

## Fact sheet for planning levels

Planning level

Type of plan

Local

Urban development plan

Planning system of Croatia						
Planning level	Planning instrument	Content of plan	Legal basis	Policy maker	Legal impact	Scale
National	Spatial Development Strategy of the Republic of Croatia	Strategic directions for national spatial development	Physical Planning Act	National parliament	Non-binding, strategic	National
National	State plan for spatial development	Detailed regulation for projects and areas of national significance; sets guidelines for other areas	Physical Planning Act	National parliament	Legal act / subordinate regulation	National
National	Spatial plans of areas with special features	Detailed regulation for projects in national parks, nature parks and protected marine areas	Physical Planning Act	National parliament	Legal act / subordinate regulation	Area of national importance
National	Urban development plan of state significance	Detailed regulation for areas of state significance	Physical Planning Act	National government	Legal act / subordinate regulation	Local area of national significance
Regional	County spatial plan and spatial plan of the City of Zagreb	Detailed regulation for projects and areas of regional significance; sets guidelines for other areas (municipal level)	Physical Planning Act	Regional assembly / Assembly of the City of Zagreb	Legal act / subordinate regulation	Regional 1:100,000
Regional	Urban development plan of county significance	Detailed regulation for areas of regional significance	Physical Planning Act	Regional assembly	Legal act / subordinate regulation	Local area or regional significance
Local / municipal	Spatial development plan of a town or municipality	Sets detailed regulations for all projects within the municipality/town area and guidelines for areas where more detailed plans are mandatory	Physical Planning Act	Municipal or town council	Legal act / subordinate regulation	Local (municipal)
Local / municipal	General urban plan	Land use plan, mandatory for central settlements of major cities	Physical Planning Act	Municipal or town council	Legal act / subordinate regulation	Local
Local / municipal	Urban development plan	Detailed plans with building regulations, mandatory for undeveloped parts of an area intended for building and for areas scheduled for urban transformation or urban regeneration measures	Physical Planning Act	Municipal or town council	Legal act / subordinate regulation	Local

The image shows the cover of the 'URBANISTIČKI PLAN UREĐENJA LUŠTICA-CENTAR'. It features a map of the area and the title in bold letters. The cover is white with a green and blue header and footer. The title 'URBANISTIČKI PLAN UREĐENJA LUŠTICA-CENTAR' is prominently displayed in the center. Below the title, it says 'IZ OBLASTI: URBANISTIČKI'. At the bottom, there is a logo for 'URBANISTICA' and the text 'POSREDOVANJE U PROMETU NEPOKRETNOSTI'.

**Facts: Urban development plan for Lušćić-Centar (City of Karlovac)****Legal basis**

- Law on Spatial Planning (Official Gazette No. 153/13, 65/17, 114/18, 39/19, 98/19)
- General urban plan of Karlovac (Official Gazette of City of Karlovac No. 14/07, 6/11, 8/14, 13/19)

**Legal impact**

An urban development plan (*Urbanistički plan uređenja* – UPU) is the detailed plan that is obligatory for undeveloped parts of an area intended for building and for built-up parts of these areas scheduled for urban transformation or urban regeneration measures. The plan has the legal force and nature of subordinate regulation. It must be aligned with the spatial planning documents on the local level (spatial development plan, general urban plan).

**Competences**

The urban development plan is drawn up on a scale of 1:5000, 1:2000 or 1:1000, depending on the type and size of the area. It prescribes the detailed distribution of the area into distinctive spatial units given their intended purpose, the plots intended for building or for developing areas of public purpose and other detailed requirements.

The urban development plan for Lušćić-Centar was drawn up on a scale 1:1000.

**Content of the plan**

As with any other spatial plan, the urban development plan contains a graphical part, provisions for implementation (a legal norm regulating the requirements for implementation) and a textual part (that explains the planning provisions).

The graphical part contains the following:

0. Plan concept
1. Use and purpose of surfaces
2. Traffic/transport, street and utility infrastructure network
  - 2.1. Traffic/transport system
  - 2.2. Water management system
  - 2.3. Post, electronic communications and energy system
3. Conditions for the use, arrangement and protection of the surfaces of the area
4. Conditions for construction

