

# 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 January 17, 2012 City Commission Meeting

**RE:** Inverness Park District Plan – Planning Process Re-Cap

The Lawrence City Commission initiated the Inverness Park District Plan on November 9, 2010 as a means of providing land use expectations for the remaining vacant parcels in the Plan area. The Commission was careful to point out that neighbors, owners of property in the Plan area, and “market” representatives should all bring ideas about appropriate land use to the table during the planning process.

The kick-off meeting for the Plan was held on February 3, 2011. Approximately 35 people attended who were asked to provide input regarding the area’s strengths, weaknesses, opportunities and threats (SWOT exercise) and participate in a future land use exercise.

The meeting attendees were asked to “vote”/prioritize by placing colored dots on those SWOT statements that were most important to them. Some of the highest numbers of dots, or “votes”, were located on a Weakness statement: “density of multi-family” and a Threat statement: “oversaturation of multi-family”.

A second public meeting was held on March 3, 2011. 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 future land use maps presented that had different land use options along Clinton Parkway, but each option had one property with high density residential.

Written and verbal comments by those at the meeting emphasized no more multi-family in the area. There was concern that they had stated a desire for no more multi-family in the area at the first public meeting, yet staff had presented land use options that all had at least one property designated as high density residential.

Staff responded by creating a 1<sup>st</sup> draft of the plan that had three future land use options. Options 1 and 2 **did not have** high density multi-family for the Remington Square property. Option 3 **did have** high density residential for the Remington Square property.

Development intention was known for two of the properties throughout the Plan process – Remington Square and Hy-Vee. The Remington Square proposal was developed to the extent that conditions related to height and unit type were integrated into the Plan.

The Lawrence-Douglas County Planning Commission reviewed the three future land use options at public meetings on May 25, 2011 and September 13, 2011. The Planning Commission ultimately approved Option 3, which had high density residential as the future land use for the Remington Square property limiting the high density residential future land use category to 1 bedroom, 2 story apartments. They also included that a public site plan process, rather than the typical administrative site plan process, was necessary to develop the property at a higher density.

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.

## **Inverness Park District Plan**

### **SWOT Exercise and Priority Voting Results**

The issues from the SWOT exercise at the Inverness Park District Plan kick-off meeting are listed below along with the number of votes received. Only those issues with numbers next to them received votes.

#### **Strengths**

Open Space – 5

Trails – 3

Proximity to schools – 1

Quiet neighborhood

Neighborhoods hold value with proximity to schools

Strong sense of community

Proximity to arboretum

Close to Clinton Lake

Easy access to K-10

Quality of constructed single-family homes

Proximity to Fire Department

Cross country skiing

Recreation fields

Stability of neighborhood

Low crime rate

Good access to public transportation

## **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

## **Opportunities**

Mixed use – more character – 17

Park – 8

More homes close to schools – 5

West side location for library or recreation center – 1

Undeveloped land opportunity to address weaknesses (to develop or not)

Chance to shape future (for sense of community)

Neighborhood friendly use

Complementary use to schools

Farm inside city

Community garden

Neighborhood friendly

Phrase weaknesses as opportunities

## **Threats**

Oversaturation of multi-family – 22

Unrestricted development – 9

Urban sprawl – 1

Lose integrity of single-family neighborhoods – 1

Decreased property values – 1

Low income multi-family

Decline in quality/maintenance – lead to crime

Flight of single-family ownership

Flooding risk – pavement increase

Development out of character with schools

Over use of community services – trash, water, utilities, size of schools

Infrastructure maintenance increased due to construction impacts

Ad-hoc zoning of vacant parcels

Continued maintenance of existing multi-family declining

Increased multi-family targeting students (who have no sense of neighborhood)

Vacancy of multi-family units

Overpopulation

Traffic

Planning not looking at the big picture

School capacity

## **Draft Goals and Policies**

### **Goals**

Encourage nonresidential land uses at the Inverness and Crossgate corners of Clinton Parkway that are compatible with the residential uses in the planning area.

Develop a strong park/trail system.

Develop single-family residential uses south of 27<sup>th</sup> Street at densities compatible with adjacent densities.

