

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

PC Staff Report  
7/21/14

**ITEM NO. 2: PRELIMINARY DEVELOPMENT PLAN FOR THE LINKS; 251 QUEENS RD (MKM)**

**PDP-14-00171:** Consider a Preliminary Development Plan for The Links at Lawrence, a 900 unit apartment complex, on approximately 78 acres located at 251 Queens Rd. Submitted by Blew & Associates PA, for Links at Lawrence, property owner of record.

**STAFF RECOMMENDATION ON PRELIMINARY DEVELOPMENT PLAN:** Planning Staff recommends approval of The Links at Lawrence Preliminary Development Plan based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Agreements not to protest the formation of a benefit district must be executed by the applicant and provided to the Planning Office before recording of the Final Development Plan for the following:
  - a. Street and sidewalk improvements for Queens Road.
  - b. Street and sidewalk improvements for George Williams Way.
  - c. Geometric intersection improvements for Queens Road and Wakarusa Drive.
  - d. Intersection improvements, geometric and signalization, for Queens Road and W 6<sup>th</sup> Street.
  - e. Intersection improvements, geometric and signalization, for George Williams Way and Rock Chalk Drive.
2. Provision of a revised Preliminary Development Plan with the following changes:
  - a. Provide a continuous evergreen hedge, or 6 ft solid fence or wall along the south side of the parking/drive area in the Southeast Quadrant of the development adjacent to the proposed Kellyn Addition.
  - b. Provide a 12 ft Pedestrian Access Easement for the shared use path within the Utility Easement for the Sanitary Sewer Interceptor Line and add the following note: *"A 12' shared use path will be constructed by the property owner within the pedestrian easement to City standards, at the time of this development. The path will terminate 50' south of the north property line with a mini cul-de-sac. When a connecting trail has been constructed on the property to the north, the developer of this project will construct the remaining 12' wide connecting piece of the shared use path."*
  - c. Make minor changes to utilities shown on the plan per City Utilities Engineer's comments.
  - d. Make minor changes to the plan per the City Fire Code Official's comments.
  - e. Add the following note: *"Prior to any construction activity the perimeter of the protected wooded areas adjacent to the construction activity will be fenced at the drip line and signage will be erected that notes that any construction activity, grading, trenching or storage is prohibited within the fenced area."*
  - f. Note the number of van accessible ADA parking spaces provided in the parking data for each phase.

- g. Revise the Parking Summary to note the bicycle parking requirement as 1 space per 4 auto spaces provided, provide the required additional bicycle parking spaces, and show the location of the bicycle parking on the plan.
  - h. Relocate bufferyard landscaping along the south property line north of the 25 ft utility easement. If necessary widen the bufferyard by relocating the buildings to the north to provide adequate landscaping area.
  - i. Revise plan based on minor technical issues. Staff will provide the applicant with a list.
3. Stormwater Engineer is currently reviewing the revised plans and will provide comments that may result in revisions to the plan, including possibly requiring a detention pond on the southwest corner.

**Reason for Request:**

The changes proposed from the formerly approved Preliminary Development Plan meet the definition of a Major Change and require the rehearing and reapproval of a Preliminary Development Plan (Section 20-1304(d)(11)(v)).

**KEY POINTS**

- Environmentally sensitive lands, including a stream corridor and stands of mature trees, are located on the subject property.
- A modification had previously been approved from the height requirement. No modification is being requested with this plan.
- Per Section 20-701(f)(3) density calculations in the PD Overlay District are weighted based on the number of bedrooms proposed in a dwelling unit.
- The changes proposed with this development plan which are considered Major Changes are the relocation of the recreation common open space, and an increase of more than 5% of the total ground area covered by buildings (13.8% increase).

**FACTORS TO CONSIDER**

- Conformance with the purpose of Planned Developments (Section 20-701, Development Code).
- Compliance with Development Code.
- Conformance with *Horizon 2020*.
- Conformance with Subdivision Regulations.

**ASSOCIATED CASES**

**ANNEXATION**

- The City Commission approved annexation request (A-11-07-07) at their February 26, 2008 meeting. The annexation became effective with adoption and publication of Ordinance 8825.

**REZONING**

- The City Commission approved rezoning requests [Z-11-28A-07 and Z-11-28B-07] to the RM12 District and –PD Overlay Districts at their February 26, 2008 meeting. The RM12 rezoning was conditioned to permit a maximum residential density of 6 dwelling units per acre. These rezonings became effective with adoption and publication of Ordinance Nos. 8226 and 8227.

**DEVELOPMENT**

- The City Commission approved a Preliminary Development Plan [PDP-11-06-07] for The Links at Lawrence, a Planned Residential Development containing 40 multi-dwelling buildings with 12 dwelling units per building for a total of 480 dwelling units, on February 27, 2008.

- A Final Plat (PF-08-05-09) and Final Development Plan (FDP-08-07-09) were submitted in August of 2009.
- A revised Preliminary Development Plan (PDP-12-00283) was submitted in 2012 to utilize the weighted density calculations afforded in the Planned Development Overlay District. This plan was approved by the City Commission on February 19, 2013.
- The subject revised Preliminary Development Plan was submitted to allow for a reconfiguration of the building/parking layout, relocation of the recreational common open space and an increase in density in terms of both dwelling units per acre and total number of units. The relocation of the recreation open space and increases by more than 5% the ground area covered by buildings are considered 'Major Changes' by Code and require the rehearing and reapproval of a Preliminary Development Plan.

### **OTHER ACTION REQUIRED**

- City Commission approval of Preliminary Development Plan.
- Submittal and administrative approval of Final Development Plan.
- Recording of Final Development Plan with the Douglas County Register of Deeds.
- Submittal and administrative approval of Final Plat.
- City Commission acceptance of dedications shown on the Final Plat.
- Public Improvement Plans submitted to City Public Works and Utilities Departments. The plans must be approved and the means of ensuring completion of public improvements accepted prior to recording the Final Plat.
- Recording of the Final Plat with the Douglas County Register of Deeds.
- Building permits must be obtained prior to construction of structures.

### **PUBLIC COMMENT**

- Jack Graham, adjacent property owner to the north, visited the Planning Office to discuss the development and provided the following comments:
  - A fence should be built along the north property line, this could be a wire fence built within the trees, in areas where the tree cover is thick.
  - The trail should not be constructed to the north property line until a connecting trail is constructed on the property to the north.
  - Lighting should be evaluated to insure no glare or trespass on his property.

### **GENERAL INFORMATION**

Current Zoning and Land Use:

RM12-PD (Multi-Dwelling Residential with Planned Development Overlay) District; woodland and agricultural uses. (Planned residential development has received preliminary approval.)

Surrounding Zoning and Land Use:

To the west:

GPI (General Public and Institutional Use) District; Rock Chalk Park KU/Regional Sports Facility and City Recreation Center, *General Entertainment and Spectator Sports* and *Participant Sports & Recreation (Indoor and Outdoor)*.

To the north:

Property outside the city limits which is zoned A (County-Agricultural); rural residences, woodland,

and agricultural uses.

To the east:

RS7 (Single-dwelling Residential) District, single-dwelling residences.

PRD-Westwood Hills (Westwood Hills Planned Residential Development); undeveloped.

To the south:

RM12D (Multi-dwelling Residential), RS7 (Single-dwelling Residential), OS (Open Space) Districts; platted subdivisions which have not yet been developed. The OS area has been designated as a city park. (Figure 1.)

## Area

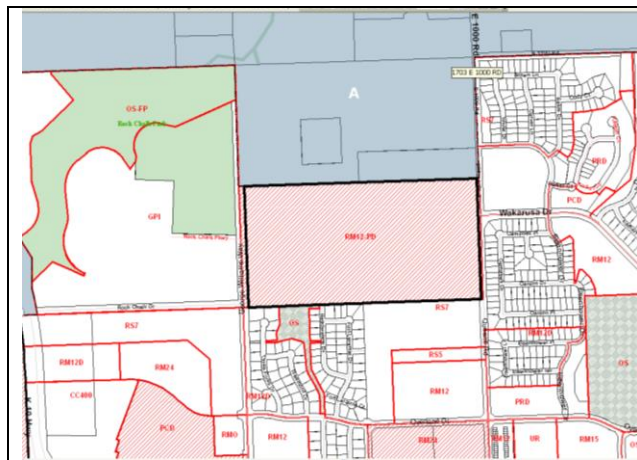
Gross Area	81.31 acres previous plan <b>79.46 acres (due to dedication of right-of-way for George Williams Way)</b>
Right-of-Way	6.74 acres (due to dedication of right-of-way for George Williams Way)
Net Area	72.72 acres
Lot 1, Block One*	29.57 acres
Lot 2, Block One (labeled as Lot 4)*	20.80
Lot 1, Block Two (labeled as Lot 2)*	22.06 acres
Lot 1, Block Three (labeled as Lot 3)*	.33 acres (14,374 sq ft)

\*These lots should be re-labeled on the plat sheet and throughout the PDP to reflect the lot and block numbers referenced above.

SITE SUMMARY			
	Existing	Proposed	Change
Land Use:	Woodland and Agriculture	<i>Multi-Dwelling Residential, accessory parking, passive and active recreation</i>	Change in use (No change from previously approved use)
Land Area:	79.46 acres	72.72 acres	-6.74 acres (right-of-way)
Building Area:	0 sq ft	278,605 sq ft (244,807 sq ft previous plan)	+278,605 sq ft (+33,798 sq ft from previous plan)
Pavement Area:	0 sq ft	633,128 sq ft	+633,128 sq ft
Impervious Area:	0 sq ft	911,733 sq ft (28.8%)	+ 911,733 sq ft



Pervious Area:	3,167,571 sq ft	2,255,838 sq ft (71.2%)	- 911,733 sq ft
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**Figure 1a.** Zoning in the area.



**Figure 1b.** Land use in the area. The green highlighted area is City parkland.

<b>Parking Summary</b>			
<b>Use</b>	<b>Req. per Sec 20-902</b>	<b>Parking Required</b>	<b>Parking Provided</b>
<i>Multi-Dwelling Residential</i>	1 vehicle space / bedroom + 1/10 units for visitors	Phase 1: 1,038 bedroom + 650 units (65 spaces) = 1,103 spaces  Phase 2: 430 bedrooms plus 258 units (26 spaces) = 456 spaces	1,103  456
<b>TOTAL</b>		1,559 spaces	1,559 spaces
ADA Accessible Spaces	Phase 1: Parking areas with over 1,000 spaces: 20 spaces plus 1 for every 100 over 1000; 1 of every 8 spaces must be van accessible  Phase 2: Parking areas with between 401 and 500 parking spaces: 9 spaces with 2 being van accessible.	Phase 1: 22 ADA spaces 3 van accessible  Phase 2: 9 spaces 2 van accessible	Phase 1: 23 van accessible*  Phase 2: 11 van accessible*
Bicycle Parking	1 per every 4 vehicle spaces	Phase 1: 1103 spaces—276 spaces  Phase 2: 456 spaces—114 spaces	Phase 1—161**  Phase 2—65**

\* The parking summary on the plan should be revised to note how many van accessible ADA parking spaces are provided to insure compliance with Code.

\*\*The bicycle requirement should be noted on the plan as 1 per 4 auto spaces shown. Additional bicycle parking should be provided and the location of the bicycle parking should be shown on the plan.

