City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

TA-12-27-07
Environmentally Sensitive Areas

Current Features:

1. Floodways, 100 yr
2. Floodplain, outside floodway, 100 yr
3. Jurisdictional Wetlands
4. Stream Corridors
5. Stand of mature Trees
6. Individually Significant Trees
7. Prominent Geographic Features with Rocky Outcroppings
8. Archaeological and Historical Sites

Revised Features:

1. Floodways, 100 yr
2. Floodplain, outside floodway, 100 yr
3. Jurisdictional Wetlands (Wetlands)
4. Stream Corridors (Streams and their Corridors)
5. Stand of mature Trees (Woodland Areas)
6. Individually Significant Trees
7. Prominent Geologic Features with Rocky Outcroppings
8. Archaeological and Historical Sites
9. Prairie remnant of one acre or larger
10. Steep Slopes

Changes being proposed with this amendment:

Applicability:

Current

Development in Single- and Multi-Dwelling Residential Zoning Districts.

Proposed

Development in all Zoning Districts except as exempted.

Changes being proposed

with this amendment:

Exemptions:

Current

Properties with environmentally sensitive areas on less than 5%.

Proposed

1. Utilities and infrastructure. Requires a written request for an exemption which can be approved by the Planning Director.

2. Existing single and duplex residences.

3. Existing subdivisions for single and duplex residences.

Changes being proposed with this amendment:

Purpose:

Current

None listed.

Proposed

Protect sensitive natural and historic features as City meets its urban development goals.

Changes being proposed

with this amendment:

Items to consider:

Current

None listed.

Proposed

Specific circumstances surrounding each application including types and amounts of sensitive areas present and special constraints to development.

Changes being proposed with this amendment:

Sensitive Area Site Plan:

Current

States that it is required.

Proposed

States that it is required and includes

- Procedure, and

- Information to be included.

Changes being proposed with this amendment:

Non-compliant Development Activity:

Current

Not addressed.

Proposed

Addressed with restoration requirements.

Changes being proposed with this amendment:

Development options:

Current

Depends on amount of environmentally sensitive areas present:

5% to 15% of site :
Cluster or Planned Development

More than 15% of site :
Planned Development.

Proposed

Traditional (platting/site plan), **Cluster or Planned Development.**

Changes being proposed with this amendment:

Protection Required :

Current

Cluster Development:
Greater of the sum of the difference in the lot sizes or 10% of the total site area.

Planned Development:
Greater of 20% of total area or 300 sq. ft. for each dwelling unit.

Proposed

Traditional:
Up to a maximum of 30% of the site unless Critical Features are present. 100% of Critical Features must be protected.

Cluster and Planned Development:
same as current.

Changes being proposed with this amendment:

Mitigation:

Current

Not an option.

Proposed

If a review of the Sensitive Areas Site Plan and proposed development indicates that it is not possible or reasonable to protect the required amount of sensitive areas, a mitigation plan may be submitted to the Planning Commission for review.

Changes being proposed with this amendment:

Modifications:

Current

None.

Proposed

Applicant may request modification from the area required to be preserved or a change in the hierarchy ranking of protected features from the Planning Commission. (unless the features are critical features.)

Changes being proposed with this amendment:
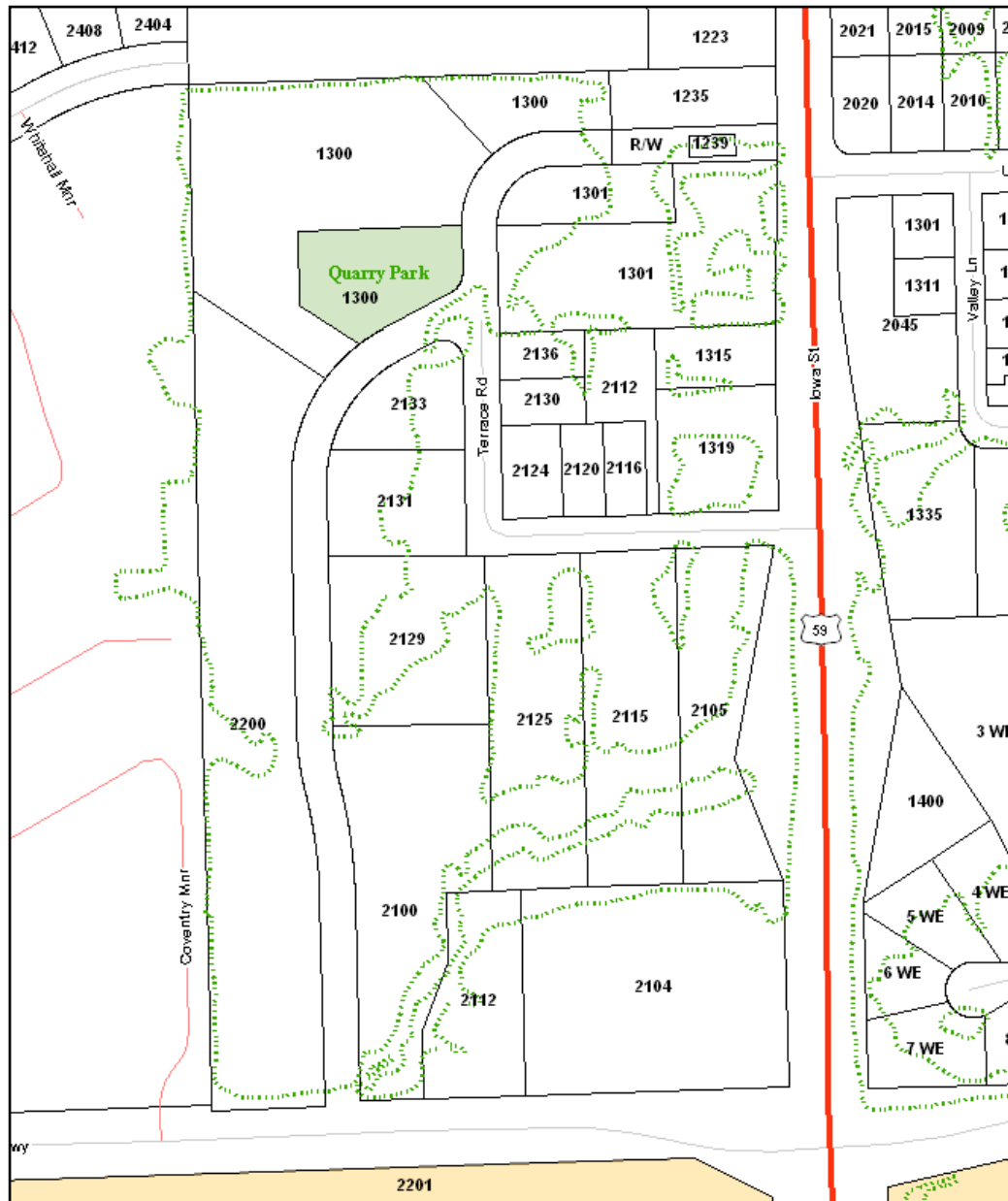
Appeals:

