

Memorandum

City of Lawrence

Douglas County

Planning & Development Services

TO: David L. Corliss, City Manager

FROM: Planning Staff

CC: Scott McCullough, Director of Planning and Development Services

Date: For November 9, 2010 City Commission Meeting

RE: District Plan for Inverness Park Addition

In response to a request from Commissioner Chestnut, this memo provides development history and options for planning several undeveloped properties in the area south of Clinton Parkway, between Inverness Drive and Crossgate Drive south to K-10 Highway. This is commonly referred to as the Getto property and was platted as Inverness Park Addition. [Proposed planning area map](#)

The proposed planning area is predominately developed with a mixture of residential uses. The residential uses include single-family, two-family, multi-family, and a retirement complex. There is regulatory flood hazard area within the planning area. Much of the flood hazard area has been converted to natural areas. [Existing Zoning](#)

Since the late 1990s, the area has been developing according to a [master plan](#), but a number of deviations (use, density) from the original plan have been approved and constructed. The remaining undeveloped properties are found along Clinton Parkway at Inverness and Crossgate and south of W. 27th Street. The concentration of apartments in the area has led to controversy regarding the development of the remaining vacant lots along Clinton Parkway.

There are currently two development proposals for undeveloped property in the proposed planning area: Remington Square rezoning to accommodate an expansion to add additional multi-family units east of the existing development and a development proposal for the land north of the Wyndham Place retirement facility that will add 40+ 1 bedroom multi-family units under the property's existing zoning.

Development History

An annexation request for 163.46 acres was approved in 1999. The development application included multiple rezoning requests. Large tracts were platted along Clinton Parkway and zoned RO-1B for the most intensive part of the development of the 163 acres. The area south of W. 24th Place, but north of the open space/drainage area was designated as the transition area to the lower density, detached residential home lots to

the south. The area south of W. 24th Place was zoned PRD-2 with a maximum density of 12 dwelling units per acre. W. 24th Place was designed to provide access to all lots in the area with restrictions prohibiting access to Clinton Parkway as well as access limitations placed on Inverness Drive and Crossgate Drive.

The preliminary plat for the entire 163.46 acres was approved in October 1999 and later revised in February 2001. The revisions reduced the lot size of the single-family area and created more lots than the original approval. The large lot configuration along Clinton Parkway and W. 24th Place did not change. The preliminary plat served as the master plan for the development of the site. It provided the basic boundary of the various zoning districts planned for the 163 acres.

Much of the original land use discussion focused on the need to provide adequate public facilities such as improved streets and other infrastructure as well as the land use pattern and transition of land uses throughout the entire acreage included in the Inverness Park Addition.

Multiple land use decisions made since 1999 have resulted in a land use pattern that has deviated from the original 163-acre plan.

Staff Recommendation

In order to respond to the current development pattern of the area, and in order to provide guidance on future development to property owners, developers, and surrounding neighbors, it may be helpful to undertake a planning effort to produce a District Plan for the remaining undeveloped properties. If the commission finds value in this, staff recommends that the City Commission act on the following.

1. Initiate a District Plan

If initiated, a planning effort will be undertaken to provide policy guidance for the future land uses of the undeveloped ground identified in this memo within the proposed planning area. Consideration will be given to compatibility with adjoining land uses and efforts will be taken to receive input from property owners within the planning area, neighboring property owners, and others interested in this planning project. An outcome could include rezoning of one or more of the currently undeveloped properties. A District Plan is likely to take 4-6 months to complete.

2. Confirm the proposed planning area

Staff is seeking confirmation that the proposed planning area and identified undeveloped properties are appropriate for this effort.

3. Defer action on the existing development proposals

If a District Plan is initiated, we are left to determine whether to proceed with the current applications identified in this memo. Staff recommends deferring action on the existing development proposals until the District Plan is approved.

Alternative to Staff's recommendation

1. Do not initiate a plan

Do not initiate a plan and allow the development pursuant to existing zoning or consider individual rezoning requests as they are submitted.

