

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

PC Staff Report  
3/21/2016

**ITEM NO. 5B: PRELIMINARY DEVELOPMENT PLAN FOR ALVAMAR; 1800, 1809, 2021 CROSSGATE DR (SLD)**

**PDP-16-00052:** Consider a Revised Preliminary Development Plan for Alvamar PD, Lots 1, 2a, 2b, and 3, located at 1800, 1809, & 2021 Crossgate Dr. Submitted by Paul Werner Architects, for Eagle 1968, LC, (contract purchaser). Alvamar Inc. is the property owner of record.

**STAFF RECOMMENDATION ON PRELIMINARY DEVELOPMENT PLAN:** Planning Staff recommends approval of PDP-16-00052 Alvamar Preliminary Development Plan (also serving as the Preliminary Plat) based upon the findings of fact presented in the body of the staff report and forwarding a recommendation for approval to the City Commission subject to the following conditions:

1. The applicant shall provide a revised Preliminary Development Plan that includes the following notes:
  - a. Applicant shall execute an agreement, at the time of recording the Final Plat, not to protest the formation of a benefit district, for a period of 20 years, for the installation of a traffic signal at the intersection of Bob Billings Parkway and the new street, if one is determined by the City Engineer to be needed in the future.
  - b. The development shall include the installation of traffic calming devices installed on Crossgate Drive north of Clinton Parkway to mitigate concerns of the neighbors. The timing of the installation shall be prior to issuance of a certificate of occupancy for any residential structure. The design of the improvements shall be coordinated with the Public Improvement Plans for the development.
  - c. Per section 20-1009 (b) of the Land Development Code, any use of artificial turf, located on any lot or as part of the golf course, shall require City Commission approval prior to installation.
  - d. The development shall adhere to the construction and phasing plan as approved by the City Commission.
2. The applicant shall provide a revised Preliminary Development plan that includes the following changes:
  - a. Revise the width of the 30' access/utility easement for the "private street segment" to include sidewalks on both sides of the private street.
  - b. Revise drawing to remove all references to "Sports Medicine".
  - c. Revise drawing to provide parking for the chapel use.
  - d. Revise parking table to show the required parking for the Banquet Facility based on the standard for *Event Center, Large* at 1 space per 4 occupancy. This correct parking requirement should show 103 spaces.
  - e. Revise the parking table per this staff report to show the total required off-street parking.

**Reason for Request:** This plan represents a change to the approved Preliminary Development Plan in excess of what could be considered as a Final Development Plan. This request includes a change in the type and number of dwellings proposed for Lot 2B, includes a new use shown on Lot 3 (Sports Medicine) and revisions to Lot 1 to renovate and expand the existing clubhouse.

In addition to this application, the applicant has submitted a rezoning request to allow office uses on Lot 3.

### **KEY POINTS**

- Proposed request modified Lot 1 to accommodate the retention of the existing clubhouse and includes building additions.
- Modifications to Lot 2 include a change in the building orientation, revised housing type to include duplex units and a building for independent, senior housing.
- A chapel use has been added to Lot 2
- Lot 3 includes revisions to the pool and fitness/wellness center and includes a new building labeled "Sports Medicine", this use is defined in the Land Development Code as *Health Care Office*.
  - This use also requires the property to be rezoned to allow for independent office uses that are not accessory to the golf course.
  - The previous plan included a banquet facility and 24 guest rooms on Lot 3. The revised plan relocates the banquet facility to Lot 1 as part of the renovated clubhouse and does not include a current proposal for the 24 guest rooms.
- A construction phasing plan has been developed per a condition of the previous Preliminary Development Plan and is attached.

### **FACTORS TO CONSIDER**

- Compliance with Development Code.
  - Adequacy of off-street parking.
  - Area, Height, Bulk and massing design.
  - Adequacy of open space.
- Conformance with *Horizon 2020*.

### **ASSOCIATED CASES/OTHER ACTION REQUIRED**

#### **Associated Cases**

- Z-14-00552; RM24-PD; Ordinances 9154.
- SUP-15-00389; *Active Recreation Uses* in RM24-PD district
- PP-14-00554; Alvamar One Preliminary Plat; application replaced by PDP-15-00247.
  - The preliminary plat elements are updated by this application.
- PDP-15-00247; Approved by the City Commission on Oct. 27, 2015 subject to conditions.
- Z-16-00026; RM24-PD to RMO-PD, concurrent with this application.
- PF-16-00051; Final Plat, administrative review concurrent with this application.

#### **Other Action Required**

- City Commission approval of Preliminary Development Plan and requested modifications.
- Submittal and approval of Final Development Plan.
- Recording of Final Development Plan and Final Plat with the Douglas County Register of Deeds.
- Submission and approval of public improvement plans.
- Building permits must be obtained prior to construction of structures.

### **PLANS AND STUDIES REQUIRED**

- *Traffic Study* – Revised Traffic Study was provided for project to reflect changes in use.
- *Downstream Sanitary Sewer Analysis* – The downstream sanitary sewer analysis and cover letter dated January 11, 2015 provided by Landplan Engineering was reviewed and accepted

for this project to satisfy the criteria required for the DSSA as outlined in Administrative Policy 76.

- *Drainage Study* – The drainage study dated 2-11-2016 meets the specified requirements and is approved. Any major changes to the submitted plan will require a revision to the drainage study.
- *Retail Market Study* – Not applicable to this request.

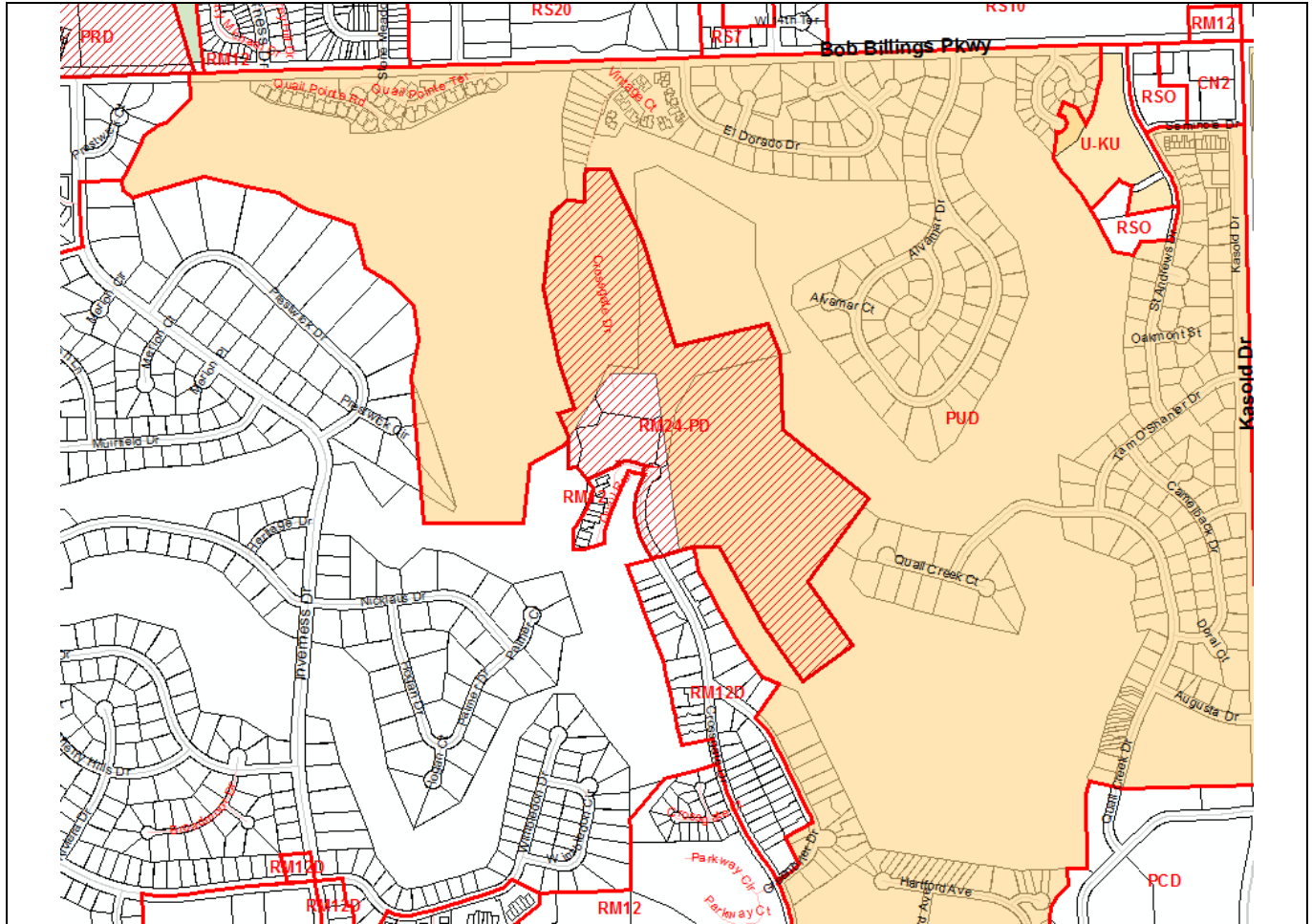
**ATTACHMENTS**

1. Approved Preliminary Development Plan.
2. Proposed revised Preliminary Development Plan.
3. Proposed residential building elevations
4. Proposed Final Plat – No action on the Final Plat is required by the Planning Commission.
5. Crossgate Drive on-street parking map.
6. Construction phasing plan
7. Parking Analysis provided by applicant
8. Drainage Study
9. Traffic Impact Study