### **STAFF ANALYSIS**

The property contains approximately 72 acres and is located approximately ½ mile north of W 6<sup>th</sup> Street between Queens Road and George Williams Way. The development will consist of 900 dwelling units and recreational amenities which will be developed in 2 phases. The apartments on the east portion of the property and Rock Chalk Drive will be developed as Phase 1, and the apartments lining George Williams Way will be developed as Phase 2.

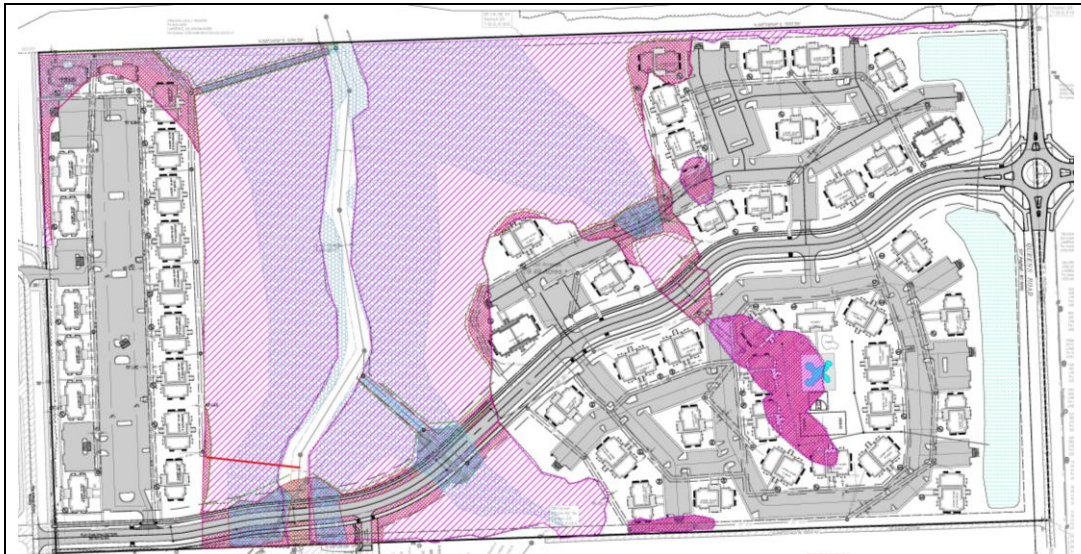
Residential development is adjacent to the property on the east and is planned for the property to the south. The property to the west was recently rezoned to the GPI (General Public and Institutional Use) District and developed as a regional sports/athletic center. The property to the north is agricultural/rural land outside the city limits. This area is not included in a current long range plan, but the Northwest Area Plan recommended low density residential uses for this area. Based on the long range plan's recommendation, staff is assuming residential development will also occur to the north of the subject property.

Access to the development will be provided from Rock Chalk Drive through the property as well as one access point on George Williams Way. The owners of the subject property dedicated additional right-of-way for George Williams Way prior to platting to accommodate street improvements necessary for the sports center.

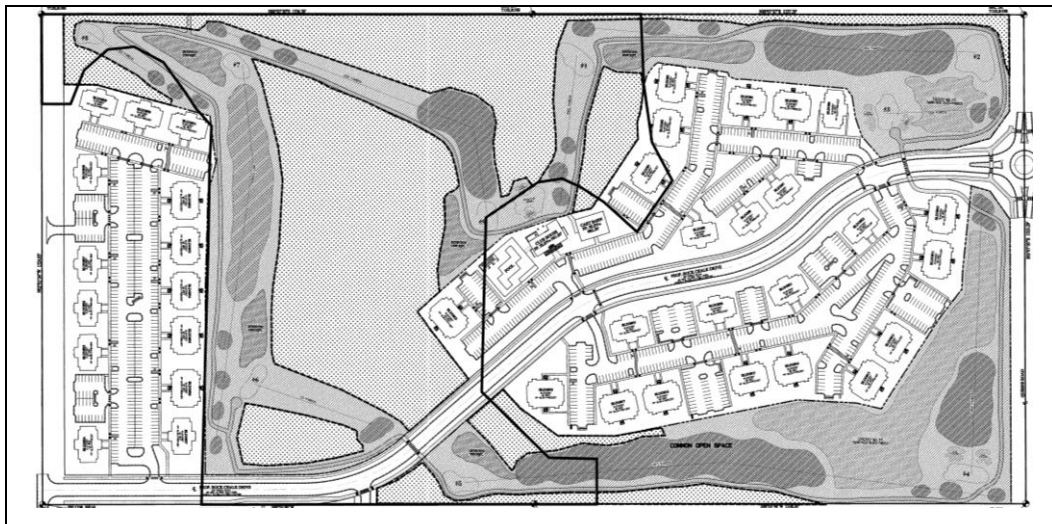
When development was originally proposed on this property in 2007, the Development Code required all residential developments with sensitive lands to develop either as a Cluster Development or as a Planned Development. The property was rezoned to a base district with a planned overlay district and development plans were submitted. The Code required that a minimum of 20% of the site be set aside as common open space and that 50% of the area set-aside be developed as Recreational Open Space. As the proposal was to develop apartments with a nine-hole golf course, more than 20% of the site was proposed as common open space. Approximately 46 acres or 63% of the site was proposed to be maintained as common open space with the original submittal; however, some of the common open space was to be developed with golf course and lakes. The 2012 revised plan proposed approximately 44 acres of common open space (60%) and relocated some of the golf course from the wooded areas and removed the lakes. The golf course was removed from the project with the current plan which proposes approximately 47.4 acres of common open space with 23.6 acres being developed for recreational uses, leaving 23.8 acres as natural open space. The recreational open space includes a tennis court, basketball court, putting green, swimming pool, and clubhouse. The environmentally sensitive areas are shown on Sheet C3-5 of the plan set. Per Code, only the stream corridor and stands of mature trees are recognized as environmentally sensitive lands but the developer included information on the steep slopes as well.

- Total site area: 79.45 acres, net area: 72.72 acres
- Stands of Mature Trees pre-development: 31.0 acres, 39% of total site (42.6% of net area)
- Stands of Mature Trees post-development: 23.8 acres, 30% of total site (32.7% of net area)
- Steep Slopes pre-development: 17.92 acres, 22.5% of total site (24.6% of net area)
- Steep Slopes post-development: 16.33 acres, 20.6% of total site (22.5% of net area)

With the removal of the golf course from the wooded areas, the amount of contiguous wooded area that is preserved was increased. See Figure 2.



**Figure 2a.** Sensitive Area Site Plan. Stands of Mature Trees shown in red, steep slopes above 15% in blue.



**Figure 2b.** Protected area and recreational open space with 2012 approved plan. This plan did not show the City's sanitary sewer interceptor line which crosses the site from north to south.

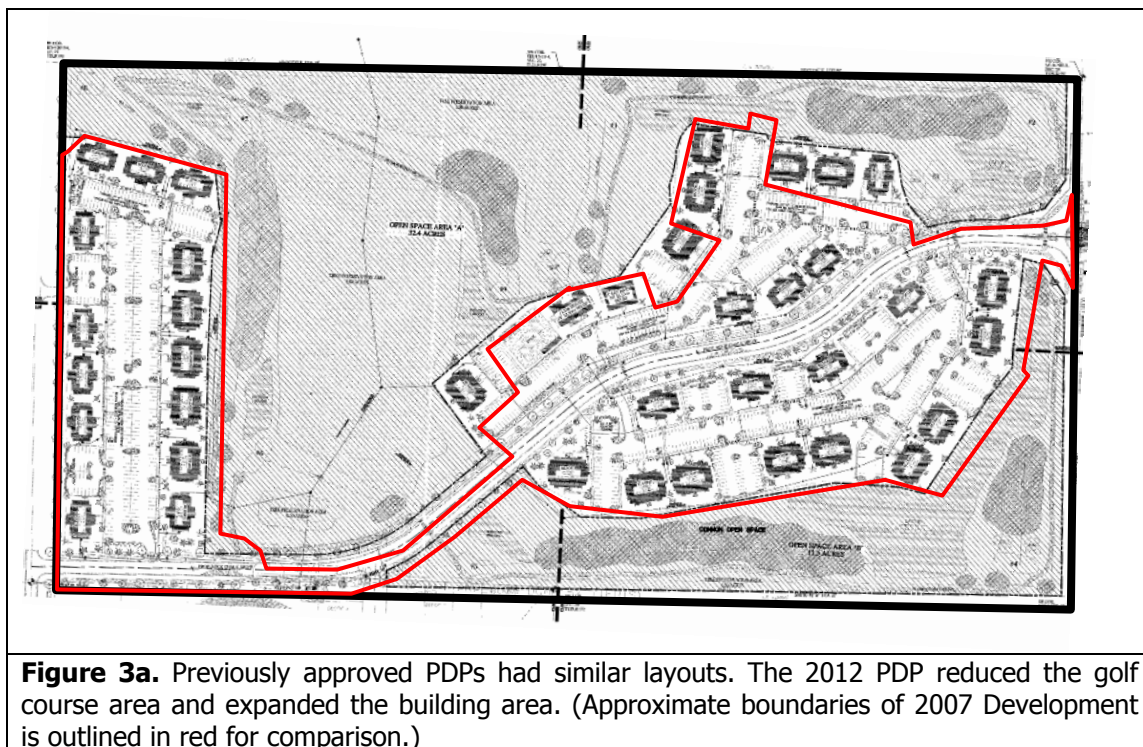
Other changes being proposed with this Preliminary Development Plan include an increase of more than 5% in the building coverage on the site, and an increase in density from 4.65 dwelling units per acre to 6 dwelling units per acre. The relocated common open space and the increase in building coverage are considered major changes; therefore, a revised Preliminary Development Plan has been submitted for rehearing and consideration.

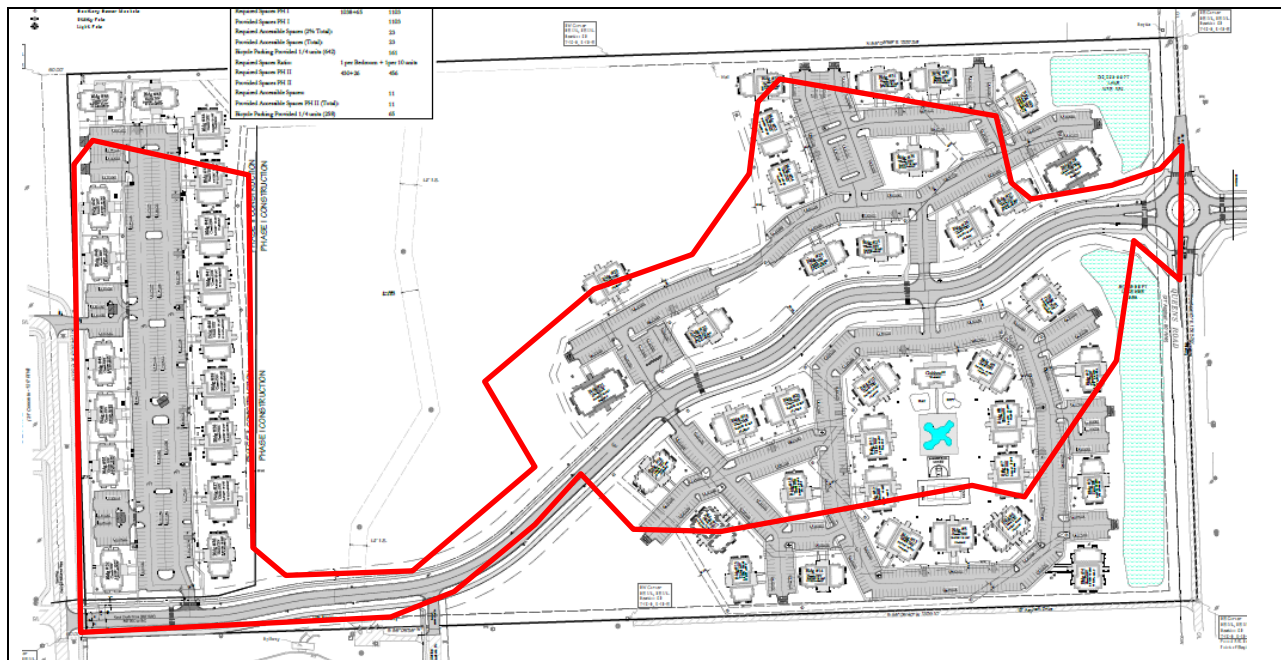
The following table compares the previously approved and current development plans:



	2012 Approved PDP	Proposed PDP	Change
<b>Site Area</b>	72.76 acres	72.72	--
<b>Common Open Space (% of total)</b>	43.88 acres (60.3%)	47.4 acres (65.1%)	+ 3.52 acres
<b>Protected Sensitive Lands(% of total)</b>	14.62 acres 20% of total site	23.8 acres 32.7% of total site	+ 9.18 acres
<b>Number of buildings</b>	37	53	+16
<b>Number of dwellings</b>	630	900	+ 270
<b>Number of bedrooms</b>	1050	1468	+ 418
<b>Density (weighted)</b>	4.65 du/acre	6 du/acre	+1.35 du/acre
<b>Parking Provided</b>	1164 spaces	1559 spaces	+395 spaces
<b>Building Area</b>	244,807 sq ft	278,605 sq ft	+ 33,798 sq ft
<b>Impervious Surface</b>	468,269 sq ft (14.8%)	1,104,307 sq ft (34.8%)	+ 636,038 sq ft
<b>Building Height</b>	41.5 Club House 39 ft Apartment (max)	25.9 ft Club House 35 ft Apartments (max)	No modification required

Figure 3 compares the development pattern in the previously approved PDP and that being proposed with the current PDP.





**Figure 3b.** The changes with the current plan include the relocation of the recreational common open space and a reconfiguration of the building/parking area layout. (2012 approximate layout overlaid in red.)

The proposed Preliminary Development Plan for The Links at Lawrence has been evaluated based upon findings of fact and conclusions per Section 20-1304(d)(9) of the Development Code for the City of Lawrence, requiring consideration of the following nine items:

**1) *The Preliminary Development Plan's consistency with the Comprehensive Plan of the City.***

The subject property is within the Baldwin Creek Drainage Basin, an area in which *Horizon 2020* recommends development not be permitted until plans to extend sanitary sewer service to the entire drainage basin have been developed. The West Baldwin Creek Sanitary Sewer Interceptor from pump station PS45 located along the north edge of the Oregon Trail Addition north and east through the subject property to the pump station PS48 has been completed.

The Comprehensive Plan recommends that new large-scale, low-density, single-family residential development be located to the west of the city, with the area east of the South Lawrence Trafficway being developed prior to the area to the west. (page 5-4) The proposed development is a large-scale, low-density residential development which is proposing multi-dwelling rather than single-dwelling residences.

Policy 5.1 of the plan recommends that natural environmental features within residential areas be preserved and protected. (page 5-19) The Preliminary Development Plan clusters the dwelling units, parking areas, and recreational open space leaving approximately 23.8 acres as natural open space which insures the protection of natural features and sensitive lands. With previously approved development plans, a portion of the common open space was to be used for a nine-hole golf course, but 20% of the site was designated as natural open space. With the current plan, the golf course has been removed from the environmentally sensitive area and 23.8 acres of the sensitive area is to be protected. (76.8% of the environmentally sensitive

area, 32.7% of the total site area). This exceeds the 20% required by Code and is an increase from the 17.09 acres provided with the 2012 plan.

The Comprehensive Plan recommends that Development Proposals be reviewed for compatibility with existing land uses, including any neighborhood plan. (Policy 4.1, page 5-17) The property lies within the boundary of *The Northwest plan (1997)*. The *Northwest Plan* recommends that residential uses vary from W 6<sup>th</sup> Street to the north from higher density near W 6<sup>th</sup> Street to lower density northward. The *Northwest plan* recommends low-density, which the development proposal meets; but also recommends single-family residences. The typical land use arrangement at the time the *Northwest plan* was adopted was for single-family residences to be lower density and multi-family residential developments to be higher density. With the adoption of the 2006 Development Code new single-dwelling zoning districts were created which could be developed at 'medium-density'. Under the Development Code, the level of density does not dictate the housing type as it did when the *Northwest Plan* was adopted.

While the Northwest Area Plan was adopted in 1997, it is used as a guiding document for development in the area with consideration being given to changes in the Code. The Northwest Area Plan recommended low density development as a means to protect the environmentally sensitive features: stream corridor, steep slopes, woods, in the area. Since the adoption of the Northwest Area Plan in 1997, additional protection measures have been adopted by the City. Section 20-1101 of the Development Code contains standards for the protection of sensitive lands on residential properties. The proposed use, an apartment complex, utilizes a cluster form of housing which concentrates the street and utility extensions rather than the overall extension that would be required with standard, single-dwelling, low density housing.

Chapter 16 of the Comprehensive Plan - *Environment*, recommends the following (staff discussion follows each recommendation in *italics*):

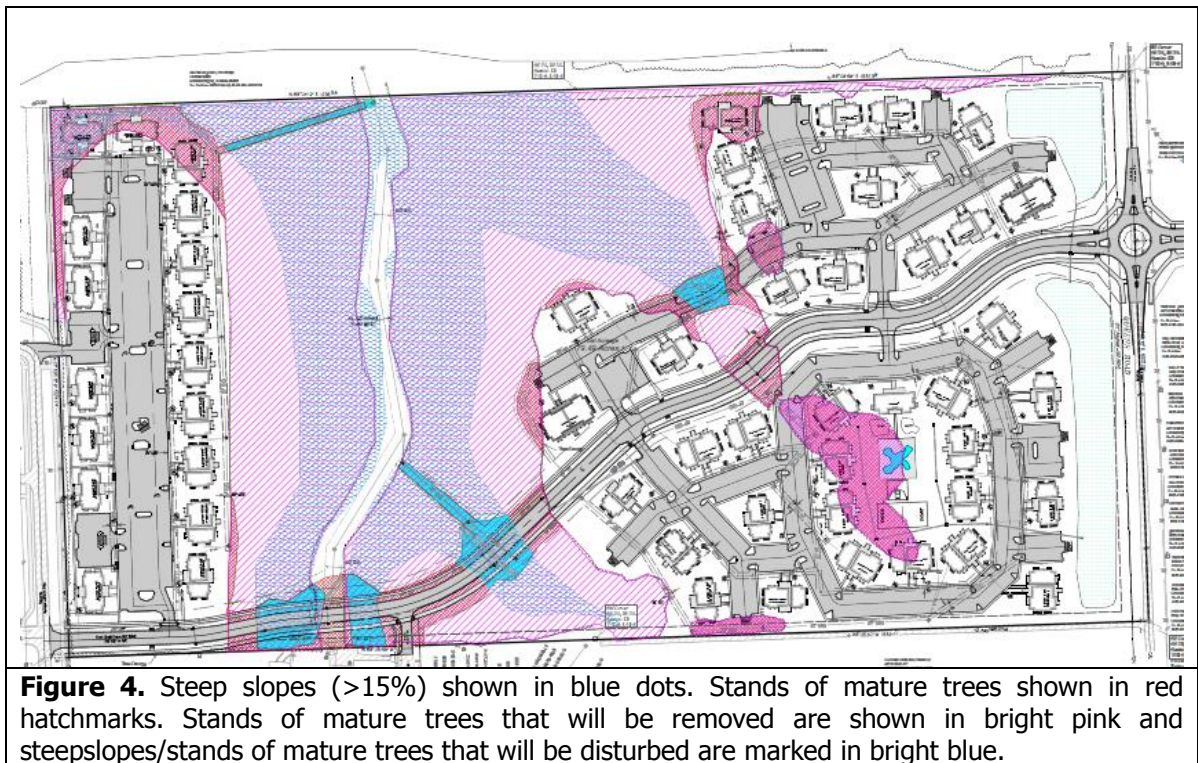
- "Development should maintain the natural benefits of existing topography. Development on steep slopes (above 15%) should be done in a manner that encourages the use of the existing topography with minimal grading to minimize adverse effects." (Policy 2.1, page 16-12)

*Steep slopes were included in the sensitive area site plan, although the Development Code does not require their protection as environmentally sensitive lands. The improvements being proposed to the site are located outside of this area with the exception of a portion of Rock Chalk Drive and an access drive on the southern reach of the steep slopes. (Figure 3)*

- "Encourage environmentally sensitive site design practices which minimize the unnecessary physical and visual impacts upon the surrounding landscape caused by removal of woodlands." (Policy 2.2(a)(2), page 16-12)

*Removing the proposed golf course from the wooded area allows a larger, more contiguous wooded area to be protected. A 50 ft to 100 ft clearing was created in a utility easement with the installation of the Baldwin Creek Interceptor Line. A 12' shared use path will be constructed by the property owner within the pedestrian easement to City standards, at the time of this development. The path will terminate 50' south of the north property line with a mini cul-de-sac. When a connecting trail has been constructed on the property to the north, the developer of this project will construct the remaining 12' wide connecting piece of the shared use path.*





**Staff Finding –** The proposed development complies with the general land use provisions found in *Horizon 2020* and the *Northwest plan*. A low-density multi-dwelling development is unique and is being proposed here to allow for the development with the extraordinary protection of open space and natural features. The development does not conform strictly with the wording of the *Northwest plan*, but does comply with the intent of providing low-density residential development further from W 6<sup>th</sup> Street and with *Horizon 2020's* recommendation of low-density residential development and the protection of natural features.

**2) Preliminary Development Plan's consistency with the Planned Development Standards of Section 20-701 including the statement of purpose.**

The purpose statement includes the following (staff comments follow in *italics*):

- a) Ensure development that is consistent with the comprehensive plan.  
*As discussed previously, the development is consistent with the comprehensive plan and the adopted plan for the area.*
- b) Ensure that development can be conveniently, efficiently and economically served by existing and planned utilities and services.  
*Waterlines are located within the area and the Baldwin Creek Interceptor Sewer Line has been installed through the property. The development can be conveniently served by existing utilities and services.*
- c) Allow design flexibility which results in greater public benefits than could be achieved using conventional zoning district regulations.  
*This area could develop as a conventional RM12 District, however when rezoned in 2006 the Development Code required that properties containing substantial amounts of environmentally sensitive lands, as defined by Code, be developed as a Planned Development. The Development Code has since been revised to remove this requirement*

*and allow properties with environmentally sensitive lands to develop with base zoning through the site planning process. Design flexibility is provided through the planned development process through modifications to the standards in the base district such as a smaller lot size, increased density, reduced setbacks, increased height, and a change in parking requirements. These modifications allow the development to be tailored to the particular use and the site specific characteristics.*

- d) Preserve environmental and historic resources.

*There are no known historical resources in this area. The environmental resources in the area are the stands of mature trees and the stream corridor. The plan concentrates development on the more level areas which allows for the protection of the stream corridor and much of the wooded area.*

- e) Promote attractive and functional residential, nonresidential, and mixed-use developments that are compatible with the character of the surrounding area.

