



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Lawrence SmartCode



SmartCode Items

- Lawrence SmartCode
- CPA-2007-6; Creating Chapter 15 – Place Making
- CPA-200-7; Amendment to Chapter 14 – Specific Plans



Lawrence SmartCode

Traditional Neighborhood Design

- **Key elements of Traditional Neighborhood Design (TND)**
 - Neighborhood Structure
 - Housing Diversity
 - Connectivity
 - Short Blocks
 - Pedestrian Streetscapes
 - Transportation Choices
 - Civic Space
 - Mixed Uses



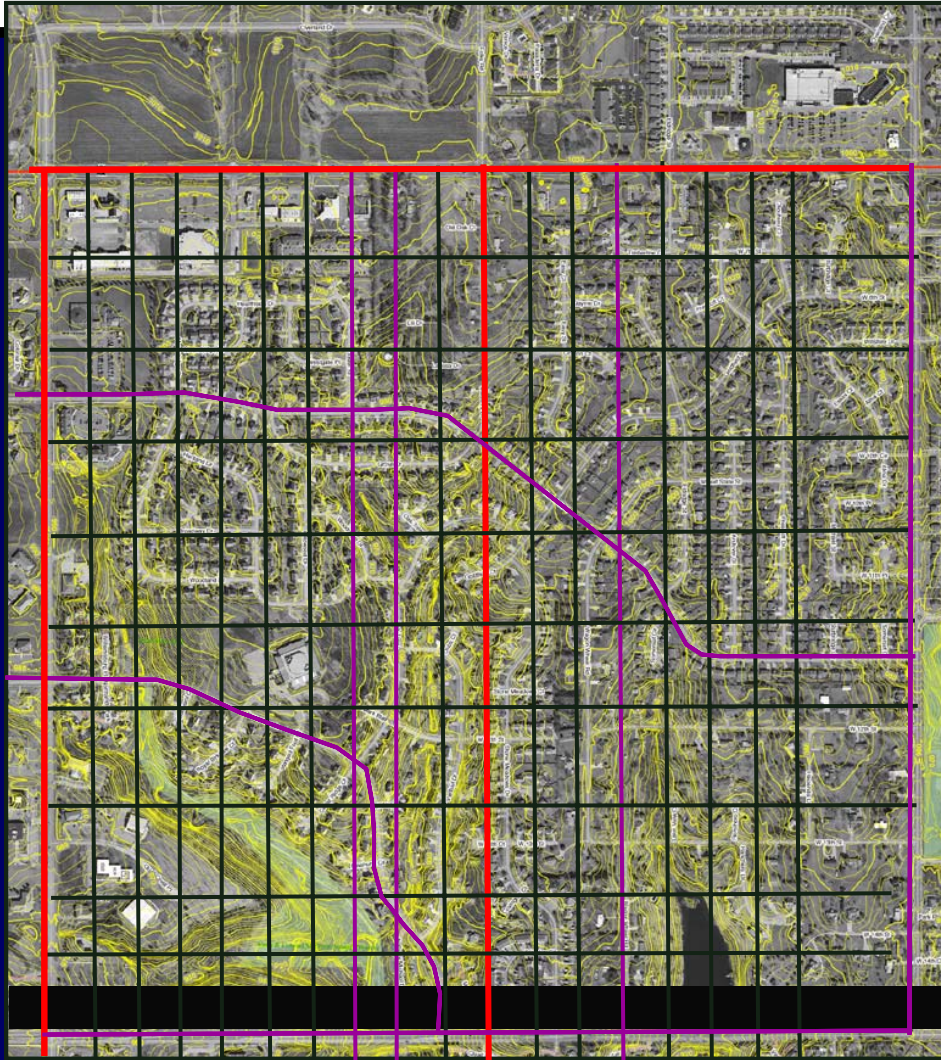
Lawrence SmartCode

Neighborhood Structure

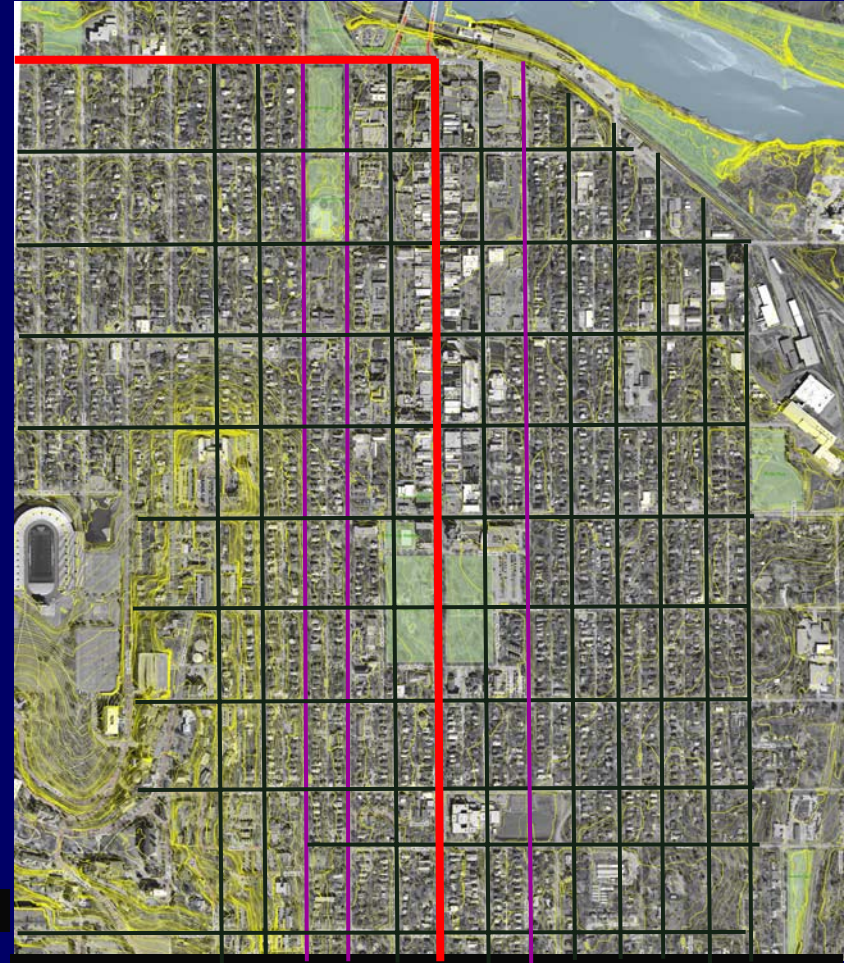




Connectivity



West Lawrence

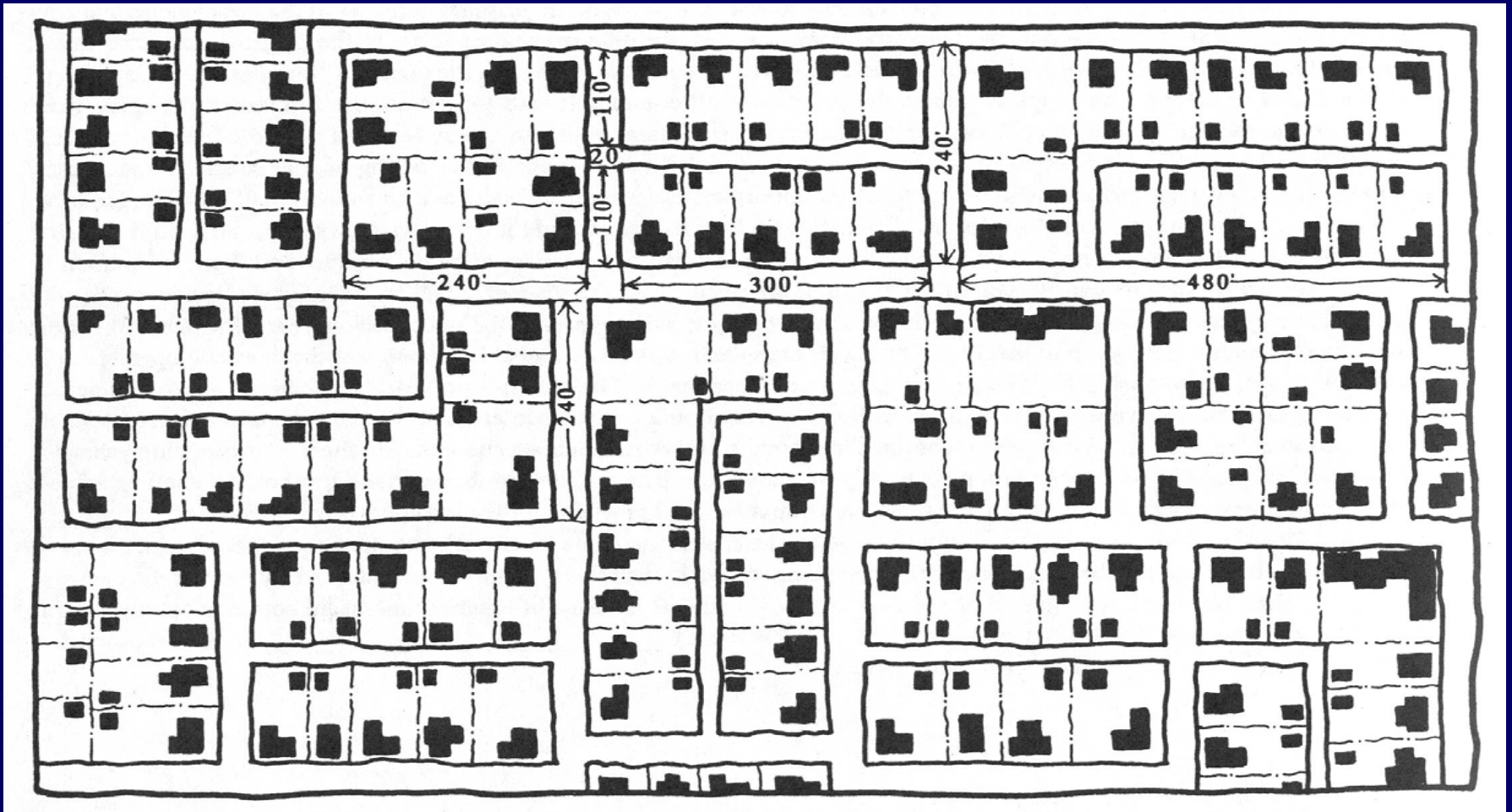


Downtown Lawrence



Lawrence SmartCode

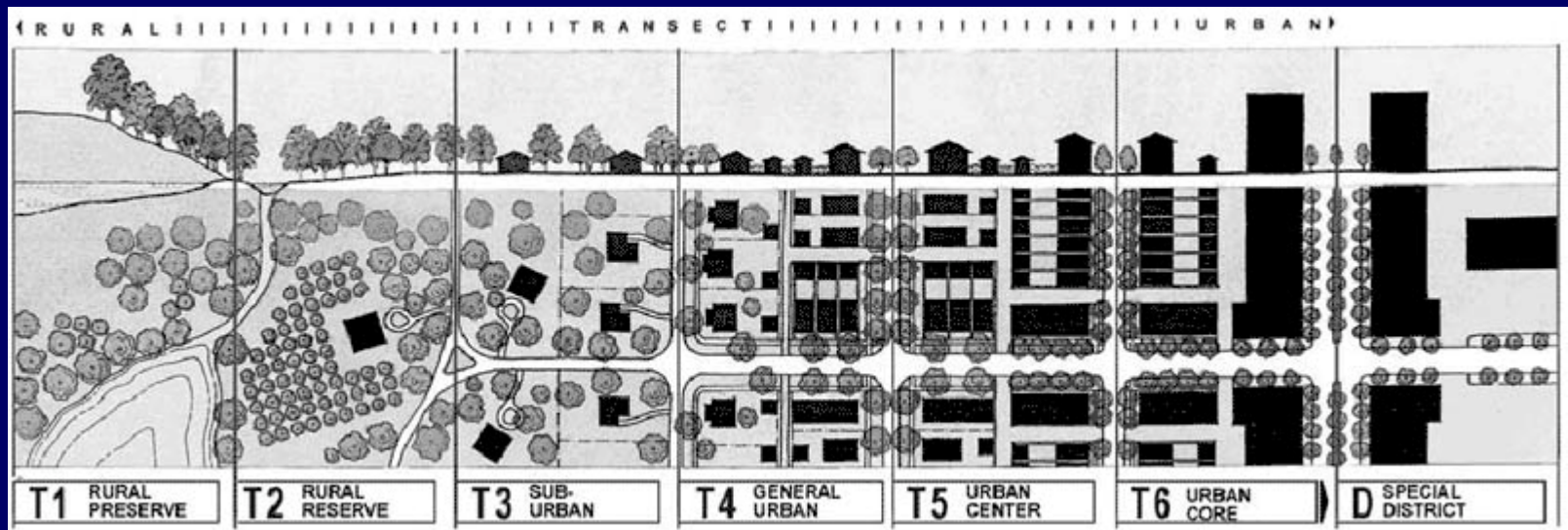
Short Blocks





Lawrence SmartCode

- Lawrence SmartCode
 - Transect-based code





Lawrence SmartCode

- Lawrence SmartCode
 - Code specifies form standards and regulates uses
 - Emphasizes respecting natural features while developing the land
 - Mixes land uses
 - Requires open space
 - Intent is to develop more compactly and provide daily needs within neighborhoods



Lawrence SmartCode

- History
 - Traditional Neighborhood Design (TND) Education Program prior to Lawrence SmartCode Project.
