

RESOLUTION NO. 2008-01

A RESOLUTION RECOMMENDING ADOPTION OF CHAPTER 15 TO *HORIZON 2020*, THE COMPREHENSIVE PLAN FOR THE CITY OF LAWRENCE AND UNINCORPORATED DOUGLAS COUNTY, KANSAS PERTAINING TO PLACE MAKING

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 public hearings on February 27, 2008, April 23, 2008 and May 21, 2008 for the proposed adoption of Chapter 15 – Place Making to *Horizon 2020*, the Comprehensive Plan, after notice by publication in the official city and county newspaper; and

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

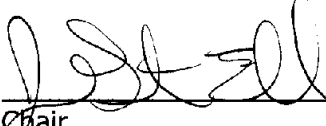
SECTION ONE: The above stated recitals are by reference incorporated herein, and shall be as effective as if repeated verbatim.

SECTION TWO: Pursuant to K.S.A. 12-747, the Lawrence-Douglas County Metropolitan Planning Commission adopts and recommends for approval the addition of Chapter 15 –Place Making, CPA-2007-06, to *Horizon 2020*, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County

SECTION THREE: Chapter 15 – Place Making to *Horizon 2020* is attached as Exhibit 1.

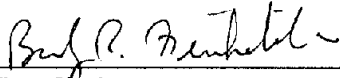
SECTION FOUR: Resolution 2008-01 together with a certified copy of Chapter 15 – Place Making of *Horizon 2020*, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County, and a written summary of the public hearing shall be submitted to the City Commission and the Board of County Commissioners.

Adopted by the Lawrence-Douglas County Metropolitan Planning Commission on this,
the 21st day of May, 2008.



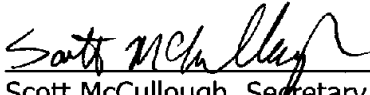
Chair

Lawrence-Douglas County Metropolitan
Planning Commission



Vice-Chair

Lawrence-Douglas County Metropolitan
Planning Commission



Scott McCullough, Secretary

Lawrence-Douglas County Metropolitan
Planning Commission

Place Making Elements

CHAPTER FIFTEEN – PLACE MAKING

Complete neighborhoods require a mix of land uses (residential, retail, office, civic uses, etc.) and a mix of housing types and prices (single-family detached, townhouses, duplexes, apartments, etc.) arranged to provide a variety of living and working options within walking distance of each other. Current zoning codes segregate uses, prohibiting the creation of complete neighborhoods. The SmartCode, a transect-based form-based code, is a tool that guides the form of greenfield or infill development into complete neighborhoods.

Complete neighborhoods depend on having a consistently good pedestrian experience. The prime determinant of the pedestrian experience is the quality of the streetscape: walkable streets are visually stimulating, while environments that are hostile or uninteresting immediately turn pedestrians away. Specifically, the most important element of a good streetscape is quality frontage – the manner in which the public realm of the street and sidewalk meet the private line of the building face. The SmartCode prioritizes the pedestrian experience and creates a harmonious urban streetscape by closely regulating building frontages.

STRATEGIES: PLACEMAKING

The Place Making Chapter adds the following Land Use Categories to the Comprehensive Plan that are only applicable for land annexed by the City and for use with the Lawrence SmartCode. (see Sector Plan Map on page 15-7 for locations):

GENERAL LOCATIONAL & RELATIONAL INFORMATION PER LAND USE AS REQUIRED BY KSA 12-747		
LAND USE CATEGORY	GENERAL LOCATION	EXTENT & RELATIONSHIP OF LAND USES
(O-1) PRESERVED OPEN SECTOR:	The Preserved Open Sector shall be assigned to open space that is protected from development in perpetuity. The Preserved Open Sector includes areas under environmental protection by law or regulation, as well as land acquired for conservation through purchase, by easement, or by past transfer of development rights.	The Preserved Open Sector shall consist of the aggregate of the following categories: a. Surface Water bodies b. Protected Wetlands c. Protected Habitat d. Riparian Corridors e. Purchased Open Space f. Conservation Easements g. Transportation Corridors h. Residual to Clustered Land Developments (CLD)

