

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

PC Staff Report  
08/24/2015

**ITEM NO. 3A RS7, RM12, PUD TO RM24-PD; 51.85 ACRES; 1800, 1809, & 2021  
CROSSGATE DR (SLD)**

**Z-14-00552:** Consider a request to rezone approximately 51.85 acres from RS7 (Single-Dwelling Residential) District, RM12 (Multi-Dwelling Residential) District, and PUD [Alvamar] (Planned Unit Development) District to RM24-PD Overlay (Multi-Dwelling Residential Planned Development Overlay) District including property located at 1800, 1809, and 2021 Crossgate Dr. Submitted by Paul Werner Architects on behalf of Alvamar Inc, property owner of record. *Deferred by Planning Commission on 2/23/15 with direction to add a Planned Development overlay to the rezoning request.*

**STAFF RECOMMENDATION:** Staff recommends approval of the request to rezone approximately 51.85 acres from RS7 (Single-Dwelling Residential) District, RM12 (Multi-Dwelling Residential) District, and PUD [Alvamar] (Planned Unit Development) District to RM24-PD (Multi-Dwelling Residential Planned Development Overlay) District based on the findings presented in the staff report subject to the following conditions:

1. Only the following non-residential uses shall be allowed as reflected in the Preliminary Development Plan:
  - a. Retail Uses as accessory to the golf course;
  - b. Office uses accessory to the direct operation of the golf course and banquet facility or management of accessory uses directly associated with the golf course;
  - c. Eating and Drinking Establishments to include a Nightclub (to be operated as a banquet/reception facility only, Fast Order Food; Quality Restaurant; and Accessory Bar uses.
  - d. Transient Accommodations to include a Hotel with not more than 24 guest rooms.

**Reason for Request:** Proposed residential and golf course development.

**KEY POINTS**

- Property includes developed golf course improvements and open space.
- Project proposes adding significant residential density and increased traffic from nonresidential uses associated with the golf course redevelopment.
- The proposed development is intended, in part, to maintain the Alvamar Golf Course as a viable amenity to the community.
- The impacts to the infrastructure serving the development – streets/traffic, storm water improvements, sewer and water, as well as the compatibility of this request with adjacent uses, depends in large part on the specific development density and size of the nonresidential uses associated with the golf course.
- This application has been revised to include a Planned Development Overlay.
- Section 20-701(f)(1) allows commercial uses in addition to those otherwise permitted by right in a PD, with a base RS or RM District.

**ASSOCIATED CASES/OTHER ACTION REQUIRED**

- PP-14-00554; Alvamar One Preliminary Plat – included in PDP review
- PDP-15-00247; Preliminary Development Plan – includes Preliminary Plat review

- SUP-15-00389; Active Recreation Uses in a RM24 District

#### PLANS AND STUDIES REQUIRED

- *Traffic Study* – Not required for rezoning
- *Downstream Sanitary Sewer Analysis* – Not required for rezoning
- *Drainage Study* – Not required for rezoning
- *Retail Market Study* – Not applicable to residential request

Refer to related Preliminary Plat/Preliminary Development Plan for these studies.

#### ATTACHMENTS

1. Area Map
2. List of communications from previous consideration
3. Alvamar Zoning pre 2006.
4. Alvamar Development Plans 1967 -1986
5. Article 4 Use Group Table

#### Project Summary:

The Proposed request is for infill development that includes mixed residential and recreational uses accessory to the golf course. Residential uses include *Multi-Dwelling Residential Uses*. The original application also included an *Assisted Living Facility*, proposed for Lot 4 of the Preliminary Development Plan but this use has been removed. Golf course amenities include both *Passive* and *Active Recreational Uses*, specifically a banquet/reception facility, outdoor snack bar and grill, swimming pools, clubhouse, fitness/wellness center, space for the Kansas Golf Hall of Fame and associated office space for the golf course. Planned improvements also include a *Hotel* with 24 guest rooms to be included in the banquet facility as an additional accessory use to the golf course amenities. Access to this area is from Crossgate Drive, a local street that intersects Clinton Parkway on the south, and a proposed new public street extension to the north intersecting Bob Billings Parkway.

The RM24 zoning district and associated Preliminary Development Plan provides a framework for the development of the property included in this development request. This report establishes the background and Land Use entitlements required to accommodate the development proposal. Successive applications and reports provide additional detail for specific uses and development proposed within the area. Uses not specifically identified, in the rezoning ordinance and as part of the Preliminary Development Plan, are not permitted. Any change in proposed uses shall require reconsideration through the applicable public hearing process. Such a request may include a concurrent consideration of zoning and revised development plan applications.

**Table 1: Summary of Uses**

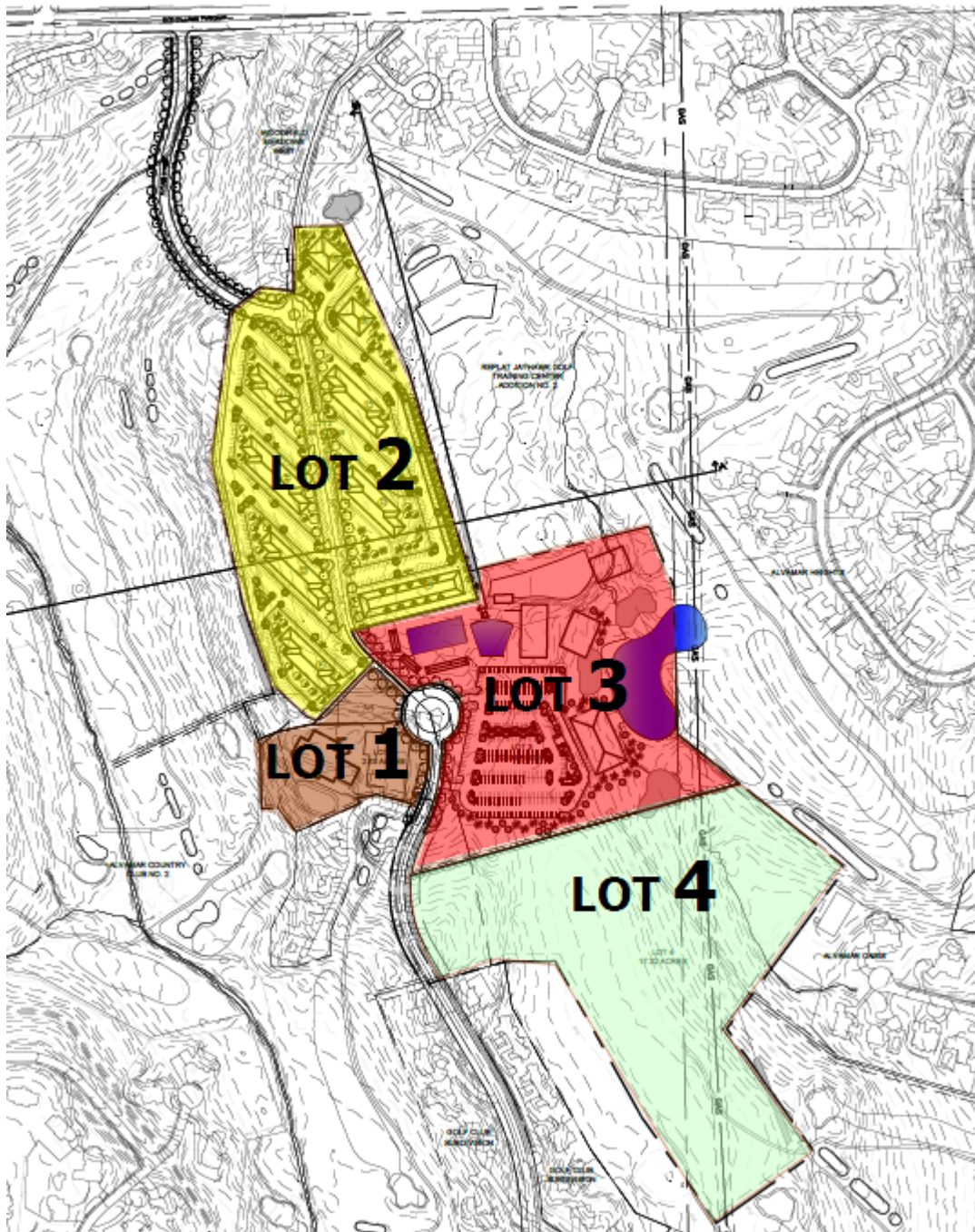
Specific Improvements include	
Residential Uses	Non Residential Uses
<ul style="list-style-type: none"> <li>• 292 multi-dwelling units</li> </ul>	<ul style="list-style-type: none"> <li>• New golf clubhouse [<i>Accessory to Passive Recreation Use.</i>]</li> <li>• Lockers, pro-shop, restaurant [<i>Retail Sales and Eating and Drinking Establishment and/or Accessory Use to Active and Passive Recreation Uses</i>]</li> <li>• 18,482 SF banquet/reception facility [<i>Eating and Drinking Establishment – Nightclub</i>]</li> <li>• Outdoor snack bar/grill [<i>Fast Order Food or Accessory Use to Active Recreation Use.</i>]</li> <li>• 2-3 swimming pools [<i>Active Recreation</i>]</li> <li>• 15,500 Sf fitness center [<i>Accessory Use to Active Recreation</i>]</li> </ul>

- 24 room *Hotel* [*Transient Accommodations*].  
4,000 SF Office Space. [*Office Use* and/or *Accessory Use* to administrative operations of a primary use.

Uses allowed in RM24:

- Multi-Dwelling Residential Uses
- Additional Commercial Uses when proposed and approved with a Preliminary Development Plan
- Active Recreation Uses (require a Special Use Permit)

### Preliminary Development Plan Reference



This application differs from the previous plan (deferred by the planning Commission on 2/23/15) by including only one type of residential use; *Multi-Dwelling Residential*. The previous application included not only *Multi-Dwelling* but townhouses (duplex units) and attached housing. This project also includes off-site changes to the golf course including modifications to pond areas, Tee-boxes, and fairways. These improvements are outside of the boundary of the proposed RM24-PD.

## 1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response: [See attached letter from applicant.](#)

Basic residential strategies are listed in Chapter 5 of *Horizon 2020*. They include:

- Infill residential development should be considered prior to annexation of new residential areas.
- A mixture of housing types, styles and economic levels should be encouraged for new residential and infill development.
- Compatible densities and housing types should be encouraged in residential neighborhoods by providing appropriate transition zones between low density residential land uses and more intensive residential development, and between higher density residential uses and non-residential land uses.

*Horizon 2020* does not specifically address this area. The plan recommends the preservation of neighborhood character and appearance, Policy 3 Neighborhood Conservation. Included in this set of policies are recommendations to minimize traffic impacts, encroachment of nonresidential uses, and encourage compatible infill development with regard to lot size, housing type, scale and general architectural style of the area. A Planned Development Overlay designation allows for a detailed review of these elements.

Residential density is variable by lot size, housing type and residential density bonuses that may be considered for a Planned Development. This project includes:

1. 292 *Multi-Dwelling Residential Units* on 15.98 Acres, or 18.27 DU/Acre;

The previous application included a total of 1,198 total units on 49.92 acres or 24 units per acre. The previous application included residential uses on all of the proposed lots including apartment units on upper floors of the golf course amenities. This proposed plan establishes the higher density residential development to the north with access to Bob Billings Parkway from Crossgate Drive extended. The *Assisted Living* use proposed at the south end of the development closer to Clinton Parkway is no longer part of the proposed Preliminary Development Plan. No use is proposed for Lot 4 at this time. Active and passive recreation uses are located in the central portion of the site. Refer to the Preliminary Development Plan for specific uses of each lot.

Evaluation of the compatibility and intensity, as recommended in *Horizon 2020*, must be considered concurrently with the Preliminary Development Plan. This application represents infill development and introduces *Multi-Dwelling* as a housing type that is not currently located within the interior of the surrounding neighborhood.

Additional development will increase traffic. Traffic mitigation is limited by the existing development pattern of the surrounding area. There are only two access points to this area; North from Bob Billings Parkway along Crossgate Drive (a private street segment) or South from Clinton Parkway along Crossgate Drive. Any additional access to other local streets in the area would



result in more disruption to the golf course and substantial changes to the street network in the area.

The applicant's response to traffic impacts includes construction of a new public street segment between Bob Billings Parkway extended to the south to limit intrusion into the northern neighborhoods. This design feature is discussed further in the Preliminary Development Plan.

**Staff Finding** – *Horizon 2020* does not specifically address this area but provides general policies that are applicable to development, if approved. Substantial consideration should be given to compatibility of the surrounding area with regard to intensity and housing form and appearance as well as appropriate transitions and mitigation of impacts such as traffic. When considered concurrently with the Preliminary Development Plan, traffic impact is mitigated to a reasonable extent.

## 2. ZONING AND USE OF NEARBY PROPERTY, INCLUDING OVERLAY ZONING

This section describes the existing and surrounding zoning and land use for the immediate area of the proposed RM24 District.

Current Zoning and Land Use:	PD-[Alvamar PUD] District; Part of a 422-acre development including golf course and residential development.  RS7 (Single-Dwelling Residential) District; Existing parking lot and portion of golf course area.  RM12 (Multi-Dwelling Residential) District; existing clubhouse located at 1809 Crossgate Drive.
Surrounding Zoning and Land Use:	<i>See Attached Map for Zoning Districts</i>
To the South/Southwest:	PD-[Alvamar PUD] District; RM12 (Multi-Dwelling Residential) District; RS7 (Single-Dwelling Residential) District and RM12D (Multi-Dwelling-Residential) District. Existing residential uses and golf course areas along Quail Run and Crossgate Drive
To the west:	PD-[Alvamar PUD] District; Existing Alvamar Golf Course.
To the North	PD-[Alvamar PUD] District; Existing residential uses along the north leg of Crossgate Drive, a private street and Alvamar Golf Course.
To the east	PD-[Alvamar PUD] District; Alvamar Golf Course and residential uses along El Dorado Drive, Alvamar Drive and Quail Creek Ct.

This area includes approximately 324 acres of golf course that includes the fairways and clubhouse/parking areas and several platted residential subdivisions designed with rear yards adjacent to the golf course. Developed subdivisions in the area include both detached and attached housing. With the exception of the golf course facility uses, non-residential uses are located along the periphery of the neighborhood. Golf course amenity uses are located along Crossgate Drive, a local street.

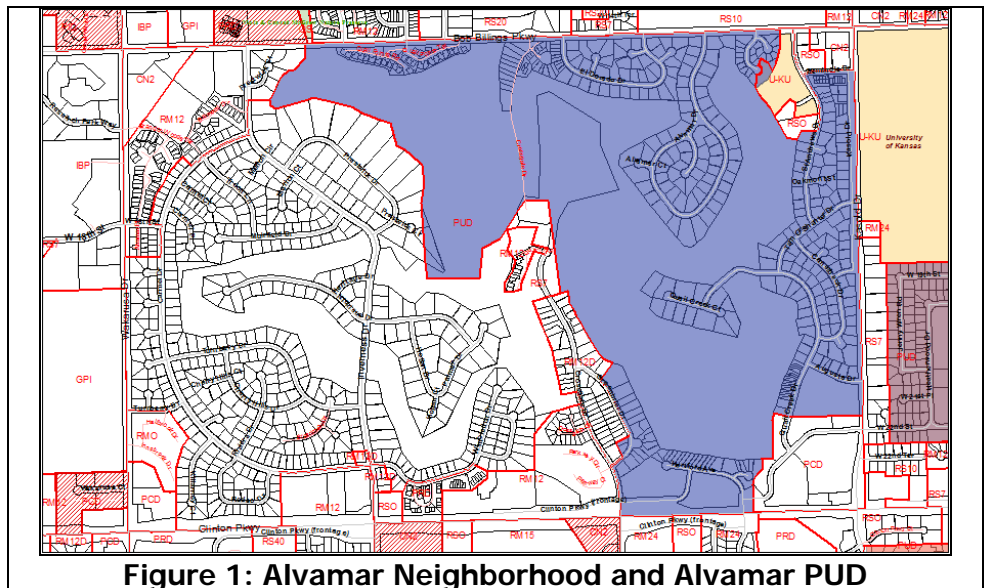
**Staff Finding** – The majority of the area is surrounded by the Alvarmar Planned Unit Development and existing golf course. Clusters of residential uses are located along public and private streets that are adjacent to the proposed request or are separated by portions of the golf course.

