

Memorandum

City of Lawrence

Planning Department

TO: Lawrence Douglas County Planning Commission

FROM: Sandra Day, AICP, Planning Staff

CC: Applicant

Date: January 14, 2013

RE: Item No. 3: Langston Heights Residential Development

Item No. 3A: PP-12-00228; Preliminary Plat
Item No. 3B: Z-12-00229; UR to RM12D
Item No. 3C: Z-12-00231; UR to RS7
Item No. 3D: Z-12-002323; UR to RM12
Item No. 3E: Z-13-00013: UR to RS5 as a lesser change of a portion of the RM12D application.

Attachments:

1. Revised Preliminary Plat
2. West of K10 Area Plan
3. Concept build-out plan

The purpose of this memo is to update the Commission on changes to the proposed development in response to comments from the December Planning Commission Meeting. The public hearing conducted in December resulted in a deferral of the proposed development applications with direction to address the following specific concerns.

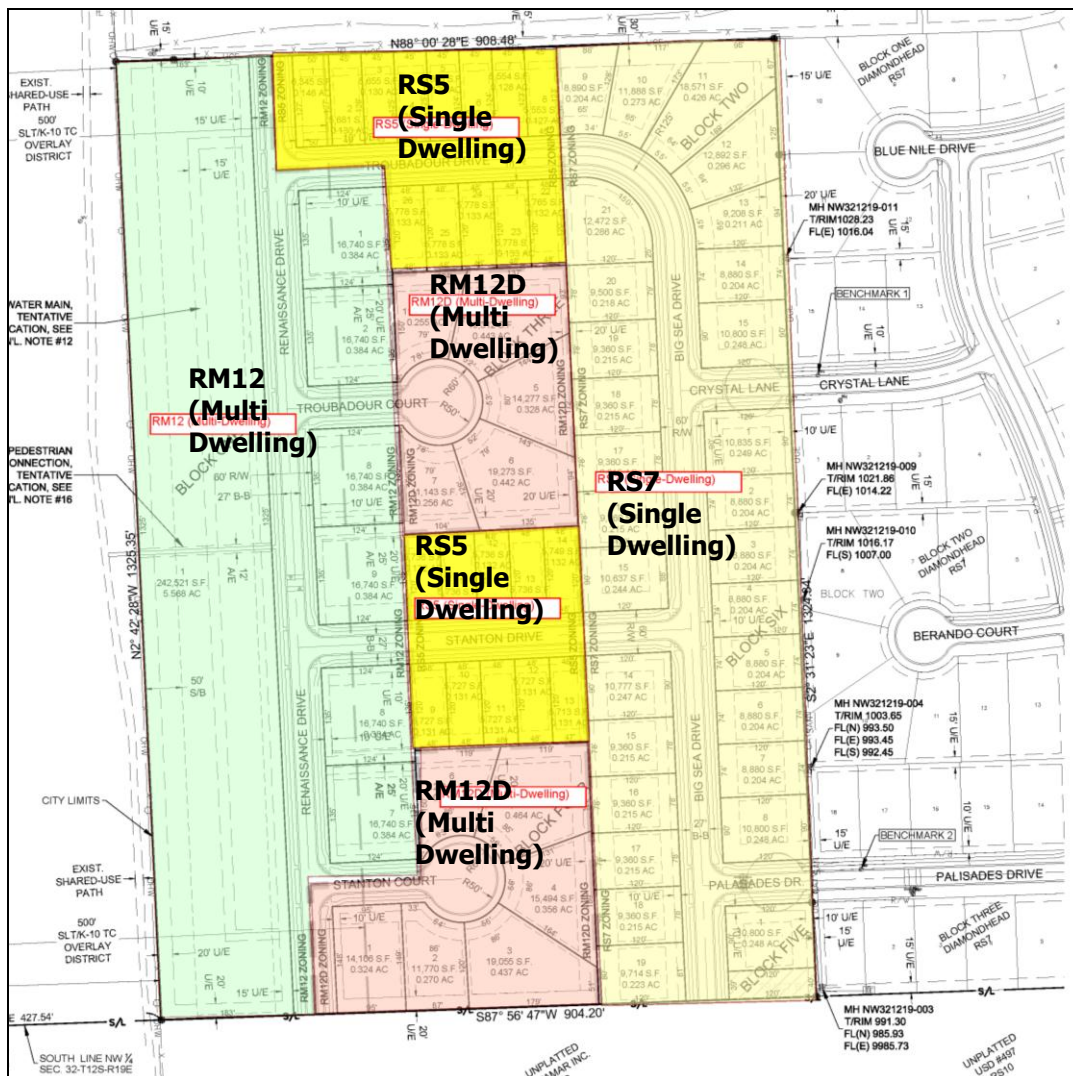
- Increase presence of single-dwelling detached units and demonstrate the development is “predominantly single-dwelling residential” to comply with language found in the *6th Street and K-10 Highway Nodal Plan*.
- Explore providing additional access to Renaissance Drive to the south or north to alleviate the traffic impact of the proposed project. Associated to this is the issue of single loading Renaissance Drive as a design option.
- The effect of this development on future development to the south.