Current

None.

Proposed

Planning Director's decision on sensitive area site plan may be appealed to the City Commission.

Planning Commission's decision on mitigation and modification requests to City Commission.

Modifications to critical sensitive areas are possible only as appeals to the City Commission.

Baseline Map
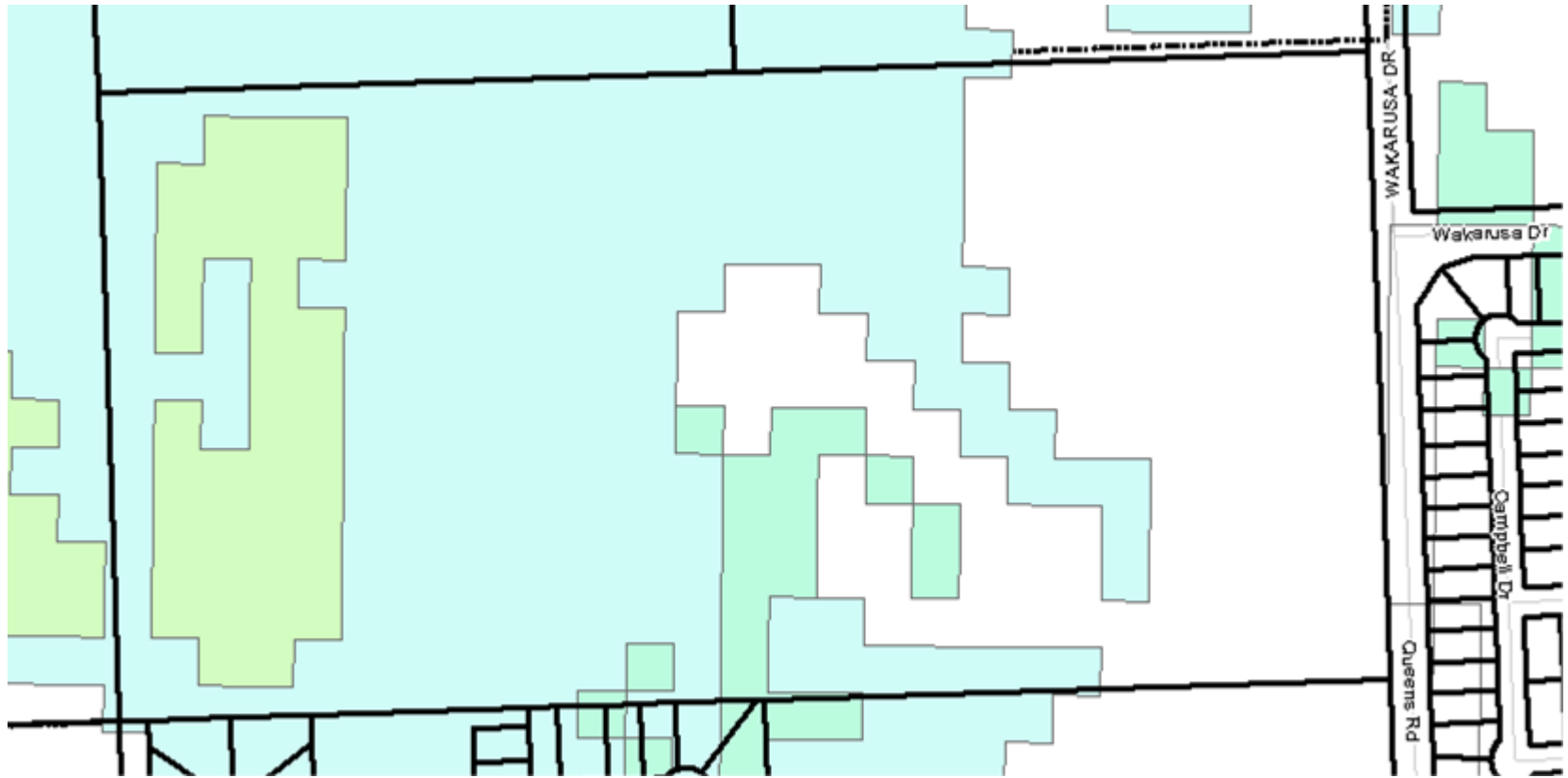
Woodland Area

Planemetrics

Example of maps/resources used to determine presence of environmentally sensitive areas.
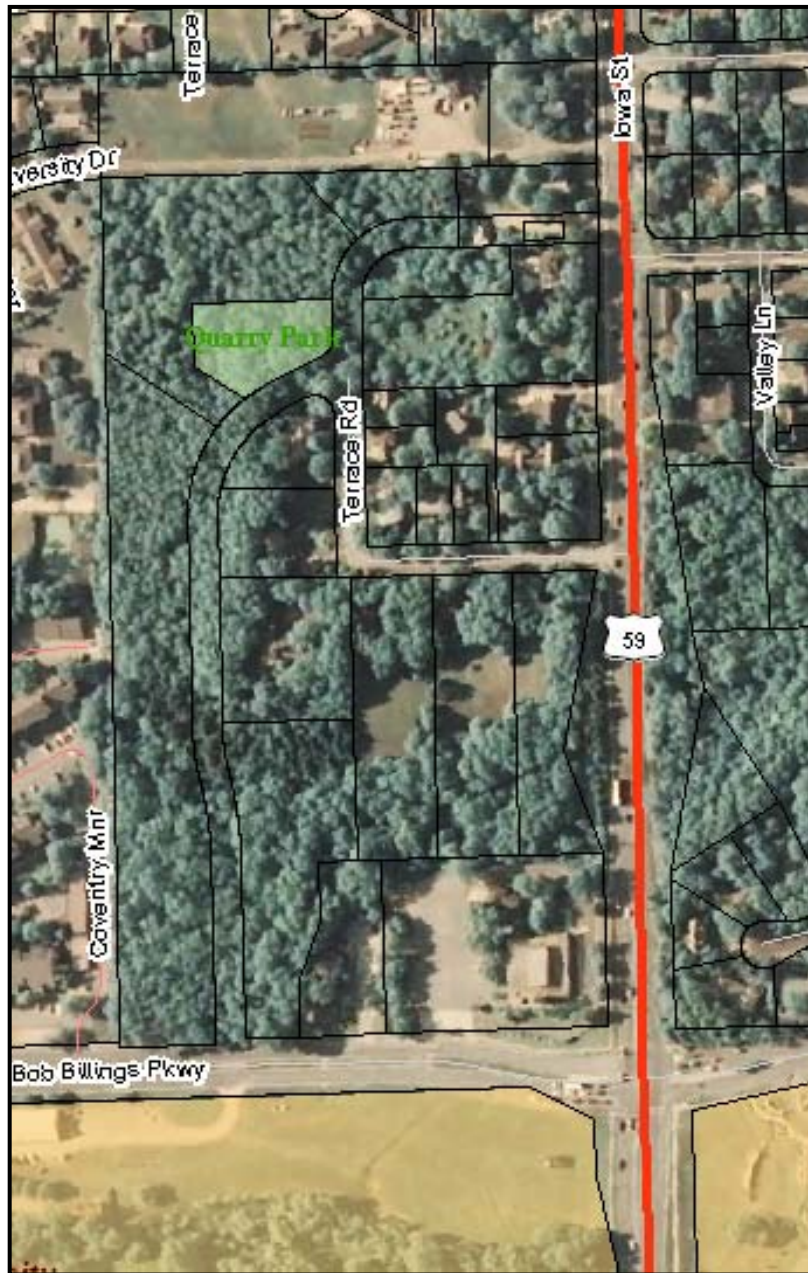
Baseline Map

Woodland Area

NAIP

(National Agricultural Imaging Program)