### 3. CHARACTER OF THE NEIGHBORHOOD

Applicant's Response: *The Neighborhoods currently in the PUD consist of apartments, duplexes, townhouses, and a mix of mid to high end single family residences. All of these different housing types can be found backing up to the golf course.*

This neighborhood area is described as the Alvarmar Neighborhood. This neighborhood has developed around the Alvarmar Golf Course and includes multiple platted subdivisions. It is bounded on the north by Bob Billings Parkway, Clinton Parkway on the south, Kasold Drive on the east and Wakarusa Drive on the west. It is not a registered neighborhood within the City of Lawrence. A small area known as Quail Ridge East is a registered neighborhood and is located in the northeast corner of the Alvarmar PUD. The east half of the neighborhood was developed as part of a Planned Unit Development. The western half was developed through conventional zoning and subdivision platting processes. The existing PUD boundary currently includes approximately 449 acres.

There are three main vehicular paths that provide north south connectivity within this area between Bob Billings Parkway and Clinton Parkway. They are:



1. St. Andrews Drive; Tam O'Shanter Drive; Quail Creek Drive - all local streets;
2. Crossgate Drive – a local street with public and private street segments; and
3. Inverness Drive - a collector street.

The north 550' of Crossgate Drive is as a private drive that includes access through the parking lot of the clubhouse area. Only Inverness Drive was developed as a through street within the neighborhood. It is not located within the Alvarmar PUD.

Residential uses include both attached and detached housing as well as multi-dwelling residences. Common attached housing types include duplex, typically referred to as townhouses, as well as triplex and four-plex units that have also been referred to as townhouses throughout the development.

Multi-dwelling residential uses are located within the Alvarmar Planned Unit Development along Waterford Avenue on the north side of Clinton Parkway, the east side of Quail Creek Drive, and the

south side of Seminole Drive. The current development pattern includes low, medium, and high density residential development within the Alvamar PUD. Lots along the south leg of Crossgate Drive are not within the boundary of the Alvamar PUD.

The main portion of the golf course activity area is located at the north end of Crossgate Drive where it changes from a public street to a private street. Site plans were approved in 1983 and 2008 for the clubhouse and the Jayhawk Golf Training Facility. The clubhouse is located outside of the boundary of the Alvamar PUD.

This area includes several creeks and streams. Several ponds are located throughout the golf course area. If approved, the proposed development includes modifications to some ponds and natural drainage ways in the area that are outside of the area included in the subdivision associated with this request. Changes to these features must maintain an appropriate relationship to the existing development and character of the area.

If approved, the proposed request would add residential development along Crossgate Drive and increase the existing amenities associated with the golf course in the same central area. The heights of the buildings on Lot 2 seeks to be compatible if the character of the residential structures to the north by increasing in height to 45' as the buildings go south.

**Staff Finding –** The character of the area is defined by the boundaries and presence of the golf course and amenities. The area includes mixed density and housing types. Main portions of the golf course are located along Crossgate Drive. Higher density residential development is typically located along the boundary of the neighborhood with proximity to Kasold Drive and Clinton Parkway. The subject request introduces 3 and 4 story multi-dwelling structures in the interior of the neighborhood but seeks to locate them in the least obtrusive way. Such development would be compatible if the densities, height, buffer yards, etc. are kept to those reflected on the Preliminary Development Plan.

#### **4. PLANS FOR THE AREA OR NEIGHBORHOOD, AS REFLECTED IN ADOPTED AREA AND/OR SECTOR PLANS INCLUDING THE PROPERTY OR ADJOINING PROPERTY**

Only a very small and isolated area is within a registered Neighborhood boundary. There are no adopted plans for this area. The eastern area was part of a Planned Unit Development originally approved in the late 1960s. Various revisions to the plan over time have been made through Zoning, Subdivision Plats, Site Plans and Uses Permitted Upon Review (Special Use Permit).

Staff reviewed the history of the Alvamar development in an effort to establish a base density for the current and any remaining development with the Alvamar Planned Unit Development as a proxy plan for this area. The Development Plan, approved by the City Commission on February 28, 1993, shows the total area of the PUD as 378 acres with 243 acres of golf course. The plan also shows 2,153 total dwelling units permitted and 712 dwelling units shown on the plan. An annotated copy of the plan is attached to this report. The following table summarizes the development per this plan for the area. There are disparities in the plan that are not reconcilable.

**Table 2: Land Use Summary 1993 Alvamar PUD**

<b>Residential Uses</b>		
<b>Area in PUD</b>	<b>378 Acres</b>	
	<i>Golf Course</i>	<i>243 acres</i>
	<i>Residential Area</i>	<i>135 acres</i>

	Apartments	227 dwelling units
	Townhouses	96 dwelling units
	Duplexes	46 dwelling units
	Single Family	275 dwelling units
Total Dwelling Units	All Housing Types	644 dwelling units
Living Units	Shown	712 dwelling units
Living Units	Permitted	2,153 dwelling units
Density per Family*	Gross	26,246 SF (1.6 dwelling units per acre)
Density per Family	Net	23,126 SF ( 1.8 dwelling units per acre)
Note: <i>*Density per Family was the calculation used in the early development plans and refers to density per residential lot and is not a typical density calculation.</i>		
<b>Non Residential Uses</b>		
Commercial	Not in PUD; Northwest corner of Kasold Drive and Clinton Parkway.	24 Acres
Residential Office	Not in PUD; Southwest corner of Kansold Drive and Bob Billings Parkway.	9 Acres
Future Residential	Outside of City Limits/ Not in PUD	104 Acres
Street Right-of-Way	Within Residential PUD	51 Acres
Street Right-of-way	Not in PUD	6 Acres
Notes:		
1. 378 Acres. This total does not appear to account for 3 acres withdrawn from PUD in 1989 (375 Acres).		
2. Townhouses typically refer to triplex and quad-plex buildings throughout the plans.		

The above information is shown on the face of the 1993 Alvamar Planned Unit Development Plan. The total number of existing dwelling units including all housing types is estimated by staff to be 647 dwelling units. That number of dwelling units, within the existing Alvamar PD, represents an approximate density of 1.4 dwelling units per acre. This number is comparable to the summary information included in the 1993 plan noted above that showed 644 dwelling units.

The proposed request, if approved, would add additional density. The proposed development identifies the addition of 292 residential dwelling units. The following formula shows an estimation of the increase of density within the Alvamar PD area.

647 Existing Dwelling Units estimated by staff
292 New Dwelling Units (Lot 2, Per Preliminary Development Plan)
<hr/> 939 Total Dwelling Units

Total Alvamar PUD = 378 Acres. 934 DU existing and proposed /449 AC = 2.09 dwelling units per acre.

This summary addresses only the residential impact. Assessment of the amenities associated with the golf course are reviewed through the related Preliminary Development Plan applicable to the project. There are typically no residential densities associated with recreation uses.

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

## 5. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED UNDER THE EXISTING ZONING REGULATIONS

Applicant's Response: *The property is suitable for the current uses it is restricted to however, expanding recreational uses on the property would also fit the character of the neighborhood and provide additional recreational amenities.*

The current zoning allows *Active Recreation* uses in all residential zoning districts subject to approval of a Special Use Permit. *Passive Recreation* uses and *Private Recreation* uses are allowed by-right in all residential zoning districts. Additionally, the Planned Development overlay allows the addition of commercial uses if the following conditions are met:

1. if the PD includes a minimum area of 10 acres or
2. if the PD includes more than 100 Dwelling units.

This project meets both of these conditions. The code provision does not establish a cap on the amount, intensity or uses that may be included.

Golf course uses are frequently associated with accessory uses such as club houses, pools, restaurants, limited retail related to the facility and other amenities. Uses must be listed on the face of the Preliminary Development Plan.

- ***Active Recreation Uses*** include athletic fields and courts, as well as community recreation buildings, accessory structures including public restrooms, refreshment stands, concession shops selling sporting goods, and miniature golf.
- ***Passive Recreation Uses*** include greens and commons, gardens, arboretums, pedestrian, bicycle and equestrian paths and trails, plaza and seating areas, picnic areas and golf courses.
- ***Private Recreational Areas*** are set aside as open or recreational uses as part of a residential development.

The structure of zoning for this property includes a Planned Unit Development (PUD) approved originally in the late 1960s at the time the zoning was adopted. The zoning was considered to be an overlay or special purpose district with a base zoning district. The base zoning for this property included both RS-1 and RS-2 (Single-dwelling Residential) Districts. The attached image shows the boundary of the zoning prior to the adoption of the 2006 Land Development Code. See attachment #3.

When the Land Development Code was adopted in 2006 properties that were zoned PUD, regardless of whether the PUD was an overlay or an independent zoning district. These became a Special Purpose District. This history is relevant to the question of suitability because the development of the area within the Alvarado PUD has occurred in a fragmented and inconsistent manner with regard to the applicable base zoning district.

As requested, approval of this application would remove property from the existing Alvarado PUD and establish it as a conventional RM zoning district with a PD overlay consistent with the current zoning regulations. The purpose of the request is to facilitate new residential development, enhancement of the golf course and development of related amenities and accessory uses. Because of the mix of uses intended for this project a Preliminary Development Plan and a Special Use Permit are required.



Based on the existing zoning and approved development plans, site plans and subdivisions it appears the PUD was approved with some total amount of residential units. That total “permitted units” of 2,153 units within 375 acres of the Planned Development is equivalent to approximately 5 dwelling units per acre. The 1993 plan states a total of 712 living units were shown. A review of individual developments within the Alvamar PUD finds a wide range of density and housing types. Therefore, additional housing units can be added on the area considered with previous approved density.

The area requested for rezoning is predominantly used for the golf course and open areas associated with that function. In order to facilitate infill residential development with a mix of housing types, an alternative base zoning district is needed.

The current zoning, assuming the underlying base zoning is RS10 and RS7 (converted from the RS-1 and RS-2 pre 2006 districts), is suitable for the existing uses but does not support a request for development of additional residential units in this area.

**Staff Finding –** The current zoning is obsolete given the adoption of the Land Development Code in 2006. Assessing development and suitability are complicated by the fact that no previous development plan for the area clearly articulates a maximum build out of the area. If future improvements are limited to only those related to the golf course and accessory uses, a change in zoning is not required. To facilitate additional infill development, rezoning the base district is necessary to accommodate the Multi-Dwelling housing type proposed.

## **6. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED**

Applicant's Response: *The property is not vacant and has existed with a golf course and a range of housing types since the early 1980's.*

This area has developed over a period of years starting in the late 1960s. The original approval appears to date to May 1967 and included a total of 1,583 units on 252 acres. The development described areas that were both inside and outside of the existing 1967 City Limits and include the Alvamar Hills Golf Course. The commercial areas shown on the early plans located on the northwest corner of Kasold Drive and Clinton Parkway were not part of the Planned Unit Development.

Additionally, area zoned RO in the northeast corner of the property at Kasold Drive and Bob Billings Parkway was also removed from the PUD as part of a revised plan approved through the Use Permitted Upon Review (UPR) process (UPR-6-4-76). Another plan, revised development through the UPR process (UPR-11-11-76), shows the Planned Unit Development including 381 acres.

Prior to 2006, the majority of the golf course was zoned RS-2 (Single-Family Residence) District with a planned unit development overlay. Over time the boundary of the PUD has been modified. Areas located in the northwest and northeast corners have been removed from the original PUD. The area along St. Andrews Drive in the northeast portion of the development was rezoned in 1972 to RO and was removed from the PUD. In 1989 the area around Prestwick Court was also withdrawn from the PUD.

Throughout the Alvamar Planned Unit Development density has been transferred within the development from one area to another as each specific subdivision has been platted and built out.

An example of this transfer of density is shown in UPR-11-11-76. This phase of the Planned Unit Development modified earlier plans from 48 townhouses to 25 detached residences located along Medinah Road/Circle. Other examples occur in individual subdivisions that were platted for detached dwelling units but individuals built across lot lines and effectively combined two or more lots into a single parcel.

The earliest plans included the extension of a public street between what is today Clinton Parkway and Bob Billings Parkway known as Greenbrier Drive (as shown in the 1967 plan attached). Plans from the mid 1970's show Greenbriar Drive extended from Clinton Parkway north to the center part of the site terminating with a street called Club Drive. Greenbriar Drive was renamed Crossgate Drive in later plans. Crossgate Drive did not extend to Bob Billings Parkway until revisions were made for the Woodfield Meadows Development at the north end of Crossgate Drive in the early 1980's. The approved plan from 1986 shows a public street for Crossgate Drive extended to the golf club area in the central portion of the development and a private access from Bob Billings Parkway south to the club area.

Golf club activity areas have historically been located in the central portion of the development. The proposed development would continue to locate the activity areas in the central portion of the development.

**Staff Finding** – The property is not vacant. Zoning within the Alvarado PUD has been modified over time to accommodate development of individual subdivision, multi-dwelling projects, and amenities associated with the golf course.

## **7. EXTENT TO WHICH APPROVING THE REZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES**

Applicant's Response: *Rezoning for this project is necessary to allow new recreational uses other than the golf course to be built. The proposed housing is already an allowed use and exists in the current PUD in the form of apartments, townhomes, duplexes and single-family homes.*

With a few exceptions, this proposed rezoning is surrounded by the existing golf course. The significant feature of the request is the addition of development intensity associated with both the golf course and the additional residential uses proposed. Approval of the request will add additional traffic along Crossgate Drive. Crossgate Drive is the only access for 7 existing subdivisions between Bob Billings Parkway to the north and Clinton Parkway to the south.

Residents have contacted planning staff regarding traffic concerns as well as obstruction of their view of the golf course, water runoff, compatibility and style of development consistent with the surrounding residential character of the existing residential uses. Traffic is an acknowledged issue as there are limited options for providing street access to this area without substantially changing the surrounding neighborhood. This plan includes a new street segment providing a direct public street connection to Bob Billings Parkway.

The Traffic Study submitted did not include this proposed street extension. The public street extension was a result of previous discussions with the residents located along the north leg of Crossgate Drive (private street segment) and staff. Staff did concur with the conclusions regarding the need for signal timing changes for the Clinton Parkway and Crossgate Drive intersection.

A feature of the PD overlay is the allowance or accommodation of commercial uses. However the intensity and size of commercial uses is not prescribed in the district and must be considered concurrently with the Preliminary Development Plan.

### ***USE GROUP DISCUSSION***

#### ***Residential Use Groups***

The RM24 District allows a variety of uses. The complete use table is attached to this report. In addition to Household Living Uses [i.e. *Attached, Detached, Multi-Dwelling* housing types] this district also allows Group Living [i.e. *Assisted Living, Congregate Living* and *Group Homes*]. This project includes *Multi-Dwelling* Uses on Lot 2 as shown on the Preliminary Development Plan. No other residential use is proposed for the Preliminary Development Plan at this time. The *Assisted Living* previously shown on the Preliminary Development Plan on Lot 4 has been withdrawn. These uses are all considered to be Residential Use Groups.

#### **Recreational Facilities Use Group**

Recreational Facilities include a variety of uses listed in the table below and are a subset of the Public and Civic Use Group.

- Public and Civic Use Groups
  - Recreational Facilities
    - *Refer to SUP report for definitions of these uses*

Recreation uses are a significant consideration as they relate to this project. The proposed development is focused around the primary use of an existing golf course. A golf course is a *Passive Recreation* use and is allowed in the RM24 District. For this application most of the existing golf course is outside of the proposed changes but has context to the proposed development. The following table provides a summary of the allowed recreation uses that are permitted in the RM24 District or which require a Special Use Permit.

<b>Recreation Facilities –</b>	<b>Requirement</b>
<i>Active Recreation</i>	Special Use Required
<i>Entertainment &amp; Spectator Sports, General</i>	Not permitted
<i>Entertainment &amp; Spectator Sports, Limited</i>	Not Permitted
<i>Passive Recreation</i>	Permitted
<i>Nature Preserve/Undeveloped</i>	Permitted
<i>Private Recreation</i>	Permitted
<i>Participant Sports &amp; Recreation, Indoor</i>	Not Permitted
<i>Participant Sports &amp; Recreation, Outdoor</i>	Not Permitted

A swimming pool or other area that is set aside for the exclusive use of a residential development would be considered "*Private Recreation*" and would be a development feature to be considered in the development plan process. When recreation uses are of a public nature, that extend beyond the **exclusive (emphasis added)** use of the residential development they are considered *Active Recreation Uses* require a Special Use Permit [SUP-15-00389]. This report assumes that recreation uses will not be further restricted for this proposed development.

#### ***Commercial Use Groups***

This series of uses has a potential to be detrimental to the surrounding area and should be considered carefully in this application as well as through the Development Plan application to

mitigate impacts. Section 20-701 (f)(1)(ii) permits commercial uses in certain situations. Except as noted within the PD overlay with the Preliminary Development Plan, commercial uses would not be permitted in the RM 24 District. Proposed Commercial uses include:

1. A Hotel with 24 guest rooms
2. Retail as an accessory use to the golf course
3. Eating and Drinking Establishments that are listed as a banquet/reception facility (*Nightclub*) snack bar (*Fast Order Food* and *Accessory Bar*) and restaurant (*Quality Restaurant*).
4. Office uses as accessory uses to the golf course operations.