Presence of Single-Family

Significant changes have been made to the project that increase the overall percentage of detached residential units and reduce the total number of units proposed for this development. The revised project includes a request for 3.88 acres of RS5 zoning. The proposed development has, using a “lesser change”, reduced the amount of RM12D to incorporate RS5 zoning. Section 20-1303 of the Development Code allows the modification of an application when the request is reduced in a manner specified by the Development Code.

The applicant has requested the Planning Commission consider a revision to the RM12D request to change a portion of the published RM12D request to RS5. This revision meets the requirements of the Lesser Change Table as highlighted below. Staff has assigned a specific case file number to the RS5 portion of the development request for tracking purposes.

The development request specifically amends the RM12D application to reduce the overall area from 8.33 acres of RM12D to 4.582 acres. The remaining 3.88 of the original request is proposed, as a lesser change, to RS5. The RS5 district is a single-dwelling residential district. This district is similar to the RS7 district in terms of uses. The RS5 district allows smaller lots with the minimum lot area established at 5,000 SF. The subdivision has been reconfigured to include the RS5 zoning and revised the interior street network to provide more separation between the development to the east and the multi-dwelling proposed to the west. The following graphic highlights the areas to be rezoned to the four different districts.



The following table provides a lot and density summary for the proposed Langston Heights development to show the changes between the previous plan and the current proposal. The December application included only 9.2 acres of detached housing as RS7 zoning. The revised application includes an additional 3.8 acres of detached housing as RS5 zoning.

	December 2012	January 2013
Gross RS7 District Acres	9.206	9.122
ROW Acres	2.33	2.245
Tract		.109
Net RS7 Area Acres	6.873	6.768
Total Lots/Units	29/29	29/29
Density	4.219	4.285
Gross RM12D District Acres	8.33	4.582
ROW Acres	1.664	.723
Net RM12D area Acres	6.669	3.856
Total Lots/Units	25/50	11/22
Density	7.497	5.701
Gross RS5 District Acres		3.880
ROW Acres		.885
Net RS5 Area Acres		3.025
Total Lots/Units		23/23
Density		7.603
Gross RM12 District Acres	10.025	9.980
ROW Acres	2.11	2.107
Net RM12 Area Acres	7.908	7.873
Total Lots/Units	7/86	7/86
Density	10.875	10.923
Total Area	27.564	27.564
Total Units	165	160
Total Density	5.986	5.805
Table 1: Area Summary by Zoning District		