GENERAL LOCATIONAL & RELATIONAL INFORMATION PER LAND USE AS REQUIRED BY KSA 12-747		
LAND USE CATEGORY	GENERAL LOCATION	EXTENT & RELATIONSHIP OF LAND USES
(O-2) RESERVED OPEN SECTOR	The Reserved Open Sector shall be assigned to open space that should be, but is not yet, protected from development.	The Reserved Open Sector shall consist of the aggregate of the following categories: a. Flood Way and Flood Fringe b. Steep Slopes c. Open Space to be Acquired d. Corridors to be Acquired e. Buffers to be Acquired f. Legacy Woodland g. Legacy Farmland and High-Value Agricultural Soils h. Legacy Viewsheds
(G-1) RESTRICTED GROWTH SECTOR	The Restricted Growth Sector shall be assigned to areas that have value as open space but nevertheless are subject to development, either because the zoning has already been granted or because there is no legally defensible reason, in the long term, to deny it.	Within the Restricted Growth Sector, Clustered Land Developments (CLD) shall be permitted By Right. CLDs shall consist of no more than one Standard Pedestrian Shed with that portion of its site assigned to the T1 Natural or T2 Rural Zones

GENERAL LOCATIONAL & RELATIONAL INFORMATION PER LAND USE AS REQUIRED BY KSA 12-747		
LAND USE CATEGORY	GENERAL LOCATION	EXTENT & RELATIONSHIP OF LAND USES
(G-2) CONTROLLED GROWTH SECTOR	The Controlled Growth Sector shall be assigned to those locations where development is encouraged, as it can support mixed-use by virtue of proximity to a Thoroughfare or Fixed Transit Route.	Within the Controlled Growth Sector, Traditional Neighborhood Developments (TND) shall be permitted By Right, as well as CLDs. TNDs shall consist of at least one partial or entire Standard Pedestrian Sheds.
(G-4) INFILL GROWTH SECTOR	The Infill Growth Sector shall be assigned to areas already developed. Such areas may include conventional suburban developments, greyfield and brownfield sites, and historic urban areas.	Infill Community Plans shall be based on conserving, completing or creating Transect-based urban structure. Infill Community Plans may be Infill TNDs (at least 40 contiguous acres). For any Infill sites comprising at least 40 contiguous acres, the Developer or the Lawrence-Douglas County Planning Department ("Planning Department") may prepare an Infill Community Plan. For sites comprising less than 40 contiguous acres, only the Planning Department may prepare an Infill Community Plan.

The following Community Types are allowed within the new Growth Sector Land Use Categories:

	Clustered Land Development (CLD)	Traditional Neighborhood Development (TND)
(G-1) RESTRICTED GROWTH SECTOR	X	
(G-2) CONTROLLED GROWTH SECTOR	X	X
(G-4) INFILL GROWTH SECTOR		X

Each Community Types shall include the range of Transect Zones (T-Zones):

	Natural Zone (T1)	Rural Zone (T2)	Sub-Urban Zone (T3)	General Urban Zone (T4)	Urban Center Zone (T5)	Special Urban Center Zone (T5.5)
	THE NATURAL ZONE consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.	THE RURAL ZONE consists of lands in open or cultivated state or sparsely settled. These include woodland, agricultural lands, grasslands and irrigable deserts.	THE SUB-URBAN ZONE consists of low-density suburban residential areas, differing by allowing home occupations. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.	THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks.	THE URBAN CENTER ZONE consists of higher density mixed-use building types that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the frontages.	THE SPECIAL URBAN CENTER ZONE consists of the highest density, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the frontages.
CLD	no minimum	30% MIN	10 - 30%	20 - 50%	prohibited	prohibited
TND	no minimum	no minimum	10 - 30%	30 - 60 %	10 - 30%	prohibited

PLACEMAKING GOALS AND POLICIES

Guidelines are needed to guide the development of greenfield or infill complete neighborhoods (mixed-use neighborhoods) within the city limits of Lawrence.

