

**PLANNING COMMISSION REPORT**  
**Regular Agenda -Public Hearing Item**

PC Staff Report  
3/15/2017

**ITEM NO. 1C      FINAL DEVELOPMENT PLAN FOR ALVAMAR LOT 1; 1809 BIRDIE WAY (SLD)**

**FDP-17-00028:** Consider a revised Final Development Plan for Alvamar Lot 1, located at 1809 Birdie Way for the addition of an 8,200 SF multi-purpose building. Submitted by Paul Werner Architects, for Eagle 1968 LC, property owner of record.

**STAFF RECOMMENDATION ON FINAL DEVELOPMENT PLAN:** Planning Staff recommends approval of Alvamar Lot 1 Revised Final Development Plan based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Prior to the recording of the Final Development Plan a Final Plat shall be submitted and approved and recorded with the Register of Deeds Office.
2. Provision of a revised plan that updates the Landscape calculations per the 99 parking spaces shown on the face of the drawing.

**Reason for Request:** *"The final development plan is being submitted because lot area is being added to Lot 1. With the additional lot area a proposed cart barn is shown west of the clubhouse. The cart barn will double as an alternate event location in case of rain to prevent outdoor cancellations."*

**KEY POINTS**

- This application includes 1.418 acres of land that was not included in the original approval.
  - 39% increase in lot area.
- This application includes a revision to the proposed uses.
  - Chapel use has been removed (2,400 SF).
  - Multi-use building has been added to the site (8,200 SF). The primary use of the building is for cart storage.
- Preliminary Development Plan was approved on May 10, 2016.
- Major changes from an approved preliminary development plan may only be approved after rehearing and reapproval of the plan by the Planning Commission and the Governing Body.

**FACTORS TO CONSIDER**

- Conformance with the approved Preliminary Development Plan
- Compliance with Development Code.
- Conformance with *Horizon 2020*.
- Conformance with Subdivision Regulations.

**ATTACHMENTS**

1. Approved Preliminary Development Plan
2. Final Development Plan
3. Building Elevations

## PUBLIC COMMENT

- Residents from surrounding subdivisions have called to request additional information about the project.

ASSOCIATED CASES/OTHER ACTION REQUIRED	
Associated Cases	
<p align="center"><b><i>Alvamar Planned Development</i></b></p> <ul style="list-style-type: none"> <li>Z-14-00552; RM24-PD; Ordinance 9154.</li> <li>PDP-16-00052: Approved by the City Commission on May 10, 2016.</li> <li>PF-16-00051: Final Plat of Alvamar Inc One Addition.</li> <li>FDP-16-00342: Lot 4 pool, wellness center and amenities.</li> </ul>	
Lot 1	Lot 2
<ul style="list-style-type: none"> <li><b>Z-17-00009</b>: rezone 1.418 acres from RS7 (Single-Dwelling Residential) District and PUD (Planned Unit Development) District to RM24-PD (Multi-Dwelling Residential) District, 1809 Birdie Way.</li> <li><b>FDP-16-00343</b>: Approved a Final Development Plan for Alvamar Lot 1, Passive Recreation use for Alvamar Golf Course to include an Event Center, clubhouse and chapel as accessory uses to the Golf Course approximately 3.6 acres, located at 1809 Crossgate Drive. This project is replaced by the current by FDP-17-00028.</li> </ul>	<ul style="list-style-type: none"> <li><b>Z-17-00011</b>: rezone .558 acre from PUD (Planned Unit Development) District to RM24-PD (Multi-Dwelling Residential) District, located at 1575 Birdie Way, Lot 2 Alvamar Inc One Addition.</li> <li><b>FDP-17-00029</b>: revised Final Development Plan for Alvamar Lot 2, located at 1575 Birdie Way for the relocation of the apartment clubhouse and pool area.</li> <li><b>FDP-16-00343</b>: Lot 2, Multi-Dwelling Residential. Approved, replaced by FDP-17-00029.</li> </ul>
Other Action Required	
<ul style="list-style-type: none"> <li>Recording of Final Development Plan and Final Plat with the Douglas County Register of Deeds.</li> <li>Building permits must be obtained prior to construction of structures.</li> </ul>	

## GENERAL INFORMATION

Refer to Z-17-00009 for existing and surrounding zoning and land use.