A component of this application includes 24 guest rooms as part of the banquet facility. This use, as a *Transient Accommodation, Hotel* type use, is a commercial use allowed in an RM District only with approval of a PD Overlay and as listed as use on the a Preliminary Development Plan. The scope and intensity of the use may be regulated as part of the zoning ordinance and as part of the development plan process. For example, the total number of guest rooms could be restricted or the total amount of commercial area (square feet) could be limited or confined to certain areas within the development.

A concurrent submittal of a Preliminary Development Plan along with the rezoning application is intended to provide a public review process of the details of the project in order to mitigate impacts on existing subdivisions within the area.

The primary impacts will be increased traffic, lights and noise. Traffic impacts north of the clubhouse are mitigated by realigning Crossgate Drive to a new point on Bob Billings Parkway. The effect of increased traffic will be more noticeable for residents south of the clubhouse.

**Staff Finding –** In staff's opinion, the rezoning will create additional traffic, noise and light for nearby properties; however, the planned improvements to Crossgate Drive, Bob Billings Parkway and Clinton Parkway will accommodate the increased traffic. Appropriate site design will address lighting and landscaping. the request must be assessed concurrently with the Preliminary Development Plan.

**8. THE GAIN, IF ANY, TO THE PUBLIC HEALTH, SAFETY AND WELFARE DUE TO THE DENIAL OF THE APPLICATION, AS COMPARED TO THE HARDSHIP IMPOSED UPON THE LANDOWNER, IF ANY, AS A RESULT OF DENIAL OF THE APPLICATION**

Applicant's Response: *The gain to the public health, safety and welfare would be additional recreational opportunities to provide people with more health and active lifestyle. The hardship imposed upon the landowner would be they would not be able to sell the property and the course itself would decline.*

Evaluation of this criterion includes weighing the benefits to the public versus the benefit of the owners of the subject property. Benefits are measured based on anticipated impacts of the rezoning request on the public health, safety, and welfare.

Development within this area, as proposed, will require extension of municipal services such as sanitary sewer and water lines. Additional improvements to the street network are needed including traffic calming methods that have been approved for Crossgate Drive but not yet installed (south street segment to Clinton Parkway). Additionally, improvements to the golf course and stormwater runoff are anticipated to support this development that are outside of the

boundary of the rezoning and proposed preliminary plat. The traffic study states that turn lanes are needed at Crossgate Drive and Bob Billings Parkway as well as changes to signal timing at Crossgate Drive and Clinton Parkway. Fully satisfying these issues will be made with subsequent development applications.

Approval of the rezoning provides a framework to assess land uses and gross density. Conventional zoning will not address basic design considerations such as transition between housing types. The addition of a Planned Development Overlay district provides more information to assure compatibility concerns are addressed and integrated into the overall development project and allows those with a vested interest in the development, the nearby owners, to have necessary information to more fully assess the impacts.

Approval of the request, as proposed, allows for additional development intensity and residential development within the existing city limits and as infill within an existing neighborhood with an established character.

Benefit could be gained by regenerating golf course amenities and adding residential use to enhance the Alvamar Development.

**Staff Finding –** If issues such as traffic, density, compatibility, etc. are adequately addressed through site planning, then the Alvamar Development and adjacent owners should benefit by keeping the golf course open and successful.

## **9. PROFESSIONAL STAFF RECOMMENDATION**

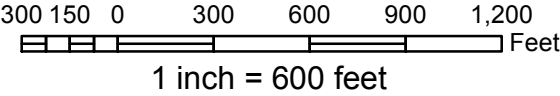
Numerous changes in the original 1966 zoning ordinance and the adoption of the Land Development Code in 2006 make the current zoning for this area difficult to administer. Rezoning the area to a current zoning district is beneficial in establishing development potential for the area. A Planned Development Overlay is the appropriate tool to assure both coordination of infrastructure improvements to the area and compatibility of the development with the surrounding area are sufficiently addressed.

Staff recommends approval of the proposed rezoning with conditions as discussed in the body of the staff report.

## **CONCLUSION**

The rezoning application, as conditioned, is suitable for the area.

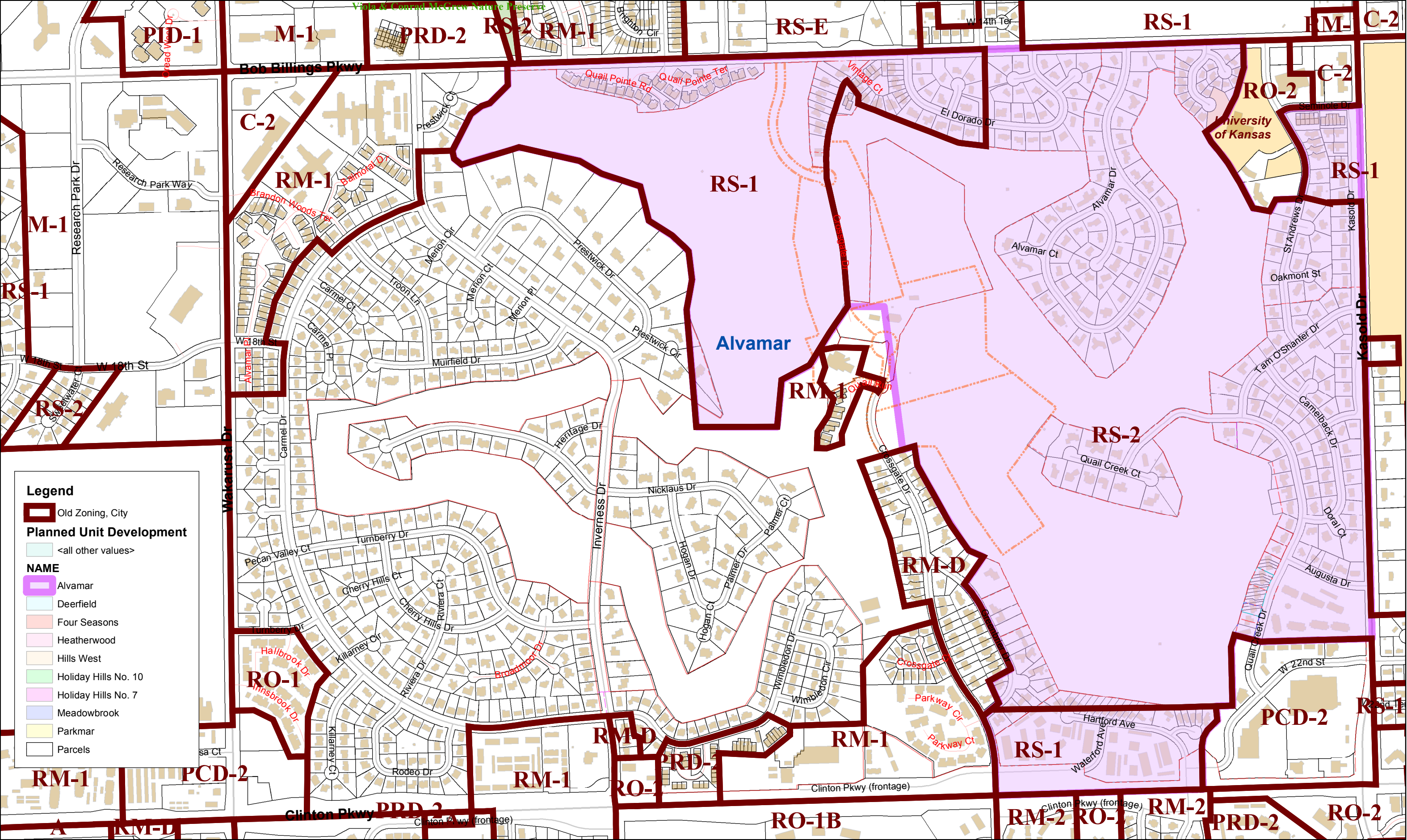




DISCLAIMER NOTICE  
The map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The City of Lawrence makes no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the map, including the fact that the map is dynamic and is in a constant state of maintenance, correction and update.

Date: 8/12/2015

# Alvamar Zoning Pre 2006







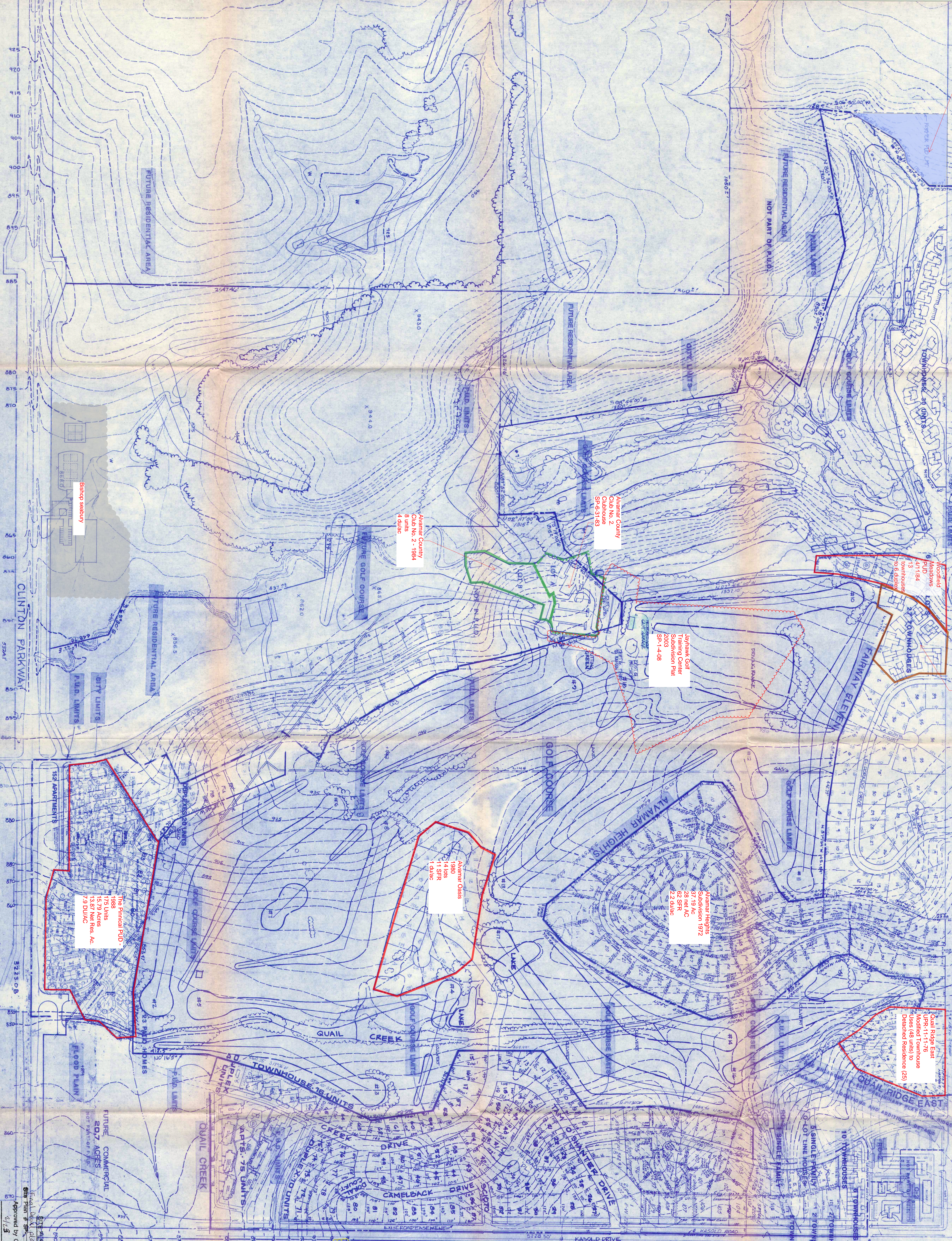












LEGAL DESCRIPTION  
Beginning at the SE corner of Section 3, T13S, R10E, then north along east section line 5228.2 feet to the north line of section 3, then east 1050' to section line 1166.0 feet, then south 1200' to section line 294', then south 1200' to section line 1746.76 feet, then east 1200' to the SE corner of said section, then south 700' to section line 555.30 feet, then east 1200' to section line 3223.00' to point of beginning, including the 601.17 acre area.

1) Beginning at the southeast corner of Section 3, T13S, R10E, then north along east section line 1011.17 feet, then east 1011.17 feet to the north line of section 3, then east 1050' to section line 1166.0 feet, then south 1200' to section line 294', then south 1200' to section line 1746.76 feet, then east 1200' to the SE corner of said section, then south 700' to section line 555.30 feet, then east 1200' to section line 3223.00' to point of beginning, including the 601.17 acre area.

2) Beginning at the northeast corner of Section 3, T13S, R10E, then south along east section line 487' to the south line of section 3, then east 1050' to section line 1166.0 feet, then south 1200' to section line 294', then south 1200' to section line 1746.76 feet, then east 1200' to the SE corner of said section, then south 700' to section line 555.30 feet, then east 1200' to section line 3223.00' to point of beginning, including the 601.17 acre area.

3) Beginning at the northeast corner of Section 3, T13S, R10E, then south along east section line 487' to the south line of section 3, then east 1050' to section line 1166.0 feet, then south 1200' to section line 294', then south 1200' to section line 1746.76 feet, then east 1200' to the SE corner of said section, then south 700' to section line 555.30 feet, then east 1200' to section line 3223.00' to point of beginning, including the 601.17 acre area.

4) Beginning at the northeast corner of Section 3, T13S, R10E, then south along east section line 487' to the south line of section 3, then east 1050' to section line 1166.0 feet, then south 1200' to section line 294', then south 1200' to section line 1746.76 feet, then east 1200' to the SE corner of said section, then south 700' to section line 555.30 feet, then east 1200' to section line 3223.00' to point of beginning, including the 601.17 acre area.

LAND USE	ACRES
CON. COURSE	135*
RESIDENTIAL	37*
TOTAL P.U.D.	172
COMMERCIAL OFFICE	10*
FUTURE RESIDENTIAL	10*
STREET R/W	57
TOTAL AREA W/ PROPERTY LIMITS	372
RESIDENTIAL	227
TOWNHOUSES	24
DUPLEXES	1
SINGLE FAMILY	2.75
TOTAL	644
GROSS DENSITY PER FAMILY (Includes Street R/W)	29.646 S/F F.T.
NET DENSITY PER FAMILY (Excludes Street R/W)	23.146 S/F F.T.
*40 Acres Zone RS-1 174 Living Units Permitted	
*40 Acres Zone RS-2 335 Units Permitted	
*70 Acres Zone RS-1 305 Units Permitted	
*153 Acres Zone RS-2 1159 Units Permitted	
Living Units Shown 712 2153 Total Living Units Permitted	

REVISION 3/20/86: 6 DUPLEX UNITS CHANGED TO 7 TOWNHOUSE UNITS ON LOTS 117, 119 & 121  
REVISION 8/29/88: LOT 6 WOODFIELD MEADOWS WEST, INCREASE RESIDENTIAL BY .35 AC AND REDUCE GOLF COURSE BY .25 AC.  
REVISION 8/21/88: HIDDEN VALLEY NORTH, 107 TO 98 TOWNHOUSE, ROSE/DONE MULTI-FAM, 163 TO 175 TOWNHOUSE  
REVISION DATE: 2/10/88. ROSE/DONE, PROPERTY FROM 175 TOWNHOUSES TO 182 APARTMENTS AND 23 PATIO HOMES  
Oct., 1989: Quail Pointe area & Summary  
**ALVAMAR ESTATES**  
LAWRENCE, KANSAS  
REVISED - FEBRUARY 23, 1993: GOLF CART GARAGE  
PRELIMINARY PLANNED COMMUNITY DEVELOPMENT  
ORDINANCE #6500



---

**ARTICLE 4. USE TABLE**

<b>20-401</b>	<b>Use Table</b>
<b>20-402</b>	<b>Residential District Use Table</b>
<b>20-403</b>	<b>Nonresidential District Use Table</b>

**20-401 USE TABLE**

The Use Table of this article lists the [Principal Uses](#) allowed within all of the [Base Districts](#) except the UR District (See Section 20-223(b) for UR District use regulations). The symbols used in the Use Table are defined in the following paragraphs.

**(a) [P] Permitted Uses**

A “P” indicates that a use is permitted by right, subject to compliance with all other applicable local, State and Federal regulations, including the regulations of this Development Code.

**(b) [S] Special Uses**

An “S” indicates that a use is allowed only if reviewed and approved in accordance with the Special Use procedures of Section 20-1306.

**(c) [A] Accessory Uses**

An “A” indicates that a use is permitted as accessory to a [Principal Use](#), subject to compliance with all other applicable local, State and Federal regulations, including the regulations of this Development Code.

