

To Planning Commission & staff.

Re: Item Z-12-81-05

Down zoning of 1511 W 7th

RECEIVED

JAN 23 2006

City County Planning Office
Lawrence, Kansas

= intro

= There has been RM3 zoning on our property at 1515 W 7th since 1966 well before we bought it in 1973 (now 32 years ago) ... a property right that came with the purchase, so to speak, and which was, at that time, a significant consideration in our making that purchase. The house was in terrible shape and we weren't sure that we could restore it and wanted the flexibility that the RM3 zoning offered.

When the rezoning issue arose within the neighborhood recently we agreed, for a variety of reasons, to downzone to RM2. I'm told that the topography will sustain that density.

Several years after we bought our place, the property just to our east, ^{which had been open ground} was sold and then developed under the RM3 classification and there are many apartment units on that site. It is very densely developed. We were recently notified that your ^{planning} staffs recommendation has gone a step more ~~restrictive~~ ^{limiting} to our

land use flexibility to suggest RM1
as the allowed zoning class for
our property instead of the RM2 agreed
upon.

Absent this neighborhood initiative,
which we support, we would have
preferred to continue with the
flexibility that the RM3 zoning
afforded us. Who knows what
the years will bring?

On the advice of our council and
our land planner we agreed to
lower to the RM2 classification.
We would prefer to have no less
than the RM2 status.

Thank you

~~additionally~~, alternatively, we
understand that there is to be
a new intermediate multi-family
classification of RM-15 available
when the new development code is
adopted later in '06. We would
regard this classification as an
acceptable compromise.

Peter Whitely