 - PlaceMakers hired in November '06.
 - Pre-charrette activities in January '07.
 - Charrette took place from January 31st through February 6th, 2007.



Lawrence SmartCode

- Charrette
 - Public meetings, stakeholder interviews, public studio design time.



Charrette website - <http://www.lawrenceplanning.org/tnd/>



Lawrence SmartCode

- Charrette
 - Consultant's work included calibrating the model SmartCode to fit with the Lawrence form.
 - They also were charged with developing TND master plans for two greenfield areas and four areas within Lawrence.





Lawrence SmartCode

- Article 1
 - Authority, applicability, process language, variances and warrants, incentives, etc.
 - Rezoning process is borrowed from the existing Land Development Code. Same rezoning process used today - Planning Commission review and recommendation to the City Commission for approval or disapproval.



Lawrence SmartCode

- Article 1
 - Other applications under the Lawrence SmartCode are processed administratively by the Consolidated Review Committee (CRC).
 - CRC members are representatives from Planning and Development Services, Fire, Parks, Public Works, and Utilities.



Lawrence SmartCode

- Article 1
 - Includes provision for Retail Market Study for projects greater than 100,000 square feet of commercial.
 - Includes provision for Traffic Impact Study.
 - Includes subdivision process language – Preliminary Plats will be processed by the Planning Commission with acceptance of dedications by the City Commission. Final Plats will be approved administratively by the Director of Planning and Development Services.



Lawrence SmartCode

- Article 1
 - Also includes Warrants and Variances.
 - Warrant: A minor, technical deviation that would permit a practice that is not consistent with a specific provision of this Code, but is justified by its Purpose (Section 1.2). The CRC shall have the authority administratively to approve or disapprove a request for a Warrant.



Lawrence SmartCode

- Article 1
 - Incentives section.
 - Development Bonuses (Green Tag)



Lawrence SmartCode

- Article 2
 - Outlines process for developing a Sector Plan.
 - The use of the Sector Plan is only applicable when land is annexed by the city.



Lawrence SmartCode

- Article 3
 - New Community Plans
 - Plans for greenfield development prepared after the property has been annexed and rezoned.
 - Two community types available – Traditional Neighborhood Development (TND) and Cluster Land Development (CLD).



