



City of Lawrence
Douglas County

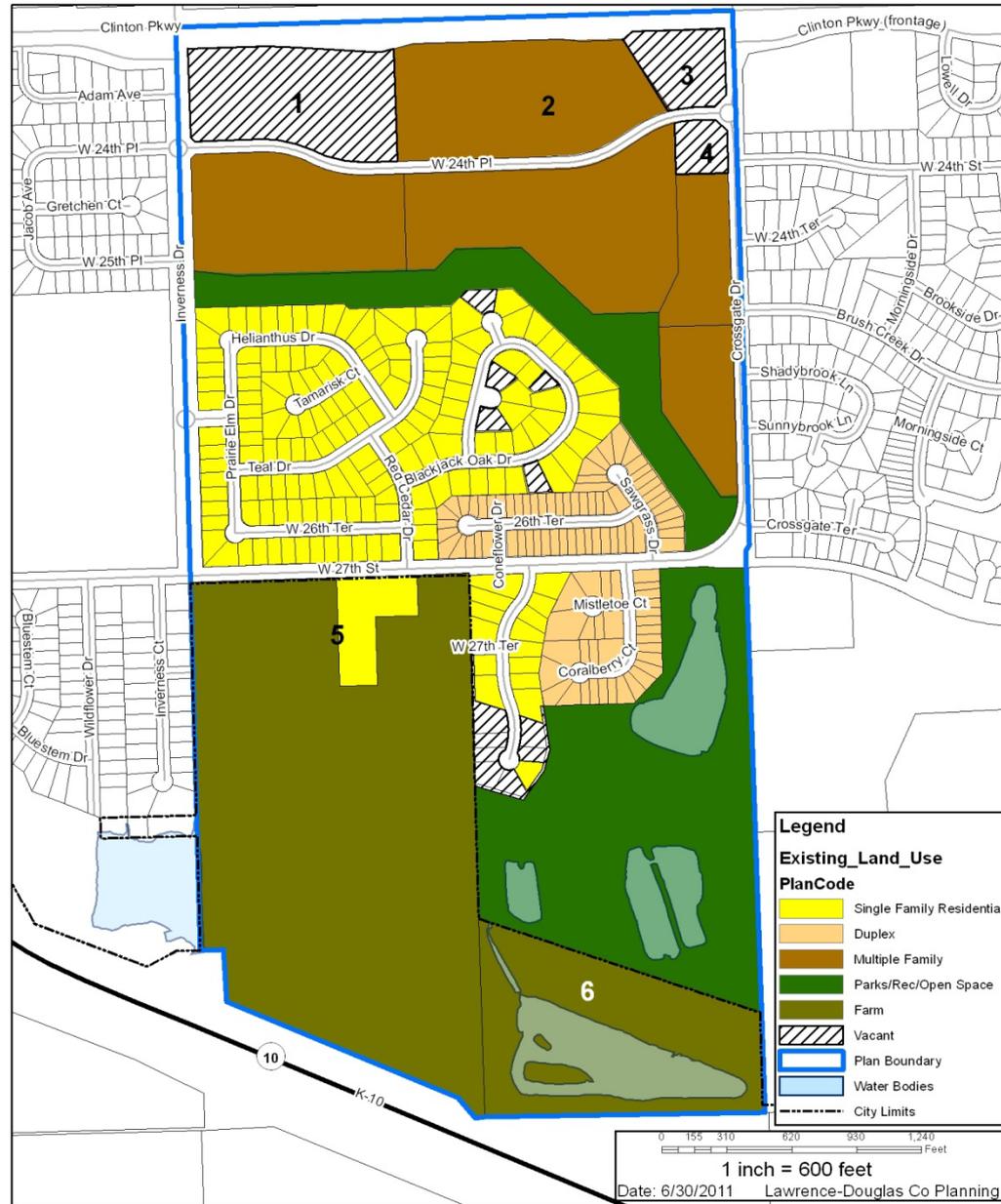
PLANNING & DEVELOPMENT SERVICES

Inverness Park District Plan

Lawrence City Commission
January 17, 2012



Inverness Park District Plan Existing Land Use





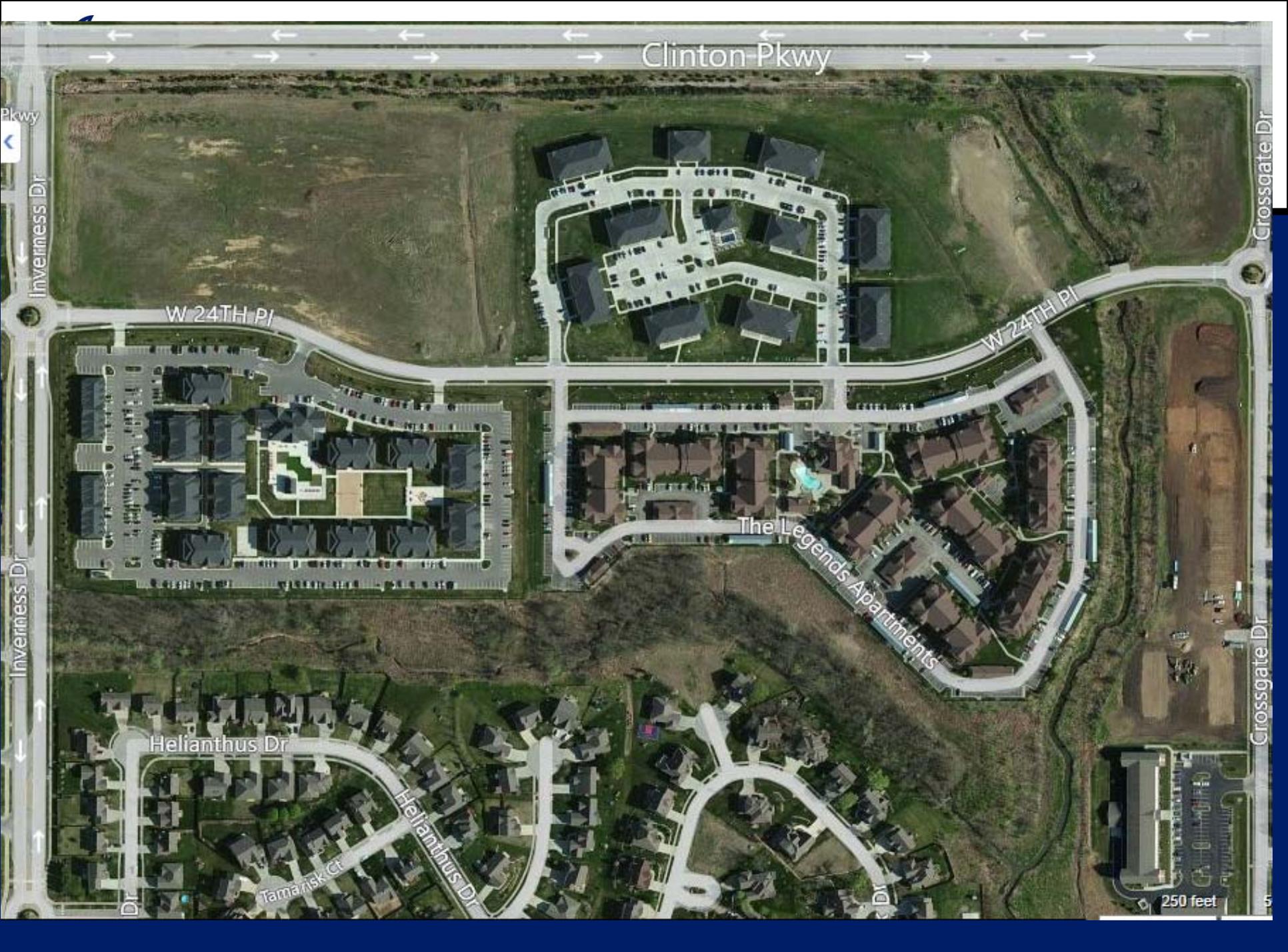
Development History

- Request for annexation of 163 acres was approved in 1999.
- Original plan included large platted properties along Clinton Parkway that were to be the most intensive part of the development.
- Area south of 24th Terrace, but north of drainage way was to be a transition area to the lower densities south of the drainage way.
- Area south of the drainage was to be larger lot single family.



Development History

- Multiple land use decisions made since 1999 have resulted in a land use pattern that has deviated from the original 163-acre plan.
- Original Remington Square development approved in 2008; 15 dwelling units/acre.
- Development of the Legends at KU; 12 DU/acre
- Development of The Grove; 14 DU/Acre
- Casitas at Crossgate; 10 DU/Acre



Clinton Pkwy

Inverness Dr

Crossgate Dr

W 24TH PI

W 24TH PI

The Legends Apartments

Helianthus Dr

Tamarisk Ct

250 feet

Crossgate Dr

Dir

Dir



History of the Plan

- The Lawrence City Commission initiated the Inverness Park District Plan on November 9, 2010.
- The kick-off meeting for the Plan was held on February 3, 2011. Written notice for the meeting provided to property owners within the planning area and also to property owners within ¼ mile of the planning area. Email notice sent to a list of stakeholders. Property owners outside of the planning area were encouraged to sign-up for email notice of future meetings.
 - Approximately 35 attended who were asked to provide input regarding the area's strengths, weaknesses, opportunities and threats (SWOT) and participate in a future land use exercise.



History of the Plan

- The meeting attendees were asked to “vote”/prioritize by placing colored dots on those SWOT statements that were most important to them.
- The highest votes were for a Weakness statement: “density of multi-family” and Threat statement: “oversaturation of multi-family”.
- They were also asked to form small groups and assign future land use ideas to the vacant land by coloring large maps.