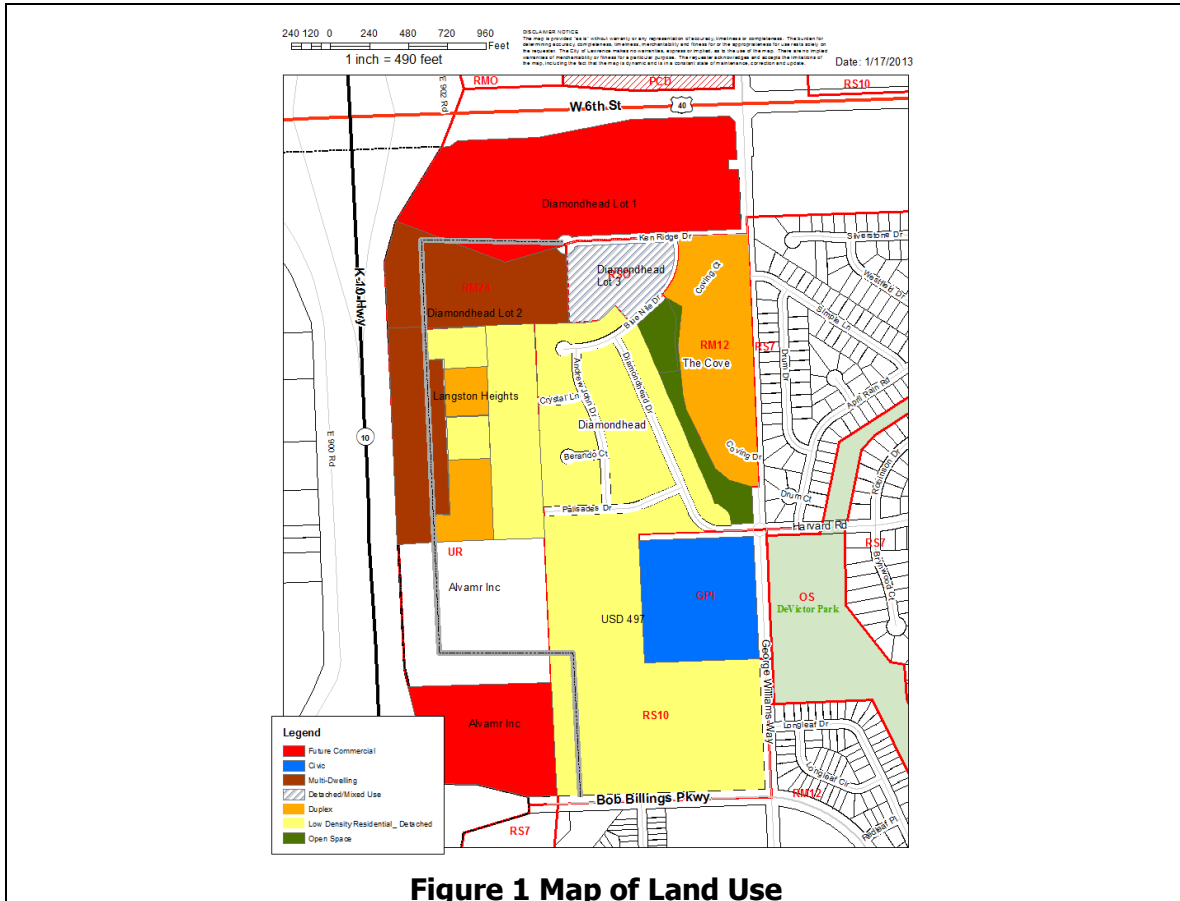
The total number of units has been reduced by 5 and the overall density has been slightly reduced. Both the RS7 and the RS5 zoning districts represent single-dwelling detached residential development. The total number of detached housing proposed has increased from 29 in the December 2012 plan to 52 units in the current plan. The total number of duplex units has decreased from 50 units to 22 units. The RS7 district and the RM12 Districts have remained static between the two plans with no change in the total number of units and minor changes to the gross area of the two districts.

