

PLANS AND RECOMMENDATIONS

LAND USECommercial

The Land Use Plan designates the area between Fifth and Sixth Streets adjoining the existing commercial development as a transition zone. This Plan does not endorse extending the commercial use beyond the depth of 300' from Sixth Street on a lot by lot basis. To ensure that the residential area north of Fifth Street is protected from harmful commercial encroachment, a depth beyond 300' is recommended in a planned context only.

Additional commercial depth in a planned context would not cause many of the circulation and environmental problems that are associated with extending the strip commercial along Sixth Street. This area is presently vacant to a large extent, and has potential for neighborhood oriented shopping that residents of the neighborhood indicated was needed on the north side of Lawrence. Should this location not be economically feasible for retail facilities, this Plan includes the option for residential development at whatever density for which there is a market.

The area next to the turnpike entrance between Second and Third Streets is shown for commercial use according to this alternative. This entire tract is presently zoned C-5 (Limited Commercial) and C-2 (Neighborhood Commercial) and has potential for turnpike oriented commercial development. Much of it is immediately across the street from an existing milk plant, and the remainder is used for a nursery.

Offices

A clear majority of the residents of the neighborhood believe that locating medical offices within the neighborhood is not a major problem, (see Appendix). Theoretically, the planned medical complex at Sixth and Maine Streets and the proposed hospital office project will meet the medical office space needs for many years to come. It is probable, however, that individual physicians will need to be located close to the hospital that do not wish to rent space from one of the larger complexes.

This Plan designates the block between the proposed hospital parking lot and the water plant for the location of offices. Given the surrounding land uses, negative impacts on the residential neighborhood are seen to be minimal at this location. This Plan recommends that each application be carefully considered to determine how it interfaces with the existing residential uses.

The land use plan designates the northwest corner of Sixth and Maine Streets for offices. Additional space for office development is suggested for the block east of Maine Street between Third and Fourth Streets. Much of this area is already used for offices and related parking.

Residential Densities

Single family housing rehabilitation has been occurring in the eastern portion of the neighborhood in the recent past, (see housing condition data in Chapter 3). In recognition of this fact, the plan proposes low density residential for the entire residential area west of Tommy Constant Park and the railroad tracks to Michigan Street, with the exception of the half block north of Dillons. This entire area is proposed for consideration for rezoning from RM-1 (Multiple-Family) to RS-2 (Single-Family) or RMD (Residential-Duplex) districts.

The remainder of the residential land use proposals are basically consistent with the existing zoning, except for the high density that is proposed for the area between Fifth and Sixth Streets. (See Map No. 17)

Industrial

The area north of the corner of Second and Indiana Streets that is now zoned industrial and in private ownership is designated for either public acquisition or rezoning to a non-residential district.

The only area designated for industrial development is the area north of the existing milk plant along the turnpike entrance that is presently zoned M-2 (General Industrial).

Public and Open Space

The entire area presently owned and used by the hospital authority, the Alfred Clark Veterans of Foreign War Post, and the Lawrence School District is shown as public. Future uses for the vacant public areas should be carefully chosen to minimize adverse effects on the residential neighborhood.

A corridor of open space is proposed for the interface between the I-70 entrance industrial uses and the residential area. The area that is presently used for a nursery between Second and Third Streets, and the drainage ditch immediately to the south, are also proposed for open space corridors.

As originally proposed in Plan '95, this Plan recommends that the bluffs area along Sixth Street west of California Street be acquired for open space. (See Map No. 17)

COMMUNITY FACILITIES

a. Parks and Recreation

As Plan '95 indicates, according to all available planning criteria, Pinckney has adequate park space within the neighborhood in relation to the existing or projected population. Even though Pinckney does have adequate space on a per capita/acreage basis, there is a problem with accessibility for some parts of the neighborhood. The entire developing area between Michigan and the turnpike entrance does not have any space set apart for recreational uses.

