

August 24th, 2015

Ms. Sandra Day, AICP
City of Lawrence
6 East 6th 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

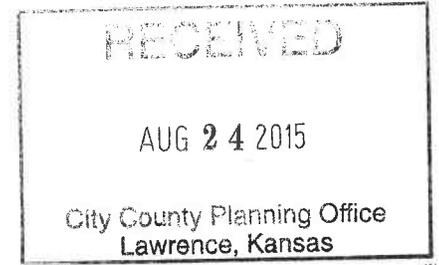
1504 Alvamar Dr

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 6th 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.

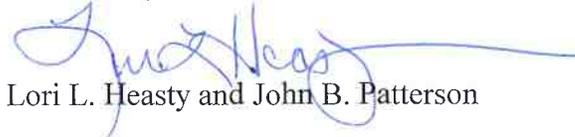
Currently, our residences blend into the golf course environment. The layout of our subdivision deliberately incorporated the greens of the golf course, the fairways of the golf course and the putting green located on Lot 1 adjacent to the clubhouse. Quail's Nest residences were developed as part of 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 6th 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 6th 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.

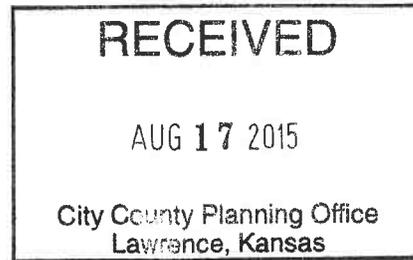
Given the lack of funding available for needed improvements and maintenance, I believe financing for any additional roadways required to support increased development should be a part of the approval process and all of the cost for the new entrance road as well as any required improvements to Bob Billings 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 6th 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

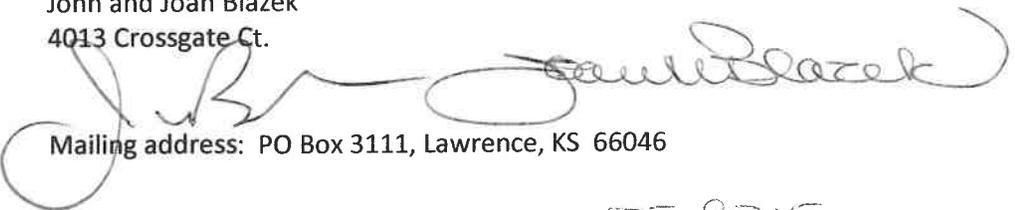
nearest grocery store. The increase in traffic causes greater concern when parking is allowed on the street. What is the city's plan to guarantee safe travel on Crossgate?

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

Communications and request for information from:

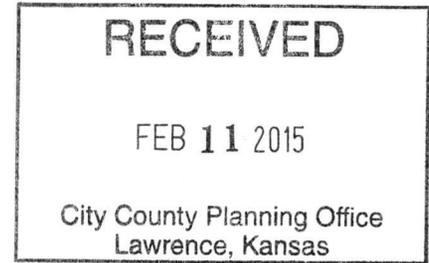
1. Lori Heasty & John Patterson, 1909 Quail Run – **See Attached Letter dated 2.11.15**
2. Richard Fanter, 4608 Turnberry Drive – **See Attached Letter dated 2.18.15**
3. Jenni and Steve Koger, 2004 Crossgate Drive - **See Attached Letter dated 2.20.15**
4. Marty Smith, 1906 Crossgate Drive – *See Koger Letter*
5. Kay Mueller, 1908 Crossgate Drive – reported flooding – *See Koger Letter*
6. Carolyn and Lew Phillips, 2000 Crossgate Drive - *see Koger Letter*
 - a. 2008 and 2012 Crossgate Drive – reported flooding
7. Pat Webb, 1910 Crossgate Drive – *See Koger Letter*
8. 4011 vintage Ct.
9. 1540 Alvamar Dr.
10. 1709 Kasold Drive
11. 1431 Anthony Michael Drive (north side of BBP)
12. 3604 Hartford Ct.
13. 2101 Quail Creek
14. 4311 Quail Pointe Drive
15. 2105 Greenbriar
16. 2202 Crossgate Drive
17. Paul Davis representing multiple homeowners associations along Crossgate Drive (north leg)
18. Dianne Karls, 3522 Tam O'Shanter
19. Gordon E. Abernathy, 1530 St. Andrews Drive – **See Attached Letter**
20. Bill Mauch, 1501 Crossgate Drive
21. Cheryl Troxel, 1504 Alvamar Drive – **See attached letter dated 2.23.15**
22. Donna Geisler, 1800 Inverness Drive – **See Attached Letter dated. 2.24.15**
23. Tony Mynsted, 1545 Alvamar Drive – **See Attached Letter dated 2.24.15**
24. Michael and Carol Moddrell, 3506 Tam O'Shanter – **See Attached Letter dated 3.17.15**
25. Related to the RS7 Request:
 - a. 3712 Quail Creek Court, Bill and Marlene Penny
 - b. 3706 Quail Creek Court, Chris and Teresa Hanna
 - c. 3604 Quail Creek Court, Connie Friesen
 - d. 3601 Quail Creek Court, Sandy and Mark Praeger

