

## **RESOLUTION NO. 2008-02**

### **A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO CHAPTER 14- SPECIFIC PLANS OF HORIZON 2020, THE COMPREHENSIVE PLAN FOR THE CITY OF LAWRENCE AND UNINCORPORATED DOUGLAS COUNTY PERTAINING TO THE ADOPTION OF THE LAWRENCE SMARTCODE INFILL 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 long range 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 amendment to Chapter 14 – Specific Plans of Horizon 2020, the comprehensive plan, to add a reference to and adopt the Lawrence SmartCode Infill 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 1.** The above stated recitals are by reference incorporated herein, and shall be as effective as if repeated verbatim.

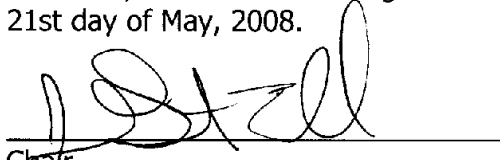
**Section 2.** Pursuant to K.S.A. 12-747, the Lawrence-Douglas County Metropolitan Planning Commission adopts and recommends for approval the amendment to Chapter 14 – Specific Plans, CPA -2007-07, of Horizon 2020, the Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County to add a reference to and adopt the Lawrence SmartCode Infill Plan.

**Section 3.** The amendment to Horizon 2020, Chapter 14 – Specific Plans is attached as Exhibit 1.

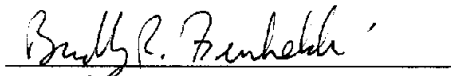
**Section 4.** The Lawrence SmartCode Infill Plan is attached as Exhibit 2.

**SECTION 5:** Resolution 2008-02 together with a certified copy of the amendments to Chapter 14 – Specific Plans, Lawrence SmartCode Infill Plan, 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 21st day of May, 2008.

A handwritten signature in black ink, appearing to read "J. St. Zell", written over a horizontal line.

Chair  
Lawrence-Douglas County Metropolitan  
Planning Commission

A handwritten signature in black ink, appearing to read "Bryll R. Brinkley", written over a horizontal line.

Vice-Chair  
Lawrence-Douglas County Metropolitan  
Planning Commission

A handwritten signature in black ink, appearing to read "Scott McCullough", written over a horizontal line.

Scott McCullough, Secretary  
Lawrence-Douglas County Metropolitan  
Planning Commission

## Exhibit 1

### Insert Lawrence SmartCode Infill Plan (*Horizon 2020*, Chapter 14)

#### Specific Plans

- **6th and SLT Nodal Plan**  
**Location:** The intersection of 6<sup>th</sup> Street (US Highway 40) and the SLT (South Lawrence Trafficway)  
**Adoption Date:** November 11, 2003 by Lawrence City Commission  
**Review Date:** 2009
- **6<sup>th</sup> and Wakarusa Area Plan**  
**Location:** The intersection of 6<sup>th</sup> Street and Wakarusa Drive  
**Adoption Date:** December 2, 2003 by Lawrence City Commission  
**Review Date:** 2009
- **HOP District Plan**  
**Location:** Bordered by W. 5<sup>th</sup> St. on the north, California St. on the west, W. 7<sup>th</sup> 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. 9<sup>th</sup> St. and E 31<sup>st</sup> 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. 9<sup>th</sup> Street, New Hampshire Street from E. 9<sup>th</sup> Street to approximately E. 11<sup>th</sup> Street, Massachusetts Street from approximately E. 11<sup>th</sup> Street to E. 15<sup>th</sup> Street on the west; E. 15<sup>th</sup> 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. 31<sup>st</sup> Street and the properties north of W. 31<sup>st</sup> 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 Douglas County Board of Commissioners  
**Review Date:** 2017
- **Southeast Area Plan**  
**Location:** Bounded roughly to the north by E. 23<sup>rd</sup> 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 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:** General areas are: 19<sup>th</sup> St. and Haskell Ave., 23<sup>rd</sup> St. and Louisiana St., 25<sup>th</sup> St. and Iowa St.

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## **Lawrence SmartCode Infill Plan**

**Lawrence-Douglas County Planning  
Department  
and  
PlaceMakers, LLC**

**April, 2008**

I hereby certify that this is a true and correct copy of the comprehensive plan or part of the plan; that the Lawrence-Douglas County Metropolitan Planning Commission adopted said comprehensive plan, or part of the plan, on May 21, 2008.

  
Assistant Director of Planning and Development Services.

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## **DRAFT**

### **Plan Areas**

The general areas represented in this Plan are 19th & Haskell, 23rd and Louisiana, and 25th & Iowa. A section of this Plan is reserved for downtown, which also was planned as part of the SmartCode charrette. Consideration at a future date will be given to amending the downtown regulating plan into this document.

The plans in this document are excerpted from the Charrette Report prepared by PlaceMakers, LLC for the City of Lawrence during the SmartCode charrette that occurred in early February, 2007. The full Charrette Report can be found at: <http://www.lawrenceplanning.org/TND.shtml> or on file at the Planning Office.

### **Applicability**

The following regulating plans represent areas that were planned according to Traditional Neighborhood Design (TND) principles during the SmartCode charrette. The regulating plans for each area allow for the use of the *Lawrence SmartCode*. The *Lawrence SmartCode* can be used in the following areas because the regulating plans have been approved for use with the adoption of this Lawrence SmartCode Infill Plan. However, development must follow the adopted Plan. Straying from the Plan will require that a new Infill Community Plan be prepared and approved per the Lawrence SmartCode.