2. Initiate a District Plan but permit the two active applications to move forward prior to completing the plan.

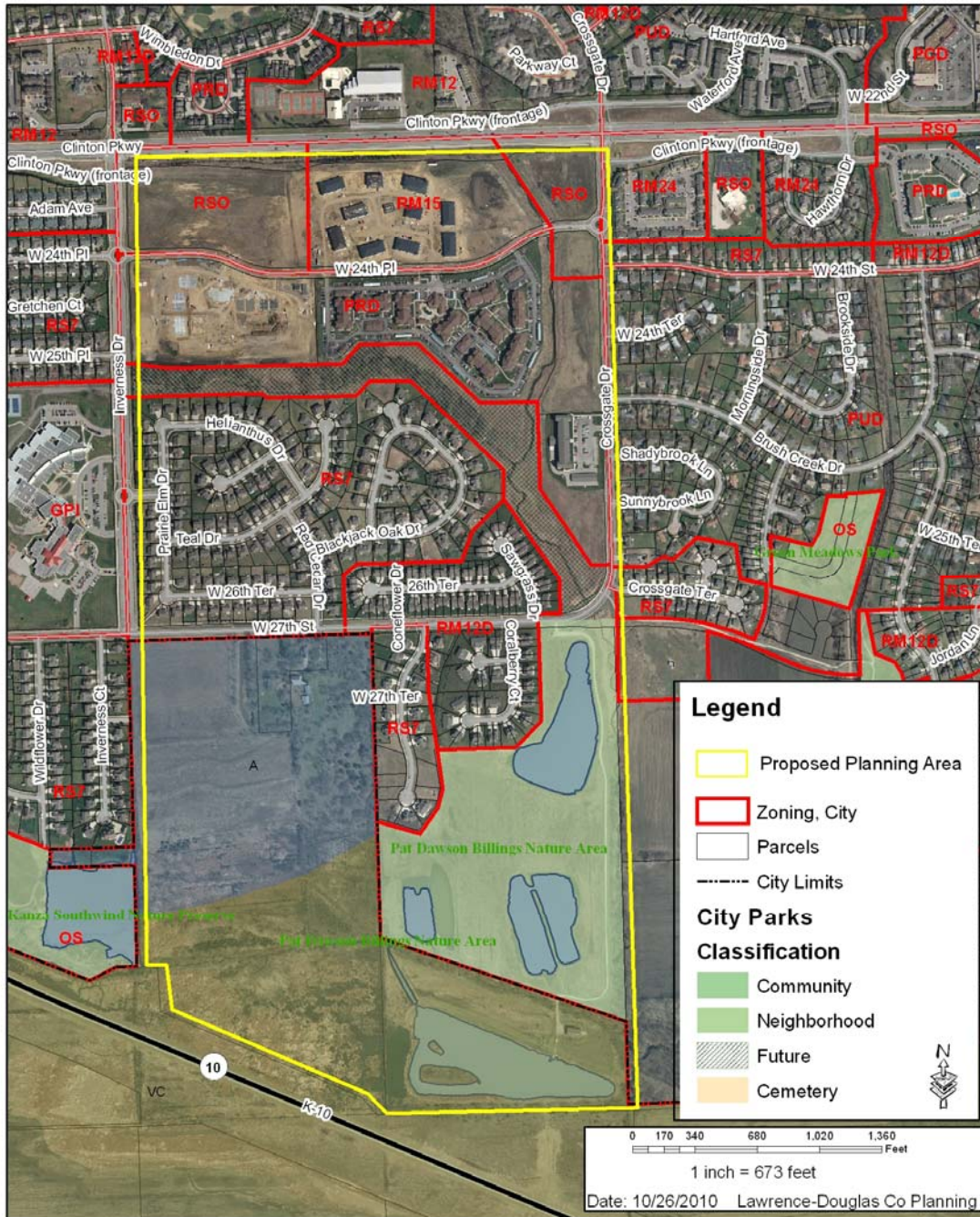
[Return to top of document](#)

Proposed District Plan Planning Area



[Return to top of document](#)