Example of maps/resources used to determine presence of environmentally sensitive areas.
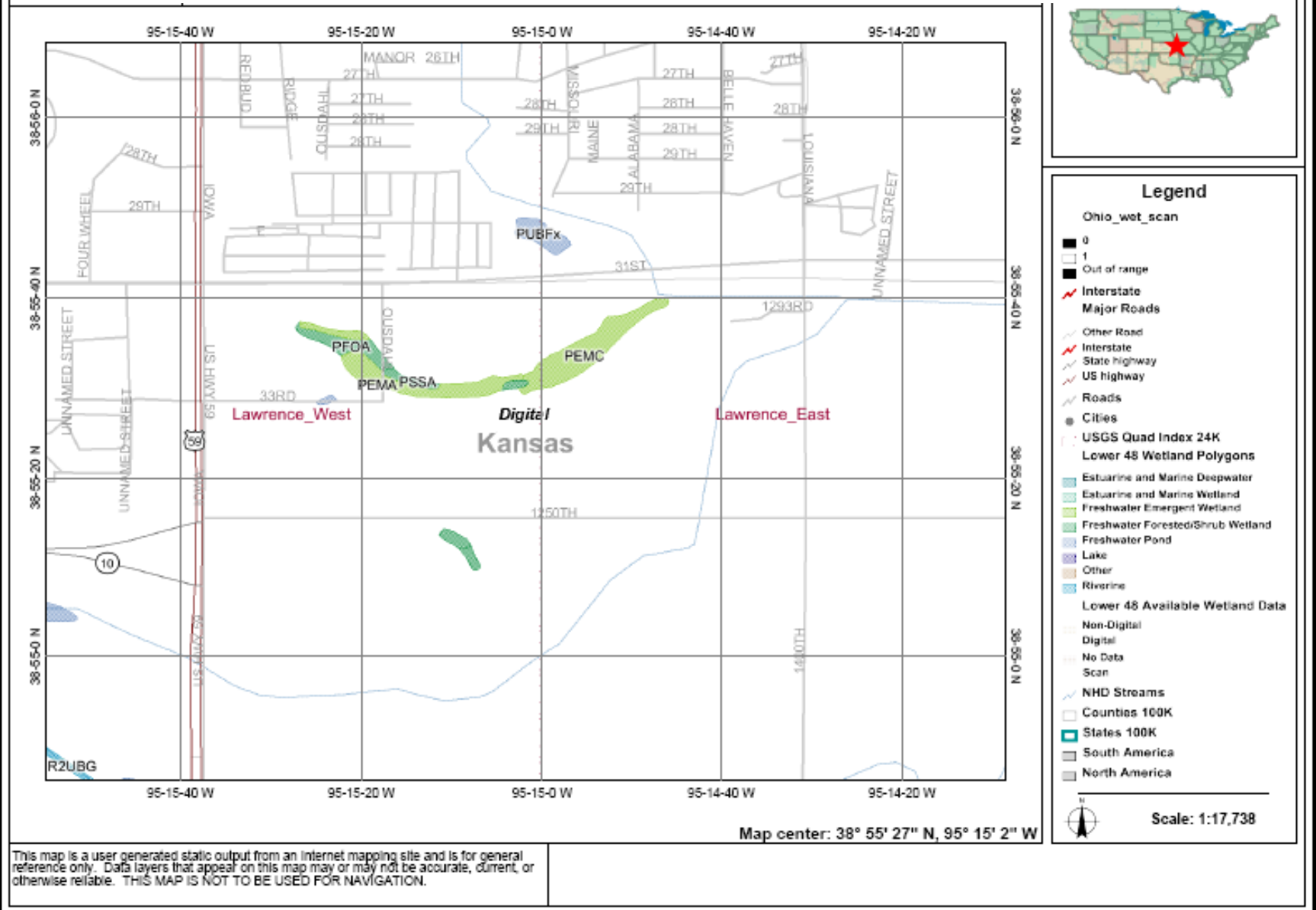
Links parcel. Map showing the LandCover imagery from DASC