Since Clinton Park is basically a neighborhood size park (supplemented by Tommy Constant, Burcham, and Woody Parks) another neighborhood size park is not justified. There is, however, a need for a "mini-park" or a "tot-lot" west of Michigan Street for children of younger ages.* This Plan proposes one or more small "mini-parks" north of Fourth Street and west of Michigan, one half to one acre in size, primarily equipped for ages ten and under.

The suggested location is based on the need for park space in this area for children not old enough to safely cross busy streets. Given the areas that are now undergoing development, a central location for the majority of the population is west of Michigan Street and north of Fourth Street. (See Map No. 18)

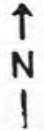
This Plan recommends that additional active recreational facilities be developed in a central location to service the entire neighborhood.

* See results of the Neighborhood Survey in the Appendix

SPRING '78









FUTURE LAND USE PLAN

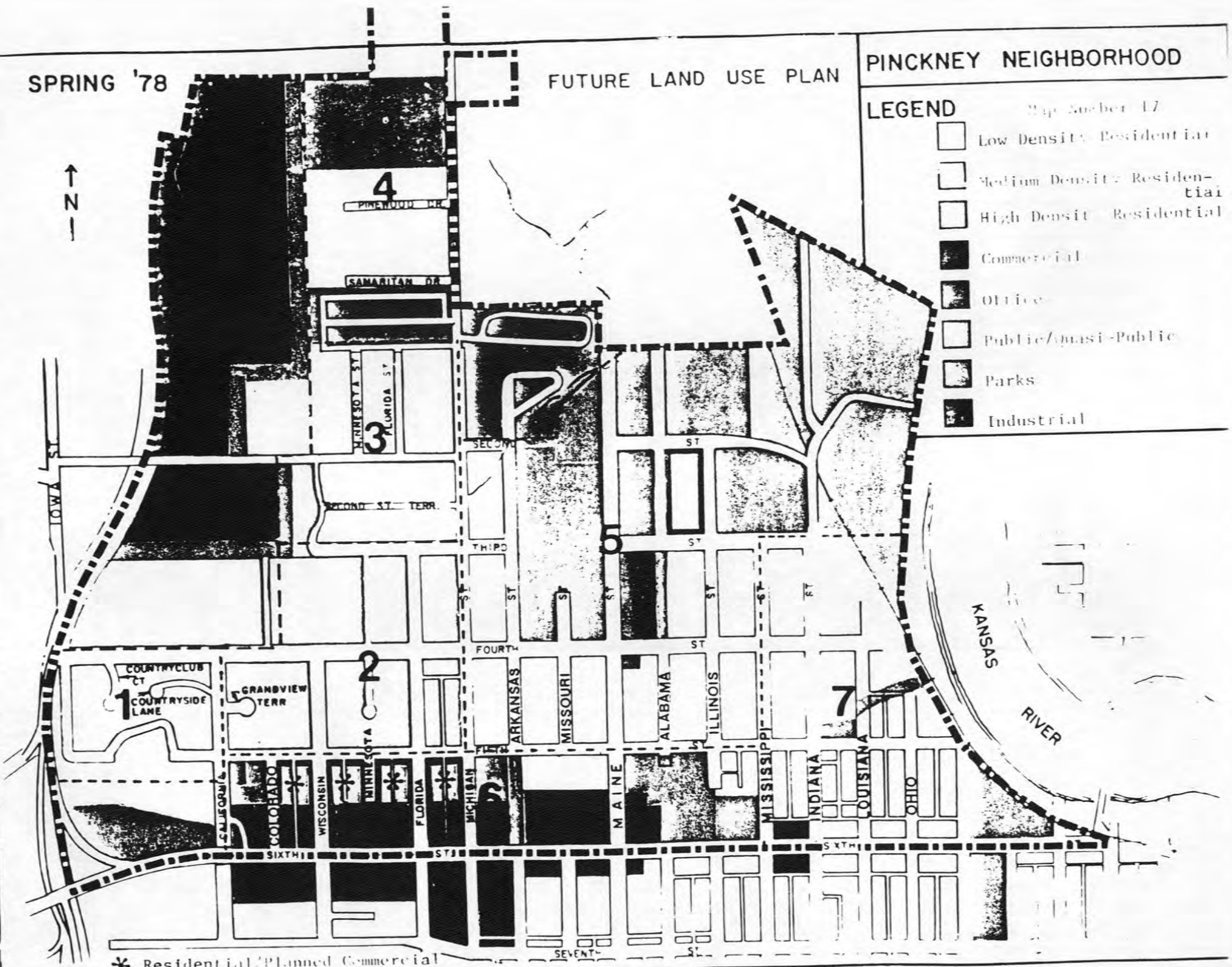
PINCKNEY NEIGHBORHOOD



LEGEND

Map Number 17

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Office
-  Public/quasi-Public
-  Parks
-  Industrial





* Residential/Planned Commercial

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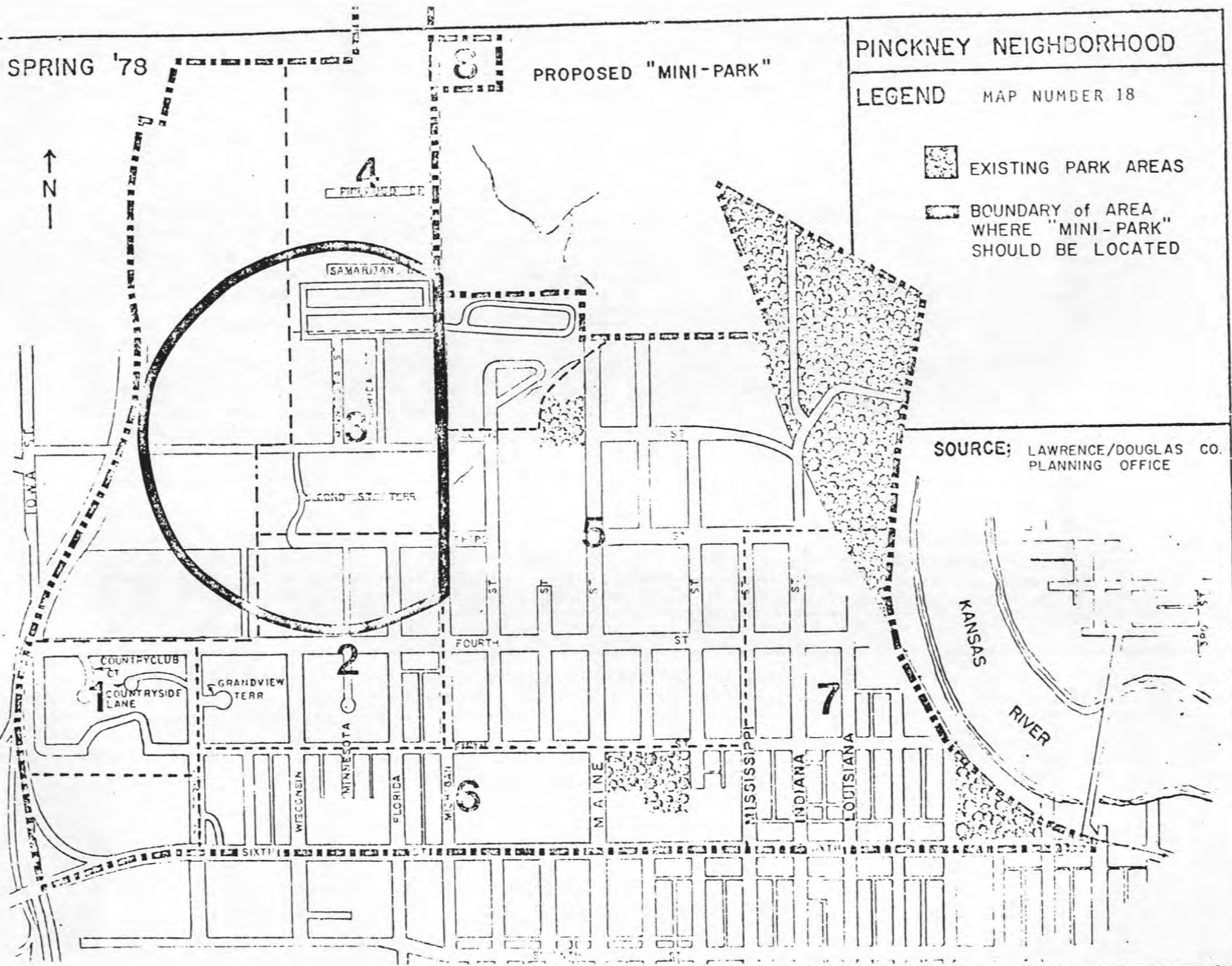
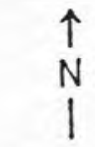
PROPOSED "MINI-PARK"