## SITE SUMMARY

	Approved PDP	FDP with Proposed Revisions
Land Use:	Passive Recreation and accessory uses to golf course/Event Center	Passive Recreation and accessory uses to golf course/Event Center Multi-use building/cart storage
Land Area (sq ft):	158,111 158,251 (per final plat) 3.633 Acres	220,012 Pending new final plat 5.051 Acres
Building Footprint:	21,721 14,060 SF Existing 19,321 SF Proposed 2,400 SF chapel	29,047 14,668 SF Existing 18,447 SF Proposed 8,200 SF multi-use building
Total Pavement:	133,735	63,273
Total Impervious:	196,743	92,320
Total Pervious Area:	137,589	127,692

The following graphic highlights the location of the proposed change in relationship to the overall Alvamar PD development.

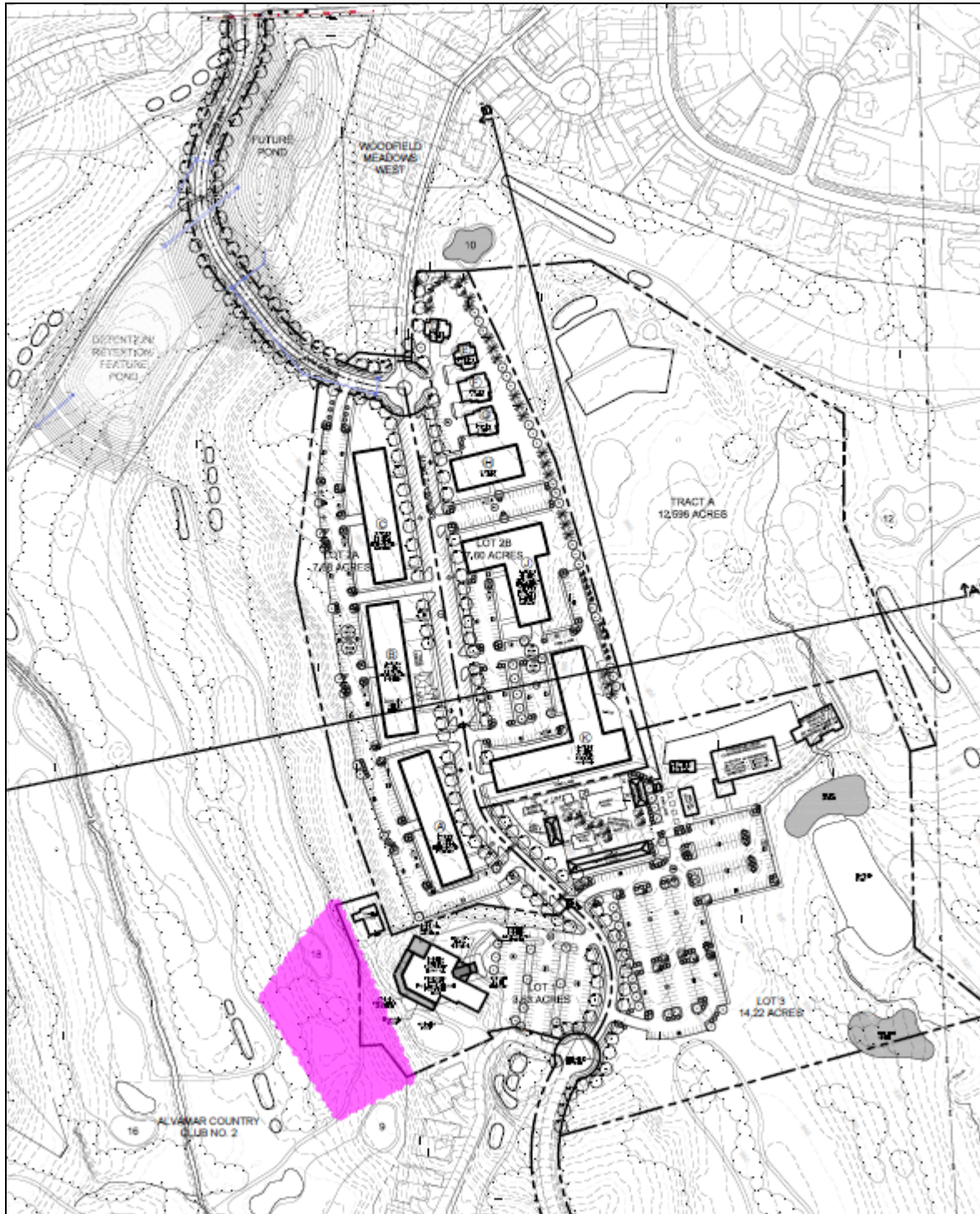


Figure 1: Alvamar PD and Expanded Area

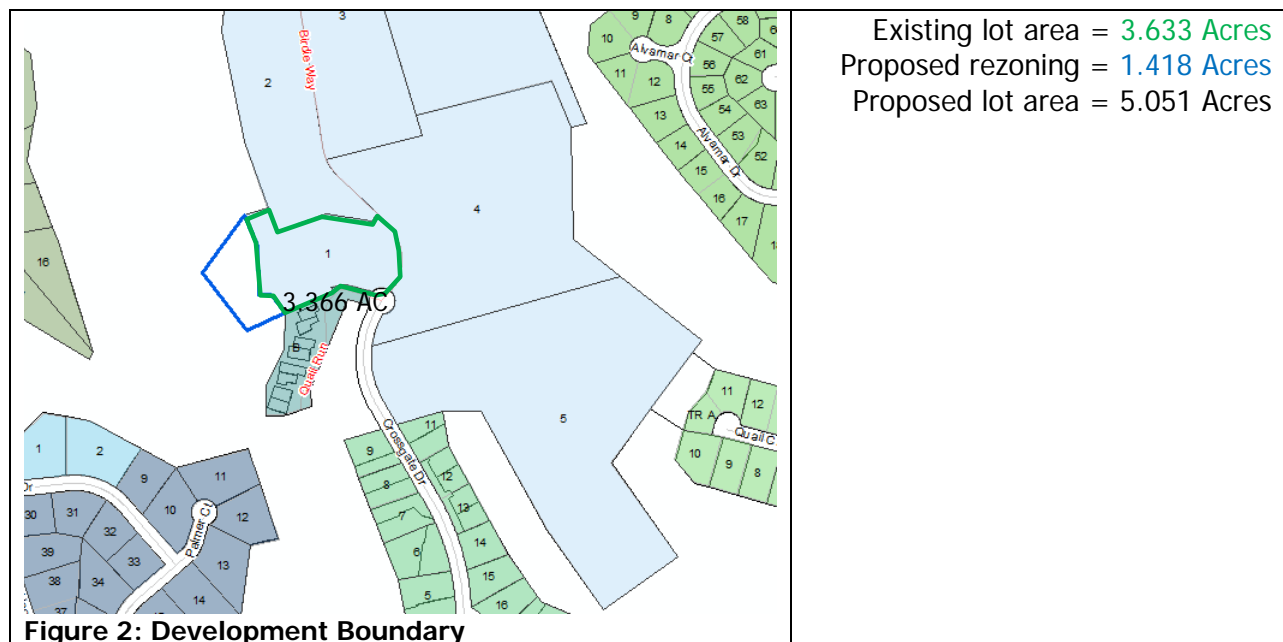
<b>PARKING SUMMARY</b> <ul style="list-style-type: none"> <li>Off-Street Parking For Golf Course Is Shared On Both Lots 1 And 4</li> <li>Off-Street Parking For Non-Residential Uses Provided At 90% Of Required Standard Per Approved Preliminary Development Plan</li> </ul>			
Use	Parking requirement	Parking Required	Parking Provided <b>99 total spaces on Lot 1</b>
<i>Golf Course (Passive Recreation)</i> <i>University Practice Facility (located on Lot 4)</i>	4 spaces per hole  22 spaces for practice facility	27 holes – 108 spaces  facility – 22 spaces  Total 130 provided at 90% = 117 spaces	Lot 1 – 43 spaces Lot 4 - 74 spaces  No change in parking required or parking distribution for for this use.
<i>Restaurant – accessory to golf course</i>	Separate parking lot required with use relocated from Lot 4 to clubhouse on Lot 1 as part of event center.  Off-street parking for restaurant per PDP = 44 required @ 90% = 41 Parking was proposed to be provided: Lot 1 – 10 spaces Lot 4 – 6 spaces Private street – 25 spaces		Shared parking with Event Center and off-demand hours (evening) when passive recreation/golf course is not active.
