

2810 Trail Rd.  
Lawrence, KS 66049

Mary K. Miller  
City/County Planner  
Sixth and Massachusetts  
Lawrence, KS



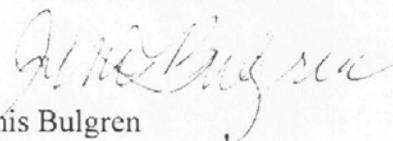
Subject: Planning Commission change of agenda

Dear Ms. Miller:

This is a request that the Planning Commission remove item PF-12-45-05 from the consent agenda and discuss it separately. This is also a request that the Commission allow public comment based on the following concerns:

- 1) Size of the lots: The already diminished size of the lots would suggest two rather than three lots be developed. Across the lots, a combined 50 feet of frontage has been previously sold from the proposed lots 1 and 3. This is a considerable amount of space that would result in the proposed lots being smaller than originally planned and not being suitable to accommodate the three newly configured lots.
- 2) Curb space: The lots appear to be very narrow at the curb, again a consideration for 2 rather than 3 new lots.
- 3) Number of driveways: It would appear that four driveways on Homestead in a short space might be problematic. There are already two driveways between the intersection of Lawrence and Homestead (Current lots 11 and 14) and two more might not be reasonable.
- 4) Architecture: If three-story houses were allowed (as indicated by the planner), this would not be in keeping with the character of the neighborhood.
- 5) Lot configuration: The placement of the houses on the lots may be problematic given the limited frontage. Although the square footage may be adequate, the configuration may not lend itself well to the current character of the neighborhood if three houses are built.
- 6) Existing covenant specifications: These would need to be considered, especially adequacy of space to allow for required distances from lot lines, etc.

Thank you for your attention.

  
Janis Bulgren

**Mary Miller**

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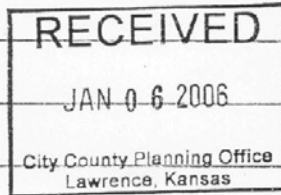
**From:** WLWTTT@aol.com  
**Sent:** Tuesday, January 10, 2006 7:44 PM  
**To:** mmiller@ci.lawrence.ks.us  
**Subject:** Final Plat for Pioneer Ridge Golf Estates

I live directly across the street from the mentioned property. My concerns are:

1. The safety of adding two more driveways to the property.
2. The style and price of the houses that will be built. Will they fit in with our 35 year old neighborhood and follow the covenants?
3. Has the problem of drainage been addressed?
4. Will the city sewer system accommodate two more houses on this street?
5. Will the builder be one who follows city codes and puts up quality homes?

Thank you for considering these areas before a decision is made.

Linda Wilson  
407 Homestead Drive



Many Lou Miller  
414 Lawrence Ave  
Lawrence, Kans  
66049  
785-843-2775

Planning Office:

I am writing in reply to  
The letter dated Dec 30-05  
regarding the replat of Lots 11-12  
& 13 less west 30' owned by  
John Tacha - (408 Homestead) -

I wish to voice my strong  
opposition to the building  
of houses on those lots -

I own the west 30' ft of Lot  
13 & Lot 14 to the west -

If houses were built to the  
east of my property it would  
certainly obscure my view to  
the east & my view to the golf  
course -

Also & most important the  
drainage from these lots has  
always been an issue for  
my property, if these houses  
are built & soil displaced, the  
existing drainage problem can  
only get worse - resulting to  
more flooding to my house  
over

These are my objections  
& there are other issues  
as well - increase in traffic  
etc

Thank you  
May Lou Miller



Mary Miller

Item 4

**From:** Julie Swank [jtswank@sunflower.com]

**Sent:** Friday, January 13, 2006 7:12 PM

**To:** mmiller@ci.lawrence.ks.us

**Subject:** PF-12-45-05

Mary,

This is a follow up response to our discussion earlier this week regarding the Pioneer Ridge Golf Estates replat. I believe Lawrence would be better served by allowing 2 lots on this property instead of 3 for the following reasons:

1. **Space issue:** The original lots have been reduced by 30 feet on the west and 20 feet on the north from the original plan which reduces building space. For the past 4 plus decades, this land has held one home and one lot and these two entities were recently marketed for sale as such.
2. **Character Impact:** The smaller lots are inconsistent with the pre-existing homes in the neighborhood which changes the character and feel of one of Lawrence's most beautiful neighborhoods.
3. **Prime Property:** The lots are prime property on the Lawrence Country Club golf course and should be given special consideration as a result of their uniqueness. The most ideal use of the land would be for 2 spacious homes with plenty of yard instead of 3 homes squished together.
4. **Safety:** The frontage of the lots is 70 feet along a curve. When you add two additional driveways in such a small space along a curve and allow for extra cars parked out front, the narrow, curved road could become a safety issue.
5. **Drainage:** The surrounding area has been in existence for over 4 decades and the movement of such an extensive amount of land would certainly have an impact on the drainage in that area.

Thank you for taking these considerations into account.

Sincerely,

Julie Swank

1/18/2006