*65.1% of the total land area is being set aside as common open space. The buildings will be set back from the property line, with the exception of along George Williams Way where the buildings will be set near the road with the parking behind it to create an attractive street frontage. The buildings are located approximately 150 ft from Queens Road and ponds are to be located along Queens Road. The large setback and the open space provided by the ponds will provide an effective buffer between the properties.*

*Rock Chalk Drive will border the south side of the development on the western portion while the eastern portion of the development will back up to the adjacent development to the south. With earlier plans, a 60 ft buffer area was provided on the north and south property lines in compliance with a requirement in the Development Code, Section 20-1701(j). The requirement to provide a 60 ft buffer has been removed from the Code as the bufferyard requirements for base districts should be adequate; however, additional buffering may be required when building scale and massing is incompatible with adjacent development.*

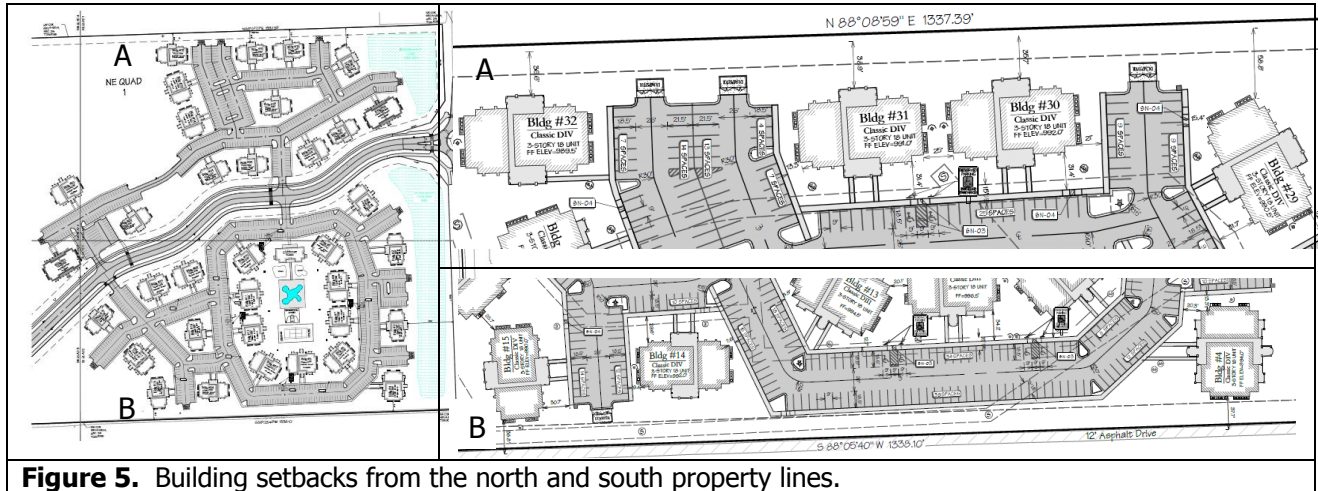
*The buildings are well setback from the adjacent streets, but are located near the north and south property lines as shown in Figures 5 and 6.*

*The buildings on the north and south perimeter of the project will be 3 story Classic IV models. This model does not have balconies. The buildings are setback from the adjacent properties a minimum of 35 ft from the north property line and 37 ft from the south property line. No development proposals have been submitted for the property to the north but it is expected to develop as single-dwelling residential, based on the recommendations of the Northwest Area Plan. The property to the south has single-dwelling zoning and a preliminary plat has been approved, Figure 6.*

*Three buildings and parking areas are located along the southeastern property line, adjacent to the proposed Kellyn Addition. The nearest buildings, approximately 37 ft from the south property line, are oriented so the sides face the south. These buildings do not contain balconies and a 25 ft Type 1 Bufferyard is proposed, as required by Code. In order to minimize impact to the adjacent single-dwelling residential development, a continuous hedge or solid fence or wall should be installed in this area to screen the parking areas from the nearby residences. The height of the buildings is mitigated by the bufferyard, the*



*37 ft setback and the fact that the buildings are oriented so the narrow portion fronts the adjacent property.*



**Figure 6.** Relationship with proposed development to the south.

The proposed development, as conditioned, meets the standards for a Planned Development in Section 20-701. The proposed development meets the minimum area requirement for a PD district.

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 dimensional standards of the RM12 District are met. The proposed density is compliant with the density restriction placed on the property with the rezoning ordinance. The parking requirements of Article 9 apply to this development and have been met. The landscaping requirements of Article 10 apply to this development. The Preliminary Development Plan shows the landscaping; however, this will be reviewed and revised, if necessary, with the Final Development Plan. The development takes access primarily to the internal street, Rock Chalk Drive, and has a secondary access point shown on George Williams Way. The bufferyard landscaping along the south property line is located within a Utility Easement. The landscaping

should be pulled back from the utility easement and a wider bufferyard provided, if necessary, to accommodate the landscaping.

The proposed development, as conditioned, is compliant with the standards of the Development Code.

**Staff Finding** – The proposed Preliminary Development Plan is consistent with the Statement of Purpose of Planned Developments. The proposed Preliminary Development Plan, as conditioned, is consistent with the standards of Section 20-701 of the Development Code.

***3) The nature and extent of the common open space in the Planned Development.***

Portions of the sensitive lands which include heavily wooded areas and steep slopes will be protected and serve as common open space. The applicant's intent is to develop an apartment complex with accessory recreational uses, such as tennis courts, swimming pool, club house, etc. These recreational amenities make up the open recreation space, and are a part of the common open space. 43.88 acres, 60.3% of the site, is being set aside as common open space and 23.8 acres, 32.7% of the site is being maintained as natural open space. The common open space provided complies with the requirements in the Development Code.

The Code requires that a minimum of 50% of the common open space be developed as recreational space unless environmentally sensitive lands are present. If environmentally sensitive lands are present the amount of Recreational Open Space may be reduced to no less than 5% if necessary to preserve natural open space. The Recreational Open Space (23.6 acres) is located in an area without environmentally sensitive lands, but makes up 50.0 % of the common open area. This allows the protection of the environmentally sensitive lands through placement in the common open area.

**Staff Finding** – The proposed Preliminary Development Plan will provide common open space which exceeds that required by Code.

***4) The reliability of the proposals for maintenance and conservation of the common open space.***

The plan notes that Links at Lawrence will own the property and will maintain the common open space. The plan notes the areas to be conserved. A note must be placed on the Preliminary Development Plan that prior to any construction activity occurring on the site, the perimeter of the wooded areas adjacent to any construction activity will be fenced at the drip line and signage will be erected which states that any construction activity, grading, trenching or storage is prohibited within the fenced area.

**Staff Finding** – Links at Lawrence will own and maintain the common open space. A note must be placed on the plan regarding protection measures which will be undertaken for the common open space which contains environmentally sensitive features during construction.

***5) The adequacy or inadequacy of the amount and function of the common open space in terms of the densities and dwelling types proposed in the plan.***

The density of the entire site is 6 dwelling units per acre; however, the 900 dwelling units will be clustered on the east and west portions of the site. The Development Code requires 50 sq. ft. of outdoor area that can be used for recreational purposes for each dwelling unit in a conventional RM12 District. The Code states that the required outdoor areas serve as an alternative to a large rear setback and is an important aspect in addressing the livability of a

residential structure on a small lot. The development plan proposes 900 dwelling units. The Development Code would require 45,000 sq. ft., (900 x 50 sq. ft) or a little more than an acre, of outdoor area. This development is being designed as a planned development but the apartments are located in small areas, similar to the conventional RM12 zoning district. Where the 45,000 sq. ft. would adequately mitigate the denser development in a base district, the Preliminary Development Plan provides 48 acres of common open space. Approximately 24 acres will remain as natural open space and will provide a scenic, natural area for the site. The remainder, approximately 24 acres, will be developed with active recreation uses which will provide recreational opportunities for residents.

**Staff Finding** – The amount and function of the common open space is adequate based on the density of the areas being developed for residential uses. The dwelling types are apartment buildings. The amount of open space being provided exceeds that required by the Development Code in the conventional RM12 District and exceeds the open space requirement of the Planned Developments.

***6) Whether the Preliminary Development Plan makes adequate provisions for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment.***

The Fire Code Officials have been discussing the proposed plans with the applicant. Any changes recommended by the Fire Code Officials should be made to the Preliminary Development Plan.

Wooded areas will be conserved to provide visual enjoyment and passive recreation. The large amount of common open space will provide ample light and air. There will be several opportunities for recreational enjoyment on the site. The tennis courts, basketball courts, club house, putting green, and swimming pool are part of the common open space being provided as open recreational space. A 10 ft wide bike/rec path will be installed on one side of Rock Chalk Drive to connect with the bicycle/walking path system in the area. A pedestrian/access easement will be provided from the parkland in the Oregon Trail Addition at the southern border of the property to the northern border. A 12 ft wide rec path will be constructed with this development; however, it will not connect to the north property line at this time. The connection will occur when a trail has been developed on the property to the north. Per Section 20-810(f)(4)(iii) pedestrian easements must be a minimum of 12' in width. This easement will be shown on the Preliminary Development Plan and will be finalized at the final plat stage.

**Staff Finding** – The Preliminary Development Plan's provisions for Fire/Medical access are being discussed with the Fire Code Officials and the plan will be revised to reflect any changes recommended. The Preliminary Development Plan has made adequate provisions for public services and provides adequate control over vehicular traffic through limited access points onto Rock Chalk Drive, which is designated on the Major Thoroughfares Map as a collector street. The plan furthers the amenities of light and air, recreation and visual enjoyment through the provision of common open space, open recreation space, and other recreational facilities.

***7) Whether the plan will measurably and adversely impact development or conservation of the neighborhood area by:***

***a) doubling or more the traffic generated by the neighborhood;***

The City Transportation Planner indicated that the development would increase the traffic in the neighborhood by more than double; but pointed out that there is little development existing in the area. The residential area to the east of Queens Road and St. Margaret's Episcopal Church

to the south are the only developments in the area. Therefore, the fact that the amount of traffic generated will be more than doubled is tempered by the fact that the area is currently undeveloped.

***b) proposing housing types, building heights or building massings that are incompatible with the established neighborhood pattern; or***

The housing types and massings are compatible with the established neighborhood pattern. The houses located along Queens Road face away from the road, therefore this development is to their rear. The buildings proposed in this development may not be appropriate in close proximity to the other residences in the neighborhood; however, the impact of the buildings type and massing will be mitigated by the separation distance and the golf course landscaping. The buildings will be located 150 ft to 360 ft from Queens Road. A portion of the golf course will be located within this buffer area. The property is further separated from the residences by Queens Road, a collector street. The houses adjacent to Queens Road face away from the development. The impact of the building type and massing should be minimal on the neighborhood to the east.

Property to the south has been platted as a residential subdivision. Rock Chalk Drive will separate the development from the residences to the south. South of Rock Chalk Drive, where it borders the south side of the subject property, will be residences, most of which face away from Rock Chalk Drive, and City parkland. Two lots near Headwaters Drive may have their sides toward the proposed development. No buildings are planned for this area. The golf course and open space will be located north across Rock Chalk Drive. The impact of the building type and massing should be minimal on the neighborhood to the south.

The land to the west, across George Williams Way, is zoned GPI and is being planned as a sports/recreation facility for KU and the City of Lawrence. The building type and massing should have no impact on this future development.

The building type and massing should have minimal impact on the existing rural residences or on future development to the north.