Land Use Development Pattern

Area	Acres	Percent	Use	Acres	Percent
Total Area:	186.45	100	Single Family:	74.37	40%
Developed Area:	43.38	23%	Duplex:	14.89	20%
Proposed Development:	27.57	15%	Multi-Dwelling:	22.76	12%
Vacant Area:	115.5	62%	Commercial:	43.30	23%
Table 2A: Summary of Developed and Undeveloped Land			UR	18.75	10%
			Public	12.38	7%
			Total	186.45	100%

The following information shows the existing and developing land use pattern for the area west of George Williams Way between W. 6th Street and Bob Billings Parkway [Diamondhead Neighborhood]. A substantial portion of the area is zoned for detached residential development. Based on the existing and proposed zoning and known land uses the Diamondhead Neighborhood area includes 74.4 acres of detached residential development and zoning. Table 2 summarizes the existing and proposed housing types for this area based on existing and proposed zoning.

A significant portion of the area is defined by the existing development pattern and zoning. The above image shows the existing and proposed development pattern and includes the future street connection between Bob Billings Parkway and Ken Ridge Drive. The 18 acres of UR is likely to be reconfigured into several zoning districts in the future including commercial and multi-dwelling. The proposed subdivision street connections from the Langston Heights Development would support the continuation of a detached housing pattern to the south. The following map shows graphically the existing and proposed housing types for this area based on the existing and proposed zoning.



Renaissance Drive:

The location of Renaissance Drive provides the greatest buffer between K10 Highway to the west and the lower density residential development to the east. The design of the street provides the ability to develop on both sides of the street. Single loaded streets are generally inefficient in terms of construction and maintenance costs. This design provides the ability to provide development backing up to the highway that will provide

both a visual and noise buffer between the highway and the residential development to the east. Development both north and south will be required to extend Renaissance Drive north to Ken Ridge Drive and to the south to Bob Billings Parkway. Both streets have identified connection points. The connection to Bob Billings Parkway is being actively designed because of the K10 highway interchange to be constructed in the next year.

Access to Bob Billings Parkway:

KDOT, City Engineers, property owners and USD 497 have been working to establish designated access points as they relate to the pending interchange improvements of the SLT interchange with Bob Billings Parkway. This information is critical to the development of the property between Diamondhead Subdivision to the north and Bob Billings Parkway to the south. The access point is designated approximately 990' east of the intersection to avoid conflicts within the interchange and ramps. Access is intended to provide connectivity to the undeveloped parcels north of Bob Billings Parkway and connect to Renaissance Drive to the north. The finalized alignment will be platted based upon executed agreements of all parties and through the Subdivision Regulation process. The following exhibit shows the connection between Bob Billings Parkway and the proposed development to the north. This concept includes the subdivision design as of November 2012. The location of Renaissance Drive between the December and January versions has not changed. Renaissance Drive is proposed as a "double loaded" local connector street within the neighborhood.