Weaknesses

Density of multiple family – 7

No mixed use – 6

Lack of nearby neighborhood commercial or work – pedestrian – mixed use – 4

Too much multiple family – 2

No recreation park in the neighborhood – 1

Condition of vacant parcels (unkempt/maintenance) – 1

Increased partying, noise and light

Pedestrian safety

Too much unplanned development - no thought to development

Traffic volumes on feeder roads at schools

Increased trash

Lack of commercial office space

Safety

Graffiti

Access across Clinton Parkway

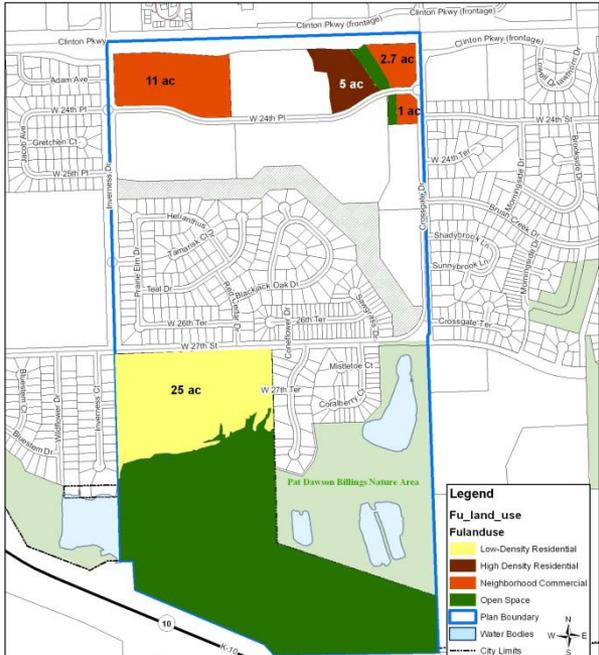
Roundabouts



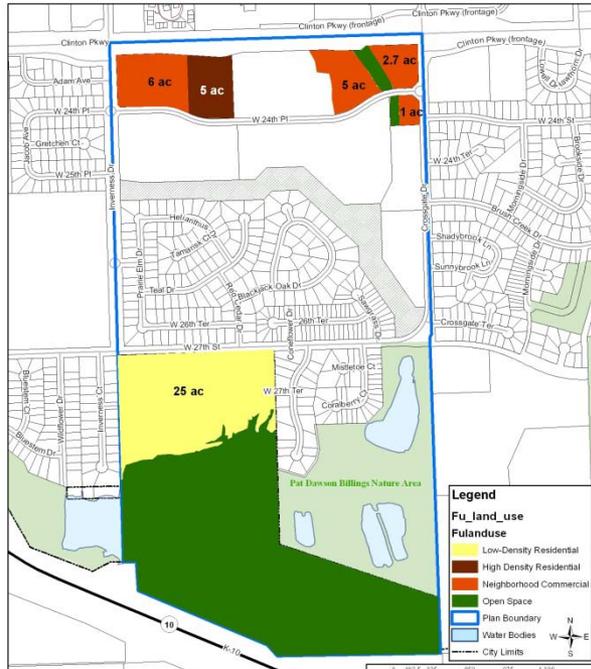
History of the Plan

- A second public meeting was held on March 3, 2011. Written notice sent for the 2nd meeting was sent to property owners within the planning area and a listserve message was sent to those that signed up for email notification.
 - Those in attendance were asked to review draft goals and policies and also review and comment on future land use options.
 - They were given comment cards to write comments about each of the future land use options that were presented.
 - There were five maps presented that had different land use options along Clinton Parkway, but each option had one property with high density residential.