***c) increasing the residential density 34% or more above the density of adjacent residential properties.***

The property to the north is outside the city limit and is zoned for agricultural uses, but is recommended in the *Northwest Area Plan* for low density residential development. The property to the east is zoned for RS7 (Single-dwelling Residential) uses with a maximum density of 6.2 units per acre. To the south is a platted subdivision, which has not yet been constructed. The properties in this subdivision are zoned for RS7 (Single-dwelling Residential), RM12 (Multi-dwelling Residential) and RM12D (Multi-dwelling Residential, duplex) uses. The densities to the south are a maximum of 6.2 and 12 units per acre. The proposed density of the Links at Lawrence development is 6 units per acre. The development will not increase the residential density above the density of adjacent residential properties.

**Staff Finding--** Staff has determined that the Preliminary Development Plan will not have measurable and adverse impact on the development or conservation of the neighborhood area. The density is less or similar to surrounding residential properties and the buffering provided by the building setbacks, lakes and the open space will minimize any negative impacts the multi-dwelling structures may have on adjacent properties.

***8) Whether potential adverse impacts have been mitigated to the maximum practical extent.***

The parking areas' location within the interior of the site should prevent any glare or spill-over light onto adjacent properties. A photometric plan will be required at the final development plan stage to insure there is no adverse impact from the proposed exterior lighting. The recreational facilities are located in the center of the site and should not impact the surrounding properties.

**Staff Finding** – Possible adverse impacts of exterior lighting will be addressed with a photometric plan to insure there is no spillover light. The location of the recreational facilities in the center of the site insulates the noise and activity from surrounding properties.

***9) The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the Planned Unit Development in the case of a plan that proposes development over a period of years.***

**Staff Finding-** A phased development has not been proposed.

**Staff Review and Conclusion**

The proposed Preliminary Development Plan conforms to the anticipated land use for this area as stated in the Comprehensive Plan, and *Northwest Plan* and *6th & K-10/South Lawrence Trafficway Nodal Plan*. The development will conserve environmentally sensitive lands while providing multi-dwelling residences at a density similar to single-family units (6 units per acre). The proposal allows the property to be utilized for residences while retaining much of the natural features on the site through the use of multi-dwelling residences (apartments) to cluster the residential development. While 20% of the site is required to be set aside as common open space with a Planned Development, the use of apartments rather than single-dwelling residences in this location allows 60% of the property to be set aside as common open space.

The amount of open space being utilized with this development and the interior location of the residential structures minimizes any negative impacts on surrounding residential properties to the north, east and south.

# TRAFFIC ANALYSIS FOR THE LINKS AT LAWRENCE LAWRENCE, KANSAS

April 21, 2014

## Background

A current traffic study is in the process of being completed. This document is intended to be an approximation based on a 2007 traffic analysis.

A traffic study was conducted for the Links at Lawrence by Iteris, Inc. of Lincoln, Nebraska back in December of 2007. The Links at Lawrence will be an apartment complex and nine hole golf course built on the South half of the Northeast Quarter of Section 29, Township 12 South, Range 19 East in Lawrence, Kansas. The 81-acre site is bounded by Queens Road on the East and the future George Williams Way to the West. Rock Chalk Drive will traverse through the site.

The December 2007 traffic study was based on a 480-unit complex and the 9-hole golf course. The complex has been changed to an 882-unit complex to go along with the golf course.

The new total number of daily trips will increase from 3,357 to 5,880 trips per day with an equal number of 2,054 trips going to the East and West.

The AM Peak Hour Trip Generation will increase from 259 to 488 trips. With 20% of the traffic expected to enter and 80% expected to leave the complex, the number of trips leaving the site will increase from 195 to 390 trips.

The PM Peak Hour Trip Generation will increase from 306 to 570 trips. 570 trips will break down into 365 Entering and 205 Exiting.

With an additional 402 units, the number of daily trips will increase by 2523 trips per day with the AM Peak Hour increasing by 195 trips and the PM Peak Hour increasing by 264 trips.

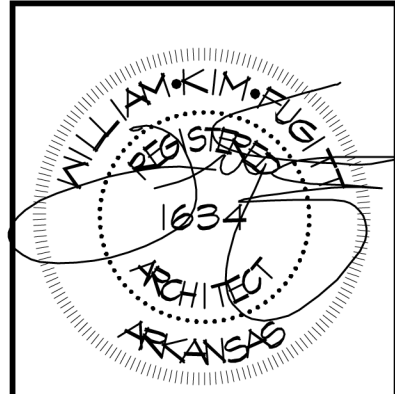




**FRONT AND REAR ELEVATION**  
Scale : 1/4" = 1'-0"

REV	DATE	DESCRIPTION
A		
A		
A		
A		
A		
A		
A		
A		
A		
A		

USED:	DRAWN:
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**FUGITT AND ASSOCIATES ARCHITECT**  
WILLIAM KIM FUGITT AIA

1200 E. JOYCE BLVD.  
FAYETTEVILLE, AR 72703  
479.521.6686  
KIM.FUGITT@FUGITTAKC.COM

**CLASSIC DELUXE IV (3 STORY)**

Description:
Location:
Sheet Content:
Sheet:
Document Date:





ARCH D - 24 X 36 IN.  
( P O R T R A I T )

**FUGITT** AND ASSOCIATES  
**ARCHITECT**  
WILLIAM KIM FUGITT AIA

1200 E. JOYCE BLVD.  
FAYETTEVILLE AR 72703  
479.521.6686  
KIM.FUGITT@FUGITTARC.COM


## CLASSIC DELUXE II APARTMENT

DESCRIPTION:  
CUSTOM DELUXE III (3 Story)

LOCATION:

SHEET CONTENT:  
Front Elevation

SHEET:

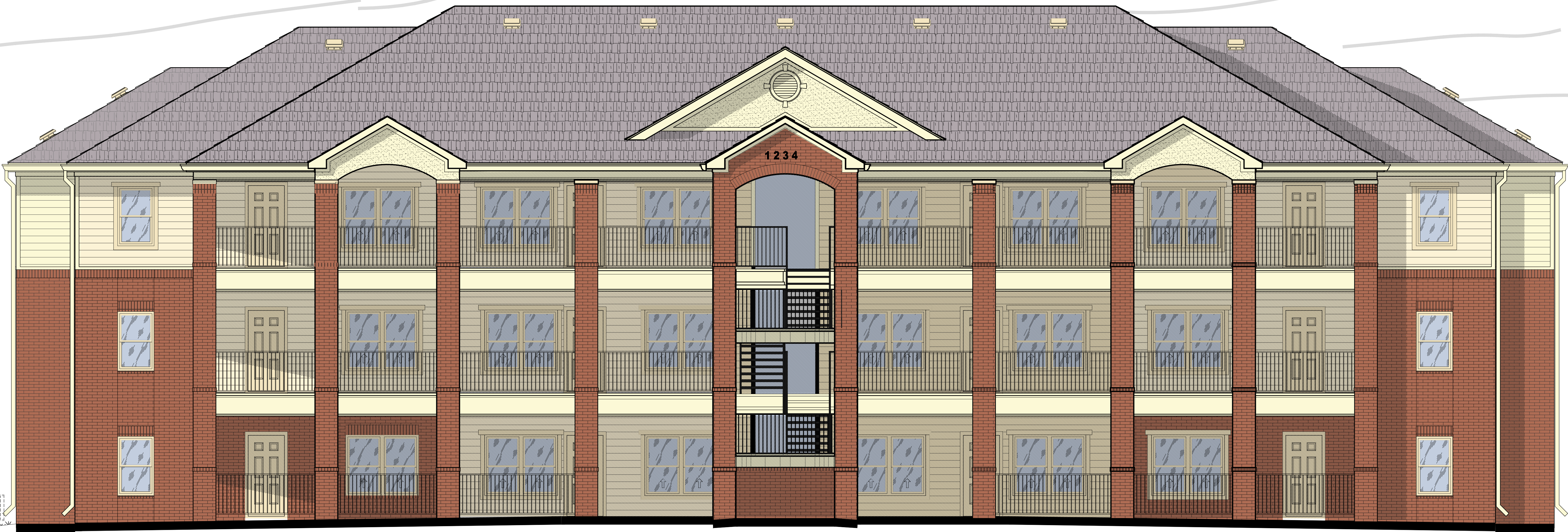
DOCUMENT DATE:  
February 6, 2013 

LAST EDITED BY: MITCH  
F:\\_JOBFILE\Z.RENDERINGS\COLORED ELEVATIONS\PSD\CUSTOMDIII\CUSTOMD3.3STORY.DWG









**FRONT AND REAR ELEVATION**  
Scale : 1/4" = 1'-0"

REV	DATE	DESCRIPTION
1	6/1/2014	ISSUED FOR PERMIT
2	6/1/2014	ISSUED FOR PERMIT
3	6/1/2014	ISSUED FOR PERMIT
4	6/1/2014	ISSUED FOR PERMIT
5	6/1/2014	ISSUED FOR PERMIT
6	6/1/2014	ISSUED FOR PERMIT
7	6/1/2014	ISSUED FOR PERMIT
8	6/1/2014	ISSUED FOR PERMIT
9	6/1/2014	ISSUED FOR PERMIT
10	6/1/2014	ISSUED FOR PERMIT

ARCH D - 24 X 36 IN.  
( P O R T R A I T )

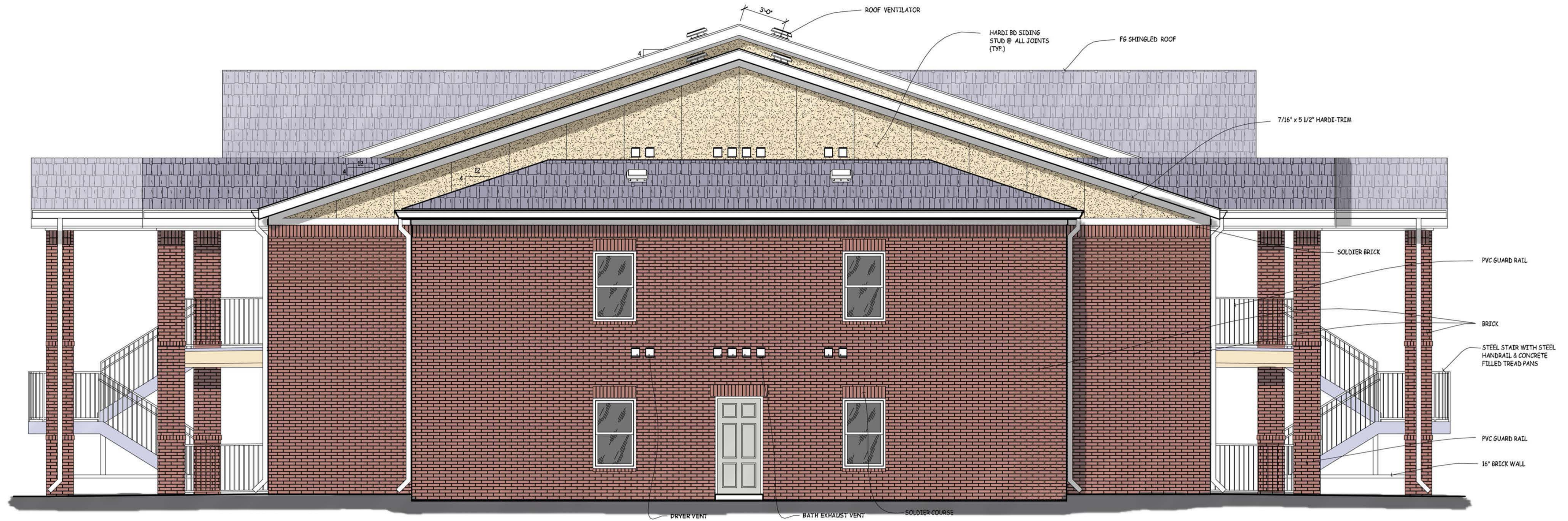
**FUGITT AND ASSOCIATES ARCHITECT**  
WILLIAM KIM FUGITT AIA

1200 E. JOYCE BLVD.  
FAYETTEVILLE, AR 72703  
479.521.6686  
KIM.FUGITT@FUGITTARC.COM

**CUSTOM DELUXE III + ( BB 3 STORY )**

DESCRIPTION:	CUSTOM DELUXE III + ( BB 3 Story )
LOCATION:	
SHEET CONTENT:	Front and Rear Elevation Window Details
SHEET:	<b>BB</b>