Cart storage	Accessory building to golf course not anticipated to generate separate off-street parking.	0 spaces required	See summary for multi-purpose building.
<i>Chapel (Religious Institution)</i>	1 space per 4 seats	100 seats = 25 spaces	Use has been removed from plan.
<i>Banquet Facility (Event Center Large)</i>	1 space per 4 people based on maximum occupancy. Maximum occupancy per PDP = 480 + 9 employees.	129 spaces at 90% = 117 spaces	Lot 1 – 48 spaces Private street – 69 spaces
<i>Multi-purpose building when not used for cart storage. (Event Center, Small and fleet storage)</i>	1 space per 3 people based on maximum occupancy. Maximum occupancy proposed per revised FDP is 207 + 3 employees.	70 spaces at 90% = 63 spaces	Lot 1 – 8 Lot 2 – 3 Lot 4 – 8 Private Street – 45  64 provided.
Total Require Parking	108 golf course -22 spaces facility on Lot 4 -41 spaces restaurant as shared with golf course and other uses -0 spaces cart storage as accessory to golf course -25 spaces chapel use removed from plan 117 spaces event center large – shared use parking within development 63 spaces event center small – shared use parking within development  <b>288 spaces required</b>		
Total Parking Provided	99 spaces provided on Lot 1. 114 spaces provided on Birdie Way (private street parking). 250 spaces provided on Lot 4 (pool, wellness center) as shared parking. 336 spaces provided on Lot 2 (329 spaces reserved exclusively for residential uses and cannot be shared).  <b>470 spaces provided excluding dedicated residential spaces on Lot 2.</b>		