Protect the regulatory flood hazard areas from development.

### **Policies**

Allow for neighborhood-level commercial, office, civic, institutional and recreation activities on the Inverness and Crossgate corners of Clinton Parkway.

Encourage mixed use development (i.e. residential and non-residential uses) along Clinton Parkway.

Develop single-family uses south of 27<sup>th</sup> Street.

Encourage a creative mixture of development that includes small lots, but also large lots that can use the regulatory flood hazard areas as an amenity that is protected from development.

Ensure adequate public facilities are available prior to developing the area south of 27<sup>th</sup> Street.

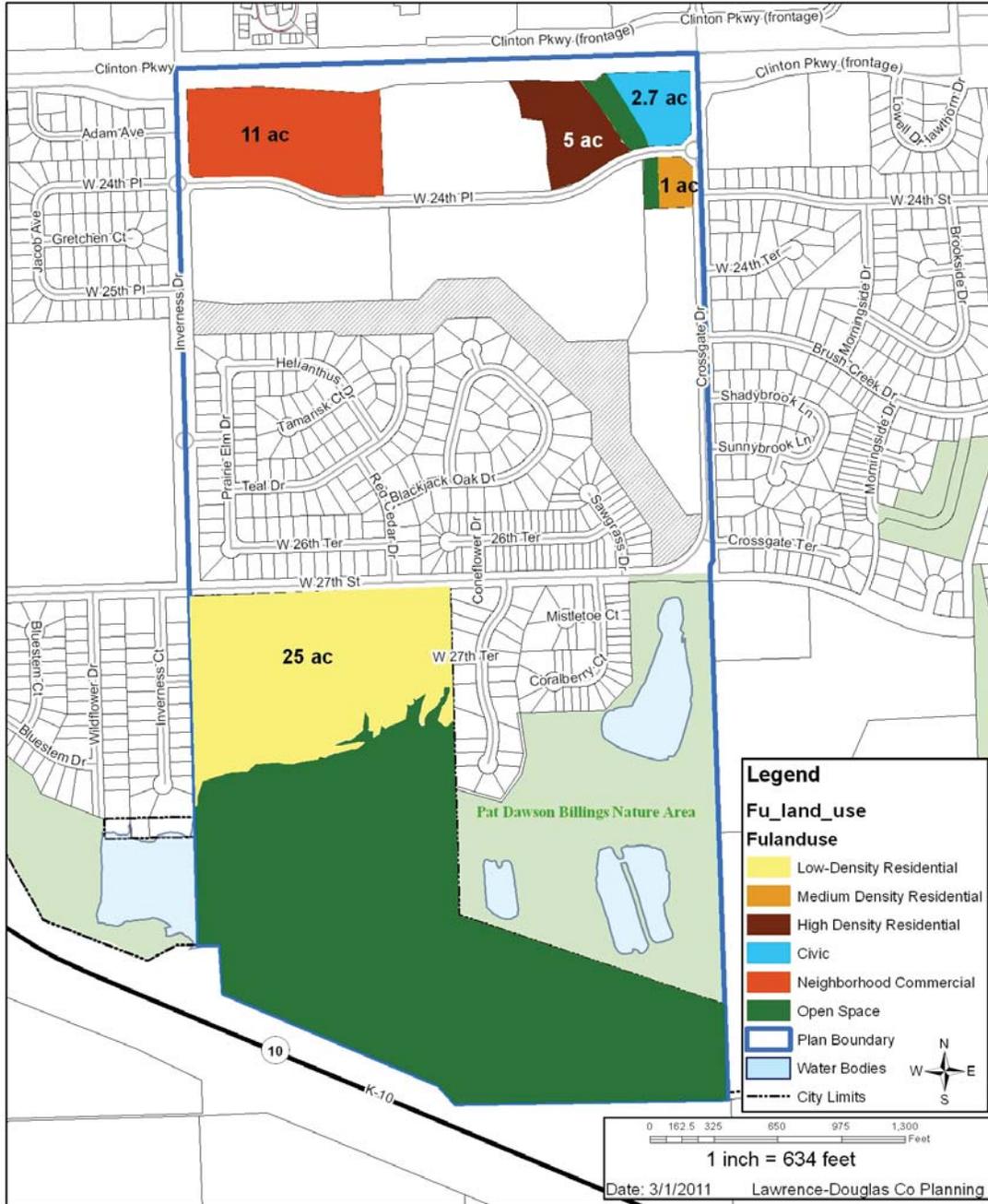
Develop a pedestrian trail on the future park land south of the Legends at KU development.

