

# Memorandum

## City of Lawrence

### City Manager's Office

**TO:** David L. Corliss, City Manager  
Diane Stoddard, Assistant City Manager

**FROM:** Roger Zalneraitis, Economic Development  
Coordinator/Planner

**CC:**

**Date:** January 30<sup>th</sup>, 2009

**RE:** Update to available lot inventory

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This memo provides an update to the available residential lot inventory conducted on December 31<sup>st</sup>, 2007. The following analysis incorporates the building permits issued in 2008.

#### **Available Lots**

In January of 2008, a survey was conducted that looked at the number of residential lots platted since 1997 and their subsequent development. The survey found that, from 1997 to the end of 2007, almost 4,400 lots had been platted in Lawrence. Approximately 2,900 of those lots had been developed by the end of 2007. This equates to an average of 264 building permits per year over an 11 year period. By the beginning of 2008, about 1,500 of the platted lots remained for development, with 928 of these lots containing infrastructure (Table 1). Map 1 provides an overview of where residential lots are located in the City, by readiness for development, as of the end of 2007.

**Table 1**  
**Residential Inventory as of December 31st, 2007**  
*Lots Platted After January 1, 1997*

	Lots	Area (Acres)	Average Lot Size
No Infrastructure, No Dwelling Units	564	137.8	0.24
Infrastructure, No Dwelling Units	928	272.2	0.29
Infrastructure and Dwelling Units	2,899	570.0	0.20
Total Lots	4,391	980.1	0.22

## Lot Inventory in Lawrence as of January 2009

Including all single family lots regardless of when they were platted, in January 2009 there were 1,423 residential lots with infrastructure and available for development in Lawrence. About 1,060 of these available lots could be found in just 20 subdivisions. Four of these 20 subdivisions were in or near downtown and North Lawrence. However, in these four subdivisions near downtown, only 158, or 6.7%, of all residential lots were available for development. The remaining 16 subdivisions accounted for 906 of the available lots. Many of these subdivisions were platted after 1997:

**Table 2**  
**Top 20 Subdivisions for Available Lots**

Subdivision	Total Lots	Available Lots	Percent Available
<i><u>Downtown Lawrence</u></i>			
Original Townsite, Oread Addition	1,353	59	4.4%
North Lawrence & Additions	366	47	12.8%
Fairfax	210	28	13.3%
West Lawrence	425	24	5.6%
<i>Subtotal, Downtown Lawrence</i>	<i>2,354</i>	<i>158</i>	<i>6.7%</i>
<i><u>Other Subdivisions</u></i>			
Fox Chase South	273	126	46.2%
Monterey Bluffs	167	121	72.5%
Stonegate Four (IV) Addition	105	105	100.0%
Fall Creek Farms	122	99	81.1%
Westwood Hills	167	96	57.5%
Hutton Farms West No. 1	99	74	74.7%
Green Tree Subdivision	88	55	62.5%
Diamondhead	92	43	46.7%
Doolittle Subdivision	41	41	100.0%
Stoneridge North	57	29	50.9%
Mary's Lake Addition	40	26	65.0%
Lake Estates at Alvamar	35	23	65.7%
The Cove	30	21	70.0%
Monterey Subdivision No. 8	33	18	54.5%
Green Meadows No. 2 Subdivision	21	15	71.4%
The Reserve at Alvamar	65	14	21.5%
<i>Subtotal, Other Subdivisions</i>	<i>1,435</i>	<i>906</i>	<i>63.1%</i>
<b>Total Residential Lots, Lawrence</b>	<b>23,012</b>	<b>1,423</b>	<b>6.2%</b>
<b>Lots in Top 20 Subdivisions</b>	<b>3,789</b>	<b>1,064</b>	<b>28.1%</b>

Map 2 shows the location of these 20 subdivisions.

### Residential Permitting and Available Lots in 2008

The residential real estate market has been considerably slower in 2008 than it has been in prior years. Only 141 new residential building permits were issued in 2008, compared to an average of 264 permits per year over the last 11 years (see attached map for the location of where these permits were issued). Seventeen of these 141 permits have come on properties that were platted prior to 1997.

