified in the

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1996 Stormwater Management Master Plan as encompassing 756 acres and drains into Yankee Tank Lake (Lake Alvamar), a private lake just north of Clinton Parkway.

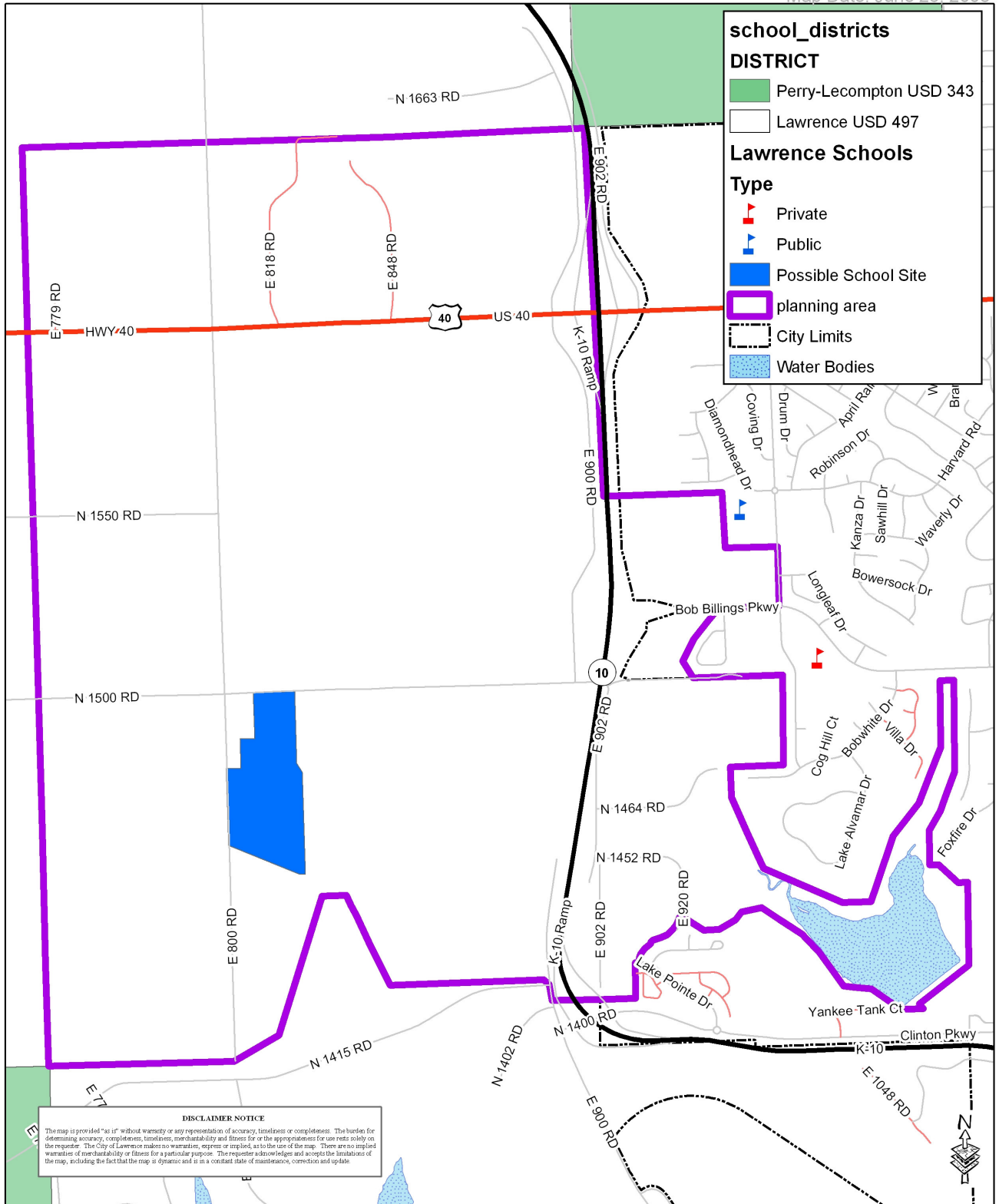
On the west and south of the plan area is part of the Upper Wakarusa Watershed which covers 367 square miles in total across Douglas, Shawnee, Osage and Wabunsee counties. The watershed drains into Clinton Lake, which serves as a major source of drinking water for the City of Lawrence. In 2003, the Upper Wakarusa Watershed Restoration and Protection Strategy (WRAPS) was completed, which identified thirteen water quality goals. Primary concerns include excess sediment, phosphorus, nitrogen and fecal coli form bacteria going from the watershed into the river and lake. The WRAPS strategy is based on a combination of riparian/stream bank restoration measures to reduce sediment and nutrient input. Specific care should be taken as lands in this watershed develop to have a positive impact on the water quality.

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West of K-10 Plan

Map 2-7 School Districts and Possible School Location

Map Date: June 26, 2008

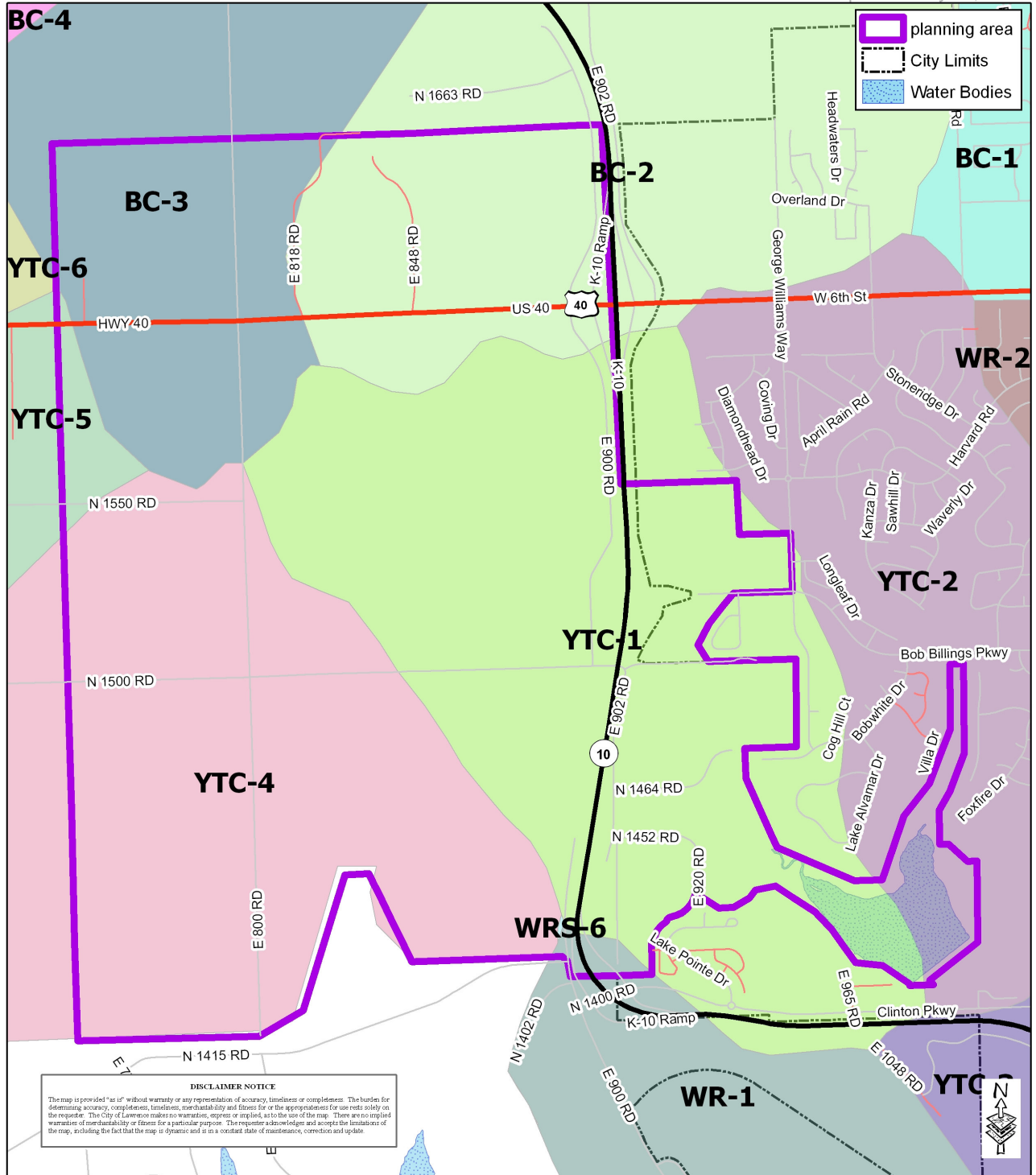


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West of K-10 Plan Map 2-8 Drainage Sub-Basins

Map depicts drainage sub-basins of the planning area for Baldwin Creek (BC), Yankee Tank Creek (YTC), and Wakarusa River (WRS).

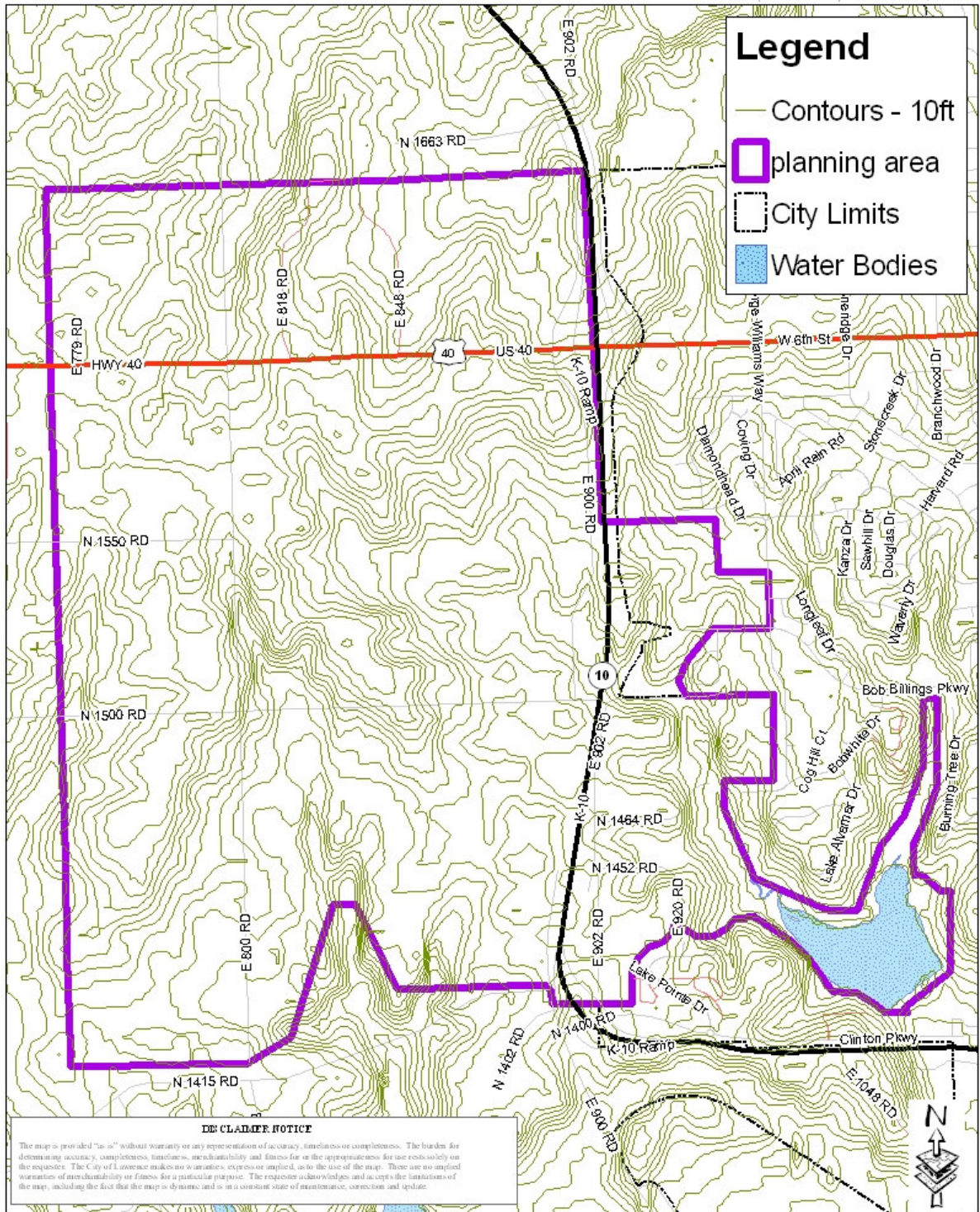
Map Date: July 10, 2008



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West of K-10 Plan Map 2-9 Contours

Map Date: September 30, 2008



III. Goals and Guiding Principles

The following policy statements in Sections III - VIII are for the development of the West of K-10 Plan area. "Shall" statements identify the items that are expected to be incorporated into development within the planning area. "Should" and "encouraged" statements identify the items that are strongly recommended to be incorporated into development within the planning area. "Shall" statements are stronger than "should" and "encouraged" statements.

LAND USE

Goal – Create unique mixed-use neighborhoods; encourage healthy development of commercial, office and employment uses; develop strong park/trail system.

Guiding Principles

- A mix of uses within neighborhoods is encouraged.
- A mix of housing types should be built within each neighborhood. Neighborhoods should not be developed with a single housing type, ie. single family.
- Allow for Traditional Neighborhood Design (TND) neighborhoods in the area. TND neighborhoods shall be properly integrated with adjoining suburban-style neighborhoods.
- Allow for large employment uses at appropriate locations in the planning area.
- Allow for neighborhood-level commercial activities within the planning area.
- Integrate parks and open space within the neighborhoods.

PUBLIC FACILITIES & INFRASTRUCTURE

Goal – Provide ongoing infrastructure and public facilities improvements as the area develops at urban densities.

Guiding Principles

- Improve K-10 and Bob Billings Parkway/15th Street to a separated grade intersection.
- Encourage trail connections to the existing regional trail system.
- Sewer and water system capacity shall be adequate prior to urban development.

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- Create pedestrian friendly streetscapes (streets and sidewalks) that connect to a neighborhood's amenities and assets.
- Co-locate public facilities where feasible and appropriate.

NEIGHBORHOOD CHARACTER

Goal – Develop unique neighborhoods that are sustainable and remain viable over the long-term.

Guiding Principles

- Connectivity is a priority; neighborhoods should connect to each other and to amenities and focal points within the area.
- Visual corridors should be protected as development occurs in the planning area.
- Create an identity that gives residents and visitors a sense of the neighborhood (i.e. create gateways at neighborhood entrances).

ENVIRONMENT

Goal – Develop neighborhoods and new development with the natural layout of the land in mind.

Guiding Principles

- Neighborhoods should be built in ways that protect existing natural drainage and ecosystems.
- Priority should be given to stormwater measures that protect Clinton Lake from development run-off as this area reaches urban densities.

IV. Future Land Use

The West of K-10 Future Land Use Section illustrates conceptual guides for future development and redevelopment that embody the vision and goals presented in Section III. The future land use map in this Section is conceptual and should not be used to determine precise zoning boundaries. The following land uses, zoning districts, and densities are the “maximum recommended” and assume less intensive land uses, zoning districts, or densities are appropriate.

This section presents two future land use options for the planning area. One is a conventional development option and the other is a Traditional Neighborhood Design (TND) option. Property owners and developers have the option of choosing one of the options in order to develop in the planning area after the land becomes part of the city of Lawrence.

