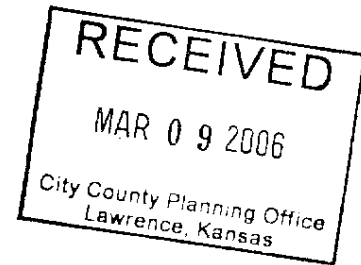


March 9, 2006

John Haase
Lawrence-Douglas County Metropolitan Planning Commission



Dear Mr. Haase and Fellow Commissioners,

We are writing to formally express our opposition to Aberdeen on 6th project request.

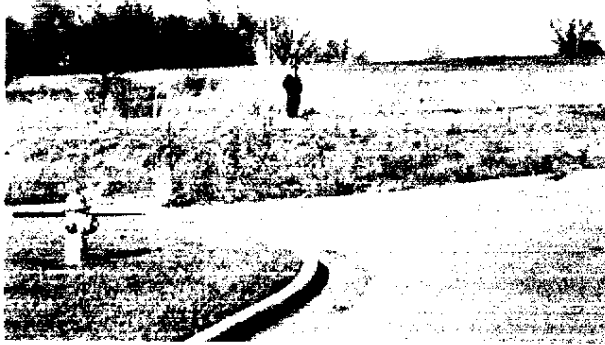
Several residents near these areas have met with the architect and developer/owner on several occasions. The last meeting was on June 9, 2005. Some of those same residents met with Sandy Day on February 28th, 2006 to address concerns with the plan the developer proposing. We stated concerns about the 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, we 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 14 eight-plex units for a total of 115 units (there are to be 3 units in the clubhouse) in a 9.6 acre area this will create a tremendous added burden to current neighborhood traffic. The developer stated that they wanted to have only one exit for this entire 115 unit complex and that was to be at Stoneridge Drive. In the last commission meeting it states unanimously that Winthrop Ct. is to be vacated in the minutes. As you can see from the plans the developer decided to use Winthrop Ct. We are concerned that this will generate too much traffic onto Stonecreek Drive. 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". The plan that is submitted here has no transition between the RS-2 areas and the 8 unit complexes. 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 transition for the RS-2 houses. As you can see from the submitted plans, buffering with 4 or 5 seven to eight foot high pine trees and/or some 2 inch diameter hardwoods will not do a thing to buffer the RS-2 properties. As you can see from the attached pictures, Kent Fisher is standing approximately 35 feet from the edge of the property. That is the setback that is being used by the developer. That is were the front edge of the building would be in relation to the street and other homes. As you can see this would be seen all the way down Stonecreek Drive and up on Wheaton and Branchwood Ct.
- **We are concerned about the impact on the character of the neighborhood.** For the proposed plan, the developer stated that each unit will have one or two bedrooms. All of these units will be rental properties. The units are to be 2 stories with balconies facing the neighborhood; approx. 5000 sq. ft. footprint and this will put them at least 30 ft. tall from ridge vent to ground level. Just place that building in the above pictures. That is not what a RS-2 neighborhood is supposed to look like. Also in the submitted plan, the clubhouse with pool is facing to RS-2 neighborhoods. This needs to be moved to a more centralized location in the property. All of these raise concern that the units will have a negative impact and will detract from the character of the neighborhood.

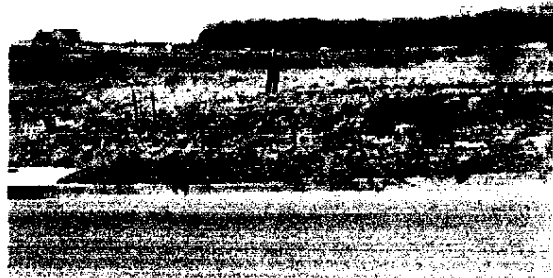
- **We are concerned with storm water drainage.** The current storm water drainage easement to the west of Stonecreek Drive has functioned very well during periods of heavy rain. However, we are concerned that the increase of paved areas and rooftops that come with this higher-density housing will contribute to a significant increase of runoff water and overload the infiltration capacity of this well-functioning easement. Mark O'Lear (a resident that backs up to the drainage easement) had media of the water flow during a rain. We would like show this prior or during the meeting to the commissioners. The media format is in DVD or VHS.
- **We are concerned with the impact of property values.** The addition of higher density rental property directly adjacent to single-family homes has had a negative impact on the surrounding property values.
- **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.

Given these concerns, we do not believe that the plans submitted to commission 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 plan will significantly detract from the character of the existing neighborhood. We ask that this plan 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.

