

12 February 2005

John Haase  
Lawrence-Douglas County Metropolitan Planning Commission

Dear Mr. Haase and Fellow Commissioners,

We are writing to you to express formally our opposition to two current rezoning requests. The first proposal is Z-01-02-05, the request to rezone property located south and east of Stoneridge Drive (extended) from A to RO-1A. The second proposal is Z-01-03-05, the request to rezone property located south and east of Stoneridge Drive (extended) from A to RM-1.

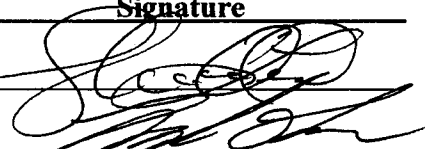
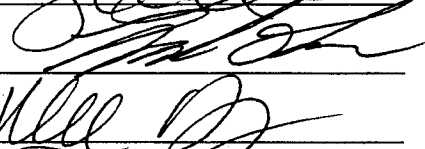

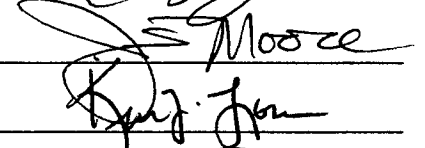
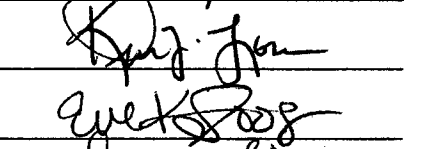
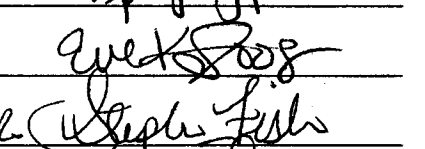
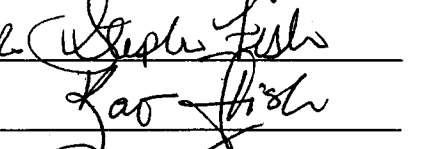
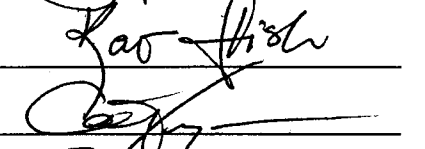
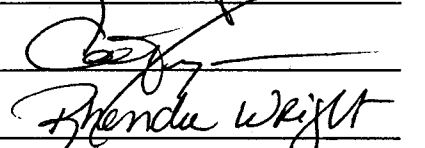
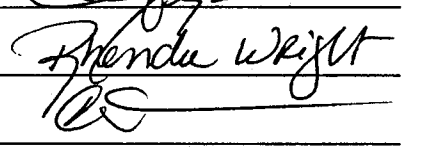
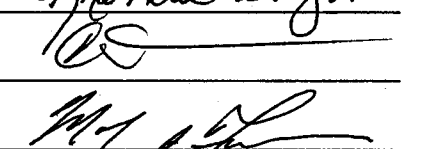
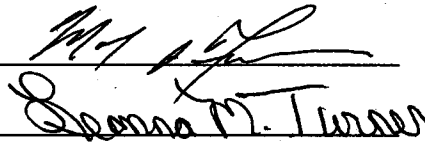
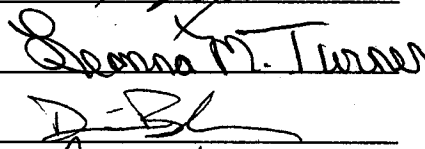
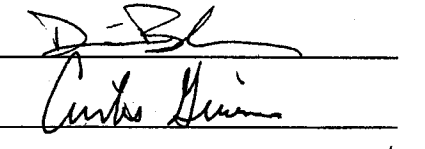
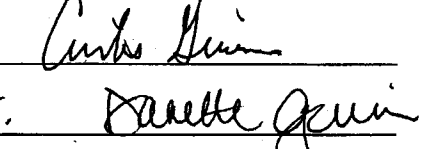
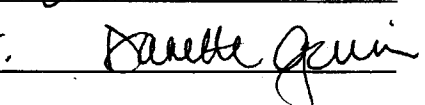
Several residents near these areas attended a meeting with the property owner's architect on February 3<sup>rd</sup>. We stated concerns about the proposed changes and the impact this rezoning will have on our neighborhood. Based on the information gathered at this meeting and additional research on the development of our neighborhood, the residents who have signed below oppose these zoning changes for the following reasons:

- According to the architect, there will be 70-80 units in an 8.323-acre area (the area to be rezoned RM-1). This will create an added burden to existing neighborhood traffic concerns. Additionally, the architect stated that there are currently no plans for the RO-1A area closest to 6<sup>th</sup> street. That would suggest that Stoneridge Drive will not be connected to 6<sup>th</sup> street prior to the proposed RM-1 area development resulting in a significant increase in traffic through our neighborhood due to the lack of an alternate route to 6<sup>th</sup> street.
- For the proposed RM-1 zone, the goal is for each unit to have 2 or 3 bedrooms and be priced between \$160,000 and \$170,000. The cost of land in this area is very high. This raises some concern about the quality of the units the property owner will be building and the impact they will have on the character of the neighborhood.
- A large portion of the land surrounding both of these rezoning requests is low-density single-family residential. The property owner's architect stated that this land would not be suitable for single-family homes; however, we have confirmed with the City Planner for this project that this land is absolutely usable for single-family homes. We believe that granting these rezoning requests would create spot zoning at this location. Zoning two medium-density areas in the middle of a low-density residential area also does not seem to fit the Planning Unit Concept in the Horizon 2020 comprehensive plan.
- The Horizon 2020 comprehensive plan calls for "transitional zones between low-density residential and more intensive residential land use categories; and, between higher density residential and non-residential uses." If the two rezoning requests are permitted, there will be RS-2 areas directly adjacent to both the RM-1 and RO-1A zones, which might not allow adequate transition for the proposed zones.
- There are currently several plans to build multi-family housing within a mile of the proposed rezoning area as well as extensive, undeveloped land without residents nearby. We do not feel that there is a level of demand for multi-family homes in this area of Lawrence that justifies tucking a group of town homes in the middle of single-family homes.

- The current storm water drainage easement to the west of Stonecreek Drive has functioned very well during periods of heavy rain. However, we are concerned that the increase of paved areas and rooftops that come with this higher-density housing will contribute to a significant increase of runoff water and overload the infiltration capacity of this well-functioning easement.
- The addition of multi-family homes and office space historically has a negative impact on the surrounding property values.

Given these concerns, we do not believe that the two rezoning requests are in the interest of our immediate community or in the interest of our position as a gateway neighborhood within the City of Lawrence. We ask that these two requests be denied in their present form.

Thank you for your thoughtful consideration,

Name	Address	Signature
Shannon O'Leary	917 Stonecreek Dr.	
Mark O'Leary	917 Stonecreek Dr.	
Randall Dooley	916 Stonecreek Dr.	
J. Moore	912 Stonecreek Dr.	
Quigley, Jan	913 Stonecreek Dr.	
EVE LOOS	913 Stonecreek Dr.	
STEPHANIE FISHER	909 Stonecreek Dr.	
KENT FISHER	909 Stonecreek Dr.	
Cony Lange	901 Stonecreek Dr.	
Rhonda Wright	908 Stonecreek Dr.	
Curt Wright	908 Stonecreek Dr.	
Mark J. Turner	925 Stonecreek Dr.	
Deanna M. Turner	925 Stonecreek Dr.	
DARIN BOWLES	928 Stonecreek Dr.	
Curbs Guinn	1001 Stonecreek Dr.	
Ronnette Guinn	1001 Stonecreek Dr.	