Mixed-Use Neighborhood Land Uses

GOAL 1: Establish Mixed-Use Neighborhood Growth Areas (Sectors)

Mixed-Use Neighborhood Growth Areas are needed in key locations throughout the City of Lawrence. The character of each mixed-use neighborhood should be determined by its Growth Sector and its Community Type.

Policy 1.1: Establish Growth Sectors

- a. Define Growth Sector types and requirements (G1 Restricted Growth, G2 Controlled Growth, G4 Infill Growth).
- b. Direct more intense development to areas with existing infrastructure.
- c. Limit development in areas with natural and agricultural resources.
- d. Maintaining and protecting the vitality of Downtown Lawrence is important to the citizens of Lawrence. No G3 Intended Growth Area shall be permitted by right since a secondary Regional Commercial District is not planned to compete with Downtown Lawrence.

Policy 1.2: Establish Community Types and Development Standards for each type.

- a. Define Community Types and requirements (Cluster Land Development, Traditional Neighborhood Development,).
- b. Direct higher intensity Community Types to areas with existing infrastructure.
- c. Maintaining and protecting the vitality of Downtown Lawrence is important to the citizens of Lawrence. No Regional Commercial District shall be permitted by right since a secondary Regional Commercial District is not planned to compete with Downtown Lawrence.
- d. Direct lower intensity Community Types to areas with natural and agricultural resources.

Policy 1.3 Establish mixed-use zoning categories as the building blocks for Community Types

- a. Establish mixed-use zoning categories based on the rural-urban transect to provide the elements for Community Types (T1: Natural, T2: Rural, T3: Sub-Urban, T4: General Urban, T5: Urban Center, T5.5: Special Urban Center).
- b. Maintaining and protecting the vitality of Downtown Lawrence is important to the citizens of Lawrence. The most intense mixed-use zoning category (T5.5: Special Urban Center)) is reserved for downtown.

Policy 1.4 **Establish the Lawrence SmartCode as a development option in the city limits of Lawrence.**

GOAL 2: Establish Open Lands Areas (Sectors)

Open Lands Areas are needed in key locations throughout the community to preserve natural and agricultural land.

Policy 2.1: Establish Open Lands Sectors

- a. Define Open Lands Sector types and requirements (O1 Preserved, O2 Reserved).
- b. Direct more intense development to areas with existing infrastructure.
- c. Limit development in areas with natural and agricultural resources.

GOAL 3: Establish street and thoroughfare types that support the development of mixed-use neighborhoods.

Streets should be designed to support the land use that the community articulates in its vision.

