

**PLANNING COMMISSION REPORT**  
**Regular Agenda -- Public Hearing Item**

PC Staff Report  
1/26/2009

**ITEM NO. 7: TEXT AMENDMENT TO DEVELOPMENT CODE (LBZ)**

**TA-10-19-08:** A text amendment to Article 3, *Section 308(h)* to add an Ordinance No. and reference for 8<sup>th</sup> & Pennsylvania Urban Conservation Overlay District. Initiated by the Planning Commission at their October 2008 meeting.

**RECOMMENDATION:** Staff recommends that the Planning Commission forward a recommendation for approval of the proposed amendment TA-10-19-08 to the Development Code to the Lawrence City Commission.

**Reason for Request:** The 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District is not listed in Article 3, *Section 308(h)*.

**RELEVANT GOLDEN FACTOR:**

- Conformance with the Comprehensive Land Use Plan is the relevant factor that applies to this request. Amending regulatory tools, one of which is this amendment to the Zoning Regulations, is an implementation step in Chapter 13 of *Horizon 2020*, the City/County Comprehensive Land Use Plan.

**PUBLIC COMMENT RECEIVED PRIOR TO PRINTING**

No public comment was received.

**OVERVIEW OF PROPOSED AMENDMENT**

The proposed amendment will add the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District to the table in Article 3, *Section 308(h)*. The 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District was approved by the Lawrence City Commission on August 8, 2006. The inclusion of the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District in this table was an oversight when the Development Code was adopted. This amendment will also expand the table in Article 3, *Section 308(h)* with an additional table to identify (1) the established UC districts and (2) the adopted Development Standards and Administrative Policies. This new format will allow for the amendment of the Development Standards and Administrative Policies without the amendment of the established UC District.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN**

*Horizon 2020* encourages identification, protection, preservation and adaptive reuse of the wide diversity of historic buildings, structures, sites and archeological sites that can be found in Lawrence and Douglas County. The Plan seeks to balance historic preservation and land use issues when making planning decisions. The use of UC Districts promotes the reuse of historic properties and balances preservation goals with redevelopment needs as encouraged in Chapters 6 and 11 of *Horizon 2020*.

**CRITERIA FOR REVIEW AND DECISION-MAKING**

Section 20-1302(f) provides review and decision-making criteria on proposed text amendments. It states that review bodies shall consider at least the following factors:

**1) Whether the proposed text amendment corrects an error or inconsistency in the Development Code or meets the challenge of a changing condition; and**

This amendment corrects the omission of the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District from the table in Article 3, *Section 308(h)*. It also creates a table that will allow for the revision of Development Standards and Administrative Policies without amendment to the UC district.

**2) Whether the proposed text amendment is consistent with the Comprehensive Plan and the stated purpose of this Development Code (Sec. 20-104).**

The amendment proposed is consistent with *Horizon 2020* and the stated purpose of the Development Code. The use of UC Districts is consistent with the goals and policies of Chapter 11 and Chapter 6 specifically as they relate to adaptive reuse of historic properties.

Deleted text shown with strike thru and proposed text shown as **bold**.

(h) **UC Districts Established**

The following UC **Districts** are established:

Conservation District Name	Boundaries	<del>Development Standards and Administrative Policies</del>
Downtown Urban Conservation Overlay District <i>District</i>	See Ord. No. 7395 <i>and Ord. No 8363</i>	<del>Downtown Design Guidelines</del>
<i>8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District</i>	Ord. No. 8053	

(i) **UC District Development/Design Standards Established**

**The following UC District Development/Design Standards and Administrative Policies are established:**

Conservation District Name	Development Standards and Administrative Policies
<i>Downtown Urban Conservation Overlay District</i>	<i>Downtown Design Guidelines 2009</i>
<i>8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District</i>	<i>Design Guidelines 8<sup>th</sup> and Penn Neighborhood Redevelopment Zone 2006</i>