

FROM : Paul Werner and Joy Rhea
TO : City Commissioners
RE : Alvamar - RMO Zoning at City Commission
DATE : May 10, 2016

Findings of Fact

1. Conformance With the Comprehensive Plan

Allowed office locations are described as following on page 7-10 of Horizon 2020, "New office uses will generally be restricted to existing areas of the city, **or** new areas that are appropriately identified on future land use maps. Future office uses should only be located in new industrial areas in partnership with office research areas, **so that** office uses independent of industrial uses do not take up valuable industrial land. It is desirable that a mix of uses be established for these areas in a planned and unified manner. Like other locations visible from major street corridors, development of these areas should express a high quality living and working environment. Consideration of good site planning and design principles that minimize unnecessary impacts to surrounding neighborhoods and promote compatible land use activities and appropriate neighborhood connections and interfacings are encouraged for any development proposed for this area."

- Alvamar is an existing area of the city
- This future office use is not taking up valuable industrial land
- Alvamar is providing a mix of uses in a planned and unified manner
- Alvamar is providing a new major street corridor
- Alvamar is providing a high quality living and working environment
- Good site planning and design principles have minimized unnecessary impacts to surrounding neighborhoods
- Alvamar is promoting compatible land uses activities and appropriate neighborhood connections and interfacings

The proposed offices represent an introduction of uses that are independent from the golf course operation, just as the multi-family and independent living uses operate outside of the golf course operations. The office use is best suited for access from collector and arterial streets which are typically defined as a 31' wide streets. Birdie Way could easily be developed as a 31' wide collector street; however, this width only increases traffic speed which is why Birdie Way and the new portion of Crossgate are designed at 27' wide. The activity area of Alvamar Golf Course is located centrally in the middle of the golf course and can be accessed from Bob Billings Parkway via the new street Birdie Way and Crossgate Drive to the south. It is important to note traffic control devices will be installed on Crossgate Drive north of Clinton Parkway and extend to the existing

Clubhouse. The central location of the activity area of Alvamar allows development impacts to be minimized and room to provide appropriate screening and buffering from neighboring homes. Even though office space and multi-family uses are typically located at the edges of neighborhoods along arterial and collector streets, this redevelopment of the golf course is proposing a high quality live, work and play neighborhood served by a new street on the interior of the existing Alvamar development which has relatively no impact on surrounding neighborhoods. As stated above, Horizon 2020 does not exclude future office space from occurring in existing portions of the city if it is appropriately developed, served by a major street and impacts to neighbors are minimized. The existing vegetation, terrain and distance from existing homes makes this a great location to minimize unnecessary impacts on surrounding neighborhoods.

2. Zoning and use of nearby property, including overlay zoning

The previously approved master planned community was approved in the early 1980's and is approximately 33 years old. Originally the zoning pattern of this master planned community located high density and non-residential districts along the periphery of the neighborhood. As is true with other areas of the City, land uses change, and the planned development hearing process has allowed for high density residential on the interior of the neighborhood. A perfect complement to the approved planned development is office use for the interior of the site. The developer is proposing to cap the office use at 30,000 S.F. and list the allowed uses as:

Residential Uses - Multi-Dwelling, Non Ground Floor Living, Live Work Units

Community Facility Uses - Large and Small Event Centers as an accessory use to the golf course

Medical Facilities - Extended Care Facilities, Health Care Office/Clinic, Outpatient Care Facility

Recreational Facilities

Religious Assembly

~~**Animal Services** - Veterinary~~

Eating and Drinking Establishments - As accessory to golf course only

~~**Office** - Administrative and Professional, Financial, Insurance & Real Estate, Payday Advance, Car Title Loan Businesses, Other~~

Parking Facilities - Permitted as accessory use only

Retail Sales and Services - Personal Conveniences, Personal Improvement Services

Transient Accommodations - Accessory use to golf course only

3. Character of the Neighborhood

Currently office and commercial uses associated with the original master planned development are located at the periphery of the neighborhood. The current Planned Development uses allowed on the interior of the neighborhood include

292 multi-family units, 50 independent living units, 12 duplex units, indoor KU golf practice facility, fitness and wellness facility, outdoor and indoor restaurants, pools, splash pads, pool cabanas, banquet facility, pro shop, golf course offices and the Alvamar indoor practice facility. If the RMO zoning is approved office uses would be allowed on Lot 3 as described above.