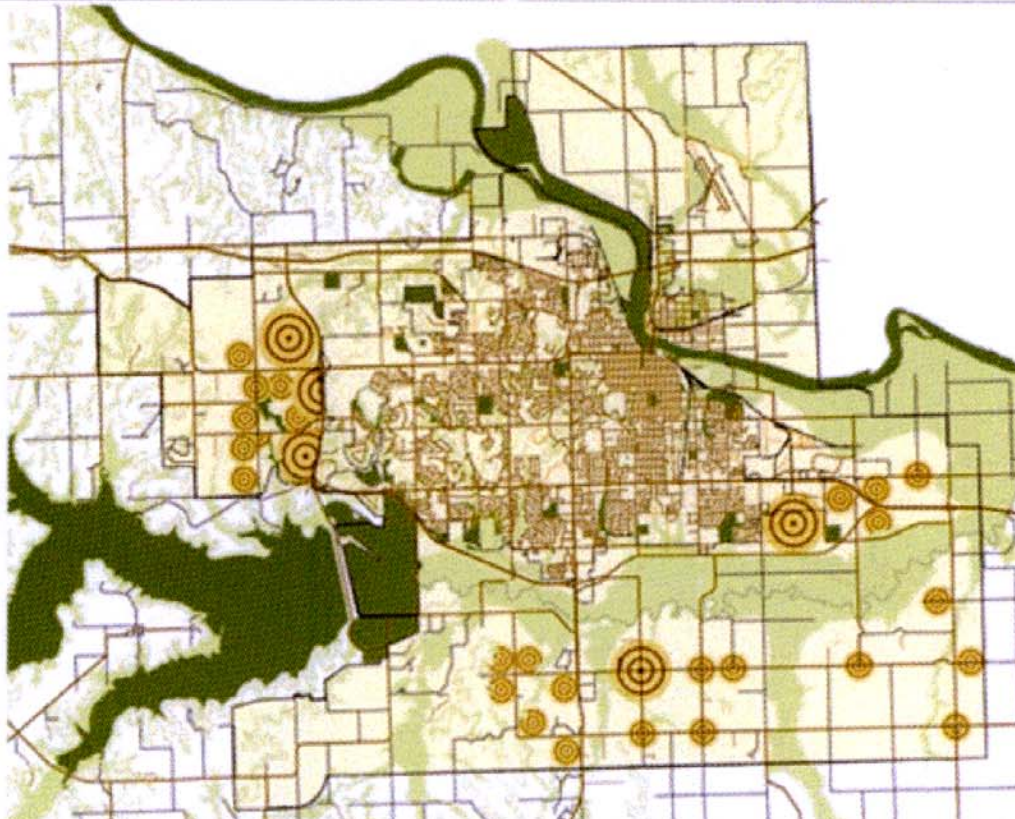
Policy 3.1: Define requirements for various street and thoroughfare types, including consideration of multiple travel modes (auto, pedestrian, bicycle, transit).

- a. Utilize thoroughfare types identified in the Lawrence SmartCode.
- b. Identify opportunities for additional connectivity on the east side of Lawrence. Look for options to add more two-lane streets.
- c. Limit expansion of existing roads.
- d. Encourage shared use of roads. Target bicycle lanes to only those roads that do not allow for shared use (speeds over 35 mph, grades above 6% for extended lengths, long blocks, or very high-volume traffic).

Lawrence SmartCode Sector Plan






The following Lawrence SmartCode Sector Plan is applicable only to property that has been annexed by the City of Lawrence.

LAWRENCE, KANSAS SMARTCODE CALIBRATION SECTOR PLAN



A key issue to citizens of Lawrence is how and where growth will occur. The Sector Plan for the city addresses the most beneficial locations for growth, and also puts in place a mechanism for protecting the rolling hills, key drainages, wetlands and prairie.

In the SmartCode there are six specific Sectors that establish where development is allowed. Two Sectors (O-1, O-2) are for open lands (Preserve and Reserve) and the other four (G-1, G-2, G-3, G-4) are for urban growth of varying intensity (Restricted, Controlled, and Intended Growth Sectors for new communities, and the Infill Growth Sector for existing urbanized areas.)

-  O1 Preserved Open Areas that consists of areas protected from development in perpetuity. This Sector includes areas under environmental protection by law or regulation, as well as land acquired for conservation through purchase or by easement.
-  O2 Reserved Open Areas that consist of open space that should be, but is not yet, protected from development.
-  G1 Restricted Growth Areas that have value as open space but are subject to development.
-  G2 Controlled Growth Areas where development is encouraged, as it can support mixed-use by virtue of proximity to a thoroughfare.
-  G4 Infill Growth Areas consisting of traditional urbanism and/or conventional suburban developments. Both subject to revitalization or infill according to Article 4.

No G3 is permitted by right since a secondary Regional Commercial District is not planned to compete with Downtown Lawrence. The target size within G2 indicates a cluster development or traditional neighborhood development.