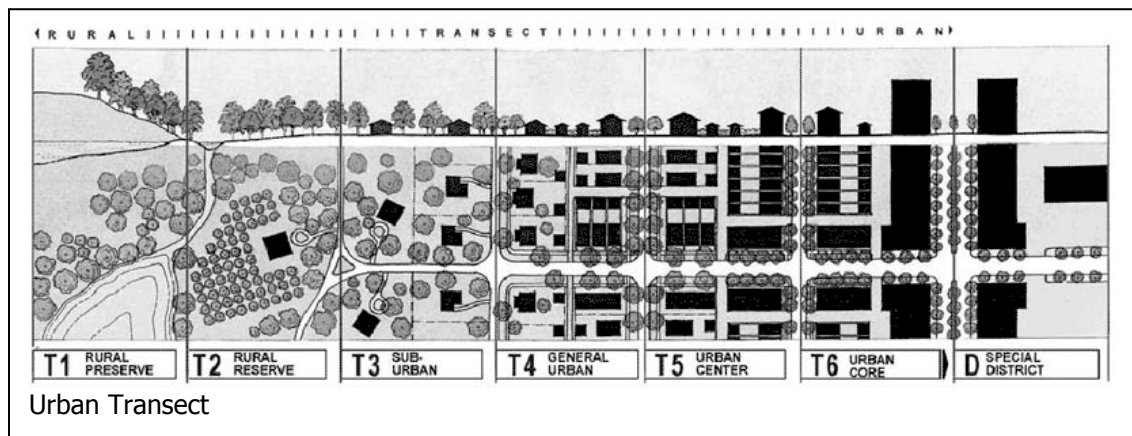
Conventional Future Land Use Option

The conventional future land use option for West of K-10 (Map 4-1) was developed using a combination of adopted policy, existing conditions including City zoning and stormwater considerations, projections based on past build-out patterns in west Lawrence, and comments from stakeholders and the Planning Commission. This option is predominantly a low density residential pattern that also allows for higher densities near commercial and employment uses and at the intersections of future major roads.

This option is predominately consistent with the adopted *West 6th and South Lawrence Trafficway Nodal Plan*. Land use designations have been changed in the southwest quadrant to reflect the existing church at 847 Hwy 40 and additional development considerations. The uses that carry over from the *West 6th and South Lawrence Trafficway Nodal Plan* are predominately employment related.

TND Option

The model for the TND option (Map 4-2) is built primarily around work the PlaceMakers firm did in early 2007. Through a week long charrette (design workshop) process, PlaceMakers, with the input from the area’s landowners, produced a TND master plan based on the Transect method of organizing development. The model shows how TND neighborhoods could be organized in part of this planning area.



Urban Transect

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The *Lawrence SmartCode* is the regulatory tool that will be used to implement the TND option. The *Lawrence SmartCode* was calibrated by PlaceMakers based on the charrette and from collaboration with City staff after the charrette and public comment. The TND option of development in the area will only be available if the *Lawrence SmartCode* is adopted by the Lawrence City Commission.

The model is meant to provide a guide to future TND development in the planning area. Landowners/developers will have to develop their own plans that conform to the *Lawrence SmartCode* in order to develop TND neighborhoods. There are two community types allowed by the *Lawrence SmartCode* in a Greenfield development situation. One community type is a Cluster Land Development (CLD). The other community type is a Traditional Neighborhood Development (TND). A minimum of 60 acres is required to develop a new TND neighborhood. 40 acres is required to develop a CLD neighborhood.

Compatibility

An obvious challenge arises with providing two future land use options for the planning area. Compatibility issues will inevitably arise when placing a suburban development next to one designed to be a TND. The challenge is how to properly and effectively build new neighborhoods when one option is chosen next to a development that used the other design option.

Keys to increased compatibility:

1. New neighborhoods, whether of a suburban nature or TND, must connect to each other via the street and pathway system. Streets, sidewalks and trails must connect from one neighborhood to the next. The first neighborhood built, and each subsequent neighborhood, should stub out the streets intended for connection to adjoining neighborhoods that will be created later.
2. A street pattern created by a TND neighborhood should be followed as closely as possible in subsequent neighborhoods.
3. Compatible land uses should be located adjacent to each other where neighborhoods of different design characteristics adjoin.

Industrial/Office/Warehouse/Research Land Uses

Regardless of which land use option is chosen for development, the employment related land uses should be maintained. They can be developed conventionally under the Development Code or potentially with Special Districts under the Lawrence SmartCode.

Further, structures in these developments should be aesthetically pleasing from all sides and should incorporate quality building materials and other high quality architectural elements. Transitions between uses should be accomplished by buffer yards, landscaping, setbacks, scale and massing, and transition of uses to include low-intensity industrial uses along the perimeter of the areas identified as industrial or office/research. In addition, sites should incorporate a variety of landscaping treatments to alleviate the potential for monotonous perimeter buffering.

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Access to major roads from the industrial or office/research development lots 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. Additional local roads that serve the site should be arranged to minimize development lot access to the future major roads.

Rural Subdivisions

Rural subdivisions are developments built under rural standards that often don't meet the requirements of urban development. They may be processing wastewater on-site, have undersized water lines and rural standard roads. Issues arise as urban development moves into the area in which the rural subdivision lies. One issue is that undersized water lines may not be appropriate to provide fire service from the City. Rural subdivisions shall not be accepted for annexation until such time that the appropriate urban infrastructure is in place to serve the subdivision upon annexation.

Additionally, development lots in rural subdivisions are often larger than the typical urban lot. Urban development adjacent to the rural subdivision may be of higher density than the rural subdivision. This plan encourages infill of the rural subdivisions to more urban densities. Dividing large lots to accommodate more than one principal structure will help to more efficiently provide urban services to an area. Existing rural subdivisions are primarily located in the area this Plan covers east of K-10 Highway.

This Plan encourages annexing the rural subdivisions east of K-10 Highway as development occurs in the surrounding or adjacent areas and infrastructure is brought to reasonable proximity. The goal is to help ensure urban services are being provided in a contiguous manner as the city grows westward.

E. 902 Rd

E. 902 Rd. is located in the southeast corner of the planning area. Transportation 2030 projects a future collector road built to urban standards that could in the future replace the existing rural E. 902 Rd. Map 4-1 designates future land uses in the area as High Density Residential west of the future road and Medium Density Residential east of the future road. Since the exact alignment of this road has not been determined, the future road will be the separation between High Density and Medium Density Residential land uses.

A. Conventional Future Land Use Option

Land Use Categories

Residential – Very Low Density

The intent of the very low-density residential use is to allow for large lot, single dwelling type uses.

Primary Uses: Detached dwellings, cluster dwellings, manufactured home residential design, zero lot line dwellings, group home, public and civic uses

Zoning Districts: RS40 (Single-Dwelling Residential), PD (Planned Development Overlay)

Density: 1 unit/acre

Residential – Low Density

The intent of the low-density residential use is to allow for single-dwelling, duplex, and attached dwellings but emphasis is placed on residential type uses. Development in this area should be compatible with single-family character, which could include such uses as churches, small-scale daycares and institutional uses.

Primary Uses: Detached dwellings, attached dwellings, duplex, group home, public and civic uses

Zoning Districts: RS10 (Single-Dwelling Residential), RS7 (Single-Dwelling Residential), RS5 (Single-Dwelling Residential), RM12D (Multi-Dwelling Duplex Residential), PD (Planned Development Overlay)

Density: 6 or fewer dwelling units/acre

Residential – Medium Density

The intent of the medium-density residential category is to allow for a variety of residential options for the area at a greater density than the Low Density Residential category. This category can serve as a transition between low density and higher density uses.

Primary Uses: Detached dwellings, attached dwellings, duplex, multi-dwelling structures, group home, civic and public uses

Zoning Districts: RS5 (Single-Dwelling Residential), RS3 (Single-Dwelling Residential), RM12 (Multiple-Dwelling Residential), RM12D (Multi-Dwelling Duplex Residential), RM15 (Multi-Dwelling Residential), PD (Planned Development Overlay)

Density: 7-15 dwelling units/acre

Residential – High Density

The intent of the high-density residential category is to allow for compact residential development. These developments are primarily located at the intersection of two major roads or adjacent to commercial or employment uses.

Primary Uses: Multi-dwelling structures, group home, civic and public uses

Zoning Districts: RM12 (Multiple-Dwelling Residential), RM12D (Multi-Dwelling Duplex Residential), RM15 (Multi-Dwelling Residential), RM24 (Multi-Dwelling

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Residential), RM32 (Multi-Dwelling Residential), and PD (Planned Development Overlay)

Density: 16+ dwelling units/acre

Residential Office

The intent of the residential/office use is to accommodate mixed use development of administrative and professional offices with varying degrees of residential. This category can serve as a buffer between higher intensity uses and major roads to lower intensity/density land uses.

Primary Uses: office, multi-family dwellings

Zoning Districts: RSO (Single Dwelling Residential-Office), RMO (Multi-Dwelling Residential-Office), MU (Mixed Use District), and PD (Planned Development Overlay)

Density/Intensity: 7-15 dwelling units/acre/medium

Office

The intent of the office use is to allow for general office uses that would be minimally invasive to nearby residential uses.

Primary Uses: office, multi-family dwellings

Zoning Districts: CO (Commercial Office), POD (Planned Office District)

Intensity: medium

Commercial – Neighborhood Center

The intent of the commercial use is to allow for retail and service uses. A Neighborhood Commercial Center provides for the sale of goods and services at the neighborhood level. This category is applied to the intersection of N 1500 Rd and E 800 Rd and to the intersection of K-10 and Bob Billings Parkway/15th Street. Horizon 2020 Chapter 6 – Commercial identifies these corners as future Neighborhood Commercial Centers. See Horizon 2020 Chapter 6 – Commercial for more policy regarding Neighborhood Commercial Centers.

Primary Uses: Non-ground floor dwellings, multi-dwelling structures, civic and public uses, medical facilities, eating and drinking establishments, general office, retail sales and services, fuel sales, car wash

Zoning Districts: CN1 (Inner Neighborhood Commercial District), CN2 (Neighborhood Commercial Center District), PD (Planned Development Overlay), and MU (Mixed Use District)

Intensity: medium-high

Commercial – Lake Oriented Community Center

Community Commercial Center provides goods and services to several different neighborhood areas. This category is applied to the existing commercial development located at K-10 and Clinton Parkway. This lake-oriented commercial development should serve the many visitors to Clinton Lake. Horizon 2020 identifies K-10 and Clinton Parkway as a future Neighborhood Commercial Center. This Plan recommends changing that designation to a Community Commercial Center to reflect the higher intensity of the lake oriented nature of the existing commercial uses. Many of those existing uses serving the lake, such as boat storage, are not appropriate for a Neighborhood Commercial designation.

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This designation will be limited to the area of the exiting lake oriented uses adjacent to Clinton Lake and the approved commercial uses on Lake Pointe Drive, just east of the planning area along Clinton Parkway. No additional areas shall be approved for the Community Commercial Center. See Horizon 2020 Chapter 6 – Commercial for more policy regarding Community Commercial Centers.

Primary Uses: lake oriented commercial

Zoning Districts: CC 200 (Community Commercial Center), MU (Mixed Use District)

Intensity: medium

Office/Industrial/Warehouse

The northwest and southwest corners of US 40/6th Street and K-10 were designated by the *West 6th Street/K-10 Nodal Plan* for office, research/industrial, and warehouse uses, except for a section designated appropriate for public/institutional activities. The intent of the industrial use is to allow for moderate to high-impact uses including large scale or specialized industrial uses. The office and research uses are characterized by businesses involved in technology, research and scientific-related activities and/or office, office research activities that are designed in a campus like setting.

Primary Uses: office, research, industrial and warehouse

Zoning Districts: IBP (Industrial/Business Park District), IL (Limited Industrial District), IG (General Industrial District) and PD (Planned Development Overlay)

Intensity: medium to heavy

Public/Institutional

This designation recognizes an existing site owned by USD 497 for a future school in the area. It also recognizes an existing church near 6th and K-10 and another church at E 902 Rd. and N 1464 Rd.

Primary Uses: Cultural center/library, religious assembly, school, utilities, recreational facilities, utility services

Zoning Districts: RSO (Single Dwelling Residential-Office), RMO (Multi-Dwelling Residential-Office), and GPI (General Public and Institutional)

Intensity: medium

Park/Open Space

The intent of the park/open space use is to provide space for public recreational facilities and natural area preservation.

Primary Uses: Park and open space

Zoning Districts: GPI (General Public and Institutional District), OS (Open Space), UR (Urban Reserve)

Intensity: light

Green Space Buffer

This designation is provided on the southeast and southwest corners of West 6th Street and K-10. It is to provide a buffer for lower intensity uses that will be adjacent to the office, industrial, and warehouse area. This is another use category that is carried over from the *West 6th Street/K-10 Nodal Plan*.

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Primary Uses: Open Space

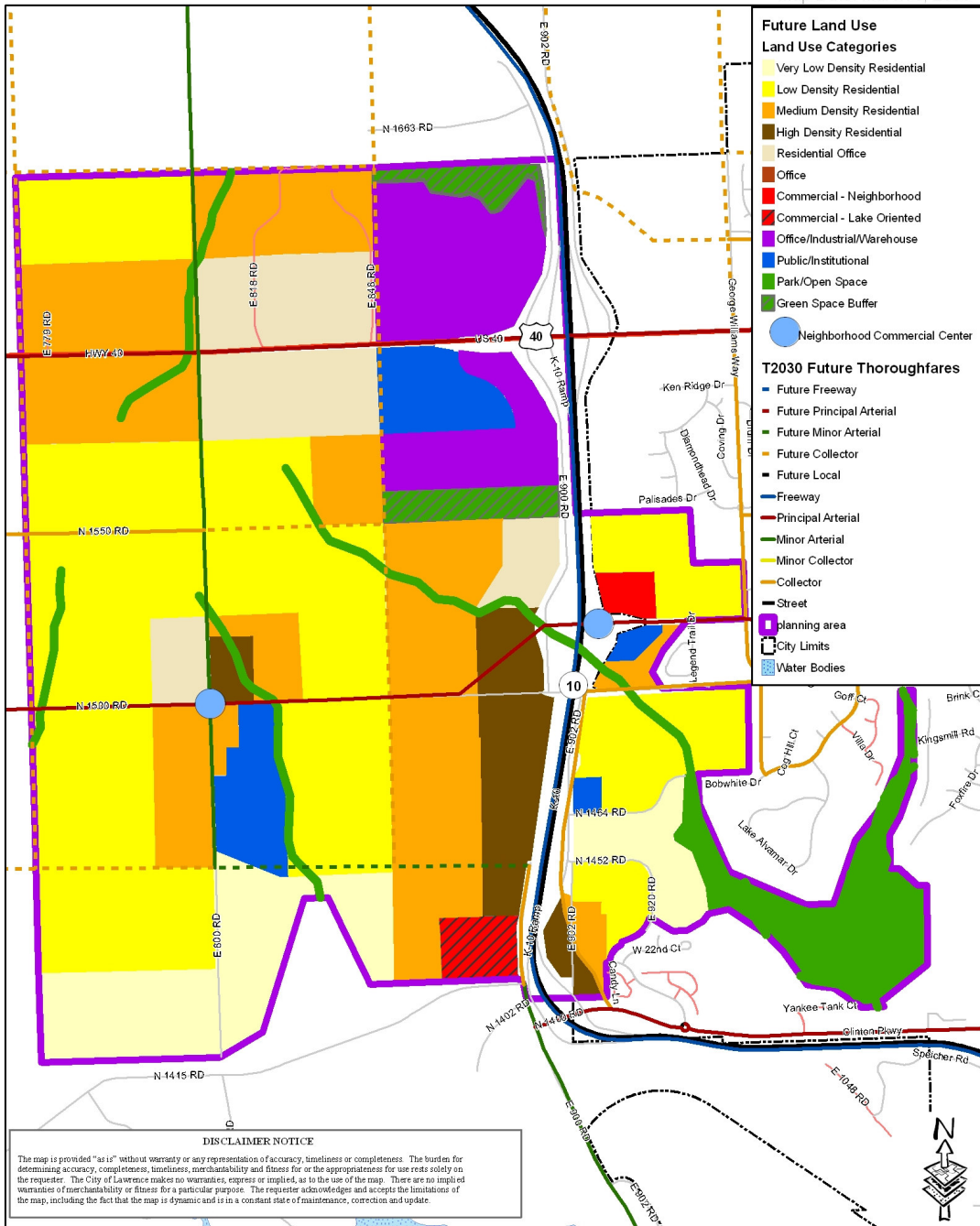
Zoning Districts: GPI (General Public and Institutional District), OS (Open Space), UR (Urban Reserve)

Intensity: light

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West of K-10 Plan Map 4-1 Future Land Use

Map Date: March 3, 2009



B. TND Future Land Use Model

Landowners/developers wishing to develop TND neighborhoods in the planning area will have to seek approvals for such development under the *Lawrence SmartCode*. The option for TND development will be available throughout the entire planning area. Map 4-2 provides a visual model of TND neighborhoods organized for the *Lawrence SmartCode*. The regulatory Transect categories of the Lawrence SmartCode are listed below.

