

Lawrence SmartCode

Summary of the November 14, 2007 Draft changes

Article 1

1.2.1

- Removed: d. That development non-contiguous to urban areas should be organized in the pattern of Clustered Land Developments, Traditional Neighborhood Developments, and Regional Center Developments.

1.2.2

- Deleted from a and b: Regional Center Developments

1.3.6

- Revised language
- Deleted language in 20-813

1.3.8

- Added: All SmartCode applications shall comply with the following sections of Article 11, General Development Standards, of the Lawrence Development Code. 20-1104 Performance Agreements; Guarantees 20-1106 Agreement Not to Protest Formation of a Benefit District

1.3.8

- Added: Retail Market Impact Analysis
(a) Applicability
An independent market analysis shall be required for all SmartCode applications , including rezonings, that could result in 100,000 square feet or more of additional floor area for retail businesses in the City. Developments that would create less than 100,000 square feet of added retail space in the City or those that would reoccupy retail space that is already part of the City's retail database (whether currently occupied or currently vacant shall be exempt from the independent market impact analysis.
See 20-1107 (b) through (e) of the Land Development Code for Market Analysis criteria and process.

1.3.9

- Added: Traffic Impact Study
A traffic impact study is required when necessary for Article 3, Article 4 and Article 5a applications. See 20-916 of the Land Development Code for details if required.

1.4.2

- Added CRC membership: The city hereby creates a Consolidated Review Committee (CRC) comprised of a representative from: Planning and Development Services, Fire, Parks, Public Works, Utilities, and 2 members of the Lawrence Planning Commission.

1.4.5

- Revised language: In order to utilize this Code, a developer must petition for the land at issue to be rezoned to a SmartCode District pursuant to the rezoning requirements set forth in Section 20-1303 of the Lawrence Development Code.

1.4.7

- Revised language: For Greenfield or Infill land for which a Transect Map has not been previously adopted by the City and which meets the minimum contiguous acreage requirements in Article 3 or Article 4 respectively, the developer may petition to have an entire parcel rezoned to a SmartCode District. The City shall not be required to approve the proposed rezoning; however, if it does not, it shall explain in writing to the developer the specific reasons that it did not approve the requested rezoning. If the City approves the rezoning request, then that land shall immediately be designated as a SmartCode District. In order to obtain this rezoning, the developer does not have to submit a proposed Transect Map with the rezoning application. However, before any development within the SmartCode District may commence, the developer shall comply with the requirements set forth in Section 1.4.8.

1.4.8

- Revised language: Upon re-zoning approval by the City, the developer shall submit a full SmartCode application to the CRC. For a lot-scale project, the developer shall submit an Article 5a and Article 5b application to the CRC. For a Greenfield project meeting the minimum contiguous acreage requirement, the developer shall submit an Article 3, 5a, and 5b application to the CRC, including a Transect Map in compliance with these sections. For an Infill project meeting the minimum contiguous acreage requirement, the developer shall submit an Article 4, 5a, and 5b application to the CRC, including a Transect Map in compliance with these sections.

1.4.9

- New language (existing language moved to 1.4.11): An Article 5a application shall constitute the submission of a preliminary plat. Therefore, in addition to the requirements set forth in Article 5, an Article 5a application shall demonstrate compliance with the platting procedures in Section 1.4.10. The approval of an Article 5a application by the CRC shall constitute approval of a preliminary plat.

1.4.10

- New language for platting process (see draft for full language).

1.4.11

- Relocated language: Upon recording of a Final Plat, development rights in land covered by that Plat shall vest in accordance with K.S.A 12-764.

1.5.5.e

- Revised language: The permission to build Outbuildings. The provision to build accessory dwelling units is contingent upon the primary dwelling or the accessory dwelling unit being owner-occupied.

1.6

- Reworded 1.6.1.a: All applications, except rezoning, under this Code shall be processed administratively by the CRC.
- Deleted incentive: b. Applications under this Code shall be processed with priority over others under the existing conventional zoning code, including those with prior filing dates.
- Added incentives: b. The City shall waive the requirement for the applicant to submit a traffic impact study. The City, at its own choosing, may elect to do the study.

c. The City shall waive the requirement for a Retail Market Analysis for those projects proposing less than 100,000 square feet of commercial use.

Article 3

3.1.1

- Revised language: Once Greenfield land has been rezoned as a SmartCode District, this Code shall be the exclusive and mandatory zoning regulation for land within that SmartCode District. Whenever utilized, the provisions of this Code shall be applied in their entirety, subject to the requirements of Section 1.3.2

3.3.2.a

- Change minimum acre requirement: TNDs shall be permitted by right for New Community Plans of at least 60 contiguous Greenfield acres.

Article 4

4.2.1

- Revised language: Infill Community Plans shall consist of Infill TNDs. An Infill TND is composed of the same Transect Zones as a TND. When calculating the allocation of Transect Zones according to Table 14, the allocation shall apply only to the Net Site Area.

Article 6

Table 3C

- Revised language: The following Thoroughfares shall require RA-24-24 mid-block: ST-54-28, ST-50-20, ST-50-30, ST-40-19, AV-75-40, and AV-86-50.
- Deleted: RD-50-24 and RD-50-18

Table 6

- Added: Narrow Columnar tree option
- Added language: to Specifications heading: (see Appendix A for list)

Article 7

Definitions added: Final Plat, Lot, Plat, and Subdivision.

Appendix A

Appendix A is a new section added to include the list of trees acceptable for planting. Appendix A works in conjunction with Table 6.