

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
8/24/15

ITEM NO. 3B SPECIAL USE PERMIT FOR ALVAMAR; 1800 & 1809 CROSSGATE DR (SLD)

SUP-15-00389: Consider a Special Use Permit for *Active Recreation* uses in the Alvamar Planned Development, 1800 and 1809 Crossgate Drive, proposed Lot 3, including, swimming pools, and accessory structures to *Active Recreation* uses. Submitted by Paul Werner Architects, for Alvamar Inc, property owner of record.

STAFF RECOMMENDATION: Planning Staff recommends approval of a Special Use Permit for Active Recreation uses to be incorporated in the Alvamar PD located at 1800 and 1809 Crossgate Drive, proposed Lot 3 Alvamar Preliminary Development Plan, including, swimming pools and accessory structures to community recreation uses and forwarding the request to the City Commission with a recommendation of approval.

Reason for Request: *The Alvamar Golf Course is being redeveloped to include active recreation uses such as swimming pools, fitness centers, meeting rooms and accessory structures to community recreation such as public restrooms, concessions and sporting goods shops.*

KEY POINTS

- Phased development. This application is intended to secure the conceptual design of uses associated with a golf course and residential development.
- Application is submitted concurrently with rezoning and a Preliminary Development Plan.
- This report addresses uses while the Preliminary Development Plan addresses site specific elements.
- Refer to Article 17 of the Land Development Code for complete list of definitions.

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Items Being Considered At The August Planning Commission Meeting:

- Z-14-00552; rezoning from RS7, RM12 and PUD [Alvamar] to RM24-PD
- PDP-15-00247; Preliminary Development Plan for Residential and golf course related uses.

Other Action Required

- City Commission approval of rezoning and adoption of ordinance.
- Publication of rezoning ordinance.
- Submission and approval of a Final Development Plan.
- Submission and approval of a Final Plat.
- Submission and approval of public improvement plans.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Submitted with original subdivision application. See discussion in related PDP-15-00247 staff report.
- *Downstream Sanitary Sewer Analysis* – The downstream sanitary sewer analysis and cover letter dated January 11, 2015 provided by Landplan Engineering has been reviewed and is accepted for this project to satisfy the criteria required for the DSSA as outlined in Administrative Policy 76.

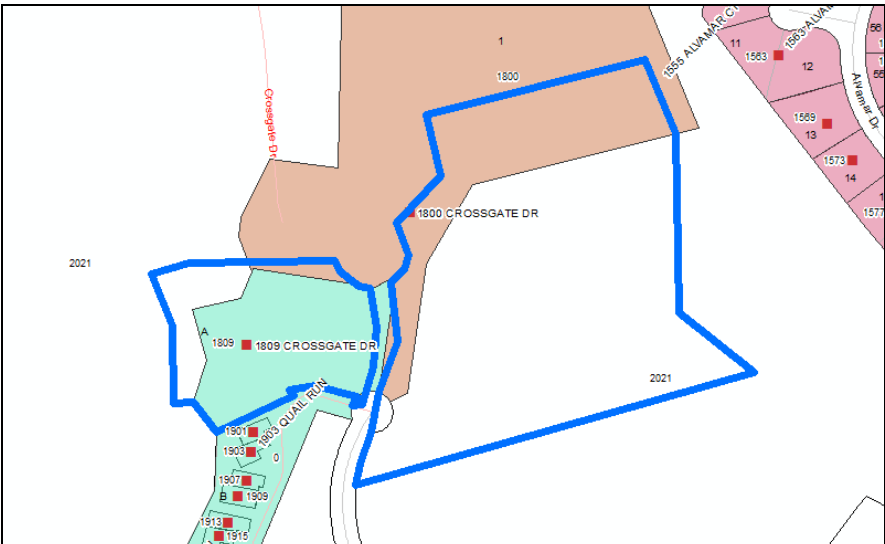
- *Drainage Study* – A drainage study is required and has not been received. The applicant acknowledges this study is required and is seeking conceptual approval of land uses prior execution of required development studies.
- *Retail Market Study* – Not applicable to this request

ATTACHMENTS

1. Area Map
2. Site Plan
3. Public and Civic Use Groups Defined
4. Off-Street Parking Summary Table

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- Comments to date have been related to access and the residential component of the development as well as the transient accommodation use proposed with the Banquet facility. Some communications have included general comments indicating opposition to “any” proposed development.

Passive and Active Recreation Lot Summary		
	Proposed Lot 1	Proposed Lot 3
Lot Size:	2.63 Acres	13.99 Acres
Building Summary. (Buildings noted in red are proposed to be removed)	Existing 17,547 SF (clubhouse)	Existing 4,961 (clubhouse) Existing 1,977 SF (training facility) Existing 2,389 SF (cart storage)
Impervious Cover: (SF)	Unavailable at this time	Unavailable at this time
Pervious Cover: (SF) percent	Unavailable at this time	Unavailable at this time.
Required Open space = 20%	.53 Acres	2.80 Acres
Provided Open Space	1.74 Acres	Not applicable
Required 20% established by Planned District. Proposed application is conceptual at this time addressing uses and general building placement. If approved, a Final Development Plan will be required for this site.		
 <p>The map displays two adjacent land parcels, Lot 1 and Lot 3, outlined in blue. Lot 1 is a large, irregularly shaped parcel to the left, while Lot 3 is a smaller, more rectangular parcel to the right. Lot 1 is shaded in a light tan color, and Lot 3 is shaded in a light pink color. Several buildings are marked with red squares and numbers. In Lot 1, buildings are labeled 1809, 1801, 1903, 1907, 1909, 1913, and 1915. In Lot 3, buildings are labeled 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The map also shows surrounding streets: Crossgate Dr to the north, 1800 Crossgate Dr to the east, and 1800 Quail Run to the south. A green area labeled 'A' is located within Lot 1, and a green area labeled 'B' is located within Lot 3. The map is oriented with North at the top.</p>		

GENERAL INFORMATION	
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:	This summary is provided for the <i>Active Recreation Use</i> proposed within the Alvamar PUD. Surrounding zoning is provided for the proposed uses rather than the entire PD.
To the North:	PD-[Alvamar Planned Unit Development]. Platted Jayhawk Golf Training Center Addition. Existing practice Tee and 970 SF practice center building (SP-01-04-08) and Existing Clubhouse and parking lot (SP-10-48-80). Also, PD-[Alvamar Planned Unit Development] unplatted golf course. Proposed RM24-PD (Multi-Dwelling Residential – Planned Development) proposed apartment development.
To the East:	PD-[Alvamar Planned Unit Development] Unplatted golf Course and platted residential subdivision.
To the South: along the east side of Crossgate Drive.	RS7 (Single-Dwelling Residential) District, Unplatted golf course and PD-[Alvamar Planned Unit Development] Unplatted golf course. Proposed RM24-PD (Multi-Dwelling Residential Planned Development) District; Lot 4 Planned Development, no proposed use.
To the South: along the west side of Crossgate Drive.	RS7 (Single-Dwelling Residential) District, Unplatted golf course and RM12 (Multi-Dwelling Residential) District; Existing multi-dwelling (Quails Nest Condominiums SP-06-31-83).