Name	Address	Signature
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John Estimer	1004 Stonecreek Dr.	John Estimer
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Chris & Christine Oellers	1017 Stoneridge	Chris & Christine
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Peter Graham	1013 Stoneridge Dr.	Peter Graham
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Paul Loney	909 Wheaton Dr.	Paul Loney
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Catlyn Loney	909 Wheaton Dr.	Catlyn Loney
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Paul Brown	904 Wheaton Dr.	Paul Brown
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Susan Brown	904 Wheaton Dr.	Susan Brown
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KEVIN A. CLUNIS	824 WHEATON DR.	Kevin A. Clunis
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SCOTT A. KIMZBY	820 WHEATON DR.	Scott A. Kimzby
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Alan Kao	800 Stonecreek Dr.	Alan Kao
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Connie Landes	1033 Stoneridge Dr.	Connie Landes
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Prudence Wilson	1101 Stoneridge Dr.	P. Wilson
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Susan Chiu	1105 Stoneridge Dr.	Susan Chiu
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Paula Pehin	1109 Stoneridge Dr.	Paula Pehin
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Richard Pegasus	1117	Richard Pegasus
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Karen Wilke	1120 Stoneridge Dr.	Karen Wilke
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Alan Cowie	1121 Stoneridge Dr.	Alan Cowie
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Luick E. Caulis	1121 Stoneridge Dr.	Luick E. Caulis
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Liz Pabst	1116 Stoneridge Dr.	Liz Pabst
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Lise Turner	1104 Stoneridge Dr.	Lise Turner
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Anjali Dooty	916 Stonecreek Dr.	Anjali Dooty
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Xue-wen Chen	1004 Stoneridge Dr.	Xue-wen Chen
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Jana Waller	1016 Stoneridge	Jana Waller
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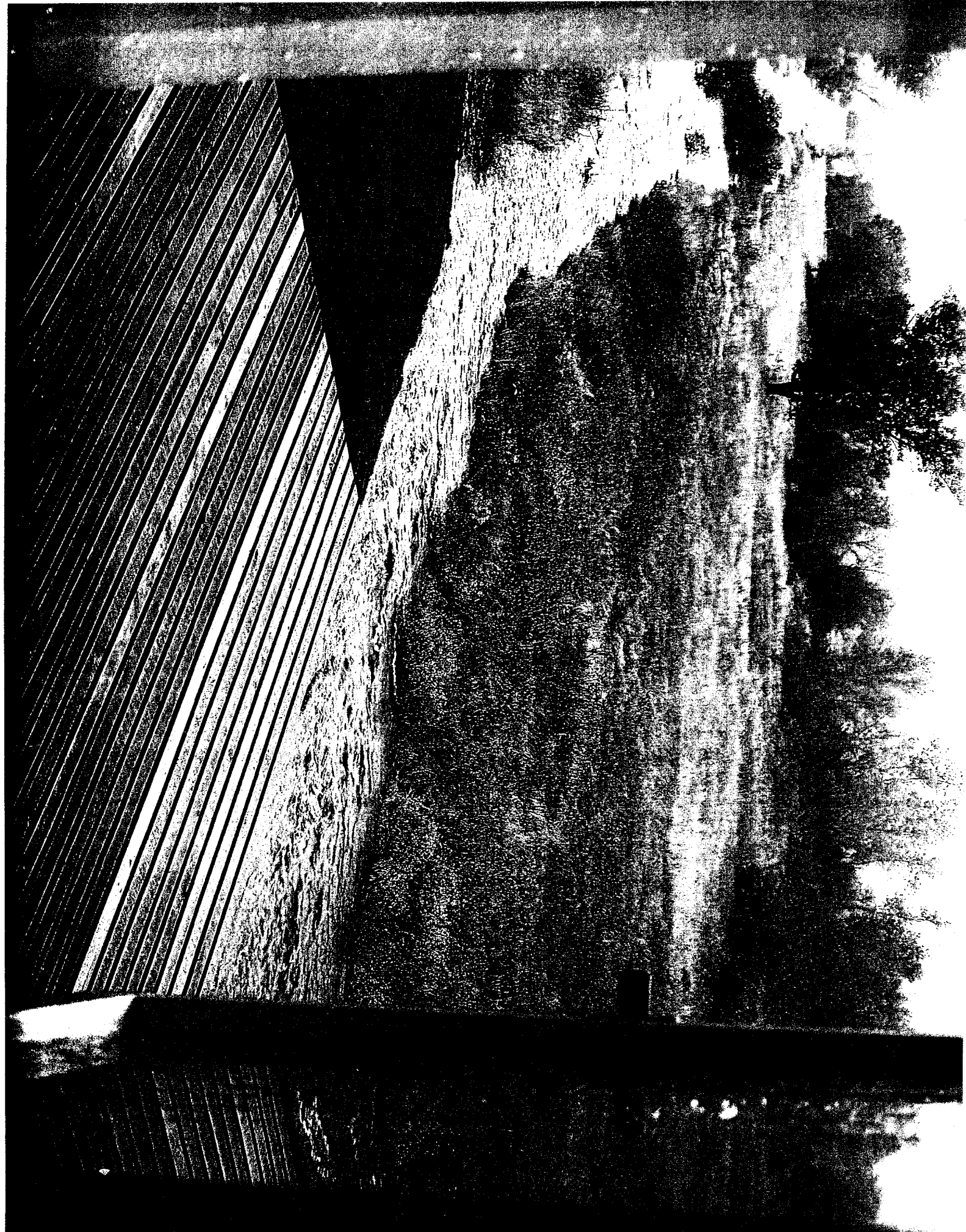
Elizabeth Gaston	1020 Stoneridge	Elizabeth Gaston
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Name	Address	Signature
Erin Gonzales	924 Stonecreek Dr.	Erin Gonzales
BRYAN GONZALES	924 STONECREEK DR	Bryan Gonzales
Kerry Glendon	1005 Stonecreek Dr.	Kerry Glendon
<del>John B. Enzla</del>	1021 Stonecreek Dr.	<del>John B. Enzla</del>
THEDA PIERSON	9025 STONECREEK DR	Theda Pierson
PEG BARADI	1037 Stonecreek Dr	Peg Baradi
RITA Tablante	10375 Stonecreek Dr	Rita Tablante
RUTH STADEL	1041 STONECREEK DR.	Ruth Stadel
Bill Mitchell	1041 Stonecreek Dr	Wm. B. Mitchell, Jr.
Pam Pechal	1045 Stonecreek Dr.	P. Pechal
Nancy Ensz	1101 Stonecreek Dr.	Nancy Ensz
Bryan Ensz	1101 Stonecreek Dr	Bryan Ensz
Gwen Clancy	1105 Stonecreek Dr	Gwen Clancy
Michael B. Clancy	1105 STONECREEK DR.	M. Clancy
Gail Shaheed	1109 Stonecreek Dr.	Gail Shaheed
Cheri Blankenship	1113 Stonecreek Dr	Cheri Blankenship
Peter Shaheed	1109 Stonecreek Dr.	Peter Shaheed
Maggie Kruger	1117 Stonecreek Dr	Maggie Kruger
Kimball Parker	1125 Stonecreek Dr.	Kimball Parker
Laura Parker	1125 Stonecreek Dr.	Laura B. Parker
Tracy Russell	1124 Stonecreek Dr.	Tracy Russell
LEAH RUSSELL	1124 STONECREEK DR	Leah Russell
Dan Wilkus	1120 Stonecreek Dr.	Dan Wilkus
Leslie Paige Moore	1116 Stonecreek Dr.	Leslie Paige Moore

