

PLANNING COMMISSION REPORT
Regular Agenda -Public Hearing Item

PC Staff Report
3/15/2017

ITEM NO. 1D FINAL DEVELOPMENT PLAN FOR ALVAMAR LOT 2; 1575 BIRDIE WAY (SLD)

FDP-17-00029: Consider a revised Final Development Plan for Alvamar Lot 2, located at 1575 Birdie Way for the relocation of the apartment clubhouse and pool area. Submitted by Paul Werner Architects, for Alvamar Apartments LC, property owner of record.

STAFF RECOMMENDATION ON FINAL DEVELOPMENT PLAN: Planning Staff recommends approval of 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 includes a landscape plan for the west property line bufferyard per staff approval.

Reason for Request: *The Final Development Plan is being submitted because lot area is being added to Lot 2. With the additional lot area the apartment office/fitness building will move to the north side of the site to provide a welcoming entry for the users of the entire development.*

KEY POINTS

- The proposed request is for the relocation of an approved use within the development.
- This request does not alter the density of the residential development.
- The office/fitness and pool area provides common open space required for the residential development separate from the golf course and other amenities located on Lots 1 and 4.

FACTORS TO CONSIDER

- Compliance with Development Code.
- Conformance with *Horizon 2020*.
- Conformance with Subdivision Regulations.

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases

- Z-17-00011; concurrent rezoning
- FDP-16-00343; Lot 2 Multi-Dwelling Residential.
- Z-14-00552; RM24-PD; Ordinances 9154.
- PDP-15-00052: Approved by City Commission on April 29, 2016.
- PF-16-00051: Final Plat of Alvamar Inc. One Addition.
- FDP-16-00342: Lot 4 pool, wellness center and amenities.
- FDP-16-00372: Lot 1, Clubhouse. Replaced by FDP-17-00009.
- Future Final Plat application required

Other Action Required

- Recording of Final Development Plan and Final Plat with the Douglas County Register of Deeds.
- Building permits must be obtained prior to construction of structures.

ATTACHMENTS

1. Project Area Map
2. Approved Final Development Plan
3. Proposed Final Development Plan
4. Open Space Exhibit

PUBLIC COMMENT

- Area residents calling for clarification of request and development intent.
- Residents located along the north leg of Crossgate Drive have contacted staff regarding status of street construction and ultimate closure of access to Bob Billings Parkway.

GENERAL INFORMATION		
Refer to Z-17-00011 for existing and surrounding zoning and land use.		
SITE SUMMARY		
Final Development Plan	Approved Plan	Revised Plan
Land Use	Multi-Dwelling Residential	Multi-Dwelling Residential
Land Area (sq ft)	7.90 Acres	8.22 Acres
Building Footprint	61,583 SF	61,983 SF
Total Pavement	119,327 SF	123,315 SF
Total Impervious Area	180,910 SF	185,298 SF
Total Pervious Area	152,655 SF	172,573 SF
Residential Units	168	168
Total bedrooms	312	312
Density	21.2 dwelling units per acre	20.4 dwelling units per acre

Project Summary:

This Final Development Plan amends and replaces the approved Final Development Plan and relocates the office/fitness use to the north side of the development. Building permits have been issued for the multi-dwelling residential buildings (apartments). This project does not modify the residential use with respect to the number of units or bedrooms proposed for this phase.

Additionally, the office/fitness building is approximately 400 SF larger than the approved plan.

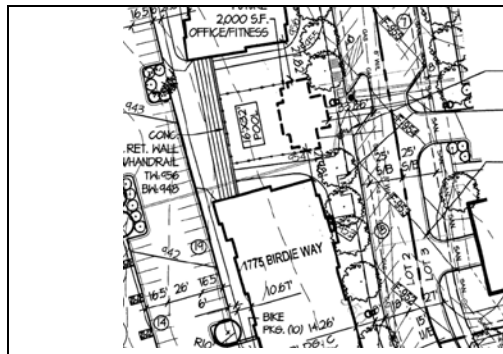


Figure 1: Approved Facility Location



Figure 2: Proposed Facility Location

The attached project area map highlights the location of the proposed change in relationship to the overall Alvarado PD development. Portions of the development have received Final Development Plan approval and vary slightly from the approved Preliminary Development Plan.