**B**  
A-3 **RIGHT AND LEFT SIDE ELEVATION**  
Scale : 1/4" = 1'-0"



**A**  
A-3 **FRONT AND REAR ELEVATION**  
Scale : 1/4" = 1'-0"

REV	DATE	DESCRIPTION	DESIGNED
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ARCH D - 24 X 36 IN.  
( P O R T R A I T )

**FUGITT AND ASSOCIATES ARCHITECT**  
WILLIAM KIM FUGITT AIA

1200 E. JOYCE BLVD.  
FAYETTEVILLE, AR 72703  
479.521.6686  
KIM.FUGITT@FUGITTARC.COM

**CUSTOM DELUXE III**

DESCRIPTION:	CUSTOM DELUXE III (3 Story)
LOCATION:	
SHEET CONTENT:	Front Elevation
SHEET:	<b>A-4</b>



William Kim Fugitt, a.i.a.  
Architect

### FRONT ELEVATIONS

November 18, 201





## Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Parking Counter

	Storm Catch Basin(s)
	Retaining Wall

See UTILITY PLAN for More Information

	Gate Valve
	Fire Hydrant Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

## Site Information:

PROPERTY INFORMATION		
Gross Site Area:	3,461,301.00 sf	79.46 sf
Proposed Dedicated R.O.W:	293,730.00 sf	6.74 acres
Net Site Area:	3,167,571.00 sf	72.72 acres
Zoning:	RM12-PD OVERLAY	
ZONING REGULATIONS		
Front Setback:		25 ft
Side Setback (Interior):		5 ft
Rear Setback:		25 ft
Bldg. Height 3 Story 18 units:		34.9 ft
Bldg. Height 2 Story 12 units:		25.9 ft
Bldg. Height cart barn:		31.6 ft
Bldg. Height clubhouse:		25.9 ft
Max Bldg. Height:		35 ft
SITE INFORMATION		
Total Paved Area Rock Chalk:	140,918.00 sf	3.24 acres
Total Paved Area PH 1:	375,740.00 sf	8.63 acres
Total Paved Area PH 2:	177,365.00 sf	4.07 acres
Total Sidewalk Area Rock Chalk:	51,656.00 sf	1.19 acres
Total Sidewalk Area PH 1:	59,085.00 sf	1.36 acres
Total Sidewalk Area PH 2:	20,938.00 sf	0.48 acres
Total Building Area PH1:	187,570.00 sf	4.31 acres
Total Building Area PH2:	91,035.00 sf	2.09 acres
Total Impervious Area:	1,104,307.00 sf	34.9%
Total Pervious Area:	2,063,264.00 sf	65.1%
PARKING REGULATIONS		
Required Spaces Ratio:	1 per Bedroom + 1per 10 units	
Required Spaces PH I	1038+65	1103
Provided Spaces PH I		1103
Required Accessible Spaces (2% Total):		23
Provided Accessible Spaces (Total):		23
Bicycle Parking Provided 1/4 units (642)		161
Required Spaces Ratio:	1 per Bedroom + 1per 10 units	
Required Spaces PH II	430+26	456
Provided Spaces PH II		
Required Accessible Spaces:		11
Provided Accessible Spaces PH II (Total):		11
Bicycle Parking Provided 1/4 units (258)		65

## Building Information PH I:

Custom Deluxe III	(12)	2 BR Units	3	34.9 ft	5,931.50 sf	18 DU x	19 Bldgs	342 Units	Bedrooms (570)
	(6)	1 BR Units	3						
Classic Deluxe IV	(12)	2 BR Units	3	33.3 ft	4,843.15 sf	18 DU x	14 Bldgs	252 Units	Bedrooms (420)
	(6)	1 BR Units	3						
Custom Deluxe III	(24)	1 BR Units	3	34.9 ft			2 Bldgs	48 Units	Bedrooms (48)
Big Boy Units									
Clubhouse M	(1)		1	25.9 ft			1 Bldgs	1 Units	
					Density: 26.0 D.U. / Acre		642 Proposed Units	(1038)	

## Building Information PH II:

Custom Deluxe III	(12)	2 BR Units	3	34.9 ft	5,931.50 sf	18 DU x	8 Bldgs	144 Units	Bedrooms (240)
	(6)	1 BR Units	3						
Classic Deluxe IV	(12)	2 BR Units	3	25.9 ft	4,843.15 sf	18 DU x	1 Bldgs	18 Units	Bedrooms (30)
	(6)	1 BR Units	3						
Classic Deluxe IV	(8)	2 BR Units	2	25.9 ft	4,843.15 sf	12 DU x	8 Bldgs	96 Units	Bedrooms (160)
	(4)	1 BR Units	3						
					Density: 10.4 D.U. / Acre		258 Proposed Units	(430)	

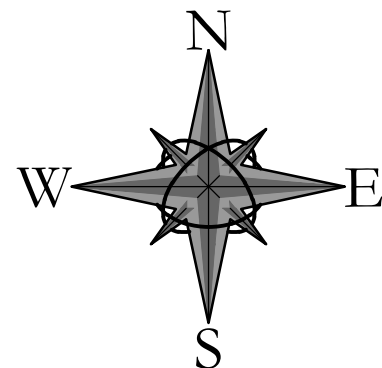
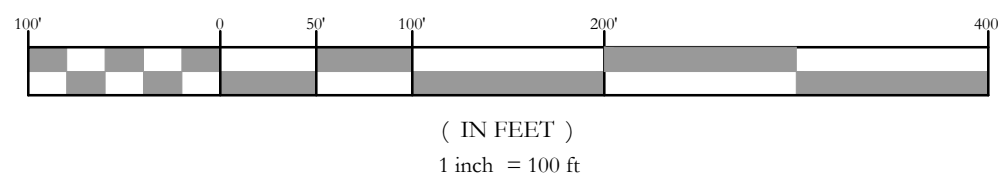
### Note:

- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.



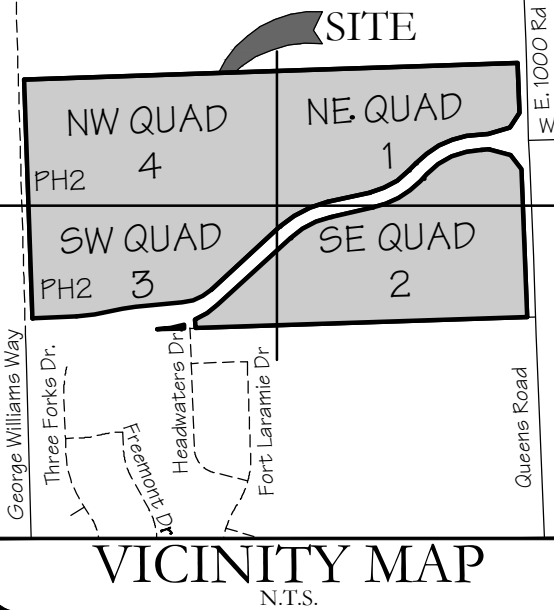
Know what's below.  
Call before you dig.

### GRAPHIC SCALE



## Site General Notes:

- ALL EXTERIOR LIGHTING MUST BE FULL CUT OFF
- SIDEWALKS ADJACENT TO PARKING ARE 5'-0" WIDE. SIDEWALKS TO BUILDING ARE 4'-0" WIDE
- ALL PARKING STALLS ARE 18.5' TO THE FACE OF CURB WITH A 26'-0" DRIVE ISLE, AND A MINIMUM WIDTH OF 9' AT THE MOST NARROW POINT WHEN ALONG A CURVE
- ALL SIDEWALKS AT 2% CROSS SLOPE MAX.
- ALL ADA SPACES & STRIPED AREAS ARE 9' WIDE EACH, EXCEEDING THE MINIMUM VAN ACCESSIBLE REQUIREMENTS
- ALL CURB ISLAND RADII ARE 3.5' AT FACE OF CURB, UNLESS OTHERWISE NOTED



REVISIONS:	DATE:	DESCRIPTION:
No.		
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## SITE PLAN OVERALL

Preliminary Plat For  
**Links at Lawrence, KS**  
Rock Chalk Drive  
**Lindsey Construction**  
1183 E. Joyce Blvd.  
Fayetteville, AR 72703  
(479) 521-6603 Office (479) 521-8615 Fax

NOT FOR  
CONSTRUCTION  
FOR REVIEW  
ONLY!!!

**BLEW & ASSOCIATES, PA**  
CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506  
FAX: 479.582.1883  
www.BLEWING.com

Certificate of Authorization No 1534

DRAWN BY:	E Heller	JOB NUMBER:	2014-138
SUBMITTAL DATE:	2014-07-02	SCALE:	1"=100'
DRAWING NAME:	14-138 Civil 004.dwg		
SHEET NUMBER:	C2		



Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Right-Of-Way Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type And Size)
	Retaining Wall

Note:  
• Only Symbols That Appear On This Sheet Are Shown In This Legend.  
• See Survey For Existing Features Legend.  
• See Cover Sheet For Abbreviation List.

Symbol	Description
	Water Line
	Tee, Cross, Bend, Gate Valve & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Force Main
	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
	Gas Line
	Overhead Electric Line
	Underground Electric Line
	Cable Television Line
	Fiber Optic Line
	Overhead Telephone Line
	Underground Telephone Line
	Utility Pole
	Light Pole

Sensitive Areas	Sq Ft	Acres	% of Site
Total Site Area	3,460,842	79.45	100.0
Pre-developed Sensitive Area the 'stands of mature trees' area that is part of the open area.	1,353,722	31.0	39
Pre-developed Sensitive Area slopes exceeding 15%+/- area that is part of the open area.	780,8432	17.92	22.5
Post-developed Sensitive Area the 'stands of mature trees' being removed	313,280	7.19 (preserved 23.8)	8.6
Post-developed Sensitive Area slopes exceeding 15%+/- Disturbed	69,351	1.59 (preserved 16.33)	2



VICINITY MAP

REVISIONS:	DATE:	DESCRIPTION:
No.		

SENSITIVE AREA PLAN OVERALL

Links at Lawrence, KS  
Rock Chalk Drive  
Lindsey Construction  
1183 E. Joyce Blvd.  
Fayetteville, AR 72703  
(479) 521-6603 Office (479) 521-8615 Fax

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

BLEW & ASSOCIATES, PA  
CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506  
FAX: 479.582.1883  
www.BLEWINC.com

DESIGNED BY:	E Heller	JOB NUMBER:	2014-138
TITLE/DATE:	2014-07-02	SCALE:	1"=100'
DRAWING NAME:	14-138 Civil 006.dwg		
SHEET NUMBER:	C3-5		



# Memorandum

## City of Lawrence – Douglas County Planning & Development Services

**To: Lawrence-Douglas County Planning Commission**  
**From: Planning Staff**  
**Date: For July 21, 2014 Planning Commission Meeting**  
**RE: The Links – Queens Road Improvements**

Staff has received several communications from property owners on the east side of Queens Road regarding the improvement of Queens Road as it relates to The Links development project. This email provides information on the current status of this matter.

