

# Memorandum

## City of Lawrence

### Planning & Development Services

**TO:** Lawrence Douglas County Metropolitan Planning Commission

**FROM:** Planning Staff

**Date:** May 20, 2015  
Updated November 25, 2015

**RE:** Inverness Park Area Development History

This memo provides a brief summary of land use for the area included in the Family Fun Center development applications (Z-13-00483, SUP-13-00486 and SUP-14-000026). The subject property proposed for CN2 zoning is part of an area known as Inverness Park. This area is also included in the *Inverness Park Area Plan*. The Plan was developed in response to several development applications for medium density residential uses on the remaining undeveloped land in Inverness Park. It was initiated in 2010 and approved in the fall of 2011. The Plan was then revised and approved by the City Commission in June 2012.

The history of development applications is provided below. This includes a summary of the distinct areas located within the original 160+ acre Inverness Park area. Following this description is a timeline identifying the various development proposals and rezoning actions that have occurred over the past 15 years in this area.

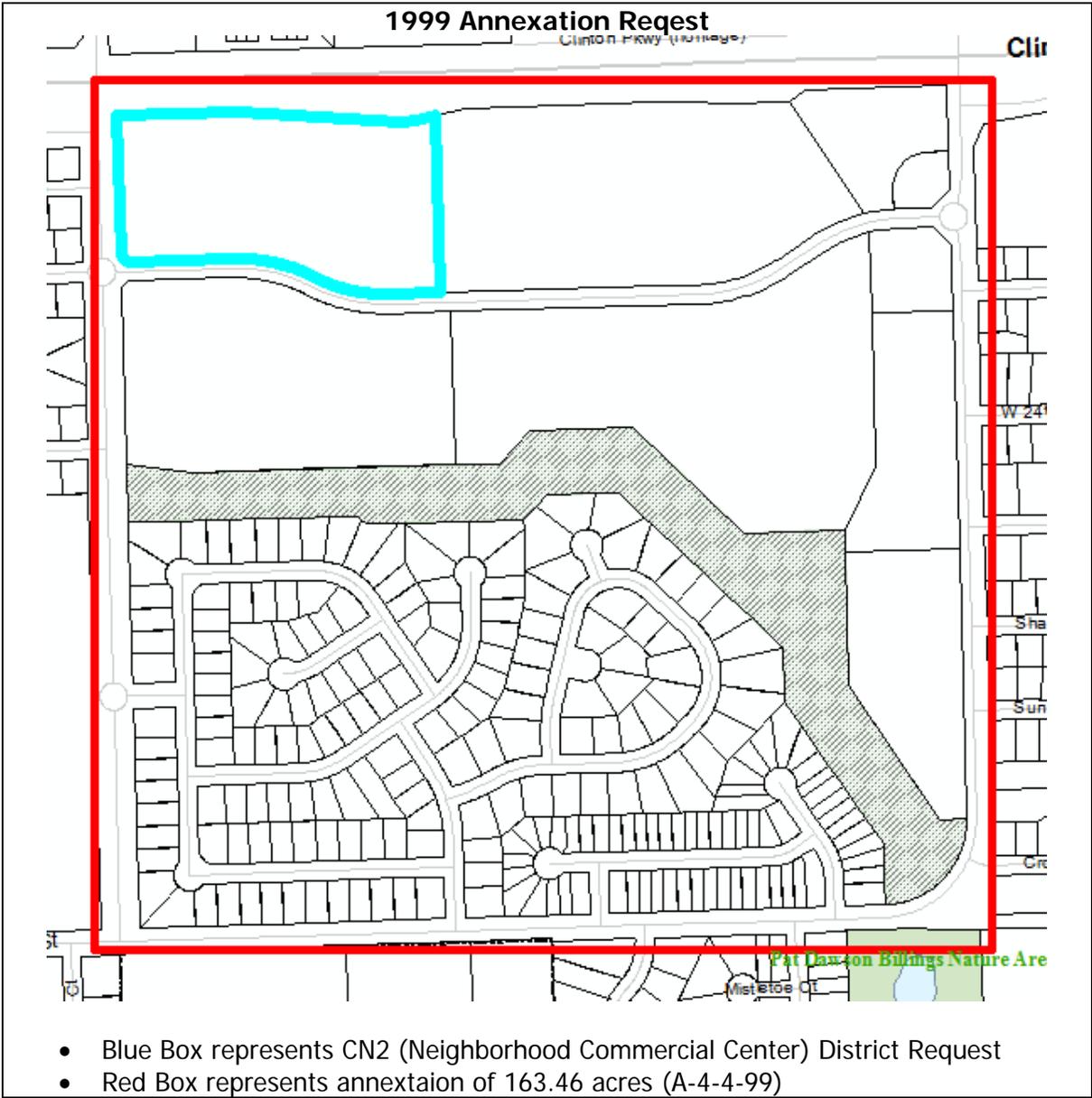
#### **History**

An annexation request for 163 acres was approved in 1999. The development application included multiple rezoning requests. Large tracts were platted along Clinton Parkway and zoned RO-1B for the most intensive part of the development of the 163 acres. The area south of W 24<sup>th</sup> Place but north of the open space/drainage