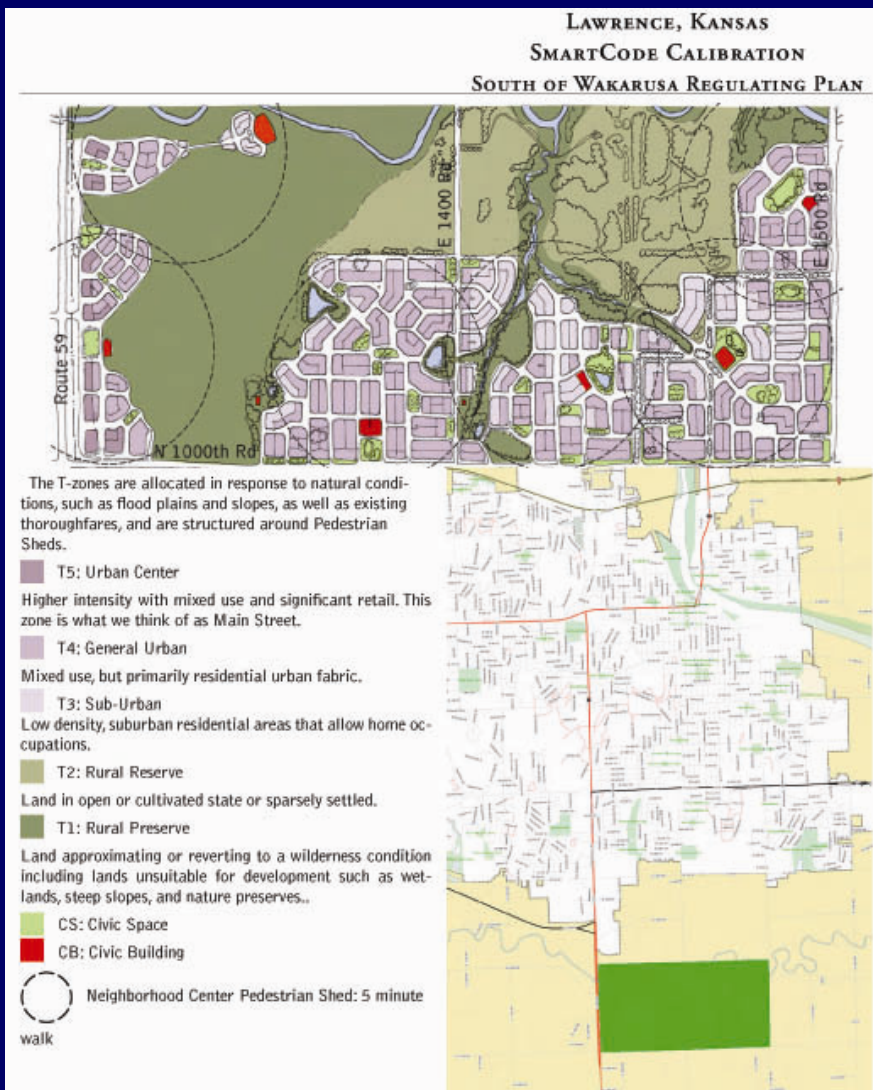
Lawrence SmartCode

- Article 3
 - TND requires 60 contiguous acres. A CLD requires 40 contiguous acres.
 - New Community Plans are similar to existing Development Plans.
 - Submitted for approval by the CRC.