Lawrence SmartCode Transect Categories

T5: Urban Center

This category includes higher intensity with mixed use and significant retail. This zone is what we think of as Main Street.

Primary Uses: Retail, office, rowhouses, multi-family.

Zoning Districts: T5

Minimum Base Density: 24 units/acre

T4: General Urban

This category is mixed use, but primarily residential urban fabric.

Primary Uses: Urban residential.

Zoning Districts: T4

Minimum Base Density: 12 units/acre

T3: Sub-Urban

This category is low density, suburban areas that allow home occupations.

Primary Uses: Low density suburban residential – allows home occupations.

Zoning Districts: T3

Minimum Base Density: 4 units/acre

T2: Rural Reserve

This is land in open or cultivated state or sparsely settled.

Primary Uses: very low density residential

Zoning Districts: T2

Minimum Base Density: 1 unit/20 acre average

T1: Rural Preserve

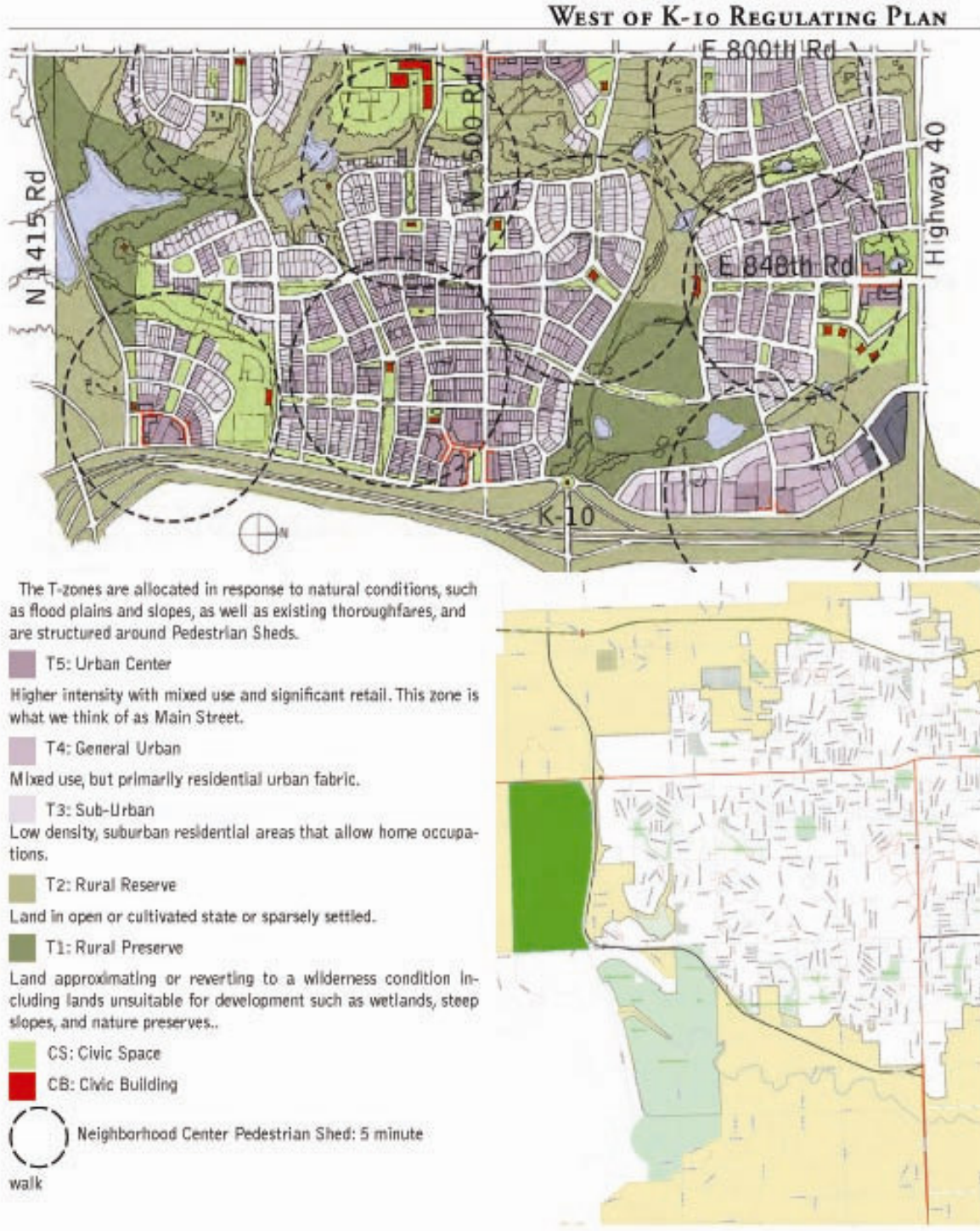
This is land approximating or reverting to a wilderness condition including lands unsuitable for development such as wetlands, steep slopes and nature preserves.

Primary Uses: natural area

Zoning Districts: T1

Minimum Base Density: By Variance Only

Map 4-2: TND Future Land Use Model



V. Great Neighborhoods

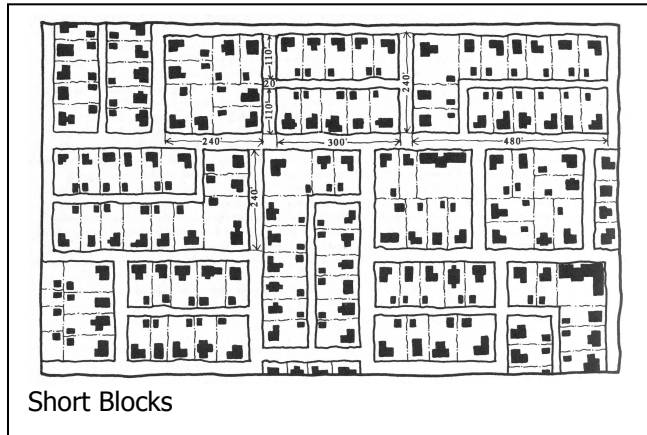
The opportunity to develop unique neighborhoods as Lawrence continues to grow westward is present in the area west of K-10. The key components that will create and knit the neighborhoods together are described below. The following policy language is intended to guide future urban development in a manner that will help create these new neighborhoods to have long lasting value to the community.

A. Neighborhood Connectivity

Streets

Streets within the various neighborhoods of this area shall be connected to each other. The street pattern within neighborhoods does not have to be a strict grid pattern. Streets can meander if terrain makes it necessary. Cul-de-sacs are discouraged, but are appropriate if terrain makes them necessary. The key is that streets connect to each other within neighborhoods and connect to other neighborhoods. Connected streets provide multiple route options for vehicles which can help eliminate the choke points that are created when cars are forced onto a limited amount of streets that carry traffic in and out of neighborhoods.

A key feature of some vital neighborhoods is short blocks. People utilize short blocks more frequently, and they just feel more alive. Short blocks tend to encourage pedestrian activity, while long blocks can feel unsafe from a lack of pedestrian traffic. Blocks for neighborhoods in the area should be short.



Pedestrians

Neighborhoods shall also be connected with pedestrian pathways. This includes the most simple of connections of sidewalks on connected streets. Pathways and trails shall also connect neighborhoods. An extensive system of pedestrian and bike friendly paths could be created by connecting trails in linear parks to the paths on the major roads. Further, where civic uses exist within neighborhoods, all care should be taken to ensure there are safe pedestrian routes and connections to those civic uses. Civic uses include public parks and open space, schools, churches, etc. In addition, commercial development shall be designed to facilitate pedestrian and non-motorized access from abutting areas.

Streets should also be designed to enhance pedestrian safety. Sidewalks shall be placed on both sides of streets. Additionally, parking should be allowed on

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one or both sides of the street. This will help to create a slower speed environment for traffic which will help make pedestrian travel safer.

Bicycles

Bicycles are another viable mode of transportation that should be accommodated in the new neighborhoods of this area. Bicycle facilities located on an existing road shall be continued as the road is extended or improved to urban standards. Designated bike routes should be established within this area with attention paid to connecting those routes to the established city system. Bike lanes



Bike Lane

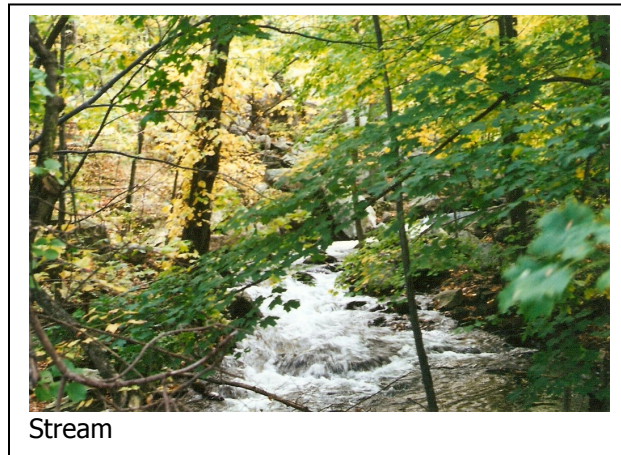
shall be added to the appropriate streets. Further, multi-use paths that accommodate bicycles should be extended into the neighborhoods from the existing city system. Open space areas should be provided and/or acquired along major thoroughfares and along drainage ways for development of pedestrian and bicycle trails. Utility corridors can also be used in conjunction with trails and parks.

B. Viewsheds

There are areas within the planning area that have great views of Lawrence to the east and rural Douglas County to the southeast. These areas deserve protection as they can be assets to future neighborhoods. Effort should be made to prevent these high points from being graded to a lower level. Further, adjacent development should step down or have height limits to protect the views of the higher points.

C. Environment

Care should be taken to design new neighborhoods and developments in this area with the natural layout of the land. Preserving the natural systems already in place prior to development should be a priority for the planning area. Streams should follow their natural paths and should not be rerouted or straightened.



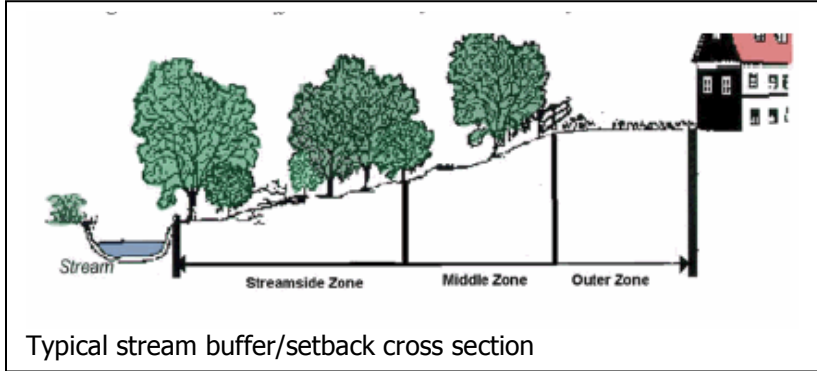
Stream

One way to accomplish the protection of natural systems is with stream buffer or stream setback regulations. The benefits of such regulations include the reduction of erosion and sediment entering the stream,

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preserving the base flows of a stream, providing infiltration of stormwater runoff, and stabilizing stream banks.

This Plan encourages the adoption of a city-wide stream buffer or stream setback ordinance by the City of Lawrence. Setback widths will vary dependent upon land use as well as topography. Regional detention should also be encouraged to take advantage of existing natural geographic features when possible.



Clinton Lake is a major provider of water supply to 7 municipalities including Lawrence and 9 Rural Water Districts. Sediment erosion and runoff during urban development in the planning area poses a risk to that water supply. Sediment erosion control during development activities is a priority for the planning area. While the City of Lawrence has controls in place (Section 9-903 of the City Code), this is an important issue that bears extra emphasis in this Plan.

Sensitive lands, as designated by the *Land Development Code* should be preserved and protected per those standards identified in the code. Street rights-of-way, public utility corridors and building sites should be located so as to minimize their impact on environmentally sensitive areas. Where possible, environmentally sensitive areas to be protected should be located within designated public or private open space, either through dedication, a conservation easement, or control by a homeowner’s association. If a review indicates that it is not possible or reasonable to protect sensitive features, mitigation should be incorporated.

D. Gateways

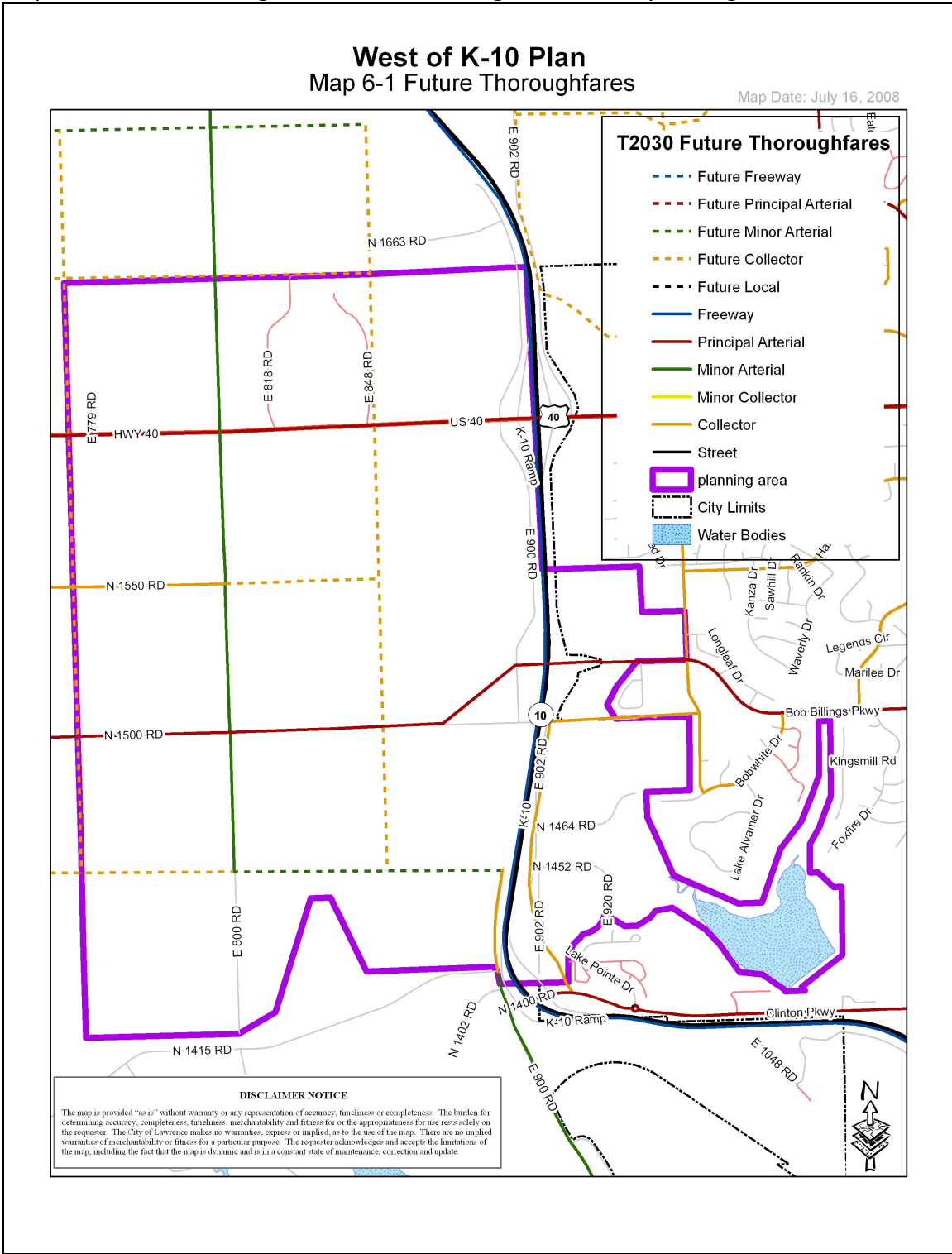
Development shall enhance the identified gateways of the planning area by creating aesthetically pleasing corridors. Aesthetically pleasing landscaped entry ways along gateways should be required. Both public and private property owners are responsible for achieving and maintaining this aesthetically pleasing landscaping.