**Appendices**

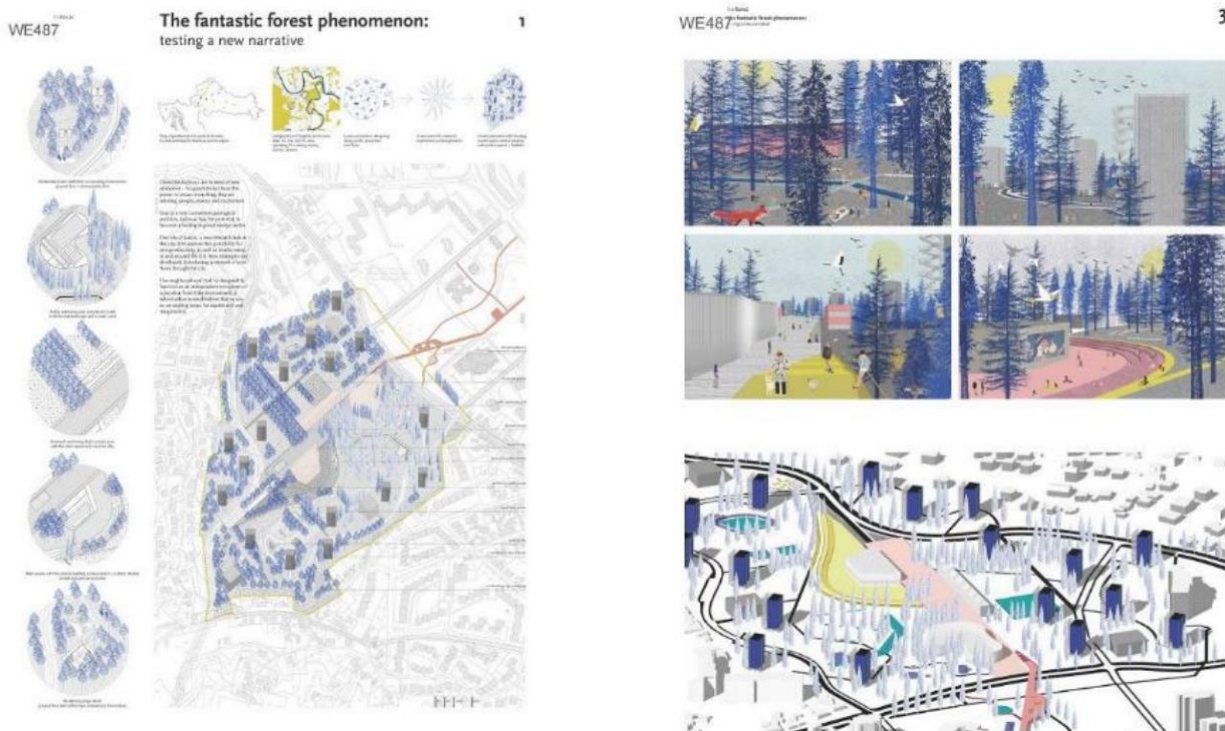
- Cartogram 1 - Urban context
- Cartogram 2 - Zoning of landscape areas

**Process, duration, participation**

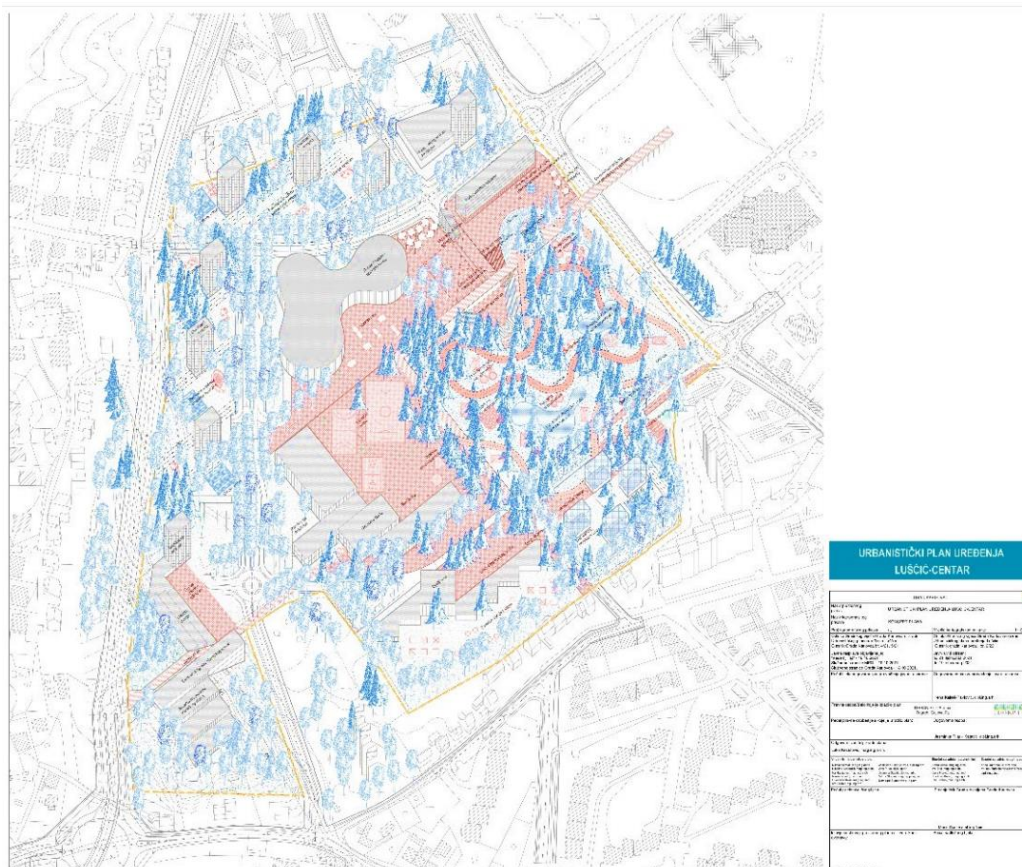
March - July 2019	International architectural competition EUROPAN 15: one of locations in Croatia was the site of former Lušćić military barracks in Karlovac
December 2019	Competition results announced: First prize in Karlovac awarded to 'The Fantastic Forest Phenomenon' by Hana Dašić, Iva Erić, Jana Horvat, Ria Tursan and Krešimir Renić (Hrvatska).
July - August 2020	Competition entries presented in an exhibition held in Karlovac
June 2020	A committee for drawing up planning documents on the basis of the results of the competition was formed (consisting of members of European Croatia, the City of Karlovac and representatives of the local architectural association)