**Inverness Park District Plan
Future Land Use**



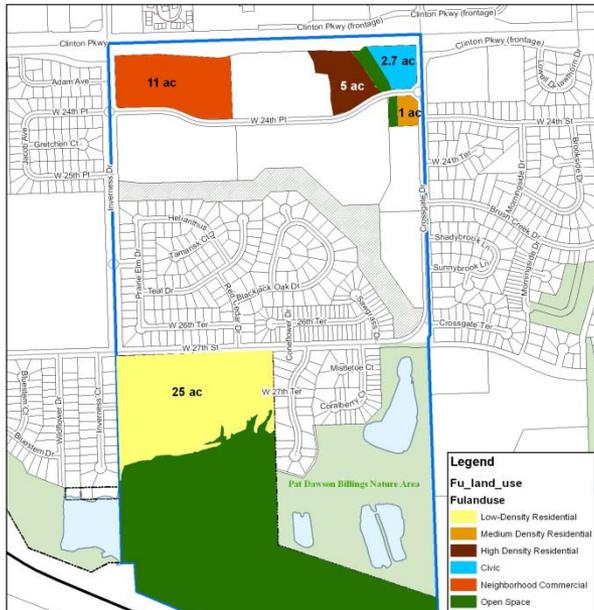
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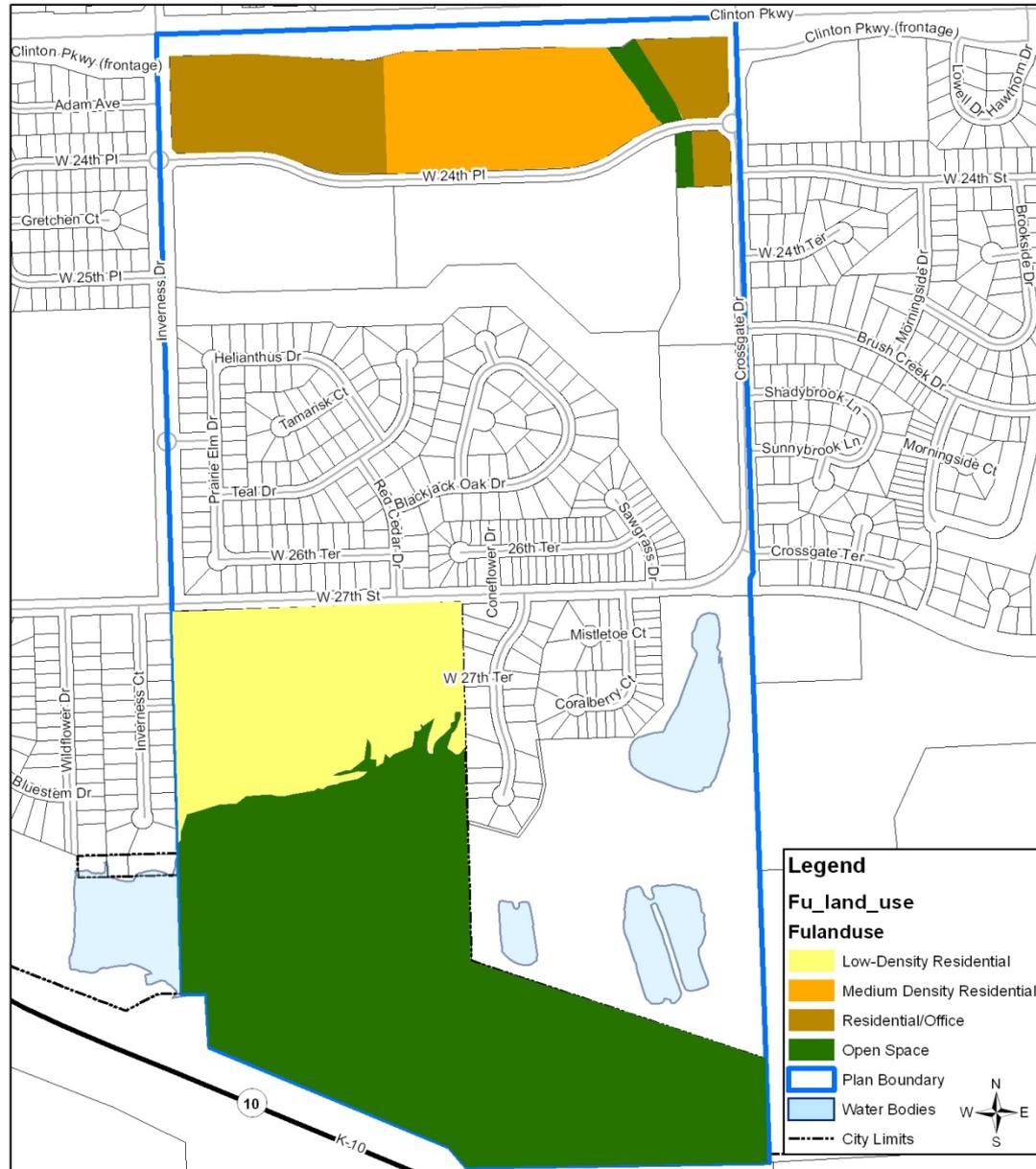


History of the Plan

- Written comments and comments by those attending the meeting emphasized no more multi-family in the area.
- Staff responded by creating a 1st draft of the plan on March 21, 2011 that had three future land use options.



Inverness Park District Plan Future Land Use - Option 1



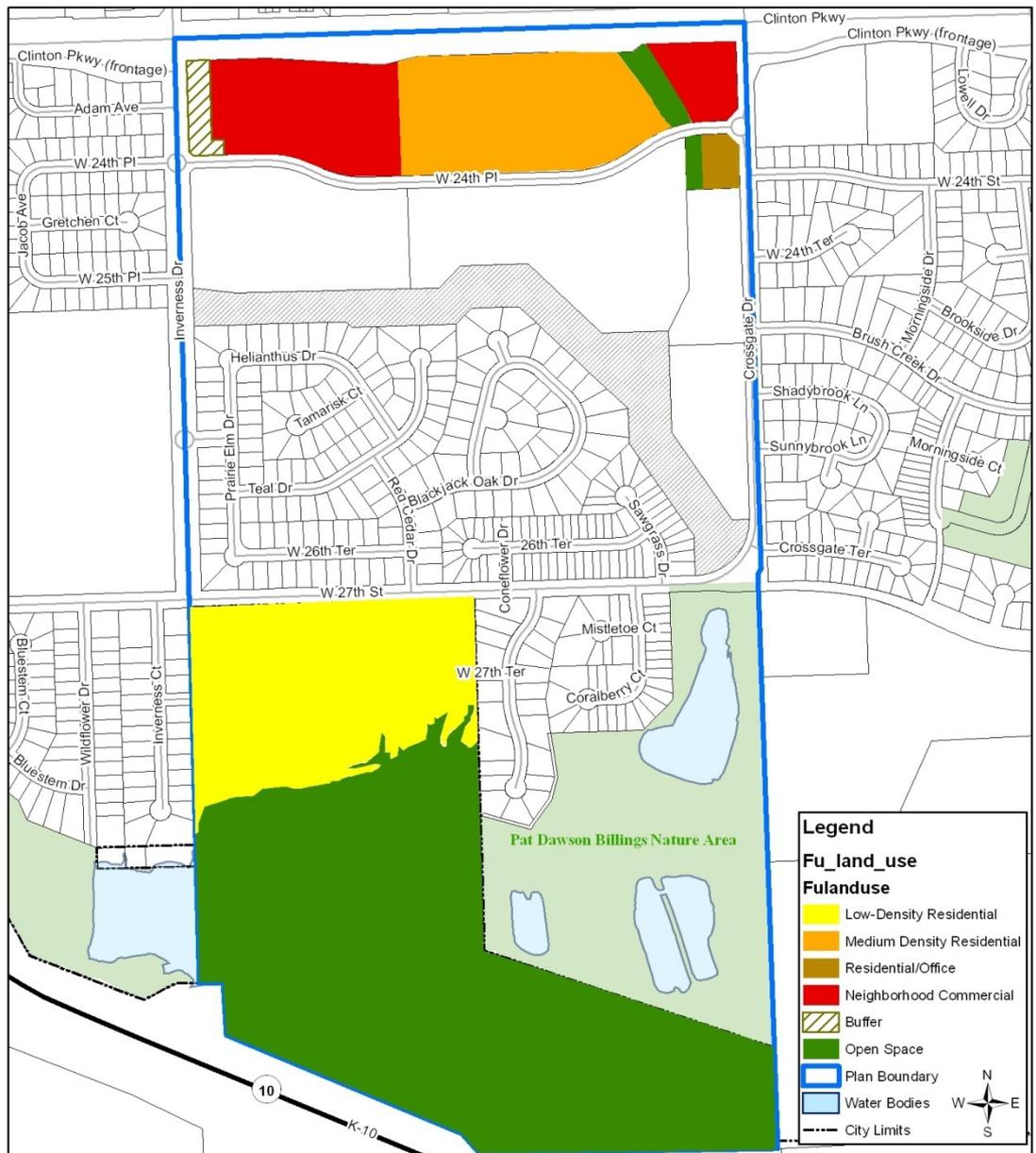
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Feet

