

July 20, 2006

Lawrence-Douglas County Metropolitan Planning Office
Attention: Lisa Pool
P.O. Box 708
Lawrence, KS 66044-0708

Dear Lisa:

I have been watching the possible developments on the northeast corner of Wakarusa and Clinton Parkway. While the current plan is certainly better than the previously submitted plan, there are still some issues which should be considered.

The proposed convenience store would seem to be a duplication of services, which may or may not be supported by the surrounding area.

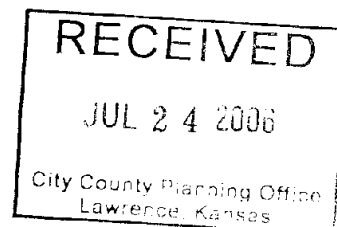
The bigger issue with the plan is the parking. To determine that the parking required for a 3850 square foot restaurant is 13 spaces seems a little disingenuous. Granted, there are actually 22 spaces dedicated to this restaurant, but that can not be enough either. The problem with not providing enough parking at centers like this, especially with a restaurant, is the spaces won't rent, and ultimately the development fails or a different class of tenant becomes the users.

I understand the submittal beat the deadline for review under the new code. I would be curious as to how many parking spaces would be required under the new guidelines? Certainly the planning commission can require a reasonable number of parking spaces for a restaurant.

I would ask that you carefully review the proposed parking and require the developer provide a sufficient number of spaces to serve this project.

Sincerely,


Dale Miller





February 23, 2006

Lawrence – Douglas County
Planning Commission

Re: Plans for Schmidt Development (corner of Clinton Parkway & Wakarusa)

Commissioners,

I have looked over the plans for Tim's project and I have no objections. I know that the lot is zoned for this and I wish him luck.

I own the property to the west which includes Clinton Parkway Nursery.

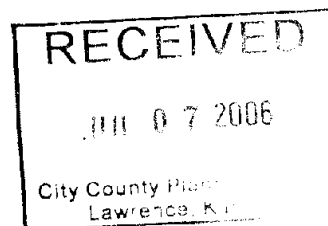
If you have any questions for me I would be glad to answer them.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Ann M. Peuser".

Ann M. Peuser



March 27, 2006

Mr. Bryan Sanders
2225 Killarney Ct.
Lawrence, KS 66047

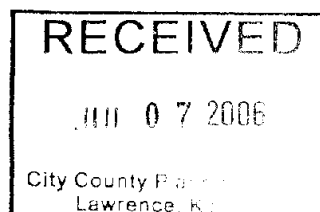
To Whom It May Concern:

I have met with Mr. Schmidt regarding his property at Wakarusa Drive and Clinton Parkway which borders the back of my residence on Killarney Court. At this time I have no objections with his planned improvements and development as shown.

Sincerely,

A handwritten signature in black ink that reads "Bryan Sanders". The signature is fluid and cursive, with the first name "Bryan" and last name "Sanders" clearly distinguishable.

Bryan Sanders



PARKWAY 6000

4825 Innsbrook Drive
Lawrence, KS 66047

913-832-0555

Lawrence/Douglas County
Planning Commission
P.O. Box 708
Lawrence, KS 66044

Re: Development Plan for Miracon Plaza (Lot 2, Alvarmar West No. 9)

Dear Commissioners,


This is to support the preliminary plans submitted by Tim Schmidt for the development of the area identified above. I feel that the development of this plan would be complementary to the surrounding area and an asset to the community.

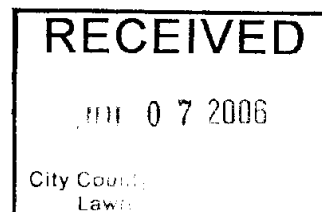
I am the General Partner for Parkway 6000 which is the development to the north of this property. Mr. Schmidt has kept me informed of his plan and I think it would fit in very nicely. The building architecture appears to be of high quality.

Parkway 6000 residents simply want to make sure that the northern exposures of the buildings are well finished, the lighting is shielded to the north, and the treatment of the ditch on the north side is done in a tasteful manner. In my discussions with Mr. Schmidt, I feel that he intends to deal with each of these issues in a satisfactory manner.

This is to let you know that I am pleased with the plan submitted and would be happy to provide further information if I can be of help to you in your deliberations.

Sincerely,


Wayne Osness
General Partner, Parkway 6000



From: sherchan bishwa [mailto:bishwa_sher@yahoo.com]
Sent: Monday, July 24, 2006 10:14 AM
To: Lisa Pool
Subject: Coming up development at Wakarusa Clinton parkway

Dear Sir/Madam

We have come to know that there is a plan to build a shopping complex, convenience store with gas station at the North East corner of Wakarusa Dr. & Clinton PKWY. As we are also running a convenience store called Miller Mart at the same area we have some concerns about a permission being granted to build a similar type of store by the city.

We think there should be proper plan in place for more than one convenience store to exist in that area. We think that the west side of Lawrence should not be crowded as other areas of Lawrence and, we strongly believe on the preservation of the natural beauty of Clinton Lake also.

Business in that area is seasonal, convenience store like ours has to depend very much on the business we do during the summer season. The area of our convenience store is nearly 4000 square foot, a full-equipped restaurant with 1400 square foot is also inside the convenience store but for last 4 years four restaurants have closed their business not able to succeed due to less traffic. At present we are serving sand witch in that area but we are not able to make up for the salary of one staff.

We strongly believe in competition but do not see enough traffic in that area at the present for more than one convenience store with gas station to survive. We don't think that the City will be happy to see 2 similar business fail at that area. We are more than happy to show our financial data if need be.

If you have any question regarding our concern please let me know. We always want to see beautiful and quiet Lawrence.

Thanking You

Sincerely

Bishwa Sherchan
Miller Mart
2301 Wakarusa Dr, Suite A
Lawrence KS 66047
785-749-1666