

# Memorandum

## City of Lawrence

### Planning & Development Services

**TO:** David Corliss, City Manager

**FROM:** Mary Miller, Planning Staff

**CC:** Diane Stoddard, Assistant City Manager  
Cynthia Boecker, Assistant City Manager  
Scott McCullough, Planning and Development Services Director

**Date:** May 6, 2009

**RE:** Summary of revisions being proposed with the Bauer Farm Residential Final Development Plan; FDP-1-2-09

The Preliminary Development Plan for Bauer Farm was approved by the City Commission at their March 4, 2008 meeting. The Preliminary Development Plan, Attachment A, contains three sections: a Planned Commercial Development (PCD), a Planned Residential Development (PRD) and a Planned Office Development (POD).

The Final Development Plan submitted for the planned residential development varies from the approved Preliminary Development Plan. The Planning Director has determined that the changes proposed do not constitute significant changes and therefore do not require reapproval of the preliminary plan. The purpose of this memo is to update the City Commission on the changes which are being proposed with the Final Development Plan, Attachment B.

The items on the Final Development Plan which have been revised from the Preliminary Development Plan include:

1. Reduced density at edges. Duplexes are proposed along the west side of the residential portion (adjacent to the community theater parking lot), and along Overland Drive rather than the townhomes which were shown on the Preliminary Development Plan. Detached homes are proposed along Folks Road rather than the multi-dwelling 'mansion houses' which were shown on the Preliminary Development Plan.
2. New unit type of detached dwelling proposed: Courtyard Cottages. These dwellings are not located on lots that front on a public street. The lots are accessed by a public alley and front onto a common courtyard. These units are proposed in the northwest and northeast corner of the property and are marked

with **X's** on the attached Final Development Plan, Attachment B. A waiver is being requested from the Planning Commission to permit the creation of lots that have access to public alleys rather than streets.

3. Changes to streets:
  - a. Removed bulb-outs at intersections.
  - b. Removed dead end streets that 'T' into alleys.
  - c. Rearranged alleys to 'T' shape to allow houses to face Bauer Drive.
  - d. Removed southern portion of east and west roads to multi-family area proposed south of Bauer Drive.
  
4. Multi-dwelling units south of Bauer Drive. Multi-dwelling units are proposed south of Bauer Drive rather than the row houses which were shown on the Preliminary Development Plan. Staff informed the applicant that the intent had been to have a single-dwelling residential feel along W 6<sup>th</sup> Street. The applicant provided elevations, Attachment C, which shows the multi-dwelling units designed in a 'row house' style. The apartments are 2 or 3 stories and are arranged side by side with the exception of the two smaller units which are courtyard apartments. These units are designed as larger homes, but have an interior courtyard from which 4 apartments take access. The multi-dwelling units include front porches or stoops and walkways to the sidewalk on the adjacent street. The applicant has agreed to add windows and architectural details to the end walls of the multi-dwelling units to provide visual variety and maintain the 'residential' feel.

**Overall changes to the plan:**

The Final Development Plan changes housing type; however, the number of dwelling units has not changed from that approved on the Preliminary Development Plan. (211 units). The amount of building coverage has been reduced by approximately 14% while the Common Open Space provided was increased by approximately 21%

<b>PDP / FDP Comparison Table</b>				
	# dwelling units	# of buildings (not accessory)	Building coverage	Common Open Space
<b>PDP</b>	211	66	188,982 sq ft	94,960 sq ft
<b>FDP</b>	211	86	162,043 sq ft	114,562 sq ft
<b>Change with FDP</b>	-- 0 --	+ 20	-26,939 sq ft	+19,602

The character of the development will remain dense residential with the architectural details and row-house design of the multi-dwelling structures. The applicant has been informed that variations in the design of the multi-dwelling structures from that shown on the attached elevations will be presented to the City Commission.

No action on this update is necessary. This item will be considered by the Planning Commission at their May 18<sup>th</sup> meeting. Any comments provided by the City Commission will be forwarded to the Planning Commission at their May 18<sup>th</sup> meeting.