**(d) Uses Not allowed**

Cells containing a dash (–) indicate that the listed use is not allowed in the respective Zoning District.

**(e) Use-Specific Standards**

Many allowed uses, whether permitted by-right or by Special Use, are subject to compliance with use-specific standards and conditions. An Asterisk (\*) after the P, S, or A use code identifies the use is subject to use-specific standards and conditions. The sections in which these standards and conditions are located are identified in the far right column titled Use Specific Standard.

**(f) Unlisted Uses**

If an application is submitted for a use that is not listed in the use table of this section, the [Planning Director](#) is authorized to classify the new or unlisted use into an existing land use category that most closely fits the new or unlisted use, using the interpretation criteria of Section 20-1702(b). If no similar use determination can be made, the [Planning Director](#) shall initiate an amendment to the text of this Development Code to clarify where such uses will be allowed.

**20-402 RESIDENTIAL DISTRICT USE TABLE**

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts														Use-Specific Standards (Sec. 20-)
		RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	
RESIDENTIAL USE GROUP																
Household Living	Accessory Dwelling Unit	A*	A*	A*	A*	-	-	-	-	-	-	-	-	-	-	534
	Attached Dwelling	-	-	S*	S*	S*	S*	S*	P*	P*	P*	P*	P*	-	P*	503
	Cluster Dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	702
	Detached Dwelling	P*	P*	P*	P*	P*	P*	P*	S*	S*	S*	S*	S*	-	S*	508
	Duplex	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	-	P*	503
	Manufactured Home	-	-	-	-	-	-	-	S	S	S	S	S	-	-	
	Manufactured Home, Residential-Design	P*	P*	P*	P*	P*	P*	P*	S*	S*	S*	S*	S*	-	S*	513
	Mobile Home	-	-	-	-	-	-	-	-	-	S	S	S	-	-	
	Mobile Home Park	-	-	-	-	-	-	-	-	-	S*	S*	S*	-	-	514
	Multi-Dwelling Structure	-	-	-	-	-	-	-	P*	-	P*	P*	P*	-	P*	517
	Non-Ground Floor Dwelling	--	--	--	--	--	--	P*	--	--	--	--	--	--	P*	517/542
	Work/Live Unit	--	--	--	--	--	--	P*	--	--	--	--	--	--	P*	517/542
	Zero Lot Line Dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	531
	Home Occupation, Type A or B	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	A*
Group Living	Assisted Living	S	S	S	S	S	S	P	P	P	P	P	P	P	P	
	Congregate Living	-	-	-	-	-	-	-	P*	-	P*	P*	P*	-	P*	546
	Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
	Fraternity or Sorority House	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
	Group Home, General [11 or more]	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
	Group Home, Limited [10 or fewer]	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
PUBLIC AND CIVIC USE GROUP																
Community Facilities	Adult Day Care Home	S	S	S	S	S	S	P	P	P	P	P	P	P	P	
	Cemeteries	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	505
	College/University	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
	School	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
	Cultural Center/ Library	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
	Day Care Center	S*/A*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*/A*	S*

<b>Key:</b> <i>A = Accessory</i> <i>P = Permitted</i> <i>S = Special Use</i> <i>* = Standard Applies</i> <i>- = Use not allowed</i>		<i>Base Zoning Districts</i>														Use-Specific Standards (Sec. 20-)
		RS40	RS20	RS10	RS7	RS5	RS3	RS0	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	
	Day Care Home, Class A	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	A*	507
	Day Care Home, Class B	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	-	S*	507
	Detention Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lodge, Fraternal & Civic Assembly	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	512
	Postal Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Public Safety	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
	Funeral and Interment	-	-	-	-	-	-	P*	-	-	-	-	-	-	P*	505
	Temporary Shelter	A*	A*	A*	A*	A*	A*	S*/A*	A*	A*	A*	A*	A*	A*	S*/A*	544/522
	Social Service Agency	--	--	--	--	--	--	P	--	--	--	--	--	--	P	
	Community Meal Program	A*	A*	A*	A*	A*	A*	S/A*	A*	A*	A*	A*	A*	A*	S/A*	522
	Utilities, Minor	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	530
	Utilities and Service, Major	S	S	S	S	S	S	S	S	S	S	S	S	-	S	
Medical Facilities	Community Mental Health Facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	Extended Care Facility, General	-	-	-	-	-	-	S	P	P	P	P	P	P	P	
	Extended Care Facility, Limited	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Health Care Office, Health Care Clinic	-	-	-	-	-	-	P	-	-	-	-	-	-	P	
	Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Outpatient Care Facility	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	519
Recreational Facilities	Active Recreation	S	S	S	S	S	S	S	S	S	S	S	S	-	S	
	Entertainment & Spectator Sports, General	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Entertainment & Spectator Sports, Limited	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Passive Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Nature Preserve/Undeveloped	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
	Private Recreation	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
	Participant Sports & Recreation, Indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Participant Sports & Recreation, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Key: <i>A = Accessory</i> <i>P = Permitted</i> <i>S = Special Use</i> <i>* = Standard Applies</i> <i>- = Use not allowed</i>		Base Zoning Districts														Use-Specific Standards (Sec. 20-)
		RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	
Religious Assembly	Campus or Community Institution	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	522
	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	522
COMMERCIAL USE GROUP																
Animal Services	Kennel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Livestock Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Sales and Grooming	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Veterinary	-	-	-	-	-	-	P	-	-	-	-	-	-	P	
Eating & Drinking Establishments	Accessory Bar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Bar or Lounge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Brewpub	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Fast Order Food	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Fast Order Food, Drive-in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Nightclub	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Private Dining Establishments	S*	S*	S*	S*	S*	-	S*	-	-	-	-	-	-	S*	539
	Restaurant, High-turnover	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Restaurant, Quality	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Office	Administrative and Professional	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	518
	Financial, Insurance & Real Estate	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	510
	Payday Advance, Car Title Loan Business							P*						P*	P*	510
	Other	-	-	-	-	-	-	P	-	-	-	-	-	P	P	543
Parking Facilities	Accessory	-	-	-	-	-	A*	A*	A*	A*	A*	A*	A*	A*	A*	535
	Commercial	-	-	-	-	-	-	S	-	-	-	-	-	-	-	
Retail Sales & Service	Building Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Business Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Business Support	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Construction Sales and Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Food and Beverage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

<b>Key:</b> <i>A = Accessory</i> <i>P = Permitted</i> <i>S = Special Use</i> <i>* = Standard Applies</i> <i>- = Use not allowed</i>		<i>Base Zoning Districts</i>														Use-Specific Standards (Sec. 20-)
		RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	
	Mixed Media Store	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Personal Convenience	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Personal Improvement	-	-	-	-	-	-	P*	-	-	-	-	-	P*	P*	521
	Repair Service, Consumer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Retail Sales, General	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Retail Establishment, Large	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Retail Establishment, Medium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Retail Establishment, Specialty	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sexually Oriented Businesses	Sexually Oriented Media Store	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Physical Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Sex Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Sexually Oriented Theater	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Transient Accommodation	Bed and Breakfast	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*	P*	-	P*	504
	Campground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Elderhostel	-	-	-	-	-	-	-	-	-	-	-	-	S	-	
	Hotel, Motel, Extended Stay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Sales & Service	Cleaning (e.g., car wash)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Fleet Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Gas and Fuel Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Heavy Equipment Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Heavy Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Inoperable Vehicles Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Light Equipment Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Light Equipment Sales/Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	RV and Boats Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts														Use-Specific Standards (Sec. 20-)
		RS40	RS20	RS10	RS7	RS5	RS3	RS0	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	
INDUSTRIAL USE GROUP																
Industrial Facilities	Explosive Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Industrial, General	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Industrial, Intensive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Maker Space, Limited	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	Maker Space, Intensive	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	Laundry Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Manufacturing & Production, Limited	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Manufacturing & Production, Technological	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Research Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Salvage Operation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wholesale, Storage & Distribution	Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Mini-Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
OTHER USES GROUP																
Adaptive Reuse	Designated Historic Property	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	501
	Greek Housing Unit	-	-	-	-	-	-	-	-	-	-	-	-	S*	-	501
Agriculture	Agricultural Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Agriculture, Animal	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	502
	Agriculture, Crop	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
Communications Facilities	Amateur and Receive-Only Antennas	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	A*	536
	Broadcasting Tower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Communications Service Establishment	-	-	-	-	-	-	P	-	-	-	-	-	-	P	
	Telecommunications Antenna	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	529
	Telecommunications Tower	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	529
	Satellite Dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536

Key: <i>A = Accessory</i> <i>P = Permitted</i> <i>S = Special Use</i> <i>* = Standard Applies</i> <i>- = Use not allowed</i>		Base Zoning Districts														Use-Specific Standards (Sec. 20-)
		RS40	RS20	RS10	RS7	RS5	RS3	RS0	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	
Mining	Mining	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Recycling Facilities	Large Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Small Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Processing Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	



**20-403 NONRESIDENTIAL DISTRICT USE TABLE**

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
RESIDENTIAL USE GROUP																	
Household Living	Accessory Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	534
	Attached Dwelling	P*	-	P*	-	-	-	-	-	-	-	-	-	-	P*	-	503
	Cluster Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	702
	Detached Dwelling	P*	-	P	-	-	-	-	-	-	-	-	-	-	P*	A*	508
	Duplex	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	503
	Manufactured Home	-	-	-	-	-	-	-	-	-	-	-	-	-	P	A	
	Manufactured Home, Residential-Design	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	513
	Mobile Home	-	-	-	-	-	-	-	-	-	P	-	P	-	P	A	
	Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Multi-Dwelling Structure	-	P*	P*	-	P*/S*	P*		P*	-	-	-	-	-	S	A	517
	Non-Ground Floor Dwelling	P*	P*	P*	-	P*	P*	-	P*	-	-	-	-	-	-	-	517/542
	Work/Live Unit	P*	P*	P*	-	P*/S*	P*	-	P*	-	P*	-	-	-	-	-	517/541
	Zero Lot Line Dwelling	P*	-	P	-	-	-	-	-	-	-	-	-	-	-	-	531
	Home Occupation, Type A or B	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	
Group Living	Assisted Living	-	-	P	-	-	-	-	-	-	-	-	-	-	S	S	
	Congregate Living	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	546
	Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	
	Fraternity or Sorority House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Group Home, General (11 or more)	S	S	S	S	S	S	S	S	-	-	-	-	-	-	A	
	Group Home, Limited (10 or less)	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	
PUBLIC AND CIVIC USE GROUP																	
Community Facilities	Cemetery	P*	P*	-	P*	-	P*	P*	P*	P*	P*	-	-	P*	P*	-	505
	College/University	S	P	P	P	P	P	P	P	P	P	-	P	-	P	A	
	Cultural Center/ Library	S	P	P	S	P	P	-	-	P	-	-	-	S	P	A	
	Day Care Center	S*	P*	S*	S*	S*	P*	P*	P*	P*	P*	A*	P*	-	-	-	507
	Day Care Home, Class A	P	P	P*	-	P	P	-	P	-	-	-	-	-	-	-	
	Day Care Home, Class B	S*/A*	P*	S*	-	P	P	-	P	-	-	-	-	-	-	-	507

<b>Key:</b> <b>A = Accessory</b> <b>P = Permitted</b> <b>S = Special Use</b> <b>* = Standard Applies</b> <b>- = Use not allowed</b>		<b>Base Zoning Districts</b>															<b>Use-Specific Standards (Sec. 20-)</b>
		<b>CN1</b>	<b>CN2</b>	<b>MU</b>	<b>CO</b>	<b>CD</b>	<b>CC</b>	<b>CR</b>	<b>CS</b>	<b>IBP</b>	<b>IL</b>	<b>IM</b>	<b>IG</b>	<b>OS</b>	<b>GPI</b>	<b>H</b>	
	Detention Facilities	-	-	-	-	-	-	-	-	-	S	S	S	-	S	-	
	Lodge, Fraternal & Civic Assembly	S*	S*	S*	S*	P*	P*	P*	P*	-	P*	-	-	-	P*	-	512
	Postal & Parcel Service	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	
	Public Safety	S	P	P	P	P	P	P	P	P	P	P	P	-	P	-	
	School	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-	
	Funeral and Interment	-	P*	-	P*	P*	P*	P*	P*	P*	P*	-	-	A*	-	-	505
	Temporary Shelter	S*/A*	S*/A*	S*/A*	S*/A*	S*/A*	S*/A*	S*/A*	S*/A*	S*	S*/A*	-	S*	-	S*	S*/A*	544/522
	Social Service Agency	P	P	P	P	P	P	P	P	P	P	-	P	-	P	A	
	Community Meal Program	S/A*	S/A*	S/A*	S/A*	S/A*	S/A*	S/A*	S/A*	S	S/A*	-	S	-	S	S/A*	522
	Utilities, Minor	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	-	530
	Utilities and Service, Major	S	S	S	S	S	S	S	S	S	S	P	P	S	P	-	
<b>Medical Facilities</b>	Community Mental Health Facility	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	
	Extended Care Facility, General	-	S	-	S	-	-	-	-	S	-	-	-	-	-	A	
	Extended Care Facility, Limited	P	P	P	P	-	-	-	-	-	-	-	-	-	S	A	
	Health Care Office, Health Care Clinic	P	S	P	P	P	P	P	P	P	P	-	-	-	P	A	
	Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
	Outpatient Care Facility	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	P*	A*	519
<b>Recreational Facilities</b>	Active Recreation	S	P	P	S	S	P	P	P	P	P	-	S	S	A*/S*	A	532
	Entertainment & Spectator Sports, General	-	-	-	-	P	P	P	P	-	-	-	-	-	S	-	
	Entertainment & Spectator Sports, Limited	-	P	P	-	P	P	P	P	-	-	-	-	S	P	-	
	Participant Sports & Recreation, Indoor	-	P	P	-	P	P	P	P	P	P	-	-	-	P	A	
	Participant Sports & Recreation, Outdoor	-	-	S	-	-	P	P	P	P	P	-	-	-	A*/S*	-	532
	Passive Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	
	Nature Preserve/ Undeveloped	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	
	Private Recreation	P	P	P	-	P	P	-	P	-	-	-	-	P	P	A	

<b>Key:</b> <i>A = Accessory</i> <i>P = Permitted</i> <i>S = Special Use</i> <i>* = Standard Applies</i> <i>- = Use not allowed</i>		<i>Base Zoning Districts</i>															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
<b>Religious Assembly</b>	Campus or Community Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	522
	Neighborhood Institution	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	-	522
<b>COMMERCIAL USE GROUP</b>																	
<b>Animal Services</b>	Kennel	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	
	Livestock Sale	-	-	-	-	-	S	S	S	-	P	-	P	-	-	-	
	Sales and Grooming	P	P	P	P	P	P	P	P	-	P	-	P	-	-	-	
	Veterinary	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-	
<b>Eating &amp; Drinking Establishments</b>	Accessory Bar	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	-	-	-	-	509
	Accessory Restaurant	-	-	-	-	-	-	-	-	A	-	-	-	-	-	-	
	Bar Or Lounge	-	P/S*	S*	-	P*	P*	P*	P*	-	-	-	-	-	-	-	509
	Brewpub	-	P*	S*	-	P*	P*	P*	P*	-	-	-	-	-	-	-	509
	Fast Order Food	P*	P*	P	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	511/509
	Fast Order Food, Drive-In	-	S	-	-	-	P	P	P	-	P	-	-	-	-	-	
	Nightclub	-	-	-	-	P*	-	P*	P*	-	-	-	-	-	-	-	509
	Private Dining Establishments	P*	P*	-	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	539
	Restaurant, Quality	P*	P*	P	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	524
<b>Office</b>	Administrative and Professional	P*	P	P*	P	P	P	P	P	P	P	A	*	-	P	A	518
	Financial, Insurance & Real Estate	P*	P	P	P	*	*	*	P	P	P	-	-	-	-	A	510
	Payday Advance, Car Title Loan Business	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	A	510
	Other	P	*	P*	P	P	*	P	P	P	P	A	P	-	-	-	543
<b>Parking Facilities</b>	Accessory	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	535
	Commercial	-	S	S	S	S	P	P	P	P	P	P	P	-	P	A	