area was designated as the transition area to the lower density, detached residential home lots to the south. The area south of W 24<sup>th</sup> Place was zoned PRD-2 with a maximum density of 12 dwelling units per acre. W 24<sup>th</sup> Place was designed to provide access to all lots in the area with access prohibited to Clinton Parkway as well as limitations placed on Inverness Drive and Crossgate Drive.

The preliminary plat for the entire 163 acres was approved in October 1999, and later revised in February 2001. The revisions affected the single-family area by reducing lot size and creating more lots than the original approval. The large lot configuration along Clinton Parkway and W 24<sup>th</sup> Place did not change. The preliminary plat served as the master plan for the development of the site. It provided the basic boundary of the various zoning districts planned for the 163 acres.

Much of the original land use discussion focused on the need to provide adequate public facilities such as streets and other infrastructure, as well as the land use scheme and transition through the entire acreage included in the Inverness Park Addition. At the time only the area on the west side of Inverness Drive was developed with single-family uses.

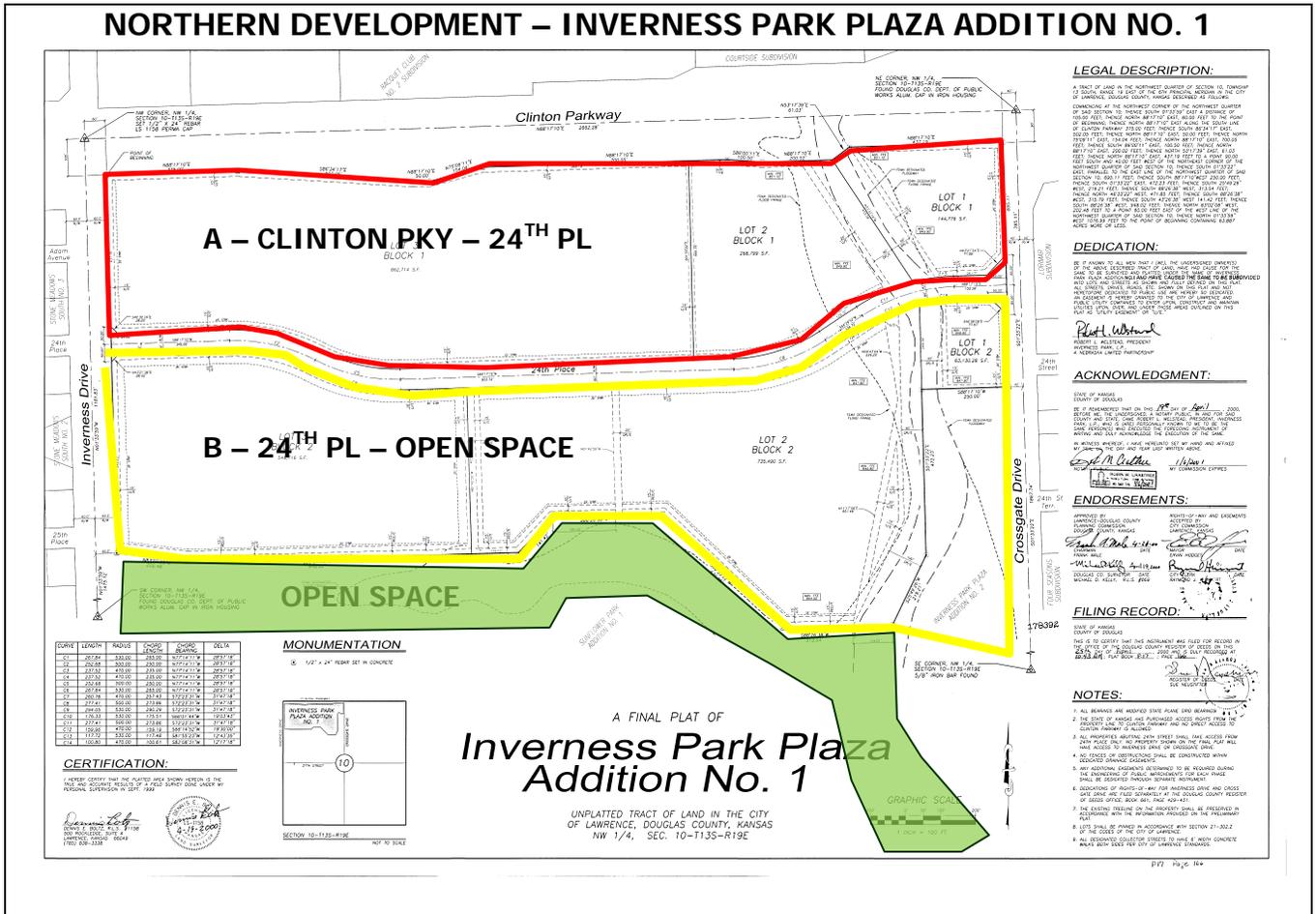
Multiple land use decisions made since 1999 have resulted in deviations in the land use pattern first proposed for the original 160 acre plan. The location of boundary streets isolates the remaining undeveloped property from connectivity with the larger surrounding neighborhood.