PINCKNEY NEIGHBORHOOD

LEGEND MAP NUMBER 18

-  EXISTING PARK AREAS
-  BOUNDARY of AREA WHERE "MINI-PARK" SHOULD BE LOCATED

SOURCE: LAWRENCE/DOUGLAS CO. PLANNING OFFICE



b. Elementary School

Plan '95 recommends that recreational and educational facilities be consolidated whenever possible.¹ Although Clinton Park and the Pinckney School are adjacent to one another, the facilities are not consolidated to the extent possible. According to adopted standards in Plan '95, the Pinckney School is short in space by six acres. By providing a pedestrian overpass between the park and the school grounds, the shortage of space would be partially relieved, and consolidation of recreational facilities recommended by Plan '95 would be achieved.

TRANSPORTATION

a. Street Classification

Plan '95 classifies Sixth and Iowa Streets as primary thoroughfares, Michigan and Fourth as secondary thoroughfares, and sections of Third and Maine Streets as collectors, the remainder as local. This Plan recommends that this designation be retained except for Third Street. This Plan recommends that the classification for Third Street between Indiana and Maine Streets be changed from collector to local. (See Maps No. 19 and 20)

b. Street Repairs

This Plan recommends that the portions of the street shaded on Map No. 21 be considered for resurfacing, curbing, and gutters in the coming years. A neighborhood capital improvements program should be developed in the near future to estimate timing and costs for street improvements and other improvements suggested by this Plan.

c. Sidewalks

An examination of the results of the Neighborhood Survey shows that the residents feel that a lack of sidewalks in Pinckney is one of their most pressing problems.

The following map suggests some priorities for sidewalk construction. These priorities are based on the following criteria: 1) the location of children enrolled at Pinckney in relation to existing sidewalks; 2) traffic volume counts (busy streets are more dangerous for pedestrians); and 3) comments from the Neighborhood Survey.