26 November 2020	Early participation stage: public discussion about formulating the aims of the urban development plan (this was not obligatory by law, but was seen as necessary)
16 February 2021	Karlovac City Council adopted the Decision on the Drafting of the Urban Development Plan for Luščić-Centar Public tender to choose the authorised company to draft the plan.
21 October - 19 November 2021	Public debate on the proposed plan
February 2022	Karlovac City Council adopted the urban development plan for Luščić-Centar

## Details of the plan

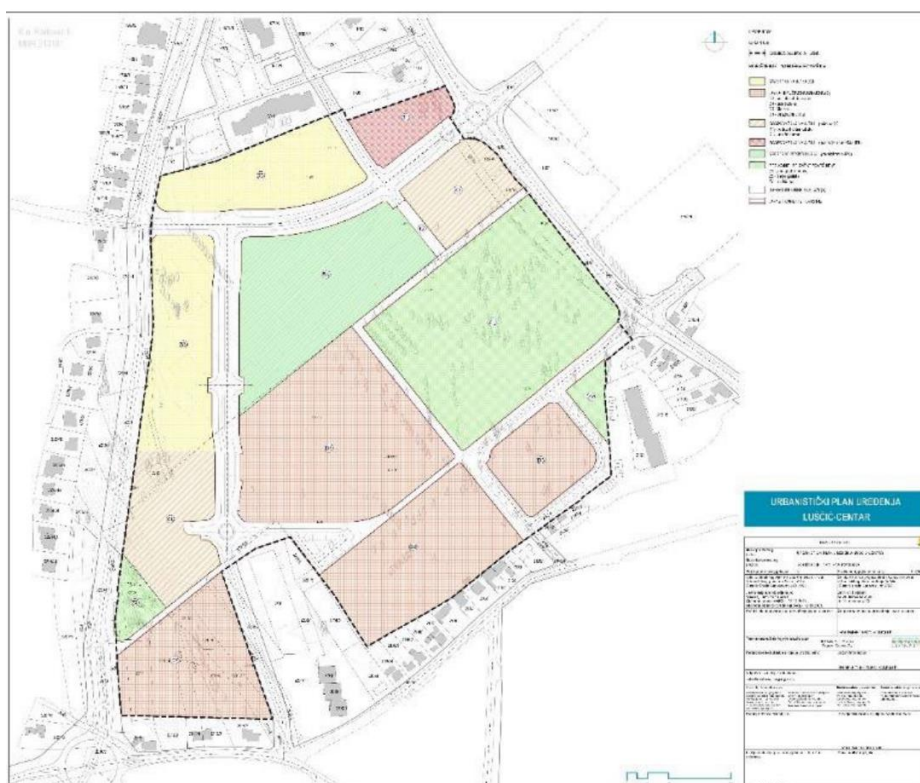


**Fig. 1: 2019 Competition entry (The Fantastic Forest Phenomenon)**

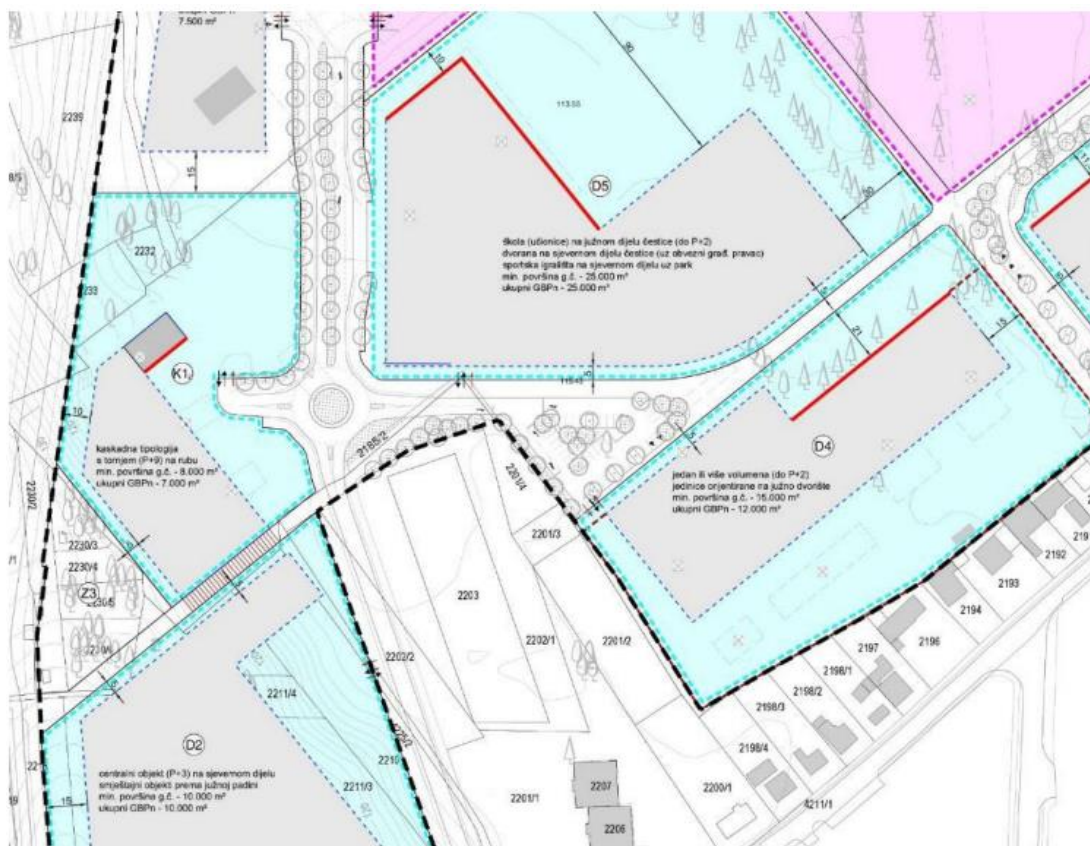


**Fig. 2: Urban development plan for Lušćić-Centar: Plan concept**





**Fig. 3:** Urban development plan for Lušćić-Centar: land use



**Fig. 4:** Urban development plan for Lušćić-Centar: Conditions for construction

## Characteristics

Karlovac is located 50 km southwest from Zagreb and is the 9th largest city in Croatia with 49,594 inhabitants (2021 census). It has a military and industrial past, and is facing a demographic and economic crisis characteristic of deindustrialised areas.

The urban core of Karlovac is the Star of Karlovac ('Zvijezda') dating from 1579. It is a valuable example of a Renaissance fortress, and represents the original function of Karlovac as a military town. The fortress was strategically located on the floodplain of four rivers in order to thwart the Ottoman army. This strategic position has formed the basis for the urban development of Karlovac, specifically its relationship between the city and nature.