Lawrence SmartCode

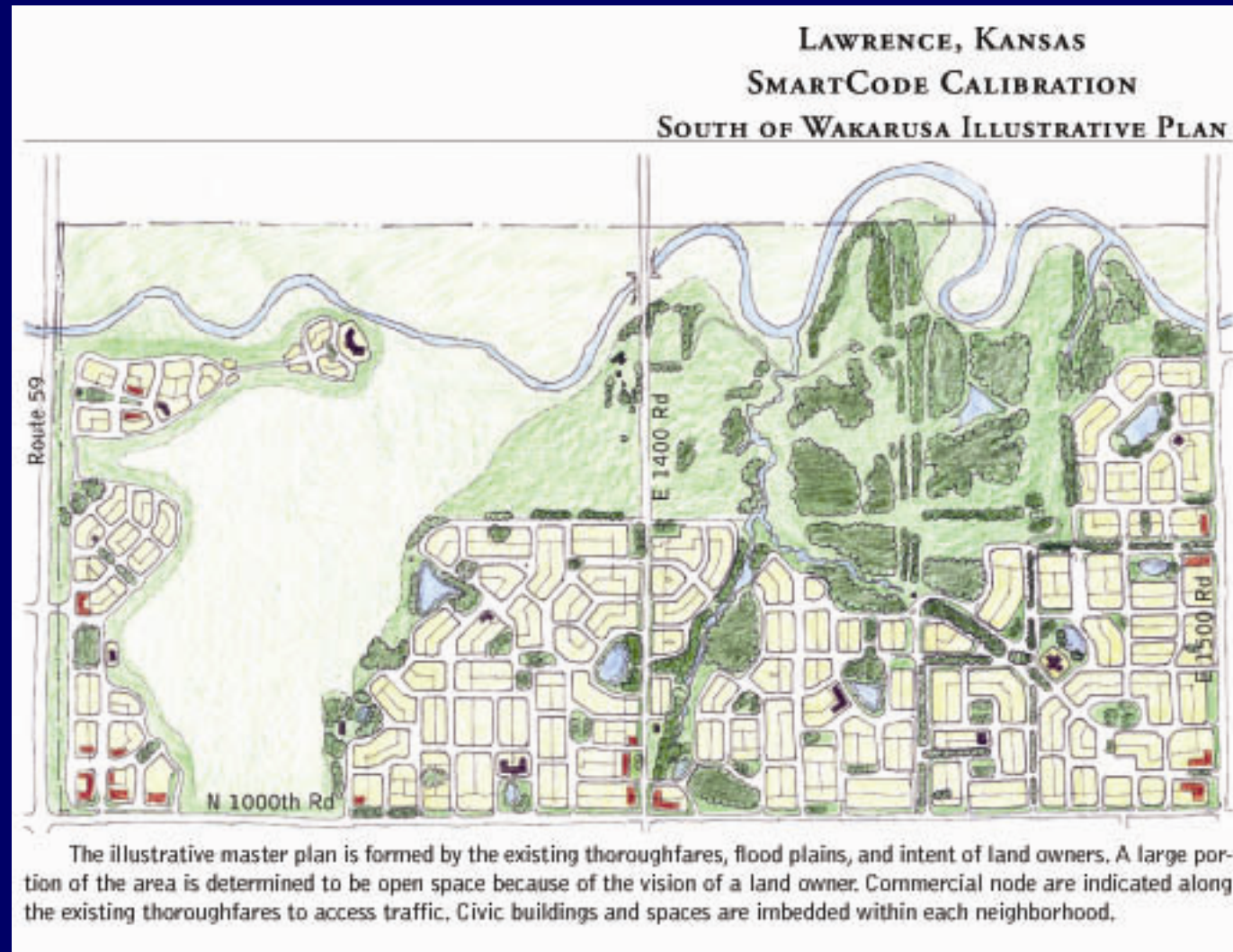
- Article 3





Lawrence SmartCode

- Article 3





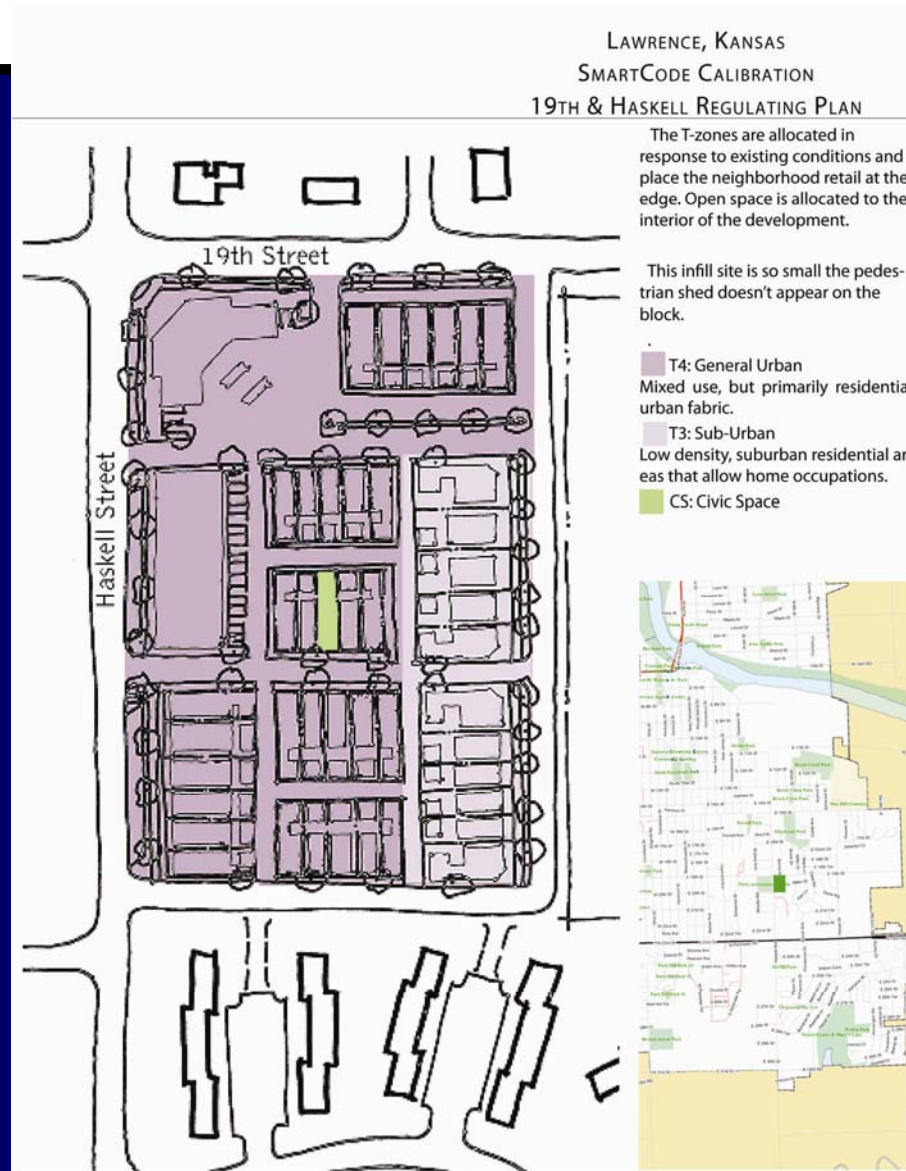
Lawrence SmartCode

- Article 4
 - Infill Community Plans
 - Are required to be approved by the City Commission
 - Minimum 30 acres. Less than 30 acres is allowed if the plan is prepared by the Planning Division or on behalf of the Planning Division.
 - TND is the only community type allowed.



Lawrence SmartCode

- Article 4





Lawrence SmartCode

- Article 5
 - Building Scale Plans
 - Includes setbacks, height limits, landscape standards, parking, architectural, etc.
 - Building Scale Plans are similar to the existing Site Plans.



Lawrence SmartCode

- Article 5
(Purple Tag)

SMARTCODE

Lawrence, Kansas

SECTION 5.4.11

T4



(see Table 1)

BUILDING FUNCTION (see Tables 10 & 11)

a. Residential	limited use
b. Lodging	limited use
c. Office	limited use
d. Retail	limited use

BUILDING HEIGHT (see Table 8)

a. Principal Building	3 stories max.
b. Outbuilding	2 stories max.

LOT OCCUPATION

a. Lot Width	25 ft. min. 75 ft. max.
b. Lot Coverage	70% max.

BUILDING TYPE (see Table 9)

a. Edgelyard	permitted
b. Sidel yard	permitted
c. Rear yard	permitted
d. Courtyard	prohibited

BUILDING DISPOSITION

a. Front Setback	6 ft. min. 25 ft. max.
b. Side Setback	0 ft. min. 25 ft. max.
c. Rear Setback	5 ft. min.*
d. Frontage Buildout	

OUTBUILDING DISPOSITION

a. Front Setback	20 ft. min.
b. Side Setback	0 ft. min. to 3 ft.
c. Rear Setback	3 ft. to 25 ft.**

PRIVATE FRONTAGES (see Table 7)

a. Common Yard	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Sloop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	prohibited

Refer to Summary Table 14

PARKING PROVISIONS

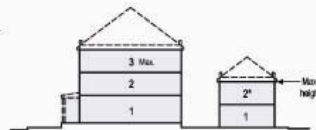
See Tables 11 & 12

* or 12 ft. from center line of a rear alley if a rear alley or rear lane exists

ARTICLE 5. BUILDING SCALE PLANS

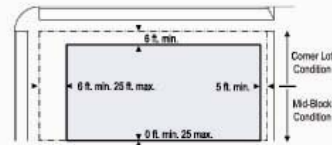
BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding a raised basement, or inhabited attic.
2. Each story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eave or roof deck.