Use of the Lawrence SmartCode in these areas will require rezoning property to the Transect Zone shown on the appropriate regulating plan. This will likely require a sufficient number of property owners to work together on infrastructure issues and to make sure the overall intent of the Plan is being followed. Following rezoning approval, developers may seek to develop the property by initiating Article 5 applications, per the *Lawrence SmartCode*.

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CHAPTER E  
INFILL / REDEVELOPMENT SITES



shaping our future

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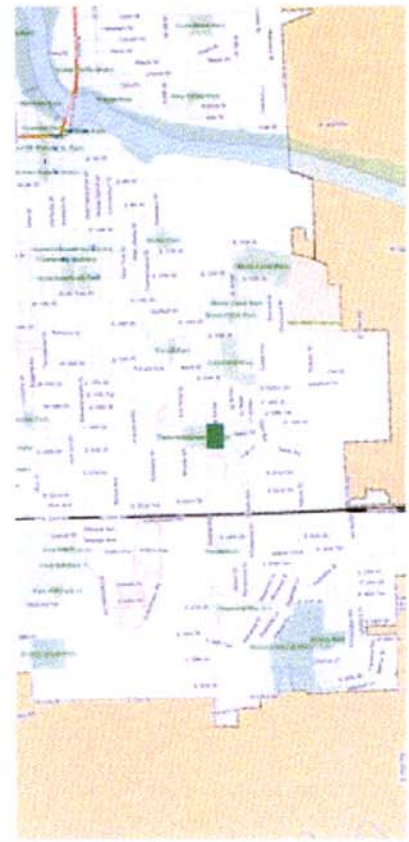
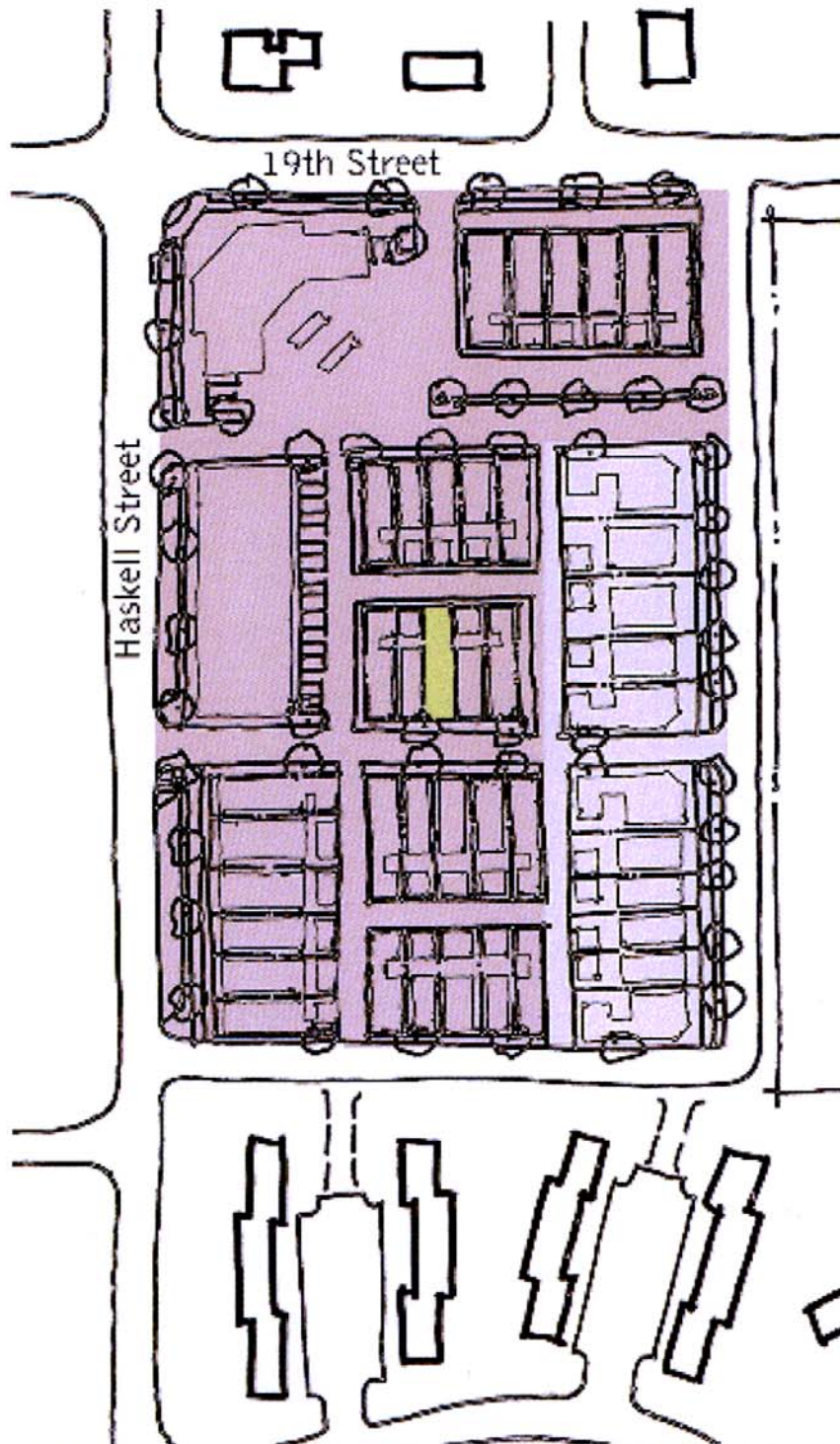


LAWRENCE, KANSAS  
 SMARTCODE CALIBRATION  
 19TH & HASKELL REGULATING PLAN

The T-zones are allocated in response to existing conditions and place the neighborhood retail at the edge. Open space is allocated to the interior of the development.

