

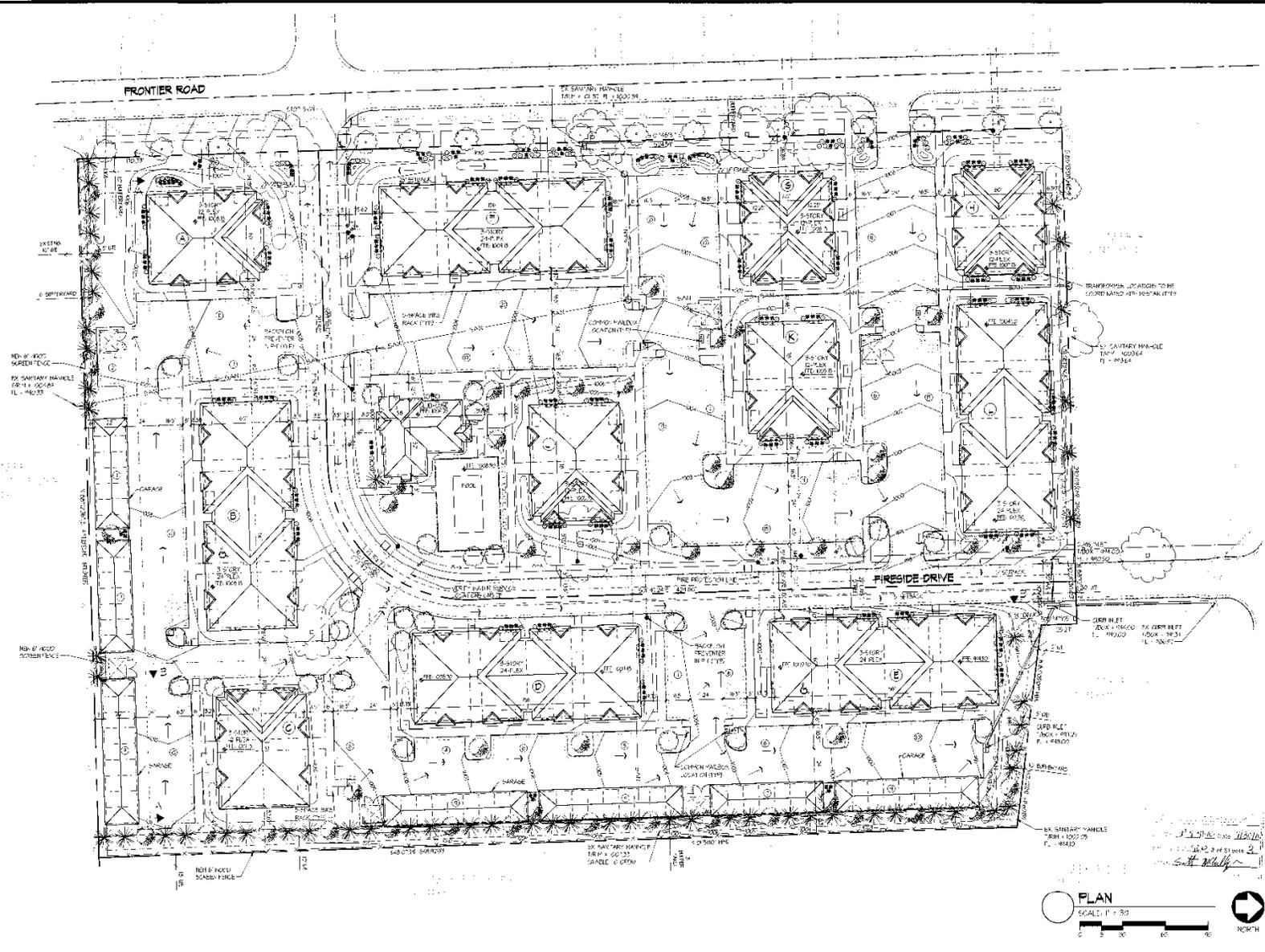


City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

*TA-4-6-11*

*Revisions to Article 10 and 17 to  
include 'Synthetic Turf' as a  
landscaping material*