NameAddressSignature

Deborah Stidham	809 Branchwood	Deborah S. Stidham
Karen Zimmerchied	901 Branchwood	Karen Zimmerchied
Jay Zimmerchied	901 Branchwood	Jay Zimmerchied
Dawson Hill	905 Branchwood	Dawson Hill
Sally Clear	1000 Branchwood	Sally Clear
Thomas Clear	1000 Branchwood	Thomas Clear
Laura Gray	1008 Branchwood	Laura Gray
Rebecca Spriggs	1012 Branchwood	Rebecca Spriggs
Joseph P. Ryan	1128 Summerfield Way	Joseph P. Ryan
Veronica L. Howard	921 Stonecreek Dr.	Veronica L. Howard
Nehemiah M. Geery	1009 Stoneridge	Nehemiah M. Geery
CAROL A. PITTMAN	908 Wheaton Dr.	Carol A. Pittman

Name	Address	Signature
Everett Allen Moore	1116 Stonecreek Dr.	Everett Allen Moore
Sandra K. Hecht	1112 Stonecreek Dr.	Sandra K. Hecht
Bill Hecht	1112 Stonecreek Dr.	Bill Hecht
Angie Dan Schmisser	1108 Stonecreek Dr.	Angie Dan Schmisser
Amy Schmisser	1108 Stonecreek Dr.	Amy Schmisser
Kim Beeler	1104 Stonecreek Dr.	Kim Beeler
Birke Beeler	1104 Stonecreek Dr.	Birke Beeler
Shari Quick	1100 Stonecreek Dr.	Shari Quick
Bobby A Pechal, Jr	1045 Stonecreek Dr.	Bobby A Pechal, Jr
BRUCE LIEBERMAN	1026 Stonecreek Dr.	Bruce Lieberman
Paulyn Cartwright	1026 Stonecreek Dr.	Paulyn Cartwright
BARBARA L SWINSON	1018 Stonecreek Dr.	Barbara L Swinson
LAWRENCE F. SWINSON	1018 Stonecreek	Lawrence F. Swinson
Tami Keasling	1009 Stonecreek Dr.	Tami Keasling
Karen L. Davies	1017 Stonecreek Dr.	Karen L. Davies
Virginia L Sayler	1021 Stonecreek Dr.	Virginia L Sayler
Barbara Smith-Dyer	1029 Stonecreek Dr.	Barbara Smith-Dyer
Cathy Bowles	928 Stonecreek Dr.	Cathy Bowles
Jeffrey W. Glasgow	1005 Stonecreek Dr.	Jeffrey W. Glasgow
Pat O'Toole	1032 Stonecreek Drive	Pat O'Toole
Michelle Anderson	1005 Branchwood Dr.	Michelle Anderson
Meredith Jacobs	904 Stonecreek Dr.	Meredith Jacobs
Aly E Jacobs	904 Stonecreek Drive	Aly E Jacobs
Bob Noward	921 Stonecreek Drive	Bob Noward