Maintain the integrity of Clinton Parkway as an access restricted thoroughfare.

# Future Land Use Options

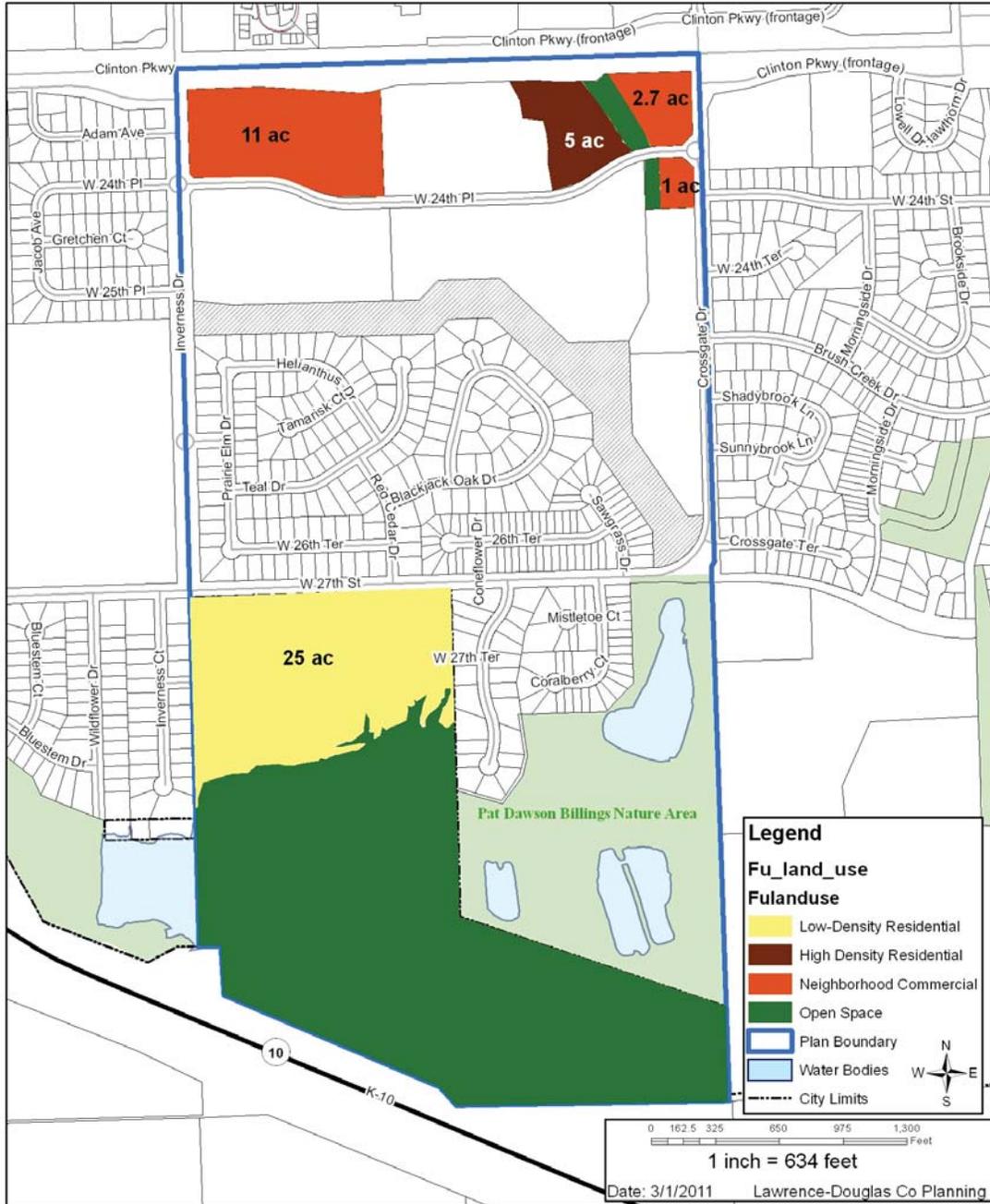
## Option 1

### Inverness Park