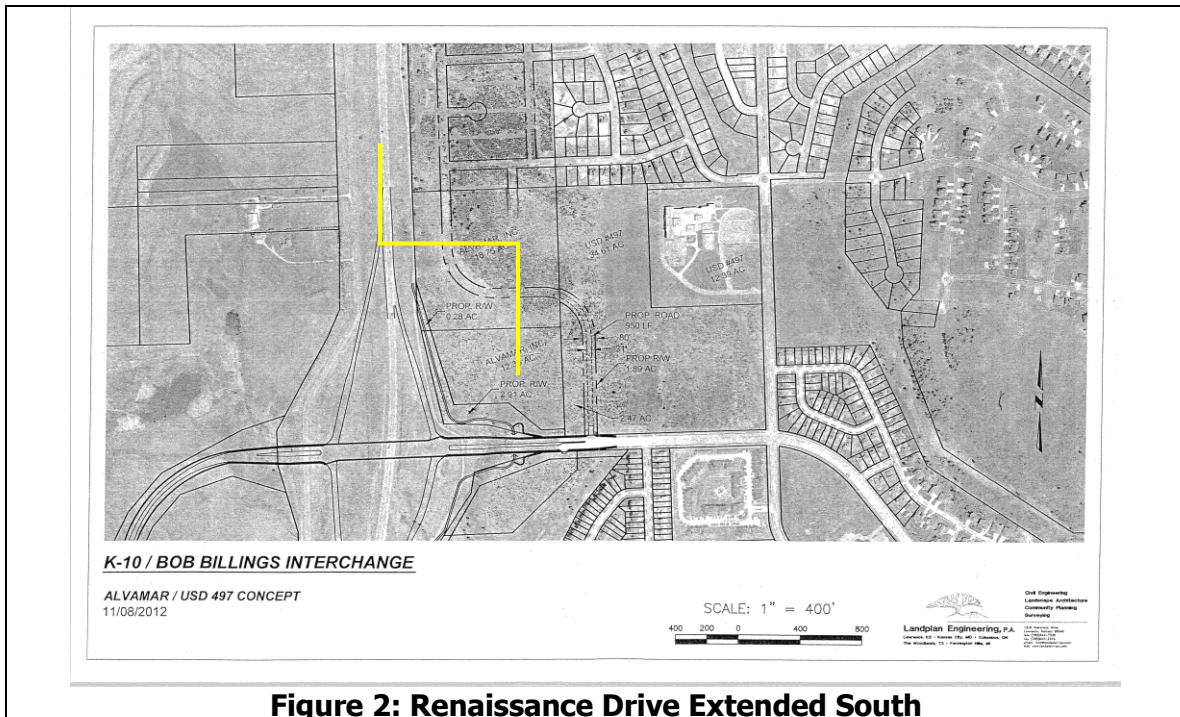


Figure 2: Renaissance Drive Extended South

The base document used in the concept includes the previous subdivision plat arrangement. The internal street connections to the Langston Heights subdivision have been revised since this concept plan was prepared. However, the location of Renaissance Drive and the access point to Bob Billings Parkway have not changed throughout this project.

Effect on future development to South

The proposed Subdivision extends the local street network to the south via Renaissance Drive and Big Sea Drive. The basic alignment of Renaissance Drive south of the subject property is being developed with KDOT and City staff and the adjacent property owners. The property along Bob Billings Parkway has been zoned for specific uses (PCD and RS10). The commercial use located on the northeast corner of Bob Billings Parkway and the SLT is likely to be requested for an expansion to the north and possibly east filling the gap created by the street alignment. The long-range land use plan (West of K10 Plan) indicates this area as suitable for future neighborhood commercial uses. Regional detention will also be required on this corner as the area develops. This will further reduce the developable land for commercial uses at the immediate intersection.

USD 497 owns acreage on the northwest corner of Bob Billings Parkway and George Williams Way. This area is zoned RS10 and may be developed with expanded school facilities or could also be developed residentially given the existing zoning. There remains 18 acres of UR zoning between the neighborhood commercial and the proposed Langston Heights development. The proposed subdivision extends Big Sea Drive to the south property line that accommodates an extension of the detached residential pattern to the south. This street could be extended to intersect Renaissance Drive or could terminate in a T or cul-de-sac intersection. A small area would remain between the highway and Renaissance Drive that could be developed with a transitional use between the proposed multi-dwelling and the neighborhood commercial use depending on the requirements for regional detention for the area. The townhouse pattern could be extended in this area with significant landscaping along areas that abut the commercial development.

The attached exhibit highlights one concept for future development to the south.

West of K-10 Plan

The area south of the Langston Heights Development is located within the boundary of the West of K10 Plan area. The plan recommends low-density residential land use between the highway and George Williams Way with the exception of the area designated for neighborhood commercial uses at the intersection of K10 and Bob Billings Parkway.

