

August 24th, 2015

Ms. Sandra Day, AICP  
City of Lawrence  
6 East 6<sup>th</sup> Street  
Lawrence, KS 66044

RE: PDP-15-00247

I am writing to express my concerns for the development of the Alvamar area. I am for the sale of the golf course and believe that keeping all 36 holes is paramount, but want to make sure that it is done in a manner that will also keep the neighborhood's quality of life as it is now. I do think there are some really good ideas with this proposal and I do ultimately believe the request to change the zoning should be passed.

I live at 1504 Alvamar Dr in an area that is mainly single family, owner occupied homes or 2 to 4 unit, owner occupied townhomes. While apartments are not my first choice for the area I understand the need for some development to make the purchase financially viable. My biggest concern is the traffic these apartments will have on Bob Billings Parkway.

There was a meeting in April by the City of Lawrence Public Works Department that discussed traffic issues that will arise from the opening of the interchange off of K10 onto Bob Billings. It was stated that an exponential increase in traffic is expected and that there really is no firm plan on the best way to control that traffic, and was also stressed that funding may be limited. The financing for any additional roadways that are required to support this increased development should not be taken from the \$2.25 million that has been allocated to Bob Billings' improvements in 2016. Thank you.

Sincerely,

Michael Heasty

1504 Alvamar Dr

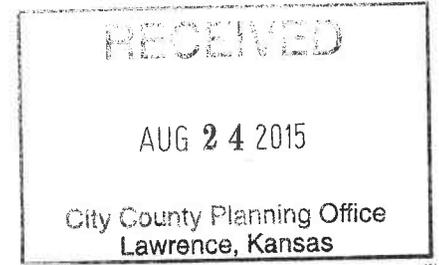
Lawrence KS 66047

**From:** [Joy Carmona](#)  
**To:** [Sandra Day](#)  
**Subject:** Alvamar  
**Date:** Saturday, August 22, 2015 6:13:19 PM

---

My husband and I are very active members of Alvamar and strongly support the current proposals submitted to the Lawrence Planning Commission. We lived in Topeka until work transferred us to St. Paul, Minnesota. Upon retirement we moved back to Kansas and chose to build a home in Lawrence for several reasons, one of which was the Alvamar Golf Course. We have told several of our Topeka golf friends about the proposed upgrades to Alvamar, and they have shown not only a great interest in the golf enhancements, but are also excited about potential to purchase housing around the Alvamar grounds, which would bring tax revenue to the City of Lawrence. We hope you vote Yes!

Lori L. Heasty  
John B. Patterson  
1909 Quail Run  
Lawrence, KS 66049  
(785) 691-5924



August 22, 2015

Planning Commission  
City of Lawrence Douglas County  
Planning & Development Services  
6 East 6<sup>th</sup> Street  
P.O. Box 708  
Lawrence, Kansas 66044

*Re: Z-14-00552; SUP-15-00389; & PSP-15-00247*

Dear Members of the Planning Commission:

This letter is a follow-up to our original letter dated February 11, 2015 that we send on behalf of my husband and myself in regard to the proposed Application filed by Paul Werner Architects on behalf of Alvamar Inc. to re-zone and re-plat certain properties that was deferred by the Planning Commission on February 23, 2015 with the direction to add a Planned Development overlay to the rezoning request. Once again, we want to thank Planning Staff for its assistance in explaining the process to us on the revised submitted requests before the Planning Commission at this time.

As a brief reminder, the residential area we live in is part of the Quail's Nest at Alvamar Condominium and is accessed by a private drive directly to the South of Alvamar Country Clubhouse. The private drive is owned by the Homeowner's Association with a shared access off of South Crossgate and is shared by Quail's Nest and Alvamar Country Club. My husband and I live at 1909 Quail Run, which is fronted by the private drive and #one tee box on the private side of the golf course and the back of our condo is close to #9 green on the private side of the golf course.

As I understand it, the Applicant, Paul Werner Architects on behalf of Alvamar Inc. at the direction of the Planning Commission on the February 23, 2015 meeting, has re-submitted its application with more details, which include a request that all lots to be re-zoned RM 24-PD. Instead of 6 lots there are now 4 lots, with Lot 1 being the lot where the existing clubhouse is located and is adjacent to our Homeowner's Association land.