Issues:

1. View shed along Crossgate looking over existing golf course and no buildings in line of sight
2. What will total building height include?
3. Springs located along Fairway 1. Reported flooding along south leg of Crossgate Drive
4. Size and scope of tennis use
5. Banquet use and hotel; Banquet hold up to 800 people. Hotel not characteristic of area.
6. Changes in traffic
7. Purpose and character of Alvamar PUD did not include proposed intensity.
8. What is structure of north leg of Crossgate Dive, easement agreement that includes Alvamar and Homeowner's Association for cost share 50/50. What is maintenance and improvement proposed.

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

February 11, 2015



Sandra Day
City of Lawrence Douglas County
Planning & Development Services
6 East 6th Street
P.O. Box 708
Lawrence, Kansas 66044

Re: Z-14-00552; Z-14-00553; PP-14-00554; PP-14-00555

Dear Ms. Day:

I am writing you 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-plate certain properties as described in the above referenced submittals. I want to thank you and the Planning Staff for your assistance in explaining the process to me and the submitted requests before the Planning Commission.

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. has submitted two re-zoning requests and two corresponding preliminary plats, one of 51.85 acres from RS 7, RM12 & PUD (Alvamar) Districts to RM 24, which then will re-plate said acreage into 6 lots; and then one of 5.18 acres from PUD (Alvamar) to RS7. The area for proposed re-plotting is contiguous with our neighborhood, Quail's Nest to the north, is "four doors up" from my home; it also is directly across the street to the east and runs to the south. We will be significantly impacted by any change in zoning that allows for more building, more businesses and more traffic.

The Applicant has requested that "conventional zoning" be used with no "overlay" district requirements. "Overlay" really means "oversight." Therefore, if the proposed application were approved as submitted, then any subsequent re-zoning and preliminary plats would be fairly summarily approved, with little opportunity for input from adjacent property

owners until after the formal process began and perhaps long after the informal discussions with city planners began. There would be no opportunity for input from the City's elected officials.

The carte blanche the Applicant seeks, to reconfigure this area created under a PUD, may never be appropriate in any case, given the care and commitment required to create a PUD in the first place. But the cart blanche now requested should be denied given that it has the potential to recreate an area that is so important to the City at large and to an extremely large group of Lawrence citizens who through their home purchases made lifetime investments in the Alvamar area as it exists today. This is what the Summer 2013 edition of the *Lawrence Business Magazine* wrote:

Few businesses have as much of an impact on Lawrence as Alvamar. The club boasts 36 holes, a swimming pool and countless real estate holdings. The 36-hole facility covers most of the land from the intersection of Bob Billings Ave and Kasold to the intersection of Clinton Parkway and Wakarusa.

"It's hard to argue the impact of Alvamar," says J. Taylor, Director of Memberships at Alvamar Country Club. "West Lawrence was literally built around the golf courses."

At this time, the Applicant has submitted "concept plans" only, which are admittedly attractive drawings of what could be or might be. But the drawings decidedly are not what necessarily will be; in fact, the Applicant has provided no plans for what is proposed particularly as to what is being done with the re-plat of the 51.85 acres into 6 lots that is so close to our home.

The Applicant has given the planning staff a list of intended development for the 6 lots, which said development includes over 600 dwelling units that range from two 120 unit apartment complexes, condominiums, patio homes, and "luxury" condominiums. However, based on the current Application, if re-zoning and re-platting were to occur even the list of intended development could change as long as the requirements of RM 24 (that is 24 units per acre) are not violated. This means that some 1244 dwelling units could actually be built on these 51.85 acres.

Therefore, this Applicant's requests are completely open-ended in favor of the Applicant and the future purchaser of all the realty owned by Alvamar, Inc. This request also completely eliminates the present requirement (which, as I understand it, has been in place since the creation of the golf course and its environs) to take into consideration the overall PUD of the surrounding area. As we all know this land in question is part of the Alvamar Country Club golf course under a purchase agreement at this time by a known developer's company.