Example of maps/resources used to determine presence of environmentally sensitive areas.
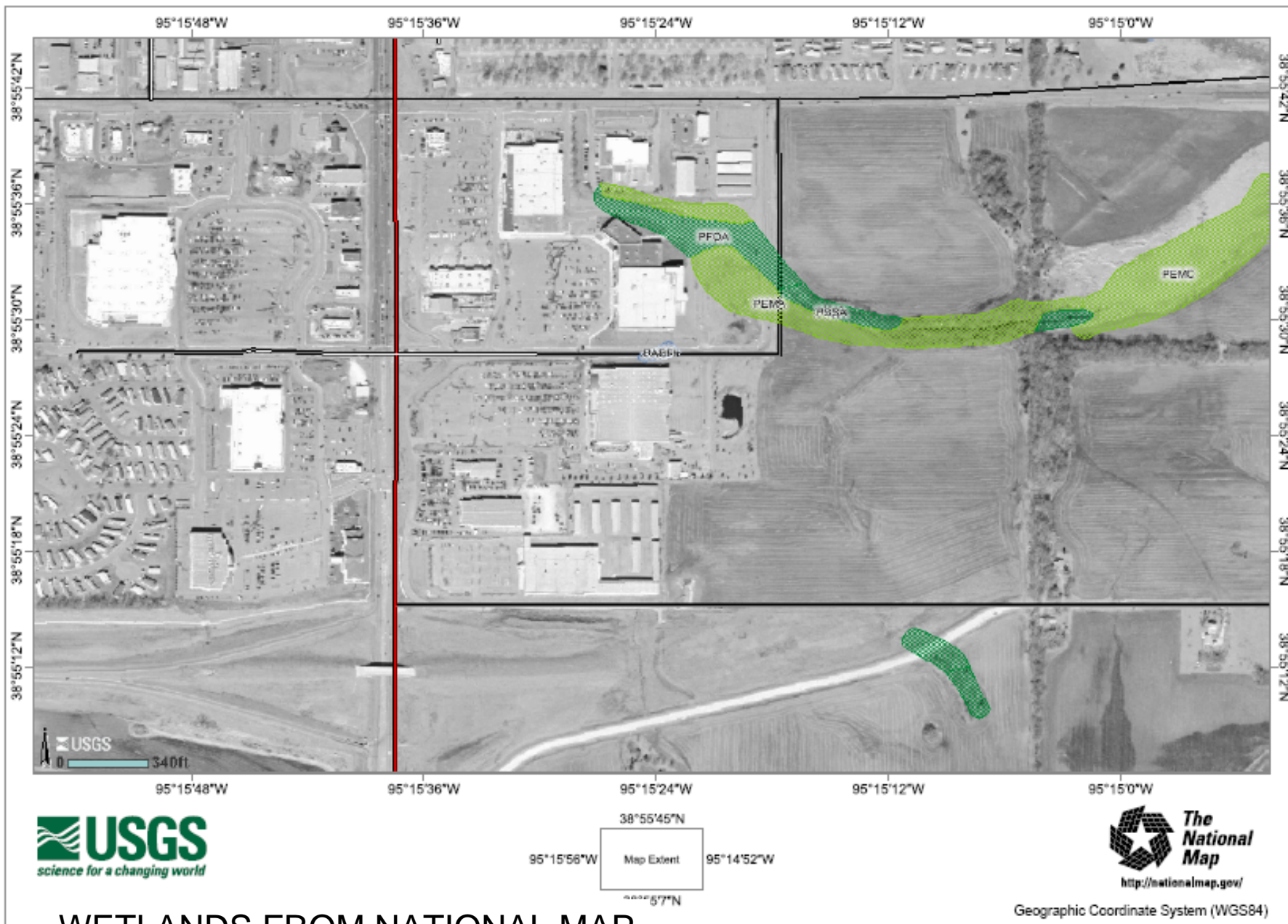