Queens Road is currently unimproved in terms of meeting city standards even though the majority of the property on the east side of Queens Road is developed to urban standards. Most of these properties, when originally platted, were required to enter into an "Agreement Not to Protest the Formation of a Benefit District" for future street and sidewalk improvements. Such agreements reflect the developer's and/or future owner's acceptance to be part of a special assessment benefit district established to finance street improvements (street, sidewalk, storm water, etc.). Westwood Hills, Park West, and Overland Pointe subdivisions on the east side of Queens Road have such agreements. Some of these properties are primarily owner-occupied and some are rental developments.

As the properties on the west side of Queens Road have gained zoning entitlements, they too have entered into such agreements. These include Hunter's Ridge, Kellyn Addition, and The Links. Queens Road is currently included in the city's capital improvement plan for design in 2016 and construction in 2017, though this is subject to change and the benefit district may be formed earlier.

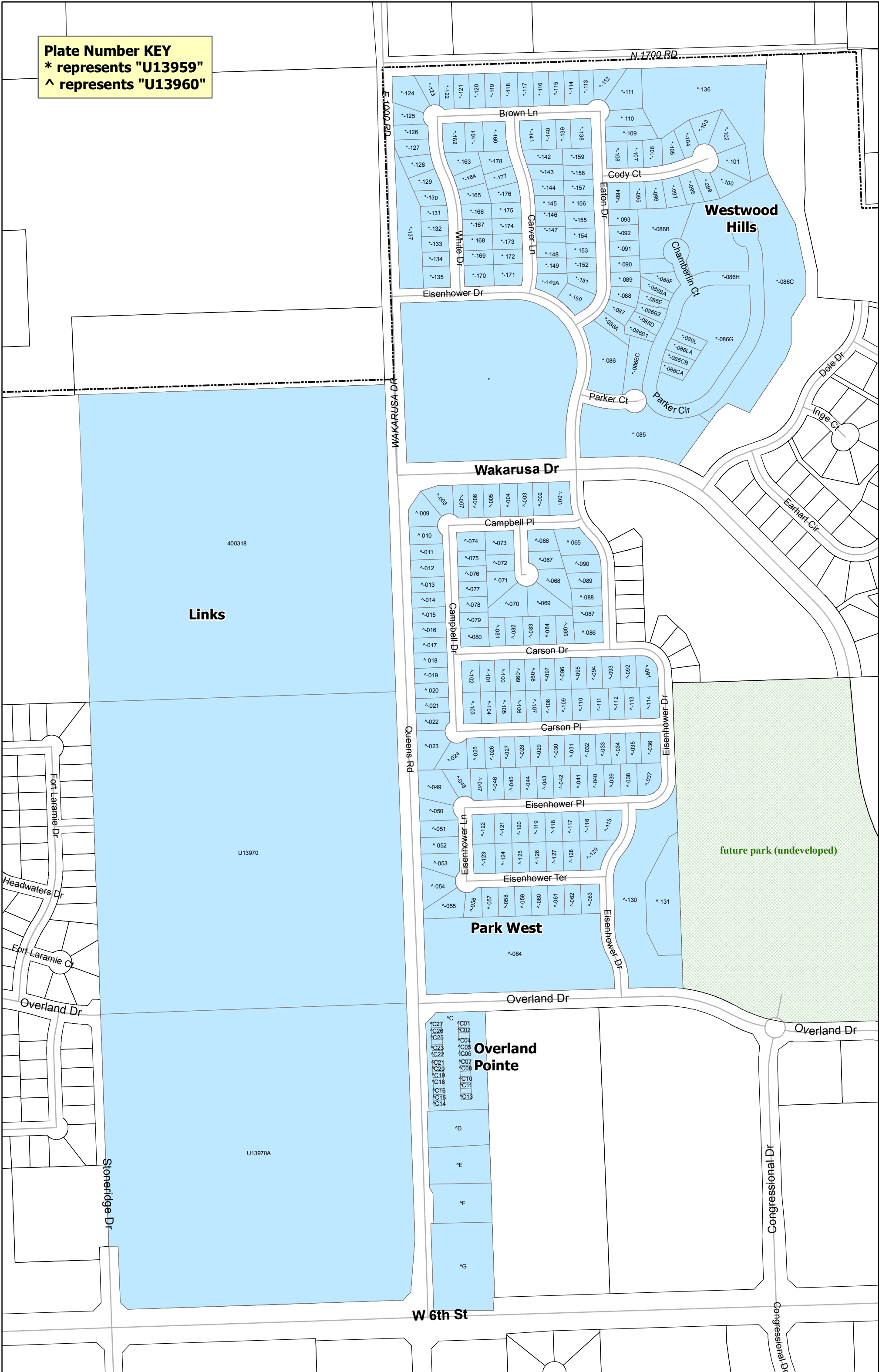
At present, city staff plans on recommending to the City Commission that the benefit district be formed for the properties deriving benefit from its improvement, but that the city pay the assessments for all of the properties located on the east side of Queens Road that are owner-occupied. Several options exist for the city commission's eventual consideration as noted on the attached maps. None of these options have been determined at this point, nor has the decision as to what, if any, portion of the assessments the city at large will pay.

Plate Number KEY  
\* represents "U13959"  
^ represents "U13960"





Plate Number KEY  
\* represents "U13959"  
^ represents "U13960"



**Plate Number KEY**  
**\* represents "U13959"**  
**^ represents "U13960"**

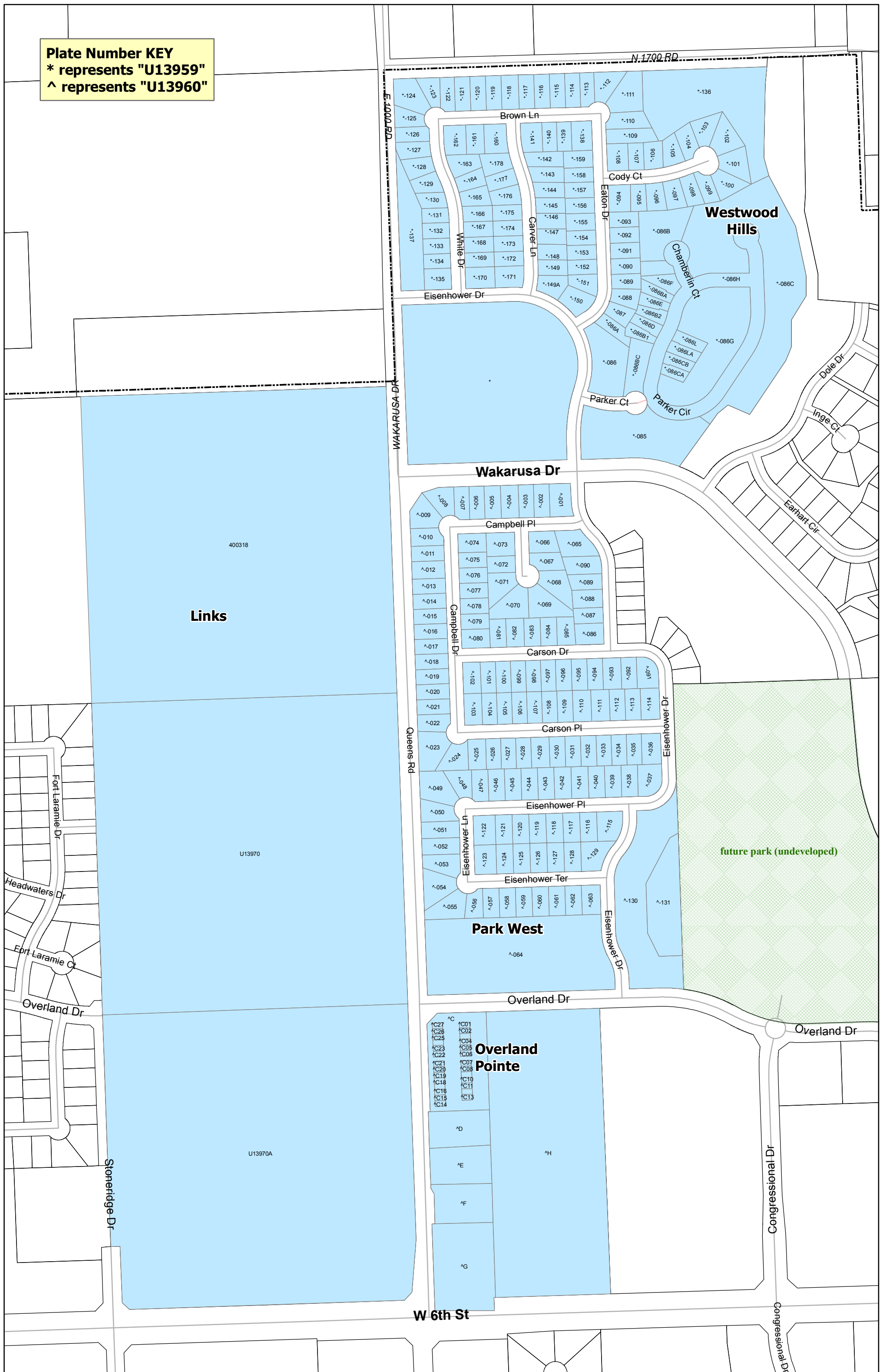




Plate Number KEY  
\* represents "U13959"  
^ represents "U13960"