At this time we oppose the Application for re-zoning and re-platting as submitted, particularly with respect to the 51.85 acres, for the following reasons.

1. This area is a mature developed area that was developed over the last four decades as a Planned Unit Development with two 18 hole golf courses and surrounding residential areas that created a blend of uses that benefit our Lawrence community as a whole. Landuse tenets that first gave the green light for the then-innovative PUD, made clear that a PUD must be created for the benefit of the whole community and not for the individual property owner alone. Otherwise the PUD would amount to an illegal spot zoning.

In this case, the original development was part of a PUD and now the proposed Application wishes to change the zoning without recognition of the original PUD and the potential negative impact on all of the other parcels that make up the original PUD, ie Alvarado golf course complex.

Even though the two steps are remote in time, the Applicant seeks to defeat the original requirements imposed upon this PUD by breaking it apart in a way that significantly changes the original Alvarado development and, we contend, does significant harm to property owners within the original development who are nearby the areas proposed for re-platting. The mere passage of time should not remove the care and oversight that the PUD overlay process requires and that the City and its citizens deserve.

2. While original Alvarado development may have contemplated greater number of residential and/or multi family structures, the final development in the proposed 51.85 acres were PUD (Alvarado-for golf course) and RM12. There is nothing that has changed within the original PUD to compel a change in zoning in any part of it. Our residential area is comprised of eight condominiums of some 4000 square feet each with covenants and restrictions that were filed by the original developer to create and maintain the control of the residential area so that it would continue to fit into and enhance the golf course complex and the other residential areas. These declarations were filed for many of the residential areas surrounding Alvarado golf course and those areas adjacent to or directly impacted by the proposed re-zoning and re-platting. Implicit within those covenants and restrictions was the commitment that the owner of the golf course and its environs would not adversely impact our residential enclave. Denying the present re-plat is the only way to guarantee that homeowners and golf course owners will continue their "win-win" relationship established by the rules and requirements of the original PUD.

3. The proposed preliminary plat of the 51.85 acres divides the acreage into 6 lots, with the following number of dwellings suggested:

- Lot 1- 120 apartments and 24 patio homes/condominiums
- Lot 2- 120 apartments and 24 patio homes/condominiums
- Lot 3- golf course and 48 condominiums
- Lot 4- 92 units
- Lot 5- 48 patio homes and 48 condominiums
- Lot 6- 88 "luxury" condominiums

Plus the following additions and/or changes to golf complex facilities:

Club house

15,000 sq. ft. facility

Outdoor snack bar/grill

2-3 swimming pools

Fitness center

Golf Hall of Fame

4000 sq. ft. office building with part to be rented to tenant

That is a lot of proposed "concept" development with no objective standards or requirements or other criteria that might help the Staff and the Planning Commission evaluate how it enhances or benefits the existing area. In fact, if this Application were approved, there could be even more dwellings if the land is re-zoned to RM24. Currently, there are no apartments in the area and that was by design by the original developer and controlled through the declarations of each homeowner's association created and filed at the time of development. To allow the potential for this intensive a change to the existing layout of the PUD, is essentially to embolden the Applicant to pack as much development into these locations as is in its financial best interests regardless of the impact upon other areas of the PUD and its environs. To allow the re-plat is to arm the Applicant with the argument that somehow these "concepts" tacitly were approved by this process, so there is no further need for the careful overlay/oversight built in to the regular PUD process.

Lot 6 is adjacent to land owned by the Quail's Nest Homeowner's Association. Currently, the clubhouse is an organic structure that blends into the environment. While my husband and I do not absolutely object to a new structure there with nearby "luxury" condominiums, we fear the impact that "88" condominiums, particularly if they are not owner-occupied and really are 88 apartments occupied by tenants who do not have a financial stake in their home, let alone in the PUD and its environs. In addition, there is no height limitation. Therefore, there could be a seven story structure that blocks views and does not fit within the entire look of the residential/golf complex.

It is our understanding that the majority if not all of Lot 6 is already zoned RM12. If we are truly looking at luxury condominiums, isn't the current zoning adequate and if not, what reason is given to change that zoning other than to just have the right to build more units?

4. Based on the proposed number of at least 600 dwelling units plus the golf complex buildings there is a serious problem with the access and potential increased traffic to this area. This area is the "oasis" in the middle of two 18 hole golf courses. There is one public road in from the South (Crossgate). Crossgate from the North is a private road and is too narrow at this time to accommodate the increased traffic; the private road cannot be widened because of the structures in the way. It was discussed that South Crossgate, the public road, be extended to gain greater access, however, that is still just one road with only one point of egress, which is onto Clinton Parkway. Certainly until such time as it is ascertained that the private road can be

widened to provide the kind of access to Bob Billings Parkway that any kind of good planning requires, the re-plat should be denied for this reason alone.