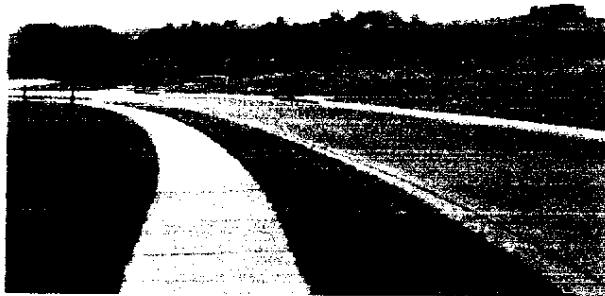


Looking North on Stonecreek and Winthrop Ct.



Standing on the sidewalk

(Kent Fisher is standing at approx. 35 ft, same as the set back)



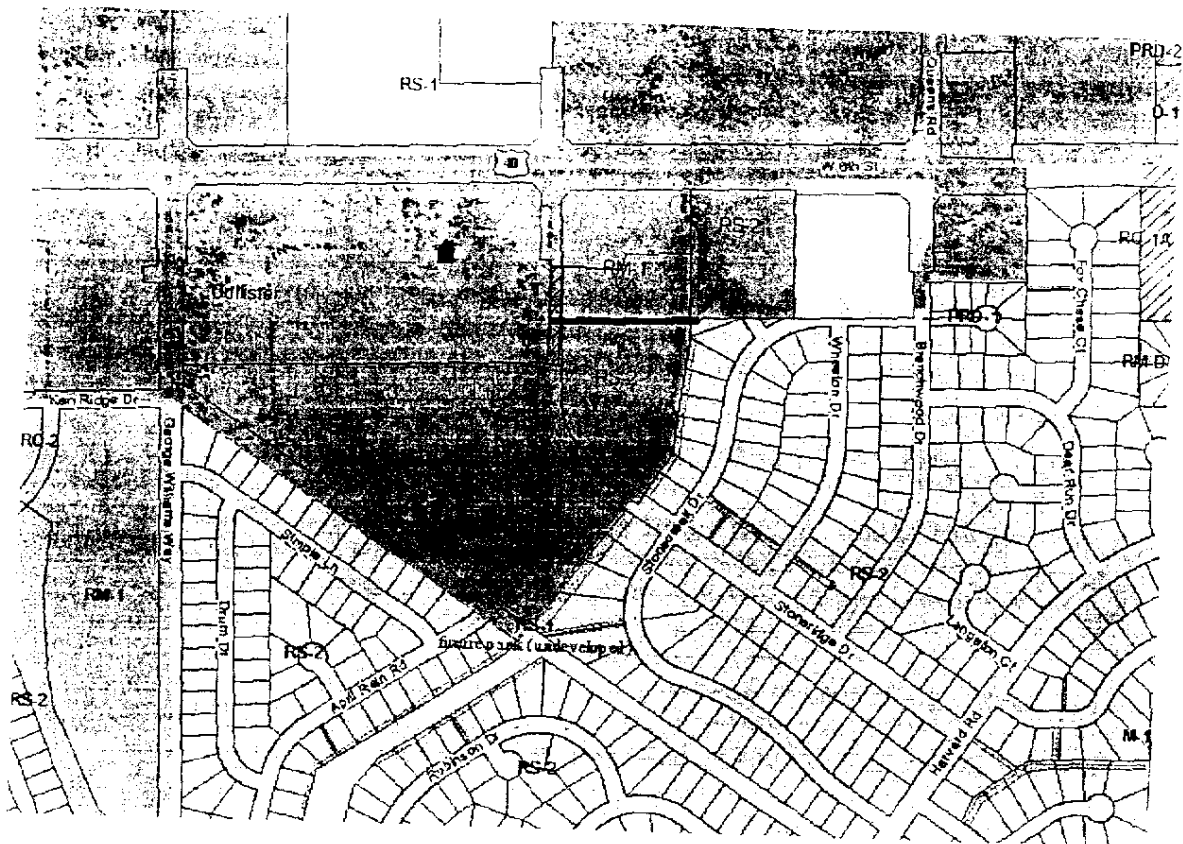
Looking from the corner of Wheaton and Stonecreek



Looking North on Stonecreek at a couple distances.



Staff Recommended Zoning:



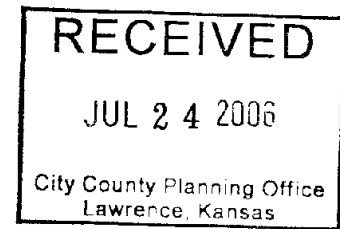
This is the second time that we have expressed our concerns by gathering signatures on a formal letter to the Planning Commission. Our concerns and desired outcome have remained consistent.