Further, fencing installations shall incorporate continuous landscaping at the base and edges of the fence to integrate the fence with the site and landscaping. Finally, high quality, aesthetically pleasing building materials should be used.

VI. Transportation

A. Future Thoroughfares

Map 6-1 shows the designated Future Thoroughfares in the planning area.



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Map 6-1 is derived from Transportation 2030 (T2030), the Long-Range Transportation Plan for Lawrence and Douglas County.

E 900 Rd currently functions as a frontage road to K-10 Highway, although not continuously. E 900 Rd currently extends from the south and stops near the self storage units near Clinton Lake. E 900 Rd also extends from N 1500 Rd north through the planning area. The road does not extend south from N 1500 Rd. This plan deviates from T2030 by recommending that E 900 Rd. connect between N 1500 Rd and where it stops near the self-storage units. This road will serve as future collector road to handle the new urban density in the area and to provide a connection to Clinton Lake.

B. US Highway 40/West 6th Street

Extraordinary setback

The 50-foot extraordinary setback, in place for most of W. 6th Street between K-10 Highway and Monterey Way, is rooted in the *Western Development Plan*, adopted in 1969. Policy 6 of the *Western Development Plan* states: "A 50 foot easement, in addition to right-of-way required for street and utility purposes, will be required for property being platted adjacent to and on each side of West Sixth Street. This easement will be used as greenspace easement to be landscaped and maintained by the developer or owner of the property". The 50-foot extraordinary setback rule for West 6th Street is located in the joint Lawrence-Douglas County Subdivision Regulations.

This plan recommends establishing an extraordinary setback on US Highway 40 west of K-10 to Stull Road. Establishing the extraordinary setback of 50 feet before urban development begins will help ensure that the cost of right-of-way acquisition for the eventual widening of 6th Street will not be increased because of the added cost to acquire buildings that could be constructed before the widening of the roadway. The extraordinary setback should be repealed after 6th Street is improved to an urban 5-lane road.

Access Management

US Highway 40/West 6th Street is classified as a B Route in a developed area according to the KDOT published *Corridor Management Policy*. According to that policy, B Routes are to be protected by allowing for direct access only when alternative access is infeasible. When direct access is necessary, shared access will be required whenever possible.

The access management standards put in place on West 6th Street between K-10 and Wakarusa Drive only allow access to West 6th Street every ¼-mile. The access management standards were based on the 1998 West 6th Street Access Management Plan. The recommendation of this plan is to continue the access management standards of 6th Street east of K-10 as US Highway 40/6th Street west of K-10 is improved to an urban principal arterial in the future.

Multi-Use Path

A 10' multi-use path was constructed on one side of 6th Street between Wakarusa Drive and K-10 while a 6' sidewalk is on the other side of 6th Street. As 6th Street is improved west of K-10, it is recommended a 10' multi-use path be constructed on one side of the street and a 6' sidewalk on the other side.



Multi-Use Path on 6th Street

C. Bob Billings Parkway/15th Street

Bob Billings Parkway Extended

Bob Billings Parkway currently does not extend to K-10 Highway from the east. Bob Billings Parkway shall be extended to K-10 to provide another connection to K-10 and to provide a direct route to Kansas University from K-10. This connection will help to relieve traffic congestion on 6th Street.

K-10 Highway Intersection

From the east, E 1500 Road currently intersects K-10 Highway with an at-grade intersection. Bob Billings Parkway does not extend from the east to connect to K-10. Urban development will generate large amounts of traffic for which the existing at-grade intersection is not appropriate.



E 1500 Rd & K-10 – looking east toward Lawrence.

No urban density development west of K-10 Highway will be approved until the City of Lawrence, Douglas County and/or the Kansas Department of Transportation (KDOT) has approved a financing plan, along with a commitment to construct the improvements within a reasonable timeframe, that will

be implemented to address the K-10/15th Street intersection to make it safe to handle urban density traffic. The acceptable solution is a grade separated intersection. Properties north of US Highway 40/6th Street and within 1/2 mile south of US Highway 40/6th Street will not have to comply with this policy when they develop to urban densities in the future.

Possible financing mechanisms in the approved financing plan could include impact fees. An impact fee is a charge on new development to pay for the construction or expansion of off-site capital improvements that are necessitated

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by and benefit the new development. Construction of a new interchange at K-10 Highway and Bob Billings/15th Street is a project that would directly benefit the new urban growth west of K-10 Highway.

Multi-Use Path

A 10' multi-use path should be constructed on one side of an improved Bob Billings/15th Street while a 6' sidewalk should be constructed on the other side of the street.

D. E 902 Rd.

T2030 identifies E 902 Rd. as a future collector street that will access Clinton Parkway. Providing this road and the connection to Clinton Parkway should occur as urban scale development happens in southeast corner of the planning area. This will help accommodate the additional traffic that will be generated with urban development.

T2030 shows this road going north from Clinton Parkway generally parallel to K-10 Highway. As shown in T2030, it turns east at N 1500 Rd and connects to George Williams Way, which will take traffic to Bob Billings Parkway. Providing this connection between Bob Billings Parkway and Clinton Parkway is important as the area urbanizes. The final alignment of the road and how that connection is accommodated will be determined when final design decisions are made. Alternative alignments to connect E 902 Rd directly to Bob Billings Parkway could be considered as well.

E. Transit

Future transit service for the planning area should be determined to be warranted or not based on the ultimate land use of employment and commercial activity.

VII. Community Facilities

A. Fire & Medical

A new fire and medical station is planned for 6th Street and K-10 Highway. The new station will serve some of the existing new growth east of K-10 and a good deal of the new growth west of K-10. It is programmed in the City's CIP budget for 2009.

B. Parks, Recreation, and Open Space

Clinton Lake

The west of K-10 area is adjacent to Clinton Lake, one of the cornerstone natural areas of the community. The Clinton Lake property contains the Clinton Lake reservoir and park, Sesquicentennial Plaza, Eagle Bend Golf Course, a sports complex and multi-use and nature trails, among other things. Clinton Lake is a regional attraction that is a jewel for the community.

Controlled access to Clinton Lake is vital for its operation and security. Consideration should be given to establishing a controlled vehicular and/or pedestrian connection to the north side of Clinton Lake. Any type of access, pedestrian or vehicular, would need to be planned accordingly and receive all the necessary approvals. Perhaps an opportunity exists to provide a connection by extending E 800 Rd to connect to N 1415 Road just east of the Clinton State Park office. A single point of controlled pedestrian or vehicular access to the lake at this location would benefit the residents in these new neighborhoods and would provide another entrance/exit to the lake.

Co-Located Facilities

USD 497 and the City of Lawrence co-located facilities when the school district built Free State High School and the City built the Indoor Aquatic Center next door to the school. This model of cooperation and service delivery should be continued west of K-10. USD 497 owns ground west of K-10 for a future school site. Planning for the future school site should happen in conjunction with the City's planning for new park and recreation facilities.



Indoor Aquatic Center

Parks and Open Space

Connecting parks and open space with pedestrian pathways is encouraged in this area. Each neighborhood must contain parks and open space. Parks and open space should be located on usable land that is easily accessible to the majority of the neighborhood in which it is located. Parks and open space may act as focal

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points for neighborhoods and also act as edges for neighborhoods. Additional policy language regarding parks and open space is found in Chapter 9 of *Horizon 2020*.

Lake Alvamar is identified by this plan as open space. The importance of the lake to the planning area is its value as an open space amenity and also as a collection lake for stormwater flowing into it. Maintaining this lake for these purposes is important.

VIII. Utilities

Three master plans prepared for the City – 2003 Water Master Plan, 2003 Wastewater Master Plan, and the Stormwater Management Master Plan – form the policy basis for the necessary infrastructure elements that need to be in place prior to urbanizing the area west of K-10 Highway.

It is important to note from Section II (c) and (g) of this Plan that public utility infrastructure currently in place necessary for urbanizing the planning area west of K-10 Highway is scarce. The following details what infrastructure must be in place prior to urbanizing the area.

A. Water

There is a hydrant and a 16", PVC pipe line southeast of the intersection of US 40 and K-10 which is outside of the Lawrence city limits and another line east of K-10 along Bob Billings Parkway, within the City limits. All other properties obtain water either from private wells or from Rural Water District #1.

The 2003 Water Master Plan (see map 8-1) identifies several improvements designed to serve the area west of K-10 Highway. Due to areas of high ground west of K-10 Highway and an inability to adequately serve the area from the existing West Hills Service Level these improvements include a second water main crossing of K-10 Highway and booster pumping station in the vicinity of N 1500 RD and K-10. For redundancy it would be advisable to have a second water main crossing of K-10 Highway prior to development.

Per the 2003 Water Master Plan the improvements required to extend water service to the west side of K-10 Highway, with the exception of the noted booster pump station and future elevated water storage tank, were to be at the developer's expense.

The water distribution network in this area would be designed and constructed as urban development proceeds.

B. Sanitary Sewer

City sanitary sewer is provided to the majority of the properties east of K-10 that are not within Lawrence city limits. There is one 10" and one 8" PVC City sanitary sewer line that cross K-10 to the north and to the south of N. 1500 Road. A portion of the Yankee Tank Creek No. 3 drainage basin could potentially be served by these existing lines. The capacity of these lines as well as the system downstream of these lines including Pump Station PS09 would need to be evaluated based on proposed development.

Per the 2003 Wastewater Master Plan (see map 8-2) Sanitary Sewer Drainage Basins to the west of Yankee Tank Creek No. 3 will be collected by gravity within each basin and then pumped to the Yankee Tank Creek No. 3 system and conveyed via PS09 for treatment at the Wakarusa Water Reclamation Facility.

DRAFT

These areas will need to be evaluated along with the capacity in the receiving systems downstream to determine any necessary improvements.

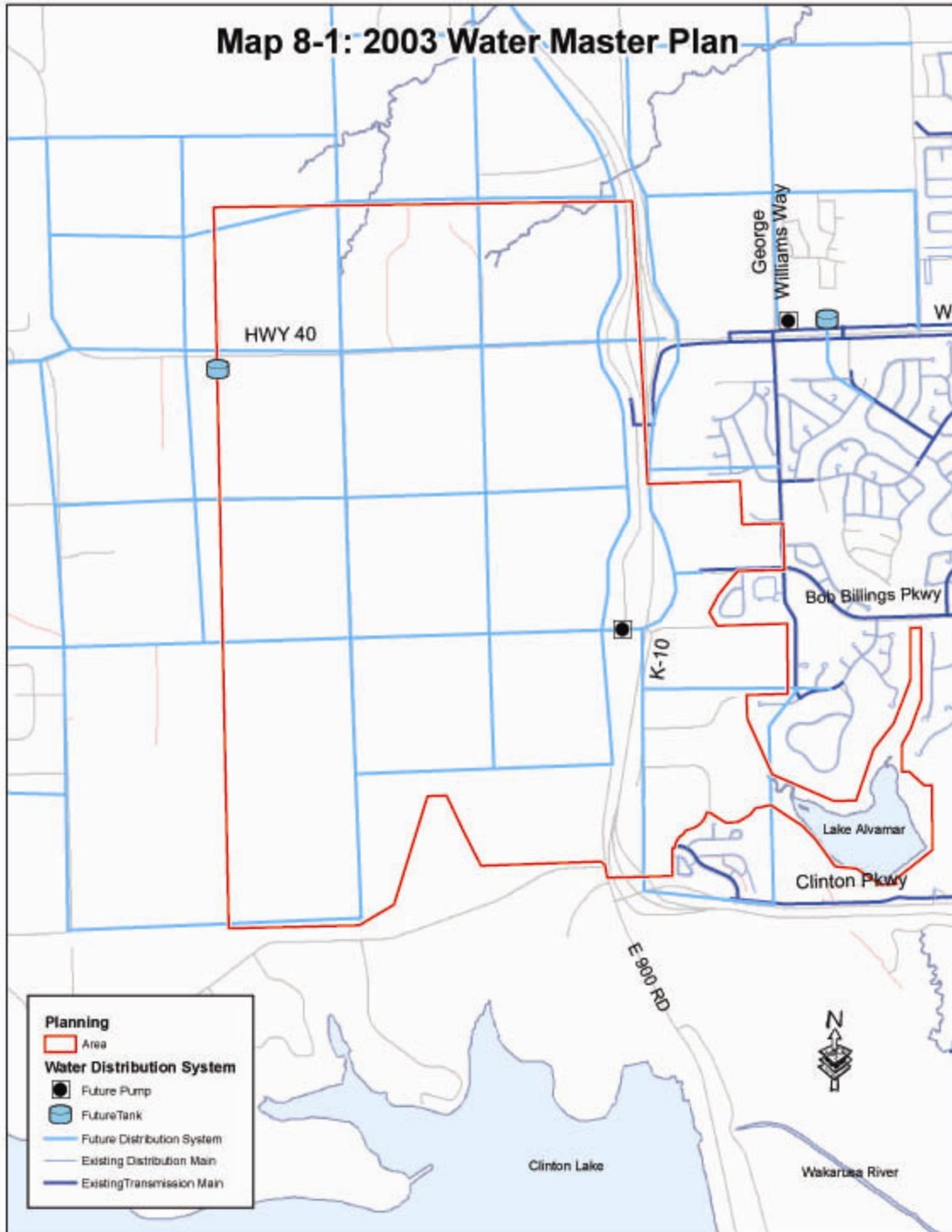
There is a limited area of the Baldwin Creek Drainage Basins immediately south of 6th Street. Per the 2003 Wastewater Master Plan these areas are to follow their natural drainage and flow to the north of 6th Street for further collection and conveyance.

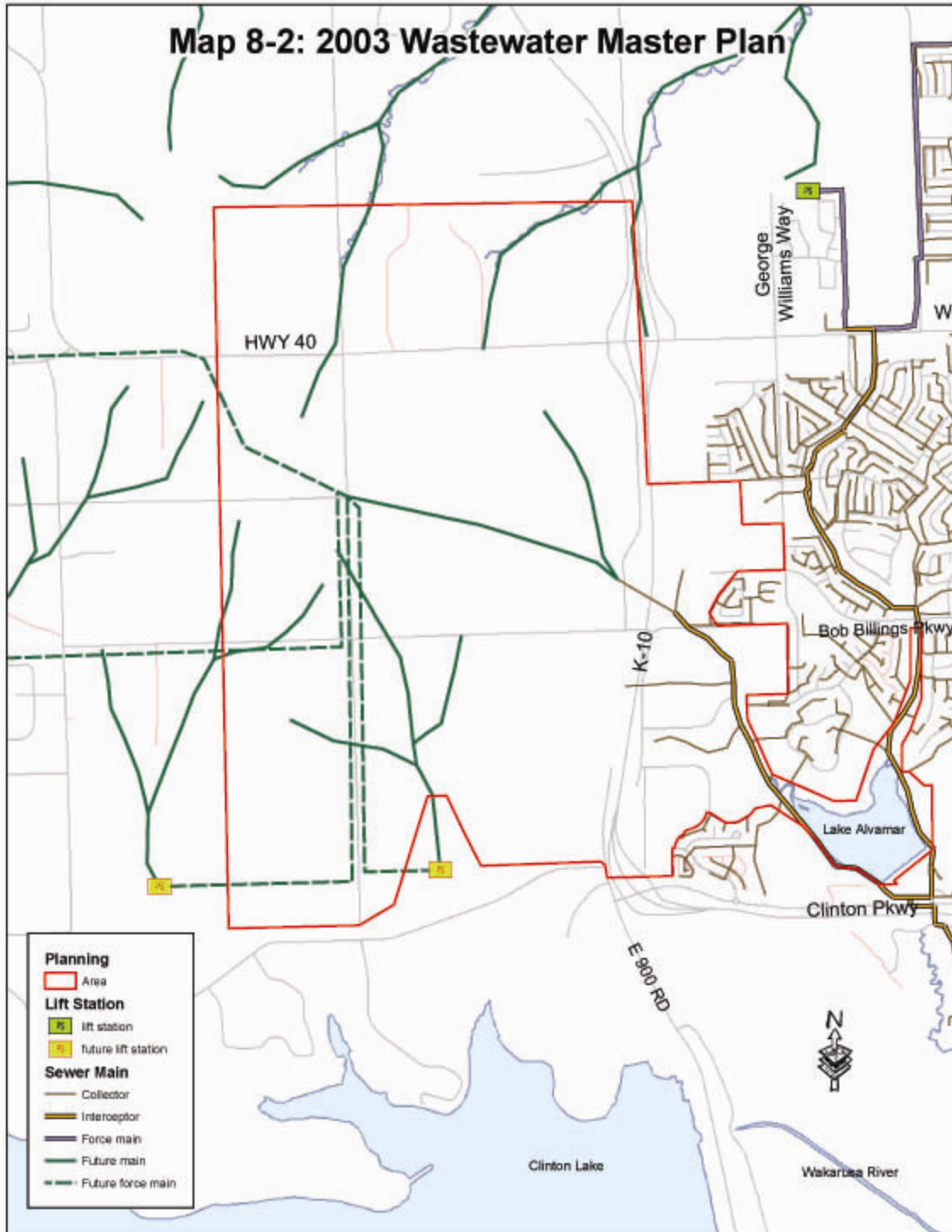
Per the 2003 Wastewater Master Plan the improvements required to extend sanitary sewer service to the west side of K-10, other than those identified as relief improvements to the existing system, were to be at the developer's expense.