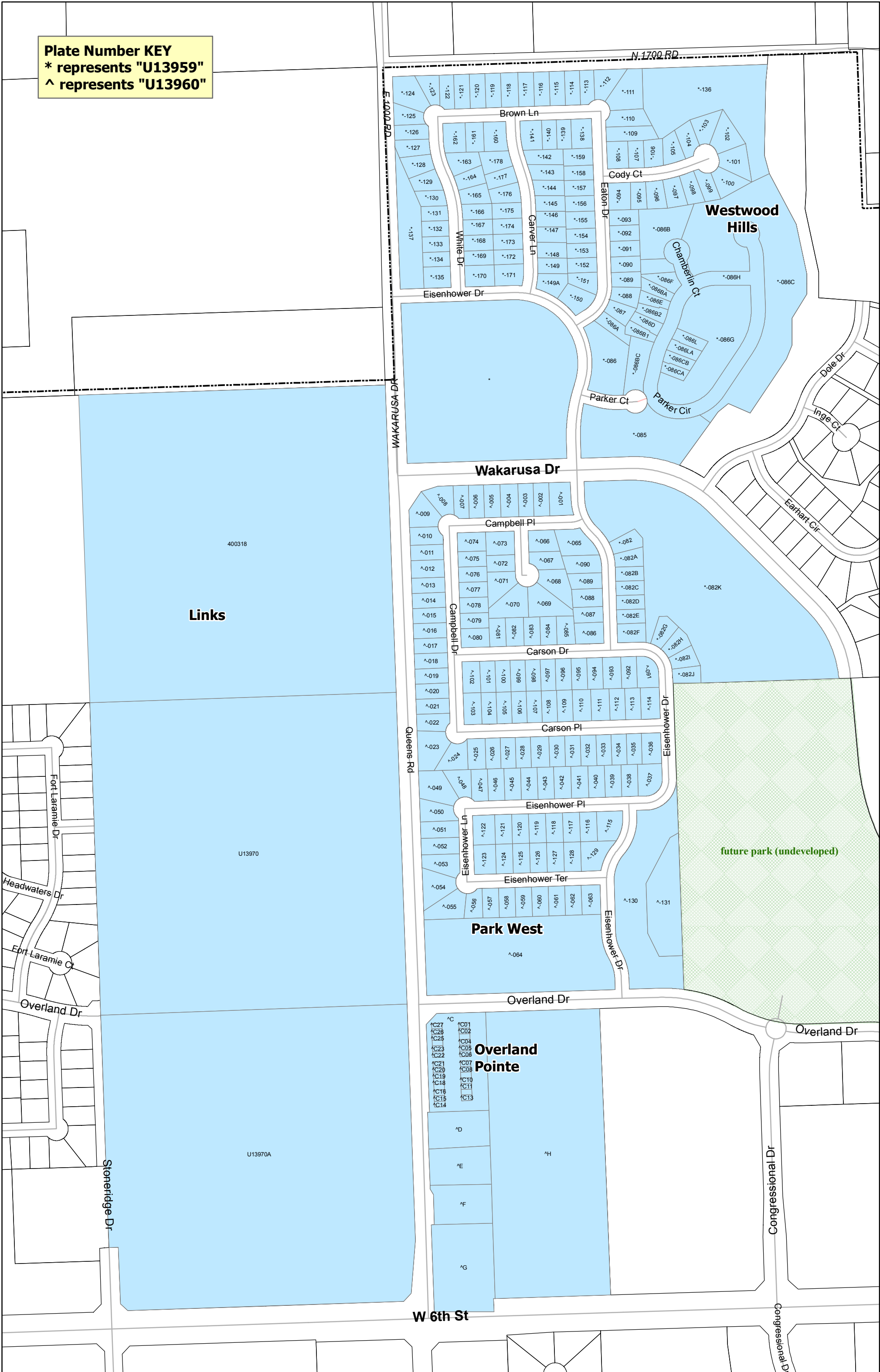


Plate Number KEY  
\* represents "U13959"  
^ represents "U13960"



RECEIVED

JUL 17 2014

City County Planning Office  
Lawrence, Kansas

July 17, 2014

Lawrence City Commission  
Lawrence Planning Department

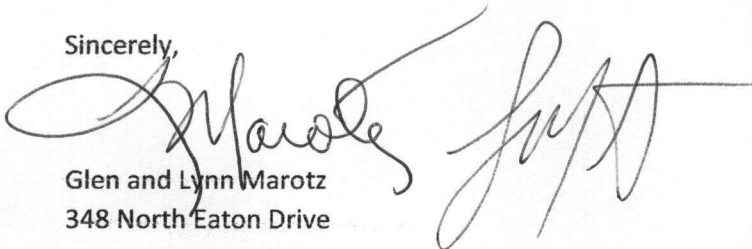
Dear Fellow Residents:

We are writing to inform you of our opposition to a zoning request that will permit the construction of a 900 (!) unit apartment complex on Queen's Road (think about the same number of units in all of the residence halls on the KU campus). Many apartment complexes have been constructed in the area already. Most are poorly designed, poorly laid-out, badly landscaped, and externally ugly. While we respect the right of land owners to use their property as they see economically advantageous and within the planning guidelines set out by the Lawrence community, we simply do not understand the continued construction of more and more apartments in an area that situated within a single family home environment. Northwest Lawrence is simply too overbuilt with large-scale apartment complexes, most of which remain largely unoccupied. A better place for such living quarters might well be near the new technical park on K-10; workers there are likely to move into an apartment while searching through Lawrence for permanent living quarters. Other prime sites would be in East or North Lawrence, given the continued development in those areas.

We recognize that our conclusions will bear little weight on the Commission's rezoning decision, as does the opinion of most residents. We are hopeful, however, that the overbuilding will stop at some point.

Sincerely,

Glen and Lynn Marotz  
348 North Eaton Drive

Handwritten signatures of Glen and Lynn Marotz in black ink, written over the printed name and address.



RECEIVED

JUL 17 2014

City County Planning Office  
Lawrence, Kansas

July 10, 2014

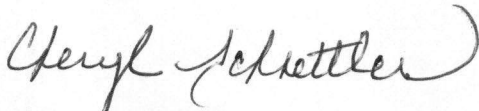
Dear Lawrence-Douglas County Metropolitan Planning Commission,

This is regarding the proposed LINKS project near Queens Rd. I am a new home owner with my property adjacent to Queens Rd. at 305 Campbell Drive. When I purchased my property, the proposed apartment complex units were approximately 430. Now the proposed number is 900. I would not have purchased this property knowing that many units were considered.

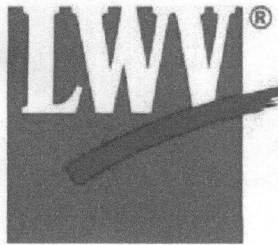
My main concern is the Queens Rd. assessment. I do NOT agree with any assessment fees being considered for my property. The road is BEHIND my home. I do not plan to nor have I ever used Queens Rd. for transportation access. It is out of my way. I use Wakarusa and 6th St. access. I feel the assessment fees should be paid by the company that is responsible for this entire project.

Please take my concerns into consideration.

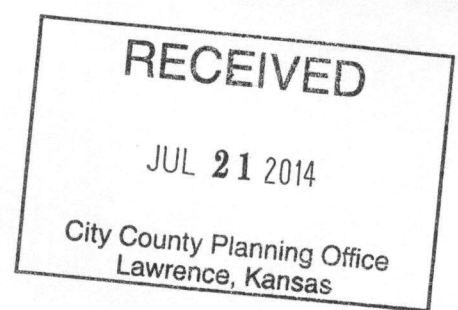
Sincerely,



Cheryl Schnettler  
305 Campbell Dr.  
Lawrence, KS 66049  
920-915-9761



**LEAGUE OF WOMEN VOTERS®**  
OF LAWRENCE/DOUGLAS COUNTY



July 20, 2014

Mr. Bruce Liese, Chairman, and Planning Commission  
Lawrence-Douglas County Metropolitan Planning Commission

RE: ITEM NO. 2: PRELIMINARY DEVELOPMENT PLAN FOR THE LINKS; 251 QUEENS RD

Dear Chairman Liese and Planning Commissioners:

We ask that you deny this request for approval of the proposed Links Preliminary Development Plan and return the plan to its original density. It is within your purview to recommend this be done. We also ask that you take the opportunity to review the impact that this current proposal will have on the neighboring property. Because it is a Planned Development, you also can require that the housing type be single family rather than apartments. We ask that you change the development pattern to that of Cluster Development, designed to avoid encroaching on the vegetation and sensitive land, including the steep slopes and stream. Our reasons are as follows:

1. The Preliminary Development Plan stage gives the Planning Commission the opportunity to correct the mistakes that have been made in the past with this project. We ask that you do this rather than make the situation worse now by approving the current Preliminary Development Plan change.
2. This is still under the planning guidance of the Northwest Plan. When the plan was being considered by the Committee writing the plan, it was recognized that as the plan area extended north from 6<sup>th</sup> Street, the land under consideration was very sensitive, and needed special protection. As a result, the Committee incorporated into the Plan the following recommendation:

“Page 5, Northwest Plan, (Land Use, Recommendation 3) “Single family residential is encouraged in the central and northern parts of sections 28 and 29. Planning of neighborhoods should follow the neighborhood planning concept...”

With the new Code, adopted in 2006, it was possible to zone sensitive areas for Cluster Development; whereas previously, sensitive land was supposed to be protected by using the Planned Unit Development approach. The Links with its low-density, two-story apartments, golf course, detention ponds, and PD zoning, although questionable in terms of the Northwest Plan, was promised as a family-oriented alternative development. The RM-12 District, with the Planned Development Overlay District and a maximum density limit of 6 units an acre applied, was necessary to allow apartments under the new Land Development Code, although the original actual density of the plan was closer to 4 units an acre. As time progressed with The Links, the height of the apartments and their density increased, until now the density being sought is more that twice that of the original plan; now an overwhelming 900+ units.

*President*  
**Cille King**

*Vice President*  
**Carrie Lindsey**

*Secretary*  
**Caleb Morse**

*Treasurer*  
**Marjorie Cole**

*Directors*  
**Margaret Arnold**

**Caroljean Brune**

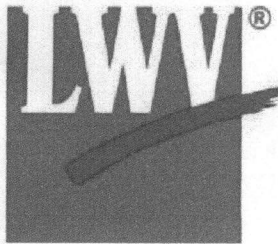
**Debra Duncan**

**James Dunn**

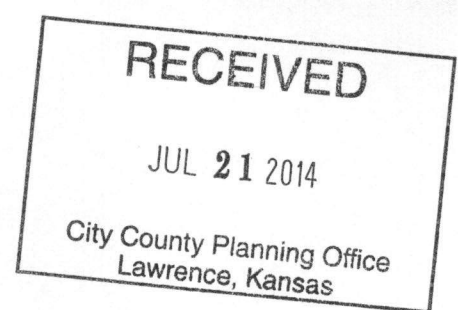
**Midge Grinstead**

**Marlene Merrill**

**Austin Turney**



LEAGUE OF WOMEN VOTERS®  
OF LAWRENCE/DOUGLAS COUNTY



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Again, we ask that you recognize the negative impact that this current proposal will have on the neighboring property and that you return the plan to its original planned density, or less. Because it is a Planned Development, you also can require that the housing type be single family rather than apartments, developed as Cluster Housing, and designed to avoid encroaching on the vegetation and sensitive land. We also ask that where necessary, such as to shield parking areas for example, that the set-backs and screening be designed to be really effective, especially if the Code standards are insufficient.

We hope that you will act on our suggestions and allow the developer of this project to create a development that will be an asset to the neighborhood and encourage single family development around it.

Thank you for considering our letter.

Sincerely yours,

*Cille King*

Cille King  
President

*Alan Black*

Alan Black, Chairman  
Land Use Committee

## Mary Miller

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**From:** Patricia Willer [ppwiller@gmail.com]  
**Sent:** Monday, July 21, 2014 9:31 AM  
**To:** Mary Miller  
**Subject:** Input on plan modification for Links development

To the Planning Commission:

This is to voice concern about the pending request to greatly increase the density of the proposed Links Apartment development in northwest Lawrence.

I am a homeowner in the Westwood Hills neighborhood just off Wakarusa and quite close to Queens Road. As a homeowner I watch growth and development in this area with both enthusiasm and concern. It is a lovely area with great potential but there is also a very real risk of over development. Low density multiple family and a healthy mix of single family and business development are critical.

Last year a large apartment complex was completed on Wakarusa. We are now joined by many good new neighbors, who bring increased vitality to the area. But the downside is both the increase in traffic and the speed of traffic on Wakarusa, burgeoning trash and litter problems, and additional noise in a very peaceful neighborhood. Trash gets caught in the natural areas along Wakarusa. People make u-turns to access parking lots in the apartment complex. Traffic moves very quickly through a residential neighborhood, with many walkers, bikers and runners.

It is certainly the case that more development will come to the northwest part of Lawrence. I ask the Planning Commission and City Commission to exert great diligence in wise development that retains that which is special about the area and does not create apartment blight from overbuilding. I welcome apartments, but not a sea of apartment roofs as far as the eye can see.

The Links project has already been granted one increase in density. Let's consider that previous increase to be the compromise point. Further increases will have a negative impact.

Thank you for your consideration.

Patricia Willer  
331 North Carver Lane  
Lawrence, KS. 66049