Within the subdivisions platted after January 1<sup>st</sup>, 1997, approximately 206 lots had infrastructure added in 2008. Residential areas with 351 additional proposed lots will have infrastructure by mid-2009:

**Table 3**  
**Residential Inventory Changes, 2008**  
*Lots Platted After January 1, 1997*

	Lots	Area (Acres)	Average Lot Size
Available Lots, Infrastructure, Jan 1	928	272.2	0.29
Lots Receiving Building Permits	124	25.6	0.21
<i>Sub-Total, Remaining Available Lots</i>	<i>804</i>	<i>246.6</i>	<i>0.31</i>
<i>Subdivisions with Infrastructure Added, 2008</i>			
Greentree Subdivision	55	11.6	0.21
Westwood Hills	65	17.2	0.27
Foxchase South	86	26.7	0.31
Infrastructure Added, Jan 1 - Jul 1	206	55.5	0.27
<i>Sub-Total, Current Available Lots</i>	<i>1,010</i>	<i>302.1</i>	<i>0.30</i>
<i>Subdivisions where Infrastructure will be Added in 2009</i>			
Oregon Trail	123	43.1	0.35
Fairfield Farms East	228	47.9	0.21
Infrastructure Available, Summer 2009	351	90.9	0.26
<b>Lots Available, End of Summer 2009*</b>	<b>1,361</b>	<b>393.0</b>	<b>0.29</b>

\* Pending filing and final approval of lots in Oregon Trail and Fairfield Farms

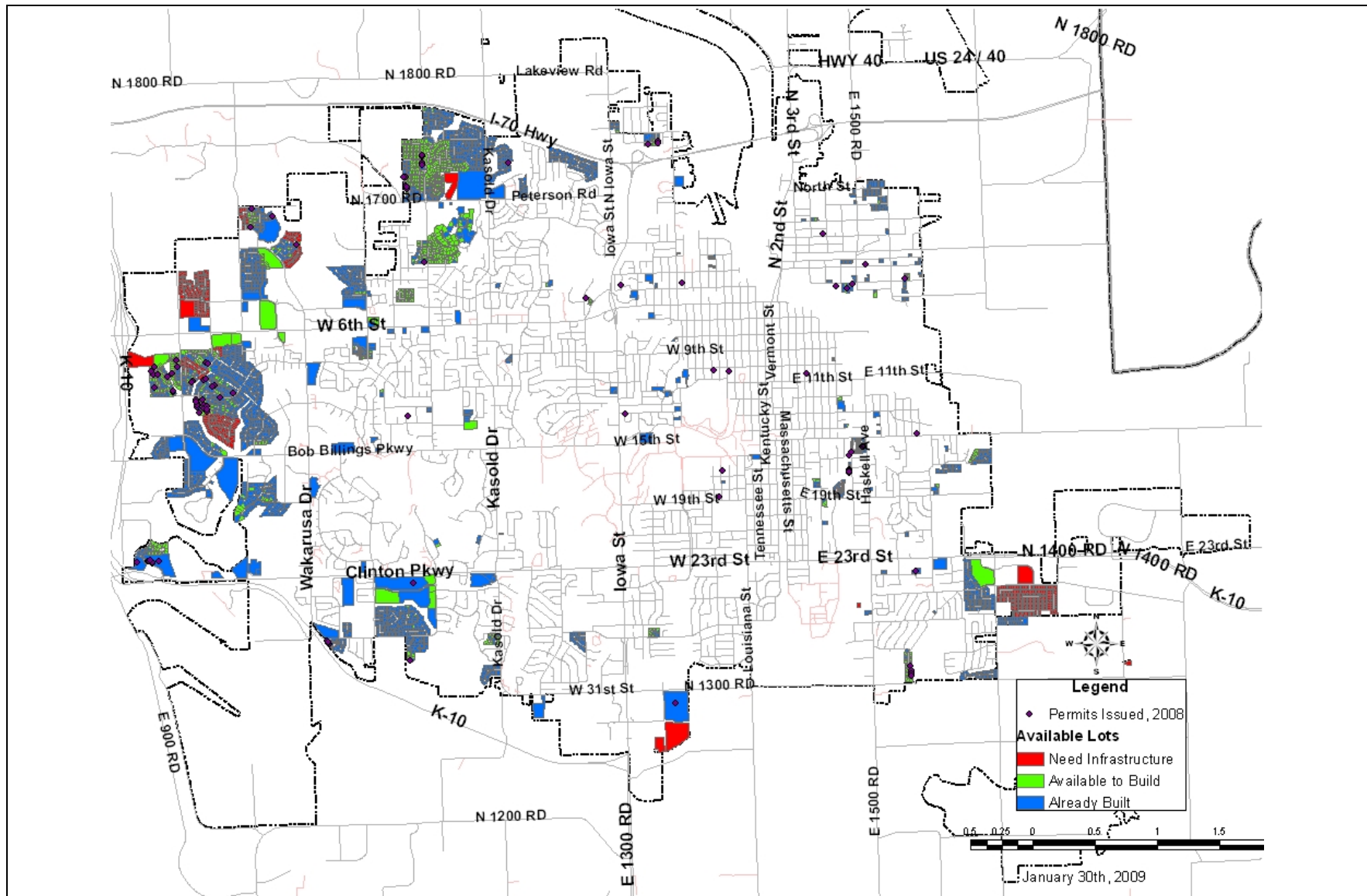
As a result, approximately 1,000 lots that have been platted since 1997 now have infrastructure and are available for development, and up to 1,360 lots will have infrastructure and be available for development by the end of next summer. It should be noted, however, that some of these 351 lots may not be available in 2009. Although they will have infrastructure, some developers have not provided final plats for their lots due to the economic slowdown.