**PUBLIC COMMENT**

- See list included in related rezoning request

<b>GENERAL INFORMATION</b>	
Current Zoning and Land Use:	RM24-PD (Multi-Dwelling Residential Planned Development Overlay) District. Existing golf course and amenities.
Surrounding Zoning and Land Use:	<p>Alvamar Planned Unit Development. Golf course and residential development to the north and east and west of proposed Lot 2 and east of lots 3 and 4.</p> <p>RM12 (Multi-Dwelling Residential) District to the south of the existing clubhouse, Quails Nest Neighborhood Association, existing duplex homes located along Quail Run Street (A private Street) and RS7 (Single-Dwelling Residential) District. Existing development consists of a portion of the Alvamar Golf Course located on the west side of Crossgate Drive.</p> <p>RM12D (Multi-Dwelling Residential Duplex) located along Crossgate Drive south of proposed Lot 3. Existing detached and attached housing.</p>



The application submitted for a Preliminary Development Plan assumes approval of the proposed RMO-PD request for Lot 3 as shown on the attached plan. The staff recommendation included in the rezoning report does not support approval of the proposed RMO-PD district and does not support the location of office uses that are not immediately accessory to the operation and management of the golf course and its accessory uses within this development.

The previous application included a discussion of the compliance of the project with the adopted Subdivision Regulations. The preliminary plat element of the Alvarado project was approved with the previous development plan (PDP-15-00247; Approved by the City Commission on Oct. 27, 2015 subject to conditions). This plan includes the remainder of the Jayhawk Golf Training Center Addition which will be replatted as a tract as shown on the attached Final Plat. This report does not include a discussion of the subdivision regulations.

### **Alvarado Golf Course.**

The current Alvarado Golf Course is made up of two 18 hole courses. The course on the east side of Crossgate Drive is designated as the "public course" and the course on the west side of Crossgate Drive is designated as the "private course". The submission of this application indicates that the proposed development will result in a change to the golf course facility from 36 holes to 27 holes. This application does not address specific changes to the management or design of the golf course with the exception of the required public street extension from Bob Billings Parkway and the addition of a detention pond located on the south side of Bob Billings

Parkway. Modifications to the golf course are not subject to site plan or development plan review.

This application has resulted in questions from the public regarding the area referred to as “The Back 9” that will presumably be taken out of service. Questions regarding the development potential, density and impact on infrastructure have been posed to staff for this area. It should be made clear that this application does not entitle any area outside of the boundary of the zoning and the development plan for development.

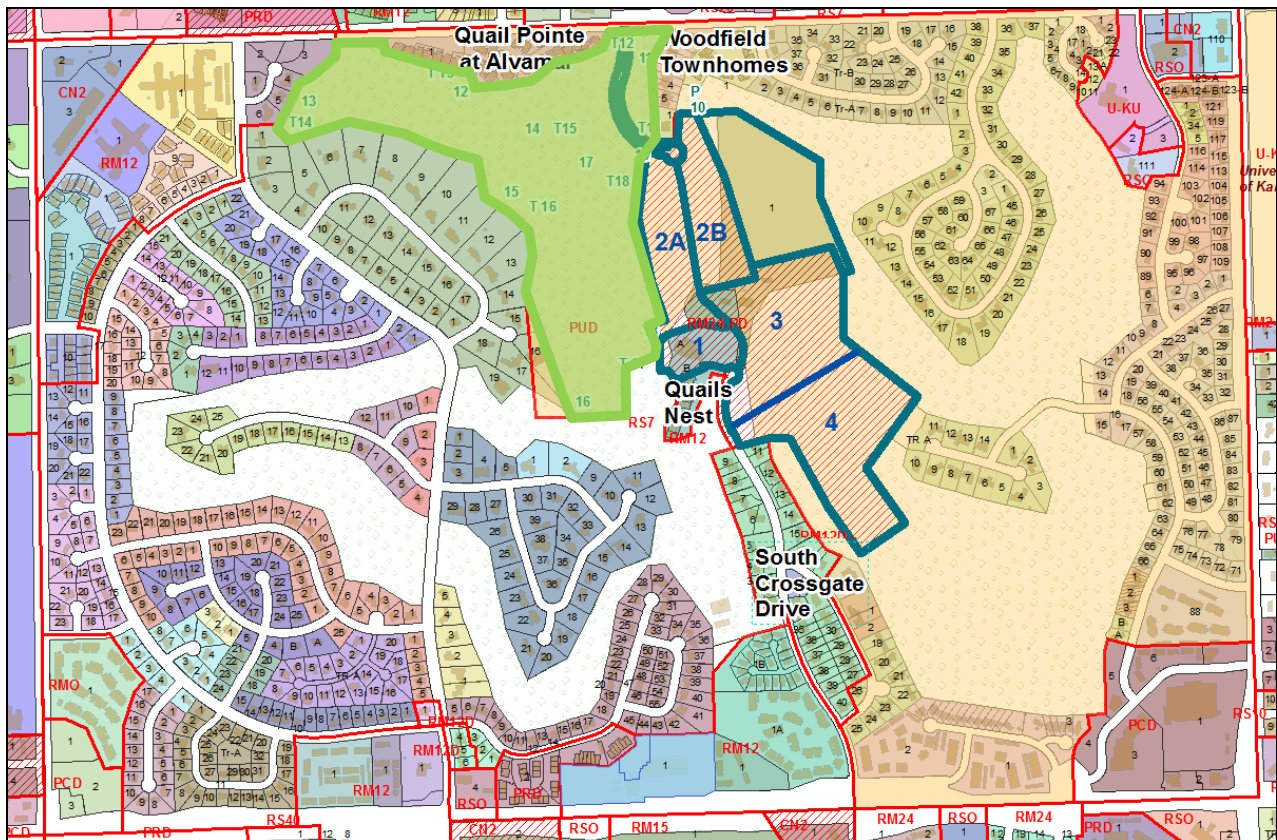


Figure 1: Back 9

- Back 9 is highlighted in green. The tee boxes and holes are located based on approximate location.

Future development of any portion of “The Back 9” would be considered a new and separate development application. It would require a complete zoning, subdivision, development plan and infrastructure review and related public hearings.

This application is a review of a specific area included in the attached Preliminary Development Plan drawing. Each lot is discussed separately in this report. The following is a brief description of each lot included in the Preliminary Development Plan and the Final Plat. Refer to the previous exhibit and the Cover Sheet of the development plan for location of each lot.

- **Lot 1** – Existing Clubhouse located at 1809 Crossgate Drive, located north of the Quails Nest neighborhood and on the west side of Crossgate Drive.

- **Lot 2** – Proposed residential development to be completed as a phased portion of the project.
  - Lot 2A – Located on the west side of Crossgate Drive, extended as a private street and north of the clubhouse.
  - Lot 2B – Located on the east side of Crossgate Drive, extended as a private street and north of Lot 3.
- **Lot 3** – Located on the east side of Crossgate Drive, extended as a private street to include non-residential uses.
- **Lot 4**- Located at the south end of the development on the east side of Crossgate Drive. No uses have been proposed for this lot. Future uses will require a new Preliminary Development Plan.
- **Tract A** – as shown on the Final Plat is the remaining area of the original plat of the University Golf Training Facility. Specific development is not proposed for Tract A other than continued operation of the training facility with associated buildings located on Lot 3.

The following table provides a general summary of the proposed development.

SITE SUMMARY					
	Area (Acres)		Unit Count Summary		Required at 20% of lot
Lot	Approved PDP	Revised PDP	Approved PDP	Revised PDP	Revised PDP Open Space
Lot 1	2.63	3.41	Maximum: 63 Units Proposed: 0 Units	Maximum: 63 Units Proposed: 0 Units	Required: .68 Acres Proposed: 1.60 Acres
Lot 2	15.98	15.5	Maximum: 384 Units Proposed: 292 Units	Maximum: 372 Units Proposed: 392 Units Calculated 209 Units	
Lot 2A	NA	7.90		168 Units [Multi-Dwelling] 96 Calculated Units	Required: 1.58 Acres Proposed: 3.55 Acres
Lot 2B	NA	7.60		164 Units [Mixed Dwelling] 113 Calculated Units	Required: 1.52 Acres Proposed: 3.23 Acres
Lot 3 **	13.99	14.22	Maximum: 336 Units Proposed: 0 Units	Maximum: 336 Units Proposed: 0 Units	Required: 2.84 Acres Proposed: 7.00 Acres
Lot 4	17.32	17.32	Maximum: 416 Units Proposed: 0 Units	Maximum: 416 Units Proposed: 0 Units	Required: 3.46 Acres Proposed: 17.32 Acres
Total	49.92	50.45*	Maximum: 1,198 Units Proposed: 292 Units	Proposed: 392 Units	
<b>Notes:</b> *Changes in area are attributed to additional detail available with newer information, surveys and detail development of project. Adjustment also attributed to changes in proposed right-of-way for Crossgate Drive. ** Lot 3 proposed for RMO-PD zoning, not supported by planning staff.					