The area included requests for conventional detached single-family residential, duplex, office, planned commercial and planned residential zoning. The office zoning (21.63 acres) was located along the south side of Clinton Parkway adjacent to Inverness Drive. However, this zoning was withdrawn by the applicant in 1999.

Development of the area included subdivision approval that established the structure of the developing neighborhood. This included large lots along Clinton Parkway, an east-west street connection south of Clinton Parkway (W 24<sup>th</sup> Place) and large lots south of W 24<sup>th</sup> Place. The natural boundary for the higher-intensity uses in the north portion of the area was identified as the drainage area located in the central portion of the overall site and a tributary that runs north-south in the eastern portion of the

property. The area south of the drainage way was platted and developed with low-density residential uses (single-family and duplex housing) between 1999 and 2002.



**A - Clinton Parkway to 24<sup>th</sup> Place**

Zoning along the entire Clinton Parkway frontage, north of W 24<sup>th</sup> Place between Crossgate Drive and Inverness Drive, was zoned RO-1B prior to 2006. This district allowed a maximum density of 12 dwelling units per acre. Allowed uses included single-dwelling residential, multi-dwelling residential, and office uses. When the Land Development Code was adopted in 2006, this zoning designation converted to RSO. While still allowing office uses, RSO districts do not allow multi-dwelling uses. On December 19, 2007, the Planning Commission voted unanimously to recommend rezoning 15 acres of land along Clinton Parkway from RSO to RM15 as part of the Remington Square development. The City Commission approved the rezoning on March 11, 2008 via Ord. No. 8223.

**B - 24<sup>th</sup> Place to the Open Space**

The zone for the large lots along the south side of W 24<sup>th</sup> Place was approved as PRD-2 with a maximum gross residential density cap of 12 dwelling units per acre via Ord. No. 7170, which was approved by the City Commission on November 16, 1999. The property, at 4301 W 24<sup>th</sup> Place, The Grove, (aka Legends at KU Phase II) was rezoned via Ord. No. 7828. This zoning was approved by the City Commission on September 14, 2004 with a limitation on the maximum gross residential density to 13.7 dwelling units per acre. Special attention was paid to the development pattern along Inverness Drive. This section of the plan required a transitional building type and dense landscaping to buffer the development from the existing detached homes west of Inverness Drive.



W 24<sup>th</sup> Place and along Crossgate Drive. The area south of the park area includes the RS-2 and RM-D district boundaries.

The southern portion of the original 163 acres developed consistently with planned low-density residential development. The southeast area was zoned and developed with duplex lots. The remaining southern area was developed in phases with detached single-family lots.

### **Commercial Uses**

Commercial uses were not recommended at the intersections of Clinton Parkway & Crossgate Drive or Clinton Parkway & Inverness Drive prior to the adoption of the *Inverness Park Area Plan* in 2011. Previous plans including *Horizon 2020* supported commercial development at specific nodes. Along Clinton Parkway, the commercial nodes designated in this area were at Kasold Drive and Wakarusa Drive.

Through the planning process and the development of the *Inverness Park District Plan* neighborhood commercial uses were identified as appropriate for the corners at Crossgate Drive and Inverness Drive. This use was identified by residents in the area as preferable to the existing residential zoning. Since the adoption of the plan, commercial development has occurred on the southwest corner of Crossgate Drive and Clinton Parkway (Hy-Vee gas station/convenience store) in 2011. Commercial zoning was approved for the southeast corner of Inverness Drive and Clinton Parkway in 2015.