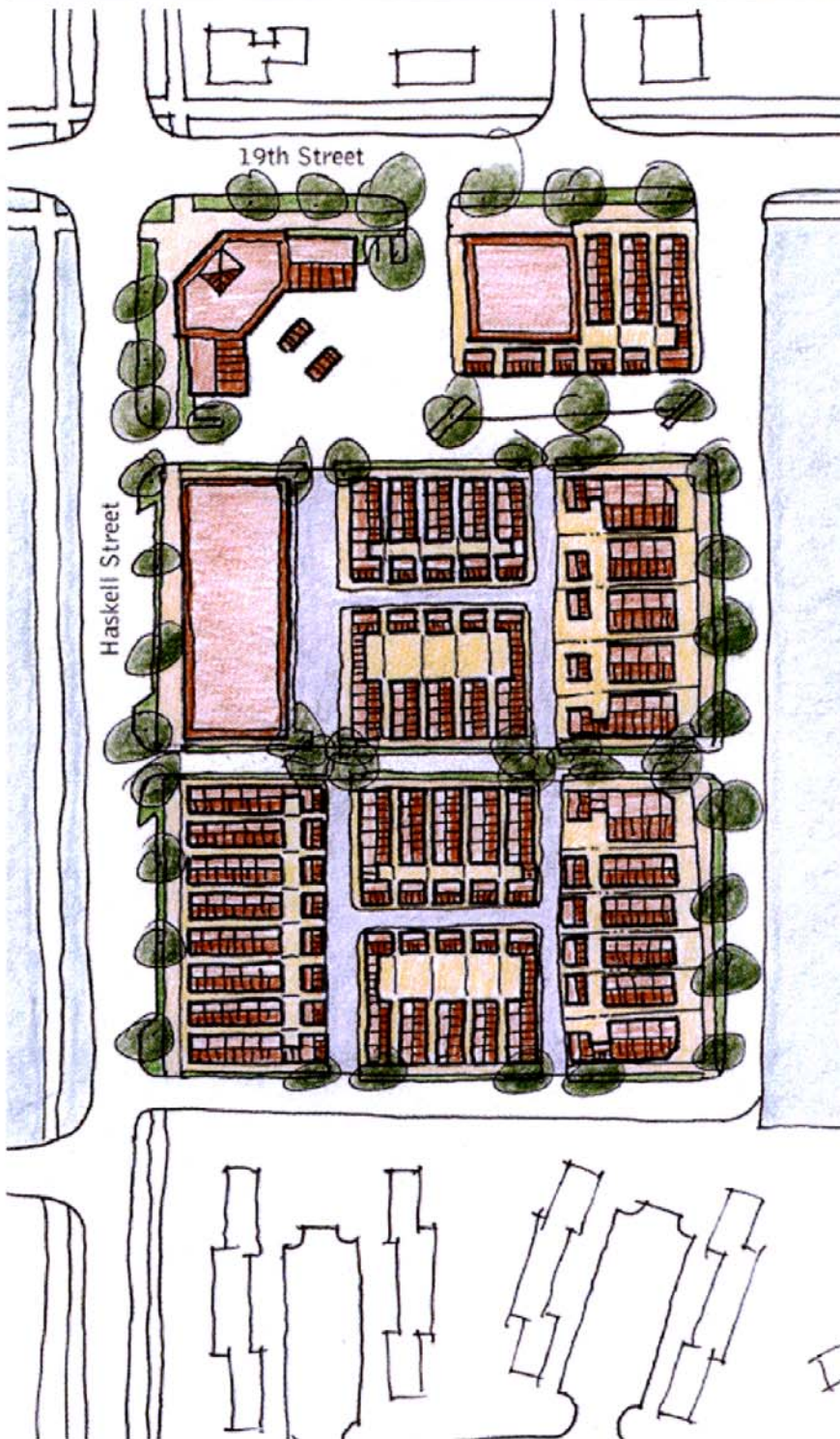
This infill site is so small the pedestrian shed doesn't appear on the block.

- T4: General Urban  
Mixed use, but primarily residential urban fabric.
- T3: Sub-Urban  
Low density, suburban residential areas that allow home occupations.
- CS: Civic Space