PARKING: OFF-STREET, ON STREET AND SHARED PARKING

PARKING SUMMARY			
Use	Req. per Sec. 20-902	Parking Required	Parking Provided
<i>Multi-Dwelling Residential</i>	1 parking space per bedroom + 1 space per 10 units (guest parking)	312 bedrooms + 168 units 312 + 17 spaces = 329 spaces No change	Building A = 49 garage Building B = 47 garage Building C = 49 garage Lot 2 = 188 surface spaces 333 spaces shown on approved FDP. 336 spaces proposed
<i>Pool/clubhouse accessory to residential use</i>	1 space per 500 SF	2,000 SF = 4 spaces for approved FDP 2,400 SF = 5 spaces for proposed FDP	On-street parking 73 surface (shared parking) three additional surface spaces added to revised Final Development Plan.
TOTAL SPACES	333 spaces required per approved FDP 334 spaces required per revised FDP		336 spaces Provided + 73 shared spaces on-street
Bicycle	1 per 4 parking spaces	83 spaces	84 spaces
ADA Spaces	Req. per Sec. 20-912	Parking areas providing 301-400 total parking spaces require 8 spaces (7 auto spaces and 1 van accessible space)	10 spaces provided 9 auto and 1 van • 4 spaces in Building B • 6 spaces in rear of buildings in surface lot.

This Planned Development uses shared parking predominantly for the non-residential uses within the project boundary. Non-residential uses are located on Lot 1 and Lot 4. The boundary of Lot 2 extends to the center line of the private street (Birdie Way). A condition of approval required the entire residential parking to be provided on Lot 2 and excluded the on-street parking from meeting that requirement. The revised plan does not alter the residential density or off-street parking requirement for the residential uses. The approved Final Development Plan for Lot 2 did include off-street parking (4 spaces) for the pool/clubhouse/office use. The facility was originally located on the west side of Birdie Way between buildings B and C. This allowed for the convenient use of the on-street parking to supplement any parking demand for use.

The office/pool/fitness/clubhouse is a standard use associated with multi-dwelling residential uses. This use provides the required active recreation open space for the exclusive use by residents of the development. This plan revised the surface parking lot to provide three additional spaces.

Within Lot 2 there are three parking areas; they are:

- garage parking, located underground within each building structure,
- surface parking located along the west side of the lot, and
- On-street parking along the west side of Birdie Way, a private street.

On-street parking is part of the shared parking provided for the Alvarado Golf Course and amenities/ accessory uses. Parking stalls along the private street are being reviewed by Public Works as part of the improvements for the development. The plan shows 73 on-street parking spaces in this phase (on Lot 2). As the street is constructed 41 additional spaces will also be provided on the east side of the private street (on Lot 3).

- Residential Parking Required = 329 spaces
- Residential Pool/Clubhouse Parking Required = 5 spaces
- Residential Parking Provided = 336 spaces
- On-street Parking Provided = 73 spaces

Off-Street parking is met for project. This residential use does not require any on-street parking to meet demand.

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 Alvarado Inc One final plat (Lot 2). This request includes additional area to accommodate the relocated office/fitness building to the north end of the development. The following image highlights the location of the area to be added to the platted lot.

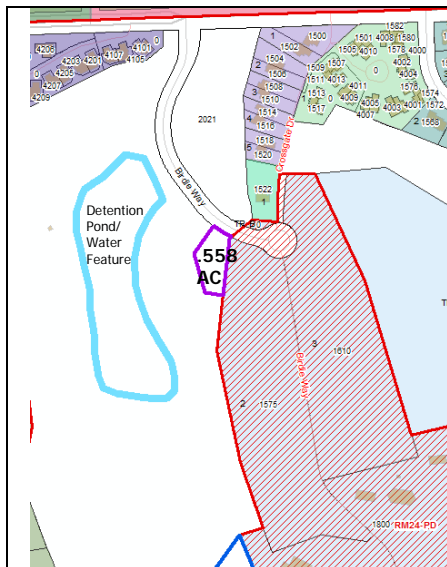


Figure 3: Development Boundary

Existing lot area = 7.658 Acres
Proposed rezoning = .558 Acres
Proposed lot area = 8.22 Acres

The proposed request will incorporate area into an existing platted lot with access to a public street (Birdie Way). Concurrent with this application is a rezoning to rezone the additional area to the same zoning 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 was submitted and approved on September 23, 2016. Building Permits were issued for the multi-dwelling residential buildings. 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 .5 acres that was not previously included in the approved Preliminary Development Plan and modifies uses within the phase.