4. Plans for the area or neighborhood, as reflected in adopted area and/or sector plans including the property of adjoining property.

There are no adopted area or neighborhood plans for the property included in the proposed zoning and immediately surrounding area. The Alvamar PUD includes only the eastern portion of the area.

5. Suitability of subject property for the uses to which it has been restricted under the existing zoning regulations

The subject property is well suited for the uses to which it has been restricted under the RM24-PD zoning. Office uses not accessory to the golf course are also suited as they fill in the missing gap in the live, work, play atmosphere of the development. In addition, office use is well suited for the site as it will be served by the collector street known as Birdie Way.

The definition of a collector street is, "A street which is anticipated to have two travel lanes designed for speeds ranging from 25-35mph and which serves a collecting function by distributing traffic between local neighborhood streets and arterial streets."

6. Length of time subject property has remained vacant as zoned.

The area included in this request has recently been approved for 354 high density dwelling units as well as accessory golf course uses which include golf practice facilities, pools, wellness and clubhouse uses, banquet facilities and restaurants associated with those uses. The property is not vacant.

7. Extent to which approving the rezoning will detrimentally affect nearby properties.

Approval of the request alters the character of the neighborhood to make it a live, work, play development. The 700+ Alvamar members, 354 new residential units, along with the improved KU practice facility, wellness and clubhouse use, banquet facility, pool locations and restaurants accessory to the golf course require the new street called Birdie Way to be built for access to Bob Billings Parkway. Residents along the south leg of Crossgate will benefit more with the development due to traffic control devices being installed which will slow down existing speedy morning traffic cutting through the golf course. Birdie Way is being designed to handle the existing traffic already present in addition to all

proposed uses in order to alleviate the current exasperated traffic using the under designed street system.

8. The gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

2,153 Living Units were permitted with the original 1980's master plan of this area and only 712 units were built. This leaves 1,441 units undeveloped. The recently approved planned development is only proposing 354 built units +/- 100 on Lot 4 in the future. This leaves 987 undeveloped units with no plan to develop them. Instead, the developer chose to propose office uses for a maximum of 30,000 s.f. which only requires 60 parking spaces for employees. Those parking spaces can in turn be used for banquet and golf course facilities when the offices are closed. The office use is less intensive than building the additional units and completes a great live, work and play neighborhood on a +/-160 acre golf course which will be a great asset to Lawrence and the surrounding neighborhoods.

Conclusion

This use has limited impact to the surrounding neighborhood, and is compatible with the Alvamar Golf Course and surrounding neighborhoods to make this a outstanding and notable live, work and play development.



MEMORANDUM

FROM : Paul Werner, Joy Rhea
TO : Scott McCullough, Sandra Day
City Commissioners
RE : Alvamar - RMO Zoning at City Commission
DATE : May 6, 2016

We would like the planning staff as well as the city Commission to consider overturning the RMO zoning for Lot 3. In order to aid in the viability of the Alvamar redevelopment we would request the RMO zoning be approved with the following conditions:

1. 30,000 sq. ft. of privately owned and operated professional offices as allowed under the RMO zoning category.
2. Any proposed expansion of this area to be heard by both the Planning and City commissions. At that time the developer shall present evidence as to why any expansion is necessary. The use shall be for professional offices and other sports related activities.
3. The developer would be pleased to strike out uses that are not appropriate if this helps with the approval.

Regarding the Staff Report:

1. In reviewing the staff report we will happily Strike through the following uses:
Veterinary
Payday Advance
Car Title Loans
2. With these uses eliminated it seems there is not much difference in RM-24 vs. RMO – and certainly not much difference when both are being planned as a “PD” with a cap of 30,000 sq ft of private use.