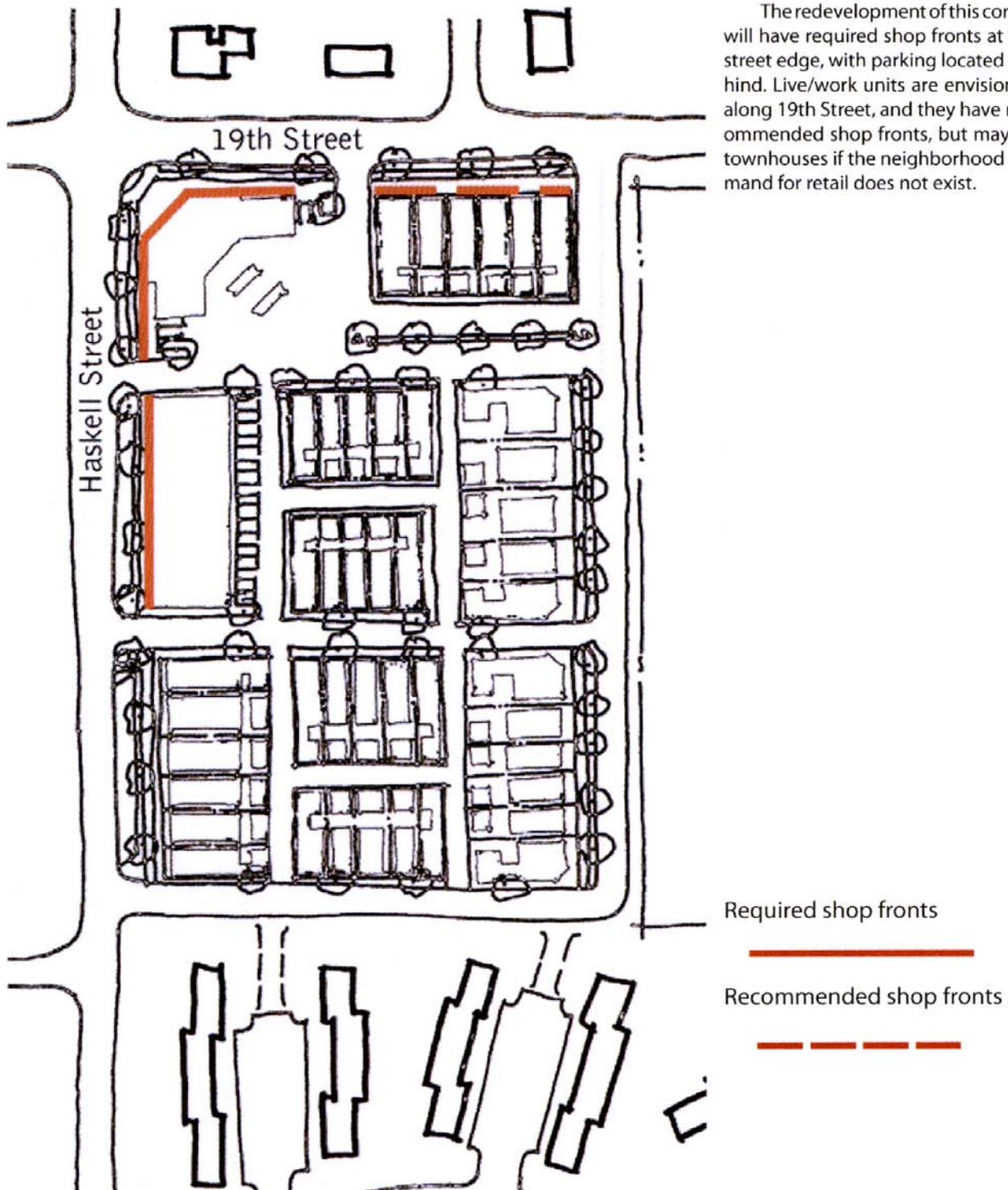
LAWRENCE, KANSAS  
SMARTCODE CALIBRATION  
19TH & HASKELL ILLUSTRATIVE PLAN



The illustrative plan's goal is the redevelop the declining corner of 19th & Haskell as mixed use with neighborhood retail and a variety of housing types. The gas station is re-configured with the pumps to the rear and offices above retail. This also serves to mask additional parking needed for the adjacent mixed use buildings. Small lot cottages segue to neighborhood houses facing the Robert H Miller House historic property. The housing types include apartments over the retail, as well as small and medium sized single family detached. This answers the neighborhood's need for affordable solutions, while encouraging ownership.

LAWRENCE, KANSAS  
SMARTCODE CALIBRATION  
19TH & HASKELL SHOP FRONTS

The redevelopment of this corner will have required shop fronts at the street edge, with parking located behind. Live/work units are envisioned along 19th Street, and they have recommended shop fronts, but may be townhouses if the neighborhood demand for retail does not exist.