Summary of Request

This application addresses primarily proposed Lot 3 as it pertains to the proposed Preliminary Development Plan for the PD-[Alvamar] infill development project. Much of the development application is conceptual, for that reason Lot 1 was also included in the application. Non-residential uses that are intended to be supportive and accessory to the primary use of the Alvamar Golf Course are included in the Preliminary Development Plan and are located on Lots 1 and 3 as shown on the plan.

This application specifically addresses *Active Recreation Uses* as they require a Special Use Permit in the RM24 base zoning district.

Accessory Uses are defined in Section 20-1755 of the Land Development Code. *Active Recreation* is a subset of the Use Group Recreational Facilities in the Public and Civic Use Group Category.

20-1755 RECREATIONAL FACILITIES

Recreational, social, or multi-purpose uses typically associated with parks, play fields, golf courses, or community recreation [Buildings](#).

(1) Active Recreation

- (i) Areas and facilities used or designed for active or group sports and recreational activities, including spectator areas associated with such facilities. Such areas include but are not limited to: athletic fields and courts, playgrounds and play apparatus;
- (ii) skating rinks and swimming pools;
- (iii) boat docks and launches;
- (iv) zoos;
- (v) community recreation [Buildings](#), including but not limited to meeting rooms, class or lecture rooms, band shelters or gazebos, and gymnasiums; and
- (vi) [Structures](#) accessory to community recreation uses, such as public restrooms, refreshment stands, concession shops selling sporting goods, and miniature golf.

This project includes swimming pools and related concessions, as well as other accessory building and structures located on Lot 3.

Proposed non-residential uses are listed in the applicant's Traffic Impact Study (TIS) that was submitted with the original application. Not all uses listed in the TIS are shown on the Preliminary Development Plan. The following table provides a summary of the proposed uses and the correlating Land Use as defined in the Land Development Code.

Non Residential Uses	
Proposed Use/Activity	Land Development Code Defined Use
<ul style="list-style-type: none">Golf Course	<i>Passive Recreation</i>
<ul style="list-style-type: none">7,500 Cart Storage	<i>Accessory to Passive Recreation Use</i>
<ul style="list-style-type: none">New golf clubhouse 15,500 SF	<i>Accessory to Passive Recreation Use</i>
<ul style="list-style-type: none">Lockers, pro-shop, and restaurant	<i>Retail Sales and Eating and Drinking Establishment and/or Structures Accessory to Active and Passive Recreation Uses</i>
<ul style="list-style-type: none">18,482 SF banquet/event facility	<i>Eating and Drinking Establishment - Nightclub</i>
<ul style="list-style-type: none">Outdoor snack bar/grill	<i>Fast Order Food and/or Accessory to Active Recreation Use</i>
<ul style="list-style-type: none">2-3 swimming pools and 3 cabanas	<i>Active Recreation</i>
<ul style="list-style-type: none">11,800 SF Fitness/Wellness center	<i>Accessory to Active Recreation Use</i>
<ul style="list-style-type: none">1,200 SF Kansas Golf Hall of Fame	<i>Cultural Center</i>
<ul style="list-style-type: none">Hotel with 24 guest rooms	<i>Transient Accommodations</i>
<ul style="list-style-type: none">4,000 Sf Office Space	<i>Office Use and/or Accessory Use to administrative operations of a primary use.</i>

The actual golf course is not included within the boundary of the various applications related to this redevelopment. The golf course is an existing use. Modifications to the surrounding golf course related to the redevelopment project are not subject to a Special Use Permit.

Review and Decision-Making Criteria (Land Development Code Section 20-1306(i))

1. WHETHER THE PROPOSED USE COMPLIES WITH ALL APPLICABLE PROVISIONS OF THIS DEVELOPMENT CODE

Applicant's Response: [The proposed use does comply with the provisions of the Development Code via the SUP application.](#)

The review of this application request is required because *Active Recreation Uses* are allowed in the RM24 District subject to a Special Use Permit. The intent of the review is to address the required processing standards of the Development Code. Redevelopment of this site includes rezoning to RM24-PD and a concurrent application for a Preliminary Development Plan. Land Uses are generally discussed in this staff report and are also discussed in the Preliminary Development Plan. This application is not expected or intended to be the final review of the proposed development. The primary action of this review is to procedurally address allowed uses in the proposed base district and Planned Development. Detailed site development and specifications are expected with the submission of a Final Development Plan to assure that parking, landscaping, building articulation, and other site details are adequately addressed. Any approval of this Special Use Permit is subject to the approval of a Final Development Plan prior to issuance of a building permit.

Staff Finding – This use complies with the applicable provisions of the Development Code as an allowed use in the RM24-PD district subject to a Special Use Permit and as conditioned.

2. WHETHER THE PROPOSED USE IS COMPATIBLE WITH ADJACENT USES IN TERMS OF SCALE, SITE DESIGN, AND OPERATING CHARACTERISTICS, INCLUDING HOURS OF OPERATION, TRAFFIC GENERATION, LIGHTING, NOISE, ODOR, DUST AND OTHER EXTERNAL IMPACTS

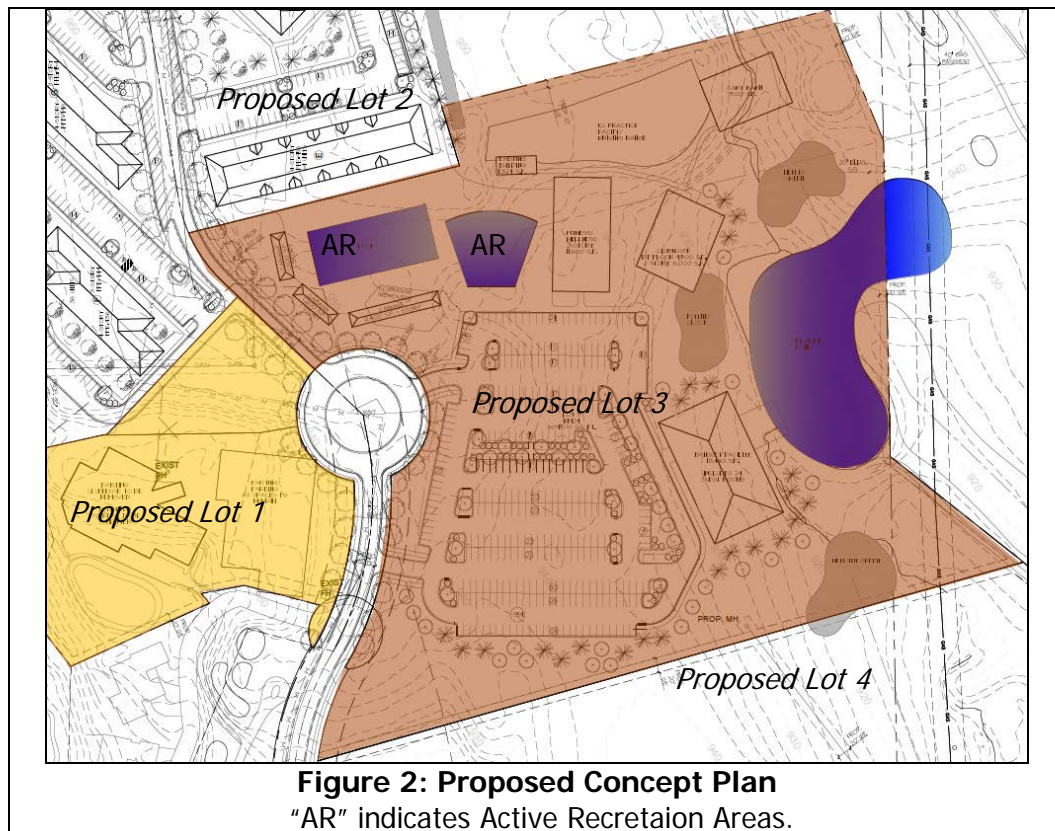
Applicant's Response: *The proposed use is compatible with uses already present on site and the operating characters will be compatible with neighboring uses.*