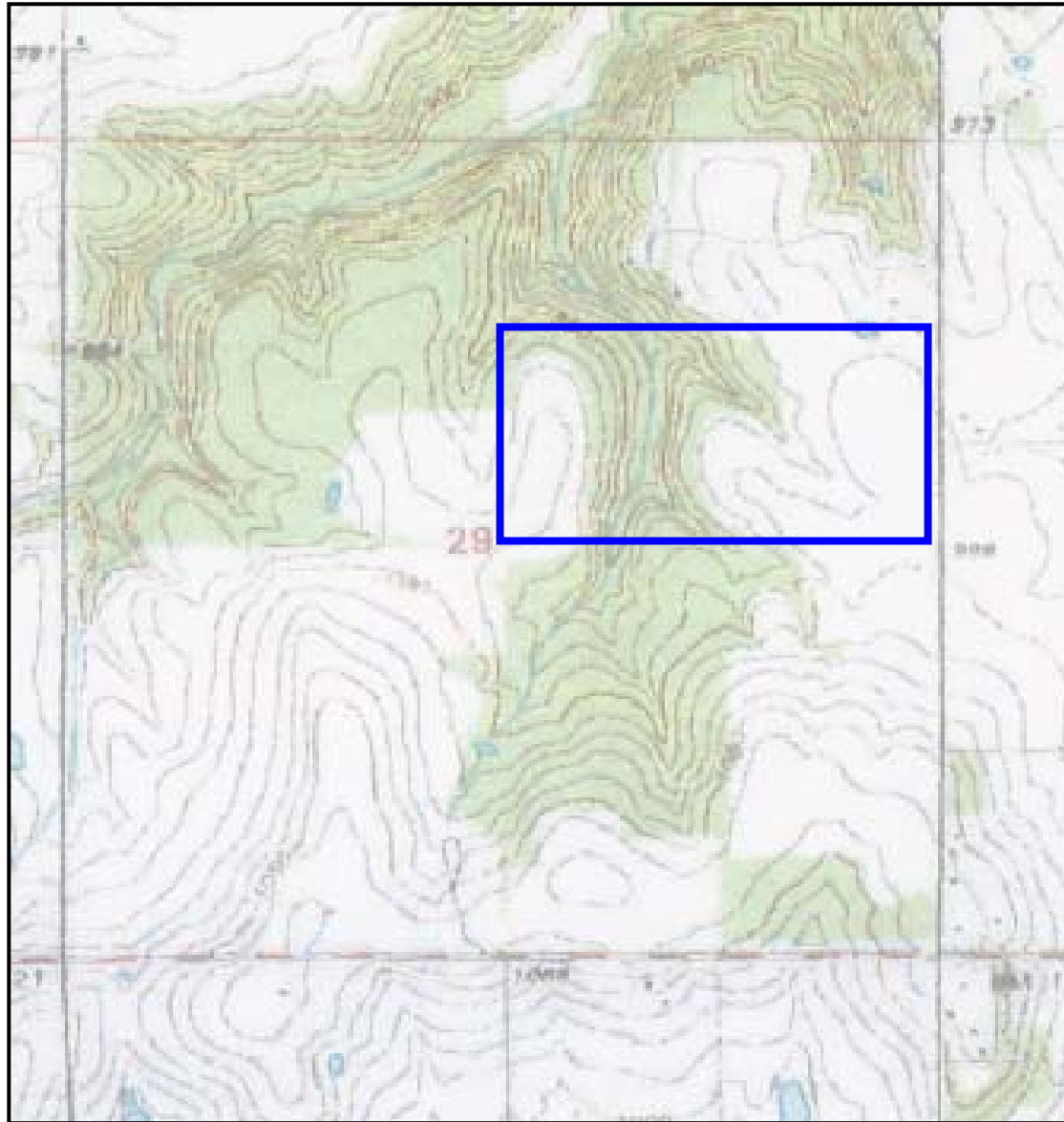
Overlay of landcover map on aerial of Links property.