As a reminder, Lot 1 is currently zoned RM12, which is the same zoning that our Quail's Nest Condo Association has. Lot 1 is contiguous with our neighborhood, Quail's Nest to the north, is "four doors up" from my home. We will be significantly impacted by any change in

zoning that allows for more building, more businesses and more traffic.

Jay and I purchased our house deliberately to live on the golf course. We support the overall proposal of Applicant to find a way to maintain the Alvarado Golf Courses, as viable amenities to the Lawrence community, however, we have serious concerns relating to the specific details or should we say "lack of details" in Applicants submittals.

According to Staff Report Site Summary, Item No. 3C-4, Lot 1 is 2.63 acres in size. "If RM24 PD is allowed the maximum number of units is 63 units and 0 units are proposed. The existing clubhouse is to be removed in future plans. Proposed use not identified. Residential uses are not proposed for this lot at this time. Parking lot noted to remain after clubhouse is razed. Required 100 parking spaces for existing clubhouse; 138 parking spaces existing and 63 remaining after Development of Lot 2".

It is our understanding that since there are no identified proposed uses at this time, that if RM24 PD were to be approved for Lot 1, any plans for development filed by purchaser (developer) would have to be presented to the Planning Commission for approval and that it is a public hearing item, except for the zoning of RM24.

We would like it clarified that note 1.c. in Staff Recommendation on Preliminary Development Plan-PDP-15-00247, Item No. 3C-1 does not apply to Lots 1 and Lots 4 and that property owners do not waive rights to protest. Obviously, we strongly object to waiving any rights to protest or participate in any future application, particularly since the purpose of the PD overlay is to allow a public process.

At this time, we would specifically like to address our concerns regarding Lot 1-current site of existing clubhouse and adjacent to our Homeowner's Association property.

1. **Density:** We are still concerned about density. There are no plans for Lot 1 at this time, however, the RM24 PD allows 63 units, which would equate to a minimum of 126 individuals and cars (2 per unit). In addition, Site Summary allows for 1,198 units, which is easily 2,396 individuals (1,198 x 2). While there are not that many proposed units at this time, the RM24 PD zoning allows that density. We must assume that the property will be developed to that level.

2. **Access:** The existing clubhouse located on Lot 1 is currently accessed in part by a private drive directly to the South of Alvarado Country Clubhouse. The private drive is owned by the Homeowner's Association with a shared access off of South Crossgate and is shared by Quail's Nest and Alvarado Country Club for the benefit of both entities. Currently, there is no information that addresses how the changes in zoning and increase in traffic, parking and density will have a negative impact our ownership rights' to this access without regard for the increased costs of maintenance we will be forced to bear.

3. **Timing:** There is no development plan that sets forth timing of development. The only thing known about Lot 1 is that the clubhouse will be demolished at some point in the

future. The timing and future use is totally at the discretion of the developer. Obviously, uncertainty negatively impacts our ownership and could impact property values.

**4. Setbacks and Buffers:** At some point, Lot 1 will be developed. The Applicant has stated that the existing clubhouse will be demolished and a new use proposed. As stated herein, we have absolutely no idea what will be proposed, however, our only protection is that the preliminary plan will have to be presented to the planning commission for approval and we have the right to provide input through the public process. The RM24 PD zoning will allow up to 63 units, if residential. We are unclear if commercial will be allowed. But the site will look very different from what it does now and we have no idea what that will look like.

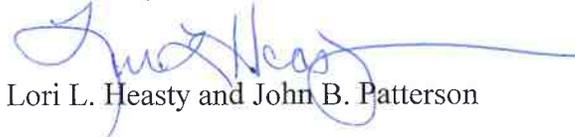
Currently, our residences blend into the golf course environment. The layout of our subdivision deliberately incorporated the greens of the golf course, the fairways of the golf course and the putting green located on Lot 1 adjacent to the clubhouse. Quail's Nest residences were developed as part of the original development of the clubhouse. The clubhouse itself is an organic structure that blends into the environment. The north side of the first resident to the north (1901 Quail Run) looks out on the putting green by the main clubhouse. The setback at that side is less than 23' and the visual incorporates the putting green into the aesthetics of the neighborhood. This was deliberately planned when the clubhouse was built and as our residences were built.