C. Stormwater

The City of Lawrence completed its *Stormwater Management Master Plan* in 1996, which generated policy governing storm water management. Basically, the policy requires an engineering study to assure drainage systems are designed for the 10-year return period peak flow with overflow channels sufficient enough to convey the 100-year peak flow. Overflow channels are to be covered by drainage easements with land use restrictions, and natural channels are encouraged to remain in their original location. Detention is required where buildings in the drainage basin downstream from the proposed development are frequently flooded during storm events, or where the required engineering study indicates the proposed development would cause flooding of downstream structures not previously affected.

At the time that the *Stormwater Management Master Plan* was created, the majority of the Baldwin Creek drainage basin was outside of the city limits, but the plan did recommend that it be updated at a point in the future to include the Baldwin Creek drainage basin. The Yankee Tank west drainage basin was identified in the 1996 plan, and was found to have a satisfactory 10-year performance rating on the majority of its systems. The plan did note that the area was still developing at the time and the plan should be updated at some point in the future as development happens. Current City policies regarding stormwater management will affect all incorporated areas.





IX. Implementation

The purpose of this section is to provide actions that should happen as this Plan is adopted and urban development starts to occur in the planning area. Each implementation action is assigned a group or groups ultimately responsible for completing or approving the action.

- Amend Horizon 2020 Chapter 14, Specific Plans, to include the West of K-10 Sector Plan by reference.
Who: Planning Commission, City Commission, County Commission
- Amend Horizon 2020 Chapter 6, Commercial, to change the designation of K-10 and Clinton Parkway from Neighborhood Commercial Center to Community Commercial Center.
Who: Planning Commission, City Commission, County Commission
- Adopt the Lawrence SmartCode as a development option for new development and infill in Lawrence.
Who: Planning Commission, City Commission
- Update the *West 6th Street/ K-10 Nodal Plan* to reflect adopted Future Land Use designation of the *West of K-10 Plan*.
Who: Planning Commission, City Commission, County Commission
- Amend subdivision regulations to establish a 50' extraordinary setback on US 40/West 6th Street west of K-10 Highway.
Who: Planning Commission, City Commission, County Commission
- Develop a financing plan to improve the intersection of K-10 Highway and 15th Street/Bob Billings Parkway so that it can safely serve urban density development west of K-10.
Who: City Commission, County Commission, KDOT
- Amend Horizon 2020 Chapter 3, General Plan Overview, Map 3-1 Lawrence Urban Growth Area Service Areas & Future Land Use, to reflect the adopted future land use.
Who: Planning Commission, City Commission, County Commission
- Create and adopt a stream buffer or stream setback ordinance.
Who: Planning Commission, City Commission

Memorandum

City of Lawrence

Planning & Development Services

TO: Lawrence-Douglas County Planning Commission

FROM: Dan Warner, Long-Range Planner

CC: Scott McCullough, Director

Date: 03/25/09

RE: West of K-10 Plan – CPA-2008-6

The Douglas County Board of County Commissioners held a public hearing on the West of K-10 Plan at their regular meeting on January 28, 2009. The Commission took public comment and discussed the Plan. In their action on the Plan the Commission, by a 2-1 vote, returned the Plan to the Lawrence-Douglas County Planning Commission with direction to staff to change the future land use in the southeast portion of the planning area around E. 902 Rd.

The Commission directed staff to change the high density residential designation east of the future collector road to medium density residential. This will create a west to east transition of future land uses in the area from high density residential, to medium density, to low density and then to very low density residential.

Staff added the language below to page 24 of the Plan and changed Map 4-1 to reflect the County Commission's direction. Attached to this memo is the original Planning Commission approved Map 4-1 and the revised Map 4-1.

E. 902 Rd

E. 902 Rd. is located in the southeast corner of the planning area. Transportation 2030 projects a future collector road built to urban standards that could in the future replace the existing rural E. 902 Rd. Map 4-1 designates future land uses in the area as High Density Residential west of the future road and Medium Density Residential east of the future road. Since the exact alignment of this road has not been determined, the future road will be the separation between High Density and Medium Density Residential land uses.

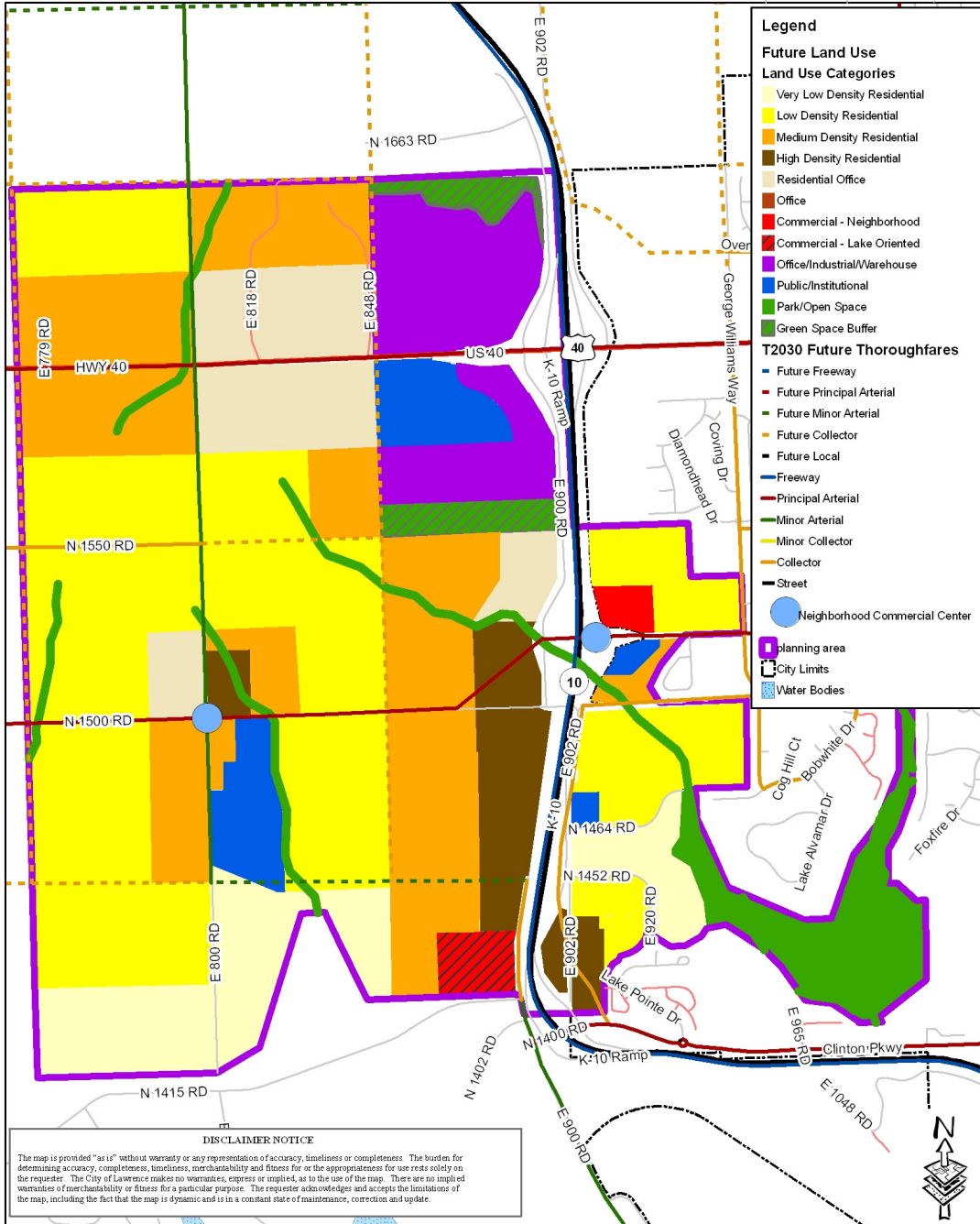
Recommendation

Staff recommends the Planning Commission consider the direction of the Board of County Commissioners and take action on the Plan and on CPA-2008-6 by forwarding a recommendation to the Board of County Commissioners and the Lawrence City Commission, and if appropriate, approve and sign a Planning Commission Resolution.

Original Map 4-1

**West of K-10 Plan
Map 4-1 Future Land Use**

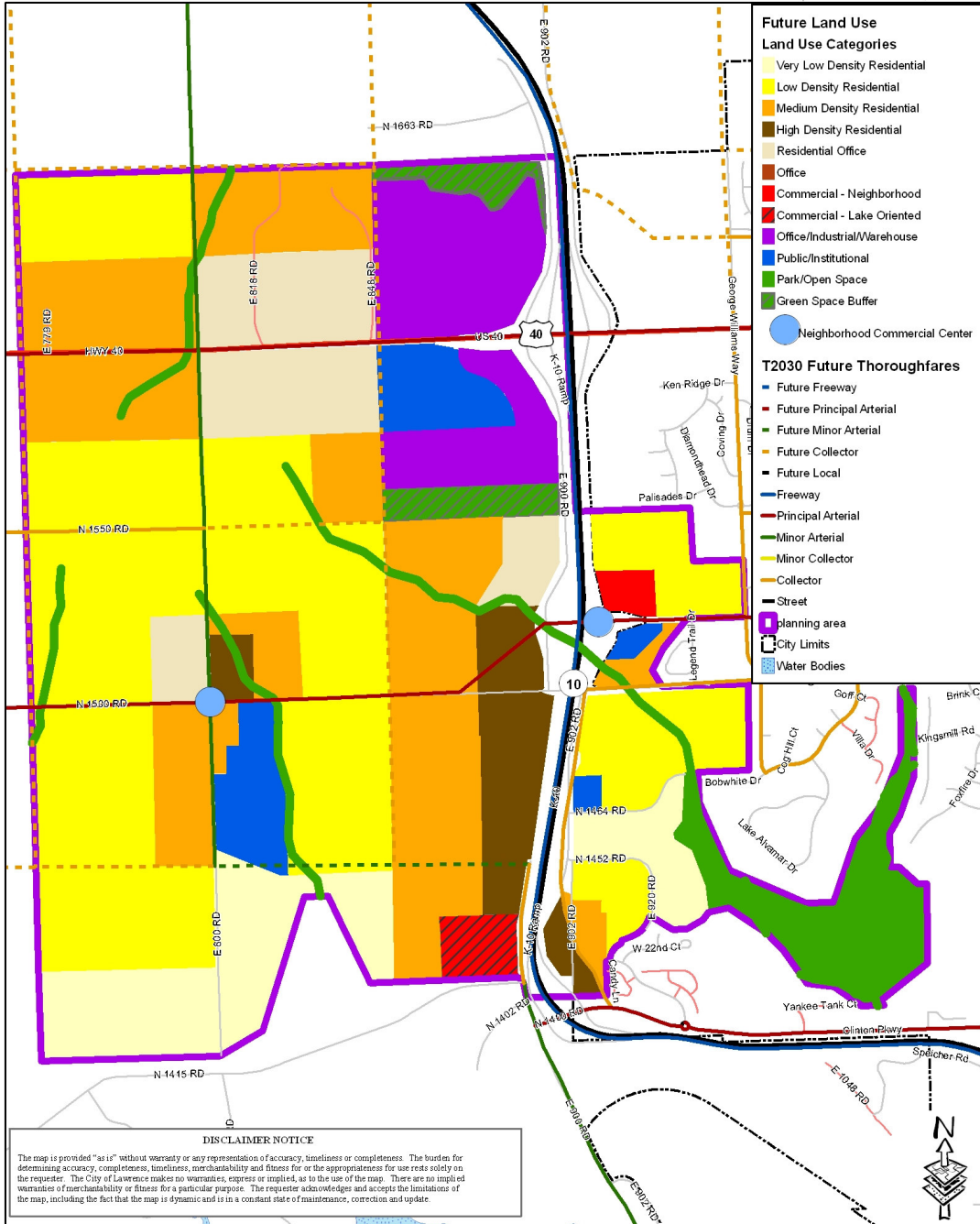
Map Date: September 30, 2008



Revised Map 4-1

West of K-10 Plan Map 4-1 Future Land Use

Map Date: March 3, 2009



PC Minutes 3/25/09

ITEM NO. 10 CPA-2008-6; AMENDMENT TO HORIZON 2020, CHAPTER 14 (DDW)

CPA-2008-6: Consider amending Horizon 2020, Chapter 14 Specific Plans, to add a reference to and incorporate the West of K-10 Plan. (This item was returned to the Planning Commission by the Board of County Commissioners on January 28, 2009 to address future density issues in the southeast corner of the planning area).

STAFF PRESENTATION

Mr. Dan Warner presented the item. He stated that he received two letters from neighbors after the deadline and both were in favor of the direction of the County Commission Future Land Use map.

Commissioner Harris inquired about the road moving a 'little.'

Mr. Warner said he could not say because it was a conceptual line on a map, it comes from Transportation 2030. He said it would have to be worked out by traffic engineers.

Commissioner Hird inquired about the process and what actions Planning Commission can take. He asked if it was within the Planning Commissions authority to say no at this point.

Mr. Warner said yes. Planning Commission approves the Comprehensive Plan Amendments and the governing bodies affirm that. It is a Planning Commission document that the County Commission is asking to be reconsidered. The Planning Commission can choose to agree or not agree.

Commissioner Dominguez asked when it will go back to County Commission.

Mr. Warner said it would be at least 20 days to allow notification.

Commissioner Blaser asked if City Commission needed to review it.

Mr. Warner said that if Planning Commission accepts the recommended County Commission version or makes any other changes then it would go back to County Commission and then to City Commission.

Mr. John Miller, staff attorney, said that if Planning Commission does not change its recommendation that it previously made in October then it would go back to County Commission. If the County Commission adopts their Future Land Use Map then the issue would go back to City Commission since there would be disagreement between the two governing bodies over the Comprehensive Plan Amendment.

PUBLIC HEARING

Ms. Mariann Hoffman, 1439 E 920 Road, said she has lived in the area for 25 years and felt that putting low density land next to high density land did not make sense. She agreed with the County Commission changes for having medium density next to low density.

Ms. Kristel Lewis, 1430 E 902 Road, showed maps and pictures of the area and offered options for reallocating density other than just along property lines. She said that the neighbors have been working for years on the Comprehensive Plan.

Commissioner Dominguez asked Ms. Lewis if she presented her ideas to the County Commission.

Ms. Lewis said no, the map she made was created after the County meeting.

Ms. Lee Rader, 916 N 1452 Road, said the area is too small to implement the changes Ms. Lewis showed. She would prefer to see the entire area be low density, but could live with the County Commission suggested Future Land Use map.

Commissioner Dominguez asked if Ms. Rader had attended the last County Commission meeting.

Ms. Rader said no, she had to work but she did send a letter.

