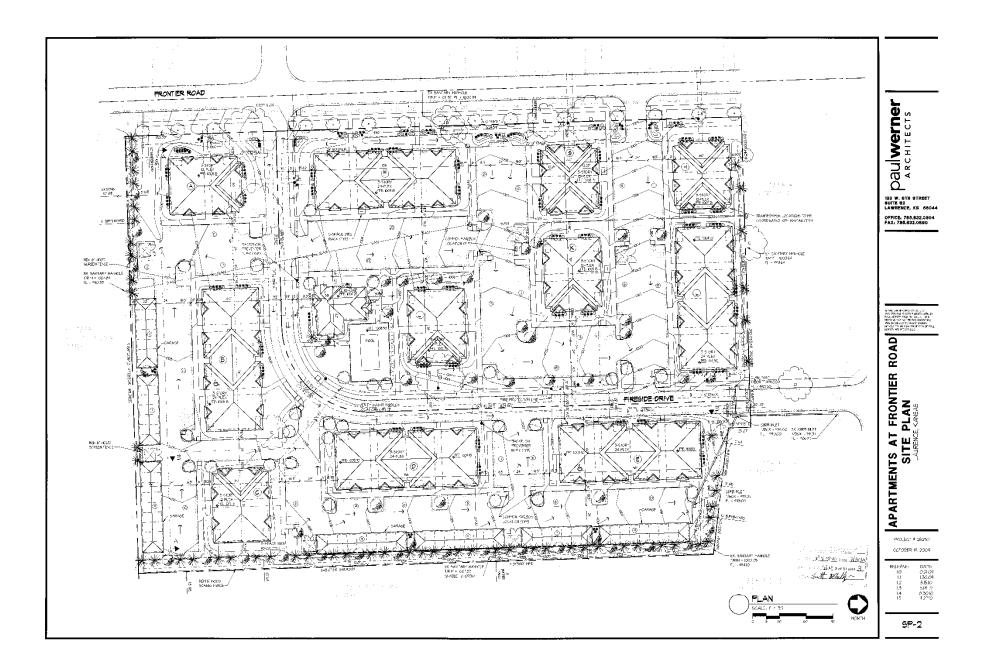
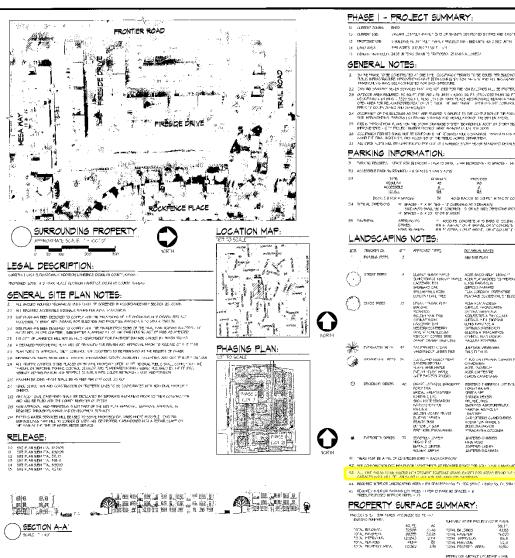


TA-4-6-11

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

June 22, 2011
Planning Commission





SECTION B-B'

HASE I - PROJECT SUMMARY:	PHASE II - PROJECT SUMM
(APPRIT ZCHR); RH22	LI GURRENT ZOLING: RHG2
CLERRENT USE: VACANT LISTAMEN FAMELY (SIZE OF THILLINGS DESTROYED BY FIRE AND EXISTING APARTMENT)	12 CLEREN LOF. MULTIFRAMIN
PROPOSED USE: (1) SULLING, 96 SH 1 MLT 1 WHILT PROJECT (48 - BBD DATS 43-1 SEZ JATS)	1.3 PROPOSED I/F: a BULDING-46 Drift NUTL-EAY LY PROJECT
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PARKING INFORMATION:

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PROPERTY SURFACE SUMMARY:

Michael Site Ball notes modedates to the self-basting seminary.

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LANDSCAPING NOTES:

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- 4.9. REQUEST: BETRICK JANUAGARNO MEA 142 SHACESMO SQUET, FER SHACE 526C SQUET, 5722 SQLET, FRANKIND
- 4.4. PROJECT IN POSC SARCING LOT I RELET THE REPORT OF PARK NOT SPACES ~ 5 . There is projected in project to the ~ 1

PROPERTY SURFACE SUMMARY:

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TOTAL IMPERVOIG	17150	2841	TOTAL INSTRUYOUS	11540% 250.
TOTAL PURPLES	46.25c	LCS	TOTAL PSP/(IOUS)	52555 1.20
TOTAL PROFERRY AREA:	165,381	3.868	TOTAL PROPERTY AREA.	165,161 3.200

OVERALL STE PLACE I I PLACE II IN PERVICING SIMPLICE DECHEASE - 2.00

9 9-51-10 . But 915/10 Sect a pl Steers 3 att Wally

Daulwerner Architects $\boldsymbol{\sigma}$

123 W. BTH STREET BUITE B2 LAWRENCE, KS #8044 OFFICE, 785.632.0804 FAX: 785.832.0880

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1860 PCT = 26000 OCTOPER 4 2009

RELEASE 8.30 C4 5.15.10

SP-I

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				
Landscape Material Standards 20-1009 (b) Artificial Plants	No artificial plants or vegetation may be used to meet any standards of this section.			
Landscape Material Standards 20-1009 (e)(3) Grass Seed and Sod	Turf areas shall be planted with species suitable as permanent lawns in Lawrence. Turf areas may be sodded or seeded.			
Installation, Maintenance and Replacement 20-1010(a)(2)	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.			
20-1701 Definitions Landscape Material	Such living 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.			
20-1701 Definitions Landscaping	Any combination of living plants such as trees, shrubs, plants, vegetative ground cover or turf grasses			
20-1701 Definitions Ground Cover	Living landscape materials or living 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.			

L	ANDSCAPING PRACTICE	S 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	✓		

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.



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.