Planned Developments are designed to provide some level of shared parking. The initial parking assessment reviews the required parking per use as a discrete use with no shared parking. The distribution of parking, the location of parking lots, garages and on-street parking in proximity to a use is a site design consideration. The following table provides a gross summary of the required parking and the parking provided. Staff's calculation of parking includes uses that are shown on the plan and based on the requirements set in section 20-902 of the Land Development Code.

Parking Summary All Uses			
Use	Required	Provided (excludes on-Street)	Parking Shortage
Residential Uses (All)	644 spaces	603 spaces	41 spaces
Non Residential Uses	523 spaces	366 spaces	157 spaces
Total On-Street Parking		114 spaces	
Total Required Parking All Uses	1,167spaces	1,083 spaces	84 spaces

Parking for each lot and group of uses is discussed separately.

**Discussion of Plans and Studies.**

*A. Traffic Study*

The original Preliminary Development Plan included a traffic study submitted by the applicant that included 612 total residential units, a 36 hole golf course and a variety of accessory uses, 6,000 Sf fitness/wellness center, a 15,000 SF event center and 24 units for transient accommodations. The conclusion of the study was that some improvements were needed to Clinton Parkway and to the north leg of Crossgate Drive where it currently intersects Bob Billings Parkway, as well as and a dedicated westbound left turn lane on Bob Billings Parkway.

As a result of that study and a discussion of the project, a new public street segment was proposed to eliminate the need to access the development from the north through the existing private street segment of Crossgate Drive (Woodfield Townhomes area).

The revised traffic study assumed a total of 356 total dwelling units, a 27 hole golf course, 30,000 SF of space in the clubhouse to be renovated (located on Lot 1), an 18,000 Sf fitness/wellness center, and a new 19,200 SF sports medicine use. Predictably, the overall traffic impact compared between the two studies is lower for the revised development.

- The proposed improvements to Clinton Parkway and to Bob Billings Parkway are not altered by the findings in the traffic study.

At this time the intersection of the new street with Bob Billings Parkway does not meet warrants for a traffic signal. With additional development a traffic signal that could be necessary in the future.

**Recommendation:** Staff recommends that the applicant execute an agreement not to protest the formation of a benefit district, for a period of 20 years, for the installation of a traffic signal at the intersection of Bob Billings Parkway and the new street, if one is needed in the future as determined by the City Engineer. This recommendation is typically included in a final plat recommendation but is included in this report as part of the overall traffic discussion.

Several comments have been received regarding this development related to the safety of Crossgate Drive. The north segment of Crossgate Drive is a private street that is not currently designed to City standards. As part of the construction of the new street segment connecting to Bob Billings Parkway access to the private street will be cutoff during development/construction activity with new access provided at the conclusion of the property. It is probable that the current intersection of Crossgate Drive and Bob Billings Parkway will become an emergency access only with restricted access. Daily traffic

accessing that street segment will be provided via a new intersection and may or may not include access control.

No changes to the south leg of Crossgate Drive from the Clubhouse to Clinton Parkway are proposed. Residents along this segment of Crossgate Drive have voiced concerns about traffic safety, speed, and lack of adequate sight distance. This segment of Crossgate Drive is an existing public street, and is on the list of previously approved but unfunded traffic calming projects.

However, the traffic calming cannot be designed until funding is available for the project. At this time funding is not designated for that specific project. On street parking along this segment of Crossgate is also restricted from the area south of Greenbrier to Clinton Parkway on both sides of the street and from the west side of the street north of Greenbrier to the Clubhouse (see attached map).

**Recommendation:** Staff recommends that the development include the installation of traffic calming devices, at the developments cost, to mitigate concerns of the neighbors. The timing of the installation shall be prior to certificate of occupancy for any residential structure. The design of the improvements should be coordinated with the Public Improvement Plans for the development.

*B. Downstream Sanitary Sewer Analysis -*

The preliminary development plan was accepted by the Department of Utilities as a conceptual plan only. The use proposed in the PDP appears to be consistent with the approved DSSA. The study used a maximum density for the entire development. The conclusion of the study was that there is sufficient downstream sanitary sewer capacity. There will be areas within the development that have a significantly lower density (pools, clubhouse, etc.) and thus will keep the overall impact lower than that assessed in the study.

The existing 8" water line is anticipated to have sufficient capacity and continue to be evaluated and modeled when information about fire flows are available for the development. This is typically provided at the time of a Final Development Plan.

Public improvement plans for both sanitary sewer and water will be required for the development. Public improvement plans must be submitted and approved prior to the recording of a final plat.

*C. Drainage Study –*

A Drainage Study was submitted for the development and was reviewed and approved by the City Stormwater Engineer. The study consists of a written report and a plan.

The plan proposes two detention ponds. A large pond will be located on the west side of the development near Bob Billings Parkway. The pond will be located outside of the development area and is considered an "off-site" improvement. This pond is expected to detain stormwater runoff north of Bob Billings Parkway to compensate for the additional runoff from the proposed development. A second detention pond is proposed on the east side of the development on Lot 3 that is more conveniently located and will detain the majority of the development runoff. Both ponds are designed to detain the 1% storm (or otherwise known as the 100-year storm) which complies the City's Stormwater Management Criteria.





Plans for the proposed development include an intention to grade areas included within the development area defined by the boundary of the proposed Preliminary Development Plan and areas outside of the area to generate the volume of fill needed for the new road construction. At this time a grading plan has not been submitted for this project but will be required as part of the Public Improvement Plans.

**D. Retail Market Study –**

Retail uses included in this project are expressly accessory to the operation and maintenance of the golf course. Retail activity is not permitted in the RM24-PD district except as approved in the development plan. All commercial uses included in the proposed development are accessory to the golf course. A retail market study was not required for this project.

**STAFF ANALYSIS**


Development Plan Discussion by Lot.

**NON-RESIDENTIAL USES – DISCUSSION**

Non-residential uses are located on Lots 1 and 4 of the proposed development. The primary use is the golf course. All uses are intended to be accessory to the golf course and its related amenities.

**Lot 1: Existing Zoning is RM24-PD.** No changes in the zoning are proposed for this project. Additionally, no residential uses are proposed for this lot. Lot 1 and the clubhouse provide the primary access and support for the golf course as a *Passive Recreation* use.

- The golf course use requires a total of 108 parking spaces

	Site Surface Summary			
		Existing	Proposed	Change
	<b>Building (SF)</b>	14,060	19,321	+5,261
	<b>Pavement (SF)</b>	61,386	59,524	
	<b>Impervious (SF)</b>	75,446	78,845	+3,399
			53%	
	<b>Pervious (SF)</b>	73,036	69,637	-3,399
			47%	
	<b>Area (SF)</b>	148,482	148,482	100%
	<b>Acres</b>	<b>3.41</b>	<b>3.41</b>	
	<b>Common open space @ 20% =</b>			29,697 SF
	<b>Area Provided</b>			69,637 SF
	<b>Area Provided</b>			1.59 Acres

Lot 1 includes the existing clubhouse that will be remodeled and the footprint increased to accommodate clubhouse uses and the *Event Center* uses. The existing building includes two stories located on the west side of Crossgate Drive. The rear of the building overlooks the golf course. The parking lot along Crossgate Drive includes 97 surface parking spaces. Various paths and sidewalks connect the lot to the surrounding development and golf course. North of the clubhouse, located on Lot 2, is a proposed chapel. This use is new to the development plan from previous versions. This feature is intended to be complementary to the *Event Center* use

for weddings and similar events but has potential to be rented to religious organizations for services.

- The Event Center requires a total of 103 parking spaces.
- The chapel use requires a total of 25 parking spaces. These spaces were not accounted for by the applicant in the proposed plan.

The existing building is located in the rear of the lot with open space provided largely located along the north and west sides of the building. The existing building complies with the building setbacks of the RM-24-PD District and allows a 5' interior sideyard setback. The site also exceeds the required open space. The applicant should be advised that changes to the development plan submitted for Final Development Plan that reduce open space on the lot may be considered a Major Change. Section 20-1304 (e) (2)(iii) require a rehearing and reapproval of a Preliminary Development Plan.

The primary uses of the clubhouse include support for the golf course and the banquet facility (*Event Center*). Off street parking for these two uses is summarized in the following table.

<b>Required off-street parking – Lot 1 Uses</b>	
<b><u>Use 1: Golf Course: <i>Passive Recreation</i></u></b> Parking Standard: 4 space per hole.	<b><u>Use 2: Banquet Facility: <i>Event Center, Large</i></u></b> Parking Standard: 1 space per 4 occupants (including staff/employee)
Proposed 27 holes	Proposed Banquet Facility with planned occupancy of 400 + 9 employees/staff
Required Parking for 27 hole Golf Course = <b>108 parking spaces.</b>	Required parking for Banquet Facility for 409 occupants = <b>103 parking spaces</b>
The total required parking for both uses is <b>211 spaces</b>	
Total parking provided on Lot 1 is <b>97 spaces</b>	
Spaces to be shared in development including residential uses <b>114 spaces</b>	

The parking lot located east of the building and included in Lot 1 provides 97 parking spaces. Additional parking spaces for these uses are intended to be shared along the private street segment of Crossgate Drive and in the parking lot located on Lot 3.