1 inch = 600 feet

Date: 3/21/2011 Lawrence-Douglas Co Planning

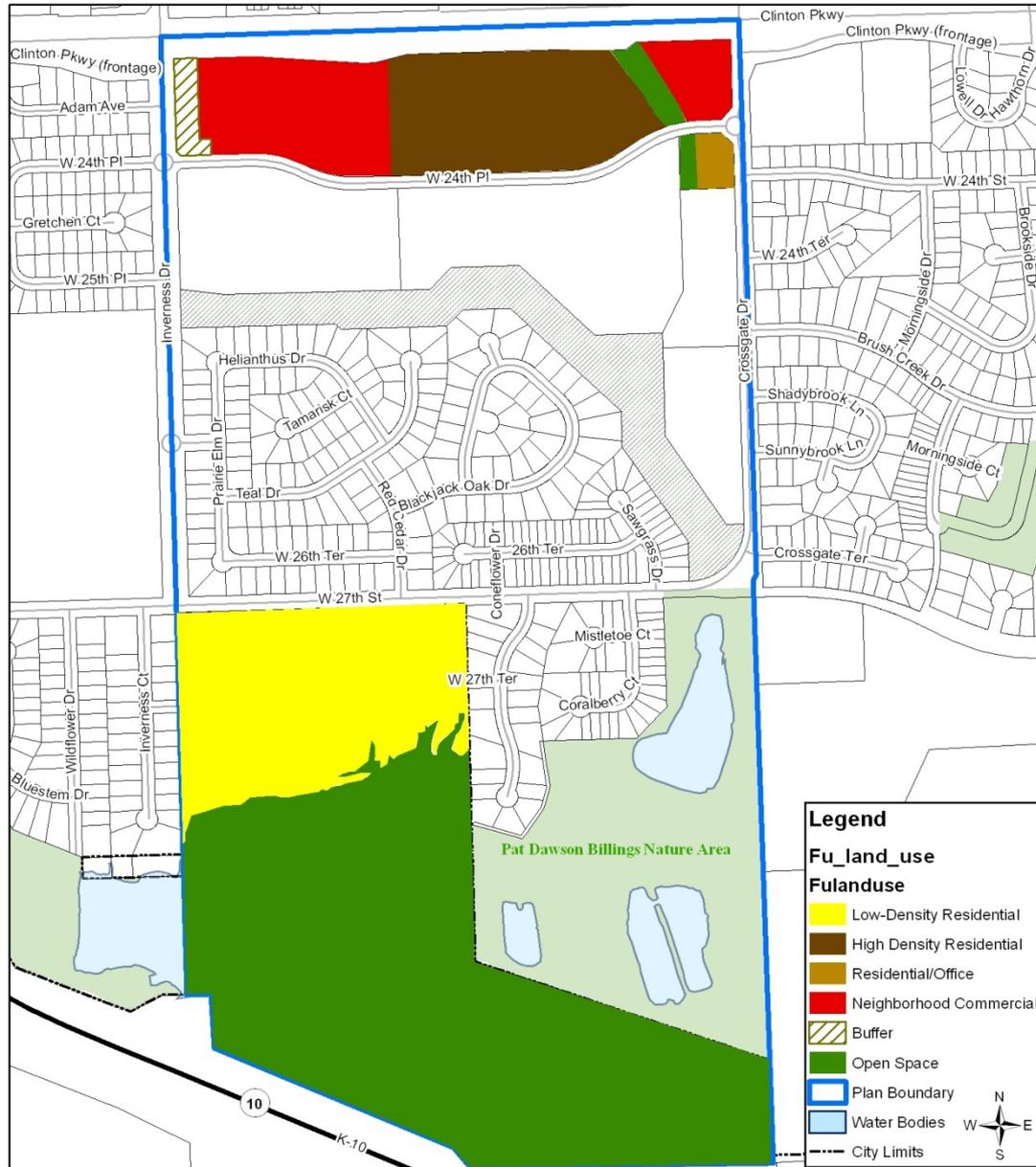


Inverness Park District Plan Future Land Use - Option 2





Inverness Park District Plan Future Land Use - Option 3



Legend

Fu_land_use
Fulanduse

- Low-Density Residential
- High Density Residential
- Residential/Office
- Neighborhood Commercial
- Buffer
- Open Space
- Plan Boundary
- Water Bodies
- City Limits

N
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Feet

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Plan Considerations

- Most of the written comments received opposed additional multi-family for the area.
- Some comments received were supportive of nonresidential uses.
- Throughout the process the owner of Remington Square proposed a rezoning to increase density at the Remington Square property.
- There also was a Hy-Vee proposal for Crossgate and Clinton Parkway



History of the Plan

- 1st draft was reviewed and discussed by the Planning Commission on May 25, 2011.
 - Written notice of the Planning Commission meeting was sent to property owners within the planning area and a listserve message was also sent.
- The Planning Commission held a public hearing on the plan and provided direction to staff. Some of the Planning Commissioners were in favor of additional multi-family, others were not.
- The Planning Commission also asked staff to make a recommendation between the three land use options.



History of the Plan

- Staff released a 2nd draft of the plan on July 5, 2011.
- Staff's recommendation was for high density residential for the Remington Square property.
- The Planning Commission considered the 2nd draft at their meeting on July 27, 2011.
 - A listserve message was sent noticing the release of the 2nd draft and also the Planning Commission meeting
- The Commission held a public hearing, discussed the plan, and approved the plan by a vote of 7-1.