The proposed number of dwelling units will sharply increase traffic, congestion and change the usage of the neighborhood. In order to accommodate the proposed units in Lot 4 and Lot 5, there will be have to be streets that are accessed off of South Crossgate. The potential burden of that traffic has to be considered in the proposal and it is not at this time. There is no information at all available to the public and what the potential negative impact is.

In our particular case, our homeowner's association owns a private drive that is accessed off of South Crossgate over a mutual access drive for the benefit of our Quail's Nest Condominiums and Alvamar Country Club. Obviously, an increase in traffic will have a negative impact in our access without regard for the increased costs of maintenance we will be forced to bear.

5. The proposed Application also creates a parking issue. Currently, when Alvamar has large golf course tournaments and both courses are used, there is not enough parking. Cars are parked on Crossgate to the South and to the North to accommodate the events. It is hard to contemplate the amount of additional parking that will be required to accommodate the changes in the golf complex plus increase in dwellings.

In summary, my husband and I feel that the proposed Application is truly a redevelopment of the Alvamar Golf Complex and surrounding residential areas. While the overall future purchase of the golf courses is a benefit to Lawrence and the residents, the process that is being used by the Applicant is the incorrect process.

This development began in 1966 and was subsequently developed in stages which resulted in a comprehensive, complex and desirable area, which includes residential properties and multifamily properties of high value along with a nationally recognized golf course. This area deserves to be re-developed through a Planned Urban Development process with an "overlay" to insure that the integrity of the area and the overall integration of the area stays as it was originally intended. This is only accomplished with more defined plans, transparency by the developer and public input. Therefore, we request that the Application for re-zoning and preliminary plat known as *Z-14-00552*; *Z-14-00553*; *PP-14-00554*; *PP-14-00555* be denied as submitted.

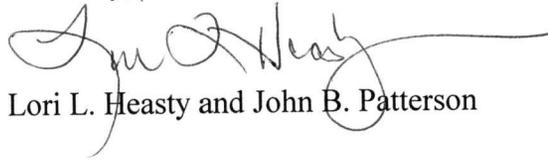
In closing, we would like to say that when Bob Billings passed away, 15th Street was renamed to honor his long-term vision and accomplishment with the Alvamar area, which includes more than just the golf courses. In addition, the Honorable Dennis Moore of Kansas placed in the House of Representatives' record a Tribute to the Late Bob Billings of Lawrence, Kansas, which in part states, "There is a quality of life around here (Alvamar) that would not exist if he had not been the active, optimistic, visionary, enthusiastic person he was." "Most notably, Bob Billings designed and developed the Alvamar development, more than 3000 acres

of residential and commercial property, a nationally recognized public golf course and country club complex.”

We feel that Bob’s legacy can live on through the redevelopment of Alvamar, but the care and oversight that formed this area in its creation must continue. Bob’s memory deserves this; so do the citizens surrounding Alvamar, as well as the City at large.

Thank you for your time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lori L. Heasty and John B. Patterson". The signature is written in black ink and is positioned above the printed names.

Lori L. Heasty and John B. Patterson

City of Lawrence Kansas
Planning & Development Services

February 18, 2015

Dear Commissioners:

The planning commission should consider the overall outlook for the properties Z-14-00552 ,Z-1400553, PP-14-0054 and PP-14-00555.

It is a well documented fact the number of golfers is declining. Many golf courses across the country have closed due to a lack of funding caused by declining membership and fewer golfers. The game of golf just takes too long for today's fast passed society. Fewer and fewer people have the 6 hours available to play a round of golf.

Recently Alvamar sold part of itself to a local developer under the assumption the new owner would continue to main the golf club. To maintain an 18 hole golf course costs about 1 million dollars a year. The developer needs the zoning changes and resulting revenue stream of property sales to meet the financial obligation he has committed too since course usage will not generate all of the income needed to maintain the golf course. What we are looking at is a continued shrinkage of the golf coarse over the next decade as course revenue continues to fall. The owner will next want to rezone 9 holes of the course for development. Each rezoning is not in the public interest it is in the new owner's financial interest.

If the new owner thinks my comments are not correct than he should be willing to put up a 10 year performance bond that will contribute \$500,000 per year to coarse maintence if golf fees fall short. If the owner fails to produce the other \$500,000 needed to maintain the 18 hole coarse the performance bond would fulfill the owners obligation.