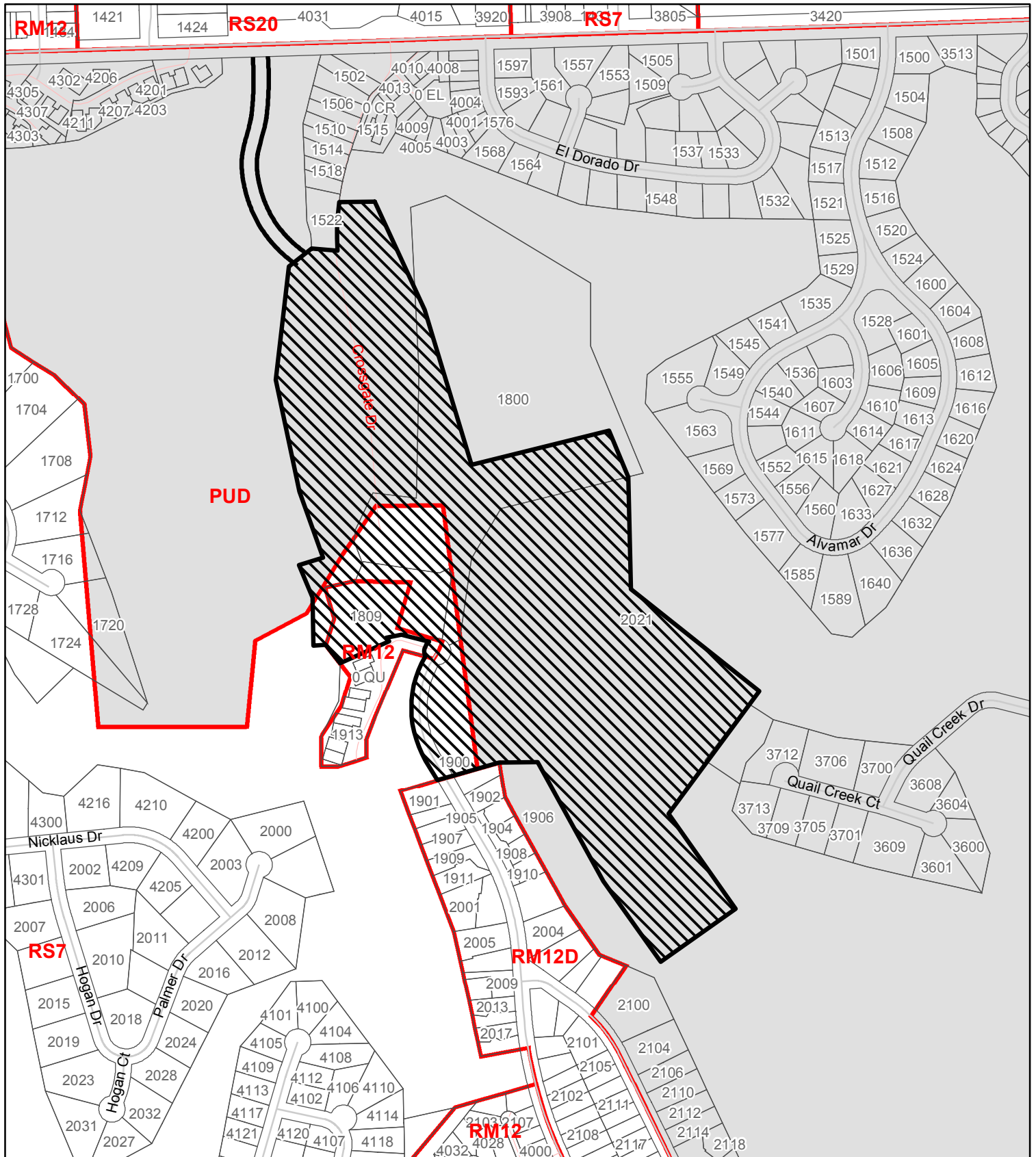
<b>Key:</b> <i>A = Accessory</i> <i>P = Permitted</i> <i>S = Special Use</i> <i>* = Standard Applies</i> <i>- = Use not allowed</i>		<i>Base Zoning Districts</i>															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
Retail Sales & Service	Building Maintenance	-	P	S	-	P	P	P	P	-	P	P	P	-	A	A	
	Business Equipment	-	P	P	-	P	P	P	P	P	P	P	-	-	-	-	
	Business Support	-	P	P	P	P	P	P	P	P	P	P	P	-	-	A	
	Construction Sales and Service	-	-	-	-	-	P	P	P	-	P	-	P	-	-	A	
	Food and Beverage	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	511
	Mixed Media Store	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	-	516/528
	Personal Convenience	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	-	-	A*	520
	Personal Improvement	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	-	A*	A*	521
	Repair Service, Consumer	P*	P*	P*	-	P*	P*	P*	P*	-	P*	-	-	-	-	-	523
	Retail Sales, General	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	A*	525
	Retail Establishment, Large	-	-	-	-	-	P*	P*	S*	-	-	-	-	-	-	-	526
	Retail Establishment, Medium	-	P*	P*	-	P*	P*	P*	P*	-	-	-	-	-	-	-	526
	Retail Establishment, Specialty	-	P*	P*	-	P*	P*	P*	P*	-	-	-	-	-	-	-	526
Sexually Oriented Businesses	Sexually Oriented Media Store	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	528
	Physical Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	528
	Sex Shop	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	-	528
	Sexually Oriented Theater	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	-	528
Transient Accommodation	Bed and Breakfast	P*	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	504
	Campground	-	-	-	-	-	P	P	P	-	-	-	-	S	-	-	
	Hotel, Motel, Extended Stay	-	-	P	-	P	P	P	P	-	P	-	-	-	-	A	

<b>Key:</b> <i>A = Accessory</i> <i>P = Permitted</i> <i>S = Special Use</i> <i>* = Standard Applies</i> <i>- = Use not allowed</i>		<b>Base Zoning Districts</b>															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
<b>Vehicle Sales &amp; Service</b>	Cleaning (Car Wash)	-	S	-	-	-	P	P	P	-	P	A	P	-	-	-	
	Fleet Storage	-	-	-	-	-	P	P	P	-	P	P	P	-	-	A	
	Gas and Fuel Sales	-	S	S	-	-	P	P	P	-	P	P	P	-	-	-	
	Truck Stop	-	-	-	-	-	-	S	-	-	-	-	S	-	-	-	
	Heavy Equipment Repair	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	
	Heavy Equipment Sales/Rental	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	
	Inoperable Vehicles Storage	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	
	Light Equipment Repair	-	S	-	-	S	P	P	P	-	P	-	P	-	-	-	
	Light Equipment Sales/Rental	-	P*	-	-	S	P	P	P	-	P	-	P	-	-	-	545
	RV and Boats Storage	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	
<b>INDUSTRIAL USE GROUP</b>																	
<b>Industrial Facilities</b>	Explosive Storage	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
	Industrial, General	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
	Industrial, Intensive	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
	Laundry Service	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	
	Maker Space, Limited	P	P	P	P	P	P	P	P	P	P	P	P	-	A/S	-	
	Maker Space, Intensive	-	S	S	S	S	S	S	S	P	P	P	P	-	A/S	-	
	Manufacturing & Production, Ltd.	-	-	P	-	S	S	S	S	P	P	P	P	-	-	-	
	Manufacturing & Production, Tech.	-	-	-	-	S	P	P	P	P	P	P	P	-	-	-	
	Research Service	-	-	-	S	S	P	P	P	P	P	P	P	-	-	-	
	Scrap and Salvage Operation	-	-	-	-	-	-	-	-	-	S*	-	S*	-	-	-	527
<b>Wholesale, Storage &amp; Distribution</b>	Exterior Storage	-	-	-	-	-	A*	A*	A*	A*	A*	A*	A*	-	A*	A*	538
	Heavy	-	-	-	-	-	S	S	S	-	S	-	P	-	-	-	
	Light	-	-	-	-	-	P	P	P	P	P	P	P	-	S	-	
	Mini-Warehouse	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	

Key: A = Accessory P = Permitted S = Special Use * = Standard Applies - = Use not allowed		Base Zoning Districts															Use-Specific Standards (Sec. 20-)
		CN1	CN2	MU	CO	CD	CC	CR	CS	IBP	IL	IM	IG	OS	GPI	H	
OTHER USES GROUP																	
Adaptive Reuse	Designated Historic Property	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	501
	Greek Housing Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agriculture	Agricultural Sales	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	
	Agriculture, Animal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Agriculture, Crop	P	P	P	P	-	P	P	P	P	P	P	P	-	P	-	
Communications Facilities	Amateur & Receive-Only Antennas	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536
	Broadcasting Tower	-	-	-	-	S	-	-	-	P	P	P	P	-	-	A	
	Communications Service Establishment	P	P	P	P	P	P	P	P	P	P	-	P	-	P	A	
	Telecommunications Antenna	A*	A*	A*	A*	S*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	529
	Telecommunications Tower	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*	S*	S*	A*	A*	529
	Satellite Dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	536
Mining	Mining	-	-	-	-	-	-	-	-	-	-	-	S*	-	-	-	515
Recycling Facilities	Large Collection	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	540
	Small Collection	P	P	P*	P	P	P	P	P	P	P	-	P	-	A	A	540
	Processing Center	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	

This page intentionally left blank.



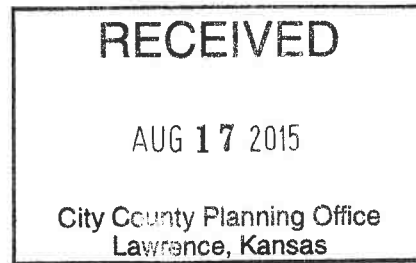


**Z-14-00552: Rezone 51.85 acres from RS7, RM12 and PUD [Alvamar] Districts to RM24-PD District**  
**PDP-15-00247: Preliminary Development Plan for Alvamar**  
**Located in Alvamar Golf Course**



August 7, 2015

Planning & Development Services  
City of Lawrence  
6 East 6<sup>th</sup> Street  
PO Box 708  
Lawrence, KS 66046



RE: Alvamar Rezoning (Z-14-00552), Special Use Permit (SUP-15-00389), and Preliminary Development (PDP-15-00247)

As a resident of the Crossgate Court development (including 2100-2112 Crossgate Circle and 4000-4033 Crossgate Court) we believe it is imperative that we provide input regarding the development considered at the current Alvamar Country Club. We have spoken at length with Ms. Sandra Day in order to better understand the plan and the specifics of the requested changes.

For background, we purchased our home in 2012. We retired from our jobs in Wichita and moved to Lawrence in the summer of 2013. We are both retired educators and could have moved anywhere in the country, but chose Lawrence. Since our move we have loved the city and have spent a great deal of time and money remodeling our retirement home to be exactly what we want. Our neighborhood is peaceful, quiet and one we enjoy. It is disconcerting to find that our "little slice of heaven" is to be disrupted by large equipment, excess noise and a great increase in traffic.

We know that progress is inevitable, and support well planned progress. We carefully selected Crossgate Court. It is a small neighborhood of about 20 homes. We make it a point to watch out for each other. Some of the homes are investment properties, others are homeowners like us. Regardless, we care about where we live. Our homeowners association is responsible for the maintenance of our own streets, including snow removal. We have personally purchased gravel at our own expense to repair the potholes on the city street at the entrance to Crossgate Court to protect our neighbor's vehicles. We do, however, have concerns about the proposed project.

Our first concern is that the increased construction traffic followed by increased residential traffic from Clinton Parkway north on Crossgate will result in a deterioration of Crossgate, people choosing to turn around in our cul-de-sacs due to safety reasons will cause a deterioration of our private streets as well. We should not be required to pay for public street traffic if the street is in fact a private street. How does the city plan to limit traffic on our streets or does the city plan to take over the maintenance of the Crossgate Court streets?

Our second concern is the obvious increase in traffic. At this time Crossgate Street from Clinton Parkway to Alvamar is not a heavily travelled street, although traffic is steady. Even so, parking is allowed on the East side of Crossgate and we have experienced several near head-on collisions attempting to maneuver around the parked cars. We are not so naïve to believe that the residents of the proposed apartment complex won't travel south on Crossgate as that is the closest route to the

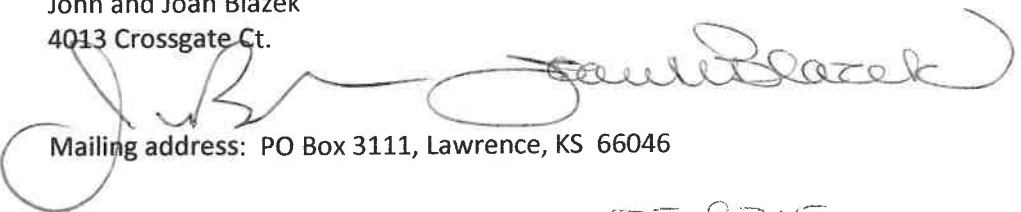
nearest grocery store. The increase in traffic causes greater concern when parking is allowed on the street. What is the city's plan to guarantee safe travel on Crossgate?

Our final concern is the pending, dare we say unspoken, request for a "banquet facility with overnight accommodations". We cannot and will not support this type of structure. Call it what you will, it's a hotel. We do not believe that a hotel belongs in a residential district. We would support the banquet facility as we know Lawrence needs more facilities for large groups. Lawrence is, however, a small town. It takes mere minutes to get to a hotel from any place in town. We do not believe that sleeping accommodations are necessary to "sell" a good banquet facility.

We are hopeful that the city realizes that these concerns, although small, will quickly become city problems, not developer's problems once the approval for this project is in place. We filled out the survey for the city and we rated the infrastructure and safety of Lawrence at the top of our list. Your careful consideration of this project and our concerns is appreciated.

Sincerely,

John and Joan Blazek  
4013 Crossgate Ct.



Mailing address: PO Box 3111, Lawrence, KS 66046

Telephone: 316-655-9315  
or  
316-655-5475



Mr. Mike Moddrell  
3506 Tam Oshanter Dr.  
Lawrence, KS 66047

RECEIVED

AUG 10 2015

City County Planning Office  
Lawrence, Kansas

Dear Ms Day

We are opposed to the development & rezoning detailed in your letter. It has been proposed by the potential new owners of Alvarado. We are concerned about our property values being lowered.

Carol & Mike Moddrell

8-6-15

RECEIVED

AUG 17 2015

City County Planning Office  
Lawrence, Kansas

August 8, 2015

Lawrence- Douglas County Metropolitan Planning Commission

Dear Staff,

In response to the attached letter dated July 31, 2015, and mailed to Alvamar area residents, I have the following comments:

I am an Alvamar homeowner and Alvamar Country Club member since it opened.

I am fully in favor of the proposed rezoning, Special Use Permit, and Preliminary Development Plan as described in this letter.

The reason is simple:

If this plan does not materialize, I believe the whole Alvamar group of golf, dining, swimming, and tennis facilities will be in serious risk of going downhill for lack of monetary support, leading to a future for the whole area much less desirable than this plan.

The fact that this plan is proposed by an established, vested, experienced local group, makes it the best and most favorable plan for the future of the whole Alvamar area, and therefore the City of Lawrence at large.

Other alternatives that may come up in the future, if this plan does not move forward, are simply scary.

Sincerely,



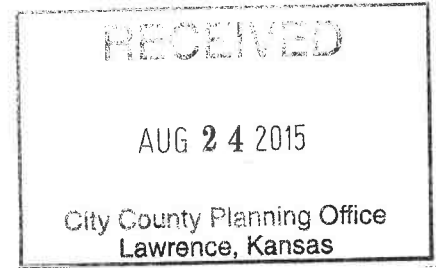
Dave Rueschhoff 4705 Carmel Place

**From:** [Joy Carmona](#)  
**To:** [Sandra Day](#)  
**Subject:** Alvamar  
**Date:** Saturday, August 22, 2015 6:13:19 PM

---

My husband and I are very active members of Alvamar and strongly support the current proposals submitted to the Lawrence Planning Commission. We lived in Topeka until work transferred us to St. Paul, Minnesota. Upon retirement we moved back to Kansas and chose to build a home in Lawrence for several reasons, one of which was the Alvamar Golf Course. We have told several of our Topeka golf friends about the proposed upgrades to Alvamar, and they have shown not only a great interest in the golf enhancements, but are also excited about potential to purchase housing around the Alvamar grounds, which would bring tax revenue to the City of Lawrence. We hope you vote Yes!

Lori L. Heasty  
John B. Patterson  
1909 Quail Run  
Lawrence, KS 66049  
(785) 691-5924



August 22, 2015

Planning Commission  
City of Lawrence Douglas County  
Planning & Development Services  
6 East 6<sup>th</sup> Street  
P.O. Box 708  
Lawrence, Kansas 66044

*Re: Z-14-00552; SUP-15-00389; & PSP-15-00247*

Dear Members of the Planning Commission:

This letter is a follow-up to our original letter dated February 11, 2015 that we send on behalf of my husband and myself in regard to the proposed Application filed by Paul Werner Architects on behalf of Alvamar Inc. to re-zone and re-plat certain properties that was deferred by the Planning Commission on February 23, 2015 with the direction to add a Planned Development overlay to the rezoning request. Once again, we want to thank Planning Staff for its assistance in explaining the process to us on the revised submitted requests before the Planning Commission at this time.