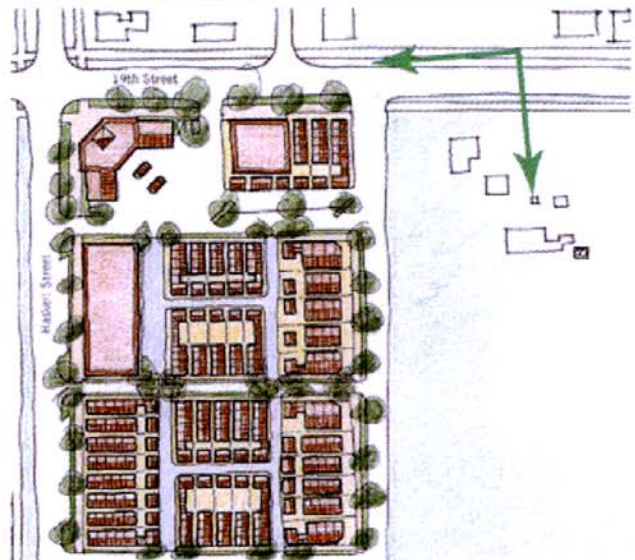




LAWRENCE, KANSAS  
SMARTCODE CALIBRATION  
19TH & HASKELL REDEVELOPMENT

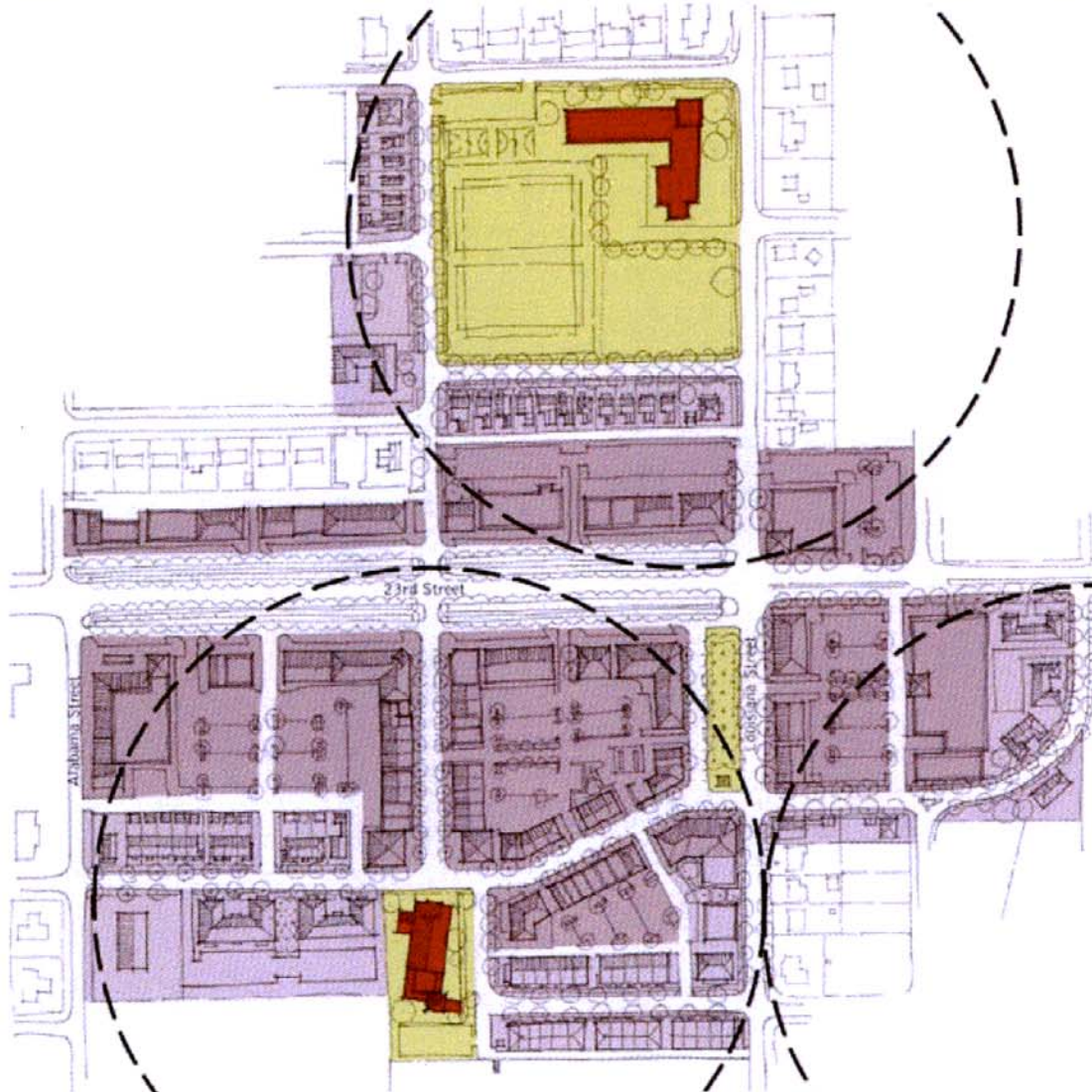


This view of the 19th & Haskell redevelopment shows how the scale of the proposal is harmonious with the adjacent Robert H Miller House in size, height and material. The neighborhood houses that face the historic property are seen from this angle. This converts the service side of the existing strip center into a neighborhood lane, and faces the houses onto the historic property instead of ignoring the property like the existing configuration. The gas station at the corner of 19th and Haskell is converted to a mixed use flex building with the possibility of office or apartments over the existing convenience retail. The pumps are moved to the rear of the building to make the corner more pedestrian-friendly.





LAWRENCE, KANSAS  
 SMARTCODE CALIBRATION  
 23RD & LOUISIANA REGULATING PLAN



The T-zones are allocated in response to existing conditions and are structured around Pedestrian Sheds.

T5: Urban Center

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

T4: General Urban

Mixed use, but primarily residential urban fabric.