Proposed District Plan Planning Area Existing Zoning





Dial
Realty of Kansas City
5201 JOHNSON DRIVE, SUITE 220
MISSION KANSAS 66205
(913) 677-4343

LEGEND

	PROPERTY LINE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	REG. CROSS SECTION
	REGULATORY ELEVATION
	PROP. WATER LINE
	PROP. SANITARY LINE
	SECTION CORNER
	UTILITY POLE
	LIGHT POLE

**Inverness
Park
Addition**

South of 23rd Street
from Crossgate Drive
to Inverness Drive

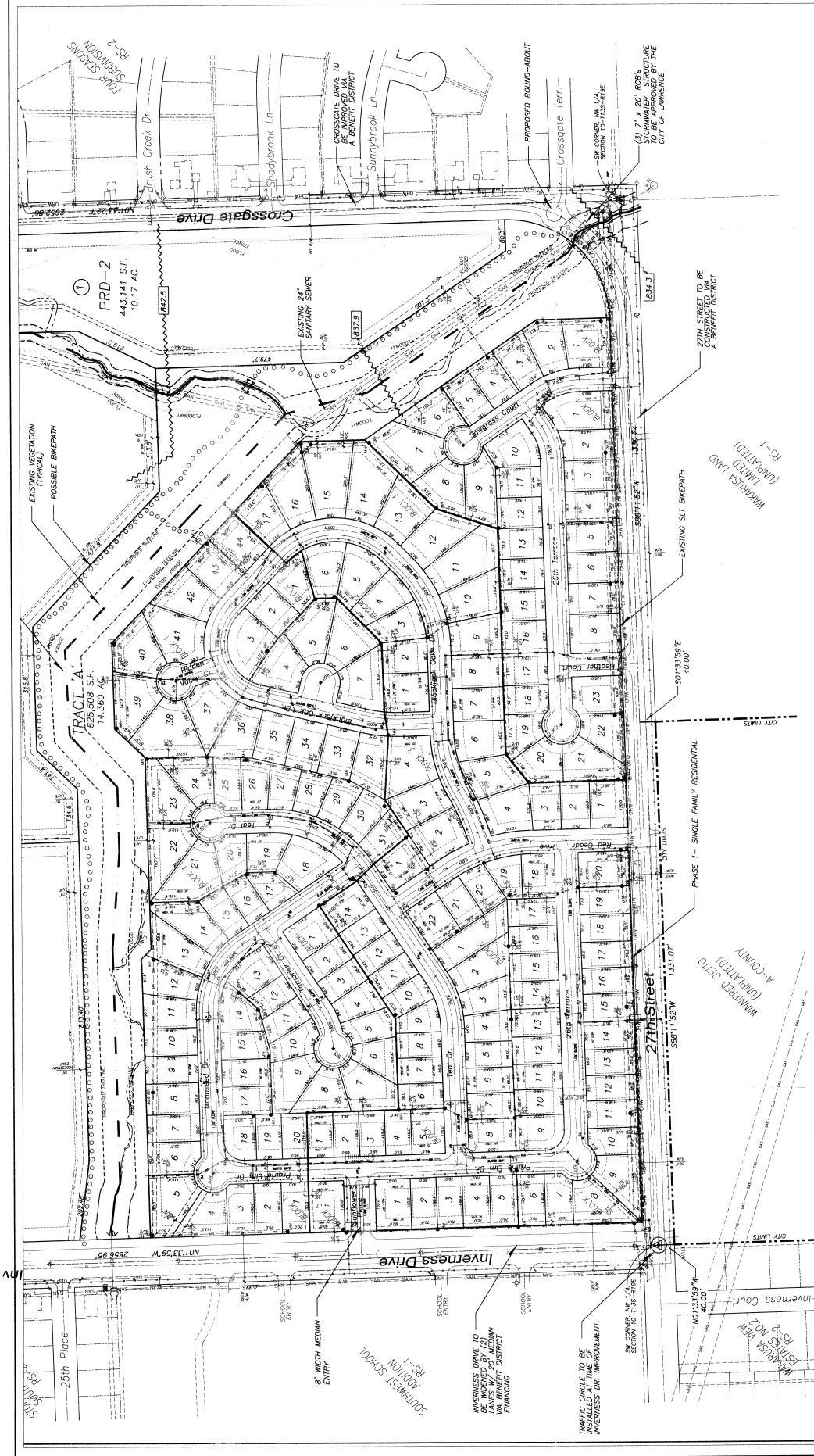
Preliminary
Plat

REVISIONS:

MAY 08, 1999
JUNE 8, 1999
AUG. 10, 1999
SEPT. 27, 1999
OCT. 04, 1999
OCT. 13, 1999
NOV. 13, 1999
FEB. 20, 2001

PROJECT RECORD:

DIGITAL I.D.:	98091_PP.DWG	9809			
PROJECT NO.:					
DATE:	APR. 21, 1999	MK	LJ		
DRAWN BY:					
CHECKED BY:					
SHEET NO.	2	OF	2	SHEETS	



Site Summary:

GROSS AREA:				163.46 ACRES			
RD-18 (LOT 2, BLOCK 8, LOT 1, BLOCK 9)				14.19 ACRES			
RIGHT-OF-WAY AREA:				1.53 ACRES			
TOTAL NUMBER OF LOTS:				12 ACRES			
TOTAL AVERAGE LOT SIZE:				11,890 S.F.			
TOTAL AVARAGE LOT SIZE:				549,916 S.F.			
RD-2 (LOT 1, BLOCK 8)				10.35 ACRES			
RIGHT-OF-WAY AREA:				0.18 ACRES			
TOTAL NUMBER OF LOTS:				1 LOT			
TOTAL AVERAGE LOT SIZE:				10,350 S.F.			
TOTAL AVARAGE LOT SIZE:				443,191 S.F.			
RMD (BLOCK 9)				29.68 ACRES			
RIGHT-OF-WAY AREA:				6.60 ACRES			
TOTAL NUMBER OF LOTS:				19 ACRES			
TOTAL AVERAGE LOT SIZE:				15,621 S.F.			
TOTAL AVARAGE LOT SIZE:				83			
LOT 9, BLOCK 4				10,488 S.F.			
LOT 16, BLOCK 1				7,057 S.F.			
TOTAL AVERAGE LOT SIZE:				20,871 S.F.			
TOTAL AVARAGE LOT SIZE:				22.33 ACRES			
RMD (BLOCK 2)				22.33 ACRES			
RIGHT-OF-WAY AREA:				1.58 ACRES			
TOTAL NUMBER OF LOTS:				13 ACRES			
TOTAL AVERAGE LOT SIZE:				1,719 S.F.			
TOTAL AVARAGE LOT SIZE:				7,479 S.F.			
LOT 17, BLOCK 2				8,623 S.F.			
LOT 39, BLOCK 1				8,623 S.F.			
TOTAL AVERAGE LOT SIZE:				8,623 S.F.			
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RD-2 (LOT 3, BLOCK 8)				17.81 ACRES			
RIGHT-OF-WAY AREA:				0.93 ACRES			
TOTAL NUMBER OF LOTS:				17 ACRES			
TOTAL AVERAGE LOT SIZE:				735,460 S.F.			
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TOTAL AVERAGE LOT SIZE:				735,460 S.F.			
TOTAL AVARAGE LOT SIZE:				735,460 S.F.			
RD-2 (LOT 3, BLOCK 9)				17.81 ACRES			
RIGHT-OF-WAY AREA:				0.93 ACRES			
TOTAL NUMBER OF LOTS:				17 ACRES			
TOTAL AVERAGE LOT SIZE:				735,460 S.F.			
TOTAL AVARAGE LOT SIZE:				735,460 S.F.			
RD-2 (LOT 3, BLOCK 9)				17.81 ACRES			
RIGHT-OF-WAY AREA:				0.93 ACRES			
TOTAL NUMBER OF LOTS:				17 ACRES			
TOTAL AVERAGE LOT SIZE:				735,460 S.F.			
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