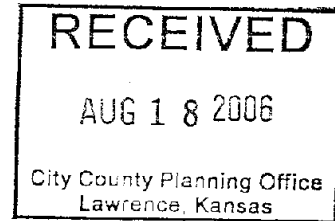


1512 Foxfire Drive
Lawrence, Kansas 66047
August 17, 2006

Lawrence- Douglas County Metropolitan Planning Commission
P.O. Box 708
Sixth and Massachusetts Street
Lawrence, Kansas 66044-0708



Dear Lawrence-Douglas County Metropolitan Planning Commission:

This letter is submitted in response to the announced preliminary plans for PF-07-18-06, final plat for Stephens-Noller Addition, a property at the southwest corner of Research Park Drive and Bob Billings Parkway. This proposed development is of major interest to us since our property (Lot 1, Block 4 Foxfire Addition) borders not only the proposed development, but also the other side of Lot 1, Block 1 Bob White Addition which is included in one of the proposed concepts for a detention pond.

We purchased the original first draft Landplan Engineering design from the city. On this plan the detention pond was sized just for the proposed development and placed in the southwest corner which meets our property only at that corner. This is our first choice for a detention pond.

Subsequently we have studied two Landplan Options, A and B, which were drawn up for alternative concepts for triple lot design detention ponds. While we understand the efficiency of a consolidated detention pond, we are concerned about its placement relative to our property.

In 1996 prior to the purchase of our home, the late Bob Billings showed us the Alvamar development plan for the light commercial lots along Research Park Drive with a sizable green belt along the interface with Foxfire residential properties. We were assured that the city of Lawrence was committed to the concept of green space buffers where commercial abutted residential property. Mr. Billings recommended that in the Lawrence spirit of green space development we plant trees along our back lot. We invested in the green belt concept by planting seven premium evergreens. This was a start, but not a complete green screen.

Now in order to comply with new city drainage ordinances, Landplan Option A has placed this huge, multiple lot, open drainage pond at the edge of almost our entire backyard. We understand the drainage concerns that dictate such a construct, but the city detention pond regulations do not allow for trees around the pond, only plants and shrubbery. Should the Landplan Option A detention pond concept be approved, we will be looking out on a giant open pit with plants and shrubs on the elevated perimeter and a parking lot directly behind.

We request the planning commission keep to the spirit of the original master plan by requiring some high visual screening on the residential side of the proposed development regardless of which plan is chosen. If Landplan A Option is approved, we ask the planning commission to

require the developer to install an attractive 7 foot high wood privacy fence on the back perimeter of the proposed development to both visually and physically separate the adjacent homes from the detention pond and parking lot. If Landplan B Option is the preferred option, we request the commission require the developer to either maintain or reforest thirty feet of land between the parking lot and our property.

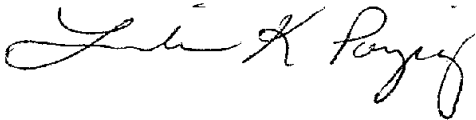
We mention physical separation for safety reasons also since young children and small pets play in the backyards adjoining the proposed development. These detention ponds are designed to hold water for a while after heavy precipitation so safety is a major concern.

We ask Mr. Stephens and Mr. Noller, presumably Lawrence residents with families and homes in our community, what would you and your family like to see from your backyard? Never was the old adage "good fences make good neighbors" more appropriate than at the interface of commercial and residential properties!

Sincerely,

A handwritten signature in cursive script, appearing to read "Ullrich E. Porzig".

Ullrich E. Porzig

A handwritten signature in cursive script, appearing to read "Linda K. Porzig".

Linda K. Porzig