**Lot 3: Existing Zoning is RM24-PD; Proposed Zoning is RMO-PD.** This lot includes 14.22 acres and is located on the east side of Crossgate Drive. This lot is intended for development of the pool and fitness/wellness center and will remain as the location for the University practice facility. These uses are accessory to the golf course as discussed in the original applications. Existing improvements include a clubhouse and cart barn that will be removed as part of the redevelopment.

Lot 3 also includes an 18,400 SF, multi-story building proposed for a "Sports Medicine" use. This use is intended as an independent, primary use that is a *Medical Office*. The use is not permitted in the existing RM24-PD zoning. A discussion of the use is included in the related zoning request Z-16-00026. Staff does not recommend approval of the proposed zoning that would also include a wide variety of *Office* uses in addition to the *Medical Office* use. This structure would need to be removed from the Preliminary Development plan if the rezoning is denied.

- This use requires a total of 64 parking spaces.





*Existing clubhouse and cart barn proposed to be removed.*

<b>Site Summary; Lot 3; 14.22 Acres</b>			
	<b>Existing</b>	<b>Proposed</b>	<b>Change</b>
<b>Building (SF)</b>	7,299	160,367	+ 153,068
<b>Pavement (SF)</b>	43,462	155,709	
<b>Impervious (SF)</b>	50,761	313,997	+263,236
		51%	
<b>Pervious (SF)</b>	568,502	303,187	-265,345
		49%	
<b>Area (SF)</b>	619,263	619,263	
<b>Acres</b>	14.21	14.21	
<b>Common open space @ 20% =</b>			123,852.60 SF
<b>Area Provided</b>			305,266 SF
<b>Area Provided</b>			6.96 Acres

The previously approved plan included a banquet facility (*Event Center, Large*) and 24 guest rooms (*Transient Accommodations*). This revised plan relocates the banquet use to Lot 1 and excludes the 24 guest rooms. The applicant has stated, that while not shown on the plan currently, a future request to provide the use may be submitted. The use remains a permitted use as part of the development plan. The location of the transient accommodations would either need to be included in the clubhouse building on Lot 1 or shown as a future use on Lot 3. A copy of the approved Preliminary Development Plan is attached to this report for reference.

- The Event Center Use requires a total of 103 parking spaces that are shared on Lots 1 and 3.

Lot 3 also includes a large pond located on the east side of the lot that will provide some of the stormwater detention for development. The site exceeds the required open space. The proposed buildings meet the required setback for the RM24-PD District and specifically the 25' front yard setback and the 5' interior side yard setback. Sidewalks and pathways connect the proposed amenities with the rest of the development.

Specific uses shown on Lot 3 are:

1. Pool Area – 40,000 SF that includes multiple pools and one and two-story cabanas.
2. Grill near pool area - 1,800 SF
3. Practice Range building Alvamar- 1,324 SF
4. University Practice Facility, 10,600 SF (basement & 1 story)
5. Fitness/Wellness/Clubhouse/Restaurant - 27,000 SF (two-story with basement)
6. Sports Medicine Building – 19,000 SF (two story with basement)

The north side of Lot 3 includes a practice field area. Located to the west of the Fitness/Wellness/Clubhouse/Restaurant building is a one-story 1,324 SF building intended as an accessory use to the golf course. Off-street parking for this use is captured in the golf course parking summary of 1 space per hole. Additional parking for the golf course use is not required. Located east of the Fitness/Wellness building is a two-story, 10,600 SF building labeled University Golf Practice Facility. This building provides separate locker rooms, team meeting room and coaches office space.

- This use requires 22 parking spaces.

The Fitness/Wellness/Clubhouse/Restaurant building includes two-stories and a basement totaling 27,000 SF. This mixed use building requires parking for each of the uses proposed within the structure. The proposed plan only provides parking for a portion of the restaurant use. The required parking for this building is likely to change as a F

- This use requires 104 parking spaces.

Lot 3 does not include any residential uses. Off-street parking for these uses is shared with the banquet and golf course uses located on Lot 1. The following table provides a summary of the required off street parking for the non-residential uses located on Lots 1 and 3.

This site is designed to share parking between the uses located on Lots 1 and 3. Additional review of off-street parking will continue as Final Development Plans are submitted. Parking for the 24 guest rooms for *Transient Accommodations* is not included in this calculation since the use is not currently shown on the plan.

One additional non-residential use, new to this plan, is also not included in the parking summary. The proposed plan includes a 2,400 SF chapel located on Lot 2A. Parking for *Religious Assembly* is calculated at 1 per 4 seats in the sanctuary or principal worship or assembly space.

**Non-Residential Off-Street Parking Conclusion;**

- The total off-street parking required for all non-residential uses = **523 spaces**
- Total parking provided on Lots 1 and 3 = **366 spaces**
- Parking Shortage = **157 spaces**

The plan shows 114 spaces provided along the private street, however some of these spaces are required to support the residential use. All total, parking for the non-residential uses of this development is short 41 spaces of the Development Code requirements.

The parking summary includes the proposed office use with 64 spaces. Excluding this use results in more available parking for the proposed uses.

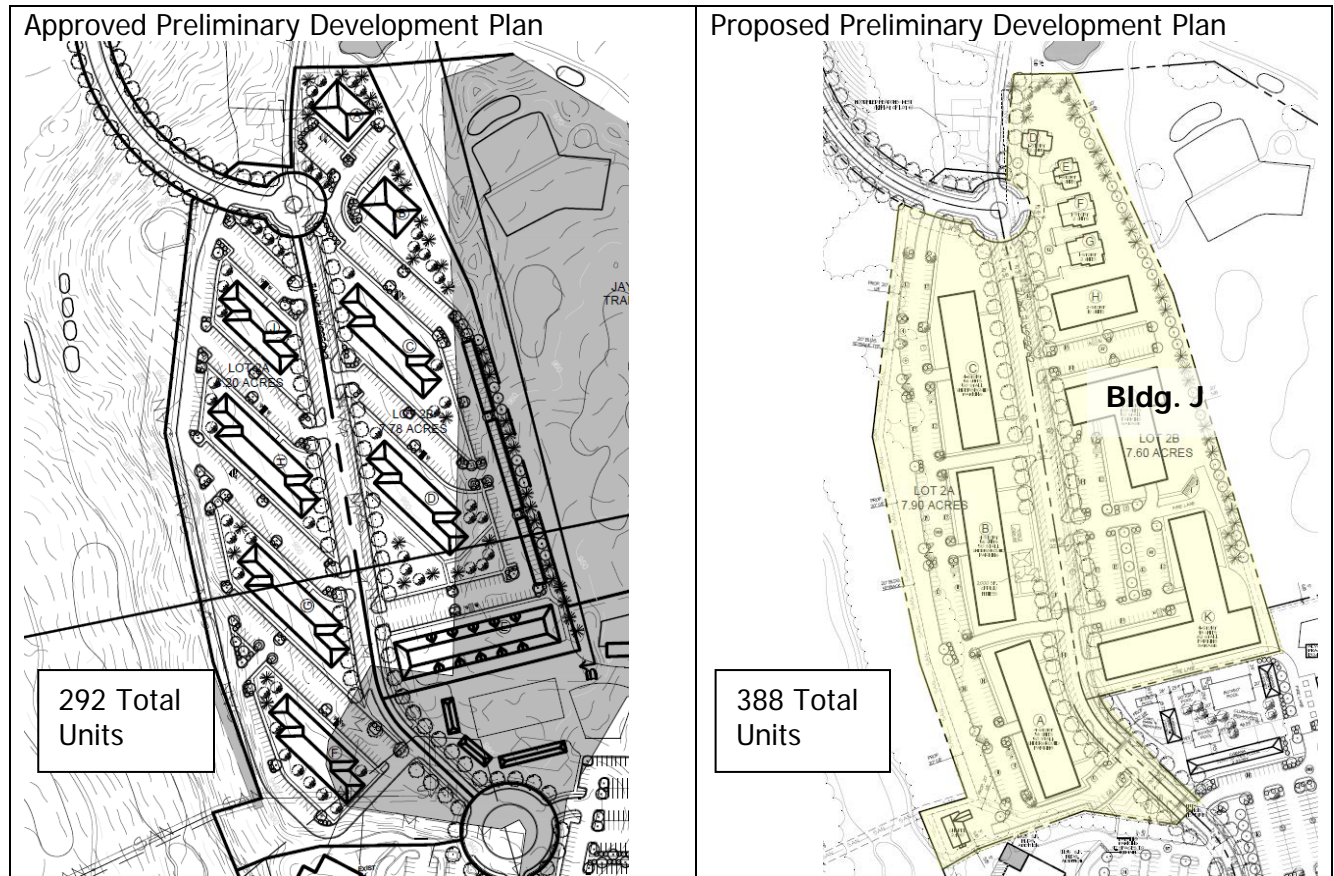
The pool use is seasonal between Memorial Day and Labor Day. Off-season will provide more parking availability on Lot 3.