*June 22, 2011  
Planning Commission*



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**APARTMENTS AT FRONTIER ROAD**  
**SITE PLAN**  
—LAURENCE, KANSAS

PROJECT # 2670  
OCTOBER 4, 2004

RELEASE:	DATE:
10	02/08
11	12/08
12	3/5/02
13	5/8/02
14	8/30/02
15	3/27/02



## **Landscape Note 4.3**

ALL TURF AREAS TO BE SEEDED WITH DROUGHT TOLERANT GRASS, EXCEPT FOR AREAS BEHIND THE CARPORTS AND GARAGES WHICH WILL BE LANDSCAPED WITH NON-TURF PERVIOUS MATERIALS.



# REVIEW CRITERIA FOR TEXT AMENDMENT

Section 20-1302(f)

1. Whether the amendment corrects an error or inconsistency in the Development Code or meets the challenge of a changing conditions;  
and
2. Whether the amendment is consistent with the comprehensive plan and the stated purpose of the Development Code.

## Compliance with *Horizon 2020*

“Encourage the use of high quality materials in the construction of screening and landscape areas to decrease long-term maintenance costs”.

- high quality construction materials

## Compliance with *Horizon 2020*

“Natural vegetation and large mature trees in residential areas add greatly to the appearance of the community as a whole and should be maintained”. (Policy 5.1, page 5-19)

“Site design and building features shall be reflective of the quality and character of the overall community and incorporate elements familiar to the local landscape”. (page 6-2)



# Purpose of Landscaping

## Section 20-1001 Development Code

“To maintain the City’s quality, heritage and character by enhancing its visual appearance.”

“To enhance environmental conditions by providing shade, air purification, oxygen regeneration, groundwater recharge, filtering of stormwater runoff, abatement of noise, glare and heat.”

## CODE REQUIREMENTS FOR LIVING OR NATURAL LANDSCAPING

<b>Landscape Material Standards 20-1009 (b) Artificial Plants</b>	<b>No artificial</b> plants or vegetation may be used to meet any standards of this section.
<b>Landscape Material Standards 20-1009 (e)(3) Grass Seed and Sod</b>	Turf areas shall be planted with species suitable as permanent lawns in Lawrence. Turf areas may be sodded or seeded.
<b>Installation, Maintenance and Replacement 20-1010(a)(2)</b>	All landscape material, including trees, plant material and structural elements, shall be in place and healthy prior to issuance of a final Certificate of Occupancy. The Planning Director may authorize issuance of a temporary Certificate of Occupancy prior to installation of required landscaping, when seasonal conditions render installation impractical.
<b>20-1701 Definitions Landscape Material</b>	Such <b>living</b> material such as trees, shrubs, ground cover/ vines, turf grasses, and non-living material such as: rocks, pebbles, sand, bark, brick pavers, earthen mounds (excluding pavement), and/or other items of a decorative or embellishing nature such as: fountains, pools, walls, fencing, sculpture, etc.
<b>20-1701 Definitions Landscaping</b>	Any combination of <b>living</b> plants such as trees, shrubs, plants, vegetative ground cover or turf grasses....
<b>20-1701 Definitions Ground Cover</b>	<b>Living</b> landscape materials or <b>living</b> low-growing plants other than turf grasses, installed in such a manner so as to provide a continuous cover of the ground surface and which, upon maturity, normally reach an average maximum height of not greater than 24 inches.

### LANDSCAPING PRACTICES COMPARISON CHART:

	Synthetic Turf	Low Maintenance Landscaping	Traditional Lawn
Low water usage			
No Pesticide usage			
No Fertilizer			
No mowing			
Pervious			
Filters pollutants			
Provides Habitat			
Provides Oxygen			
Absorbs Carbon Dioxide			
Reduces Heat Island			
Adds to Heat Island			

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## **Staff Recommendation:**

**Staff recommends denial of the requested amendment, TA-4-6-11, to allow synthetic turf as a landscape material but recommends that 'low maintenance' landscaping be utilized to meet the need for more sustainable landscaping practices.**