Thank you for your thoughtful consideration.

Neighbors in West Lawrence

July 23, 2006

Kent and Stephanie Fisher
909 Stonecreek Drive
Lawrence, KS 66049-8509



Dear Commissioner Krebs,

(Please note: This letter is largely drawn from Shannon and Mark O'Lear's letter, since we concur with their points regarding the Preliminary Development Plan for Aberdeen on 6th Street (PDP-01-02-06).)

We moved into our home at 909 Stonecreek Drive, December 2003. At the time of our purchase, we were under the impression (from both the city, and our realtor) that Winthrop Ct. would not be opened to traffic. This factored heavily into our decision to live here. If you take only one thing from this letter, we hope you will see the need to keep Winthrop Ct. closed to this development.

Oftentimes, commissioners fail to actually visit the site of these issues prior to making their decisions. Therefore, in order to make an informed decision, we hope you have visited the layout of our neighborhood and the site of this proposed development.

We have several concerns, most of which have to do with children's safety, developer responsibility, and development precedent in Lawrence. These points are elaborated below.

CHILDRENS' SAFETY

1. On our block of Stonecreek Drive (between Stoneridge and Wheaton), there are 18 homes. There are 17 children who live here, and of those, at least 10 are under the age of 5. Since there is a sidewalk on only one side of the street, children often cross the street to get to the sidewalk on the other side. If Winthrop Court is opened up to apartment traffic as proposed by the developer, we are greatly concerned about the increase in traffic. We also question if Stonecreek, with only one sidewalk and a yield sign at the end, both indicative of a low traffic street, was intended to handle heavy traffic.

2. Winthrop Court is at the "top" of the street, literally. Our street is on a hill. People who do not live on this street (e.g., lawn care providers, etc.) frequently speed down Stonecreek. People using our street as a throughway would be more likely to speed down the hill.

3. The proposed project indicates 111 apartment units and two exits from the apartment complex. If we assume that each apartment unit will contribute to even three car trips per day, then we could expect over 150 more cars on our quiet street each day.

4. As we have noted at previous Planning Commission meetings, we are concerned about the risk of increased storm water flow in the easement in our backyard. We have conflicting opinions offered to us by three experts (two from Landplan Engineering and the expert that one of the Planning Commissioners mentioned at the previous meeting). One said that there would be no change in storm water flow, one said that there would be increased flow, and one said that there would be decreased flow. Who can help us to understand what water-related risks may be in our backyard?

5. The City Commission has already approved plans for traffic calming in this neighborhood. The current plan of opening up Stonecreek Dr. to considerably more traffic seems to contradict the City's objective to make neighborhoods safer.

DEVELOPER RESPONSIBILITY

6. The developer tells us that Winthrop Court must be opened due to the residential density of the proposed development. The developer for the project has stated at previous Planning Commission meetings that he actually does not want to open up Winthrop Court but that the Fire Department requires that it be opened for emergency access. It seems to us that the property owner did not do thorough research before making up the plan.

7. It was stated at a previous meeting that either sprinkling the buildings or reducing the density would eliminate the need for secondary access. Therefore the developer is not actually being forced to open up Winthrop Ct. but is choosing to open up the street by presenting a plan that makes it necessary.

8. We know that a previous plan submitted at the 13 March 2006 Planning Commission meeting had many deficiencies as far as city code goes (e.g., height of retaining walls, technically it was over the density limit, there was no transition between apartments and single family homes, etc.). However, a list of these deficiencies was not required by the Planning Commission at that meeting, and we are concerned that the property owner may not address all of these issues.

DEVELOPMENT PRECEDENTS IN LAWRENCE

9. According to Horizon 2020, new developments must include both buffering and transitioning. The current proposal has only minimal buffering and no transition from apartments to single-family homes. The current proposal shows a large apartment building only 50 feet from a single-family house.

10. We are told that the city does not approve of single-family homes backing on to 6th street, but we would point out that there are homes on Fox Chase that back immediately up to 6th Street and, more significantly, there is also considerable single-family development backing up to I-70 which is arguably a much higher traffic corridor.

