

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
5/21/08

ITEM NO. 14: CPA-2007-7 (DDW)

CPA-2007-7 Amend Horizon 2020, Chapter 14 Specific Plans, to add a reference to the Lawrence SmartCode Infill Plan.

STAFF RECOMMENDATION: Staff recommends approval of this comprehensive plan amendment to *Horizon 2020* by amending Chapter 14 - Specific Plans to add a reference to the Lawrence SmartCode Infill Plan for the City of Lawrence and unincorporated Douglas County and recommends forwarding this comprehensive plan amendment to the Lawrence City Commission and the Douglas County Board of County Commissioners with a recommendation for approval.

STAFF RECOMMENDATION: If appropriate, approve and sign Planning Commission Resolution 2008-02.

BACKGROUND

The Planning Commission held a public hearing on the draft Lawrence SmartCode Infill Plan on February 27, 2008. The draft has been revised since that meeting. Civic space was added to the Regulating Plan for 19th and Haskell and the Applicability section was revised. Deleted language in the Applicability section has a strike-through if it was deleted. New language is in bold.

SUMMARY

This comprehensive plan amendment (CPA) to *Horizon 2020*, Chapter 14, Specific Plans, to add the reference to the Lawrence SmartCode Infill Plan was initiated by the City Commission at their December 11, 2007 meeting. Initiating the CPA before the plan is adopted is part of a new process to try to move items through the planning process more efficiently. This allows the plan and the CPA to travel together through the process. This CPA will approve the plan and add to Horizon 2020, Chapter 14 the title of the plan, a description of the approximate planning area boundaries, approval dates, and the future review date.

STAFF REVIEW

The development of the *Lawrence SmartCode Infill Plan* began in 2007. The City retained PlaceMakers, LLC in late 2006 to assist with the creation of a Traditional Neighborhood Design (TND) development code. PlaceMakers held a week-long charrette (design workshop) in early February, 2007. As part of that effort, PlaceMakers also developed TND master plans for four areas within Lawrence and two areas outside Lawrence. The *Lawrence SmartCode Infill Plan* contains three of the areas within Lawrence, which are called 19th and Haskell, 23rd and Louisiana, and 25th and Iowa.

All property owners within the three areas were invited to participate in the TND design process. They were invited to a meeting before the charrette, to the opening presentation where the areas were discussed, and also to a special meeting during the charrette. They were also invited to attend the four drop-in studio sessions to assist the designers with the planning of their properties. The master plans for the areas were contained in a draft Charrette Report which was posted online on May 17, 2007 for review and comment.

The areas – 19th & Haskell, 23rd and Louisiana, and 25th and Iowa – were pulled together to form the *Lawrence SmartCode TND Plan*. A draft of this plan was posted online for review and comment on November 14, 2007. Minor changes were made to the draft prior to Planning Commission review. All property owners within the areas found in the *Lawrence SmartCode Infill Plan* were notified of the draft and of the January 30, 2008 Planning Commission meeting.

Once approved, the *Lawrence SmartCode Infill Plan* will enable property owners within the three areas to seek approvals under the *Lawrence SmartCode* for future development or redevelopment. Property owners that choose to use the *Lawrence SmartCode* will have to abide by *Lawrence SmartCode Infill Plan*.

Within the plan, each of the three areas is organized according to the appropriate Transect Zone, is shown illustratively, shows the required and recommended shop fronts, and also delineates the pedestrian sheds (5-minute walk).

Included as part of this staff report, is the proposed amendment to Chapter 14, Specific Plans. This amendment is intended to add the reference to the *Lawrence SmartCode Infill Plan* to the list of specific plans. Staff reviewed this amendment based upon the comprehensive plan amendment review criteria listed below which are identified in Chapter 13, Implementation, of *Horizon 2020*.

COMPREHENSIVE PLAN AMENDMENT REVIEW

A. Does the proposed amendment result from changed circumstances or unforeseen conditions not understood or addressed at the time the Plan was adopted?

The proposed amendment is a result of the changing circumstances that have occurred since the comprehensive plan was first written. When *Horizon 2020* was adopted, it did not foresee the need for Traditional Neighborhood Design (TND) as a development option in Lawrence. Further, at the time *Horizon 2020* was written, there was no Chapter 14, Specific Plans, or anywhere that approved ancillary land use plans were referenced. This is a new plan and provides more clarity regarding the recommended future land use designations and policies in the plan, the specific plans are recommended to be adopted as a part of the comprehensive plan. Staff has suggested doing this by referencing the plan in Chapter 14, Specific Plans. The plan is listed with a description of the approximate planning area boundaries, approval dates, and the future review date.

B. Does the proposed amendment advance a clear public purpose and is it consistent with the long-range goals and policies of the plan?

The proposed amendment is an advancement of a clear public purpose and is consistent with the long-range planning goals and policies of the community. The proposed amendment helps further the goals and policies by guiding development in the planning area while staying consistent with the overall intent of *Horizon 2020* and the goals and policies relating to residential land use, commercial land use, transportation, economic development, parks and recreation, and the various other components of the comprehensive plan. The amendment helps to provide a framework for future development and is more specific regarding policies for the planning area.

C. Is the proposed amendment a result of a clear change in public policy?

As the City of Lawrence and unincorporated Douglas County continue to grow and expand, there is a need to plan potential areas of infill and redevelopment to support TND development. The planning process needs to occur before growth and redevelopment take place and clear guidance needs to be incorporated into the comprehensive plan which supports the community's goals. Chapter 14, Specific Plans, was a clear change to the comprehensive plan and to keep it up to date, the newly adopted land use plans need to be referenced to establish clear direction for the planning areas.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends approval of this comprehensive plan amendment to *Horizon 2020* by amending Chapter 14 - Specific Plans to add a reference to the Lawrence SmartCode Infill Plan for the City of Lawrence and unincorporated Douglas County and recommends forwarding this comprehensive plan amendment to the Lawrence City Commission and the Douglas County Board of County Commissioners with a recommendation for approval.

Insert Lawrence SmartCode Infill Plan (*Horizon 2020* Page 14-2)

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

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

- **Lawrence SmartCode Infill Plan**

Location: Three areas generally known as 19th & Haskell, 23rd & Louisiana and 25th & Iowa.