Example of maps/resources used to determine presence of environmentally sensitive areas.

Wetland, from National Inventory Wetland Map

Map center: 38° 55' 27" N, 95° 15' 2" W

Scale: 1:17,738

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Legend

Ohio_wet_scan
- 0
- 1
- Out of range

Interstate

Major Roads
- Other Road
- Interstate
- State highway
- US highway

Roads

Cities

USGS Quad Index 24K

Lower 48 Wetland Polygons
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Lower 48 Available Wetland Data
- Non-Digital
- Digital
- No Data
- Scan

NHD Streams

Counties 100K

States 100K

South America

North America

Example of maps/resources used to determine presence of environmentally sensitive areas.

WETLANDS FROM NATIONAL MAP

Example of maps/resources used to determine presence of environmentally sensitive areas.
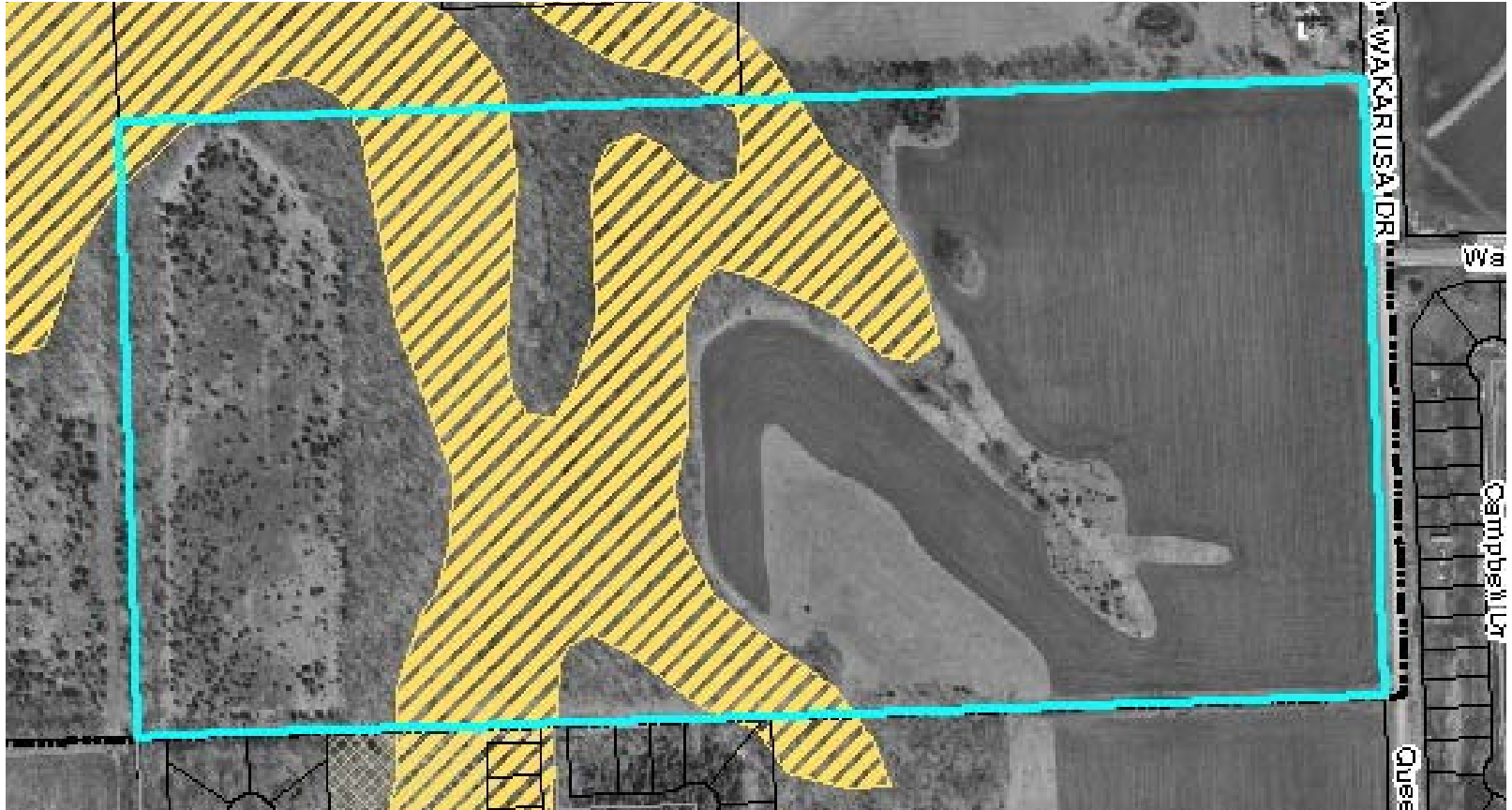
USGS Quad Map for Section 29, Links location outlined in blue.