As a brief reminder, the residential area we live in is part of the Quail's Nest at Alvamar Condominium and is accessed by a private drive directly to the South of Alvamar Country Clubhouse. The private drive is owned by the Homeowner's Association with a shared access off of South Crossgate and is shared by Quail's Nest and Alvamar Country Club. My husband and I live at 1909 Quail Run, which is fronted by the private drive and #one tee box on the private side of the golf course and the back of our condo is close to #9 green on the private side of the golf course.

As I understand it, the Applicant, Paul Werner Architects on behalf of Alvamar Inc. at the direction of the Planning Commission on the February 23, 2015 meeting, has re-submitted its application with more details, which include a request that all lots to be re-zoned RM 24-PD. Instead of 6 lots there are now 4 lots, with Lot 1 being the lot where the existing clubhouse is located and is adjacent to our Homeowner's Association land.

As a reminder, Lot 1 is currently zoned RM12, which is the same zoning that our Quail's Nest Condo Association has. Lot 1 is contiguous with our neighborhood, Quail's Nest to the north, is "four doors up" from my home. We will be significantly impacted by any change in

zoning that allows for more building, more businesses and more traffic.

Jay and I purchased our house deliberately to live on the golf course. We support the overall proposal of Applicant to find a way to maintain the Alvamar Golf Courses, as viable amenities to the Lawrence community, however, we have serious concerns relating to the specific details or should we say "lack of details" in Applicants submittals.

According to Staff Report Site Summary, Item No. 3C-4, Lot 1 is 2.63 acres in size. "If RM24 PD is allowed the maximum number of units is 63 units and 0 units are proposed. The existing clubhouse is to be removed in future plans. Proposed use not identified. Residential uses are not proposed for this lot at this time. Parking lot noted to remain after clubhouse is razed. Required 100 parking spaces for existing clubhouse; 138 parking spaces existing and 63 remaining after Development of Lot 2".

It is our understanding that since there are no identified proposed uses at this time, that if RM24 PD were to be approved for Lot 1, any plans for development filed by purchaser (developer) would have to be presented to the Planning Commission for approval and that it is a public hearing item, except for the zoning of RM24.

We would like it clarified that note 1.c. in Staff Recommendation on Preliminary Development Plan-PDP-15-00247, Item No. 3C-1 does not apply to Lots 1 and Lots 4 and that property owners do not waive rights to protest. Obviously, we strongly object to waiving any rights to protest or participate in any future application, particularly since the purpose of the PD overlay is to allow a public process.

At this time, we would specifically like to address our concerns regarding Lot 1-current site of existing clubhouse and adjacent to our Homeowner's Association property.

1. **Density:** We are still concerned about density. There are no plans for Lot 1 at this time, however, the RM24 PD allows 63 units, which would equate to a minimum of 126 individuals and cars (2 per unit). In addition, Site Summary allows for 1,198 units, which is easily 2,396 individuals (1,198 x 2). While there are not that many proposed units at this time, the RM24 PD zoning allows that density. We must assume that the property will be developed to that level.

2. **Access:** The existing clubhouse located on Lot 1 is currently accessed in part by a private drive directly to the South of Alvamar Country Clubhouse. The private drive is owned by the Homeowner's Association with a shared access off of South Crossgate and is shared by Quail's Nest and Alvamar Country Club for the benefit of both entities. Currently, there is no information that addresses how the changes in zoning and increase in traffic, parking and density will have a negative impact our ownership rights' to this access without regard for the increased costs of maintenance we will be forced to bear.

3. **Timing:** There is no development plan that sets forth timing of development. The only thing known about Lot 1 is that the clubhouse will be demolished at some point in the



future. The timing and future use is totally at the discretion of the developer. Obviously, uncertainty negatively impacts our ownership and could impact property values.

**4. Setbacks and Buffers:** At some point, Lot 1 will be developed. The Applicant has stated that the existing clubhouse will be demolished and a new use proposed. As stated herein, we have absolutely no idea what will be proposed, however, our only protection is that the preliminary plan will have to be presented to the planning commission for approval and we have the right to provide input through the public process. The RM24 PD zoning will allow up to 63 units, if residential. We are unclear if commercial will be allowed. But the site will look very different from what it does now and we have no idea what that will look like.

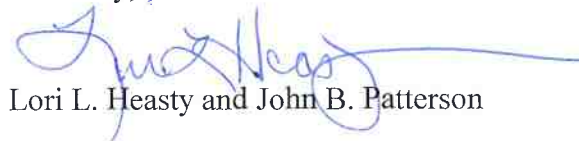
Currently, our residences blend into the golf course environment. The layout of our subdivision deliberately incorporated the greens of the golf course, the fairways of the golf course and the putting green located on Lot 1 adjacent to the clubhouse. Quail's Nest residences were developed as part of the original development of the clubhouse. The clubhouse itself is an organic structure that blends into the environment. The north side of the first resident to the north (1901 Quail Run) looks out on the putting green by the main clubhouse. The setback at that side is less than 23' and the visual incorporates the putting green into the aesthetics of the neighborhood. This was deliberately planned when the clubhouse was built and as our residences were built.

Therefore, it becomes imperative that the future development of Lot 1 not change the character of our neighborhood that has lasted for greater than 33 years. It also becomes imperative that if Lot 1 is no longer the site of the clubhouse that very generous setbacks between the two property lines be required and that aesthetic buffers be required to maintain the views and beautiful, peaceful environment of the neighborhood. Measures must be taken to ensure that whatever is done to Lot 1 that it still fits with the residential/golf complex *as when originally developed*.

In summary, my husband and I support the maintenance of Alvamar Golf Courses as viable amenities to the Lawrence community and we believe that in order to redevelop Alvamar and maintain the two 36 hole golf courses there are compromises to be made, however, the care and oversight that formed this area in its creation must continue. Therefore, we support the rezoning for all lots to be RM24-PD, provided that such rezoning assures us that the actual development of Lot 1 and Lot 4 is a public process that is presented to the Planning Commission for approval with the right to make public comments in regard to the actual development plan. At such time, we will be specifically looking to make sure that such plan has addressed our concerns set forth today and how such plan will impact us as adjacent property owners.

Thank you for your time.

Sincerely,



Lori L. Heasty and John B. Patterson

**From:** [Bob Johnson](#)  
**To:** [Sandra Day](#)  
**Subject:** Alvamar Rezoning Request  
**Date:** Monday, August 24, 2015 8:44:49 AM

---

Sandy, I am writing this note in support of the rezoning request submitted by Bliss Sports and Alvamar, Inc. Please share with your staff and the members of the Planning Commission.

It seems to me that what is being requested is well within what is allowed in current zoning regulations, and by updating the zoning, current code language will apply going forward. This has to be a positive for City Planners!

There is no doubt this is the best opportunity for the Alvamar Golf operations and the property owners in the western area of Lawrence. For sure it is the best opportunity for the continued success of the recreational activities which are enjoyed by members as well as the public at large! To be sure this facility remains "state of art" for KU golf teams is incredibly important to them as well as the City of Lawrence.

In the interest of full disclosure, I must say that I represent the shareholder group of present Alvamar owners. We are a "tired" group most of whom have been invested in Alvamar for almost 40 years. We have neither the energy nor the resources to move Alvamar into the future. We are incredibly fortunate to have a "local" investor who is willing to take up this challenge! What is being proposed will allow the new owners to have the wherewithal to make Alvamar the best it can be! This is clearly in the best interest of the greater community, especially those most closely impacted by the recreational facilities!

Golf is an incredibly competitive business and it is becoming more difficult to manage a free standing operation which depends solely upon direct revenue for support. It is very difficult to build the estimated \$400,000 annual cost for property taxes and water into the green fee and dues structure. For this reason, it is critical that there be other sources of revenue such as rental income to support operations! Please do not limit their chances for success by limiting density to an unreasonable number.

As former resident of the Alvamar neighborhood and a long time (and current) member of the golf club, I truly believe this is best for Lawrence as a city, and for each of us as residents! It is my hope the Planning Commission will approve and pass on to the City Commission this plan for development!

Robert C. Johnson  
957 Coving Drive  
Lawrence Ks 66049  
785-331-6884

**From:** [Richard Kuhle](#)  
**To:** [Sandra Day](#)  
**Subject:** Alvamar  
**Date:** Sunday, August 23, 2015 2:24:09 PM

---

Dear Ms. Day,

I live in the neighborhood of Alvamar Golf Course and I've been a member for six years. I'm writing to you to express my support for the rezoning changes, special use permits, and preliminary development plans. Since I've been a member I know the owners have expressed a desire to sell the course. They've not had very many offers on it. The present offer is from a local resident who has a vision for the property that will make it a golf and event destination and enhance it's standing in the community. They have listened to the members and adjoining property owners and I believe this might be the best opportunity for a smooth transition of owners. I urge the Planning Commission to support the changes.

Thanks for your consideration.

Rick Kuhle

Jerry Magnuson  
Janet Magnuson  
1520 Fountain Dr.  
Lawrence, KS 66047  
785-331-6160

August 22, 2015

RECEIVED

AUG 24 2015

City County Planning Office  
Lawrence, Kansas

City of Lawrence Douglas County  
% Ms. Sandra Day  
Planning & Development Services  
6 East 6<sup>th</sup> Street  
P. O. Box 708  
Lawrence, KS 66044

*Ref: Z-14-00552; SUP-15-00389; PDP-15-00247*

Dear Planning Commission:

Thank you for the opportunity to provide input for the above referenced requests which include Rezoning, Special Use Permit, and a Preliminary Development Plan. Our interest in this is from being long term residents of the Lawrence community since 1967, shareholders of Alvamar, Inc., and members of the Alvamar Golf and Country Club community.

As you know the development of Alvamar to the west grew from the vision of two men, Bob Billings and Mel Anderson. At the time in the late 60's Bob Billings was working in the Financial Aid office at the University of Kansas, and Mel Anderson was the golf course superintendent at a local country club. Mel Anderson pitched the idea to Bob about building a golf course. And, to this day that changed the landscape of Lawrence to the west.

Over the years the vision of these two men grew to a PUD of 378 acres which was approved by the Lawrence City Commission on February 28, 1993. This included 243 acres for a golf course, and 2,153 total dwelling units. As estimated by the City Planning Staff 647 of the 2,153 approved dwelling units exist today. After substantial growth and popularity, construction of a second golf course began in 1970. This is now what is referred to as the Member's course and makes Alvamar only one of two thirty-six hole golf facilities in the state of Kansas. Also, over the years the Alvamar Golf and Country Club complex grew to include recreational facilities at the current location of the Bishop Seabury Academy. Located at that facility was a swimming pool, tennis academy to include both indoor and outdoor tennis, and a fitness center.

The construction and maintenance of two golf courses, public and private clubhouses, cart barns, swimming pool, indoor/outdoor tennis facilities, and a fitness center were all made possible because of the development land around the golf courses being sold for dwelling units (227 Apartments, 96 Townhouses, 46 Duplexes, and 275 Single Family). Also, substantial investments from Bob Billings, and 125+ investors of Alvamar, Inc. were used to build these facilities and maintain the golf courses over the years.

Sadly, Bob Billings, a Kansas University alumnus who changed the face of Lawrence to the west with his work as a developer, philanthropist, and community leader died on February 13, 2003. With his vision and plans for Alvamar not complete, and with the investors of Alvamar, Inc. hoping to see a return on their investments the funds for the upkeep and expansion of the Alvamar Golf and Country Club complex became limited over the past twelve years. In 2002,

Bishop Seabury acquired the complex that housed the swimming pool, indoor/outdoor tennis facility, and fitness center used by Alvamar. With this sale the fitness center and tennis facilities were no longer available. The swimming pool has been leased by Alvamar since the sale to Seabury in 2002. However, the pool has deteriorated over the years and must have substantial repairs or be replaced. Additionally, the deferred maintenance on the golf courses, equipment, clubhouses, parking lots, and streets is substantial!!

Alvamar is fortunate to have a local developer (Bliss Sports, Thomas and Dru Fritzel) with the development experience and financial means interested in buying the Alvamar Golf and Country Club golf courses, equipment, and facilities. It's interesting to note that being involved with development at Alvamar isn't new to the Gene Fritzel family. In 1984, Gene Fritzel partnered with Bob Billings to build the current Alvamar Country Club Clubhouse, and the eight townhomes currently located to the south of the clubhouse.

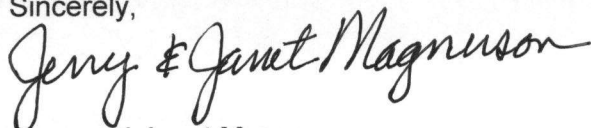
When Bob Billings began to build the public golf course and facilities in the late 60's he needed to be able to develop the land around the course and sell it to builders of apartments, townhomes, duplexes, and single family homes. The proceeds from this development were used to build the golf course and facilities along with ongoing maintenance. The same is true with the current buyer of Alvamar, Bliss Sports. They need to be able to do infill development at Alvamar which will provide part of the funding to revitalize the entire Alvamar Golf and Country Club courses and facilities. Alvamar is very, very "tired!" The golf courses and irrigation ponds need to be updated, and new facilities are needed to include a clubhouse, swimming pools, fitness center, banquet/reception facility, and a cart barn.

Alvamar has been a major part of Lawrence to the west for over 50 years!! It has been a recreational facility that has served thousands of people from Lawrence and from all over the United States and other countries. With the approval of the requests before the Planning Commission, Alvamar once again will become a high quality golf and recreational complex as it was in 1970 to 1990's. The approval also will be of major benefit for the Lawrence Community, the neighborhoods that surround the current golf courses, The University of Kansas, The University of Kansas Golf Program, Lawrence and Free State Golf teams, Haskell Indian Nations University, Baker University Golf Program, Public patrons of the golf course, and the Alvamar Country Club membership!!!

We are fully in favor of the proposed rezoning, Special Use Permit, and Preliminary Development Plan as described in the documentation released by the City Planning staff.

Thank you for your time!

Sincerely,

A handwritten signature in black ink that reads "Jerry & Janet Magnuson". The signature is written in a cursive, flowing style.

Jerry and Janet Magnuson

**From:** [Riley Scott](#)  
**To:** [Sandra Day](#)  
**Subject:** Alvamar Redevelopment  
**Date:** Sunday, August 23, 2015 5:03:06 PM

---

Ms. Day-

Good afternoon.

As a property owner in the Alvamar neighborhood (indeed, on one of the golf courses), I write in support of the proposed redevelopment and ask the planning commission approve the plans.

The Alvamar property is a wonderful part of Lawrence, but there's no question it needs an update to stay viable into the foreseeable future. It would be a shame to see this critical part of Lawrence fall into further disrepair. The proposed redevelopment will be good for Alvamar, its members, and all of Lawrence.

Again, I urge the planning commission, along with the city council, to approve the proposed redevelopment.

Thank you for your consideration.

Best,

Riley Scott  
4517 Nicklaus Dr.  
Lawrence, KS 66047

August 24, 2015

Cheryl Troxel  
1504 Alvamar Drive  
Lawrence, KS 66047

Ms. Sandra Day, AICP  
City of Lawrence  
6 East 6<sup>th</sup> Street  
Lawrence, KS 66044

RE: PDP-15-00247

I am writing to express my concerns regarding the proposed construction of a new entrance road onto Bob Billings Parkway.

In April, I attended a meeting hosted by the City of Lawrence Public Works Department that discussed expected increased the traffic on Bob Billings Parkway as a result of the new interchange at Bob Billings Parkway and K10. There were discussions about roundabouts, lanes widths, additional turn lanes and a reduced number of access points onto Bob Billings. It was made very clear to all those in attendance there were not enough funds to make all, or even most, of the requested improvements and to maintain the existing Bob Billings.

Given the lack of funding available for needed improvements and maintenance, I believe financing for any additional roadways required to support increased development should be a part of the approval process and all of the cost for the new entrance road as well as any required improvements to Bob Billings shouldered by the developer. These changes to Bob Billings Parkway will impact our neighborhoods and property values for years to come.