Since KU is involved in this whole ownership change process the University has a great deal of underutilized property on the south east corner of W 15th Street (Bob Billings) and Kasold which the university could make available for residential development. This is based on the assumption that the planning commission what's to have a higher population density west of Iowa Street and east of Wakarusa Drive.

Our Mayor has stated he thinks Lawrence will grow for the foreseeable future. It will be wonderful to have large green spaces in the middle of our growing and prosperous city. Take a look at Chicago and how wonderful the green spaces make the city feel. The planning commission should keep in mind the long term goals of our people and community. I realize you are under a great deal of pressure from developers who are in the business of making money. Let's not let the short term do ill-reputable harm to the livability of our community.

The possibility to delay a decision might be considered since the request closely follows on the heels of the property acquisition. Since the submission has already been prepared by Paul Werner it is obvious the plan was well underway before the property actually changed hands. It is my opinion if the planning commission is really interested in the public good a delay of six months or more would be a prudent course of action.

Respectfully Submitted by:

Richard Fanter
4608 Turnberry Drive
Lawrence, Ks 66047

February 19, 2015

Lawrence Metropolitan Planning Commission
c/o Sandra Day, AICP
Planner II
City of Lawrence
PO Box 708
Lawrence, KS 66044

Dear Commissioners:

This letter is written to register the comments of the undersigned concerning item Z-14-00552 scheduled to be considered at the February 23, 2015 meeting of the Planning Commission. We own homes located along the west side of #1 Fairway (Lot 5) on Alvamar's Public Course. The back of our homes look east across #1 and #9 Fairways. The zoning request's Master Plan calls for "residential transition to lower density" along #9 Fairway.

We reviewed materials mailed to us by Sandra Day and also met separately with Ms. Day and Paul Werner.

We believe the Master Plan conceptals would benefit the Alvamar area and are generally supportive of seeing the plan accomplished. We have several questions and requests we hope the Planning Commission will consider in its discussion of the proposed zoning changes:

- Structure Height –We prefer to have a continued unobstructed view of the land east of our homes. That being said, we otherwise hope and respectfully request that houses built in the area along #9 Fairway east of our homes have a lower profile, preferably not to exceed one story above grade.
- Water Runoff – Several underground springs require year-round sump pump operation for a number of our homes. Storm runoff also produces problems. We would like to be assured that construction activities and future structures identified in the Master Plan will involve appropriate engineering solutions to eliminate the possibility of exacerbating our current drainage conditions.
- Traffic/Access – We understand the area where the public clubhouse is located may be the site of higher density residential structures that will increase traffic volumes and possibly stress Crossgate Drive particularly at its north entrance intersecting with Bob Billings Avenue. We assume these issues will be addressed and managed.
- Location of #1 Fairway – It is our understanding that the #1 tee box may be relocated somewhat to the east of its present location, but that the balance of #1 Fairway would not be moved west and closer to our property lines. We would be concerned with any change that moves #1 Fairway closer to our property lines. Doing so would be inconsistent with the original Alvamar Planned Unit Development and increase the number of errant golf balls flying onto our properties that create personal safety issues.

The Master Plan is understandably non-specific at this stage. We assume this proposal is under consideration for conventional zoning and that this might limit our opportunity to receive additional information and offer feedback once the plan is further defined. Therefore, we prefer that a Planning Development

February 19, 2015

Page 2

Overlay be approved that would provide all parties an opportunity to confirm that the Master Plan concepts are consistent with final build out plans.

In closing, we wish to reiterate our support for the development concepts described within the Master Plan. We believe the concerns we have identified can be satisfactorily resolved and that the project will benefit Alvamar and its neighborhoods.

Thank you for your consideration of our thoughts.

Respectfully submitted,

Marty Smith
1906 Crossgate Dr

Lew & Carolyn Phillips
2000 Crossgate Dr

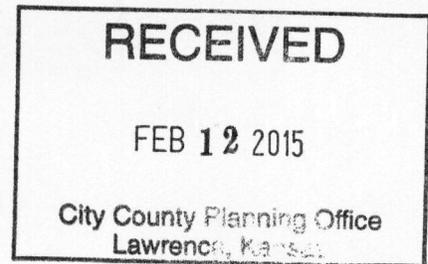
Kay Mueller
1908 Crossgate Dr

Steve & Jenni Koger
2004 Crossgate Dr

Pat Webb
1910 Crossgate Dr

Gordon E. Abernathy
1530 St. Andrews Drive
Lawrence, KS 66047
February 9, 2015

City of Lawrence
Douglas County
Planning & Development Services
6 East 6th Street
P. O. Box 708
Lawrence, KS 66044