1. Plan '95, p. 12-8

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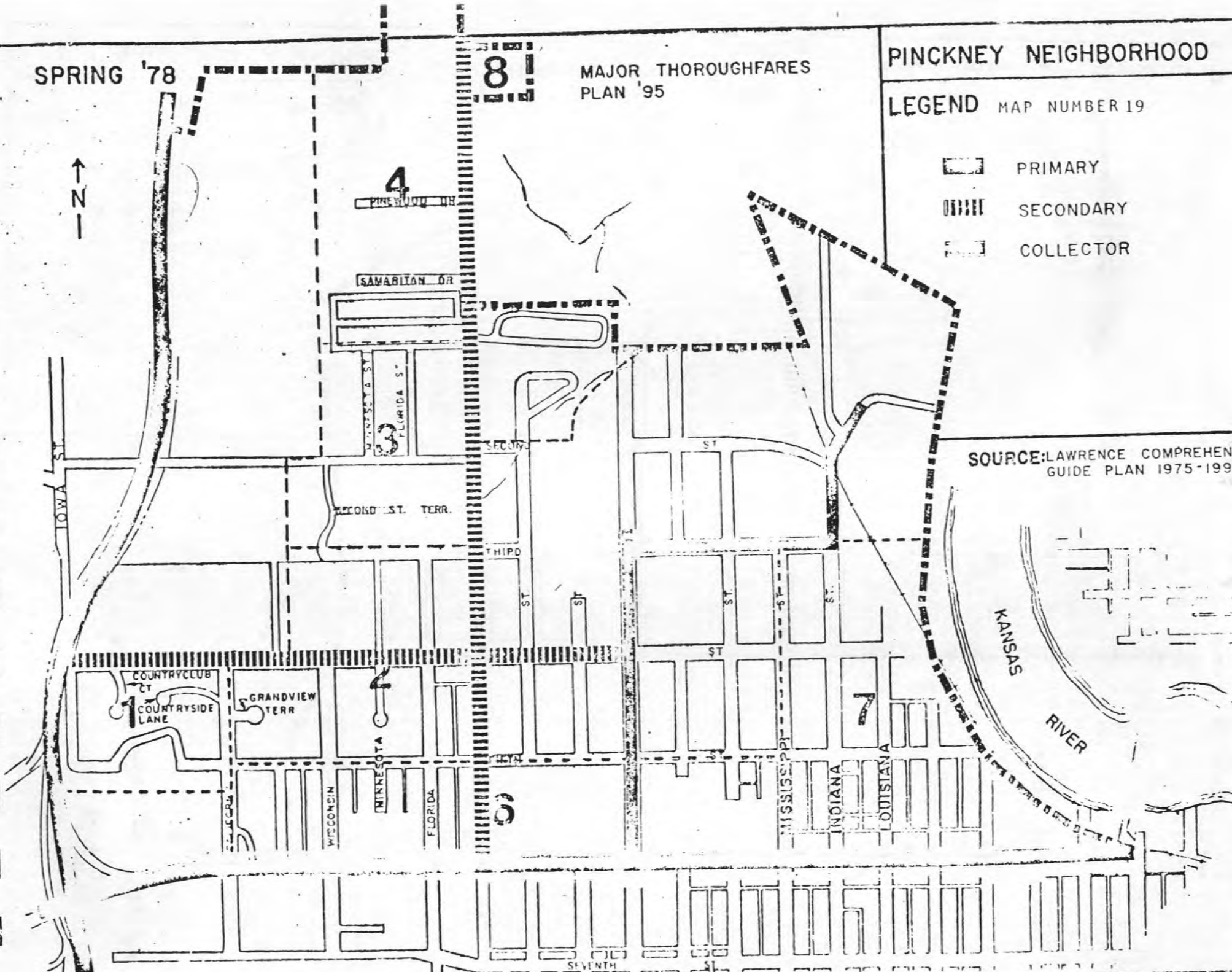
MAJOR THOROUGHFARES
PLAN '95