## **TIMELINE OF DEVELOPMENT ACTIVITY**

### **1999-Annexation Request**

163.46 acres bounded by Clinton Parkway on the north, Crossgate Drive on the east, W 27<sup>th</sup> Street on the south, and Inverness Drive on the west.

### **Multiple Rezoning Requests**

Large tracts were platted along Clinton Parkway and zoned RO-1B for the most intensive part of the development of the 163 acres. The area south of W 24<sup>th</sup> Place but north of the open space/drainage area was designated as the transition area to the lower density, detached residential home lots to the south. The area south of 24<sup>th</sup> Place was zoned PRD-2 with a maximum density of 12 dwelling units per acre.

### **Preliminary Plat**

The preliminary plat served as the master plan for the development of the site. It provided the basic boundary of the various zoning districts planned for the 163 acres.

### **2000-Silvercrest at Inverness**

UPR-3-2-00/PDP-3-10-00, Special Use Permit/Preliminary Development Plan for assisted living/independent living senior housing development. **Project never built.**

### **2001-Revised Preliminary Plat**

The revisions affected the single-family area by reducing lot size and creating more lots than the original approval. The large lot configuration along Clinton Parkway and W 24<sup>th</sup> Place did not change.

### **2002-The Legends at KU**

FDP-2-1-02, Final Development Plan for multi-family residential development located along the south side of W 24<sup>th</sup> Place. This development was designed as a student oriented residential apartment complex.

**2003-Wyndam Place**

FDP-12-17-02, Final Development Plan for senior independent living units located along Crossgate Drive.

**2004- The Fountains**

UPR-9-9-04, a Special Use Permit, located along Clinton Parkway proposed a mixed residential retirement facility. The retirement project expired with conditions of approval not being met. The developer abandoned the project.

**2008- Legends at KU -Phase 2**

FDP-7-10-04/FDP-2-3-06, Final Development Plans approved for second phase approved, **but not built.**

**2008- Minor Subdivision**

Modified interior lot lines for lots along Clinton Parkway.

**2008- Walgreens**

Z-5-12-08, a rezoning request from RSO to CN2 at the southwest corner of Clinton Parkway & Crossgate Drive. The request was approved by the Planning Commission but was **withdrawn by the applicant** prior to the City Commission's consideration of the item.

**2009- The Grove**

FDP-7-5-09, Final Development Plan for multi-family residential development revised Phase 2 of the Legends at KU with new owners was approved. This development was designed as a student oriented residential apartment complex.

**2009-Remington Square**

Development request for property located on the north side of W 24<sup>th</sup> Place that included a request to rezone to RM15 as well as a final plat and site plan for multi-family residential development.

**2009- Clinton Parkway Casitas**

SP-9-40-09, a site plan for an attached multi-family residential development located on the southeast corner of Clinton Parkway & Inverness Drive. The applicant **withdrew** the request in October 2009.

**2010- W 24<sup>th</sup> Place Casitas**

SP-1-2-10, a revised site plan for multi-family residential development submitted following public comment to address landscaping. This project was also **withdrawn.**

**2010- Inverness Park District Plan Initiated**

Plan initiated by the City Commission on November 9, 2010 after concerns raised by residents in the area about the proliferation of multi-family uses and the impact they were having in the area. Plan specifically focused on the remaining undeveloped parcels in the neighborhood.

**2010- Remington Square**

Rezoning request for property located on the north side of W 24<sup>th</sup> Place to increase in density from RM15 to RM24 to accommodate additional development on the east side of the property. The zoning request **was denied**.

**2011-Hy-Vee Gas Station**

Z-7-21-11, a rezoning request from RSO to CN2 and SUP-7-4-11, Special Use Permit for Hy-Vee gas station with future carwash for the southwest corner of Clinton Parkway & Crossgate Drive.

**2011- Inverness Park District Plan Approved**

Plan approved October 2011.

**2011- Crossgate Casita**

FPD-11-11-10, Final Development Plan for attached multi-family residential development located north of the senior living facility along Crossgate Drive.

**2012- Revised Inverness Park District Plan Approved**

Plan revised to provide additional land use guidance for undeveloped portion of Remington Square and approved June 2012.

**2012-Minor Subdivision**

A minor subdivision was approved, which subdivided the lot on the southwest corner of Clinton Parkway & Crossgate Drive for the Hy-Vee gas station. This division created two commercial lots at the corner.

**2013- Family Fun Center**

TA-13-00488; Special Use in CN2 District] City Commission denied text amendment on May 27, 2014.