Example of maps/resources used to determine presence of environmentally sensitive areas.

Slopes greater than 15%. From City GIS map.

Example of maps/resources used to determine presence of environmentally sensitive areas.

Changes being proposed with this amendment:

1. Provide more precise definition of environmentally sensitive areas and include a list of resources used.

2. Provide a ranking of environmentally sensitive areas with required protection .

3. List exemptions.

4. Define Sensitive Area Site Plan and outline process.

5. Define 'non-compliant development activity' and list measures.

6. Provide additional development options. (Planned development and cluster, but also including traditional zoning and platting and site planning).

7. Allow modifications to provide developmental flexibility .

EXAMPLE

Step 1: Sensitive Area Site Plan→ identify and rank env. sensitive areas

Stream from USGS Quad Map and its corridor. ('Critical')

EXAMPLE

Step 1: Sensitive Area Site Plan→ identify and rank env. sensitive areas

Steep slopes from City GIS Map. ('Desirable' to 'Critical' depending on grade).

EXAMPLE

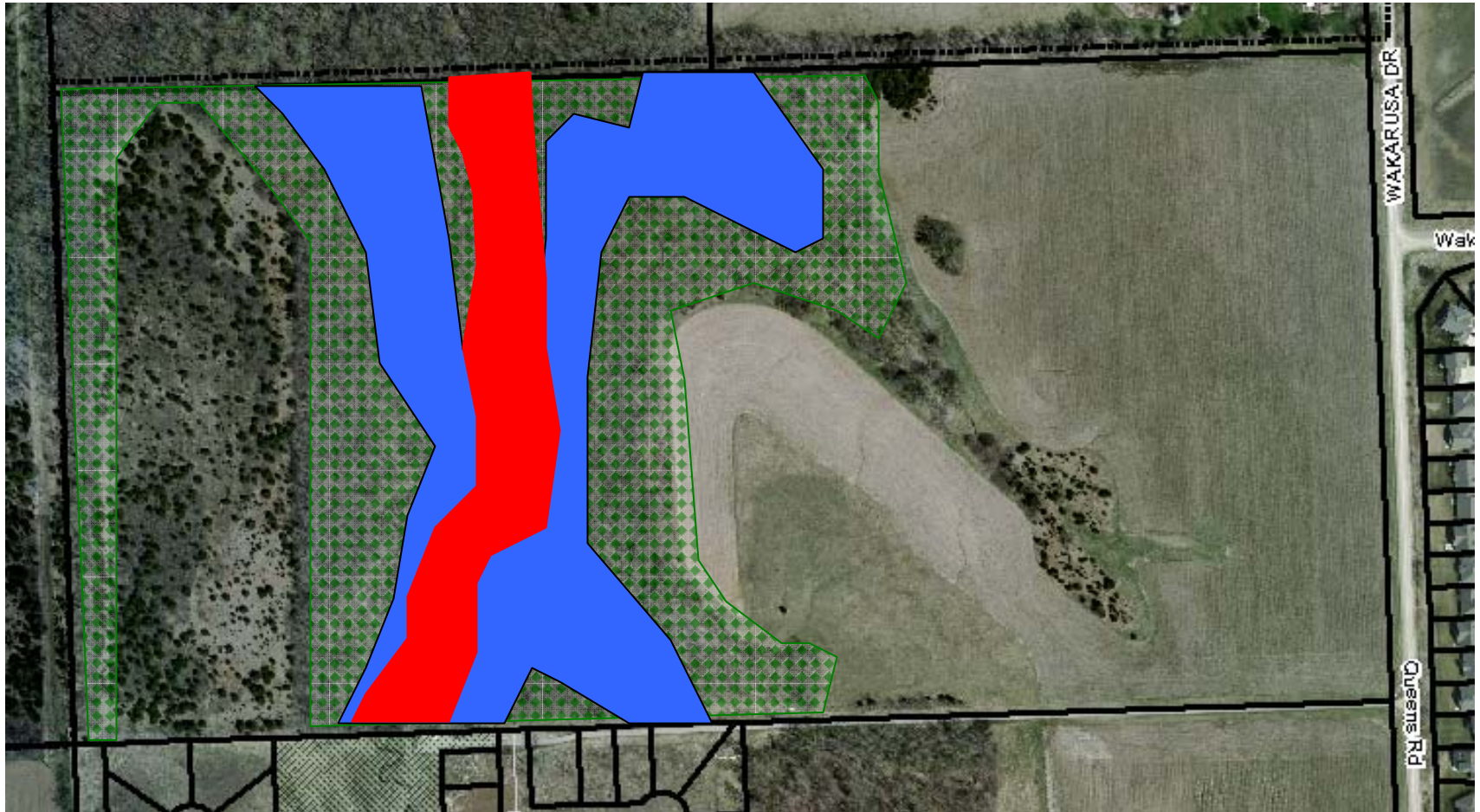**Step 1: Sensitive Area Site Plan→ identify and rank env. sensitive areas**

Woodland Area, from the NAIP, DASC Land Cover Imagery, and City GIS aerials.