Sincerely,

Cheryl Troxel

Communications and request for information from:

1. Lori Heasty & John Patterson, 1909 Quail Run – **See Attached Letter dated 2.11.15**
2. Richard Fanter, 4608 Turnberry Drive – **See Attached Letter dated 2.18.15**
3. Jenni and Steve Koger, 2004 Crossgate Drive - **See Attached Letter dated 2.20.15**
4. Marty Smith, 1906 Crossgate Drive – *See Koger Letter*
5. Kay Mueller, 1908 Crossgate Drive – reported flooding – *See Koger Letter*
6. Carolyn and Lew Phillips, 2000 Crossgate Drive - *see Koger Letter*
  - a. 2008 and 2012 Crossgate Drive – reported flooding
7. Pat Webb, 1910 Crossgate Drive – *See Koger Letter*
8. 4011 vintage Ct.
9. 1540 Alvamar Dr.
10. 1709 Kasold Drive
11. 1431 Anthony Michael Drive (north side of BBP)
12. 3604 Hartford Ct.
13. 2101 Quail Creek
14. 4311 Quail Pointe Drive
15. 2105 Greenbriar
16. 2202 Crossgate Drive
17. Paul Davis representing multiple homeowners associations along Crossgate Drive (north leg)
18. Dianne Karls, 3522 Tam O'Shanter
19. Gordon E. Abernathy, 1530 St. Andrews Drive – **See Attached Letter**
20. Bill Mauch, 1501 Crossgate Drive
21. Cheryl Troxel, 1504 Alvamar Drive – **See attached letter dated 2.23.15**
22. Donna Geisler, 1800 Inverness Drive – **See Attached Letter dated. 2.24.15**
23. Tony Mynsted, 1545 Alvamar Drive – **See Attached Letter dated 2.24.15**
24. Michael and Carol Moddrell, 3506 Tam O'Shanter – **See Attached Letter dated 3.17.15**
25. Related to the RS7 Request:
  - a. 3712 Quail Creek Court, Bill and Marlene Penny
  - b. 3706 Quail Creek Court, Chris and Teresa Hanna
  - c. 3604 Quail Creek Court, Connie Friesen
  - d. 3601 Quail Creek Court, Sandy and Mark Praeger



Issues:

1. View shed along Crossgate looking over existing golf course and no buildings in line of sight
2. What will total building height include?
3. Springs located along Fairway 1. Reported flooding along south leg of Crossgate Drive
4. Size and scope of tennis use
5. Banquet use and hotel; Banquet hold up to 800 people. Hotel not characteristic of area.
6. Changes in traffic
7. Purpose and character of Alvamar PUD did not include proposed intensity.
8. What is structure of north leg of Crossgate Dive, easement agreement that includes Alvamar and Homeowner's Association for cost share 50/50. What is maintenance and improvement proposed.

Lori L. Heasty  
John B. Patterson  
1909 Quail Run  
Lawrence, KS 66049  
(785) 691-5924

February 11, 2015

RECEIVED

FEB 11 2015

City County Planning Office  
Lawrence, Kansas

Sandra Day  
City of Lawrence Douglas County  
Planning & Development Services  
6 East 6<sup>th</sup> Street  
P.O. Box 708  
Lawrence, Kansas 66044

*Re: Z-14-00552; Z-14-00553; PP-14-00554; PP-14-00555*

Dear Ms. Day:

I am writing you on behalf of my husband and myself in regard to the proposed Application filed by Paul Werner Architects on behalf of Alvamar Inc. to re-zone and re-plat certain properties as described in the above referenced submittals. I want to thank you and the Planning Staff for your assistance in explaining the process to me and the submitted requests before the Planning Commission.

The residential area we live in is part of the Quail's Nest at Alvamar Condominium and is accessed by a private drive directly to the South of Alvamar Country Clubhouse. The private drive is owned by the Homeowner's Association with a shared access off of South Crossgate and is shared by Quail's Nest and Alvamar Country Club. My husband and I live at 1909 Quail Run, which is fronted by the private drive and #one tee box on the private side of the golf course and the back of our condo is close to #9 green on the private side of the golf course.

As I understand it, the Applicant, Paul Werner Architects on behalf of Alvamar Inc. has submitted two re-zoning requests and two corresponding preliminary plats, one of 51.85 acres from RS 7, RM12 & PUD (Alvamar) Districts to RM 24, which then will re-plat said acreage into 6 lots; and then one of 5.18 acres from PUD (Alvamar) to RS7. The area for proposed re-platting is contiguous with our neighborhood, Quail's Nest to the north, is "four doors up" from my home; it also is directly across the street to the east and runs to the south. We will be significantly impacted by any change in zoning that allows for more building, more businesses and more traffic.

The Applicant has requested that "conventional zoning" be used with no "overlay" district requirements. "Overlay" really means "oversight." Therefore, if the proposed application were approved as submitted, then any subsequent re-zoning and preliminary plats would be fairly summarily approved, with little opportunity for input from adjacent property

owners until after the formal process began and perhaps long after the informal discussions with city planners began. There would be no opportunity for input from the City's elected officials.

The carte blanche the Applicant seeks, to reconfigure this area created under a PUD, may never be appropriate in any case, given the care and commitment required to create a PUD in the first place. But the cart blanche now requested should be denied given that it has the potential to recreate an area that is so important to the City at large and to an extremely large group of Lawrence citizens who through their home purchases made lifetime investments in the Alvamar area as it exists today. This is what the Summer 2013 edition of the *Lawrence Business Magazine* wrote:

Few businesses have as much of an impact on Lawrence as Alvamar. The club boasts 36 holes, a swimming pool and countless real estate holdings. The 36-hole facility covers most of the land from the intersection of Bob Billings Ave and Kasold to the intersection of Clinton Parkway and Wakarusa.

"It's hard to argue the impact of Alvamar," says J. Taylor, Director of Memberships at Alvamar Country Club. "West Lawrence was literally built around the golf courses."

At this time, the Applicant has submitted "concept plans" only, which are admittedly attractive drawings of what could be or might be. But the drawings decidedly are not what necessarily will be; in fact, the Applicant has provided no plans for what is proposed particularly as to what is being done with the re-plat of the 51.85 acres into 6 lots that is so close to our home.

The Applicant has given the planning staff a list of intended development for the 6 lots, which said development includes over 600 dwelling units that range from two 120 unit apartment complexes, condominiums, patio homes, and "luxury" condominiums. However, based on the current Application, if re-zoning and re-platting were to occur even the list of intended development could change as long as the requirements of RM 24 (that is 24 units per acre) are not violated. This means that some 1244 dwelling units could actually be built on these 51.85 acres.

Therefore, this Applicant's requests are completely open-ended in favor of the Applicant and the future purchaser of all the realty owned by Alvamar, Inc. This request also completely eliminates the present requirement (which, as I understand it, has been in place since the creation of the golf course and its environs) to take into consideration the overall PUD of the surrounding area. As we all know this land in question is part of the Alvamar Country Club golf course under a purchase agreement at this time by a known developer's company.

At this time we oppose the Application for re-zoning and re-platting as submitted, particularly with respect to the 51.85 acres, for the following reasons.

1. This area is a mature developed area that was developed over the last four decades as a Planned Unit Development with two 18 hole golf courses and surrounding residential areas that created a blend of uses that benefit our Lawrence community as a whole. Landuse tenets that first gave the green light for the then-innovative PUD, made clear that a PUD must be created for the benefit of the whole community and not for the individual property owner alone. Otherwise the PUD would amount to an illegal spot zoning.

In this case, the original development was part of a PUD and now the proposed Application wishes to change the zoning without recognition of the original PUD and the potential negative impact on all of the other parcels that make up the original PUD, ie Alvarado golf course complex.

Even though the two steps are remote in time, the Applicant seeks to defeat the original requirements imposed upon this PUD by breaking it apart in a way that significantly changes the original Alvarado development and, we contend, does significant harm to property owners within the original development who are nearby the areas proposed for re-platting. The mere passage of time should not remove the care and oversight that the PUD overlay process requires and that the City and its citizens deserve.

2. While original Alvarado development may have contemplated greater number of residential and/or multi family structures, the final development in the proposed 51.85 acres were PUD (Alvarado-for golf course) and RM12. There is nothing that has changed within the original PUD to compel a change in zoning in any part of it. Our residential area is comprised of eight condominiums of some 4000 square feet each with covenants and restrictions that were filed by the original developer to create and maintain the control of the residential area so that it would continue to fit into and enhance the golf course complex and the other residential areas. These declarations were filed for many of the residential areas surrounding Alvarado golf course and those areas adjacent to or directly impacted by the proposed re-zoning and re-platting. Implicit within those covenants and restrictions was the commitment that the owner of the golf course and its environs would not adversely impact our residential enclave. Denying the present re-plat is the only way to guarantee that homeowners and golf course owners will continue their "win-win" relationship established by the rules and requirements of the original PUD.

3. The proposed preliminary plat of the 51.85 acres divides the acreage into 6 lots, with the following number of dwellings suggested:

- Lot 1- 120 apartments and 24 patio homes/condominiums
- Lot 2- 120 apartments and 24 patio homes/condominiums
- Lot 3- golf course and 48 condominiums
- Lot 4- 92 units
- Lot 5- 48 patio homes and 48 condominiums
- Lot 6- 88 "luxury" condominiums

Plus the following additions and/or changes to golf complex facilities:

Club house

15,000 sq. ft. facility

Outdoor snack bar/grill

2-3 swimming pools

Fitness center

Golf Hall of Fame

4000 sq. ft. office building with part to be rented to tenant

That is a lot of proposed "concept" development with no objective standards or requirements or other criteria that might help the Staff and the Planning Commission evaluate how it enhances or benefits the existing area. In fact, if this Application were approved, there could be even more dwellings if the land is re-zoned to RM24. Currently, there are no apartments in the area and that was by design by the original developer and controlled through the declarations of each homeowner's association created and filed at the time of development. To allow the potential for this intensive a change to the existing layout of the PUD, is essentially to embolden the Applicant to pack as much development into these locations as is in its financial best interests regardless of the impact upon other areas of the PUD and its environs. To allow the re-plat is to arm the Applicant with the argument that somehow these "concepts" tacitly were approved by this process, so there is no further need for the careful overlay/oversight built in to the regular PUD process.

Lot 6 is adjacent to land owned by the Quail's Nest Homeowner's Association. Currently, the clubhouse is an organic structure that blends into the environment. While my husband and I do not absolutely object to a new structure there with nearby "luxury" condominiums, we fear the impact that "88" condominiums, particularly if they are not owner-occupied and really are 88 apartments occupied by tenants who do not have a financial stake in their home, let alone in the PUD and its environs. In addition, there is no height limitation. Therefore, there could be a seven story structure that blocks views and does not fit within the entire look of the residential/golf complex.

It is our understanding that the majority if not all of Lot 6 is already zoned RM12. If we are truly looking at luxury condominiums, isn't the current zoning adequate and if not, what reason is given to change that zoning other than to just have the right to build more units?

4. Based on the proposed number of at least 600 dwelling units plus the golf complex buildings there is a serious problem with the access and potential increased traffic to this area. This area is the "oasis" in the middle of two 18 hole golf courses. There is one public road in from the South (Crossgate). Crossgate from the North is a private road and is too narrow at this time to accommodate the increased traffic; the private road cannot be widened because of the structures in the way. It was discussed that South Crossgate, the public road, be extended to gain greater access, however, that is still just one road with only one point of egress, which is onto Clinton Parkway. Certainly until such time as it is ascertained that the private road can be

widened to provide the kind of access to Bob Billings Parkway that any kind of good planning requires, the re-plat should be denied for this reason alone.

The proposed number of dwelling units will sharply increase traffic, congestion and change the usage of the neighborhood. In order to accommodate the proposed units in Lot 4 and Lot 5, there will have to be streets that are accessed off of South Crossgate. The potential burden of that traffic has to be considered in the proposal and it is not at this time. There is no information at all available to the public and what the potential negative impact is.

In our particular case, our homeowner's association owns a private drive that is accessed off of South Crossgate over a mutual access drive for the benefit of our Quail's Nest Condominiums and Alvamar Country Club. Obviously, an increase in traffic will have a negative impact in our access without regard for the increased costs of maintenance we will be forced to bear.

5. The proposed Application also creates a parking issue. Currently, when Alvamar has large golf course tournaments and both courses are used, there is not enough parking. Cars are parked on Crossgate to the South and to the North to accommodate the events. It is hard to contemplate the amount of additional parking that will be required to accommodate the changes in the golf complex plus increase in dwellings.

In summary, my husband and I feel that the proposed Application is truly a redevelopment of the Alvamar Golf Complex and surrounding residential areas. While the overall future purchase of the golf courses is a benefit to Lawrence and the residents, the process that is being used by the Applicant is the incorrect process.

This development began in 1966 and was subsequently developed in stages which resulted in a comprehensive, complex and desirable area, which includes residential properties and multifamily properties of high value along with a nationally recognized golf course. This area deserves to be re-developed through a Planned Urban Development process with an "overlay" to insure that the integrity of the area and the overall integration of the area stays as it was originally intended. This is only accomplished with more defined plans, transparency by the developer and public input. Therefore, we request that the Application for re-zoning and preliminary plat known as *Z-14-00552*; *Z-14-00553*; *PP-14-00554*; *PP-14-00555* be denied as submitted.

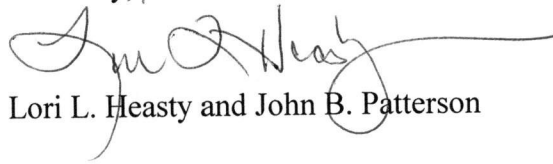
In closing, we would like to say that when Bob Billings passed away, 15<sup>th</sup> Street was renamed to honor his long-term vision and accomplishment with the Alvamar area, which includes more than just the golf courses. In addition, the Honorable Dennis Moore of Kansas placed in the House of Representatives' record a Tribute to the Late Bob Billings of Lawrence, Kansas, which in part states, "There is a quality of life around here (Alvamar) that would not exist if he had not been the active, optimistic, visionary, enthusiastic person he was." "Most notably, Bob Billings designed and developed the Alvamar development, more than 3000 acres

of residential and commercial property, a nationally recognized public golf course and country club complex.”

We feel that Bob’s legacy can live on through the redevelopment of Alvamar, but the care and oversight that formed this area in its creation must continue. Bob’s memory deserves this; so do the citizens surrounding Alvamar, as well as the City at large.

Thank you for your time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lori L. Heasty and John B. Patterson", with a long horizontal flourish extending to the right.

Lori L. Heasty and John B. Patterson

City of Lawrence Kansas  
Planning & Development Services

February 18, 2015

Dear Commissioners:

The planning commission should consider the overall outlook for the properties Z-14-00552 ,Z-1400553, PP-14-0054 and PP-14-00555.

It is a well documented fact the number of golfers is declining. Many golf courses across the country have closed due to a lack of funding caused by declining membership and fewer golfers. The game of golf just takes too long for today's fast passed society. Fewer and fewer people have the 6 hours available to play a round of golf.

Recently Alvarado sold part of itself to a local developer under the assumption the new owner would continue to main the golf club. To maintain an 18 hole golf course costs about 1 million dollars a year. The developer needs the zoning changes and resulting revenue stream of property sales to meet the financial obligation he has committed too since course usage will not generate all of the income needed to maintain the golf course. What we are looking at is a continued shrinkage of the golf coarse over the next decade as course revenue continues to fall. The owner will next want to rezone 9 holes of the course for development. Each rezoning is not in the public interest it is in the new owner's financial interest.

If the new owner thinks my comments are not correct than he should be willing to put up a 10 year performance bond that will contribute \$500,000 per year to coarse maintence if golf fees fall short. If the owner fails to produce the other \$500,000 needed to maintain the 18 hole coarse the performance bond would fulfill the owners obligation.

Since KU is involved in this whole ownership change process the University has a great deal of underutilized property on the south east corner of W 15<sup>th</sup> Street (Bob Billings) and Kasold which the university could make available for residential development. This is based on the assumption that the planning commission what's to have a higher population density west of Iowa Street and east of Wakarusa Drive.

Our Mayor has stated he thinks Lawrence will grow for the foreseeable future. It will be wonderful to have large green spaces in the middle of our growing and prosperous city. Take a look at Chicago and how wonderful the green spaces make the city feel. The planning commission should keep in mind the long term goals of our people and community. I realize you are under a great deal of pressure from developers who are in the business of making money. Let's not let the short term do ill-reputable harm to the livability of our community.

The possibility to delay a decision might be considered since the request closely follows on the heels of the property acquisition. Since the submission has already been prepared by Paul Werner it is obvious the plan was well underway before the property actually changed hands. It is my opinion if the planning commission is really interested in the public good a delay of six months or more would be a prudent course of action.

Respectfully Submitted by:

Richard Fanter  
4608 Turnberry Drive  
Lawrence, Ks 66047



February 19, 2015

Lawrence Metropolitan Planning Commission  
c/o Sandra Day, AICP  
Planner II  
City of Lawrence  
PO Box 708  
Lawrence, KS 66044

Dear Commissioners:

This letter is written to register the comments of the undersigned concerning item Z-14-00552 scheduled to be considered at the February 23, 2015 meeting of the Planning Commission. We own homes located along the west side of #1 Fairway (Lot 5) on Alvamar's Public Course. The back of our homes look east across #1 and #9 Fairways. The zoning request's Master Plan calls for "residential transition to lower density" along #9 Fairway.

We reviewed materials mailed to us by Sandra Day and also met separately with Ms. Day and Paul Werner.