Z-13-00483, rezoning request from RSO to CN2 for 15.3 acres; Withdrawn by applicant prior to City Commission consideration.

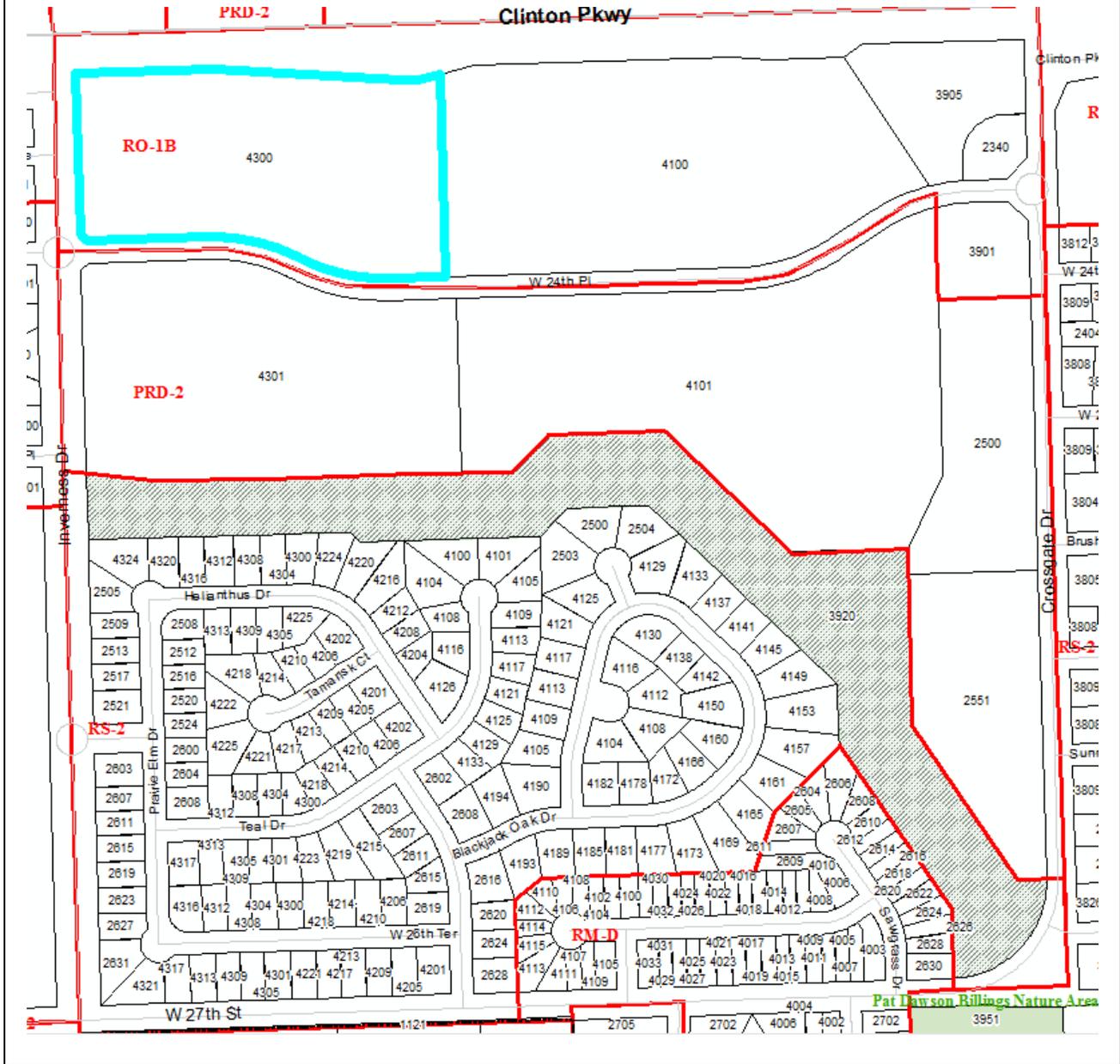
SUP-13-00486; Family Fun Center [Required a text amendment]. Withdrawn by applicant prior to City Commission consideration.

SUP-14-00026; Inverness Corner Retail Development (with drive-thru) – Staff recommend approval with conditions. Withdrawn by applicant prior to City Commission consideration.

**2015 – Residential and commercial**

Z-15-00198; rezoning request from RSO to CN2 for 10 acres, Ordinance # 9128. PP-15-00196; Preliminary Plat including 14 duplex lots and one 7.027 commercial lot approved by the Planning Commission on June 22, 2015. PF-15-00585; Final Plat submitted for review and being processed.

# Zoning prior to 2006



# Current Zoning