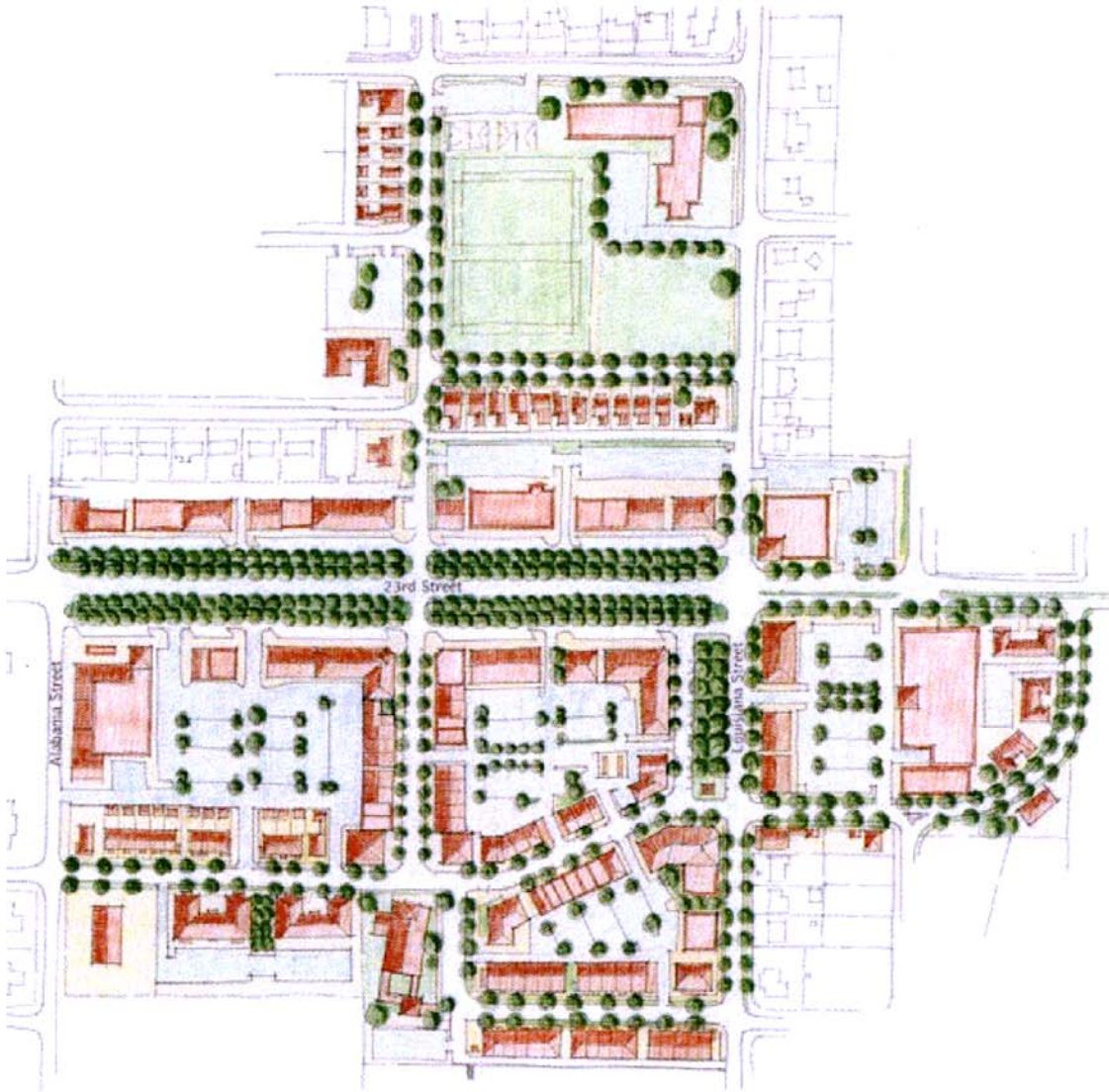
CS: Civic Space

CB: Civic Building

Neighborhood Center Pedestrian Shed: 5 minute walk



LAWRENCE, KANSAS  
SMARTCODE CALIBRATION  
23RD & LOUISIANA ILLUSTRATIVE PLAN

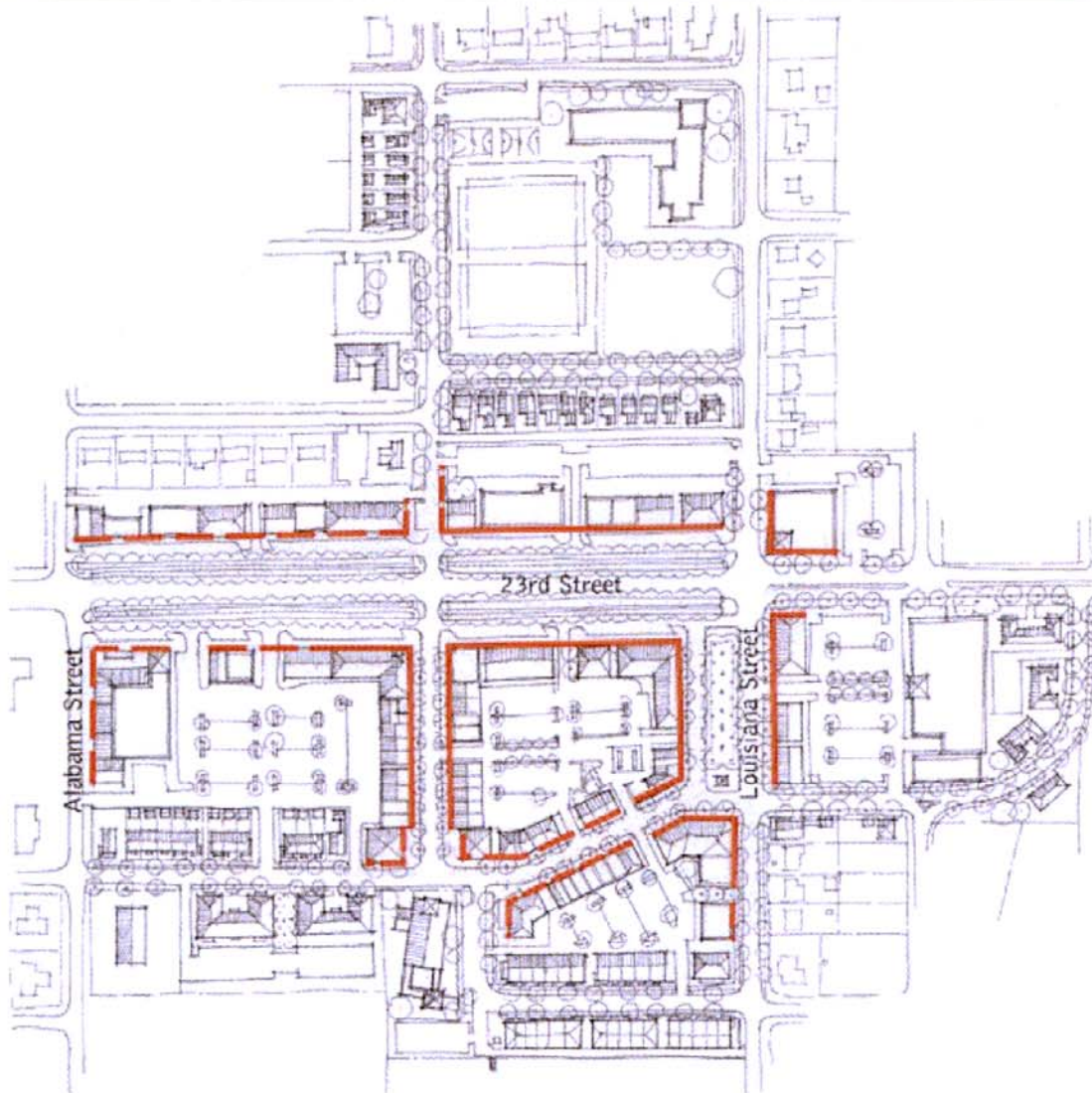


23rd & Louisiana currently serves the surrounding neighborhoods with neighborhood scale retail. Although the neighborhood school is no longer a fully functioning civic space, it has the potential of becoming that once again. This proposal includes a church or community center at the south central edge of the planning area to serve the apartments and neighborhoods to the south.

In it's current configuration, 23rd is too fast and busy to be anything but a hazard to pedestrians. By converting the street section to a multi-way boulevard, cars can continue to move efficiently through the intersection, while allowing pedestrians to cross safely. A civic green is proposed along Louisiana to allow for a successful retail environment. Courtyard apartments and townhouses are proposed at the edges south of Louisiana, and small cottages are proposed around the school property to the north.