The proposed *Active Recreation* uses are intended as accessory to the golf course. This type of overall use typically includes a membership of some sort so that it is not generally open to the public as a commercial operation similar to many many independent uses found in other parts of the community. This specific group of uses is intended to form an amenity package that is complementary to the golf course and surrounding residential development.

The Alvarado Golf Course currently includes a pool located at 4120 Clinton Parkway, within an outdoor area for volleyball and other uses. Weddings and catering services up for to 350 guests are provided in the existing "Alvarado Country Club" located at 1809 Crossgate Drive. This building includes a restaurant dining room and space for meetings and banquets. Facility information available online indicates that there is also a bar and grill use that is in seasonal operation associated with the club house building. Approval of this request will combine the existing facilities in one central location.

Many of the uses proposed in the redevelopment are existing in some form with the current development. Specifically, the swimming pool use is currently located on the southern fringe of the Alvarado neighborhood but not technically within the boundary of the Planned Development.

Sheet 5 of the Preliminary Development Plan shows the conceptual use and arrangement of non-residential uses associated with the proposed redevelopment. Proposed Lot 3 is identified as the primary activity area within the redevelopment. This project shifts the clubhouse uses currently located on proposed Lot 1 to Lot 3 and includes separate buildings for uses associated with the golf course amenities. *Active Recreation Uses* are noted on the following graphic as "AR".



The existing KU practice facility/driving range, existing 1,324 SF building and cart barn, are proposed to remain in their current location. This application separates the clubhouse from the banquet facility with 24 guest rooms (*Transient Accommodations*) and provides a separate fitness/wellness building and two outdoor pools with three cabana buildings. These buildings provide services for the pool area that in addition to locker and restroom facilities could also include a snack bar and private changing rooms. The location of the pool area is new to this portion of the development area. However, it does group all golf course amenities into one area. Activity is buffered by the existing golf training facility located to the north and the proposed residential uses on Lot 2. No use is identified for Lot 4 to the south.

The clubhouse is considered to be accessory to the golf course use but when containing “community recreation uses, such as public restrooms, refreshment stands and concession shops selling sporting goods” it is considered to be an *Active Recreation Use*. The banquet facility and 24-room hotel uses are considered commercial uses as *Nightclub* and *Hotel* by code and discussed further with the Preliminary Development Plan. These uses share parking with the active and passive recreation and other accessory uses to the golf course.

All buildings are noted to be one or two story buildings. The property slopes from the west to the east allowing for the buildings to be incorporated into the grade reducing the overall height of the buildings.

Existing residential development that will have direct proximity to this area is Alvamar Heights Subdivision located to the east. The current activity area is predominately located on the south side of Crossgate Drive to the southwest of the proposed improvements (Alvamar Country Club No. 2 Subdivision).

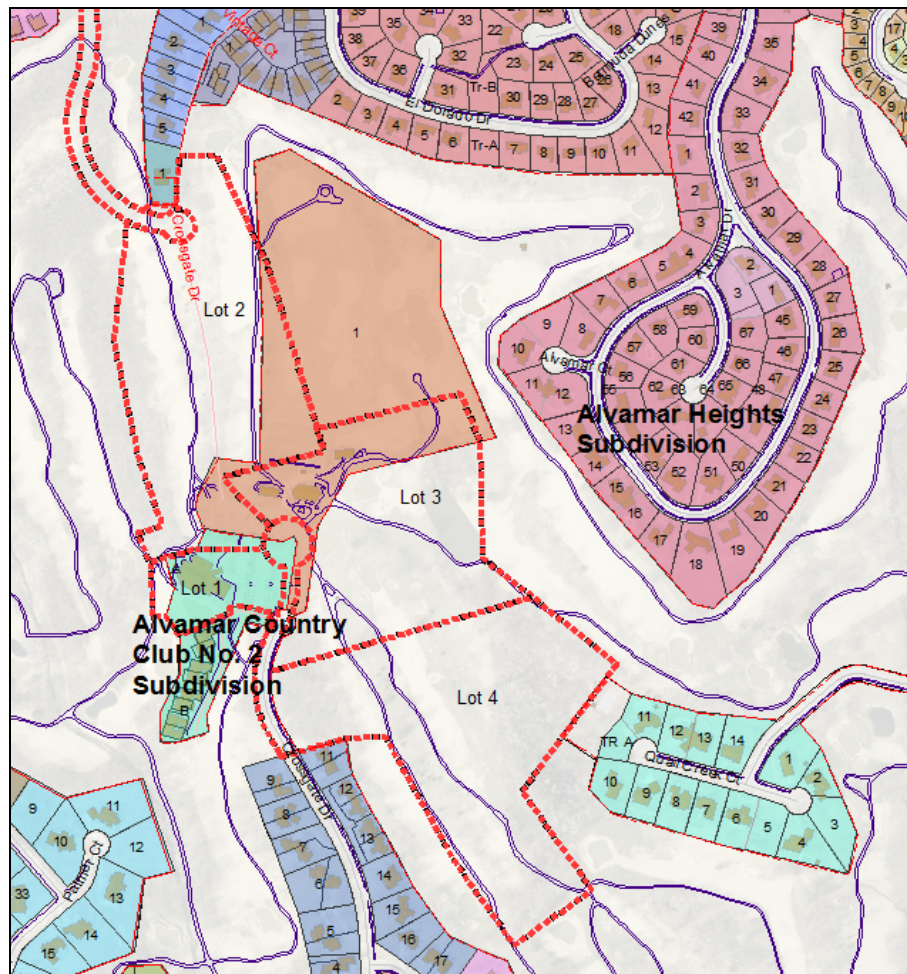


Figure 3: Nearby Subdivisions

Outdoor pools tend to be seasonal. General operations of the facilities are expected to follow current operations of the existing pool located along Clinton Parkway.

Compatibility with site design is retained by providing natural features along the eastern side of the proposed activity area. Additional landscaping will be required and will be reviewed in detail with the submission of a future Final Development Plan for this phase of the development.

Staff Finding – The proposed use is generally compatible with the adjacent uses in terms of size, massing, orientation, hours of operation and other external impacts. Additional details related to building facades and landscaping to assure continued compatibility are deferred to the submission of a future application for a Final Development Plan.