District Plan Future Land Use



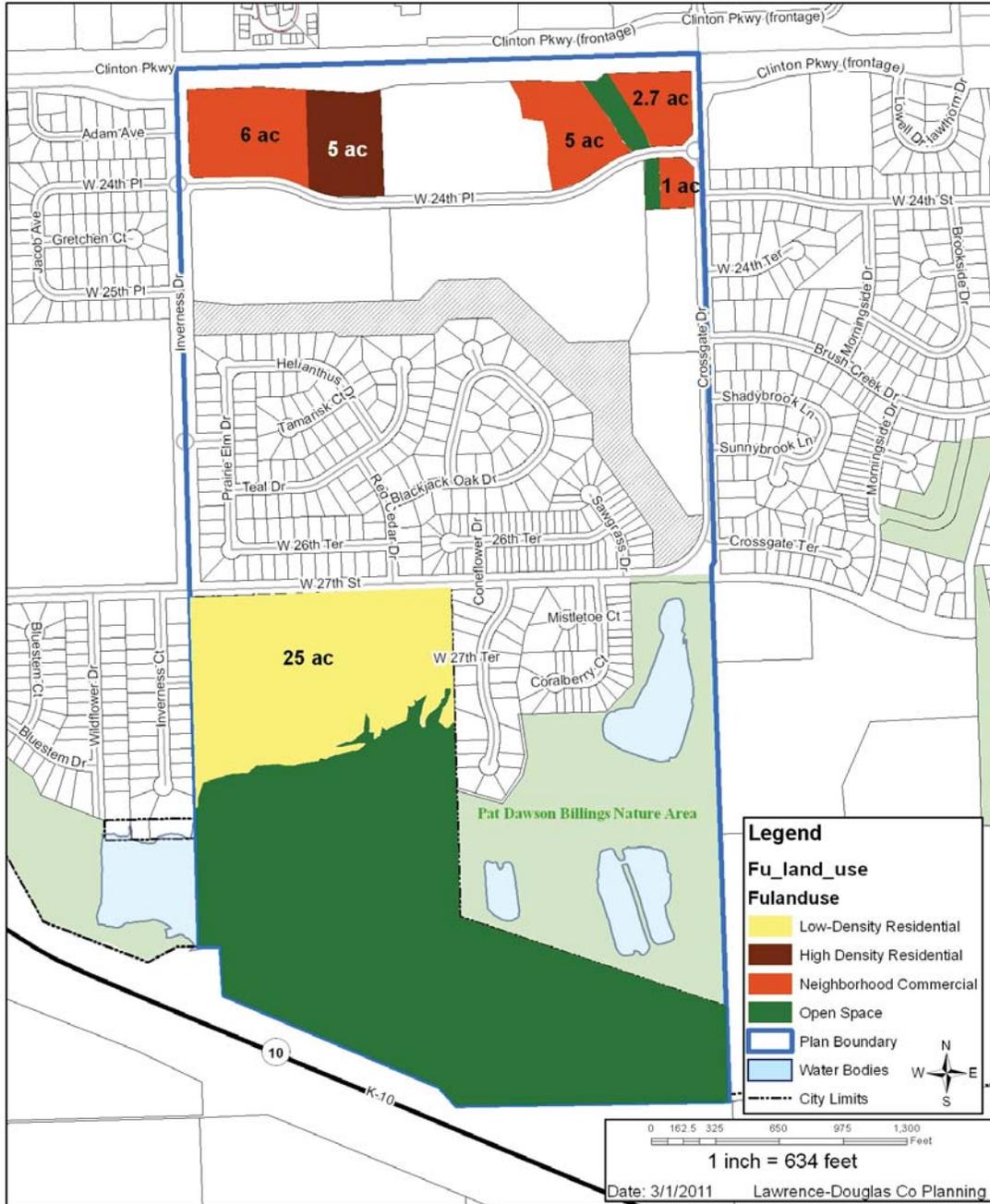
**Option 2**

**Inverness Park District Plan  
Future Land Use**



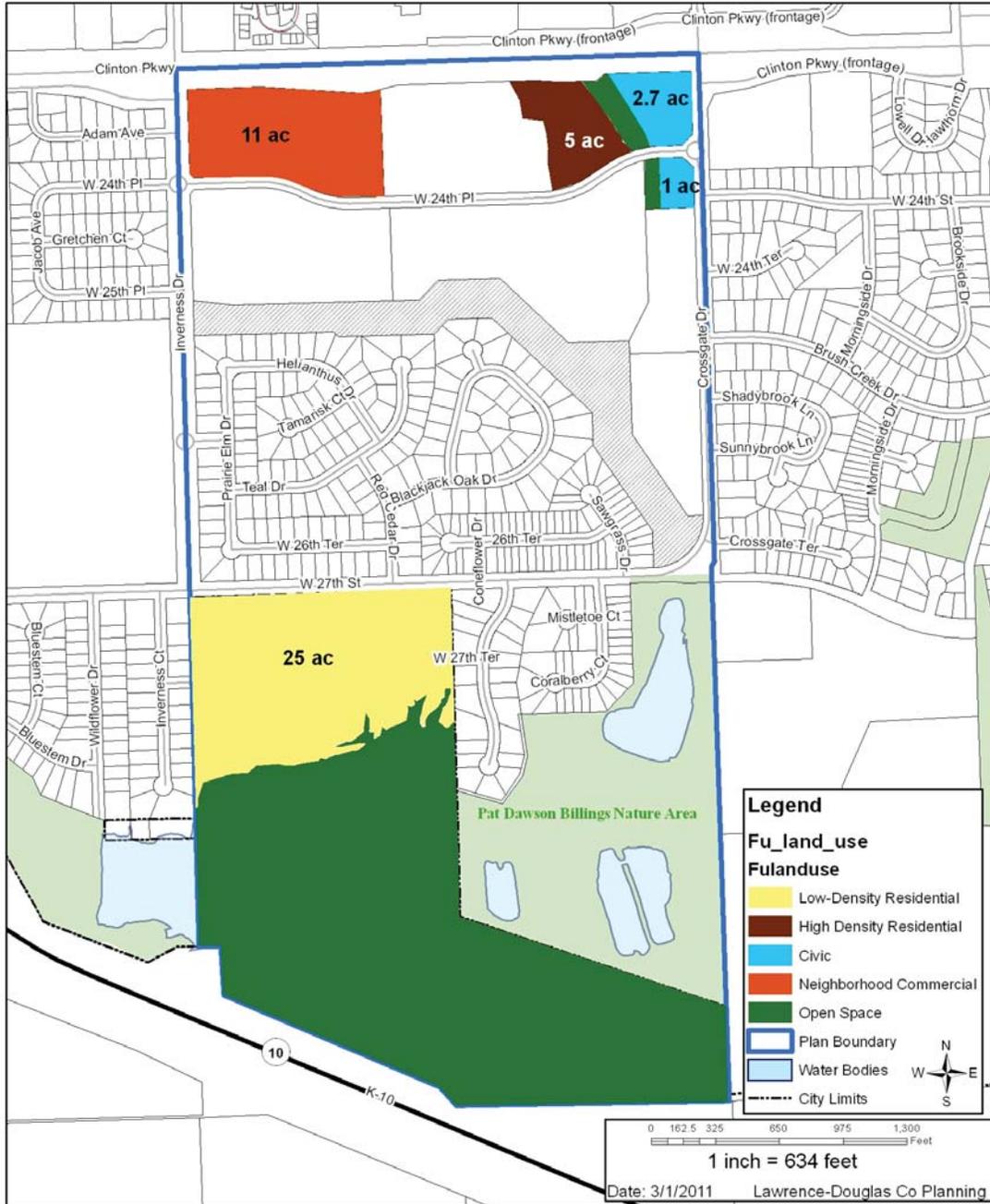