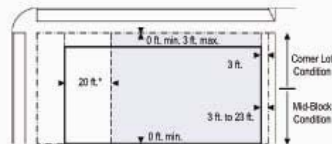
BUILDING DISPOSITION

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Buildings shall have facades along principal frontage lines and elevations along lot lines. (see Table 16E).



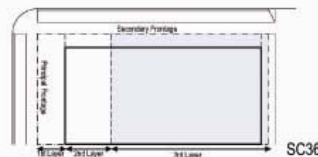
OUTBUILDING PLACEMENT

1. The elevations of the outbuildings shall be distanced from the lot lines as shown.
* from front setback line of main building



PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer.





Lawrence SmartCode

- Table 14
(Blue Tag)

SMARTCODE
Lawrence, Kansas

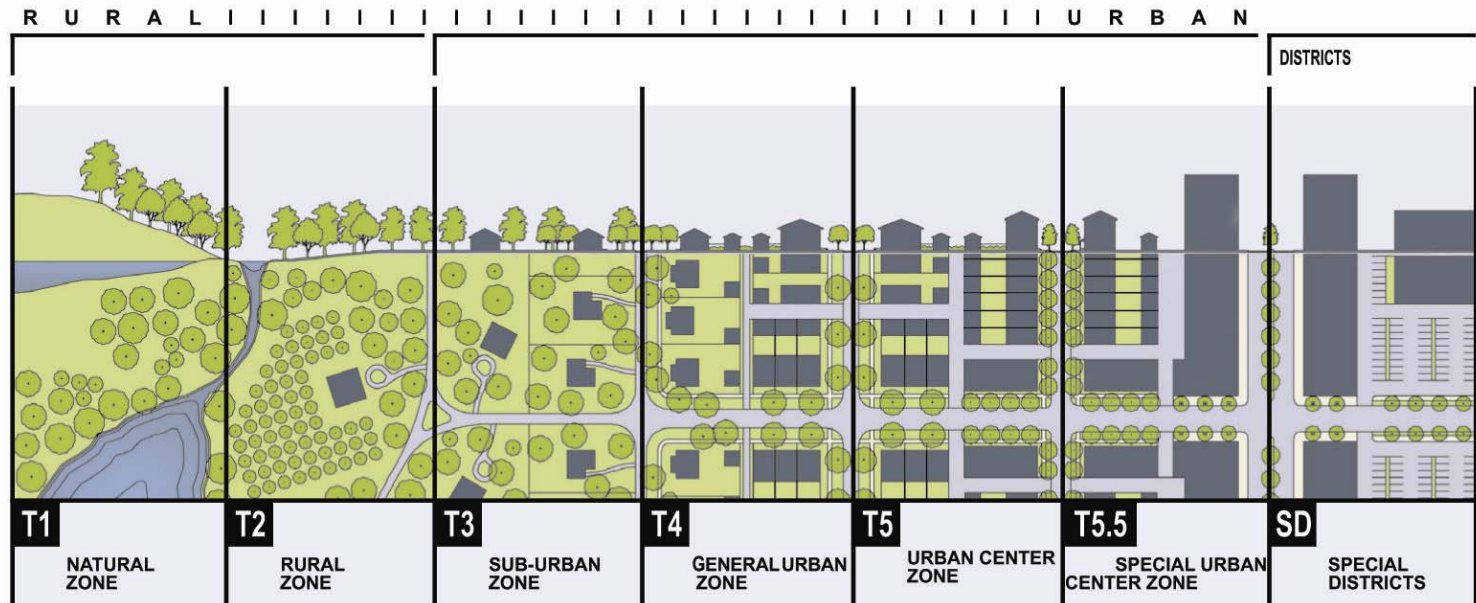
TABLE 14 SMARTCODE SUMMARY

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Lawrence SmartCode

• Table 14



A. ALLOCATION OF ZONES

(see Table 15)

CLD	no minimum	30% MIN	10 - 30%	20 - 50%	prohibited	prohibited
TND	no minimum	no minimum	10 - 30%	30 - 60 %	10 - 30%	prohibited
[Reserved]						
[Reserved]						

B. MINIMUM BASE DENSITY

Residential Minimum	By Variance Only	1 unit / 20 ac avg.	4 units / ac. gross	12 units / ac. gross	24 units / ac. gross	48 units / ac. gross
[Reserved]						
Other Functions	By Variance Only	By Variance Only	10 % min.	20% min.	30% min.	50% min.

C. BLOCK SIZE

Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max	2000 ft. max	2000 ft. max
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Lawrence SmartCode

Lawrence SmartCode Draft

- Major changes to the drafts revolved around development processes.
- The Consolidated Review Committee – CRC – was approved by the PC with this draft.
- The CRC will administratively approve Article 3 and Article 5 applications.
- The CRC will be a staff group – no Planning Commissioners
- Administrative notice requirements (Pink tag)