3. WHETHER THE PROPOSED USE WILL CAUSE SUBSTANTIAL DIMINUTION IN VALUE OF OTHER PROPERTY IN THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED

Applicant's Response: *The proposed use will likely increase property values and the development is being carefully designed to insure this happens.*

This project includes many unique features including an existing development pattern that limits building and street placement. Lots designed in the original phases of the Alvamar PUD included direct views to the golf course with the activity area located in a central location of the

neighborhood. This application separates activity uses within the overall redevelopment project to focus specifically on those that are defined by code as *Active Recreation*. The general area includes a more concentrated group of uses to be located on the east side of Crossgate Drive and expands the area dedicated to *Active Recreation* and commercial uses than currently exists in this location. The significant impact of the proposed redevelopment is the addition of traffic to the area in addition to the direct changes to the golf course.

Increase in traffic as well as the addition of the Transient Accommodations (18,482 SF banquet facility and Hotel with 24 guest rooms) and multi-story residential development have been identified by members of the public as concerns for diminution of value on property within the Alvarado Neighborhood. Discounting for the proposed the multi-dwelling use and the *Transient Accommodation – Hotel Use* the focus for this review remains the proposed amenities and the associated traffic.

The proposed development includes a large parking area for the activity area that includes approximately 359 spaces as conceptually shown as part of the Preliminary Development Plan. The current clubhouse use located to the west includes a parking area with approximately 138 spaces shown on the 2014 aerial maps. The provision of a larger more efficient parking lot is expected to provide relief from extensive on-street parking that currently degrades the traffic circulation in the area. Improvement of off-street parking as well as access improvements in the area will result in improvement to the overall traffic flow in the area. Parking and related traffic must be a predominant concern through the review of all phases of redevelopment for this area.

The residential subdivision is separated from the proposed activity area by an existing cart/walking path and a mix of open space and treed areas. The following image highlights the general location of the proposed Lot 3, activity area and the proximity of the redevelopment to the existing residents. The view does not appear to be totally obscured by existing vegetation maintained as part of the golf course.

Staff Finding – Substantial diminution of other property values in the area is not anticipated.

4. WHETHER PUBLIC SAFETY, TRANSPORTATION AND UTILITY FACILITIES AND SERVICES WILL BE AVAILABLE TO SERVE THE SUBJECT PROPERTY WHILE MAINTAINING SUFFICIENT LEVELS OF SERVICE FOR EXISTING DEVELOPMENT

The concern for adequate access and utility services has been continuously discussed by City Staff and the applicant. This project has been revised to include a new public street extension from Bob Billings Parkway to the south that will intersect with the north leg of Crossgate Drive (private street segment) north of the existing clubhouse. Crossgate Drive (public street segment) is proposed to be extended north to end in a cul-de-sac north of the existing clubhouse.

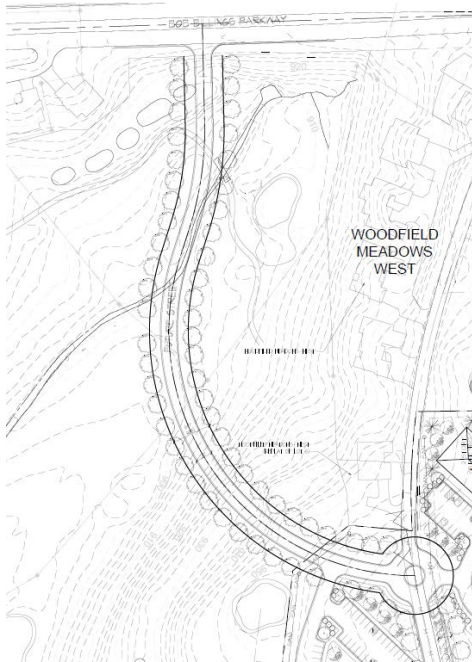


Figure 4: Proposed Public Street/ Bob Billings Pkwy Intersection



Figure 5: Crossgate Dr. /Clinton Pkwy Intersection

Additionally, street improvements will be required for the north (private) street segment of Crossgate Drive where it currently intersects Bob Billings Parkway to mitigate and limit traffic on that street segment. Some changes are proposed at the intersection of Crossgate Drive and Clinton Parkway to improve traffic turning movements as a result of the proposed project. The location of the Clinton Parkway Frontage Road limits the ability to make significant improvements to the area. There is insufficient separation between the frontage road and Clinton Parkway to provide additional stacking and turn separations. This is a function of the existing development pattern along Clinton Parkway. Traffic is further discussed in the proposed Preliminary Development Plan.

One consideration that has been identified by staff and members of the public is timing related to construction. The proposed development is a significant project. Development of the active recreation areas is not recommended until a second public access is constructed from the north.

Other utility services can be extended to serve the proposed development.

Staff Finding – Adequate public facilities and transportation access is accommodated for this proposed development.

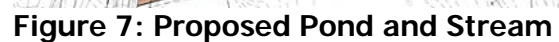
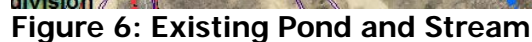
5. WHETHER ADEQUATE ASSURANCES OF CONTINUING MAINTENANCE HAVE BEEN PROVIDED

The proposed request provides an enforceable tool to address the use and continued maintenance of the property with regard to landscaping, exterior activity, and off-street parking. Ultimately, development of the site will require a Final Development Plan that will be recorded with the Douglas County Register of Deeds. The zoning combined with this Special Use Permit restricts land uses to those listed in the approval and will be part of the ordinances. Modifications to the site and changes to land use will require revision to the Zoning, Special Use Permit, and revisions to the Development Plan.

6. WHETHER THE USE WILL CAUSE SIGNIFICANT ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT

The assessment of this factor is intended to address the “natural environment” or that area that is undisturbed by development and includes floodplains, jurisdictional wetlands, stream corridors and stands of mature trees as well as archaeological and historic sites. This property is developed with a golf course and associated uses and amenities. The majority if the land is no longer in its natural state.

The concept plans show a new pond in the general location of the existing pond on the east side. The applicant has been advised that a drainage study is required for this project. A drainage study will provide information regarding the proposed development and how stormwater runoff will be addressed as part of the development. The applicant has stated they acknowledge that the study is required. The applicant has also stated that they intend to include ponds designed to provide irrigation as well as stormwater management for this development. Because the study is unavailable at this time for review, any further assessment of impact on this finding is incomplete at this time. The requirement to meet this standard is reflected as a condition of approval.



Staff Finding – The proposed development is subject to regulatory controls to protect the significant natural features including the existing site drainage. This property is free from regulatory floodplain encumbrances. Additional documentation is required prior to submission of a Final Development Plan for this property to ensure that adverse impacts on the natural environment are mitigated and that stormwater runoff is properly addressed.