Mr. Francois Henriquez, 1436 E 902 Road, said the issue has always been about how tight the area is and what would be a suitable transition. He supported the County Commission suggested Future Land Use map.

Mr. Mike Bronoski, 1428 E 902 Road, said he would like to give developers the most options for the area. He said he supported the latest version by the County Commission.

Mr. Jeri Breithaupt, 1416 E 902 Road, said he was not opposed to development. He said he agreed with the plan that Ms. Kristel Lewis presented tonight.

COMMISSION DISCUSSION

Commissioner Dominguez asked if Ms. Lewis' option was feasible, could the lots be split.

Mr. McCullough said to keep in mind that it is not being planned at that scale. Staff does not have the resources to plan that far and would like to keep it more general. He said that medium density can be marketable for what can be developed. It takes three bodies to reach consensus on sector plans. He said that all five additions of the plan have been appropriate based on perspective and that staff does not disagree with the County Commissions perspective.

Commissioner Finkeldei said that it is not known where exactly the road would be. He liked the County Commission plan that had the transition in it. He said that if they continue to fight about the plan there will be no plan and there will be no development until the plan. He felt it was important to have transitions and he would support the County Commission direction.

Commissioner Moore agreed with Commissioner Finkeldei and appreciated the public comments this evening. He said he would support the County Commission direction as well.

Commissioner Blaser said he agreed with the transition and would also support the County Commission suggested plan.

Commissioner Harris said she supported the County Commission suggested plan. She said that while she appreciated Ms. Lewis' efforts to try and reach another compromise, she felt the appropriate transition was medium density.

Commissioner Hird said that medium density transition was appropriate and was a good compromise but that it was based on following a road that may not go there.

Mr. McCullough said that staff build section plans based on assumptions and it is assumed that the road will go through this location but that may change. Staff assumes through transportation planning that the road will go through and will need to go through if development is put there.

Commissioner Hird said that they may be left having to scramble to fix it in the future. He said he would probably support the County Commission direction. He thanked the public for their civility and involvement.

Commissioner Finkeldei said that the entire 4.1 Future Land Use map has many hypothetical roads and lots of assumptions in the plan. If the roads do not go in then things may need to be moved around.

Commissioner Dominguez said he would support the County Commission direction as well.

ACTION TAKEN

Motioned by Commissioner Harris, seconded by Commissioner Moore, to approve the West of K-10 Plan, CPA-2008-6 with the revised Map 4-1 Future Land Use and sign the Planning Commission resolution, forwarding to the Board of County Commissioners.

Unanimously approved 6-0. Student Commissioner Shelton also voted in favor.

March 23, 2009

Lawrence-Douglas County Planning Commission
c/o Mr. Dan Warner, Long Range Planner, AICP
Lawrence City Hall
PO Box 708
Lawrence, Kansas 66044
dwarner@ci.lawrence.ks.us

Dear Planning Commission Members:

As a home owner in the southeast corner of the West of K10 Draft Plan, I have been actively involved in response to the Plan including attendance at public meetings, letters to the Lawrence-Douglas County Planning Commission, the City Commission and the Board of County Commissioners, and public comment before both the County Planning Commission and the City Commission. I am appreciative of the work all three commissions and Mr. Dan Warner have devoted to the process of negotiating different views between two neighborhood groups as well as determining the best plan for county, city and neighborhood interests.

As you are now aware, at its January 28th, 2009 meeting, the Douglas County Board of County Commissioners voted to return the 4th Draft of the West of K10 Plan to the Planning Commission with a recommendation that a portion of the area to the east of E. 902 Rd. currently indicated for high density zoning be changed to medium density zoning. I am in support of this recommendation because I believe this 5th Draft of the Plan is the best possible negotiation given the various interests of all the parties. I will rest satisfied if the 5th Draft is approved.

Sincerely,

Lee L. Rader
916 N. 1452 Rd.
Lawrence, KS 66049
785-840-4799
LeeLRader@sbcglobal.net

FRANÇOIS G. HENRIQUEZ, II

LAURA A. STEPHENSON

1436 E. 920 Road
Lawrence, KS 66049
(785) 841-1017

March 23, 2009

Lawrence-Douglas County Planning Commission
c/o Mr. Dan Warner, Long-Range Planner, AICP
Planning and Development Services Department
Lawrence City Hall
P.O. Box 708
Lawrence, Kansas 66044-0708
dwarner@ci.lawrence.ks.us

Re: West of K-10 Plan (March 3, 2009 Draft)

Dear Planning Commission Members:

My wife, Laura Stephenson, and I appreciate the opportunity to comment on the March 3, 2009 draft of the West of K-10 Sector Plan (the "Revised Proposed Plan").

At its October 20, 2008 meeting, the Lawrence-Douglas County Planning Commission (the "Planning Commission") approved the fourth draft of the West of K-10 Plan. On December 2, 2008, the Lawrence City Commission approved that same version of the West of K-10 Plan.

At its January 28, 2009 meeting, the Douglas County Board of County Commissioners (the "County Commission") voted to return the fourth draft of the West of K-10 Plan to the Planning Commission with a recommended change to the Future Land Use Plan in the southeast corner of the planning area (the "Subject Area"). The County Commission directed the staff of the Lawrence-Douglas County Planning and Development Services Department (the "Department") to change a portion of the high density land use each of the future E. 902 Road to medium density.

The Department has submitted the Revised Proposed Plan to the Planning Commission in response to the County Commission's recommendation and direction. We support the Revised Proposed Plan and respectfully request its approval by the Planning Commission. We support the Revised Proposed Plan because it recognizes that, because the Subject Area is a relatively small area, it is extremely difficult to make reasonable land use density transitions.

Again, we appreciate this opportunity to comment on the proposed Plan.

Very truly yours,

/S/

François G. Henriquez, II
(913) 227-6035 – Office
(913) 220-7301 – Mobile
fhenriquez@uscentral.org

Dan Warner

From: Judy Paley [jeweye1@gmail.com]
Sent: Saturday, March 21, 2009 2:35 PM
To: Dan Warner
Subject: Fwd: Next Step

George and I will be visiting two of our sons next week, sorry to miss the planning commission on March 25.

Perhaps they need to know that keeping a wonderful water resource benefits all the wildlife around us, keep the geese and cranes and deer and frogs happy and free. we have encroached so much on their available watering holes it seems prudent to keep Yankee Tank.....oops Lake Alvarado.

judy.

On Sat, Mar 21, 2009 at 8:23 AM, Francois Henriquez <FHENRIQUEZ@uscentral.org> wrote:

Friends,

I am thinking that we've got the best version of the Plan that we're going to get, thanks to the County Commission. Accordingly, I've decided to write a supportive letter to the Planning Commission in advance of the meeting this Wednesday evening.

I welcome your thoughts before I send in the letter.

François

From: Lee Rader [mailto:leelrader@sbcglobal.net]
Sent: Monday, March 02, 2009 9:12 PM
To: Francois Henriquez; Laura Stephenson; George & Judy Paley; Judy Paley; Jerry & Susan Potter; 'Phil & Marianne Hoffman'
Subject: FW: Next Step

Let's keep up the unanimous attendance & put this baby to rest! ☺ fyi on next meeting date below, Lee

From: Lee Rader [mailto:leelrader@sbcglobal.net]
Sent: Monday, March 02, 2009 9:09 PM
To: 'Dan Warner'
Subject: RE: Next Step

Thanks Dan, Lee

From: Dan Warner [mailto:dwarner@ci.lawrence.ks.us]
Sent: Monday, March 02, 2009 3:06 PM
To: Lee Rader
Subject: RE: Next Step

Lee,

We are taking the Plan to the Planning Commission on March 25th. The meeting starts at 6:30pm and will be held in the City Commission chambers.

Thanks.

Dan Warner, *Long-Range Planner, AICP*

From: Lee Rader [mailto:leelrader@sbcglobal.net]
Sent: Saturday, February 28, 2009 1:54 PM
To: Dan Warner
Subject: FW: Next Step

Dan, any word on when the K10 Draft Plan will be taken up again by the city or planning commission?
Thanks! Lee Rader

From: Lee Rader [mailto:leelrader@sbcglobal.net]
Sent: Sunday, February 01, 2009 5:01 PM
To: 'Dan Warner'
Subject: Next Step

Dan, of course my neighbors (& the media) filled me in on the process at the recent County Commission. My understanding is that the West of K10 Draft Plan will now go back to the Planning Commission for their further consideration. Can you tell me if this will be an open meeting & if so, do you know when it will be on the agenda? Thanks, Lee Rader

Internal Virus Database is out of date.
Checked by AVG - <http://www.avg.com>
Version: 8.0.233 / Virus Database: 270.10.15/1921 - Release Date: 1/28/2009 6:37 AM

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Everything is as it should be.

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Everything is as it should be.

January 28, 2009

Jones called the regular session meeting to order at 6:35 p.m. on Wednesday, January 28, 2009 with all members present.

CONSENT AGENDA 01-28-09

Jones moved approval of the following Consent Agenda:

- ▶ Commission Order Nos. 09-002 and 09-003 (on file with the office of the Clerk)

Motion was seconded by Flory and carried unanimously.

PLANNING 01-28-09

The Board conducted a public hearing for **CPA-2008-6**, West of K-10 Plan to consider approval of Joint Ordinance No. 8340 and County Resolution amending the Comprehensive Plan "Horizon 2020" by approving and incorporating by reference "Chapter 14 – Specific Plans, West of K-10 Plan, CPA 2008-6, October 20, 2008 Edition." Dan Warner, Lawrence-Douglas County Metropolitan Planning Department, presented the item.

Warner gave a short presentation explaining the changes that evolved between drafts 1 through 4. The Planning Commission approved draft 4 with a 6-2 vote on October 20, 2008, and the City Commission approved draft 4 on a 5-0 vote on December 2, 2008. Warner stated draft 4 was a compromise with the surrounding landowners, not everyone is getting what they want.

There was discussion regarding E902 Road and its connection to Clinton Parkway. Warner explained placement on the plan at this point does not show accurate location through the listed high-density designation. Flory asked if there will be a traffic outlet for the high-density to the south. Warner replied the traffic will at least go south where the Lake Point Drive will extend, that option will be carried out in the development process. There will have to be a traffic analysis and some access to Clinton Parkway.

Thellman stated concerns regarding development, its effect on the Clinton Reservoir and its water supply for the population and the sediment runoff in the area. Neighbors in the low points are very concerned. Warner stated sediment control should definitely be a priority in this area and the City has regulations regarding this in place to control construction runoff.

Jones asked if it is typical transition to step down from high density, to medium density and then low density. Warner stated that is the typical land

use plan. However, as in the draft presented, he doesn't feel the high density backed up to low density is bad. Jones asked what the basic reason was for back high density to low density on this plan. Warner replied it was a compromise based on comments from the surrounding landowners.

Jones opened for public comment:

Mary Ann Hoffmann, MD; 1439 E. 920 Road, stated she is opposed to high density and commercial comprehensive plan designations in her area. She also has concerns regarding increased property taxes if draft 4 is approved. There has been an increase in car break-ins because of the development in the area. Jones asked what type of development she prefers. Hoffmann stated one house per acre.

Gerald Potter, 910 N 1452 Road, stated he feels the request for high density development in the area is all about money. He does not want to be annexed into the City. He stated concerns about an increase in traffic and flooding as development occurs. He would like to see his property left as urban reserved.

Jones asked how many houses could be built under a high-density scenario. Warner determined approximately 225 houses or units after parking and open space in a 15 acre area. Jones asked when it is feasible to annex and sewer the property. Warner stated there are utilities there because of nearby development. Jones commented that development could occur soon. Warner replied that was correct. Jones questioned whether 902 Road would be able to support the traffic created by 225 homes or units. Warner stated he could not answer that at this time. Any urban developer would have to have a traffic analysis and perhaps reconstruct some roads. Jones asked how we know this will happen in advance of the construction of these houses. Warner responded that this process is part of the development phase. Jones asked if there is a mechanism in the plan that prohibits the building of the house before the road is improved. Warner stated "no." Restrictions happen at the development stage.

Flory asked for confirmation that there are two traffic outlets available to the high-density proposed residential area. Warner stated, "yes, potentially." There will be options to get to Clinton Parkway. Jones stated he is not confident that these issues, regarding roads and traffic, and will be addressed properly.

George F. Paley, 1448 E 920 Road, stated concern from the amount of traffic that will be generated by the already existing subdivision that is not complete. He is against development in the area.

Laura Stephenson, resident, stated she feels it doesn't make sense to backup high-density development against low-density residential.

Kristel Lewis, 1430 E. 902 Road, stated the area is not what it used to be and it's only matter of when the area to be developed, not if. She would like the best possible use of her land when the time comes to relocate. She is content with the current plan up for consideration.

Jones asked Warner what zoning and density is allowable in high and medium density development. Warner stated high is RM-24, allowing for up to 24 units to the acre, medium is RM-12 allowing for 12 units per acres.

Jones moved to close the public hearing portion of meeting; Flory seconded and the motion carried unanimously.

Flory stated that land use issues are the most difficult to deal with. This is clearly a situation where the overall plan is quite acceptable and he feels a compromise was certainly been made between planning and the area landowners. The very low density did not change, the low-density was expanded to get rid of the medium density. The high density is keeping with the preference of the landowners, which he feels is logical. Flory feels confident the traffic issues will be addressed. He plans to support staff's recommendation for approval of the current plan.

Thellman questioned whether there is a way to measure when we are approaching a water crisis. Warner stated the utilities department creates a master plan every few years for water and waste water. He stated sewers may be an issue at some point, not water.

Jones stated the thinks we have to start with principle, which is a stepping down in uses. He feels the land on the east side of E902 Road listed on the proposed map as high density, should be medium density. Not everyone can have the high use of their property, otherwise there is no point in zoning. The point of zoning is to have high density use and low density use separated by a meaningful transition. He feels these principles matter. He wants to send a message to staff and the Planning Commission that sound planning principles really matter to us.

Flory asked for clarification that the decision tonight is not setting zoning. This is a general principal of how we think the area should grow. We are not making a water or sewer decision, just a general decision. Zoning would have to be approved. Warner stated that is correct.

Linda Finger, Planning Resource Coordinator, stated this comprehensive plan is a guiding principal used for rezoning and is weighted heavily.

Thellman stated her concern is the enormous push for urbanization. She is generally concerned that we have limited natural resources and funds to pay for what we are already developing in terms of infrastructure. We need to be careful how we push into the rural areas. She would like to see less dense development. She will not support this draft.

Jones moved to send the CPA-2008-6 plan back to the Planning Commission with the recommendation that they address the transition issue between high and low density making the property east of the proposed E902 Road, currently designated as high density, to be redrafted as medium density. Motion was seconded Thellman carried 2-1 with Flory in opposition.

MISCELLANEOUS 01-28-09

Jones asked for staff to add a discussion to the agenda for the Monday, February 2, 2009, concerning the UGA, development west of the South Lawrence Traffic way and to discuss planning principles. He asked Planning staff to see Planning Commissioner Highberger's comments on growth.

PUBLIC WORKS 01-28-09

Keith Browning, Director of Public Works, discussed with the Board the possibility of the Route 438 (Farmer's Turnpike) improvement project being eligible for federal funding under the Economic Stimulus package in the approximate amount of \$2.6 million. According to KDOT, the plans for this project meet federal requirements. Browning and staff will meet with KDOT – Bureau of Local Project on January 29, 2009 to discuss this project. Browning asked that the Board consider closing the bidding process that was scheduled for February 10, 2009. If we do not receive federal funding, the project will have to be rebid.

Flory moved to close the bid opening for Route 438 improvement project scheduled for February 10, 2009 defer any further local consideration until a determination on funding as been made. Motion was seconded by Jones and carried unanimously.

Jones asked Browning to come back to the Board with a list of projects possibly eligible Economic Stimulus funding


ACCOUNTS PAYABLE 01-28-09

Jones moved to approve a wire transfer for accounts payable in the amount of \$458,730.00 to be paid on 01/30/09; and a manual check in the amount of \$67,939.00 paid on 01/26/09. Motion was seconded by Thellman and carried unanimously.