Non-Residential Off-Street Parking Summary			
Use – Located on Lot 3	Parking Standard	Parking Required	
1. Pool ( <i>Sports and Recreation, Outdoor</i> )	1 space per 500 SF	40,000 SF area	<b>80 Spaces</b>
2. Outdoor Grill ( <i>Fast Order Food</i> ) 1,800 SF Customer Service area	1 space per 100 SF of service area + 1 per employee (5 employees) See note below	1,800 SF building. 1,200 SF	<b>17 spaces</b> 12 5
3. Practice Range – Alvamar	Accessory to golf course	1,324 SF	0
4. Practice Range – University – 10,600 SF	1 space per 500 SF	5,300 1 <sup>st</sup> floor 5,300 basement	0 spaces <b>22 spaces</b>
5. Mixed Use Building -27,000 SF a. Fitness/ Wellness 22,700 SF i. <i>Personal Improvement</i> ii. <i>Active Recreation</i>	1 space per 200 SF [20% of 22,700] 1 space per 500 SF [80% of 22,700]	22,700 SF Total 4,540 SF 18,160 SF	<b>60 Spaces</b> 23 37

b. Clubhouse/Restaurant (4300 SF) i. <i>Passive Recreation</i>	<i>Clubhouse use Accessory to golf course count in 4 spaces per hole 27 holes, see Lot 1.</i>		0
ii. <i>Fast Order Food 3,400 SF customer service area of 4,300 SF of building</i>	1 space per 100 service area + 1 space per emp. (10 employees)	3,400 SF	34 10 <b>44 Spaces</b>
6. Sports Medicine ( <i>Medical Office</i> )	1 space per 300 SF	1st floor =7,200 2nd floor =7,200 Basement=4,800 19,200 SF building	<b>64 spaces</b>
Total Required Parking for Lot 3 [80 + 17+ 22+60 +44 +64]			287
Total Parking Provided Lot 3			269
<b>Parking Shortage</b>			<b>18</b>
<b>Use – Located on Lot 1</b>			
Golf Course ( <i>Passive Recreation</i> )	4 spaces per hole	27 holes	108 spaces
Banquet Facility ( <i>Event Center</i> )	1 space per 4 occupancy	Maximum occupancy 409	103 spaces
Total Required Parking for Lot 1			211 spaces
Chapel Use located on Lot 2	1 space per 4 seats (maximum seating 100)		25 spaces
Total Parking Provided for Lot 1			97 spaces
<b>Parking Shortage</b>			<b>139 spaces</b>
<p style="text-align: center;"> <b>Total Required Parking All Non Residential Uses = 287 + 211 + 25 = 523 spaces</b>  <b>Total Off-Street Parking Provided Lots 1 and 3 = 269 + 97 = 366 spaces</b>  <b>Total spaces provided along Crossgate Drive (on street – private street) = 114 spaces</b>  <b>On Street spaces required for residential use = 41 spaces</b>  <b>On street spaces unencumbered by residential uses 73</b>  <b>Total Spaces available for non-residential uses = 366+ 73 = 439 spaces</b> </p>			

### Lot 2 – Lot 2A and Lot 2B Residential Uses

**Lot 2: Existing Zoning is RM24-PD.** Lot 2A includes 7.9 Acres and Lot 2B includes 7.6 Acres. Lot 2 is located along the north end of the development with access to the new public street extension from Bob Billings Parkway. Crossgate Drive, as a private street, bisects the lot into an east and west side. Lot 2 is also proposed as a phased residential development. Lot 2 has been identified in the review of the project as an area where significant grading will occur. The site grade will be altered with much of the earth and dirt removed from within the boundary of the Lot 2 area to be used for the construction of the new road. Also proposed with this revised plan are multi-story multi-dwellings with garage parking. The previous plan included only one type of residential use (Multi-Dwelling) and only surface parking.



This revised plan alters the mix and type of multi-dwelling uses from the original approved development plan and includes a mix of garage and surface parking.

**Density Review**

Density for *Multi-Dwelling* uses in a Planned Development Overlay is calculated based on net density per Section 20-701(f) (3). This standard applies only to *Multi-Dwelling* uses. Net density for *Multi-Dwelling* uses within a Planned Development is calculated based on the number of bedrooms rather than the number of dwelling units. Duplex and Detached Dwelling residential uses are not included in the calculated density. The density for the proposed residential development is calculated based on the following ratio:

Number of bedrooms	Density factor (Calculated Density)
Studio or one-bedroom	.4 dwelling unit x number of units
Two-bedroom	.6 dwelling unit x number of units
Three-bedroom	.8 dwelling unit x number of units
Four-bedroom or more	1 dwelling unit x number of units

Lot 2A includes three multi-story multi-dwelling buildings as well as a 2,400 SF chapel building discussed above. The units are identical for lot 2A. The gross density for Lot 2A is 21.30 dwelling units per acre. The net density is 12.2 dwelling units per acre. The buildings do not include any four-bedroom units and does not include any residential use other than *Multi-Dwelling*.

<b>Lot 2A</b> Unit type – Multi-Dwelling. (Buildings A, B & C) 168 units Gross Density = 168 units /7.9 Acres is 21.30 DU/AC Total Calculated Units = 32 + 32+ 32 = 96 units Net Density = 96/7.9 12.2 DU/AC		
Building A - Multi-Dwelling 16 1-BR Units (6.4 C. Units) 32 2-BR Units (19.2 C. Units) 8 3-BR Units (6.4 C. Units) Total Calculated Units =32	Building B- Multi-Dwelling 16 1-BR Units (6.4 C. Units) 32 2-BR Units (19.2 C. Units) 8 3-BR Units (6.4 C. Units) Total Calculated Units =32	Building C- Multi-Dwelling 16 1-BR Units (6.4 C. Units) 32 2-BR Units (19.2 C. Units) 8 3-BR Units (6.4 C. Units) Total Calculated Units =32

Lot 2B includes three types of residential uses including 4 *Duplex* buildings located at the north end of the lot; multi-story, *Multi-Dwelling* (apartment) buildings and a proposed senior building intended for “Independent Living” with 100 units, Building J shown on the plan. “Independent Living” is not a use listed in Article 4 of the Land Development Code. *Assisted Living* is defined in section 20-1701 as a “*Building or group of buildings containing Dwellings designed for occupancy by persons 55 years or older where the Dwelling Units are independent but include special support services such as central dining and limited medical or nursing care.* The “Independent Living” use, Building J, included in this request is counted as a *Multi-Dwelling* use for the purpose of calculating density.

<b>Lot 2B</b> Unit Type – Duplex (Building D, E, F & G) 8 units - Multi-Dwelling (Building H & K) 112 units - Independent Living (Building J) 100 units - Total Units 220 units Gross Density – 220 Units / 7.6 Acres is 28.9 DU/Ac units Total Calculated Units = 7 + 44 + 54 + 8= 113 Net Density – 113 units /7.6 is 14.9 DU/AC			
Building H - Multi-Dwelling 16 Total Units 16 Total Bedroom	Building J - Multi-Dwelling 100 Total Units 120 Total Bedrooms	Building K - Multi-Dwelling 96 Total Units 172 Total Bedrooms	Unit Type – Duplex (Buildings D, E, F & G)
16 1-BR Units (6.4 C. Units) 0 2-BR Units (0 C. Units) 0 3-BR Units (0 C. Units) 0 4-BR Units (0 C. Units) Total Calculated Units =6.4	80 1- BR Units (32 C. Units) 20 2-BR Units (12 C. Units) 0 3-BR Units (0 C. Units) 0 4-BR Units (0 C. Units) Total Calculated Units = 44	32 1- BR Units (12.8 C. Units) 52 2-BR Units (31.2 C. Units) 12 3-BR Units (9.6 C. Units) 0 4-BR Units (0 C. Units) Total Calculated Units = 53.6	4 1-BR Units 4 2-BR Units Total Units = 8

**Open Space and Balconies**

Common open space is required for the development and for individual lots. The Minimum Outdoor Area required in section 20-601 (a) shall be met based on the total calculated dwelling unit count and not on the actual number of Dwellings (20-701 (f)(3)(ii)). Parking is discussed later in this section. Each lot is required to provide a minimum of 20% of common open space.

LOT		OPEN SPACE		SPACE PER UNIT		
Name	Area	Required @20%	Proposed Open	Units Proposed	50 SF per Unit Required	Proposed
Lot 2A	7.9 AC	1.58 AC	3.6 AC	168 Units <i>96 Cal. Units</i>	8,400 SF	156,816 SF
Lot 2B	7.6 AC	1.52 AC	3.2 AC	220 Units <i>113 Cal. Units</i>	10,600 SF	139,392 SF



The design standards for Planned Developments require that 50% of the “Common Open Space” be developed as recreational open space. This plan includes approximately 3,500 SF of active recreation area along the east side of building B (pool and deck area) that is intended to serve the residential uses separate from the golf course amenities. Likewise building K includes a 3,200 SF patio area that overlooks the golf course practice field. The Duplex units are setback from the east property line to provide connected rear yards that include more than 26,400 SF. Each building includes a front and rear yard area that provide connectivity to the interior sidewalks. Additionally green/open space areas are located along the periphery of the residential lots that provide opportunities for passive recreation. Additional review of required open space will be included with the submission of a future Final Development Plan.