7. WHETHER IT IS APPROPRIATE TO PLACE A TIME LIMIT ON THE PERIOD OF TIME THE PROPOSED USE IS TO BE ALLOWED BY SPECIAL USE PEMRIT AND, IF SO, WHAT THAT TIME PERIOD SHOULD BE

This Special Use Permit is required to accommodate a specific use in this district. The purpose of this district is to accommodate multi-dwelling residential development as an RM District. However, a Planned Development (PD) is intended to ensure development consistent with the Comprehensive Plan and that it can be conveniently, efficiently and economically served by City and other private utility services. It is also intended to *“allow design flexibility that results in greater public benefits than could be achieved using conventional zoning District Regulations, preserves environmental and historic resources, and promotes attractive and functional residential, nonresidential, and mixed use developments that are compatible with the character of the surrounding area.” (Section 20-701)*

This project is intended to be considered concurrently with the Preliminary Development Plan. As such, a Final Development Plan is also required for the development of the proposed *“Active Recreation Uses”*. The intent of this current step of the development review is the assessment of the proposed uses. These uses are designed to be supplemental and accessory to the Alvamar Golf Course. If at some future time the Golf Course is abandoned, then the appropriateness of some or all of these uses may need to be reconsidered.

As independently operating commercial uses, open to the general public, and not directly serving a particular neighborhood or membership these uses would not be considered to be appropriate within a neighborhood context. When considered concurrently with the proposed development plan and as part of the larger Alvamar neighborhood and original Planned Development, the proposed *Active Recreation Uses* are appropriate. A time limit is not necessary so long as the proposed uses are operated as accessory to and an amenity to the Alvamar Golf Course.

Staff Finding – Staff does not recommend a time limit on the Special Use Permit.

STAFF REVIEW

This section of the staff report typically addresses the site plan elements of the proposed use. This application is submitted concurrently with a Preliminary Development Plan (PDP-15-00247). The uses and locations are shown on the plan conceptually. Building elevations are not available at this time. The project includes non-residential uses that are accessory and amenities to the Alvamar Golf Course and the surrounding residential neighborhood.

As a conceptual project seeking preliminary land use approval, a more detailed site plan will be submitted with the Final Development Plan. General comments on various site specific items are provided in the following summary.

A. Access and Parking

See attached parking summary for reference to this section of the report.

Access: Access to this site is provided via a single street extension, Crossgate Drive intersecting with Bob Billings Parkway to the north and Clinton Parkway to the south. There are no other access options for this property.

B. Design Standards

Site Design:

The proposed plan provides approximate locations and areas for non-residential uses within Lots 1 and 3 of the proposed development. Beyond basic building placement, details are not available at this time with this application. Additional review will be required with the submission of a Final Development Plan. Substantial deviations from uses, building orientations and placement will result in the need for a new public hearing for this phase of the development as a revised Preliminary Development Plan.

Building Elevations:

At this time building elevations are not available. Appropriate building scale will be required and reviewed with future applications for this phase of the development. Residential and commercial design elements are expected in building design. Non-residential uses should include strong pedestrian entryways that include awnings or some kind of entry cover.

Pedestrian accessibility:

The application shows only limited pedestrian connectivity at this time. The conceptual plan includes a protected pedestrian way through the parking lot to the front of the banquet facility. Strong pedestrian connections will be required and will be reviewed at all phases of the development. Final Plans submitted should anticipate inclusion of a detailed pedestrian plan that shows connections between buildings and uses.

Public and private streets will be required to include sidewalks on both sides of the street.

Pedestrian connections between the proposed residential uses and the *Active Recreation* areas will be required.

C. Landscaping and Screening

Street Trees:

Street trees will be required along all public and private streets. A Master Street Tree Plan will be required with a Final Plat. Street tree requirements will also be coordinated with the Subdivision and the future Final Development Plan for this property.

Bufferyard:

This design standard is generally applicable to the periphery of a development where different zoning districts abut. In this application the proposed property is uniformly zoned, within the project boundaries. Areas located on the perimeter of the proposed district abut property zoned PD-[Alvamar Planned Unit Development] which is improved with the golf course.

Within the development, proposed Lots 1 and 3 abut proposed residential to the north (Lot 2) and future uses to the south (Lot 4). Interface of these uses within the development will be further reviewed with the submission of a Final Development Plan. The following graphic highlights the location where buffer yards and transition areas need to be considered.

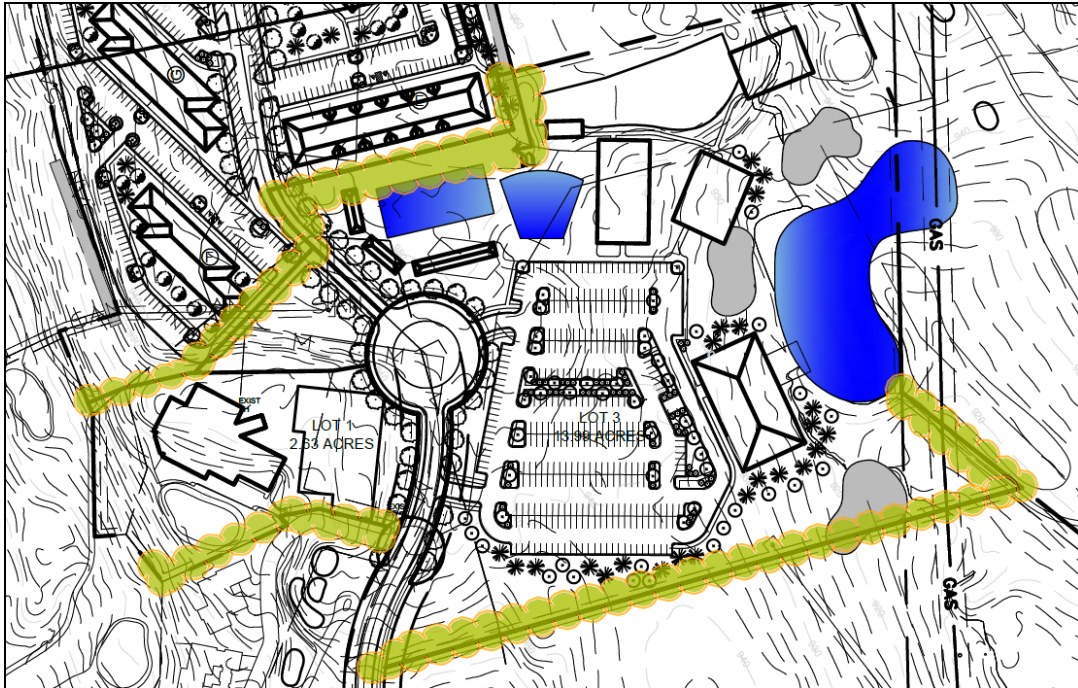


Figure 8: Areas Applicable to Bufferyard Standards.

Interior and Perimeter Landscaping:

The plan shows general placement of landscaping and interior islands that appear consistent with the City's design standards for these elements. The plan does not provide, at this time, a detail calculation of the required space or a summary of the required and provided landscape materials. Landscape plans are generally deferred to the submission of a Final Development Plan when located in a Planned Development. Conventional Zoning, without a Planned Development Overlay requirement, would mandate these details at this time.

Alternative Compliance:

None is proposed with this request at this time.

Mechanical Equipment Screening:

This detail will be required with the consideration of a Final Development Plan

D. Lighting

This detail will be required with the consideration of a Final Development Plan.