- a. This phase is an exclusive residential development with common open space and active recreation space requirements. The request does not propose to modify the existing residential density by increasing units within the phase.
- 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 increased by 20% from what was shown on the approved Final Development Plan from 2,000 Sf to 2,400 SF.
- d. The total area covered by building within this phase is 17.3%. This coverage is slightly less than the proposed development (18%).
- e. This phase does not include a change residential component by adding any units.
- f. This project includes an approved use but is a revised location. The proposed building is consistent with the approved single story building. 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 increases the office/fitness building building size by more than 10%.

Density Review

As noted, this project does not alter the total number of units permitted for this phase. The addition of ½ acre of land has the effect of slightly reducing the overall density from 21.2 to 20.4 dwelling units per acre because that development is spread over a slightly larger area. The addition of land area does not grant the developer a right to construct more dwelling units either within this phase or transfer unit density to another phase of the development. The total number of units will remain unchanged by this revised Final Development Plan and is also set by the approved building permits issued for the development and are currently under construction.

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. Street trees are provided along Birdie Way and along the private street on the east side of the apartment buildings. No changes to the street tree plan are proposed with this revision.

Common Open Space

Per Section 20-701(j) of the Development Code, a minimum of 20% of a Planned Development must be set aside as Common Open Space and 50% of the Common Open Space is to be set-aside and developed as Recreational Open Space. This is defined in the Code as “*Common Open Space that is improved and set aside, dedicated, or reserved for recreational facilities such as swimming pools, play equipment for children, ball fields, ball courts, and picnic tables.*”

The proposed Final Development Plan shows 74,584 SF of common open space. Located within Lot 2, large open space areas are located on the north side of Building A, in the area behind Buildings A and B, an area located along the west side of the parking lot that overlooks the golf course and at the south end of the lot. This phase includes a 2,200 SF enclosed area for a pool. The site also has sidewalks through the development that connect to the public street system and to the cart path. A small “parklet” area is located at the south end of the lot on the south side of the drive.

In addition to these areas, the lot is immediately adjacent to the golf course. The purpose of the development is to enhance the maintenance and operation of the golf course by densifying development in certain areas. Active recreation is also accommodated within the Alvamar Golf Course that surrounds the Planned Development. The golf course is an integral element of open space for the existing larger Alvamar Neighborhood as well as this specific development.

Table 1: Open Space Summary

	Open Space	SF	Percent
Approved: FDP-16-00333 Total Area = 7.90	Common Open Space	Required: 66,713 Provided: 74,584	20% of site 22% of site
	Recreational Open Space	Required: 33,356 Provided: 34,137	50% of required Open Space 51% of required Open Space
Proposed FDP-17-00029 Total Area = 8.22	Common Open Space	Required: 71,575 Provided: 75,950	20% of site 21% of site
	Recreational Open Space	Required: 35,788 Provided: 38,389	50% of required Open Space 51% of required Open Space

The approved location of the pool will remain as open space within the development.

The approved plan identified a buffer yard along the west side of the lot where existing vegetation would be retained to buffer the apartment use from the residential use to the west. During the construction of the detention pond/lake feature and the preparation of the pad sites for the apartments much of this vegetation has been removed. The revised plan shows the cart path located along the west property line of the site.



A note on the face of the plan states: *"Trees on the west side of Lot 2 are to remain. If trees are removed or die a fence, wall or berm, per section 20-701 (H) will be provided with a Type 1 Byfferyard per section 20-1005 (D)"*

Staff Review and Conclusion

The overall addition of land to this phase of the development is minor compared to the total development project. The relocated facility does provide an opportunity to provide an entry element to the development. The location at the north end of the development provides a better visual aesthetic from the pool deck overlooking the golf course but it is not centrally located within the residential portion of the development.