Therefore, it becomes imperative that the future development of Lot 1 not change the character of our neighborhood that has lasted for greater than 33 years. It also becomes imperative that if Lot 1 is no longer the site of the clubhouse that very generous setbacks between the two property lines be required and that aesthetic buffers be required to maintain the views and beautiful, peaceful environment of the neighborhood. Measures must be taken to ensure that whatever is done to Lot 1 that it still fits with the residential/golf complex *as when originally developed*.

In summary, my husband and I support the maintenance of Alvamar Golf Courses as viable amenities to the Lawrence community and we believe that in order to redevelop Alvamar and maintain the two 36 hole golf courses there are compromises to be made, however, the care and oversight that formed this area in its creation must continue. Therefore, we support the rezoning for all lots to be RM24-PD, provided that such rezoning assures us that the actual development of Lot 1 and Lot 4 is a public process that is presented to the Planning Commission for approval with the right to make public comments in regard to the actual development plan. At such time, we will be specifically looking to make sure that such plan has addressed our concerns set forth today and how such plan will impact us as adjacent property owners.

Thank you for your time.

Sincerely,



Lori L. Heasty and John B. Patterson

**From:** [Bob Johnson](#)  
**To:** [Sandra Day](#)  
**Subject:** Alvamar Rezoning Request  
**Date:** Monday, August 24, 2015 8:44:49 AM

---

Sandy, I am writing this note in support of the rezoning request submitted by Bliss Sports and Alvamar, Inc. Please share with your staff and the members of the Planning Commission.

It seems to me that what is being requested is well within what is allowed in current zoning regulations, and by updating the zoning, current code language will apply going forward. This has to be a positive for City Planners!

There is no doubt this is the best opportunity for the Alvamar Golf operations and the property owners in the western area of Lawrence. For sure it is the best opportunity for the continued success of the recreational activities which are enjoyed by members as well as the public at large! To be sure this facility remains "state of art" for KU golf teams is incredibly important to them as well as the City of Lawrence.

In the interest of full disclosure, I must say that I represent the shareholder group of present Alvamar owners. We are a "tired" group most of whom have been invested in Alvamar for almost 40 years. We have neither the energy nor the resources to move Alvamar into the future. We are incredibly fortunate to have a "local" investor who is willing to take up this challenge! What is being proposed will allow the new owners to have the wherewithal to make Alvamar the best it can be! This is clearly in the best interest of the greater community, especially those most closely impacted by the recreational facilities!

Golf is an incredibly competitive business and it is becoming more difficult to manage a free standing operation which depends solely upon direct revenue for support. It is very difficult to build the estimated \$400,000 annual cost for property taxes and water into the green fee and dues structure. For this reason, it is critical that there be other sources of revenue such as rental income to support operations! Please do not limit their chances for success by limiting density to an unreasonable number.

As former resident of the Alvamar neighborhood and a long time (and current) member of the golf club, I truly believe this is best for Lawrence as a city, and for each of us as residents! It is my hope the Planning Commission will approve and pass on to the City Commission this plan for development!

Robert C. Johnson  
957 Coving Drive  
Lawrence Ks 66049  
785-331-6884

**From:** [Richard Kuhle](#)  
**To:** [Sandra Day](#)  
**Subject:** Alvamar  
**Date:** Sunday, August 23, 2015 2:24:09 PM

---

Dear Ms. Day,

I live in the neighborhood of Alvamar Golf Course and I've been a member for six years. I'm writing to you to express my support for the rezoning changes, special use permits, and preliminary development plans. Since I've been a member I know the owners have expressed a desire to sell the course. They've not had very many offers on it. The present offer is from a local resident who has a vision for the property that will make it a golf and event destination and enhance it's standing in the community. They have listened to the members and adjoining property owners and I believe this might be the best opportunity for a smooth transition of owners. I urge the Planning Commission to support the changes.

Thanks for your consideration.