As noted in past meeting minutes, the Planning Commission, the City Commission, the developer and the residents have all stated that they do not want Winthrop Court opened. We would be very interested to see a plan for development that is based on that consensus. We are asking the Planning Commission to specify to the developer the following conditions:

1. Either reduce the density of the development or sprinkle the buildings so that opening up Winthrop Court is not necessary.
2. Incorporate appropriate transition in housing type between single-family homes and apartment buildings as outlined in Horizon 2020.
3. Ensure that storm water drainage system is safe and that it fosters agreement among experts that it will be safe and that risk will be minimal.

We are grateful that the Planning Commission opted to conditionally zone this property allowing our input to be part of the development process.

Thank you for your attention to these concerns.

Respectfully,



Kent and Stephanie Fisher
Hollie (12 yrs. Old), Kaitlyn (3 yrs. old)

Shannon and Mark O'Lear
917 Stonecreek Drive
Lawrence, KS 66049

21 July 2006

Dear Commissioner Krebs,

We are writing in regards to the Preliminary Development Plan for Aberdeen on 6th Street (PDP-01-02-06). At the meeting on 22 June 2005, members of the Planning Commission encouraged residents in our neighborhood to remain involved in the development process and, as you know, set the conditional zoning as PRD-2. In the spirit of that decision, we are eager to share with you our response to the proposal in question.

We have several concerns, most of which have to do with children's safety, developer responsibility, and development precedent in Lawrence. These points are elaborated below.

Children's safety

1. On our block of Stonecreek Drive (between Stoneridge and Wheaton), there are 18 homes. There are 17 children who live here, and of those, at least 10 are under the age of 5. Since there is a sidewalk on only one side of the street, children often cross the street to get to the sidewalk on the other side. If Winthrop Court is opened up to apartment traffic as proposed by the developer, we are greatly concerned about the increase in traffic. We also question if Stonecreek, with only one sidewalk and a yield sign at the end, both indicative of low traffic street, was intended to handle heavy traffic.

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4. As we have noted at previous Planning Commission meetings, we are

concerned about the risk of increased storm water flow in the easement in our backyard. We have conflicting opinions offered to us by three experts (two from Landplan Engineering and the expert that one of the Planning Commissioners mentioned at the previous meeting). One said that there would be no change in storm water flow, one said that there would be increased flow, and one said that there would be decreased flow. Who can help us to understand what water-related risks may be in our backyard?

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Developer responsibility

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As noted in past meeting minutes, the Planning Commission, the City Commission, the developer and the residents have all stated that they do not want Winthrop Court opened. We would be very interested to see a plan for development that is based on that consensus. We are asking the Planning Commission to specify to the developer the following conditions:

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3. Ensure that storm water drainage system is safe and that it fosters agreement among experts that it will be safe and that risk will be minimal.

We are grateful that the Planning Commission opted to conditionally zone this property allowing our input to be part of the development process. Thank you for your attention to these concerns.

Kind regards,

Shannon and Mark O'Lear

Leyla and Ryan Davis
816 Stonecreek Dr
Lawrence, KS 66049

Dear Commissioner Riordan and Planning Commissioners,

We are writing in regards to the Preliminary Development Plan for Aberdeen on 6th Street (PDP-01-02-06). At the meeting on 22 June 2005, members of the Planning Commission encouraged residents in our neighborhood to remain involved in the development process and, as you know, set the conditional zoning as PRD-2. In the spirit of that decision, we are eager to share with you our response to the proposal in question.

We have several concerns, most of which have to do with children's safety, developer responsibility, and development precedent in Lawrence. These points are elaborated below.

Children's safety

1. On our block of Stonecreek Drive (between Stoneridge and Wheaton), there are 18 homes. There are 17 children who live here, and of those, at least 10 are under the age of 5. Since there is a sidewalk on only one side of the street, children often cross the street to get to the sidewalk on the other side. If Winthrop Court is opened up to apartment traffic as proposed by the developer, we are greatly concerned about the increase in traffic. We also question if Stonecreek, with only one sidewalk and a yield sign at the end, both indicative of low traffic street, was intended to handle heavy traffic.
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3. The proposed project indicates 111 apartment units and two exits from the apartment complex. If we assume that each apartment unit will contribute to even three car trips per day, then we could expect over 150 more cars on our quiet street each day.

4. As we have noted at previous Planning Commission meetings, we are concerned about the risk of increased storm water flow in the easement in our backyard. We have conflicting opinions offered to us by three experts (two from Landplan Engineering and the expert that one of the Planning Commissioners mentioned at the previous meeting). One said that there would be no change in storm water flow, one said that there would be increased flow, and one said that there would be decreased flow. Who can help us to understand what water-related risks may be in our backyard?