The revised plan includes extensive open space within the residential lots. Larger connected open space areas are provided along the perimeter of the lots. Additionally, the revised plan includes a pool, fitness and office space on Lot 2A that is separate from the golf club facility. This space is intended to serve the residential uses separate from the golf course amenities and provides added open space to the residential use. Building elevations show balcony spaces for residential units that contribute to the open space requirements applicable to the development.

Balconies above the 2<sup>nd</sup> story of a multi-dwelling unit building are prohibited along the exterior of a Planned Development unless the building setback is increased to at least double the minimum required setback and landscaping is enhanced. Building setback along the boundary of the development exceeds the minimum requirement.

### **Building Height**

The base zoning district is RM24 (Multi-Dwelling Residential) District. The maximum height of the district is 45 feet. The applicant has provided documentation to show the proposed buildings will comply with the maximum building height of the district; however, the diagrams are conceptual given that site grading is undetermined at this time. The proposed project intends to use the existing and proposed grade changes of the site to provide underground parking. Additional review of building height will be included in the Final Development Plan as this project evolves.

Building elevations are provided for the multi-dwelling buildings and the duplex units. The City has not adopted residential design guidelines.

### **Residential Off Street Parking**

The revised plan includes three residential uses; Multi-Dwelling, Duplex, and Independent Living. Off street parking is based on the gross number of units and applicable bedroom count. The Off-Street parking requirements for each use are:

**Multi-Dwelling:** 1 space per bedroom + 1 space per 10 units.

**Duplex:** 1 space per bedroom

**Assisted Living:** 1 space per Independent Living Unit and .5 spaces for each Assisted Living Unit.

Lot 2A includes only Multi-Dwelling residential uses while Lot 2B includes all three types of residential uses. Each residential lot is discussed separately.

Lot 2A is proposed as a Multi-Dwelling Residential Development (with a small accessory clubhouse/ pool area). Lot 2B includes all three types of residential development. Staff reviewed

the residential parking both including and excluding the spaces located along the private street segment.

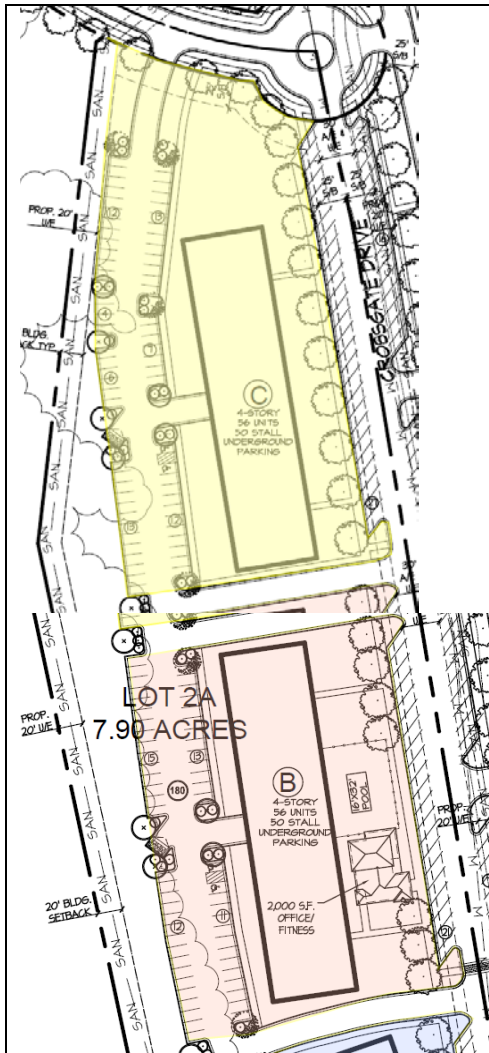
Lot 2A – Off-Street Parking			Parking		
Standard and Use		Total	Requirement		
Parking Standard	Multi-Dwelling: Clubhouse/Pool:	1 space per bedroom + 1 space per 10 units. 1 space per 500 SF			
		Bedrooms		<b>Required</b>	<b>Provided</b>
Multi-Dwelling =	168 units	312 BR	18 guest parking	330 total spaces	150 in garage
Buildings A, B, C =	56 units (each)	104 BR (each)	56/10 5.6 (6 each)		180 surface
Clubhouse/Pool=	2,000 SF		2,000/500= 4	4 spaces	
Total Residential Spaces				334 spaces required	330 spaces
Chapel use, located on lot 2A, discussed previously				25 space required	0 provided

Each building includes surface parking located to the west (rear) of the building and 50 garage parking spaces.

**Lot 2A Parking Conclusion.** Lot 2A is short 4 spaces associated with the pool/clubhouse space for the Multi-dwelling uses. Off-street parking related to the chapel use is not accounted for in either the residential or non-residential list proposed by the applicant but should be with the Final Development Plan. This parking summary excludes the parking located along the “private street”. Clearly the building is designed and oriented that access to the residential units can be accommodated either from the surface parking lot or the angled parking spaces along the private street. However, some uses included in the non-residential part of the development require use of these spaces especially during high volume events such as tournaments and large reception type uses. This will result in a slight impact on the multi-dwelling uses up to approximately 4 spaces. The location of the chapel use near Building A is the most likely to impact the residential parking.

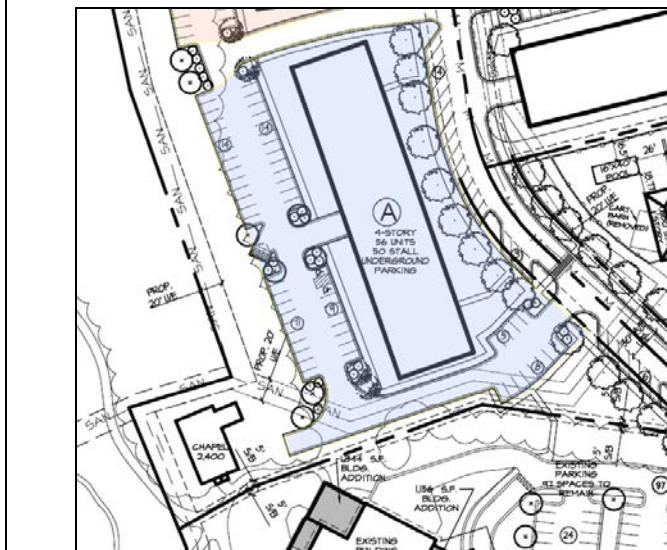
Additional parking is recommended for the residential uses located on lot 2A. Options for providing additional parking include reducing some of the small islands, extending parking further to the north, adding parking to the north side of Building C and/or increasing the number of garage spaces within the buildings.

- Each residential building located on Lot 2A requires 110 spaces.
- Each building includes a garage with 50 spaces.



**Building C**, located at the north end of the lot includes 67 surface spaces in addition to the 50 garage spaces for this building. The excess spaces serve part of the need for activity associated with Building B.

**Building B** includes the pool/clubhouse use located along the east side of the building. This space provides an amenity to the apartments separate from the golf course facilities. This is a new revision to the plan. This building includes 50 garage spaces and 51 surface spaces located to the west of the building. Parking for the apartments and the pool/clubhouse area require 114 spaces. The garage and surface parking provide a total of 101 spaces, excluding the 21 spaces along the “private street segment”.



**Building A** includes 50 garage spaces and 61 surface spaces located to the west and south of the building. Parking for the apartment building is met without the 17 “on-street parking spaces”.

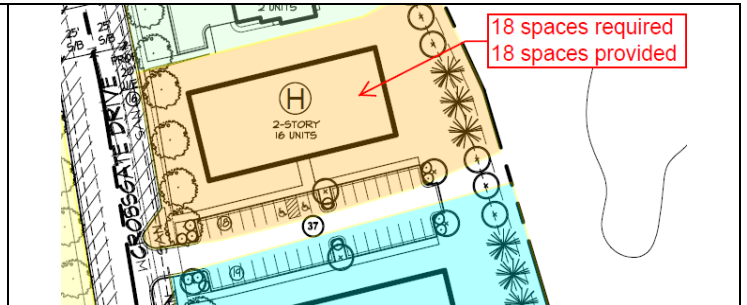
Lot 2B includes three types of residential uses. These uses were previously described in this report. The north portion of Lot 2B includes 4 duplex buildings providing 8 total units. These units provide a transition between the multi-dwelling uses located to the south and west and the existing residential development to the north. Duplex uses are similar to detached dwellings but require 1 parking space per bedroom. Separate guest parking does not apply.