Rick Kuhle

Jerry Magnuson  
Janet Magnuson  
1520 Fountain Dr.  
Lawrence, KS 66047  
785-331-6160

August 22, 2015

RECEIVED

AUG 24 2015

City County Planning Office  
Lawrence, Kansas

City of Lawrence Douglas County  
% Ms. Sandra Day  
Planning & Development Services  
6 East 6<sup>th</sup> Street  
P. O. Box 708  
Lawrence, KS 66044

*Ref: Z-14-00552; SUP-15-00389; PDP-15-00247*

Dear Planning Commission:

Thank you for the opportunity to provide input for the above referenced requests which include Rezoning, Special Use Permit, and a Preliminary Development Plan. Our interest in this is from being long term residents of the Lawrence community since 1967, shareholders of Alvamar, Inc., and members of the Alvamar Golf and Country Club community.

As you know the development of Alvamar to the west grew from the vision of two men, Bob Billings and Mel Anderson. At the time in the late 60's Bob Billings was working in the Financial Aid office at the University of Kansas, and Mel Anderson was the golf course superintendent at a local country club. Mel Anderson pitched the idea to Bob about building a golf course. And, to this day that changed the landscape of Lawrence to the west.

Over the years the vision of these two men grew to a PUD of 378 acres which was approved by the Lawrence City Commission on February 28, 1993. This included 243 acres for a golf course, and 2,153 total dwelling units. As estimated by the City Planning Staff 647 of the 2,153 approved dwelling units exist today. After substantial growth and popularity, construction of a second golf course began in 1970. This is now what is referred to as the Member's course and makes Alvamar only one of two thirty-six hole golf facilities in the state of Kansas. Also, over the years the Alvamar Golf and Country Club complex grew to include recreational facilities at the current location of the Bishop Seabury Academy. Located at that facility was a swimming pool, tennis academy to include both indoor and outdoor tennis, and a fitness center.

The construction and maintenance of two golf courses, public and private clubhouses, cart barns, swimming pool, indoor/outdoor tennis facilities, and a fitness center were all made possible because of the development land around the golf courses being sold for dwelling units (227 Apartments, 96 Townhouses, 46 Duplexes, and 275 Single Family). Also, substantial investments from Bob Billings, and 125+ investors of Alvamar, Inc. were used to build these facilities and maintain the golf courses over the years.

Sadly, Bob Billings, a Kansas University alumnus who changed the face of Lawrence to the west with his work as a developer, philanthropist, and community leader died on February 13, 2003. With his vision and plans for Alvamar not complete, and with the investors of Alvamar, Inc. hoping to see a return on their investments the funds for the upkeep and expansion of the Alvamar Golf and Country Club complex became limited over the past twelve years. In 2002,

Bishop Seabury acquired the complex that housed the swimming pool, indoor/outdoor tennis facility, and fitness center used by Alvamar. With this sale the fitness center and tennis facilities were no longer available. The swimming pool has been leased by Alvamar since the sale to Seabury in 2002. However, the pool has deteriorated over the years and must have substantial repairs or be replaced. Additionally, the deferred maintenance on the golf courses, equipment, clubhouses, parking lots, and streets is substantial!!

Alvamar is fortunate to have a local developer (Bliss Sports, Thomas and Dru Fritzel) with the development experience and financial means interested in buying the Alvamar Golf and Country Club golf courses, equipment, and facilities. It's interesting to note that being involved with development at Alvamar isn't new to the Gene Fritzel family. In 1984, Gene Fritzel partnered with Bob Billings to build the current Alvamar Country Club Clubhouse, and the eight townhomes currently located to the south of the clubhouse.

When Bob Billings began to build the public golf course and facilities in the late 60's he needed to be able to develop the land around the course and sell it to builders of apartments, townhomes, duplexes, and single family homes. The proceeds from this development were used to build the golf course and facilities along with ongoing maintenance. The same is true with the current buyer of Alvamar, Bliss Sports. They need to be able to do infill development at Alvamar which will provide part of the funding to revitalize the entire Alvamar Golf and Country Club courses and facilities. Alvamar is very, very "tired!" The golf courses and irrigation ponds need to be updated, and new facilities are needed to include a clubhouse, swimming pools, fitness center, banquet/reception facility, and a cart barn.

Alvamar has been a major part of Lawrence to the west for over 50 years!! It has been a recreational facility that has served thousands of people from Lawrence and from all over the United States and other countries. With the approval of the requests before the Planning Commission, Alvamar once again will become a high quality golf and recreational complex as it was in 1970 to 1990's. The approval also will be of major benefit for the Lawrence Community, the neighborhoods that surround the current golf courses, The University of Kansas, The University of Kansas Golf Program, Lawrence and Free State Golf teams, Haskell Indian Nations University, Baker University Golf Program, Public patrons of the golf course, and the Alvamar Country Club membership!!!

