

Lawrence SmartCode Development Processes

11/17/08

The development processes of the current draft of the Lawrence SmartCode are similar to the processes currently being used under the City of Lawrence *Land Development Code*. Site Plans are processed administratively under the *Land Development Code* and the Lawrence SmartCode borrows those processes for Article 3, 5a, and 5b applications. From July 1, 2006 (adoption of the *Land Development Code*) through June, 2008 there have been 173 site plans submitted to the Planning Division, most of which have been administratively approved. There have been no appeals of administrative site plan decisions.

LAWRENCE SMARTCODE DEVELOPMENT APPROVAL PROCESSES OUTLINE

Greenfield Development

1. Rezone property to a general SmartCode District (same process as the *Land Development Code*)
 - a. Submit application to Planning and Development Services
 - b. Staff review and recommendation.
 - c. Planning Commission recommendation.
 - d. City Commission approval or disapproval.
2. Article 3 applications (New Community Plans) follow rezoning approval.
New Community Plan includes Transect allocations, pedestrian sheds, thoroughfare network, civic functions and open space.
 - a. Submit plan to Consolidated Review Committee - CRC (Staff committee – Planning and Development Services, Fire, Parks, Public Works, and Utilities).
 - b. Notice to owners of property within 200 feet of the subject property, all Registered Neighborhood Associations whose boundary include the subject property, or are adjacent to the neighborhood the subject property is located in.
 - c. CRC review and approval/disapproval of the plan.
 - d. Appeals of the CRC's decision may be taken to the City Commission by filing notice with the Planning Director within 10 days of the decision to approve/deny the application.
 - e. Right to appeal: 1) applicant, 2) the City Commission, 3) neighborhood association where the application is located, or 4) the owner of any property within 200 feet of the subject property.
3. Article 5a and 5b applications follow Article 3 approval.
Article 5a plans include building disposition, building configuration, building function, parking, and density calculations. Article 5b plans include architectural standards, landscape standards, signage standards and ambient standards.
 - a. Submit Article 5a applications to the CRC.
 - b. Notice to owners of property within 200 feet of the subject property, all Registered Neighborhood Associations whose boundary include the

subject property, or are adjacent to the neighborhood the subject property is located in.

- c. CRC review and approval/disapproval of Article 5a plan.
- d. Submit Article 5b application to the CRC.
- e. Notice to owners of property within 200 feet of the subject property, all Registered Neighborhood Associations whose boundary include the subject property, or are adjacent to the neighborhood the subject property is located in.
- f. CRC review and approval/disapproval of Article 5b plan.
- g. Appeals of the CRC's decision on Article 5a or 5b applications may be taken to the City Commission by filing notice with the Planning Director within 10 days of the decision to approve/deny the application.
- h. Right to appeal: 1) applicant, 2) the City Commission, 3) neighborhood association where the application is located, or 4) the owner of any property within 200 feet of the subject property.

Infill/Redevelopment

1. Article 4 application (Infill Community Plans) and rezoning approvals processed concurrently.

Infill Community Plan includes Transect allocations, thoroughfare assemblies, public frontages, civic functions, etc.

- a. Infill Community Plan prepared with neighborhood input.
- b. Infill Community Plan and rezoning application submitted to CRC/Planning and Development Services.
- c. CRC and Staff review and recommendations.
- d. Planning Commission review of rezoning application with recommendation to City Commission.
- e. City Commission approval or disapproval of Infill Community Plan and rezoning application.

2. Article 5a and 5b applications follow Article 4 approvals.

Article 5a plans include building disposition, building configuration, building function, parking, and density calculations. Article 5b plans include architectural standards, landscape standards, signage standards and ambient standards.

- a. Submit Article 5a application to CRC.
- b. Notice to owners of property within 200 feet of the subject property, all Registered Neighborhood Associations whose boundary include the subject property, or are adjacent to the neighborhood the subject property is located in.
- c. CRC review and approval of Article 5a plan.
- d. Submit Article 5b application to CRC.
- e. Notice to owners of property within 200 feet of the subject property, all Registered Neighborhood Associations whose boundary include the subject property, or are adjacent to the neighborhood the subject property is located in.
- f. CRC review and approval of Article 5b plan.

- i. Appeals of the CRC's decision on Article 5a or 5b applications may be taken to the City Commission by filing notice with the Planning Director within 10 days of the decision to approve the application.
- g. Right to appeal: 1) applicant, 2) the City Commission, 3) neighborhood association where the application is located, or 4) the owner of any property within 200 feet of the subject property.

Platting

- 1. Preliminary Plat
 - a. Submit to Planning and Development Services.
 - b. Staff review and recommendation.
 - c. Planning Commission review and approval.
 - d. City Commission acceptance of dedications and easements.
- 2. Final Plat
 - a. Submit to Planning and Development Services.
 - b. Staff review.
 - c. Planning Director approval.