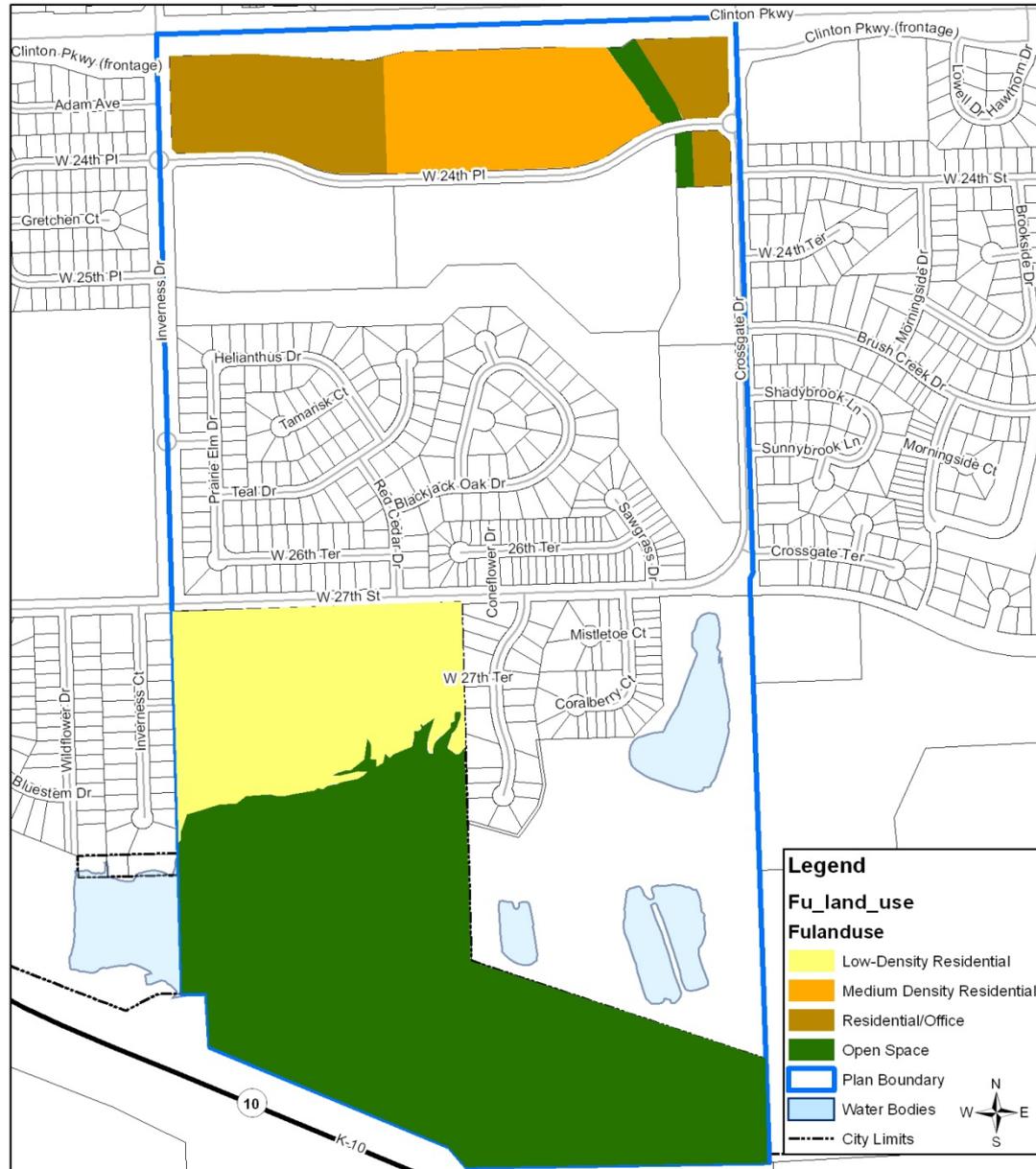


Approval

- The PC's approval included a couple changes, one of which was a requirement that the three properties along Clinton Parkway be required to utilize Planned Development Overlay Districts when seeking a rezoning.
- Staff sought to clarify with the Planning Commission at their August 22nd meeting if their intent was to only permit development by PD Overlay Districts or if it was to permit