Military barracks occupied the area of Luščić until the early 2000s, located on the central city axis that connects the historical core of Karlovac with 20th century developments ('New Centre') and onward towards the forested areas on the western perimeter of the city. At the time the plan was drawn up, the area of the former barracks was abandoned, and some buildings were in a dilapidated state and posed a danger for use.

According to the General Urban Plan of the City of Karlovac, the area of the former military barracks is intended as a city project area. The area is surrounded by the city districts of Luščić, Jamadol and Novi centar, which all lack public services (schools, kindergartens, etc.). So while some new housing was planned on the site, the transformation emphasised the creation of new public services for the wider area.

In 2019 the City of Karlovac decided to hold the EUROPAN 15 architectural competition for this area. The winning competition entry formed the basis for the urban development plan. From the beginning, preparing and creating the plan was a carefully managed process that involved a large number of participants (the City of Karlovac, European Croatia, expert drafters, the author's team, external collaborators, and the general public). Decision-making was based on an elaborative participatory process.

## Notes and links

City of Karlovac: <http://www.karlovac.hr>

European Europe: <https://www.euopan-europe.eu/en/>

European Croatia: <https://www.euopan.hr/>

Urban development plan for Luščić-Centar:

<https://www.karlovac.hr/urbanizam-zastita-okolisa/prostorni-planovi-92/vazeci-prostorniplanovi/urbanisticki-plan-uredjenja-luscic-centar/23039>