**Option 3**

**Inverness Park District Plan  
Future Land Use**



**Option 4**

**Inverness Park District Plan  
Future Land Use**



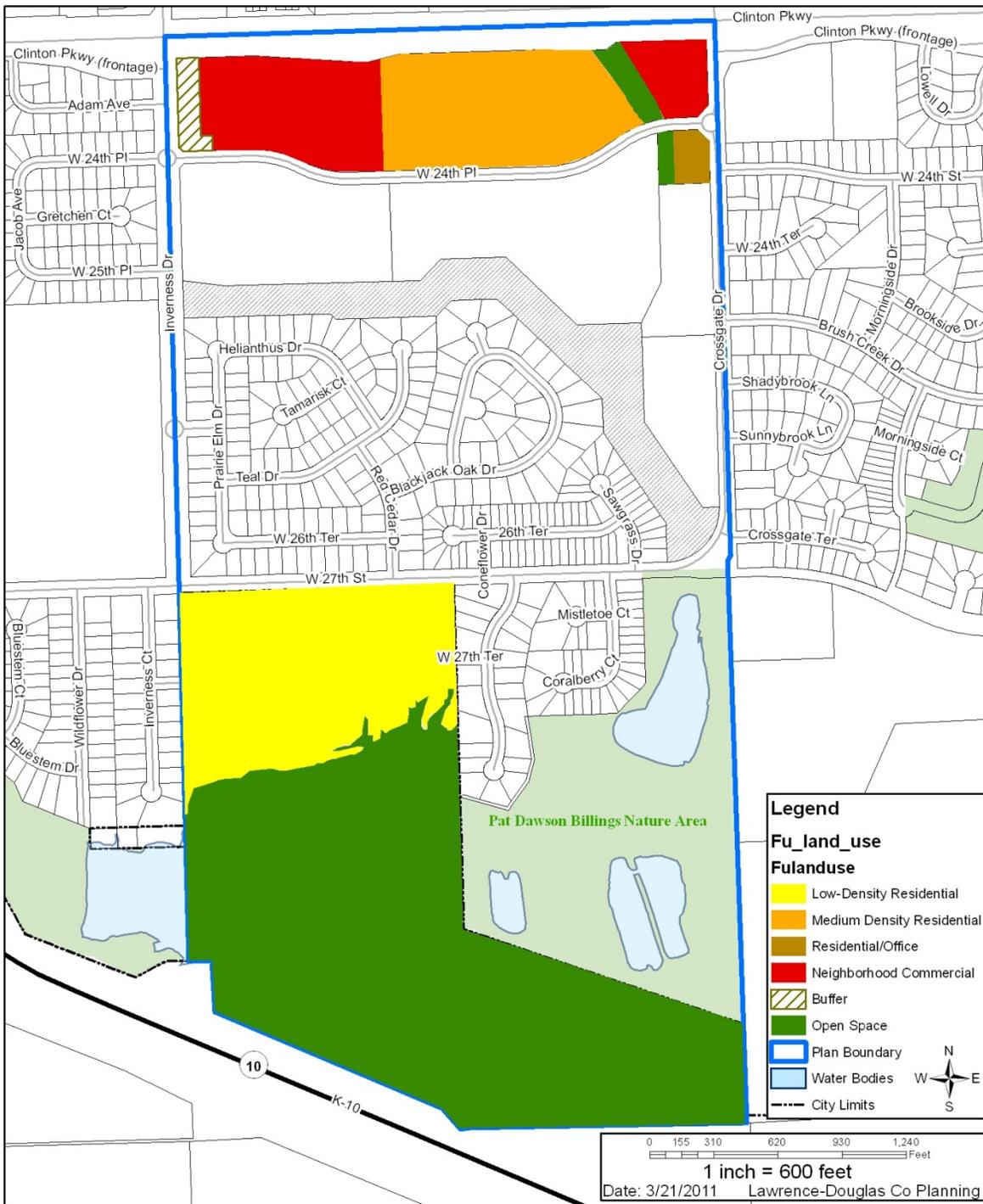
**Option 5**

**Inverness Park District Plan  
Future Land Use**





# Inverness Park District Plan Future Land Use - Option 2



# Inverness Park District Plan Future Land Use - Option 3