development with some sort of public site plan process, which could be a PD District or City Commission approved site plan.
- The PC voted 5-4 to state the intent was to have a public process, but that it not be limited only to the PD District.



Inverness Park District Plan Future Land Use - Option 1



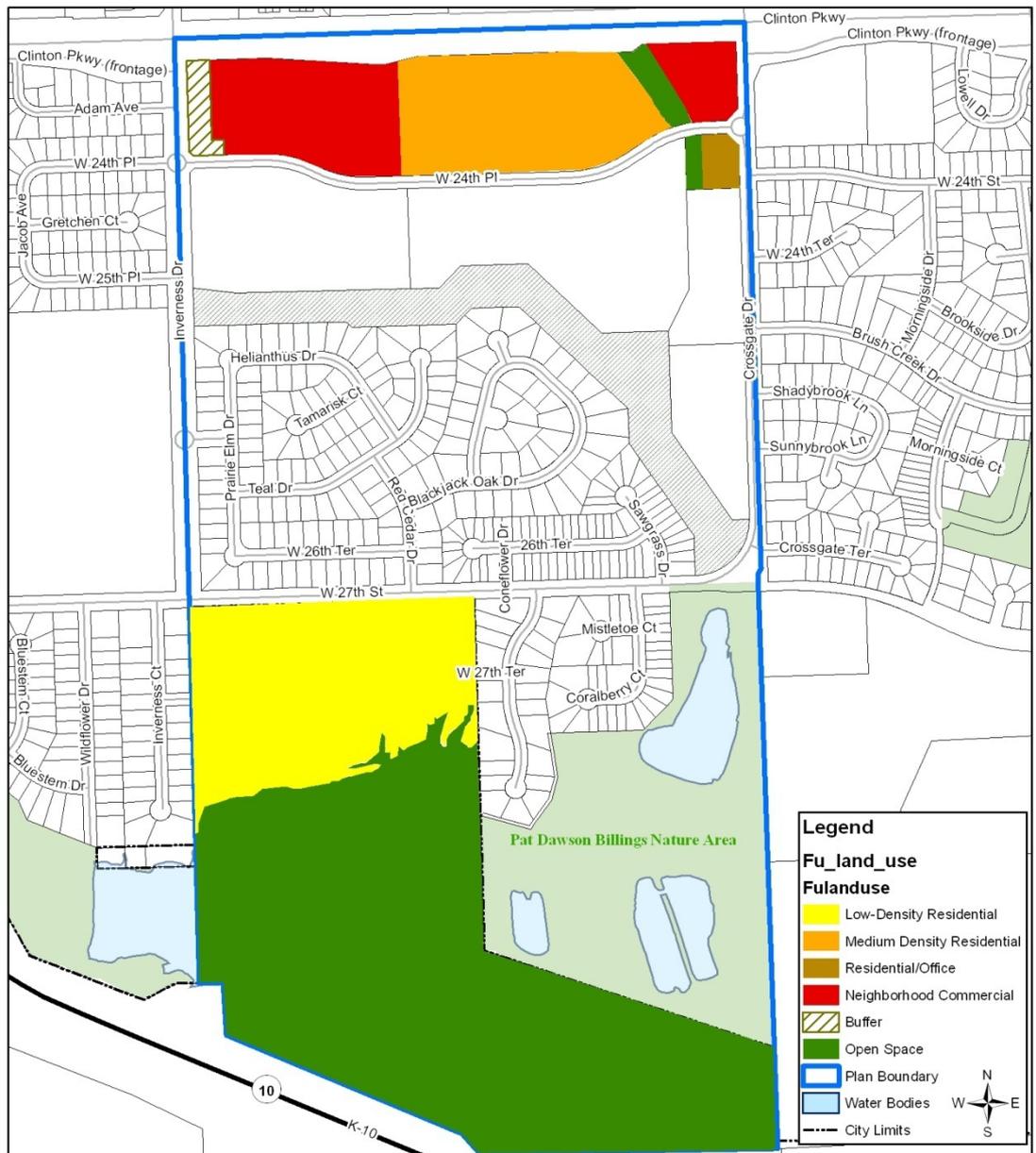
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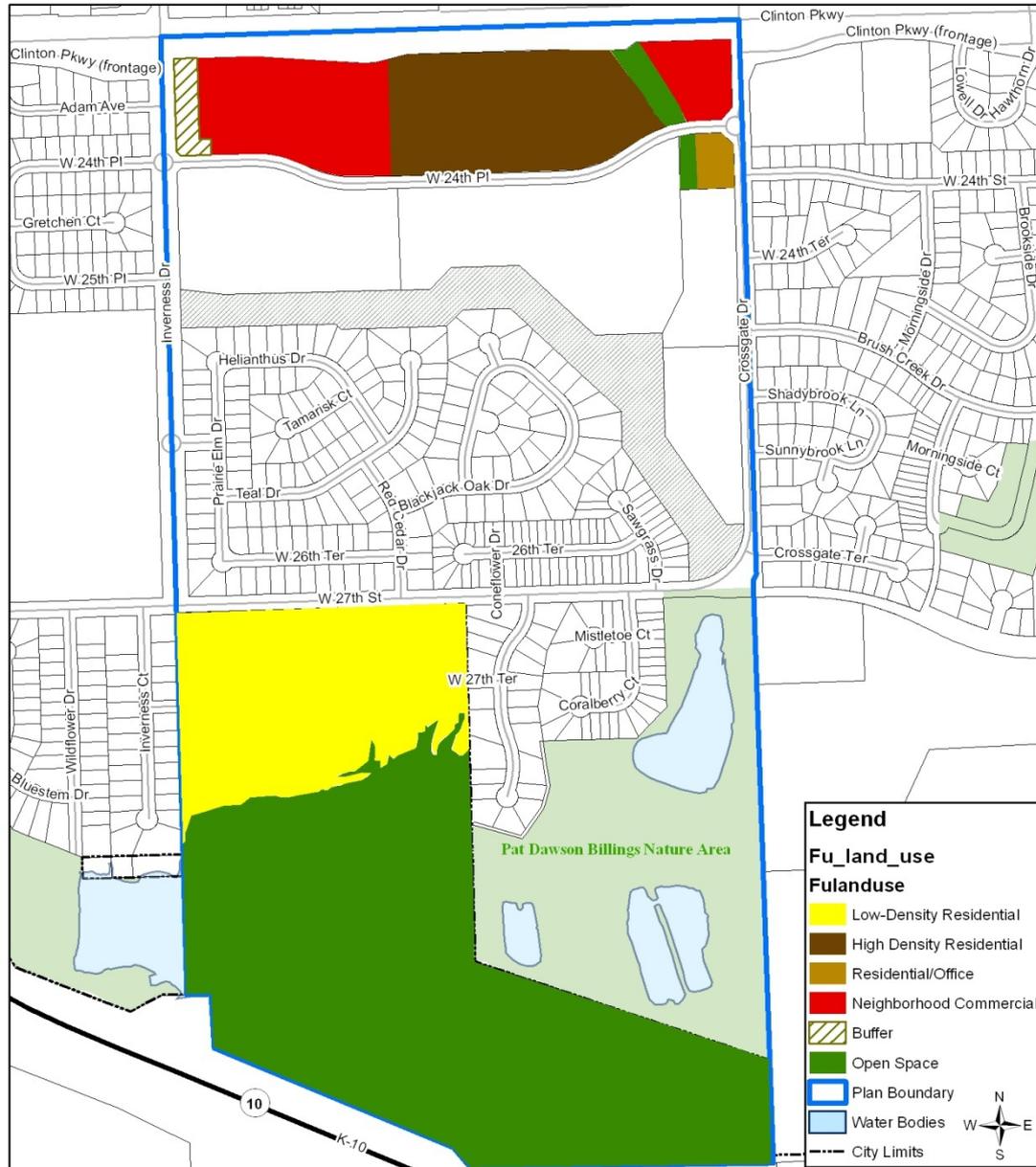