We believe the Master Plan conceptals would benefit the Alvamar area and are generally supportive of seeing the plan accomplished. We have several questions and requests we hope the Planning Commission will consider in its discussion of the proposed zoning changes:

- Structure Height –We prefer to have a continued unobstructed view of the land east of our homes. That being said, we otherwise hope and respectfully request that houses built in the area along #9 Fairway east of our homes have a lower profile, preferably not to exceed one story above grade.
- Water Runoff – Several underground springs require year-round sump pump operation for a number of our homes. Storm runoff also produces problems. We would like to be assured that construction activities and future structures identified in the Master Plan will involve appropriate engineering solutions to eliminate the possibility of exacerbating our current drainage conditions.
- Traffic/Access – We understand the area where the public clubhouse is located may be the site of higher density residential structures that will increase traffic volumes and possibly stress Crossgate Drive particularly at its north entrance intersecting with Bob Billings Avenue. We assume these issues will be addressed and managed.
- Location of #1 Fairway – It is our understanding that the #1 tee box may be relocated somewhat to the east of its present location, but that the balance of #1 Fairway would not be moved west and closer to our property lines. We would be concerned with any change that moves #1 Fairway closer to our property lines. Doing so would be inconsistent with the original Alvamar Planned Unit Development and increase the number of errant golf balls flying onto our properties that create personal safety issues.

The Master Plan is understandably non-specific at this stage. We assume this proposal is under consideration for conventional zoning and that this might limit our opportunity to receive additional information and offer feedback once the plan is further defined. Therefore, we prefer that a Planning Development

February 19, 2015

Page 2

Overlay be approved that would provide all parties an opportunity to confirm that the Master Plan concepts are consistent with final build out plans.

In closing, we wish to reiterate our support for the development concepts described within the Master Plan. We believe the concerns we have identified can be satisfactorily resolved and that the project will benefit Alvamar and its neighborhoods.

Thank you for your consideration of our thoughts.

Respectfully submitted,

Marty Smith  
1906 Crossgate Dr

Lew & Carolyn Phillips  
2000 Crossgate Dr

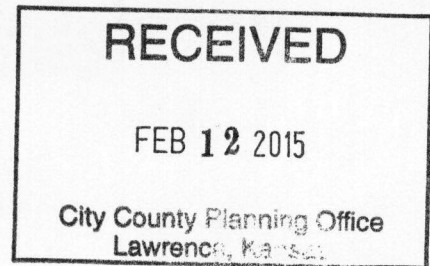
Kay Mueller  
1908 Crossgate Dr

Steve & Jenni Koger  
2004 Crossgate Dr

Pat Webb  
1910 Crossgate Dr

Gordon E. Abernathy  
1530 St. Andrews Drive  
Lawrence, KS 66047  
February 9, 2015

City of Lawrence  
Douglas County  
Planning & Development Services  
6 East 6<sup>th</sup> Street  
P. O. Box 708  
Lawrence, KS 66044



Re: Z-14-00552  
Z-14-00553  
PP-14-00554  
PP-14-00555

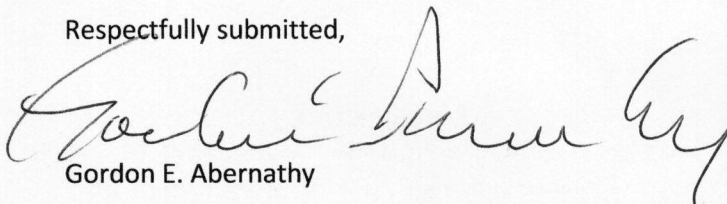
Gentlemen:

I would strenuously object to the above requested rezoning requests and preliminary plat requests from Alvarmar, Inc. for the following reasons:

- (1) These changes would do away with open green space which is essential for the ecological balance of the area. The golf course, even though designed for a specific use, provides open green space. This should be preserved. Lawrence, a city which prides itself on being "green," certainly shouldn't allow this to happen.
- (2) These requested changes would pack additional residents in an already crowded residential area. The multi-family dwellings, particularly, would detract from the beauty of the green space the golf course provides. Multiple cars, trash carts, etc., brought about by multiple family dwelling space should not be allowed in these areas.
- (3) The city infrastructure, particularly the streets leading into the area, Bob Billings Parkway, Clinton Parkway, and Crossgate Drive, are not adequate to carry the additional traffic that these additional residences would generate. They are inadequate to handle the traffic that exists today; and the City's current practice of calming traffic by installing roundabouts in congested areas would only aggravate the problems.

I would ask the Planning Commission to deny these requested changes.

Respectfully submitted,

  
Gordon E. Abernathy

**From:** [Tony Mynsted](#)  
**To:** [Caitlyn Cargill](#)  
**Cc:** [mynsted@aol.com](mailto:mynsted@aol.com)  
**Subject:** Alvamar Zoning, Z-14-00552, 53,54,55  
**Date:** Tuesday, February 24, 2015 3:01:42 PM  
**Importance:** Low

---

Caitlyn, per our tel/com this afternoon, the following is an outline of my request:

I believe the Alvamar project will be good for the Lawrence community. My concern is the ratio of apartments to residences (350 apartments vs. 612 total). I suggest the ratio should be in the 20% range.

Apartments will:

- Significantly increase traffic concerns
- Increase security
- Non owner population
- Constant turnover
- Increased density contribute to many additional community services
- Lowers the value of the present neighborhoods

As I review the developer's view of the project, I find that there is a significant amount of information that has not been presented to the public. Maybe they all do that to get their zoning approved with the least amount of public resistance.

I would appreciate it if you would gather the detailed project information from the developer and apply the due diligence to enhance the project.

The developer should be able to make the project successful with less apartments and more residence (They could make the planned apartments into condominiums where the residence will own the property)

If you need additional information, please contact me.

Tony Mynsted  
Director



**The Alta Group**

[www.thealtagroup.com](http://www.thealtagroup.com)

785.843.1367 **direct**

785.843.1408 **fax**

785.550.5579 **mobile**

[tmynsted@thealtagroup.com](mailto:tmynsted@thealtagroup.com)

***Global Experience Provides Direction***



Cheryl Troxel  
1504 Alvamar Drive  
Lawrence, KS 66047

Ms. Sandra Day  
City of Lawrence Douglas County  
Planning & Development Services  
6 East 6<sup>th</sup> Street  
P.O. Box 708  
Lawrence, Kansas 66044

*Re: Z-14-00552; Z-14-00553; PP-14-00554; PP-14-00555*

Dear Ms. Day:

I am writing you in regard to the proposed Application filed by Paul Werner Architects on behalf of Alvamar Inc. to re-zone and re-plat certain properties as described in the above referenced submittals.

As I understand it, the Applicant, Paul Werner Architects on behalf of Alvamar Inc. has submitted two re-zoning requests and two corresponding preliminary plats, one of 51.85 acres from RS 7, RM12 & PUD (Alvamar) Districts to RM 24, which then will re-plat said acreage into 6 lots; and then one of 5.18 acres from PUD (Alvamar) to RS7.

The Applicant has requested that “conventional zoning” be used with no “overlay” district requirements. “Overlay” really means “oversight.” Therefore, if the proposed application were approved as submitted, then any subsequent re-zoning and preliminary plats would be approved, with little opportunity for input from property owners until after the formal process began and perhaps long after the informal discussions with city planners began.

The carte blanche the Applicant seeks, to reconfigure this area created under a PUD, may never be appropriate in any case, given the care and commitment required to create a PUD in the first place. But the cart blanche now requested should be denied given that it has the potential to recreate an area that is so important to the community at large and to a large group of Lawrence citizens who through their home purchases made investments in the Alvamar area as it exists today.

At this time, the Applicant has submitted “concept plans” only, which are admittedly attractive drawings of what could be or might be. But the drawings decidedly are not what necessarily will be; in fact, the Applicant has provided no plans for what is proposed.

The Applicant has given the planning staff a list of intended development for the 6 lots, which includes over 600 dwelling units that range from two 120 unit apartment complexes, condominiums, patio homes, and “luxury” condominiums. However, based on the current Application, if re-zoning and re-platting were to occur even the list of intended development

could change as long as the requirements of RM 24 are not violated. This means that 1244 dwelling units could actually be built on these 51.85 acres.

At this time I oppose the Application for re-zoning and re-platting as submitted, particularly with respect to the 51.85 acres, for the following reasons.

This area is a mature developed area that was developed over the last four decades as a Planned Unit Development with two 18 hole golf courses and surrounding residential areas that created a blend of uses that benefit the Lawrence community as a whole. Landuse tenets that first gave the green light for the then-innovative PUD, made clear that a PUD must be created for the benefit of the whole community and not for the individual property owner alone.

In this case, the original development was part of a PUD and now the proposed Application wishes to change the zoning without recognition of the original PUD and the potential negative impact on all of the other parcels that make up the original PUD, ie Alvamar golf course complex.

Even though the two steps are remote in time, the Applicant seeks to defeat the original requirements imposed upon this PUD by breaking it apart in a way that significantly changes the original Alvamar development and, we contend, does significant harm to property owners within the original development who are nearby the areas proposed for re-platting. The mere passage of time should not remove the care and oversight that the PUD overlay process requires and that the City and its citizens deserve.

While original Alvamar development may have contemplated greater number of residential and/or multi family structures, the final development in the proposed 51.85 acres were PUD and RM12. There is nothing that has changed within the original PUD to compel a change in zoning any part of it.

This area deserves to be re-developed through a Planned Urban Development process with an “overlay” to insure that the integrity of the area and the overall integration of the area stays as it was originally intended. This is only accomplished with more defined plans, transparency by the developer and public input. Therefore, we request that the Application for re-zoning and preliminary plat known as *Z-14-00552*; *Z-14-00553*; *PP-14-00554*; *PP-14-00555* be denied as submitted.

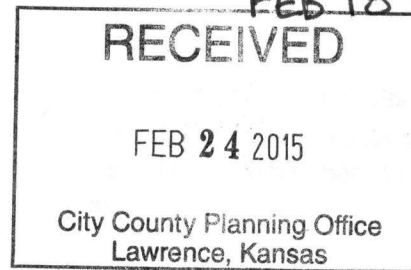
Thank you for your time.

Sincerely,

Cheryl J Troxel

City of Lawrence, Douglas County  
Lawrence Metropolitan Planning Commission

Attention: Sandra Day, AICP, Planner II



Thank you for your letter of January 30, 2015, explaining requested zoning changes and asking for input from residents of the Alvamar neighborhoods.

I purchased a lot and built my home on Alvamar after it was a fully developed golf course community. I am against rezoning for multi-dwelling units, hotels, apartment buildings, a KU Tennis Center and the 800-person banquet facility on the proposed properties listed as Z-14-00552, Z-14-00553, PP-14-00554, and PP-14-00555.

I am not against improving the two 18-hole courses themselves or their buildings. The courses need to stay profitable. I am against all plans that devalue the courses themselves by moving too many fairways and greens and eliminating too many wooded areas, thereby making them less desirable to play. I am concerned that the existing access via Crossgate from 15<sup>th</sup> Street is not meeting today's needs with single-lane traffic that has to snake around traffic barriers and yield to oncoming traffic. Building more homes along this street increases traffic and alters two golf holes and reduces practice ranges.

I would be in favor of some additional single family homes, as long as they are of equal or greater value to surrounding residences. I would also support the addition of cabins to be used as rentals for golf packages, if they blend with the existing homes and are of appropriate values. Both of these proposals would need to not harm the values of the courses or surrounding homes.

I am not in favor of multi-story condominiums being built on this property because we already have that at Bob Billings and Inverness. That development group already has zoning approved and plans to build two more multi-story buildings at their location, which overlooks the 12<sup>th</sup> and 13<sup>th</sup> fairways on the private course. These haven't been built because the demand has not materialized.

I am against any apartments being built. These would lower the value of existing homes as well as add noise and traffic, while destroying the views across the course, and they wouldn't add to improving the golf experience.

I am against the development of a hotel on the course, (again anything over two stories would destroy the views and increase noise and traffic). Is there a need for another hotel in Lawrence and should it be wedged into this space? How this does improved the golf experience?

I am against the addition of an 800-person banquet hall. It seems too large for existing needs. I am also concerned about the parking required for this facility in addition to golfers. Is there a need for such a space in Lawrence and does it support improving the golf courses?

K.U. Tennis has facilities now and is there enough land to also add this and still have viable golf courses? I am not against building a K.U. Tennis Center, but this doesn't seem like the right place for it. Why doesn't K.U. use their undeveloped land?



I think it is unfair to rezone an established, mature neighborhood that has been fully invested in. When I made my residential investment, I knew that the adjacent properties were fantastic golf courses with views and woods. As a result, I paid a premium for the land. I did not locate here to look at high rise buildings that house apartments, condominiums and hotels.

If the city and this developer want to de-value the surrounding residences, then would the city and the developer be willing to purchase our homes at the current market prices before new developments begin?

This issue leads me to reconsider the value of retiring in Lawrence. This group is purchasing two 18-hole golf courses that are the foundation for some of the most expensive neighborhoods in Lawrence. These courses need to remain viable as golf courses, not random business ventures designed to make quick profits at others' expense. All requests and proposals for additions and changes should focus on making the two courses better for golfers, while supporting existing property values of the surrounding residences.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Geisler". The signature is fluid and cursive, with the first name "Donna" being more prominent than the last name "Geisler".

Donna Geisler  
1800 Inverness Drive  
Lawrence, Kansas 66047

3/12/15

City of Lawrence Douglas County Planning and Development Services

P.O. Box 708

Lawrence, Kansas 66044

RECEIVED

MAR 17 2015

City County Planning Office  
Lawrence, Kansas

To Whom it May Concern:

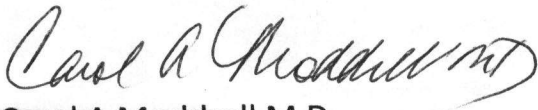
My husband Michael Moddrell and I are opposed to any and all of the proposed developments on the Alvamar Course.

Thank you for your attention.

Sincerely,



Michael D. Moddrell



Carol A Moddrell M.D.



City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

6 East 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds/](http://www.lawrenceks.org/pds/)

Phone 785-832-3150  
Tdd 785-832-3205  
Fax 785-832-3160

February 27, 2015

Dear Property Owner:

The Lawrence-Douglas County Metropolitan Planning Commission will hold its regular meeting on **Monday, March 23, 2015, beginning at 6:30 p.m., in the Commission Meeting Room on the first floor of City Hall, 6 E. 6<sup>th</sup> Street, Lawrence.** The following items may be of interest to you:

**Z-14-00553:** Consider a request to rezone approximately 5.18 acres from PUD [Alvamar] (Planned Unit Development) District to RS7 (Single-Dwelling Residential) District located along the north side of Quail Creek Drive. **PP-14-00555:** Consider a Preliminary Plat for Alvamar Inc Two Addition, a one lot subdivision containing 5.18 acres with frontage on the north side of Quail Creek Drive. The subdivision is proposed to support future low-density residential development. Submitted by Paul Werner Architects on behalf of Alvamar Inc, property owner of record.

Please view the accompanying map for the property area that will be considered at the March 23 meeting. It is a portion of the overall Alvamar project request.

Rezoning requests are considered public hearing items and the public will be given the opportunity to make oral comments on such requests at the meeting. Preliminary Plat requests are considered non-public hearing items though oral comments are accepted by the Commission at the time of discussion. Written comments are welcomed and encouraged. The Commission has established a **deadline for receipt of all written communications of no later than 10:00 a.m. on Monday, March 23, 2015.** This deadline allows time for the Commission to receive and review comments prior to the meeting.

*The following items, also associated with the Alvamar request, will be considered at a future meeting of which date you will be notified:*

**Z-14-00552:** Consider a request to rezone approximately 51.85 acres from RS7 (Single-Dwelling Residential) District, RM12 (Multi-Dwelling Residential) District, and PUD [Alvamar] (Planned Unit Development) District to RM24 (Multi-Dwelling Residential) District including property located at 1800, 1809, and 2021 Crossgate Dr.

**PP-14-00555:** Consider a Preliminary Plat for Alvamar Inc Two Addition, a one lot subdivision containing 5.18 acres with frontage on the north side of Quail Creek Drive. The subdivision is proposed to support future low-density residential development.

A complete legal description for this property is available at the Planning Office, 6 E. 6th Street, Monday - Friday from 8:00 a.m. until 5:00 p.m. If you have questions relating to this matter, please contact me at 832-3161.

**PLEASE NOTE:** If you have recently transferred ownership of your property in the area of this request, or if such property is under a contract purchase agreement, we ask you to please forward this letter to the new owner or the contract purchaser.

Sincerely,

Sandra Day, AICP  
Planner II



We are committed to providing excellent city services that enhance the quality of life for the Lawrence Community