## STAFF ANALYSIS

This application consists of two components. The addition of land area to the phase requires a subdivision review. The addition of the land area as well as changes to the proposed uses of the property requires a review of the Final Development with a requirement for a public hearing.

### Subdivision Review

The majority of this property was platted as part of the Alvarmar Inc One final plat (Lot 1). This request includes additional area to accommodate the proposed multi-use building to be located southwest of the clubhouse. The following image highlights the location of the area to be added to the platted lot.



The proposed request will incorporate area into an existing platted lot with access to a public street (Crossgate Drive). Access to the lot and the overall development is accommodated from a private street (Birdie Way). Concurrent with this application is a request to rezone the additional area to the same zoning district as the balance of the property. The lot currently exceeds the minimum lot area requirements. There are no variances associated with this request as it pertains to subdivision requirements. The Development Plan serves as the Preliminary Plat review of this application. Prior to construction of the new building, a Final Plat will be required to be approved and recorded with the Register of Deeds Office.

### Final Development Plan Review

This application has been evaluated based upon the application requirements per Section 20-1304(e) of the Development Code for the City of Lawrence, requiring consideration of the following items:

The Preliminary Development Plan was approved on May 10, 2016. An application for a Final Development plan may be submitted for an area with an approved Preliminary Development Plan. Plans submitted for Final review must be substantially in compliance with the approved preliminary development plan and may not:

- a. Increase the proposed gross residential density or intensity of use by more than 5%;

- b. Involves a reduction in the area set aside of common open space in general, or recreational open space or natural open space in particular, or the substantial relocation of such areas;
- c. Increase by more than 10% the total floor area proposed for non-residential use;
- d. Increase by more than 5% the total ground area covered by buildings;
- e. Changes a residential use or building type;
- f. Increases the height of buildings by more than 5%;
- g. Represents a new change to the PDP that creates a substantial adverse impact on surrounding land owners; or
- h. Changes a residential building type or a nonresidential structure by more than 10% in size.

This application includes 1.4 acres that was not previously included in the approved Preliminary Development Plan and modifies uses within the phase.

- a. This phase does not include a residential component.
- b. The project includes more land area than included in the original approval. However, the request adds activity to an area that was previously reserved for the golf course activity.
- c. The footprint of the clubhouse building has been reduced by 5% from what was shown on the Preliminary Development Plan. Additionally the plan shows the removal of the 2,400 SF chapel use to be replaced by an 8,200 Sf multi-purpose building (242% increase).
- d. The total area covered by building within this phase increases by approximately 33%.
- e. This phase does not include a residential component.
- f. This project includes a new building not previously included in the development project. The overall height of the building is less than 25'. The maximum district height is 45'.
- g. The proposed changes do not impact any immediate property owner. The proposed change is an encroachment into the area reserved and identified for the golf course.
- h. This phase does not include a residential component.

### **Density Review**

This phase includes only the clubhouse/Event Center. Residential uses are not proposed with this phase of the development.

### **Landscape Review**

Section 20-701(d) states that all of the standards of the Development Code apply to development within a PD District except as expressly authorized by regulations of Section 20-701. The proposed plan shows street trees along Birdie Way consistent with the approved Preliminary Development Plan. This project does not alter the parking lot arrangement or the interior or perimeter landscape plan as approved with the Preliminary Development Plan.

The landscape table provided on the plan is based on 101 off-street parking spaces. However, this lot contains only 99 spaces. The change in the number is reflective of the requirements to provide accessible spaces and access aisles. The plan provides more than the required interior landscape for a parking lot of this size and provides more landscape plants and trees than required. Staff recommends that the landscape calculation included on the face of the plan be updated with the correct number as a condition of approval.

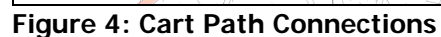
### **Building Height and Use**

The maximum building height of the base district is 45'. The proposed building is a single story building and has an overall gross height of less than 25'. The calculated height of the building is 19'5" as measured per section 20-601 of the Land Development Code.





Access to the building is provided via the cart paths that connect the golf course and amenities throughout the development.



This revised Final Development Plan is consistent with the approved Preliminary Development Plan for the area. This phase does not add any residential density to the development.