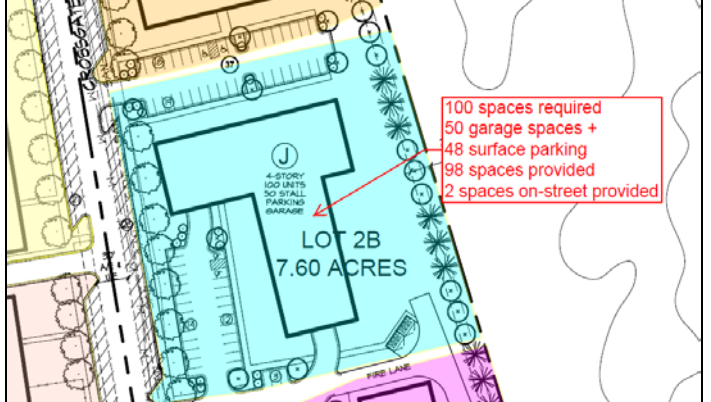
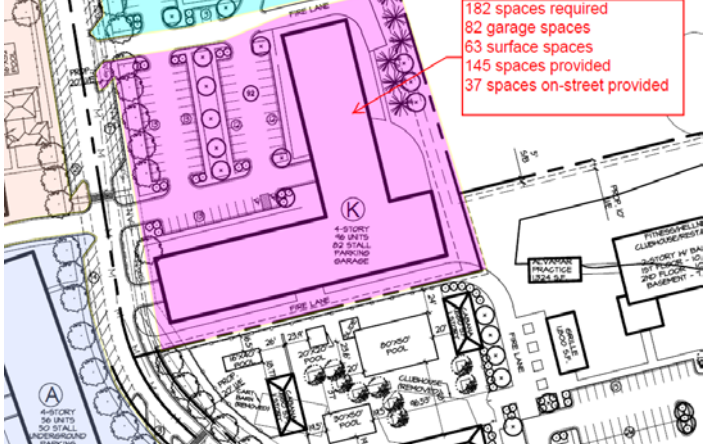
Lot 2B		Parking			
		Total	Requirement		
Parking Standard:	Multi-Dwelling: Duplex: Assisted Living:	1 space per bedroom + 1 space per 10 units. 1 space per bedroom 1 space per Independent Living Unit and .5 spaces for each Assisted Living Unit.			
Use		Bedrooms	Guest	Required	Provided
Multi-Dwelling =	112 Units	188 BR			50 garage spaces
Building H =	16 units	16 BR	112/10 = 12	200 spaces	37 surface spaces
Building K =	96 units	172 BR			92 surface spaces
Duplex Dwelling	8 units	12 BR	Does not apply	12 spaces	12 garage spaces
Independent Living	Building J = 100 units	120 BR	Does not apply	100 spaces	82 garage spaces
Total Spaces				312 spaces	273 spaces
Total On Street Spaces					39 spaces

**Buildings D, E, F & G** are designated on the Preliminary Development Plan as 1 story units. Each unit has either one or two bedrooms. All units have an attached one or two car garage. Off-street parking is met in the garages of the units. Buildings D and E are proposed as one-bedroom units while F & G are proposed as two-bedroom units. A total of 12 bedrooms are provided in the 8 duplex units. Off-street parking is met for this use.



**Building H and K** are proposed *Multi-Dwelling* residential use buildings. Building H includes 16 one-bedroom units. Building H does not propose covered or garage parking. The plan shows 18 spaces located immediately adjacent to the building on the south side. Parking for this building is met.



<p><b>Building J</b> is proposed as a senior housing – Independent Living use with 100 units and 50 garage spaces and 48 surface spaces. Off-street parking for this use is based only on the number of units. Guest parking is not required. Two spaces located “on street” are required to meet the required off-street parking for this building.</p>	
<p><b>Building K</b> is located at the south end of Lot 2B. It is the largest of the multi-dwelling buildings and includes 96 units and 172 total bedrooms. Total parking for this building is 182 spaces. The proposed building includes 82 garage spaces and 50 surface parking spaces located on the north side of the building. To meet the residential parking requirement 37 on-street parking spaces are required.</p>	

**Lot 2B Parking Conclusion.** Lot 2B is short 39 spaces. This parking summary excludes the parking located along the “private street”. Buildings on Lot 2B are oriented to interior parking areas. Parking along the private street (on-street parking) is required to meet the residential demand. 39 spaces are proposed to be included in the residential parking for this development. These spaces should not be counted toward the non-residential parking.

However, some uses included in the non-residential part of the development require use of on-street parking, especially during high volume events such as tournaments and large reception type uses. This will result in an impact on the multi-dwelling uses up to approximately 39 spaces.

<b>Total Residential Off-Street Parking Conclusion:</b>	
• The total off-street parking required for all residential uses	= <b>644 spaces</b>
• Total parking provided Lot 2A & Lot 2B	= <b>603 spaces</b>
• Parking Shortage	= <b>41 spaces</b>

The balance of the residential parking is provided along the private street so that the residential parking is met with this use. This reduces the available parking for other non-residential uses included in the development and leaves 73 on-street spaces to be shared.

The plan shows 114 spaces provided along the private street, however some of these spaces are required to support the residential use. All total, parking for the non-residential uses of this development is short 41 spaces of the Development Code requirements.

The parking summary includes the proposed office use with 64 spaces. Excluding this use results in more available parking for the proposed uses.

The pool use is seasonal between Memorial Day and Labor Day. Off-season will provide more parking availability on Lot 3.

Parking Summary All Uses			
Use	Required	Provided (excludes on-Street)	Parking Shortage
Residential Uses (All)	644 spaces	603 spaces	41 spaces
Non Residential Uses	523 spaces	366 spaces	157 spaces
Total On-Street Parking		114 spaces	
Total Required Parking All Uses	1,167spaces	1,083 spaces	84 spaces

### **Sidewalks, Landscaping and Preservation of Natural Features**

A preliminary review of sidewalks, open space, and natural features has been included in this application. Additional review regarding specific elements is required with the submission of a final development plan for each lot.

**Sidewalks:** Pedestrian connectivity is a key element within this development. Sidewalks are required on both sides of the public and private street network. The plan as proposed shows a 30' Access and Utility Easement that incorporates the private street section. The City Engineer recommends that the easement include the sidewalks. This would increase the easement to approximately 60'. The easement does not impact the lot line or building setback. This easement will also be considered with the Final Plat.

**Landscaping:** The proposed Preliminary Development Plan exceeds the required open space requirements for a Planned Development. The plan includes street trees along the public and private street network and interior landscaping for individual parking lot areas and around buildings. This plan does not include a specific request for the use of artificial turf. The applicant indicates that some artificial turf is currently in place for all of the existing ranges. Areas where this material is being considered are for the putting clock, driving range, possible pool area and some areas around the chapel. These spaces must be identified and properly labeled on a Final Development Plan.

Use of artificial turf requires City Commission approval. Future applications of this material will require review and approval prior to installation. Staff recommends that a general note be added to the plan to notify the public and the developer that future development may be subject to additional review and approval prior to installation of this material if proposed in the future.

**Natural Features:** The property included in this request is part of a mature golf course. West of the proposed development is the Inverness Tributary and is regulated as part of the floodplain subject to section 20-1308 of the Land Development Code. The eastern portion of Lots 3 and 4 are encumbered by an existing unnamed open stream segment that is enclosed along Quail Creek Ct. to the southeast of the proposed development. There is no regulatory floodplain within the boundary of the proposed development. Stormwater runoff and site grading are key considerations for this development. The applicant has provided the necessary drainage study for this site. It has been conditionally approved. Also, a specific grading plan is required prior to



development of the site. The grading plan must be provided with the submission of a Final Development Plan and corresponding Public Improvement Plans for development of the site.

Existing mature trees located within the boundary of the development that are located on the golf course will be removed as part of this redevelopment. Changes to the vegetation within the golf course are not subject to review.

The existing grade of Lot 2 will be substantially altered as a result of this development. The golf course has not been subject to subdivision or site plan review. Alterations to the existing golf course that will remain after the development are not at this time subject to any additional review for site plan, subdivision approval or development plan approval. The exception to review requirements relate to stormwater management. The proposed project includes grading changes that are outside of the development area and are subject to review and approval by the City Stormwater Engineer.

One objective of the proposed development is to create ponds within the development and on the golf course that provide a means to irrigate the course. The location and creation of these ponds and proposed irrigation may be subject to review to ensure compliance with the approved stormwater drainage study and separation from existing and planned utilities in the area.

### **Preliminary Development Plan Review**

The proposed Preliminary Development Plan for Alvamar, Lot 1, 2A, 2B and 3 has been evaluated based upon findings of fact and conclusions per Section 20-1304(d)(9) of the Development Code for the City of Lawrence, requiring consideration of the following nine items:

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

Compliance with the Comprehensive Plan was discussed with the original zoning and preliminary development plan. But for the golf course, high-density residential development would not typically be located interior to an established neighborhood. This revised plan increases the overall density and total number of units but provides more housing options than the previous plan.

Recommendations for medium- and higher-density residential development from Chapter 5 of *Horizon 2020* are listed below.

“Development proposals shall be reviewed for compatibility with existing land uses. The review should include use, building type, density and intensity of use, architectural style, scale, access and its relationship to the neighborhood, and the amount and treatment of screening and open space.” (Policy 1.1, page 5-23)

“Encourage new and existing medium- and higher-density residential development which is compatible in size, architectural design, orientation, and intensity with the surrounding land uses in established areas.” (Policy 3.4, page 5-29)

This project must consider and respond to the existing development within the PD to provide compatibility through the design and form of the project. The physical design of this project provides a transition of uses from the existing development along Bob Billings Parkway south by adding duplex units and a two story multi-dwelling building limited to 16 units at the north end

of the development. Higher density buildings with larger massing are located closer to the activity area in the center of the development site.