LAWRENCE, KANSAS  
SMARTCODE CALIBRATION  
23RD & LOUISIANA SHOP FRONTS



Required shop fronts



Recommended shop fronts





LAWRENCE, KANSAS  
SMARTCODE CALIBRATION  
23RD & LOUISIANA

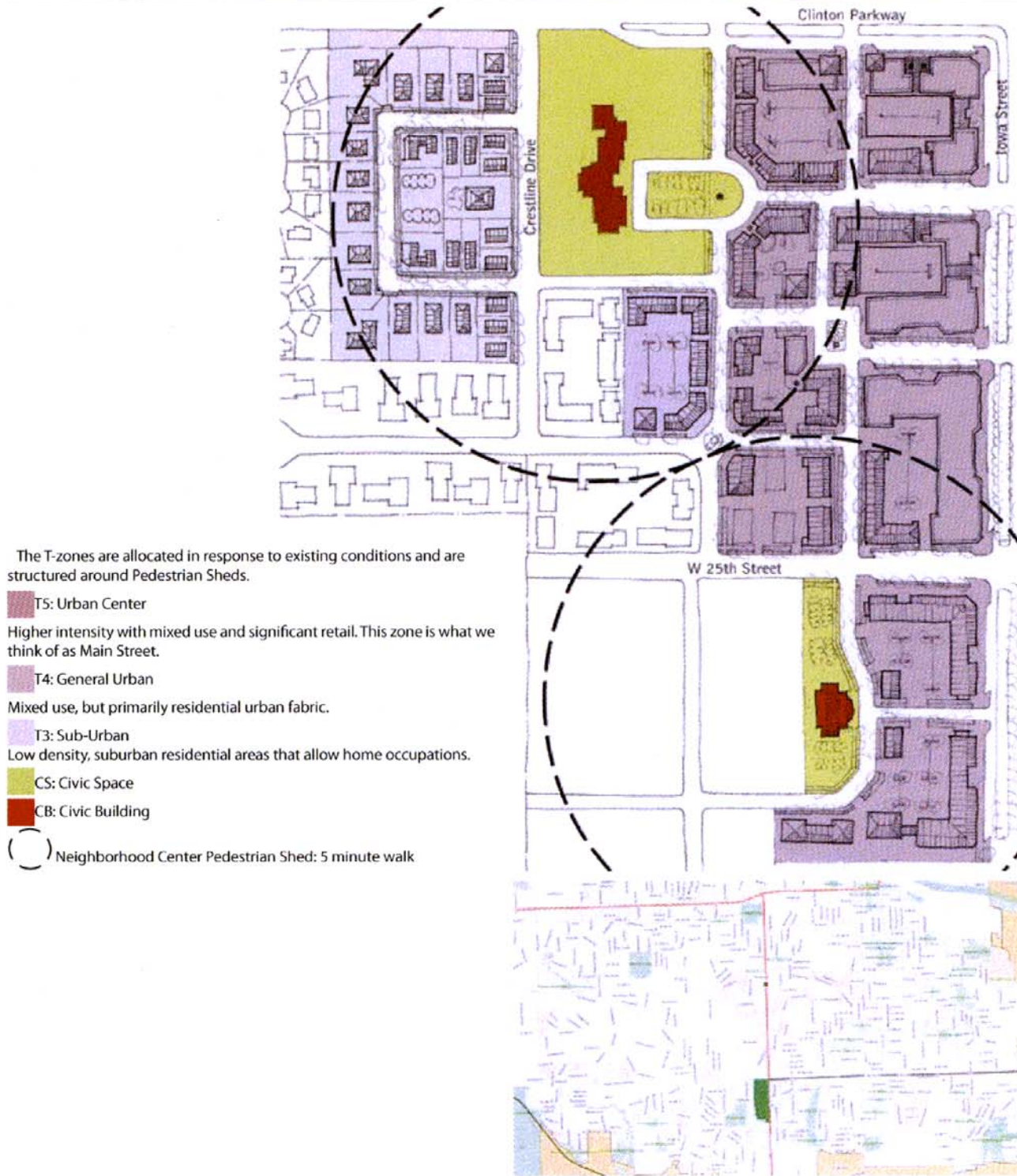


This illustration is looking at the proposed redevelopment from the east. The greatest intensity occurs at the corner, and feathers down into the scale of the adjoining neighborhood to the south. The proposed 23rd multi-way boulevard is visible to the right of the drawing.





LAWRENCE, KANSAS  
SMARTCODE CALIBRATION  
25TH & IOWA REGULATING PLAN



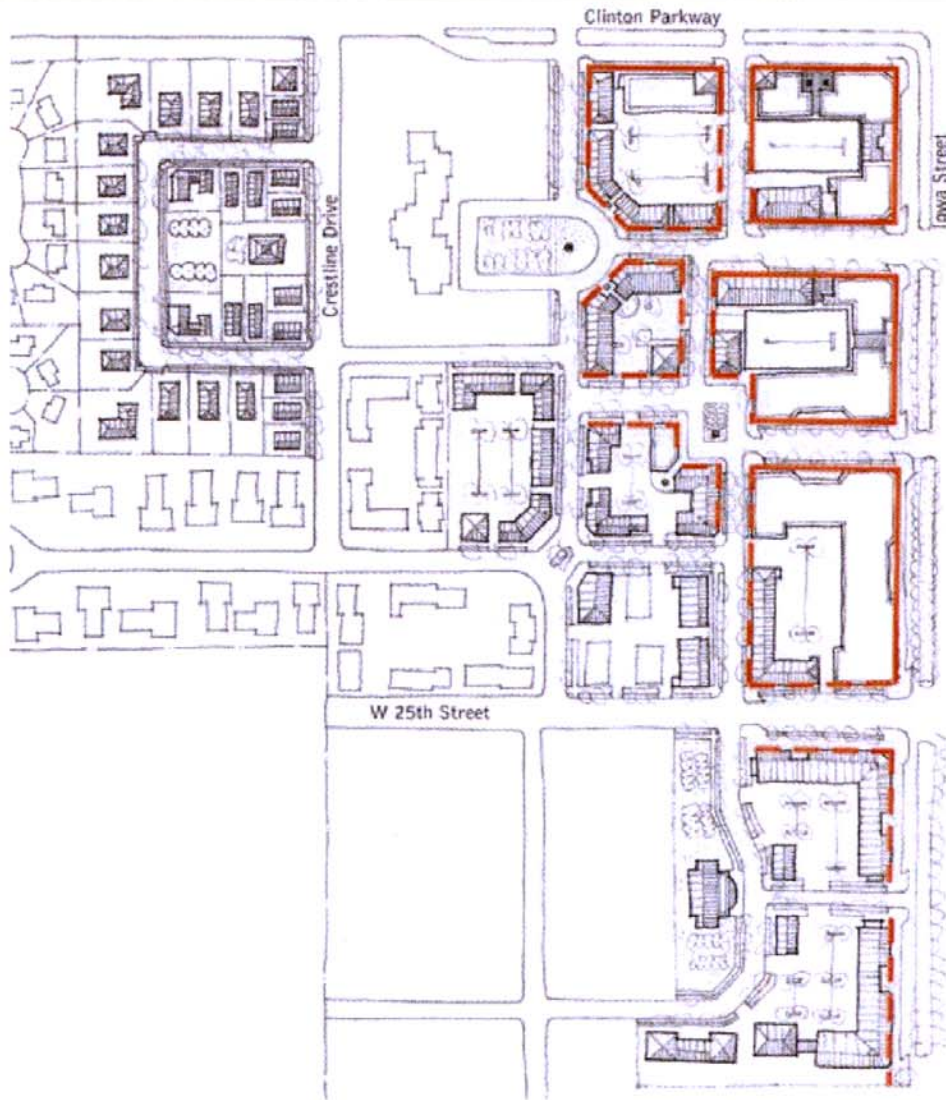
LAWRENCE, KANSAS  
SMARTCODE CALIBRATION  
25TH & IOWA ILLUSTRATIVE PLAN



This plan shows a possibility for redevelopment west of Iowa and south of Clinton Parkway. The church provides one neighborhood center with single family detached infill to the west, and multi-family to the east behind mixed use flex buildings along 23rd and Iowa.



LAWRENCE, KANSAS  
SMARTCODE CALIBRATION  
25TH & IOWA SHOP FRONTS



Required shop fronts



Recommended shop fronts



Reserved - Downtown Lawrence Regulating Plan