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As noted in past meeting minutes, the Planning Commission, the City Commission, the developer and the residents have all stated that they do not want Winthrop Court opened. We would be very interested to see a plan for development that is based on that consensus. We are asking the Planning Commission to specify to the developer the following conditions:

1. Either reduce the density of the development or sprinkle the buildings so that opening up Winthrop Court is not necessary.
2. Incorporate appropriate transition in housing type between single-family homes and apartment buildings as outlined in Horizon 2020.
3. Ensure that storm water drainage system is safe and that it fosters agreement among experts that it will be safe and that risk will be minimal.

We are grateful that the Planning Commission opted to conditionally zone this property allowing our input to be part of the development process. Thank you for your attention to these concerns.

Kind Regards,

Leyla and Ryan Davis

July 23, 2006

To: Lawrence-Douglas County Planning Commission

From: Mark & Leonna Turner
925 Stonecreek Drive
Lawrence, KS 66049

RE: PDP-01-02-06 Revised Preliminary Development Plan for Aberdeen on 6th Street.

At the meeting on June 22, 2005 members of the Planning Commission encouraged residents in our neighborhood to remain involved in the development process and, as you know, set the conditional zoning as PRD-2. In the spirit of that decision, we are eager to share with you our response to the proposal in question.

We have several concerns outlined below:

1) Opening of Winthrop Court onto Stonecreek Drive.

- The proposed project contains over 100 apartment units and four duplex units. Opening Winthrop Court to Stonecreek Drive will substantially increase traffic on Stonecreek Drive. People using Stonecreek Drive as a throughway will be more likely to speed downhill. There are approximately 17 children, many under the age of 5 that live on Stonecreek Drive. This increase in traffic will substantially increase the risk of someone getting hurt and increase the likelihood of auto accidents at the corner of Stonecreek and Stoneridge Drive.
- Opening Winthrop Court to Stonecreek Drive is in opposition to Policy 4.3 of Horizon 2020 which states: "Discourage the diversion of traffic from medium and higher density residential developments onto local residential streets through low-density residential neighborhoods".
- It seems the developer is taking the easy way out by proposing to open Winthrop Court to Stonecreek Drive, rather than properly planning the density and traffic requirements of his project.
- We ask that you do not allow Winthrop Court to be opened to Stonecreek Drive as this proposed project suggests.

2) Buffering and transitioning from multi-family to single family homes.

- According to Horizon 2020, new developments must include both buffering and transitioning. Strategy 5-1 states "The character and appearance of existing residential neighborhoods should be protected and enhanced. Infill development should reflect architectural qualities and styles of existing

neighborhoods.” Policy 6.1 requires the use of Appropriate Transitional and Buffering Methods.

- The proposed project has only minimal buffering and no transition from apartments to single family homes. The current proposal shows a large apartment building only 50 feet from a single-family house. This does not constitute appropriate transitional and buffering methods.
- Proposing four duplex units on Stonecreek Drive is not in the spirit of Horizon 2020 goal 5-14 which states “The character and appearance of existing low-density residential neighborhoods should be protected and improvements made where necessary to maintain the value of properties and enhance the quality of life”. These large buildings are not within the character of the existing neighborhood and will likely degrade the value of our property.
- We ask that the developer be required to incorporate adequate transition housing and buffering between single-family homes and apartment or duplex buildings.

3) **Risk of Increased Storm Water Flow in the easement in our backyard.**

- We question the capacity of the culvert under Stoneridge Drive to handle the increase of storm water resulting from the proposed project. During periods of heavy rain we have witnessed this culvert come very close to its capacity. There seems to be conflicting opinions from various engineers as to the effect of additional development on storm water flow. If flow even minimally increased, we feel the capacity of the culvert may be inadequate. We ask the question: When pushed to its limit, what would happen if a piece of debris were to become lodged in the culvert? The answer is the easement would swell and back up very quickly and the results would be devastating to our homes as well as pose a risk to human life.
- We ask that before any proposal for development is approved, that the storm water issue be carefully studied by qualified engineers to make sure more than adequate capacity exists. We also ask that the results of such study be made available to homeowners whose property backs up to this easement.

In summary it appears that the developer for Aberdeen on 6th Street is attempting to maximize his return on investment by proposing too high of density without regard to causes and effects to existing homeowners.

We are asking the Planning Commission to specify to the developer the following conditions before approving the proposed development plan:

- 1) Reduce the density of the development so that opening up Winthrop Court is not necessary.