E. Floodplain

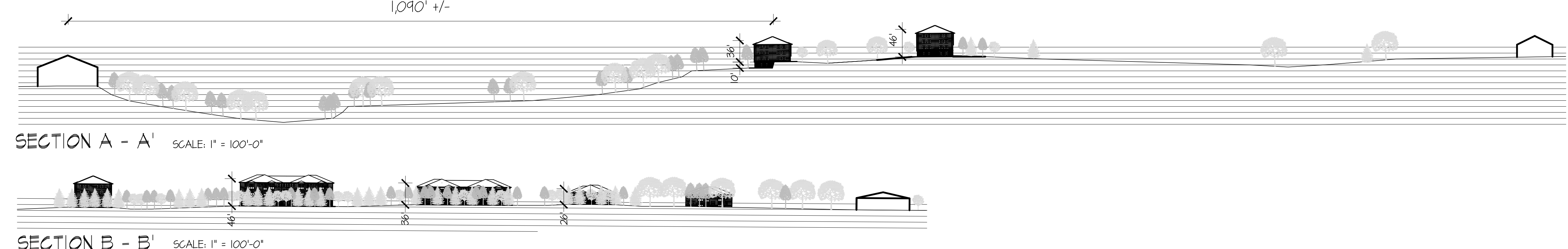
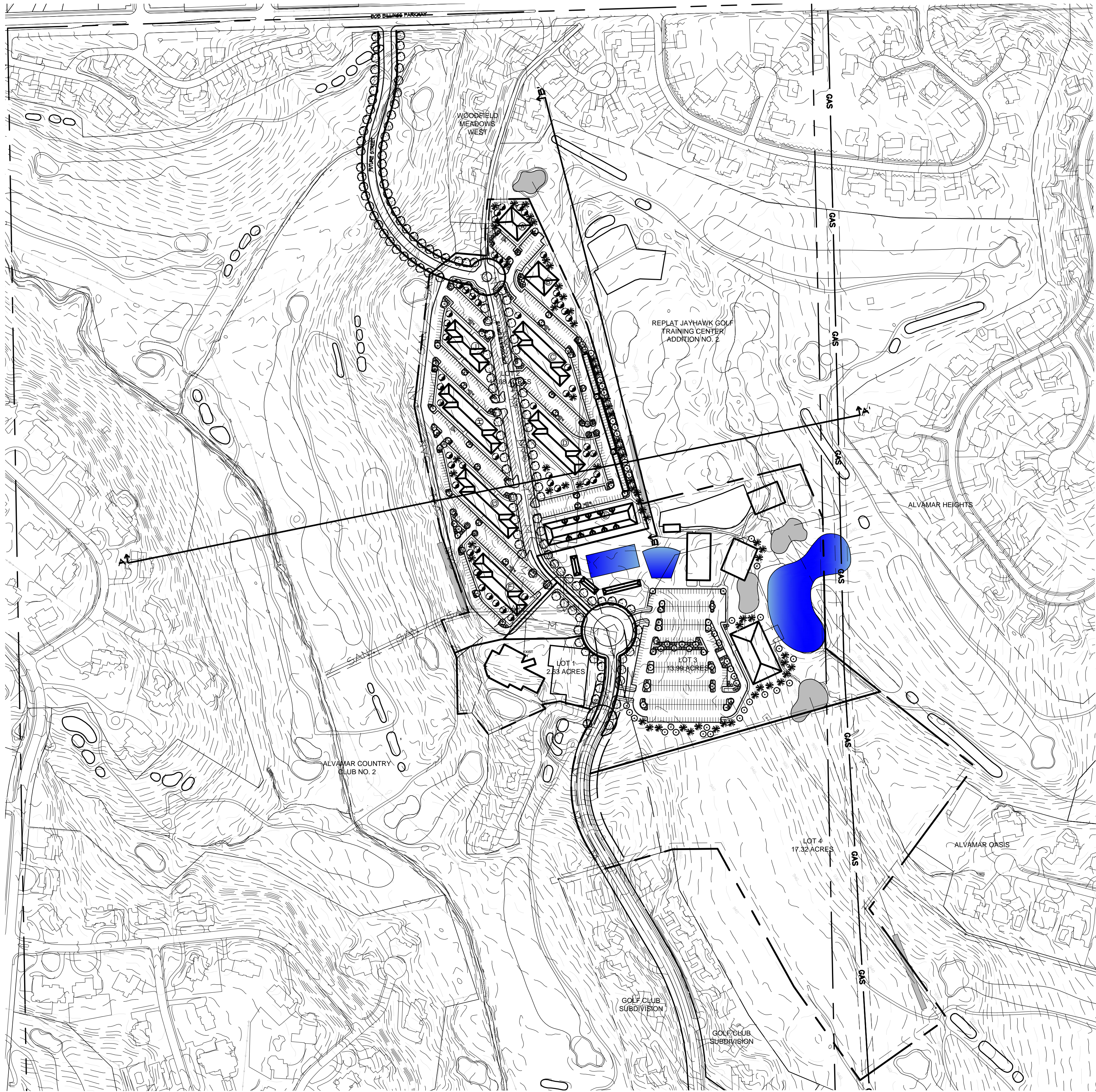
The proposed areas related to the Active Recreation as well as the other non-residential uses are not encumbered by the regulatory floodplain. However, the golf course and some existing subdivisions in the area are encumbered. The applicant does propose work on the golf course that may have floodplain implications. A Drainage Study is required for the overall development project. This application provides a basic consideration of land uses; the Final Development Plans are subject to the full weight and requirements of the Land Development Code including the submission of a Drainage Study for review and approval by the City Stormwater Engineer.

CONCLUSION

As noted throughout this report the focus has been on the assessment of the land use as an Active Recreation use in the proposed RM24-PD district. Approval of the Special Use Permit does not

convey approval to move on to a building permit for the Active Recreation Uses. A Final Development Plan demonstrating compliance with this application as well as the Preliminary Development Plan and satisfying the requirement for additional studies as noted in the report is required to complete the next step in the entitlement process.

Based on the findings in this report, and as conditioned, staff recommends approval of the proposed Special Use Permit.



LEGAL DESCRIPTION:

PENDING APPROVAL OF PRELIMINARY PLAT FOR ALVAMAR INC. ONE ADDITION

GENERAL SITE PLAN NOTES:

- 1.1 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1006(b).
- 1.2 ALL REQUIRED ACCESSIBLE SIDEWALK RAMP PER A.D.A. STANDARDS.
- 1.3 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
- 1.4 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER I, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.
- 1.5 THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR PAVEMENT DAMAGE CAUSED BY TRASH TRUCKS.
- 1.6 PLAN FOR CITY APPROVAL ONLY. CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 1.7 INFORMATION TAKEN FROM AERIAL PHOTOS, TOPOGRAPHIC SURVEY, AVAILABLE DOCUMENTS, AND ON SITE INVESTIGATIONS.
- 1.8 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORMS TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROFLECTIVITY, AND POSITION.
- 1.9 MAXIMUM BUILDING HEIGHT SHALL BE 45 FEET PER CITY CODE 20-601.
- 1.10 SIGN APPROVAL AND PERMITTING IS NOT PART OF THE SITE PLAN APPROVAL. SEPARATE APPROVAL IS REQUIRED THROUGH PLANNING AND DEVELOPMENT SERVICES.
- 1.11 NO STRUCTURES OR LANDSCAPING SHALL BE PLACED WITHIN 8 FEET OF THE PUBLIC SANITARY SEWER OR PUBLIC WATERLINE.
- 1.12 THE SWIMMING POOL CONSTRUCTION WILL COMPLY WITH CITY CODE CHAPTER 14, ARTICLE II.
- 1.13 SLOPE EXTERIOR WALKS A MINIMUM OF 1/4" PER FOOT (BUT NOT GREATER THAN 1:20) SO THAT ALL EXTERIOR DRAINAGE WILL BE AWAY FROM STRUCTURE TO EXTERIOR.