The revised project does not alter the plans consistency with the Comprehensive Plan findings included in PDP-15-00247 and Z-14-00552.

**Staff Finding** – The proposed development complies with the land use goals and policies for medium- and higher-density residential development of the Comprehensive Plan.

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

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

**a) Ensure development that is consistent with the comprehensive plan.**

*This is a unique infill development centered on an existing golf course. Each lot within the development must be considered individually. The primary justification of the Planned Development Overlay is to provide a wider range of public input for the proposed development especially as it pertains to the residential elements.*

*Provision of the direct public street access to Bob Billings Parkway facilitates the ability to accommodate higher density residential development and incorporate that development into the surrounding golf course. Similar high-density residential development at the south end of the development area (Lot 4) would not meet the consistency test.*

*As discussed previously, the development is consistent with the comprehensive plan as conditioned.*

**b) Ensure that development can be conveniently, efficiently and economically served by existing and planned utilities and services.**

*A general review of this proposed development based on the available data shows that the property can be adequately provided with municipal services.*

**c) Allow design flexibility which results in greater public benefits than could be achieved using conventional zoning district regulations.**

*The intent of the developer is to provide a mixed use development that supplements and augments the Alvamar Golf Course.*

*The proposed development includes both public street and private street improvements for access. The benefit of the private street as proposed for the multi-dwelling residential development is the placement of buildings and the providing of "on-street" parking. Details for Lot 4 are generally not available for review and will require a revised Preliminary Development Plan prior to further development.*

**d) Preserve environmental and historic resources.**

*There are no known historical or environmental resources on this property.*

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



*The nature of the proposed Multi-Dwelling residential use within this project is of a significantly higher density and comprised of larger buildings than in the immediately surrounding subdivisions though the buildings are buffered by distance and trees.*

*The mixed-use character of the development is derived from the Active Recreation, Passive Recreation and limited Commercial uses proposed as accessory to the golf course.*

*Limiting the amount of commercial uses can be reasonably managed and enforced through the base zoning and the combined development plan approval.*

**Staff Finding** – The proposed Preliminary Development Plan is consistent with the Statement of Purpose of Planned Development as conditioned

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

Section 20-701(j) notes that 20% of the site must be developed as common open space. As each phase of development is submitted for review minimum open space requirements must be met. A portion of this open space must be for recreational open space. As discussed in the body of the staff report the Preliminary Development Plan demonstrates that adequate open space is provided for this development in and around the residential buildings. Within Lots 1 and 3 opens space includes accessory elements to the golf course such as putting clocks, driving range, outdoor pools as well as sidewalks and cart paths that connect uses throughout the development.

**Staff Finding** – This plan includes planned open spaces within the development. Additional detail will be required with future applications for individual lot development.

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

This project includes amenities directly related to the golf course and are expected to be desirable to existing and new residents in the area. Shared common open space within the development is expected. Adequate pedestrian connections are provided and will continue to be reviewed.

**Staff Finding** –The review assumes the property owner will own and maintain the common open space. The placement of the note on the Preliminary Development Plan will identify the ownership and maintenance responsibilities.

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

The minimum outdoor area, as required on Article 20-601(a) is based on the total calculated Dwelling Unit count and not the actual number of dwelling units. As discussed in the body of the staff report, the proposed development meets the required open space design standards.

**Staff Finding** – The amount and function of the common open space appears to meet the requirements of the Development Code.

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

This project includes public street access from Bob Billings Parkway to the north and Clinton Parkway to the south. These two access points for this area are a result of the surrounding development. Access from the east or west is not anticipated for this property. This project includes a new public street extension between Bob Billings Parkway and the proposed development. This new access is in response to concerns from residents and property owners located at the north end of the Alvamar PUD (outside of the proposed development project). The current access at the north end is not a public street and is not designed as a public street. The proposed north leg of new Crossgate Drive will be constructed as a public street.

The remaining segment of access at the north end will be reconfigured to limit or restrict access from Bob Billings Parkway to the proposed development. The exact plans have not been determined but will be required with the submission of a Final Plat and Final Development Plan. This could include removing the access drive connection to Bob Billings Parkway or restricting turning movements at the north or south end where it will intersect with the new public street.

A significant feature of this revised plan is a phasing requirement related to the construction of the new street from Bob Billings Parkway prior to development of lots within the PD. The phasing plan is discussed separately. Staff recommends a note be added to the face of the plan to reference the phasing plan. Approval of the phasing plan is subject to City Commission approval.

The Preliminary Development Plan's provisions for Fire/Medical access will continue to be reviewed as part of the Final Development Plan as well as the construction documents.

Amenities of light and air, recreation and visual enjoyment are generally protected.

**Staff Finding** – The planned development meets the requirements of this standard in the general form. Approval of the project, subject to the approval of the phasing plan will ensure that the adequate provisions for traffic are maintained throughout the development of the project.

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

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

This property is located south of Bob Billings Parkway and north of Clinton Parkway. The proposed development is self-contained within the Alvamar PUD and will result in increased traffic. A new public street extension is proposed to mitigate traffic in the north end of the development. Other recommended improvements include turn lanes and signal timing changes to also improve the traffic in the area.

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

The building type for the residential uses includes multi-story multi-dwelling structures on Lot 2 as well as duplex housing and independent living. Much of the surrounding area is open space as a part of the golf course facility.

This revised plan provides a better transition between the existing development to the north and the higher density buildings proposed in the center of the development. The proposed plans demonstrate compliance with the building height standards of the district.

Specific land uses for Lot 4 is not provided at this time.

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

The proposed development is predominantly surrounded by the golf course. Residential development south of proposed Lot 1 includes duplex housing with a private street providing access to these dwellings known as Quail's Nest at Alvamar. Density of this area is 4 dwelling units per acre. The residential development immediately north of proposed Lot 2 along the existing private street segment of Crossgate Drive known as Woodfield Meadows is developed at 5 dwelling units per acre. Development along the south leg of Crossgate Drive and Greenbrier Drive is also approximately 4 dwelling units per acre. As previously discussed the proposed development includes a much higher residential density than the existing development.

**Staff Finding--** The proposed development is unique in that it does not immediately abut residential development except in some narrow and specific areas. Access is limited to this overall area and change will be noticeable as the area develops. Traffic impacts and building type and massing have been two dominant concerns expressed by residents in the area.

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

Potential adverse impacts that are anticipated by this development include traffic and stormwater. Traffic is initially addressed for this development by the inclusion of the new street to intersect with Bob Billings Parkway. This does not, however, address the concerns that have continued to be expressed by the residents located south of the existing clubhouse along Crossgate Drive. As noted in the body of the staff report the south leg of Crossgate Drive was approved for traffic calming but has not been designed or funded to date. The need for traffic calming is exacerbated with the intensification this project brings.

Stormwater is being addressed by a regional plan that includes ponds located off-site near Bob Billings Parkway and on Lot 3. As each lot is developed additional review of the project will be required to ensure that the final development is consistent with the approved studies.

Impacts related to site lighting are also deferred to the Final Development Plan. Special attention will be given to those areas around the perimeter of the development where the only separation between the proposed development and the existing development is the golf course. A detailed light study will be required to prevent light glare from the activity areas and parking lots spilling to the golf course or impacting the existing residential subdivisions. A photometric plan and lighting detail are required with the submission of a Final Development Plan.

A current adverse impact results from the on-street parking that is associated with special or large events that take place on the golf course or in the associated clubhouse area. The proposed plan extends parking along the street within the development to mitigate parking for uses in the overall area.

**Staff Finding** – Possible adverse impacts of exterior lighting will be addressed with a photometric plan to insure there is no spillover light. Other possible adverse impacts have been identified and mitigated to a practical extent.

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

Development of this site requires the approval and implementation of a phasing plan to mitigate impacts on the existing development. Initial construction of the new street must be completed prior to development of proposed improvements to Lots 2A, 2B and 3. The applicant has proposed remodel of the existing clubhouse located on Lot 1. While some remodel of the building is reasonable and acceptable and an existing use full development of the facility will be limited by the available parking. Additional review is needed via a Final Development plan to determine the scope of the full impact of Lot 1 and the related parking.

**Staff Finding-** A phased development is recommended for this project.

**Staff Review and Conclusion**

The proposed Preliminary Development Plan conforms to the land use requirements for a Planned Development subject to conditions discussed in the staff report. The previous plan approval included far less detail than included in this application. A condition of the original approval made the project subject to Final Development Plan approval by the Planning Commission following a public hearing. This project proposes to remove that condition (note 1.18) given that added detail reflected in this Preliminary Development Plan. A separate Final Development Plan processed administratively is required prior to development of lots within the Planned Development. Also required are public improvement plans, final building elevations, and a Final Plat. Each phase of development is subject to review for an assessment of the consistency of the project with the approved studies and plans noted in this review.