18 June 2005

John Haase  
Lawrence-Douglas County Metropolitan Planning Commission

Dear Mr. Haase and Fellow Commissioners,

We are writing to formally express our opposition to two current rezoning requests. The first proposal is Z-03-20-05, the request to rezone property located south and east of Stoneridge Drive (extended) and 6<sup>th</sup> street from A to RM-2. The second proposal is Z-03-21-05, the request to rezone property located south and east of Stoneridge Drive (extended) and 6<sup>th</sup> street from A to RM-1.

Several residents near these areas have met with the architect and developer/owner on several occasions. The last meeting was on June 9, 2005. We stated concerns about the proposed changes and the impact this rezoning will have on our neighborhood. Based on the information gathered at this meeting and additional research on the development of our neighborhood, the residents who have signed below oppose the currently proposed zoning changes for the following reasons:

- **We are concerned about the additional traffic burden on the neighborhood.** According to the developer, there will be 12 eight-plex units for a total of 96 units in a 7.4-acre area (the area to be rezoned RM-1). The developer also wants an apartment complex in the 4.2-acre area (the area to be rezoned RM-2) for a total of 60 units. The addition of 156 units in the 11.6-acre area will create a tremendous added burden to current neighborhood traffic. The developer stated that there would only be one exit for this entire 156 unit complex. We are concerned that this will generate too much traffic for the one exit on Stoneridge Drive, requiring the opening up of the curb cut on the top of Stonecreek Drive closest to the proposed RM-1 zone. This would bring additional traffic into the existing adjacent RS-2 zone. We are already experiencing traffic problems that have led to traffic calming meetings. The additional traffic will further contribute to the problem.
- **We are concerned with the lack of suitable transition from RS-2 to the higher proposed densities.** The Horizon 2020 comprehensive plan calls for “transitional zones between low-density residential and more intensive residential land use categories”. If the two multi-family rezoning requests are permitted, there will be very little transition between the RS-2 areas and the RM-2 zones. With the proposed density of the units in the narrow strip of RM-1 directly adjacent to the RS-2 areas there will not be an adequate buffer for the RS-2 houses.
- **We are concerned about the impact on the character of the neighborhood.** For the proposed RM-1 zone, the developer stated that each unit will have 2 or 3 bedrooms and be priced between \$160,000 and \$170,000. For the proposed RM-2 zone, we are concerned that these units will be rental properties. The cost of land in this area is very high. This raises concern that the quality and quantity of the units the developer will be building will have a negative impact on the multi-family units and will detract from the character of the neighborhood.