LOT 1 - PROJECT SUMMARY:

CURRENT ZONING: R51/RM2
PROPOSED ZONING: R51/RM2
CURRENT USE: PASSIVE RECREATION
PROPOSED USE: PASSIVE RECREATION
LAND AREA: 2.63 ACRES (114,603 SQ. FT. +/-)
DENSITY PROPOSED: EXISTING CLUBHOUSE (FUTURE PD OVERLAY TO BE SUBMITTED)

LOT 3 - PROJECT SUMMARY:

CURRENT ZONING: PUD/R51
CURRENT USE: RM24
PROPOSED USE: ACTIVE AND PASSIVE RECREATION
LAND AREA: 13.99 ACRES (604,510 SQ. FT. +/-)
DENSITY PROPOSED: N/A

LOT 2 - PROJECT SUMMARY:

CURRENT ZONING: PUD/R51
PROPOSED ZONING: RM24
CURRENT USE: PASSIVE RECREATION
PROPOSED USE: MULTI-DWELLING STRUCTURE
LAND AREA: 15.98 ACRES (696,053 SQ. FT. +/-)
DENSITY PROPOSED: 18.21 UNITS/AC. (242 UNITS PROPOSED; 383 UNITS ALLOWED)

LOT 4 - PROJECT SUMMARY:

CURRENT ZONING: PUD/R51
PROPOSED ZONING: RM24
CURRENT USE: PASSIVE RECREATION
PROPOSED USE: FUTURE DEVELOPMENT
LAND AREA: 17.32 ACRES (754,500 SQ. FT. +/-)
DENSITY PROPOSED: SEE ATTACHED SHEET FROM AMERICARE SYSTEMS INC; 415 UNITS ALLOWED)

LOT 1 - PARKING INFORMATION:

- 3.1 PARKING FOR LOT 1 IS NOT BEING ALTERED AT THIS TIME

LOT 2 - PARKING INFORMATION:

3.2	PARKING REQUIRED: 1 SPACE PER BEDROOM, + 1 PER 10 UNITS; 1 x 422 BEDROOMS + 43 SPACES = 465 SPACES		
3.3	TYPE:	REQUIRED:	PROVIDED:
	REGULAR	456	531
	ACCESSIBLE	9	13
	TOTAL:	465	544
	BICYCLE (1 PER 4 SPACES)	136	140 (7 RACKS @ 20 SPACES EACH)
3.4	TYPICAL DIMENSIONS:	R' SPACES - 9' X 18' (16.5' + 1.5' OVERHANG AT SIDEWALKS) SIDEWALKS SHALL BE 4' CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION. H' SPACES - 9' X 18' (5' OR 8' AISLE)	
3.5	PAVEMENT:	APPROACHES: 7" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W. - PER CITY STANDARDS DRIVES: MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE - PER CITY STANDARDS PARKING AREAS: MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE - PER CITY STANDARDS	

LOT 3 - PARKING INFORMATION:

- 3.6 FUTURE SITE PLAN WILL ADDRESS PARKING DETAILS

LOT 4 - PARKING INFORMATION:

- 3.7 FUTURE DEVELOPMENT

paulwerner
ARCHITECTS

123 W. 8TH STREET
SUITE B2
LAWRENCE, KS 66044

OFFICE: 785.832.0804
FAX: 785.832.0890
INFO@PAULWERNERARCHITECTS.COM

BUILDER:
GENE FRITZEL CONSTRUCTION
643 MASSACHUSETTS
SUITE 300
LAWRENCE, KS 66044
OFFICE: 785.841.6355
FAX: 785.841.6342

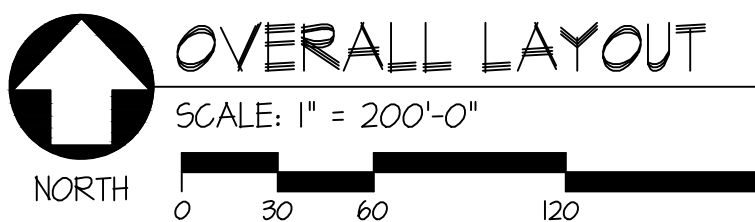
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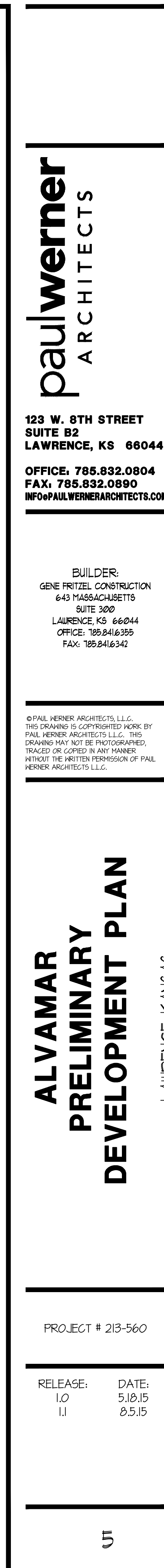
ALVAMAR
PRELIMINARY
DEVELOPMENT PLAN

LAWRENCE, KANSAS

PROJECT # 213-560

RELEASE: 1.0 DATE: 5.18.15
1.1 8.5.15





NONRESIDENTIAL USES					
Proposed Use/Activity	Land Development Code Defined Use	Required Parking	Estimated Required Parking by Staff	Total Required Parking	
GOLF COURSE – PASSIVE RECREATION WITH ACCESSORY USES					
Golf Course	Passive Recreation	Schedule D [Determined by Planning Director and Parking Study]	4 spaces per hole 2 courses @ 18 holes each + 20 spaces for practice areas	72 72 20	Total spaces = 164
7,500 Cart Storage	Accessory to Passive Recreation Use	Accessory use parking not required.	0 spaces required. Counted in golf course requirement	0	
15,500 Clubhouse	Accessory to Passive Recreation Use and	Accessory use. Parking not required except for Restaurant use.	0 spaces required. Counted in golf course requirement	0	Total Spaces = 72
Lockers/Restroom				0	
Pro-shop				0	
Restaurant accessory to clubhouse <ul style="list-style-type: none">9,500 SF 1st floor6,000 SF 2nd floor	Eating and Drinking Establishment as Accessory to Passive Recreation Use and as primary use for non-golf members.	Eating and Drinking – Fast Order Food or Quality Restaurant 1 space per 100 SF of customer service area plus 1 space per employee based on largest shift.	75% of main floor for restaurant use. ¹ Employee number not estimated for this use.	72	
SUBTOTAL				236 spaces	
BANQUET FACILITY – EATING AND DRINKING ESTABLISHMENT [NIGHTCLUB ²] USE					
15,500 SF banquet/event facility	Eating and Drinking Establishment - Nightclub	1 space per 3 persons based on maximum occupancy plus 1 space per employee based on largest shift.	Maximum 800 people at 1/3 occupancy = 267 spaces. Estimated employee at maximum shift = 20	267 20	Total spaces = 287
1,200 SF Kansas Golf Hall of Fame	Cultural Center or Accessory to banquet facility	1 space per 500 SF	3 spaces counted as exhibit space in banquet facility use.	0	
SUBTOTAL				287 Spaces	
OUTDOOR SWIMMING POOL – ACTIVE RECREATION USE					
2-3 swimming pools <ul style="list-style-type: none">1,200 SF cabana1,200 SF cabana2,400 SF cabana Estimated 62,102 SF area total	Active Recreation	Schedule D [Determined by Planning Director and Parking Study]	1 space per 500 SF of 62,120 total area.	125	Total spaces = 125
Outdoor snack bar/grill Use identified in Traffic Study but not shown individually on face of PDP. Assumed to be contained in cabana building	Fast Order Food and/or Accessory to Active Recreation Use	Eating and Drinking – Fast order food 1 space per 100 SF of customer service area plus 1 space per employee based on largest shift	1 space per 100 SF of 1,200 SF cabana Estimated employees 3	12 3	Total spaces = 15