EXAMPLE

Step 1: Sensitive Area Site Plan→ identify and rank env. sensitive areas
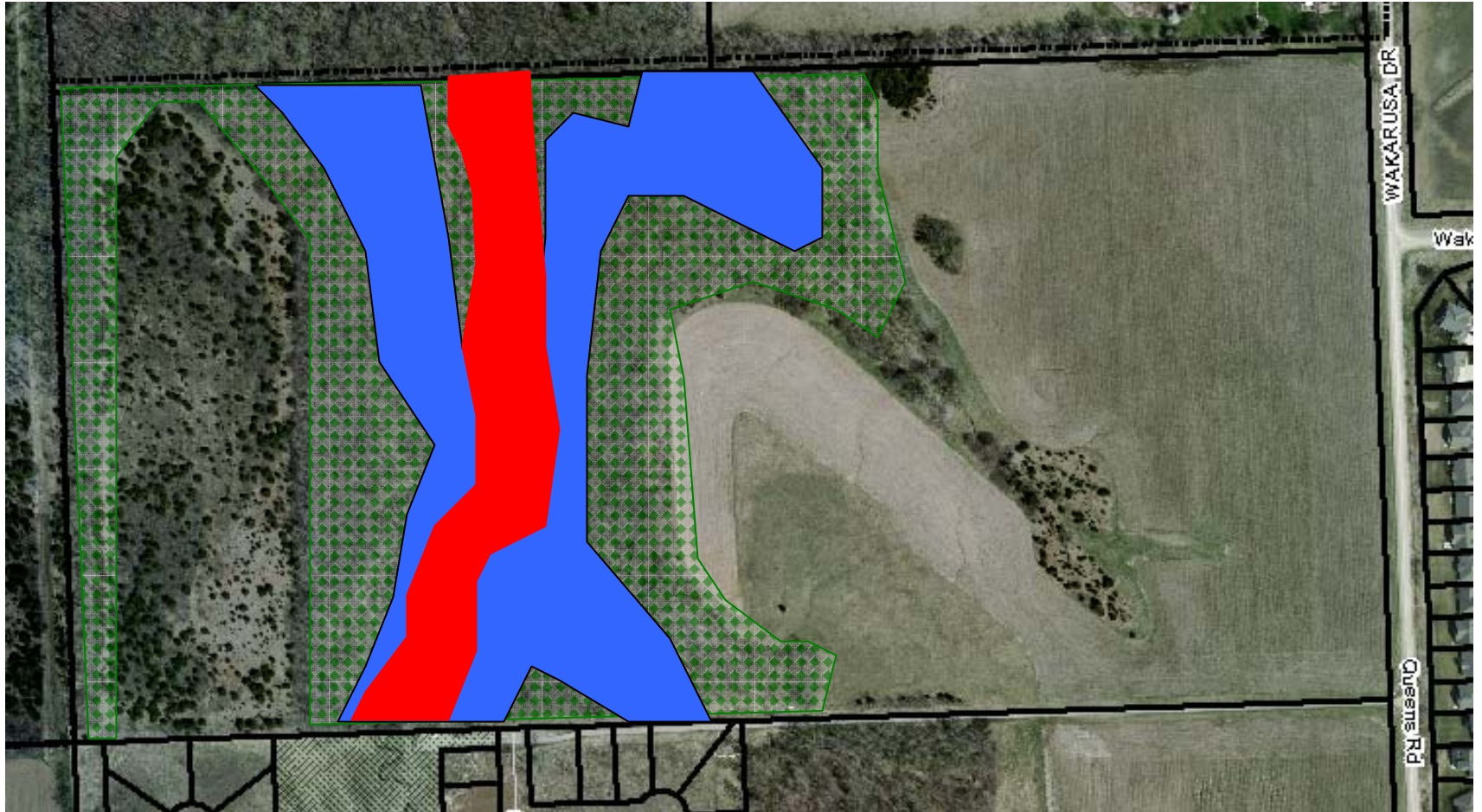

Red area is 'critical'-stream and corridor. 100% protection (unless waiver from Stormwater Engineer).

Blue area is 'important'-steep slopes and woodland occurring together.

Green checked area is 'important'-woodland-connected to larger woodland.

EXAMPLE

Step 2: Determine which areas shall be protected.

This will depend in part of the development proposal. Up to a maximum of 30% of a site may be protected, unless critical areas exist in excess of 30% (100% of critical areas must be protected).

Improvements with the proposed text amendment:

1. **More options for developers—greater flexibility**

2. **Clearer standards for identification of environmentally sensitive areas**

3. **Sensitive Area Site Plan process defined, and ranking system of environmentally sensitive areas established**

4. **Modification provisions, including variances and appeals, provided**

5. **Measures for non-compliant development activity**

6. **List of exemptions**

7. **Statement of purpose and objectives**