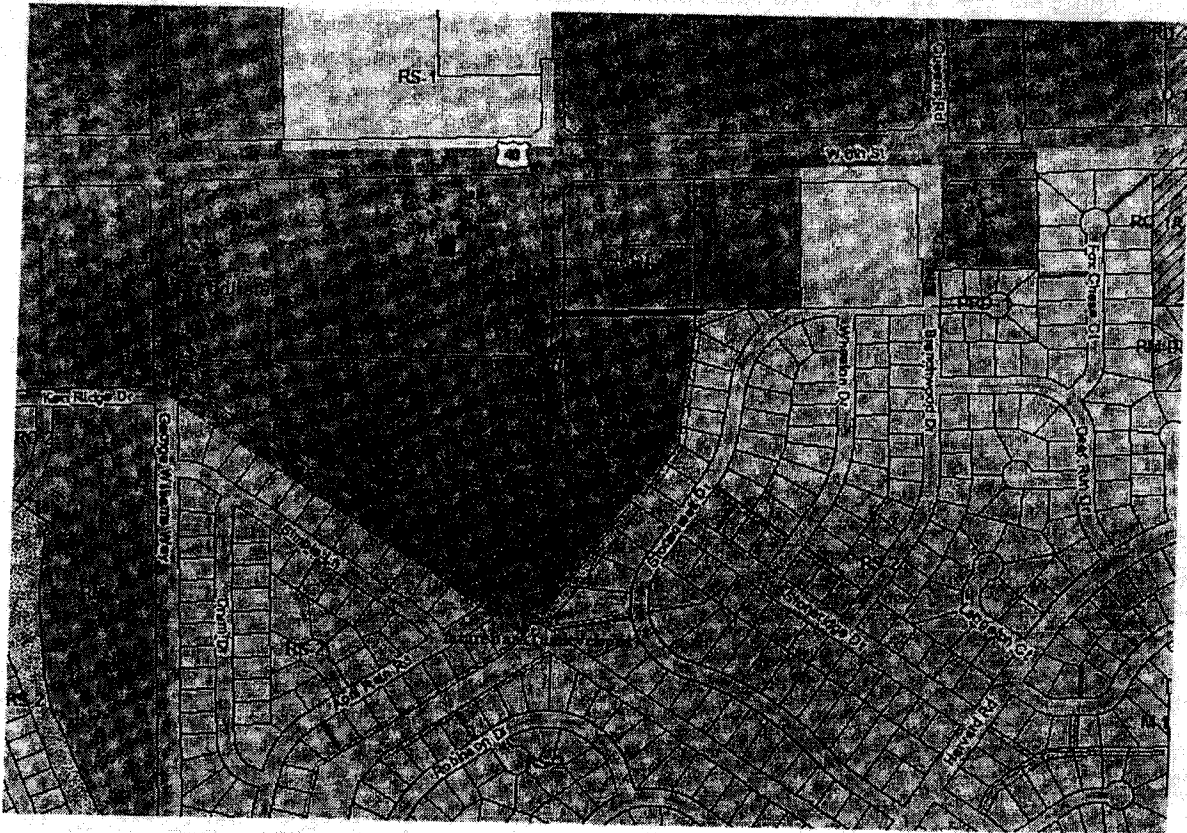
- **We are concerned with the appropriateness of the RM-2 zoning request.** A large portion of the land surrounding both of these rezoning requests is low-density single-family residential. The developer stated that this land would not be suitable for single-family homes; however, we have confirmed with the City Planner for this project that this land is absolutely usable for single-family homes. Zoning the medium-density RM-2 area in the middle of a low-density residential area also does not seem to fit the Planning Unit Concept in the Horizon 2020 comprehensive plan.
- **We are concerned with the location of the proposed multi-family zoning.** There are currently several plans to build multi-family housing within a mile of the proposed rezoning area as well as extensive, undeveloped land without residents nearby. We do not feel that there is a level of demand for multi-family homes in this area of Lawrence that justifies tucking a group of eight-plexes and an apartment complex in the middle of single-family homes.
- **We are concerned with storm water drainage.** The current storm water drainage easement to the west of Stonecreek Drive has functioned very well during periods of heavy rain. However, we are concerned that the increase of paved areas and rooftops that come with this higher-density housing will contribute to a significant increase of runoff water and overload the infiltration capacity of this well-functioning easement.
- **We are concerned with the impact of property values.** The addition of higher density multi-family zoning directly adjacent to single-family homes has had a negative impact on the surrounding property values.

Given these concerns, we do not believe that the two multi-family rezoning requests are in the interest of our immediate community or in the interest of our position as a gateway neighborhood within the City of Lawrence. We feel that the currently requested multi-family rezoning proposal will significantly detract from the character of the existing neighborhood. We ask that these two requests be denied in their present form.

We would prefer that all proposed zoning areas be zoned RS-2. However, we would be willing to compromise and accept the original Planning Commission's Staff Recommendation (Z-01-03-05) dated February 23, 2005 which calls for RS-2 in the southern most lot, RS-2 in the Eastern half of the Northern most lot and RM-1 on the Western half of the Northern most lot. Please see the diagram below.



Staff Recommended Zoning:



This is the second time that we have expressed our concerns by gathering signatures on a formal letter to the Planning Commission. Our concerns and desired outcome have remained consistent.

Thank you for your thoughtful consideration,

Name	Address	Signature