Inverness Park District Plan Future Land Use - Option 2





Inverness Park District Plan Future Land Use - Option 3



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Future Land Use

Residential – High Density

The intent of the high-density residential category is to allow for compact residential development. These developments are primarily located at the intersection of two major roads or adjacent to commercial or employment uses. In this District Plan, only the area located adjacent to the east of what is currently named Remington Square Apartments is designated for this land use. Residential development in the High Density Residential category is limited to 1-bedroom 2-story apartments. That is a similar use to the existing Remington Square property.

A public process for site planning this property, such as rezoning with a Planned Development Overlay or rezoning with conditions that require site plan approval from the City Commission, is required. This requirement is in place due to the property's unique situation of its location on a major thoroughfare, its location in a developed area, and the public interest in the potential infill development of the remaining portion of the property. A public process for site planning will permit the governing body the ability to require the development to exceed certain Development Code minimums such as open space, landscaping, building design, etc.

Primary Uses: 1-bedroom, 2 story multi-dwelling structures

Zoning Districts: RM24 (Multi-Dwelling Residential) and PD (Planned Development Overlay) District

Density: 16+ dwelling units/acre, not to exceed 24 dwelling units per acre



Approval

- The Lawrence City Commission unanimously approved the Plan on September 13, 2011 and the Douglas County Board of Commissioners unanimously approved the Plan on October 12, 2011.
- Questions?