2) Incorporate adequate transition in housing type and buffering between single-family homes and apartment buildings as outlined in Horizon 2020.

3) Ensure storm water drainage is adequate and safe prior to any development approval.

We are grateful that the Planning Commission opted to conditionally zone this property allowing our input to be part of the development process.

Thank you for your attention to our concerns.

Mark & Leonna Turner
925 Stonecreek Drive

Bob and Veronica Howard
921 Stone Creek Drive
Lawrence KS. 66049

Dear Commission Krebs

July 24, 2006

We are writing in regards to the Preliminary Development Plan for Aberdeen on 6th Street (PDP-01-02-06). I relocated my family from Nashville TN to the city of Lawrence for the wonderful amenities that Lawrence offers. Small town feel with big town activities and culture. I commute into Kansas City each day, so I could have chosen to live in KC instead. I appreciate the planning commission's diligence and assistance with reviewing and making a safe and neighborhood friendly decision regarding the multi-family zoning request for the Aberdeen on 6th project. My home is directly behind this proposed multi-family project, if I would have known that there was a possibility of this I would not have chosen to reside where I do. We need to have the following concerns addressed and work towards a win-win solution. The developer has stated to the neighborhood that he wants to work with the home owners that back up to the development to protect our children, families and property values. Thus far, all that has been proposed is a duplicate of the Aberdeen project located on 23rd street and Wakarusa. This type of development is un-acceptable for an area that will greet all visitors arriving from the West and for the home owners who have much to lose should you approve the current proposed project.

I have several concerns, most of which have to do with # 1 Children's safety, # 2 Developer responsibility, and # 3 Development precedent allowed in the city Lawrence. These points are detailed below.

Children's and Family Safety

1. On our block of Stonecreek Drive (between Stoneridge and Wheaton), there are 18 homes. There are 17 children who live here, and of those, at least 10 are under the age of 5. Since there is a sidewalk on only one side of the street, children often cross the street to get to the sidewalk on the other side. If Winthrop Court is opened up to apartment traffic as proposed by the developer, we are greatly concerned about the increase in traffic. We also question if Stonecreek, with only one sidewalk and a yield sign at the end, both indicative of low traffic street, was intended to handle heavy traffic.
2. Winthrop Court is at the "top" of the street, literally. Our street is on a hill. People who do not live on this street (e.g., lawn care providers, etc.) frequently speed down Stonecreek. People using our street as a throughway would be more likely to speed down the hill.
3. The proposed project indicates 111 apartment units and two exits from the apartment complex. If we assume that each apartment unit will contribute to even three car trips per day, then we could expect over 150 more cars on our quiet street each day.
4. As we have noted at previous Planning Commission meetings, we are concerned about the risk of increased storm water flow in the easement in our backyard. We have conflicting opinions offered to us by three experts (two from Landplan Engineering and the expert that one of the Planning Commissioners mentioned at the previous meeting). One said that there would be no change in storm water flow, one said that there would be increased flow, and one said that there would be decreased flow. Who can help us to understand what water-related risks may be in our backyard?
5. The City Commission has already approved plans for traffic calming in this neighborhood. The current plan of opening up Stonecreek Dr. to considerably more traffic seems to contradict the City's objective to make neighborhoods safer.

6. The developer tells us that Winthrop Court must be opened due to the residential density of the proposed development. The developer for the project has stated at previous Planning Commission meetings that he actually does not want to open up Winthrop Court but that the Fire Department requires that it be opened for emergency access. It seems to us that the property owner did not do thorough research before making up the plan.

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8. We know that a previous plan submitted at the 13 March 2006 Planning Commission meeting had many deficiencies as far as city code goes (e.g., height of retaining walls, technically it was over the density limit, there was no transition between apartments and single family homes, etc.). However, a list of these deficiencies was not required by the Planning Commission at that meeting, and we are concerned that the property owner may not address all of these issues.

Development Precedents in Lawrence

9. According to Horizon 2020, new developments must include both buffering and transitioning. The current proposal has only minimal buffering and no transition from apartments to single-family homes. The current proposal shows a large apartment building only 50 feet from a single-family house.

10. We are told that the city does not approve of single-family homes backing on to 6th street, but we would point out that there are homes on Fox Chase that back immediately up to 6th Street and, more significantly, there is also considerable single-family development backing up to I-70 which is arguably a much higher traffic corridor.