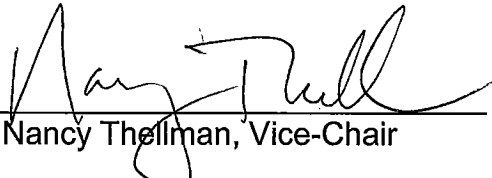
MISCELLANEOUS 01-28-09

Hubbard Collinsworth, representing the homeless community, stated today was the homeless count. He has concerns that the numbers may not be accurate and will continue to increase due to our troubled economy.

Jones moved to adjourn; Flory seconded and the motion carried.



Charles Jones, Chairman



Nancy Thellman, Vice-Chair

ATTEST:



Jamie Shew, County Clerk



Jim Flory, Member

Memorandum

City of Lawrence

Planning & Development Services

TO: Lawrence-Douglas County Planning Commission

FROM: Dan Warner, Long-Range Planner

CC: Scott McCullough, Director

Date: 03/25/09

RE: West of K-10 Plan – CPA-2008-6

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The Commission directed staff to change the high density residential designation east of the future collector road to medium density residential. This will create a west to east transition of future land uses in the area from high density residential, to medium density, to low density and then to very low density residential.

Staff added the language below to page 24 of the Plan and changed Map 4-1 to reflect the County Commission's direction. Attached to this memo is the original Planning Commission approved Map 4-1 and the revised Map 4-1.

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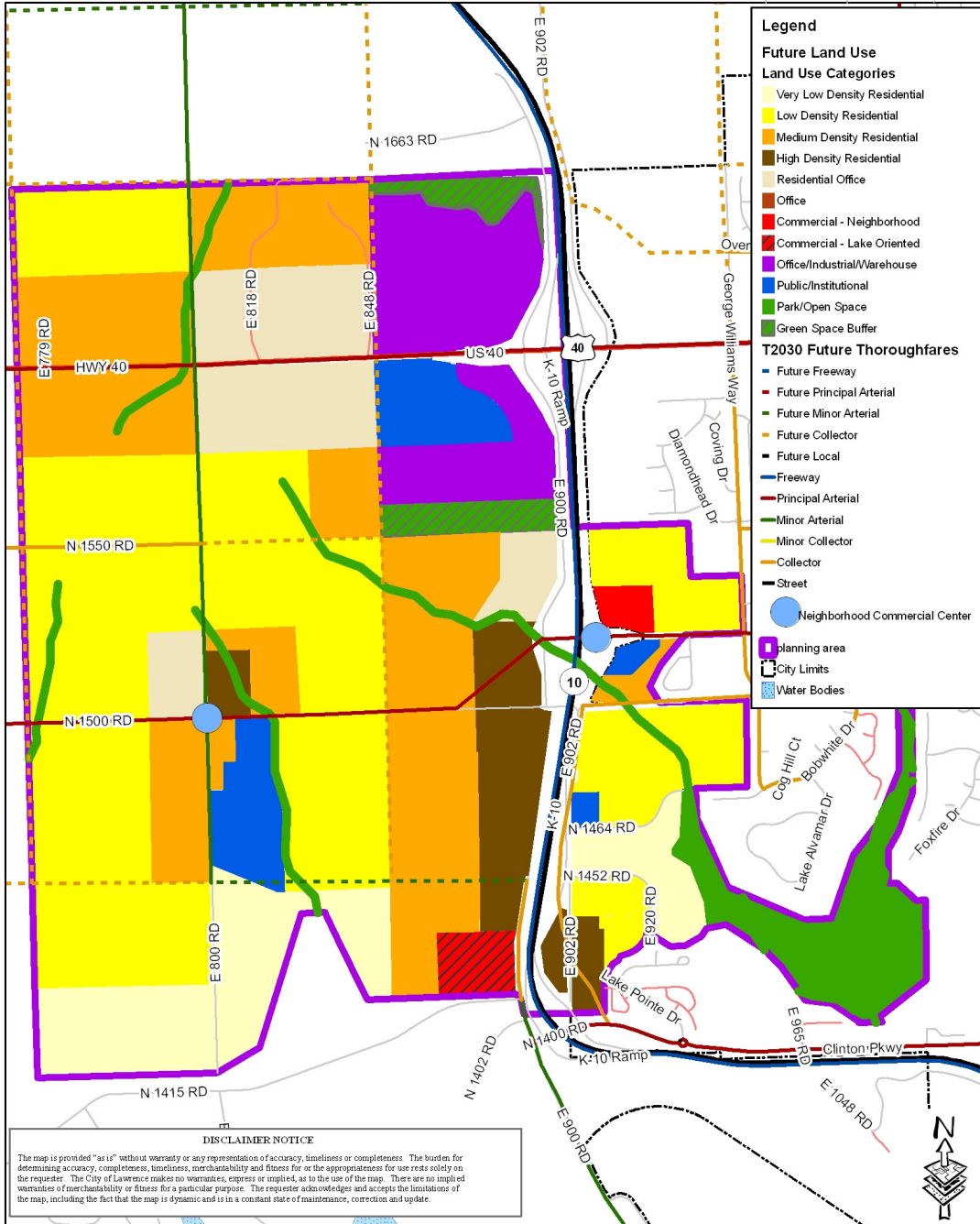
Recommendation

Staff recommends the Planning Commission consider the direction of the Board of County Commissioners and take action on the Plan and on CPA-2008-6 by forwarding a recommendation to the Board of County Commissioners and the Lawrence City Commission, and if appropriate, approve and sign a Planning Commission Resolution.

Original Map 4-1

**West of K-10 Plan
Map 4-1 Future Land Use**

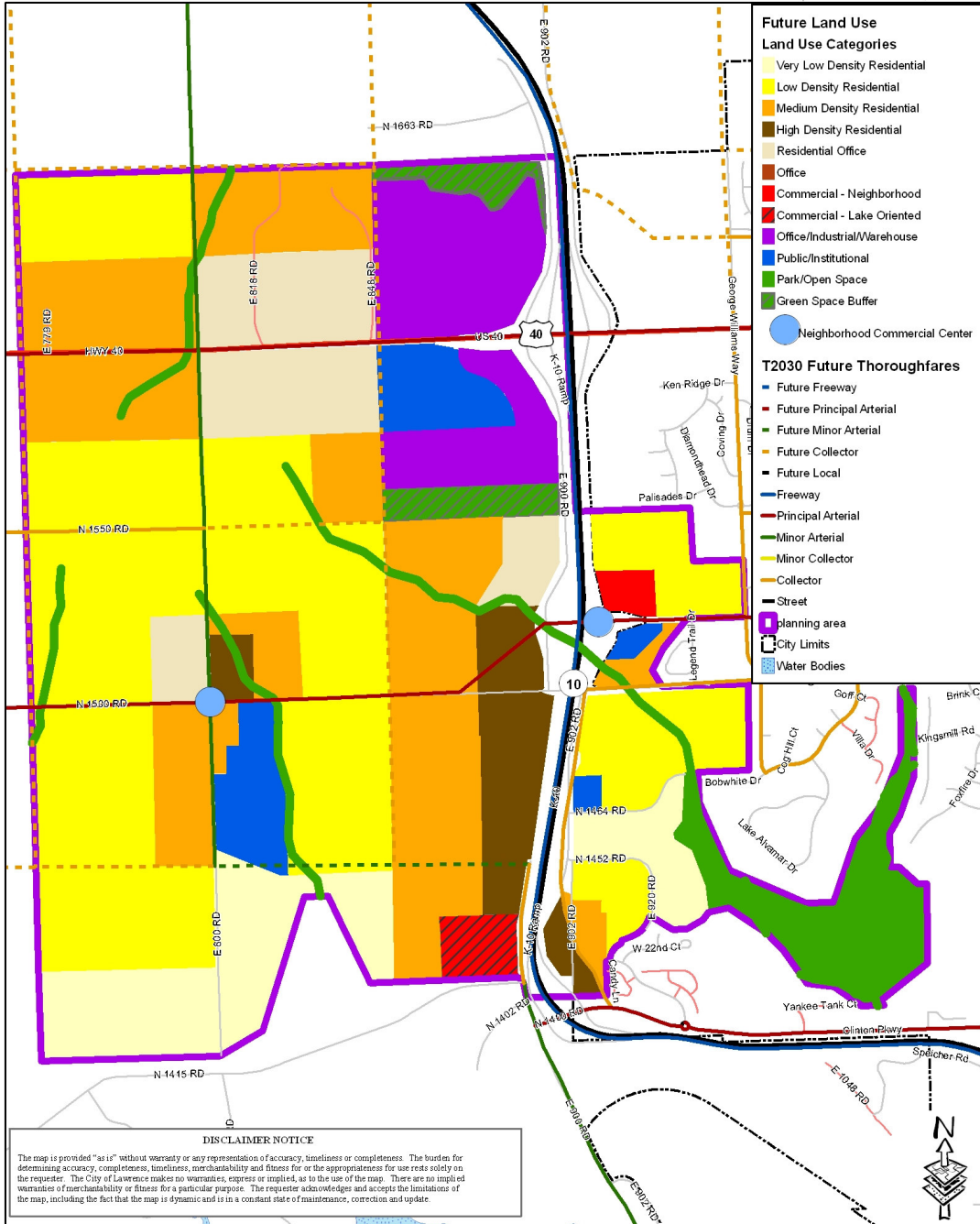
Map Date: September 30, 2008



Revised Map 4-1

West of K-10 Plan Map 4-1 Future Land Use

Map Date: March 3, 2009



ORDINANCE NO. 8391

RESOLUTION NO. _____

JOINT ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, AND
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
DOUGLAS COUNTY, KANSAS AMENDING THE COMPREHENSIVE
LAND USE PLAN "HORIZON 2020" BY AMENDING CHAPTER
FOURTEEN SPECIFIC PLANS TO ADD A REFERENCE TO THE
WEST OF K-10 PLAN AND ADOPTING AND INCORPORATING BY
REFERENCE THE "WEST OF K-10 PLAN, MAY 6, 2009 EDITION"
PREPARED BY THE LAWRENCE-DOUGLAS COUNTY
METROPOLITAN PLANNING OFFICE

WHEREAS, pursuant to K.S.A. 12-747, a comprehensive plan or part thereof shall constitute the basis or guide for public action to insure a coordinated and harmonious development or redevelopment which will best promote the health, safety, morals, order, convenience, prosperity and general welfare as well as wise and efficient expenditure of public funds; and

WHEREAS, the City Commission of Lawrence, Kansas and the Board of County Commissioners of Douglas County, Kansas have adopted a comprehensive land use plan labeled "*Horizon 2020*"; and

WHEREAS, The Lawrence-Douglas County Metropolitan Planning Commission, after giving the required notice, held public hearings on the West of K-10 Plan on September 24, 2008, October 20, 2008, and March 25, 2009.

WHEREAS, the Lawrence-Douglas County Metropolitan Planning Commission on March 25, 2009, adopted Resolution No. 3-1-09, recommending the adoption of the "West of K-10 Plan" and the Chapter 14 amendments to "*Horizon 2020*." contained in planning staff CPA-2008-6 to update the goals and policies for land use within the community; and

WHEREAS, pursuant to the provisions of K.S.A. Chapter 12, Article 7, K.S.A. 12-3009 to and including 12-3012, K.S.A. 12-3301 *et seq.*, the Home Rule Authority of the County as granted by K.S.A. 19-101a, and the Home Rule Authority of the City as granted by Article 12, § 5 of the Constitution of Kansas, the Board and the City are authorized to adopt and amend, by resolution and ordinance, respectively, and by incorporation by reference, planning and zoning laws and regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS; AND

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS:

Section 1. The above recitals are incorporated by reference as if fully set forth herein and shall be as effective as if repeated verbatim.

Section 2. The Governing Bodies of the City of Lawrence, Kansas and Douglas County, Kansas hereby find that the provisions of K.S.A. 12-743 and K.S.A. 12-747 concerning the amendment of comprehensive plans have been fully complied with in consideration, approval, adoption of and amendment to "*Horizon 2020*".

Section 3. Pursuant to K.S.A. 12-747, the Governing Bodies of Douglas County, Kansas and the City of Lawrence, Kansas do hereby amend "*Horizon 2020*" by approving the recommendation of the Planning Commission, amending Chapter 14 – Specific Plans to add a reference to the West of K-10 Plan and adopting and incorporating by reference "The West of K-10 Plan, May 6, 2009 Edition" contained in planning staff report CPA-2008-06 and adopted by the Planning Commission in Resolution No. 3-1-09 on March 25, 2009.

Section 4. Chapter 14 – Specific Plans in "*Horizon 2020*", is hereby amended to read as follows:

Specific Plans

- **6th and SLT Nodal Plan**
Location: The intersection of 6th Street (US Highway 40) and the SLT (South Lawrence Trafficway)
Adoption Date: November 11, 2003 by Lawrence City Commission
Review Date: 2009
- **6th and Wakarusa Area Plan**
Location: The intersection of 6th Street and Wakarusa Drive
Adoption Date: December 2, 2003 by Lawrence City Commission
Review Date: 2009
- **HOP District Plan**
Location: Bordered by W. 5th St. on the north, California St. on the west, W. 7th St. on the south and Alabama St. on the east.
Adoption Date: May 10, 2005 by Lawrence City Commission
Review Date: 2010
- **Burroughs Creek Corridor Plan**
Location: Area around the former BNSF railroad corridor between E. 9th St. and E 31st St.
Adoption Date: February 14, 2006 by Lawrence City Commission
Review Date: 2011
- **East Lawrence Neighborhood Revitalization Plan**
Location: Bordered by the Kansas River on the North; Rhode Island Street from the Kansas River to E. 9th Street, New Hampshire Street from E. 9th Street to approximately E. 11th Street, Massachusetts Street from approximately E. 11th Street to E. 15th Street on the west; E. 15th Street on the south; BNSF railroad on the east.
Adoption Date: November 21, 2000 by Lawrence City Commission
Review Date: 2010
- **Revised Southern Development Plan**
Location: Bounded roughly to the north by W. 31st Street and the properties north of W. 31st Street between Ousdahl Road and Louisiana Street; to the west by E. 1150 Road extended(Kasold Drive); to the south by the north side of the Wakarusa River; and to the east by E. 1500 Road (Haskell Avenue).
Adoption Date: December 18, 2007 by Lawrence City Commission
January 7, 2008 by the Douglas County Board of Commissioners
Review Date: 2017

- **Southeast Area Plan**

Location: Bounded roughly to the north by E. 23rd Street/K-10 Highway; to the west by O'Connell Road; to the south by the northern boundary of the FEMA designated floodplain for the Wakarusa River; and to the east by E. 1750 Road (Noria Road).

Adoption Date: January 8, 2008 by Lawrence City Commission
January 28, 2008 by the Douglas County Board of Commissioners
REVISED
June 14, 2008 by Lawrence City Commission
July 24, 2008 by Douglas County Board of Commissioners

Review Date: 2018

- **Farmland Industries Redevelopment Plan**

Location: The former Farmland Industries property 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.

Adoption Date: March 11, 2008 by Lawrence City Commission
March 31, 2008 by Douglas County Board of Commissioners

Review Date: 2013

- **K-10 & Farmer's Turnpike Plan**

Location: Generally located around the intersection of I-70 and K-10 and to the east approximately four miles.

Adoption Date: December 9, 2008 by Lawrence City Commission
January 7, 2009 by Douglas County Board of Commissioners

Review Date: 2019

- **West of K-10 Plan**

Location: Generally located north and south of Highway 40 and west of K-10 Highway. It does contain some land east of K-10 Highway.

Section 5. That "The West of K-10 Plan, May 6, 2009 Edition" approved by Section 3 above, prepared, compiled, published and promulgated by the Lawrence-Douglas County Metropolitan Planning Office is hereby adopted and incorporated by reference as if fully set forth herein, and shall be known as the "The West of K-10 Plan, May 6, 2009 Edition" One copy of said comprehensive plan amendment shall be marked or stamped as "Official copy as Passed by Ordinance No. 8391 and Resolution 09-____" and to which shall be attached a copy of this joint resolution and ordinance, and filed with each of the County Clerk and City Clerk, to be open to inspection and available to the public at all reasonable hours. The police department, municipal judge and, and all administrative offices of the City charged with enforcement of this ordinance shall be supplied, at the cost of the City, such number of official copies of such "The West of K-10 Plan, May 6, 2009 Edition" marked as may be deemed expedient.