PINCKNEY NEIGHBORHOOD

LEGEND MAP NUMBER 19

-  PRIMARY
-  SECONDARY
-  COLLECTOR

SOURCE: LAWRENCE COMPREHENSIVE
GUIDE PLAN 1975-1995






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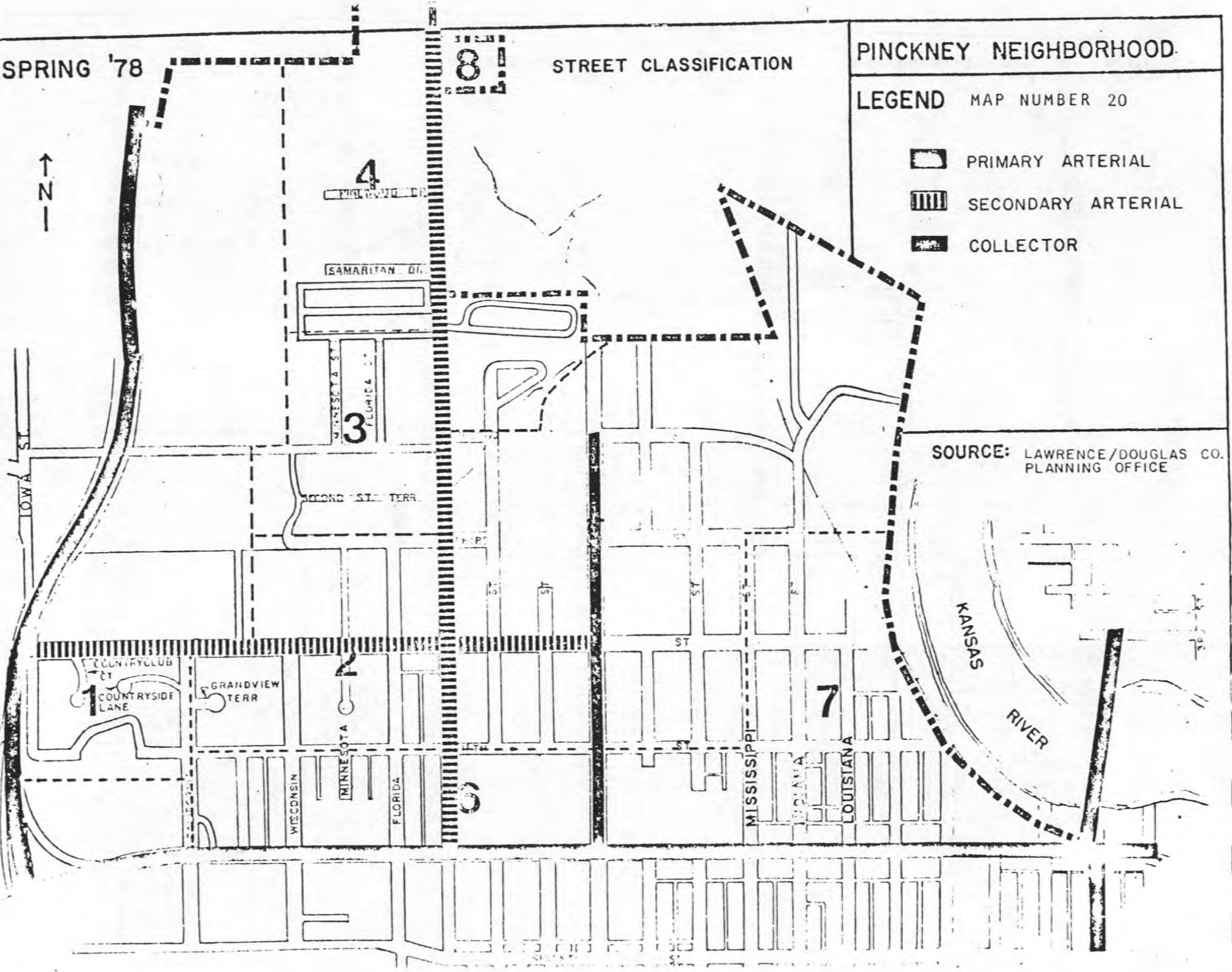
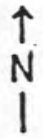
STREET CLASSIFICATION

PINCKNEY NEIGHBORHOOD

LEGEND MAP NUMBER 20

-  PRIMARY ARTERIAL
-  SECONDARY ARTERIAL
-  COLLECTOR

SOURCE: LAWRENCE/DOUGLAS CO. PLANNING OFFICE



4
PINEWOOD DR.

SAMARITAN DR.

MINNESOTA ST.
FLORIDA ST.

GRAND ST. TERR.