Item 15: Lawrence SmartCode

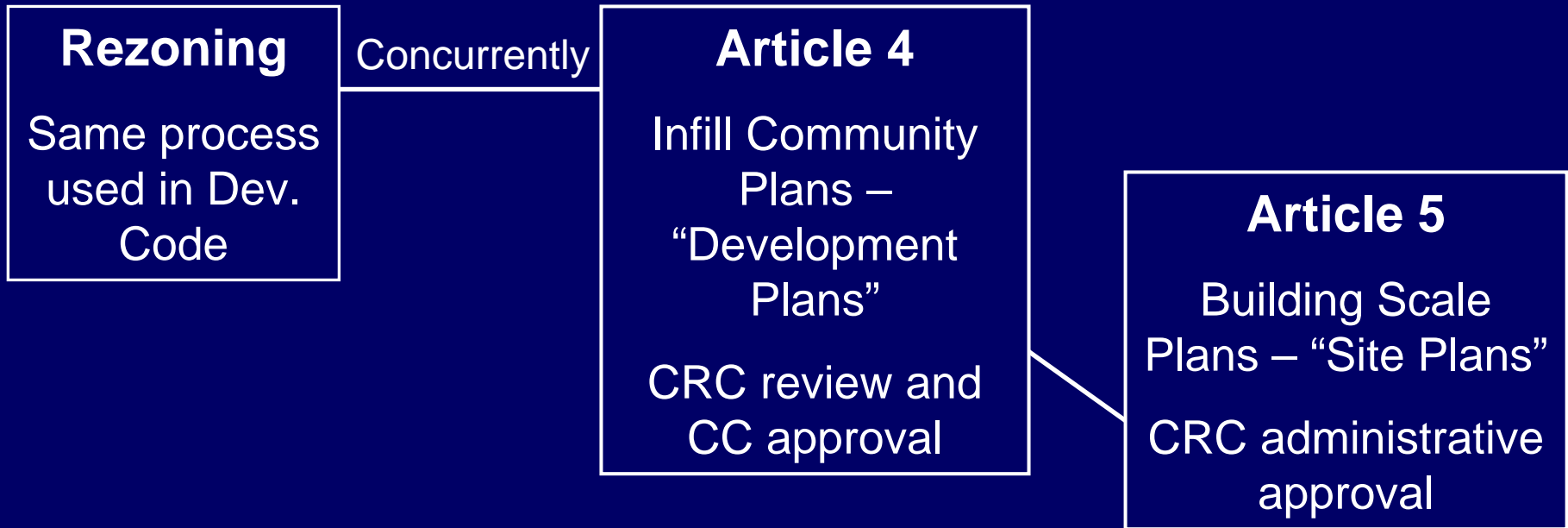
Greenfield Development Process





Lawrence SmartCode

Infill Development/Redevelopment Process





Lawrence SmartCode

- Generally:
 - Regulates form and also regulates uses (yellow tag)
 - The code will be parallel to the existing Land Development Code.
 - It will be an optional code that can only be used if the property is within the corporate limits of Lawrence.
 - Use of the code will be an all or nothing choice. Users will not be able to use certain elements of this code and apply them to the existing code, or vice versa.



Lawrence SmartCode

- Generally
 - Accommodates both Greenfield and Infill Development.
 - It will become Chapter 21 of the City Code if adopted.



Lawrence SmartCode

- Questions?



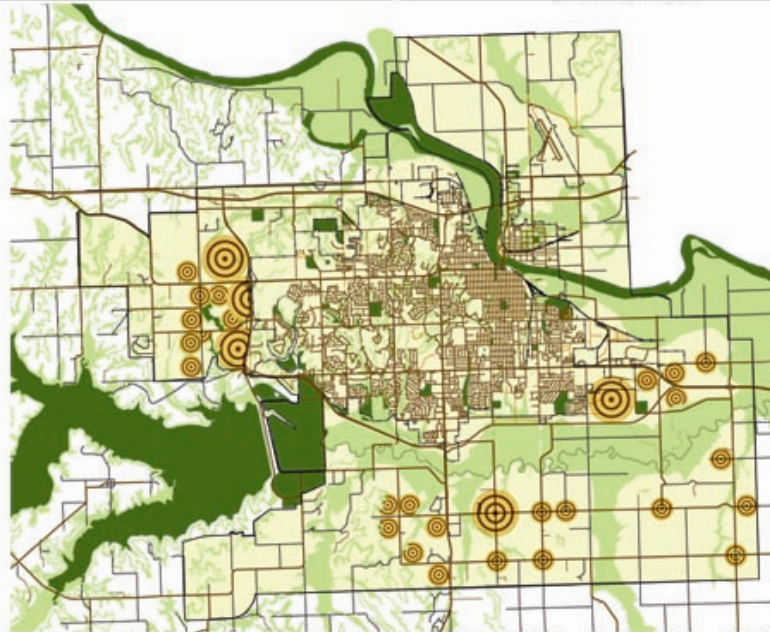
Chapter 15 – Place Making

- Horizon 2020 Chapter 15 – Place Making
 - Comprehensive Plan policy that supports SmartCode concepts and the use of the Lawrence SmartCode
 - Chapter includes:
 - SmartCode land use categories
 - SmartCode community types
 - SmartCode transect zones
 - Goals and policies
 - Lawrence SmartCode Sector Plan








Chapter 15 – Place Making

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.



Amendment to Chapter 14 – Specific Plans

- Lawrence SmartCode Infill Plan
 - Contains three areas (19th & Haskell, 23rd & Louisiana, and 25th & Iowa) in Lawrence planned by PlaceMakers according to TND principles during the charrette.
 - Approval of the Plan will allow property owners in these areas the option to seek approvals for development or redevelopment under the Lawrence SmartCode.