¹ 75% of total floor area used as estimated per 1966 Zoning Code practices.

² Banquet Facility or Event Center is not a listed use in the Land Development Code. Nightclub use has been applied as the most similar use for the purposes of estimating off-street parking requirements. Future Text Amendment to define this use separately in the use tables.

SUBTOTAL					140 spaces
FITNESS CENTER – COMMERCIAL USE					
11,800 Sf Fitness/Wellness Center	<i>Accessory to Active Recreation Use and/or Sports and Recreation, Participant,</i>	Personal Improvement at 1 space per 200 SF	1 space per 200 SF= 59 spaces	59	Total spaces = 59
SUBTOTAL					59 spaces
HOTEL – COMMERCIAL USE					
24 guest rooms	<i>Transient Accommodations</i>	1 space per guestroom + 1 space per 1.5 employees.	24 guest room 5 employees	25 3	Total spaces = 28
SUBTOTAL					28 spaces
OFFICE – ACCESSORY USE TO MULTIPLE USES IN PROPOSED DEVELOPMENT.					
4,000 Sf Office Space	<i>Office Use and/or Accessory Use to administrative operations of a primary use.</i>	1 space per 300 SF	14 spaces. Counted as accessory uses to active and passive recreation, banquet, hotel, and fitness uses within development	14	Total spaces =14
TOTAL NONRESIDENTIAL USES³					764 SPACES⁴

³ Phasing of development to provide enough parking for demand will be required.

⁴ Shared parking is being discussed with applicant and is included in design on some level.

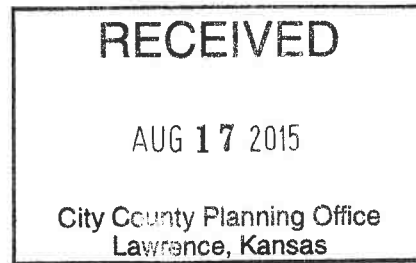
RESIDENTIAL USES					
Proposed Use/Activity	Land Development Code Defined Use	Required Parking	Parking shown on Preliminary Development Plan.	Total Parking Required	
APARTMENTS – MULTI-DWELLING RESIDENTIAL LAND USE					
287 units ⁵	Multi-Dwelling Residential	1 space per bedroom plus 1 space per 10 units	287 total units shown on Preliminary Development Plan, sheet 4.	29	Total Space = 451
422 bedrooms				422	
TOTAL RESIDENTIAL USES				451 SPACES	

Total Parking Summary		
Total Nonresidential and residential parking required	768 spaces for Nonresidential uses 451 spaces for Residential uses.	1,219 spaces required
Provided Parking – Existing and Proposed		
Lot 1 – Existing Clubhouse	138 spaces existing	138 spaces existing
Lot 2 – Proposed Residential Uses	544 spaces proposed • 93 total excess spaces • 91 angled spaces located along Crossgate Drive	544 spaces proposed
Lot 3 – Proposed Nonresidential uses	359 spaces	359 spaces proposed
Lot 4	No uses or spaces identified at this time.	0 spaces proposed
Total spaces existing and proposed		1,041 spaces total
Parking deficit		-178 spaces

⁵ Residential Parking based on units shown/listed on Preliminary Development Plan sheet 4. Bedroom count is based on notes shown on sheet two of development plan. Plan must be revised to correct parking and units consistently through document.

August 7, 2015

Planning & Development Services
City of Lawrence
6 East 6th 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

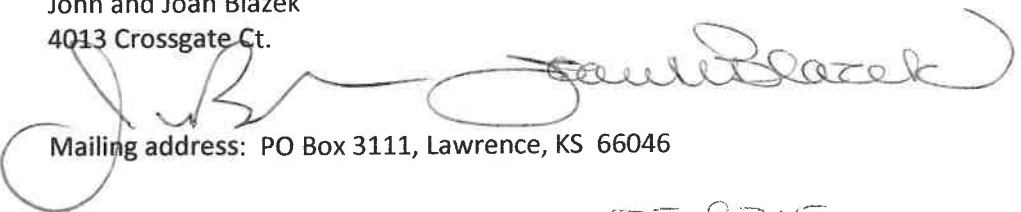
nearest grocery store. The increase in traffic causes greater concern when parking is allowed on the street. What is the city's plan to guarantee safe travel on Crossgate?

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,

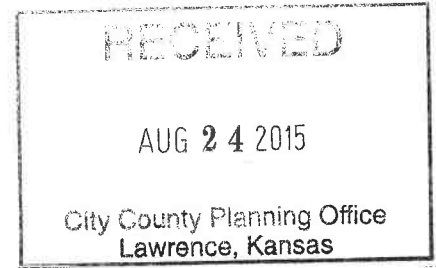


Dave Rueschhoff 4705 Carmel Place

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 6th 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.

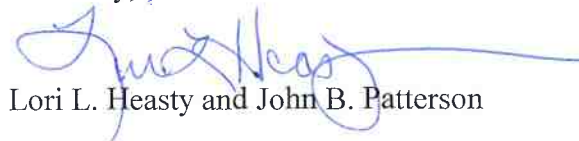
Currently, our residences blend into the golf course environment. The layout of our subdivision deliberately incorporated the greens of the golf course, the fairways of the golf course and the putting green located on Lot 1 adjacent to the clubhouse. Quail's Nest residences were developed as part of 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 6th 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.

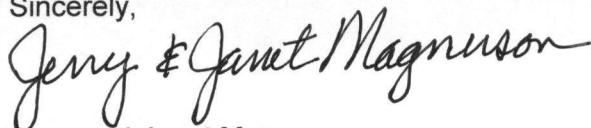
When Bob Billings began to build the public golf course and facilities in the late 60's he needed to be able to develop the land around the course and sell it to builders of apartments, townhomes, duplexes, and single family homes. The proceeds from this development were used to build the golf course 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 6th 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