As noted in past meeting minutes, the Planning Commission, the City Commission, the developer and the residents have all stated that they Do not want Winthrop Court opened. We would be very interested to see a plan for development that is based on that consensus. We are asking the Planning Commission to specify to the developer the following conditions:

1. Either reduce the density of the development or require sprinkling the buildings so that opening up Winthrop Court is not necessary.
2. Incorporate appropriate transition in housing type between single-family homes and apartment buildings as outlined in Horizon 2020.
3. Ensure that storm water drainage system is safe and that it fosters agreement among experts that it will be safe and that risk will be minimal.

We are grateful that the Planning Commission opted to conditionally zone this property allowing our input to be part of the development process.

Thank you for allowing our input and involvement in this project process.

Bob, Veronica, Amanda and Megan Howard
Drive

921 Stone Creek

July 23, 2006

RE: **PDP-01-02-06:** Revised Preliminary Development Plan for Aberdeen on 6th Street.

Dear Commissioner Krebs and Planning Commissioners,

At the meeting on 22 June 2005, members of the Planning Commission encouraged residents in our neighborhood to remain involved in the development process and, as you know, set the conditional zoning as PRD-2. In the spirit of that decision, we are eager to share with you our response to the proposal in question.

I start by asking PRD-2 vs. RM-2? It was said that the commission and the public would be able to be heard for input into this project? There were supposed to be other considerations beside the code book which was the whole purpose of the PRD-2.

Children's Safety

1. **Stonecreek access.** It has been said over and over again in minutes from Planning and City Commissions, the developer and residents that there is no desire to open Winthrop Court. But we have yet to see anything to address this concern other than words of no one wanting it open. Now staff mentions in their report that at a later date if it was ever needed to have access onto Stonecreek and a crash gate gives the access at a later date. **THAT IS OUR FEAR!** That date could be in less than a year or when Council members have changed and we are gone, but someone will have to deal with it. If the massive amount of extra traffic were not enough, let's throw in that 17 kids live in a stone's throw from that access point and 10 are under the age of 5. Winthrop Ct. just wasn't meant to be a through road, there is a reason why it was given Court.

Developer concerns

2. The 2 duplexes that now sit on Stonecreek. They made a change, it was split in half and a sidewalk was added. But it still sits right on the road and on the setback line. They didn't move it back off the road as they were asked to do. Visually it will look bigger now that they are staggered with just over 10ft separating them. That minimal space does not allow those two buildings to feel separate. It may look different on paper but it will be no different when it's built. **IT WILL STILL BE OVERWHELMING!**
3. In all the past meetings the talk has been let's do something different with this land. What I see on these plans will be the Southeast corner of Wakarusa and Clinton Parkway all over again. The only problem is we as neighbors can not turn our homes into rentals; \$300-400,000 dollar homes don't make very good rental investments.

4. According to Horizon 2020 new developments must have transition along with buffering. I see minimal buffering with mostly hardwoods that give us buffering for 6 months a year. I don't know if a fence with landscaping helps or not but what is here doesn't seem like much of a buffer.
5. In the previous meeting no one wanted to grant approval since there were 15-20 things that would need to be added as conditions to the plan? Now months later two things have happened- Split a building in half (see above) and changes to a couple trees and its ok with Staff since it meets code? I remember hearing things like: Street elevations views, building material type, and the actual look of what they are going to build; but none of that has been submitted to Planning staff. I'm very confused.

Look at this in what the spirit of all your comments since the beginning of this project and we will see nothing different than what's in Lawrence. New Urbanism was a good idea, but couldn't happen. It's hard to see anything but very large roofs staring at us on this paper and if you approve this it will be staring at the people in the neighborhood everyday and those driving on 6th coming into Lawrence for a LONG time.

I ask you for the sake of the neighborhood, present and future owners please deny this plan as shown. A firm stance on Winthrop Ct. back to RS-2 and a cul-de-sac as staff has said would be appropriate or vacate Winthrop all together.

Thanks you for you time.

Cory Lange
901 Stonecreek Drive
Lawrence Ks. 66049

July 23, 2006

To: Lawrence-Douglas County Planning Commission

From: Mark & Leonna Turner
925 Stonecreek Drive
Lawrence, KS 66049

RE: PDP-01-02-06 Revised Preliminary Development Plan for Aberdeen on 6th Street.

At the meeting on June 22, 2005 members of the Planning Commission encouraged residents in our neighborhood to remain involved in the development process and, as you know, set the conditional zoning as PRD-2. In the spirit of that decision, we are eager to share with you our response to the proposal in question.

We have several concerns outlined below:

1) Opening of Winthrop Court onto Stonecreek Drive.