Re: Z-14-00552
Z-14-00553
PP-14-00554
PP-14-00555

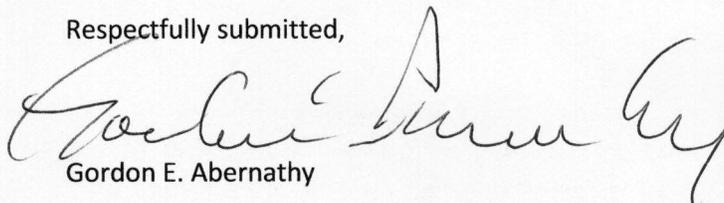
Gentlemen:

I would strenuously object to the above requested rezoning requests and preliminary plat requests from Alvarado, Inc. for the following reasons:

- (1) These changes would do away with open green space which is essential for the ecological balance of the area. The golf course, even though designed for a specific use, provides open green space. This should be preserved. Lawrence, a city which prides itself on being "green," certainly shouldn't allow this to happen.
- (2) These requested changes would pack additional residents in an already crowded residential area. The multi-family dwellings, particularly, would detract from the beauty of the green space the golf course provides. Multiple cars, trash carts, etc., brought about by multiple family dwelling space should not be allowed in these areas.
- (3) The city infrastructure, particularly the streets leading into the area, Bob Billings Parkway, Clinton Parkway, and Crossgate Drive, are not adequate to carry the additional traffic that these additional residences would generate. They are inadequate to handle the traffic that exists today; and the City's current practice of calming traffic by installing roundabouts in congested areas would only aggravate the problems.

I would ask the Planning Commission to deny these requested changes.

Respectfully submitted,


Gordon E. Abernathy

From: [Tony Mynsted](#)
To: [Caitlyn Cargill](#)
Cc: mynsted@aol.com
Subject: Alvamar Zoning, Z-14-00552, 53,54,55
Date: Tuesday, February 24, 2015 3:01:42 PM
Importance: Low

Caitlyn, per our tel/com this afternoon, the following is an outline of my request:

I believe the Alvamar project will be good for the Lawrence community. My concern is the ratio of apartments to residences (350 apartments vs. 612 total). I suggest the ratio should be in the 20% range.

Apartments will:

- Significantly increase traffic concerns
- Increase security
- Non owner population
- Constant turnover
- Increased density contribute to many additional community services
- Lowers the value of the present neighborhoods

As I review the developer's view of the project, I find that there is a significant amount of information that has not been presented to the public. Maybe they all do that to get their zoning approved with the least amount of public resistance.

I would appreciate it if you would gather the detailed project information from the developer and apply the due diligence to enhance the project.

The developer should be able to make the project successful with less apartments and more residence (They could make the planned apartments into condominiums where the residence will own the property)

If you need additional information, please contact me.

Tony Mynsted
Director



The Alta Group

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785.843.1367 **direct**

785.843.1408 **fax**

785.550.5579 **mobile**

tmynsted@thealtagroup.com

Global Experience Provides Direction

Cheryl Troxel
1504 Alvamar Drive
Lawrence, KS 66047

Ms. Sandra Day
City of Lawrence Douglas County
Planning & Development Services
6 East 6th Street
P.O. Box 708
Lawrence, Kansas 66044

Re: Z-14-00552; Z-14-00553; PP-14-00554; PP-14-00555

Dear Ms. Day:

I am writing you in regard to the proposed Application filed by Paul Werner Architects on behalf of Alvamar Inc. to re-zone and re-plat certain properties as described in the above referenced submittals.

As I understand it, the Applicant, Paul Werner Architects on behalf of Alvamar Inc. has submitted two re-zoning requests and two corresponding preliminary plats, one of 51.85 acres from RS 7, RM12 & PUD (Alvamar) Districts to RM 24, which then will re-plat said acreage into 6 lots; and then one of 5.18 acres from PUD (Alvamar) to RS7.

The Applicant has requested that “conventional zoning” be used with no “overlay” district requirements. “Overlay” really means “oversight.” Therefore, if the proposed application were approved as submitted, then any subsequent re-zoning and preliminary plats would be approved, with little opportunity for input from property owners until after the formal process began and perhaps long after the informal discussions with city planners began.

The carte blanche the Applicant seeks, to reconfigure this area created under a PUD, may never be appropriate in any case, given the care and commitment required to create a PUD in the first place. But the cart blanche now requested should be denied given that it has the potential to recreate an area that is so important to the community at large and to a large group of Lawrence citizens who through their home purchases made investments in the Alvamar area as it exists today.

At this time, the Applicant has submitted “concept plans” only, which are admittedly attractive drawings of what could be or might be. But the drawings decidedly are not what necessarily will be; in fact, the Applicant has provided no plans for what is proposed.