We are fully in favor of the proposed rezoning, Special Use Permit, and Preliminary Development Plan as described in the documentation released by the City Planning staff.

Thank you for your time!

Sincerely,

A handwritten signature in black ink that reads "Jerry & Janet Magnuson". The signature is written in a cursive, flowing style.

Jerry and Janet Magnuson

**From:** [Riley Scott](#)  
**To:** [Sandra Day](#)  
**Subject:** Alvamar Redevelopment  
**Date:** Sunday, August 23, 2015 5:03:06 PM

---

Ms. Day-

Good afternoon.

As a property owner in the Alvamar neighborhood (indeed, on one of the golf courses), I write in support of the proposed redevelopment and ask the planning commission approve the plans.

The Alvamar property is a wonderful part of Lawrence, but there's no question it needs an update to stay viable into the foreseeable future. It would be a shame to see this critical part of Lawrence fall into further disrepair. The proposed redevelopment will be good for Alvamar, its members, and all of Lawrence.

Again, I urge the planning commission, along with the city council, to approve the proposed redevelopment.

Thank you for your consideration.

Best,

Riley Scott  
4517 Nicklaus Dr.  
Lawrence, KS 66047

August 24, 2015

Cheryl Troxel  
1504 Alvamar Drive  
Lawrence, KS 66047

Ms. Sandra Day, AICP  
City of Lawrence  
6 East 6<sup>th</sup> Street  
Lawrence, KS 66044

RE: PDP-15-00247

I am writing to express my concerns regarding the proposed construction of a new entrance road onto Bob Billings Parkway.

In April, I attended a meeting hosted by the City of Lawrence Public Works Department that discussed expected increased the traffic on Bob Billings Parkway as a result of the new interchange at Bob Billings Parkway and K10. There were discussions about roundabouts, lanes widths, additional turn lanes and a reduced number of access points onto Bob Billings. It was made very clear to all those in attendance there were not enough funds to make all, or even most, of the requested improvements and to maintain the existing Bob Billings.

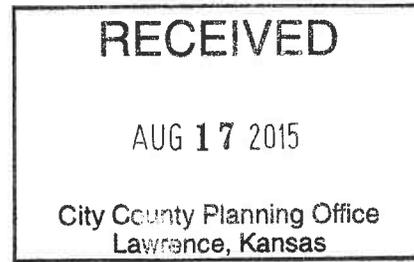
Given the lack of funding available for needed improvements and maintenance, I believe financing for any additional roadways required to support increased development should be a part of the approval process and all of the cost for the new entrance road as well as any required improvements to Bob Billings shouldered by the developer. These changes to Bob Billings Parkway will impact our neighborhoods and property values for years to come.

Sincerely,

Cheryl Troxel

August 7, 2015

Planning & Development Services  
City of Lawrence  
6 East 6<sup>th</sup> Street  
PO Box 708  
Lawrence, KS 66046



RE: Alvarmar Rezoning (Z-14-00552), Special Use Permit (SUP-15-00389), and Preliminary Development (PDP-15-00247)

As a resident of the Crossgate Court development (including 2100-2112 Crossgate Circle and 4000-4033 Crossgate Court) we believe it is imperative that we provide input regarding the development considered at the current Alvarmar Country Club. We have spoken at length with Ms. Sandra Day in order to better understand the plan and the specifics of the requested changes.

For background, we purchased our home in 2012. We retired from our jobs in Wichita and moved to Lawrence in the summer of 2013. We are both retired educators and could have moved anywhere in the country, but chose Lawrence. Since our move we have loved the city and have spent a great deal of time and money remodeling our retirement home to be exactly what we want. Our neighborhood is peaceful, quiet and one we enjoy. It is disconcerting to find that our "little slice of heaven" is to be disrupted by large equipment, excess noise and a great increase in traffic.

We know that progress is inevitable, and support well planned progress. We carefully selected Crossgate Court. It is a small neighborhood of about 20 homes. We make it a point to watch out for each other. Some of the homes are investment properties, others are homeowners like us. Regardless, we care about where we live. Our homeowners association is responsible for the maintenance of our own streets, including snow removal. We have personally purchased gravel at our own expense to repair the potholes on the city street at the entrance to Crossgate Court to protect our neighbor's vehicles. We do, however, have concerns about the proposed project.