Amendment to Chapter 14 – Specific Plans

- 19th & Haskell



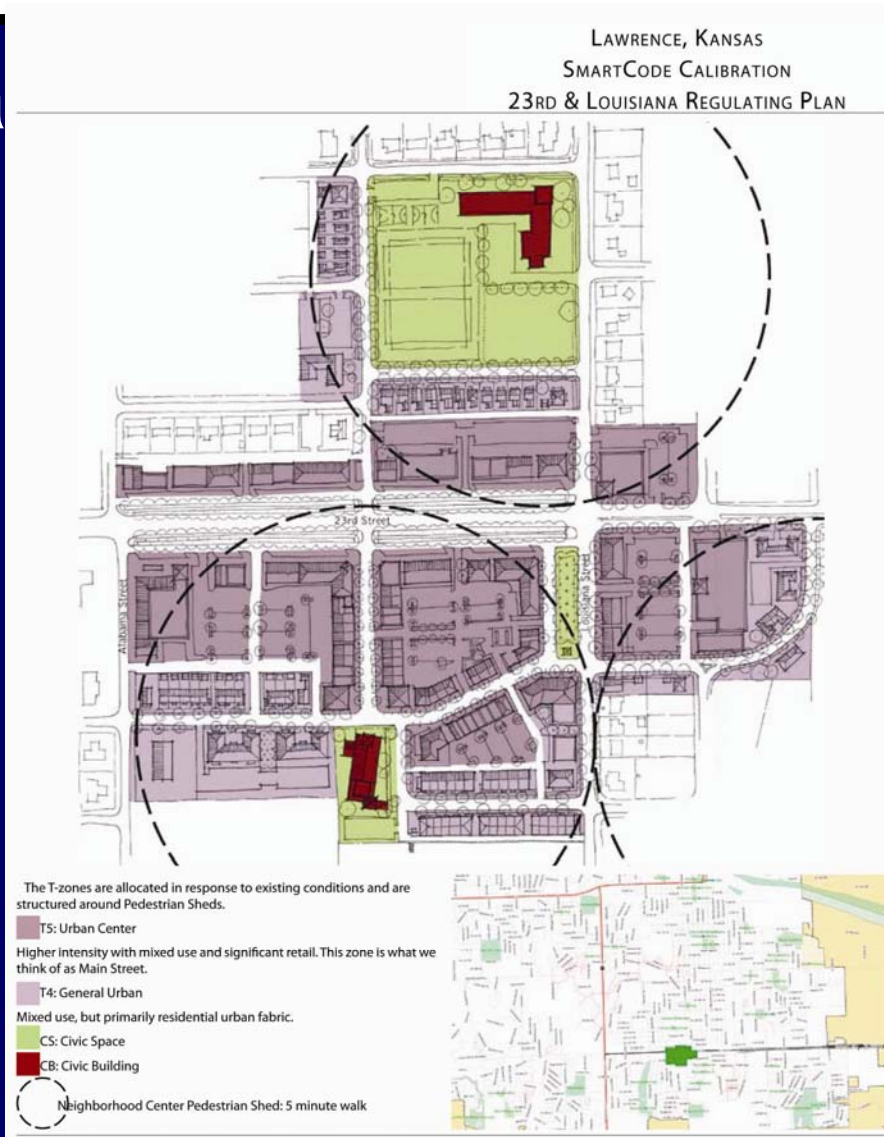
This view of the 19th & Haskell redevelopment shows how the scale of the proposal is harmonious with the adjacent Robert H Miller House in size, height and material. The neighborhood houses that face the historic property are seen from this angle. This converts the service side of the existing strip 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.





Amendment to Chapter 14 – Specific Plans

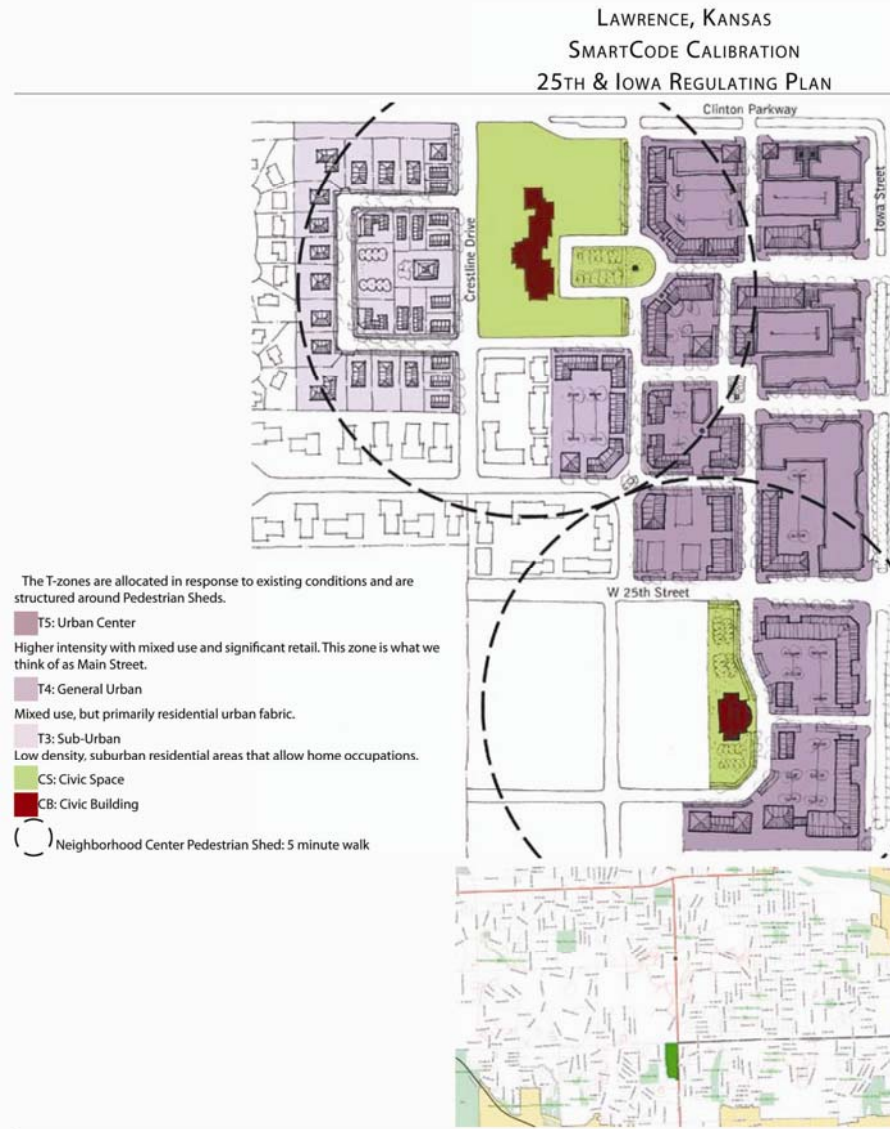
- 23rd & Louisiana





Amendment to Chapter 14 – Specific Plans

- 25th & Iowa





Lawrence SmartCode

- Other considerations
 - Effective Date
 - Training