The Applicant has given the planning staff a list of intended development for the 6 lots, which includes over 600 dwelling units that range from two 120 unit apartment complexes, condominiums, patio homes, and “luxury” condominiums. However, based on the current Application, if re-zoning and re-platting were to occur even the list of intended development

could change as long as the requirements of RM 24 are not violated. This means that 1244 dwelling units could actually be built on these 51.85 acres.

At this time I oppose the Application for re-zoning and re-platting as submitted, particularly with respect to the 51.85 acres, for the following reasons.

This area is a mature developed area that was developed over the last four decades as a Planned Unit Development with two 18 hole golf courses and surrounding residential areas that created a blend of uses that benefit the Lawrence community as a whole. Landuse tenets that first gave the green light for the then-innovative PUD, made clear that a PUD must be created for the benefit of the whole community and not for the individual property owner alone.

In this case, the original development was part of a PUD and now the proposed Application wishes to change the zoning without recognition of the original PUD and the potential negative impact on all of the other parcels that make up the original PUD, ie Alvamar golf course complex.

Even though the two steps are remote in time, the Applicant seeks to defeat the original requirements imposed upon this PUD by breaking it apart in a way that significantly changes the original Alvamar development and, we contend, does significant harm to property owners within the original development who are nearby the areas proposed for re-platting. The mere passage of time should not remove the care and oversight that the PUD overlay process requires and that the City and its citizens deserve.

While original Alvamar development may have contemplated greater number of residential and/or multi family structures, the final development in the proposed 51.85 acres were PUD and RM12. There is nothing that has changed within the original PUD to compel a change in zoning any part of it.

This area deserves to be re-developed through a Planned Urban Development process with an “overlay” to insure that the integrity of the area and the overall integration of the area stays as it was originally intended. This is only accomplished with more defined plans, transparency by the developer and public input. Therefore, we request that the Application for re-zoning and preliminary plat known as *Z-14-00552*; *Z-14-00553*; *PP-14-00554*; *PP-14-00555* be denied as submitted.

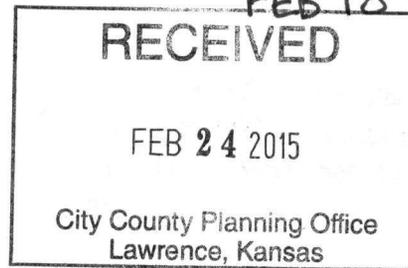
Thank you for your time.

Sincerely,

Cheryl J Troxel

City of Lawrence, Douglas County
Lawrence Metropolitan Planning Commission

Attention: Sandra Day, AICP, Planner II



Thank you for your letter of January 30, 2015, explaining requested zoning changes and asking for input from residents of the Alvamar neighborhoods.

I purchased a lot and built my home on Alvamar after it was a fully developed golf course community. I am against rezoning for multi-dwelling units, hotels, apartment buildings, a KU Tennis Center and the 800-person banquet facility on the proposed properties listed as Z-14-00552, Z-14-00553, PP-14-00554, and PP-14-00555.

I am not against improving the two 18-hole courses themselves or their buildings. The courses need to stay profitable. I am against all plans that devalue the courses themselves by moving too many fairways and greens and eliminating too many wooded areas, thereby making them less desirable to play. I am concerned that the existing access via Crossgate from 15th Street is not meeting today's needs with single-lane traffic that has to snake around traffic barriers and yield to oncoming traffic. Building more homes along this street increases traffic and alters two golf holes and reduces practice ranges.

I would be in favor of some additional single family homes, as long as they are of equal or greater value to surrounding residences. I would also support the addition of cabins to be used as rentals for golf packages, if they blend with the existing homes and are of appropriate values. Both of these proposals would need to not harm the values of the courses or surrounding homes.

I am not in favor of multi-story condominiums being built on this property because we already have that at Bob Billings and Inverness. That development group already has zoning approved and plans to build two more multi-story buildings at their location, which overlooks the 12th and 13th fairways on the private course. These haven't been built because the demand has not materialized.

I am against any apartments being built. These would lower the value of existing homes as well as add noise and traffic, while destroying the views across the course, and they wouldn't add to improving the golf experience.

I am against the development of a hotel on the course, (again anything over two stories would destroy the views and increase noise and traffic). Is there a need for another hotel in Lawrence and should it be wedged into this space? How this does improved the golf experience?

I am against the addition of an 800-person banquet hall. It seems too large for existing needs. I am also concerned about the parking required for this facility in addition to golfers. Is there a need for such a space in Lawrence and does it support improving the golf courses?