Our first concern is that the increased construction traffic followed by increased residential traffic from Clinton Parkway north on Crossgate will result in a deterioration of Crossgate, people choosing to turn around in our cul-de-sacs due to safety reasons will cause a deterioration of our private streets as well. We should not be required to pay for public street traffic if the street is in fact a private street. How does the city plan to limit traffic on our streets or does the city plan to take over the maintenance of the Crossgate Court streets?

Our second concern is the obvious increase in traffic. At this time Crossgate Street from Clinton Parkway to Alvarmar is not a heavily travelled street, although traffic is steady. Even so, parking is allowed on the East side of Crossgate and we have experienced several near head-on collisions attempting to maneuver around the parked cars. We are not so naïve to believe that the residents of the proposed apartment complex won't travel south on Crossgate as that is the closest route to the

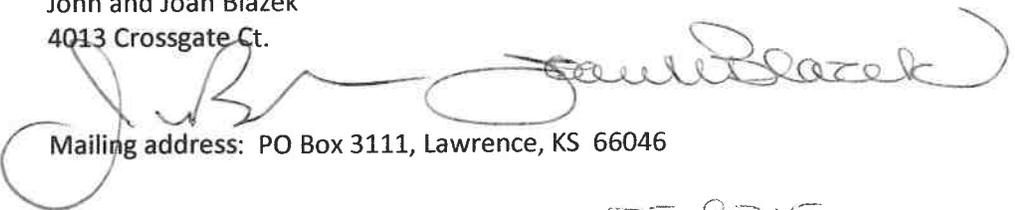
nearest grocery store. The increase in traffic causes greater concern when parking is allowed on the street. What is the city's plan to guarantee safe travel on Crossgate?

Our final concern is the pending, dare we say unspoken, request for a "banquet facility with overnight accommodations". We cannot and will not support this type of structure. Call it what you will, it's a hotel. We do not believe that a hotel belongs in a residential district. We would support the banquet facility as we know Lawrence needs more facilities for large groups. Lawrence is, however, a small town. It takes mere minutes to get to a hotel from any place in town. We do not believe that sleeping accommodations are necessary to "sell" a good banquet facility.

We are hopeful that the city realizes that these concerns, although small, will quickly become city problems, not developer's problems once the approval for this project is in place. We filled out the survey for the city and we rated the infrastructure and safety of Lawrence at the top of our list. Your careful consideration of this project and our concerns is appreciated.

Sincerely,

John and Joan Blazek  
4013 Crossgate Ct.



Mailing address: PO Box 3111, Lawrence, KS 66046

Telephone: 316-655-9315  
or  
316-655-5475



Mr. Mike Moddrell  
3506 Tam Oshanter Dr.  
Lawrence, KS 66047

RECEIVED

AUG 10 2015

City County Planning Office  
Lawrence, Kansas

Dear Ms Day

We are opposed to the development & rezoning detailed in your letter. It has been proposed by the potential new owners of Alvaran. We are concerned about our property values being lowered.

Carol & Mike Moddrell

8-6-15

RECEIVED

AUG 17 2015

City County Planning Office  
Lawrence, Kansas

August 8, 2015

Lawrence- Douglas County Metropolitan Planning Commission

Dear Staff,

In response to the attached letter dated July 31, 2015, and mailed to Alvamar area residents, I have the following comments:

I am an Alvamar homeowner and Alvamar Country Club member since it opened.

I am fully in favor of the proposed rezoning, Special Use Permit, and Preliminary Development Plan as described in this letter.

The reason is simple:

If this plan does not materialize, I believe the whole Alvamar group of golf, dining, swimming, and tennis facilities will be in serious risk of going downhill for lack of monetary support, leading to a future for the whole area much less desirable than this plan.

The fact that this plan is proposed by an established, vested, experienced local group, makes it the best and most favorable plan for the future of the whole Alvamar area, and therefore the City of Lawrence at large.

Other alternatives that may come up in the future, if this plan does not move forward, are simply scary.

Sincerely,



Dave Rueschhoff 4705 Carmel Place