At historical permitting rates of 264 lots per year, the 1,000 lots represents about 4 years of demand, while the 1,360 lots represent over 5 years of demand. At current permitting rates of about 125 lots per year, these 1,360 single family lots would represent about 11 years worth of demand.

It should also be noted that significant infrastructure work is nearing completion north of 6<sup>th</sup> Street (specifically, George Williams Way, Stoneridge, and Overland Drive). This infrastructure work will be completed in 2009. Once complete, these streets will make about 160 acres available for additional residential development. Final plats for much of this area have not yet been submitted. Typical single family home lots that have been platted since 1997 have been a little under a quarter acre in size (see Table 1). Assuming an average lot size, final plats may reasonably expect to contain more than 600 residential lots. At current permitting rates, this would add up to another five years worth of supply to the residential lot inventory.

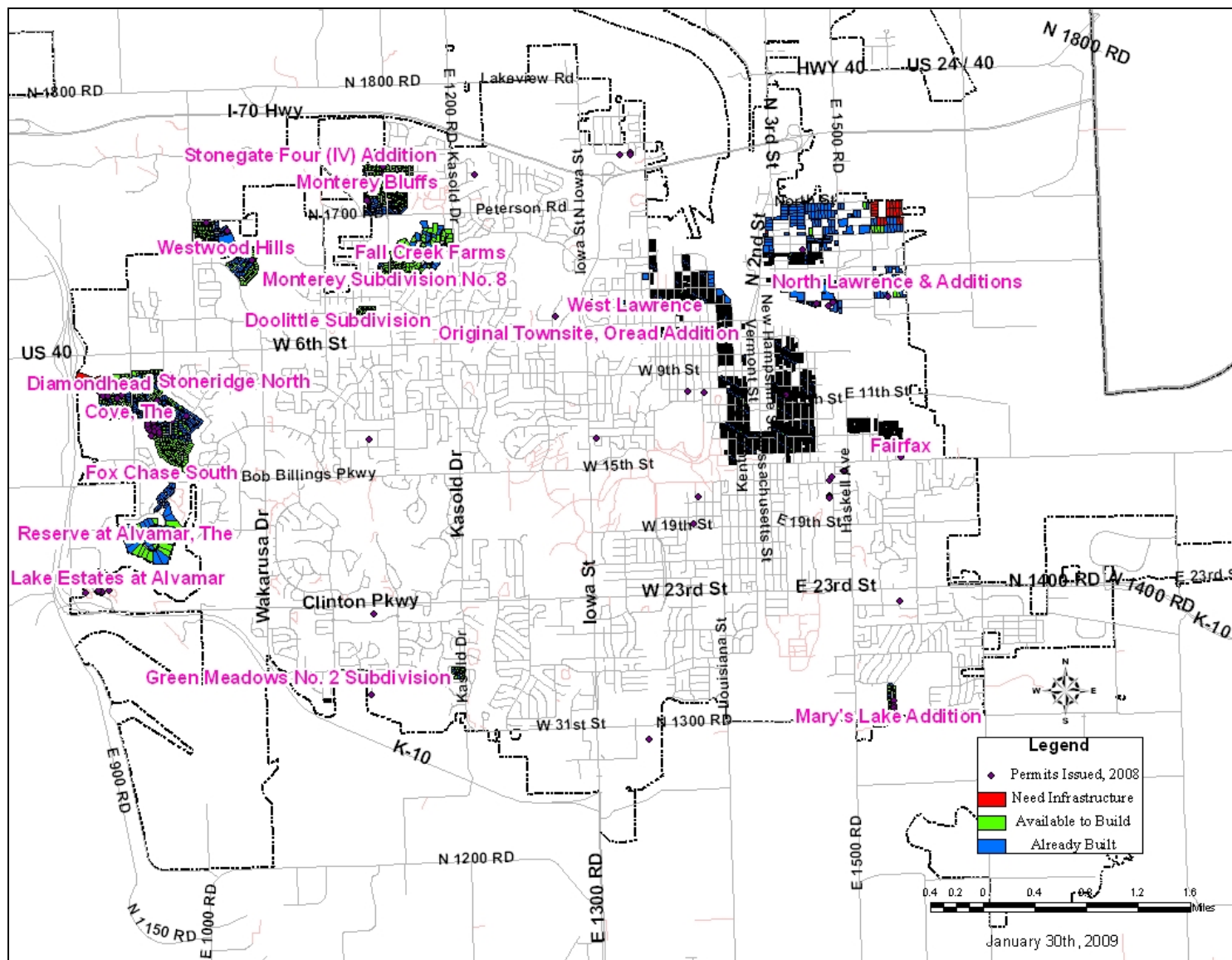
There are also several planned communities that are either in building permit or construction stages, or have been completed since the beginning of the year. These communities contain 1,520 new apartment units, 117 new townhome units, 37 single family units, as well as 84 apartment units are being constructed to replace ones destroyed by a fire several years ago. Of these, 146 units are available for occupancy as of January 2009, while another 548 units are currently under construction. A summary of these developments is provided in Appendix 1. All of these units are in addition to the 1,362 residential units in Table 2 that will have infrastructure by the summer of 2009.

**Map 1: Post-1997 Subdivisions Lot Build-Out and Building Permits Issued in 2008**



Note: Infrastructure as of Jan 1, 2008