K.U. Tennis has facilities now and is there enough land to also add this and still have viable golf courses? I am not against building a K.U. Tennis Center, but this doesn't seem like the right place for it. Why doesn't K.U. use their undeveloped land?

I think it is unfair to rezone an established, mature neighborhood that has been fully invested in. When I made my residential investment, I knew that the adjacent properties were fantastic golf courses with views and woods. As a result, I paid a premium for the land. I did not locate here to look at high rise buildings that house apartments, condominiums and hotels.

If the city and this developer want to de-value the surrounding residences, then would the city and the developer be willing to purchase our homes at the current market prices before new developments begin?

This issue leads me to reconsider the value of retiring in Lawrence. This group is purchasing two 18-hole golf courses that are the foundation for some of the most expensive neighborhoods in Lawrence. These courses need to remain viable as golf courses, not random business ventures designed to make quick profits at others' expense. All requests and proposals for additions and changes should focus on making the two courses better for golfers, while supporting existing property values of the surrounding residences.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Geisler". The signature is fluid and cursive, with a large initial "D".

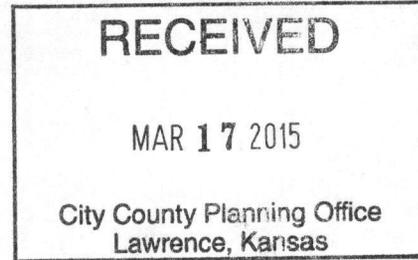
Donna Geisler
1800 Inverness Drive
Lawrence, Kansas 66047

3/12/15

City of Lawrence Douglas County Planning and Development Services

P.O. Box 708

Lawrence, Kansas 66044



To Whom it May Concern:

My husband Michael Moddrell and I are opposed to any and all of the proposed developments on the Alvamar Course.

Thank you for your attention.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D. Moddrell". The signature is fluid and cursive.

Michael D. Moddrell

A handwritten signature in black ink, appearing to read "Carol A. Moddrell M.D.". The signature is fluid and cursive.

Carol A Moddrell M.D.



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds/

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

February 27, 2015

Dear Property Owner:

The Lawrence-Douglas County Metropolitan Planning Commission will hold its regular meeting on **Monday, March 23, 2015, beginning at 6:30 p.m., in the Commission Meeting Room on the first floor of City Hall, 6 E. 6th Street, Lawrence.** The following items may be of interest to you:

Z-14-00553: Consider a request to rezone approximately 5.18 acres from PUD [Alvamar] (Planned Unit Development) District to RS7 (Single-Dwelling Residential) District located along the north side of Quail Creek Drive. **PP-14-00555:** Consider a Preliminary Plat for Alvamar Inc Two Addition, a one lot subdivision containing 5.18 acres with frontage on the north side of Quail Creek Drive. The subdivision is proposed to support future low-density residential development. Submitted by Paul Werner Architects on behalf of Alvamar Inc, property owner of record.

Please view the accompanying map for the property area that will be considered at the March 23 meeting. It is a portion of the overall Alvamar project request.

Rezoning requests are considered public hearing items and the public will be given the opportunity to make oral comments on such requests at the meeting. Preliminary Plat requests are considered non-public hearing items though oral comments are accepted by the Commission at the time of discussion. Written comments are welcomed and encouraged. The Commission has established a **deadline for receipt of all written communications of no later than 10:00 a.m. on Monday, March 23, 2015.** This deadline allows time for the Commission to receive and review comments prior to the meeting.

The following items, also associated with the Alvamar request, will be considered at a future meeting of which date you will be notified:

Z-14-00552: Consider a request to rezone approximately 51.85 acres from RS7 (Single-Dwelling Residential) District, RM12 (Multi-Dwelling Residential) District, and PUD [Alvamar] (Planned Unit Development) District to RM24 (Multi-Dwelling Residential) District including property located at 1800, 1809, and 2021 Crossgate Dr.

PP-14-00555: Consider a Preliminary Plat for Alvamar Inc Two Addition, a one lot subdivision containing 5.18 acres with frontage on the north side of Quail Creek Drive. The subdivision is proposed to support future low-density residential development.

A complete legal description for this property is available at the Planning Office, 6 E. 6th Street, Monday - Friday from 8:00 a.m. until 5:00 p.m. If you have questions relating to this matter, please contact me at 832-3161.

PLEASE NOTE: If you have recently transferred ownership of your property in the area of this request, or if such property is under a contract purchase agreement, we ask you to please forward this letter to the new owner or the contract purchaser.

Sincerely,

Sandra Day, AICP
Planner II

