

ITEM NO. 3 INVERNESS PARK DISTRICT PLAN (DDW)

CPA-2-1-12: Consider revisions to the Inverness Park District Plan. *Initiated by City Commission on 1/17/12. Deferred by Planning Commission on 3/26/12.*

STAFF REPORT

Mr. Dan Warner presented the item.

PUBLIC HEARING

Ms. Candace Cobb, representing Inverness neighborhood, said they recommending the map stay the same as it was before. She said the owner built the max on the acreage and it was up to the owner to maintain the additional five acres. She said changing the map could be confusing for people who look at it. She said it was built medium density and needed to stay that way.

COMMISSION DISCUSSION

Commissioner Britton asked staff about the League of Women Voters letter about whether they should be concerned about fixing someone else's mistake and incentivizing builders. He asked when Remington Square was originally developed what the plan showed for future zoning.

Mr. McCullough said it showed as undeveloped open space.

Commissioner Britton asked about any plans that showed what the zoning would be in the future.

Mr. McCullough said it was low density, then zoned to RSO, and then rezoned to the current zoning RM15.

Commissioner Britton asked if there was any indication at that time that this would be zoned high density residential.

Mr. McCullough said no.

Commissioner Finkeldei said leaving the map to show medium density went a long way to help show the intent. He said there was an adopted plan that said one thing and City Commission directed Planning Commission to make an amendment to use the undeveloped portion of the property to be future non-residential use. He said the neighbors did not want it to be used for anything in the future. He said City Commission directed the plan to say something and Planning Commission was trying to come up with the best way to say it so it could go back to them for approval. He felt the change improved the language and accomplished the intent of City Commission. He said they had done the best they could do in following City Commission direction.

Commissioner Britton thought the concern about incentivizing or fixing someone's mistake was a legitimate one. He felt the property should be developed in some way and this was a way to least negatively affect the neighbors. He said he echoed Commissioner Finkeldei's comments about the language improvements and what they were trying to accomplish from the direction of City Commission. He said he would support the amendment.

ACTION TAKEN

Motioned by Commissioner Finkeldei, seconded by Commissioner Culver, to approve the comprehensive plan amendment (CPA-2-1-12) to *Horizon 2020* by amending Chapter 14 – Inverness Park District Plan – to revise the Inverness Park District Plan for the City of Lawrence and unincorporated Douglas County and recommends forwarding this comprehensive plan amendment to the Lawrence City Commission and the Douglas County Board of County Commissioners with a recommendation for approval.

Commissioner Hird thanked staff for their work. He said having City Commission direct something for them to consider helped improve the focus. He agreed with Commissioner Finkeldei's comments and said he would support the motion.

Unanimously approved 9-0.

Motioned by Commissioner Finkeldei, seconded by Commissioner Culver, to approve and sign Planning Commission Resolution 3-2-12.

Unanimously approved 9-0.