Section 6. Severability. If any section, clause, sentence, or phrase of this joint ordinance or resolution is found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this joint ordinance and resolution.

Section 7. This Joint Ordinance and Resolution shall be in full force and effect upon its adoption by the Governing Bodies of the City of Lawrence and Douglas County, Kansas and publication as provided by law.

Passed by the Governing Body of the City of Lawrence this ____ day of _____, 2009.

APPROVED:

Robert Chestnut, Mayor

ATTEST:

Frank S. Reeb, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Toni Ramirez Wheeler
Director of Legal Services

Adopted by the Board of County Commissioners of Douglas County, Kansas, this ___ day of _____, 2009.

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS

Nancy Thellman, Chair

Jim Flory, Commissioner

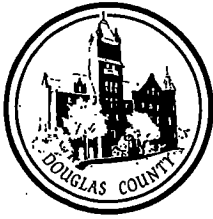
Mike Gaughan, Commissioner

ATTEST:

Jameson D. Shew, County Clerk

NOTICE TO PUBLISHER

Publish one time and return one Proof of Publication to the City Clerk and one to the City Director of Legal Services, and one to the County Clerk.



DOUGLAS COUNTY PUBLIC WORKS

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www.douglas-county.com

Keith A. Browning, P.E.
Director of Public Works/County Engineer

3(a+b)

MEMORANDUM

To : Board of County Commissioners

From : Keith A. Browning, P.E., Director of Public Works/County Engineer *KAB*

Date : April 29, 2009

Re : Five Year Update of Solid Waste Management Plan

In 1992, state statutes were revised to require the development of Solid Waste Management (SWM) plans for all counties, and also allowed counties to form regions to develop the SWM plans. Jefferson County and Douglas County subsequently formed a 2-county region for formulation of the SWM Plan. The original SWM Plan is dated December 1996. The 2-county region's consultant, Franklin Associates, prepared the plan. K.S.A. 65-3405 requires the plan to be reviewed annually and updated every five years. The five-year update is a more comprehensive review than the annual review. A five-year update is due this year.

The Solid Waste Management Committee (SWMC) met on February 18, 2009 for the Five-Year Update of the Jefferson/Douglas County Solid Waste Management (SWM) Plan. Seven out of eleven SWMC members attended and participated in the update. Kathy Richardson, City of Lawrence Recycling Coordinator, also attended.

Attached is the SWMC's five-year update report, completed in KDHE's standard worksheet format. The SWMC recommends no revisions to the SWM Plan at this time. Also attached is a listing of current SWMC members, and letters from planning officials of both counties stating the 5-Year update does not conflict with comprehensive plans.

Solid waste management in the two-county region is relatively stable. Both counties utilize the Hamm Landfill situated on the north side of US-24/59 highway at the Jefferson/Douglas county line. The City of Lawrence is by far the largest city in the region (68% of the total population in the two-county region). City residents and businesses are served by city-owned trash trucks that pick up solid waste and haul it directly to the Hamm Landfill. Residents in the other cities and in the unincorporated areas in both counties are served by private haulers, who haul to the landfill. The Hamm Landfill has significant remaining capacity, and should serve the region for several more decades. Although population in the region has grown, total solid waste generated is stable or declining due to recycling and diversion efforts.

Page Two
April 29, 2009
5 Year Update

The Board of County Commissioners for both Jefferson County and Douglas County need to adopt the five-year update report or submit comments back to the SWMC. Following adoption of the five-year update report by both commissions, the SWMC will submit the report to KDHE. ~~A public hearing on the five-year update of the SWM Plan is required prior to the BOCC's taking action to adopt the report or submit comments back to the SWMC.~~

Bob Yoos, City of Lawrence Solid Waste Superintendent, and Charlie Sedlock with Hamm Landfill will attend the BOCC meeting to answer questions. Both of them serve on the SWMC.

Charles Jones has been the Douglas County BOCC representative on the SWMC. The BOCC should choose a new representative.

Action Required: (1) Conduct a public hearing on the findings of the SWMC's five-year update, (2) adopt the five-year update report or submit comments back to the SWMC, and (3) determine the BOCC's representative to the Solid Waste Management Committee.



Solid Waste Management Plans Five-Year Worksheet



Instructions:

Complete this worksheet and submit it with any attachments, including additional revisions to the county or regional solid waste management plan, documentation of the public hearing, planning review, copy of the adoption resolution(s) and list of the current solid waste management committee members to the Bureau of Waste Management. In the case of regions, the adoption resolution of each county commission must be submitted. Answers may be written directly on this worksheet or incorporated into an updated copy of the plan; additional sheets may be used if necessary.

County or Region Name: (If this is a regional update, please list all counties within the region.)

Douglas/Jefferson Counties Solid Waste Planning Region

Chapter 1. Administration and Solid Waste Management Planning

- A. **Solid Waste Management Committee** identified, including the name, political entity, organization, or business represented: K.A.R. 28-29-76
- See attached listing of SWM Committee members and their contact information.
- B. **Adopted and submitted by County Commission(s):** K.A.R. 28-29-78(e)
- (insert date BOCC's adopt the review)*
- C. **Documentation of the public hearing**, this may be either proof of publication of the notice in the official newspaper of the county (ies) or proof of hearing from the minutes of the commissioners meeting(s): K.A.R. 28-29-78(d)
- See attached minutes from Board of County Commissioners of each county.
- D. **Planning review** from an appropriate official land-use planning agency for consistency between the solid waste management plan and other comprehensive plans covering the county or region. Please note the name of the planning agency reviewing the solid waste plan and when it was provided. Any comments from the selected planning agency should be forwarded to KDHE. Examples of possible planning review agencies include: planning and zoning departments, conservation or watershed districts, RC&D's, economic development agencies or any organization or agency within the planning area involved in comprehensive land-use planning: K.S.A. 65-3405(k)
- See attached letters from Douglas and Jefferson Counties planning officials.
- E. **An update of the implementation schedule and timeline.** The timeline should include significant solid waste system benchmarks for a ten-year period. At a minimum, the schedule should include annual reviews and five-year updates of the plan (note review due dates will be

part of the county bordering the Kansas River valley. The bedrock is overlain with sand and gravel, with varying thicknesses of soil. The deep soils are found in the Kansas and Delaware River valleys.

- Description of population densities (include projected 10 year growth)

Douglas County population comprises 86% of the total population for the 2-county region. Based on July 1, 2007 population figures, Douglas County population was 113,488 while Jefferson County population was 18,467.

In Douglas County, the City of Lawrence accounts for approximately 79% of the county population. The three remaining cities in Douglas County account for the following approximate percentages of total county population: Eudora – 5.4%, Baldwin City – 3.7%, Lecompton - 0.6%. The unincorporated portions of Douglas County contain the remaining 11.3% of the total county population.

In Jefferson County, approximately 66% of the total county population resides in the unincorporated areas. The eight cities in Jefferson County contain the remaining 34% of the population. The percentages of total county population residing in Jefferson County cities ranges from a high of 6.3% (in Valley Falls) to a low of 3.0% (in Winchester).

- Identification of Cities

Jefferson County: McLouth, Meriden, Nortonville, Oskaloosa, Ozawkie, Perry, Valley Falls, Winchester

Douglas County: Lawrence, Eudora, Baldwin City, Lecompton

- Regional growth patterns

From 4/1/2000 to 7/1/2007, the counties and cities experienced the following percent change in growth (negative percent growth shown in parentheses):

Jefferson County		0.2
Unincorporated areas	2.9	
McLouth	(7.0)	
Meriden	1.4	
Nortonville	(7.5)	
Oskaloosa	(5.3)	
Ozawkie	1.3	
Perry	(5.8)	
Valley Falls	(8.3)	
Winchester	(4.3)	
Douglas County		11.9
Unincorporated areas	9.1	
Lawrence	10.9	
Baldwin City	19.1	
Eudora	29.1	
Lecompton	5.9	

- Local transportation networks

Federal and state arterial highways provide rapid transportation within and through the region. These highways connect the region with nearby major population centers. I-70 (Kansas Turnpike) is a major freeway connecting Lawrence to Topeka and Kansas City. K-10 is a major highway connecting Lawrence to the greater Kansas City area. US-59

- Industries: No significant change. _____
- Utilities: No significant change. _____
- Transportation patterns: Commuter traffic to population centers in Topeka and K.C. is increasing.
- Air, land or water usage: Ongoing effort by Lawrence & Douglas County to identify and secure areas for industrial development and areas for permanent green space. ECO2 committee comprised of community leaders and citizens is leading this effort.

E. What changes are expected to occur over the next ten-year planning period? Explain.

Attracting industrial growth and generating jobs is a major focus for Lawrence and Douglas County. Lawrence and Douglas County are attempting to acquire the former Farmland chemical plant east of Lawrence along K-10 highway in this effort.

F. Establish time and revenue schedules to develop, construct, or operate the SWM system.

Not applicable.

G. How is the SWM system funded?

User fees.

H. Identify projected demands and obstacles to the SWM system.

Volatile markets have hampered the growth in recycling.

I. What processes are being completed for orderly and systematic elimination of nuisances and pollution sources associated with

- Storage: In Lawrence, increased use of carts _____
- Collection: In Lawrence, the Environmental Dept. (Neighborhood Services) issues citations for trash cleanup on private property.
- Transportation: Private haulers are increasing the use of automated collection trucks
- Processing: same _____
- Disposal: same _____

Chapter 3. Waste Source and Disposal

A. What is your current method of disposal of municipal solid waste? (circle each that applies)

Landfill, ~~Transfer station~~, Direct haul, Other:

What is the landfill status if method of disposal? Open, ongoing, and compliant

Location of disposal sites: 5 miles northwest of Lawrence on US-24/59

Chapter 4. Waste Characterization

A. Has there been a change in the sources, quantity or composition of solid waste generated within the planning area? (Waste characterization models are available from the Bureau of Waste Management)

- Residential/Commercial: No change in composition. Quantities are stable or declining.
- Industrial: No change in composition. Quantities are stable or declining.
- Special: ~~No change in composition. Quantities are stable or declining.~~

B. Have any new management programs or disposal options been initiated or have previously existing programs or disposal options been eliminated for any of the special wastes in the list below? Please check those special wastes where management practices have changed since the last update along with a brief description. Please attach additional sheets if necessary.

N/C__ Lead acid batteries: Collection at HHW and several business locations already available.

N/C__ Household hazardous waste: Already established. Last year, both counties participated in the KDHE sponsored mercury sweep.

N/C__ Small quantities of hazardous wastes (less than 55 lbs./month, see K.A.R. 28-31-2(e))
Already established in Douglas County.

X__ White goods (cfc evacuation required): Jefferson County accepts and evacuates cfc, then white are picked up by Lonnie's Recycling. Lawrence had collection and cfc evacuation program already established.

X__ Pesticides and their containers: Lawrence/DGCO HHW participated in another KDHE sponsored clean sweep for pesticides.

N/C__ Used oil Already established

X__ Consumer electronics (E-waste): Lawrence conducted e-waste collection events in spring & fall 2008. Similar collection events are planned for 2009. 2008 collection events diverted 56 tons of e-waste, and citizens in more than 1,000 vehicles participated. Jefferson County also conducted e-waste collection in 2008. They plan to have one

B. What is the schedule for implementing waste reduction strategies?

Lawrence – All planned strategies have been implemented. Current efforts are for maintaining existing programs. A growth rate since 2007 of more than 10% requires increased tonnages within existing recycling programs to maintain or increase the recycling rate, which has occurred. Lawrence will examine additional reduction strategies as resources allow.

C. Describe any methods of education that have been conducted to express the importance of solid waste minimization. How did you measure the success of your educational activities/materials?

Lawrence – The importance of solid waste minimization has been addressed to the public via presentations to neighborhood associations, school classrooms (K-12), universities and community organizations; informational displays at events including Earth Day and America Recycles Day; and printed material such as the City's newsletter, utility bill inserts, brochures and paid advertising. Tips for residents on how to minimize solid waste can also be found on the City's website. The success of these educational efforts can be measured by the increasing participation rates of the city programs and services which focus on reduce, reuse and recycle.

Chapter 6. This section of the worksheet is recommended, but not required

How is the county/region working to improve their recycling and/or waste diversion programs?

Lawrence – Additional drop-off locations have been sited. Mixed paper collection has been added to the drop-off program. Electronic waste collection events have been started. OCC and office paper collections have been expanded to additional businesses and offered to schools.

How have recycling volumes and diversion rates changed since the programs began?

Lawrence – Recycling volumes have increased greatly; over 30,300 tons were recycled in 2007 (lasted data available) compared to 2,000 tons in 1991. During the same period the recycling rate grew from 4% to 35%.

What is the current recycling and/or diversion rate? How was this determined?

Lawrence - The current (2007) diversion rate is 35%. First the tonnage generated was determined (diverted + landfilled). Then the tonnage diverted was divided by the tonnage generated which determines the recycling rate (in %).

What waste materials comprise a majority of the waste volume that is recycled or diverted? What kind of record-keeping is taking place?

Lawrence – Yard trimmings (primarily grass and leaves) are the largest category of diversion followed by fibers (primarily OCC and ONP). The tonnages from city programs are recorded; yard trimmings are converted to tonnage using weekly counts of bags, cans and carts collected (average weights for each have been determined). The city collects tonnage reports from other

Douglas/Jefferson Counties Solid Waste Planning Region
Solid Waste Management Committee
Current Membership
March 2009

1. Lynn Luck
P.O. Box 82
Oskaloosa, KS 66066

Telephone: 785-863-2637

Email: mlluck23@yahoo.com

Entity represented: ~~Jefferson County Board of County Commissioners~~

2. Charles Jones
501 Ohio Street
Lawrence, KS 66044

Telephone: 785-841-4598

Email: cjones@sunflower.com

Entity represented: Douglas County Board of County Commissioners

3. Mike Russell
KU-EHS Department
140 Burt Hall
1540 W. 15th St.
Lawrence, KS

Telephone: 785-864-2854

Email: mjrussell@ku.edu

Entity represented: KU Environmental Health & Safety

4. Bob Yoos
P.O. Box 708
Lawrence, KS 66044

Telephone: 785-832-3032

Email: byoos@ci.lawrence.ku.us

Entity represented: City of Lawrence Public Works, Solid Waste Division

5. Paul Studebaker
817 N 1750 Rd.
Lawrence, KS 66049

Telephone: 785-842-1890

Email: pstudebakr@aol.com

Entity represented: unincorporated areas



City of Lawrence
Douglas County

PLANNING & DEVELOPMENT SERVICES

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Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

April 14, 2009

RE: Douglas / Jefferson Counties Regional Solid Waste Management Plan – 2009 Five Year Review

Dear Mr. Browning,

In my capacity as the Lawrence / Douglas County Planning Director, I have reviewed the above referenced document per K.S.A. 65-3405(k). The management plan review presents no conflicts with the current county comprehensive plan.

Sincerely,

Scott McCullough
Director



Jefferson County Planning & Zoning Department

P O Box 628
Oskaloosa, Kansas 66066
Toll Free: (877) 278-4118
Phone: (785) 863-2241
Fax: (785) 863-3325

Eloise Tichenor, CFM,
Floodplain Administrator
Planning & Zoning Administrator

April 10, 2009



Keith Browning
Douglas County Public Works
1242 Massachusetts
Lawrence, KS 66044

Topeka, KS 66612-1366

Re: Douglas/Jefferson Counties Regional Solid Waste Management Plan
2009 Five Year Review

Dear Mr. Browning:

I am a current member of the Douglas/Jefferson Counties Solid Waste Management Committee. I am also the Zoning Administrator and Floodplain Administrator for Jefferson County. I have reviewed the above-referenced document per K.S.A. 65-3405(k). I do not find that the Regional Solid Waste Management Plan presents any conflicts with the Comprehensive Plan for Jefferson County.

Sincerely,

A handwritten signature in cursive script that reads "Eloise Tichenor".

Eloise Tichenor, CFM
Jefferson County Zoning Administrator
Jefferson County Floodplain Administrator