**Map 2: Location of Top 20 Subdivisions with Most Available Lots**



## **APPENDIX 1**

### **Apartments in the planning or building process as of January 15, 2009 Lawrence, KS**

#### **1. The Exchange: 31<sup>st</sup> St. and Ousdahl**

Total: 324 Apartment Units  
Site Plan Approved  
Building Permit Issued  
Apartments are Under Construction

#### **2. The Links: Queens and Wakarusa Drive**

Total: 480 Apartment Units  
Preliminary Development Plan Approved  
Finalizing public improvement plans  
Final development plan has not been submitted yet

#### **3. Camson Villas: Eisenhower and Overland Drive, 10 buildings**

Total: 38 One-Bedroom Apartment Units  
Final Development Plan Approved  
Buildings are completed and approved for occupancy

#### **4. Remington Square: 4000 W. 24<sup>th</sup> Place, 10 buildings**

Total: 224 Apartment Units  
Site Plan Approved  
Building Permit Issued  
Underground rough-in completed and Framing to begin shortly

#### **5. The Grove: 24<sup>th</sup> Place and Inverness**

Total: 172 Apartment Units  
Final Development Plan recently approved, no building permit issued yet  
Public improvement plans approved  
Permit applications being submitted

6. Aberdeen: 6<sup>th</sup> and Stoneridge Dr.

Total: 108 Apartment Units

Final Development Plan Approved

Buildings are completed and approved for occupancy

7. Bauer Farm: 6<sup>th</sup> St. and Folks Rd.

Development: 134 2 Bedroom Apartments in PCD Phase

PRD Phase: 37 Single Family Homes

117 Row houses

32 Apartment Units

Final Development Plan Submitted, to be Considered 2/22.

8. Boardwalk Apartments: 524 Fireside

Total: 84 Apartment Units

*Replacing units that were destroyed in fire*

Site Plan Approved

Final Plat Approved

Building Permit Application Received by Staff