The residential land uses recommended in the plan state:

Residential- Low Density

The intent of the low-density residential use is to allow for single-dwelling, duplex and attached dwellings but emphasis is placed on residential type uses. Development in this area should be compatible with single-family character, which could include such uses as churches, small-scale daycares and institutional uses.

The plan notes the primary uses as “*Detached dwellings, attached dwellings, duplex, group home, public and civic uses.*” Applicable zoning districts include RS10, RS7, RS5 RM12D and PD. The Plan further states the maximum density recommended for areas recommended for low-density residential development is 6 dwelling units per acre.

Future Land Use Development Pattern

Based on the recommended land uses found in *Horizon 2020, West of K10 Highway Plan*, and the recent discussions with the Commission and the applicant staff prepared an example of a possible development pattern for the remaining undeveloped tracts of land. This concept plan is attached.

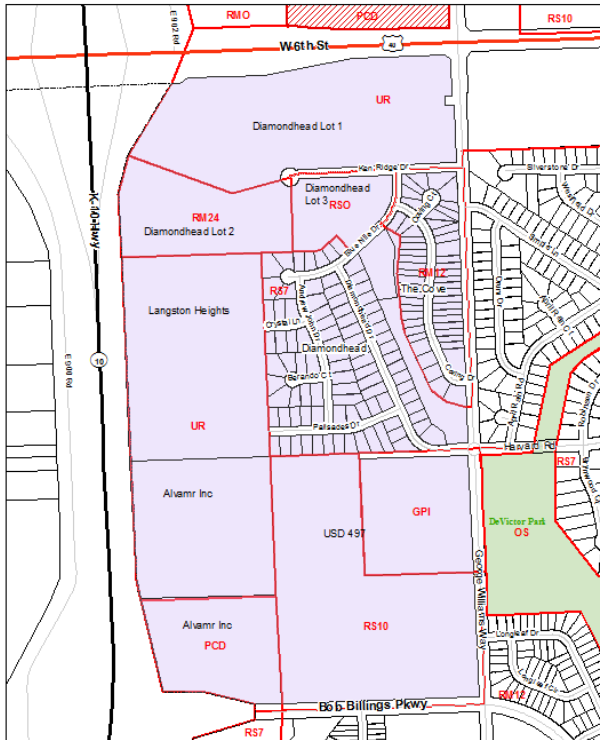
Land Use Summary Diamondhead Neighborhood Area						Subject Area
Area/Description	Acres	Zoning	Land Use	Density	Total Units	
Lot 1 Diamondhead	31	UR	vacant		0	 • Total Land Area 186.45 AC • Developed Area 43.38 AC • Vacant Land
Lot 2 Diamondhead	12.78	RM24	vacant	24	306	
Lot 3 Diamondhead	6.07	RSO	vacant	15	91	
The Cove	10.3	RM12 ¹	duplex	5.8	60	
Diamondhead Residential	20.7	RS7	sfr	4.2	89	
Langston Heights	9.12	RS7	Sfr – Proposed	4.2	29	
Langston Heights	3.88	RS5	Sfr – Proposed	7.6	23	
Langston Heights	4.59	RM12D	Duplex-Proposed	5.7	22	
Langston Heights	9.98	RM12²	Multi - Proposed	10.92	86	
Alvamar Inc	18.75	UR	vacant			
Alvamar Inc	12.3	PCD ³	vacant	35	430	
USD 497	12.38	GPI	public	0	0	
USD497	34.6	RS10	vacant	4.3	148	
Total Area	186.45				578	

Table 3: Land Use Summary by parcel/Subdivision

¹ RM12 zoning allows multi-dwelling units. The Cove Subdivision is being developed to a less dense pattern with only two units (duplex housing) per lot.

² RM12 zoning allows a total of 119 units. Proposed application is restricted to a lower density than district would allow by right.

³ PCD allows 35 dwelling units per acre. Typical PCD zoning has not included a residential component or only a small percentage when present.