1
COUNTRYCLUB ST.
COUNTRYSIDE LANE

2
GRANDVIEW TERR.

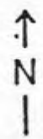
WISCONSIN
MINNESOTA
FLORIDA

7
MISSISSIPPI
INDIANA
LOUISIANA

KANSAS RIVER

8

SPRING '78



8

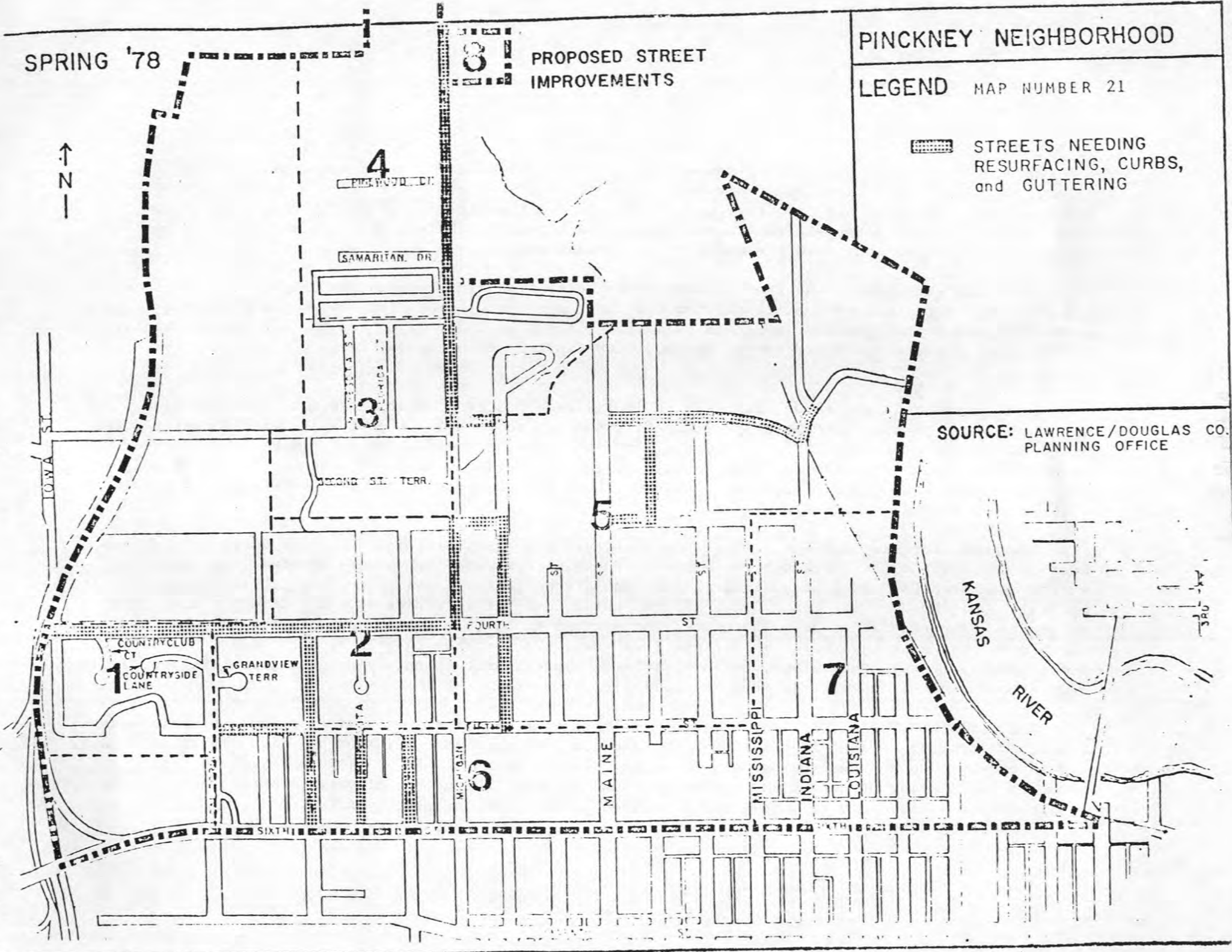
PROPOSED STREET IMPROVEMENTS

PINCKNEY NEIGHBORHOOD

LEGEND MAP NUMBER 21

 STREETS NEEDING RESURFACING, CURBS, and GUTTERING

SOURCE: LAWRENCE/DOUGLAS CO. PLANNING OFFICE



4

PINCKNEY DR

SAMARITAN DR

3

SECOND ST TERR

FOURTH ST

7

1
COUNTRYCLUB CT
COUNTRYSIDE LANE

5
GRANDVIEW TERR

2

6

KANSAS RIVER

IOWA ST

FLORIDA ST

MICHIGAN

MAINE

MISSISSIPPI

INDIANA

LOUISIANA

SIXTH ST