- The proposed project contains over 100 apartment units and four duplex units. Opening Winthrop Court to Stonecreek Drive will substantially increase traffic on Stonecreek Drive. People using Stonecreek Drive as a throughway will be more likely to speed downhill. There are approximately 17 children, many under the age of 5 that live on Stonecreek Drive. This increase in traffic will substantially increase the risk of someone getting hurt and increase the likelihood of auto accidents at the corner of Stonecreek and Stoneridge Drive.
- Opening Winthrop Court to Stonecreek Drive is in opposition to Policy 4.3 of Horizon 2020 which states: "Discourage the diversion of traffic from medium and higher density residential developments onto local residential streets through low-density residential neighborhoods".
- It seems the developer is taking the easy way out by proposing to open Winthrop Court to Stonecreek Drive, rather than properly planning the density and traffic requirements of his project.
- We ask that you do not allow Winthrop Court to be opened to Stonecreek Drive as this proposed project suggests.

2) Buffering and transitioning from multi-family to single family homes.

- According to Horizon 2020, new developments must include both buffering and transitioning. Strategy 5-1 states "The character and appearance of existing residential neighborhoods should be protected and enhanced. Infill development should reflect architectural qualities and styles of existing

neighborhoods.” Policy 6.1 requires the use of Appropriate Transitional and Buffering Methods.

- The proposed project has only minimal buffering and no transition from apartments to single family homes. The current proposal shows a large apartment building only 50 feet from a single-family house. This does not constitute appropriate transitional and buffering methods.
- Proposing four duplex units on Stonecreek Drive is not in the spirit of Horizon 2020 goal 5-14 which states “The character and appearance of existing low-density residential neighborhoods should be protected and improvements made where necessary to maintain the value of properties and enhance the quality of life”. These large buildings are not within the character of the existing neighborhood and will likely degrade the value of our property.
- We ask that the developer be required to incorporate adequate transition housing and buffering between single-family homes and apartment or duplex buildings.

3) **Risk of Increased Storm Water Flow in the easement in our backyard.**

- We question the capacity of the culvert under Stoneridge Drive to handle the increase of storm water resulting from the proposed project. During periods of heavy rain we have witnessed this culvert come very close to its capacity. There seems to be conflicting opinions from various engineers as to the effect of additional development on storm water flow. If flow even minimally increased, we feel the capacity of the culvert may be inadequate. We ask the question: When pushed to its limit, what would happen if a piece of debris were to become lodged in the culvert? The answer is the easement would swell and back up very quickly and the results would be devastating to our homes as well as pose a risk to human life.
- We ask that before any proposal for development is approved, that the storm water issue be carefully studied by qualified engineers to make sure more than adequate capacity exists. We also ask that the results of such study be made available to homeowners whose property backs up to this easement.

In summary it appears that the developer for Aberdeen on 6th Street is attempting to maximize his return on investment by proposing too high of density without regard to causes and effects to existing homeowners.

We are asking the Planning Commission to specify to the developer the following conditions before approving the proposed development plan:

- 1) Reduce the density of the development so that opening up Winthrop Court is not necessary.

2) Incorporate adequate transition in housing type and buffering between single-family homes and apartment buildings as outlined in Horizon 2020.

3) Ensure storm water drainage is adequate and safe prior to any development approval.

We are grateful that the Planning Commission opted to conditionally zone this property allowing our input to be part of the development process.

Thank you for your attention to our concerns.

Mark & Leonna Turner
925 Stonecreek Drive

November 11, 2006

To: Lawrence-Douglas County Planning Commission

From: Mark & Leonna Turner
925 Stonecreek Drive
Lawrence, KS 66049

RE: PDP-01-02-06 Revised Preliminary Development Plan for Aberdeen on 6th Street.

We call your attention to our previous letter dated July 23, 2006. All of our concerns expressed in this letter about this project still exist today.

At the July 24th Planning Commission meeting the developer was asked to meet with neighbors in an effort to reach a compromise acceptable to both sides. Such meeting was held on November 2nd however the outcome was not productive.

It appears the developer for Aberdeen on 6th Street intends to proceed with this project without regard to its causes and effects to the existing homeowners or neighborhood.

In addition, at the last several Planning Commission meetings, a long list of conditions has been attached to this proposal which remain unmet.

A reading of the Commission Discussion from the 7/24/06 Planning Commission minutes concludes that many members of the Commission question the quality of the planning for this project. Should this project be approved when the “word” of an unidentified engineer is trusted to make sure storm water can be handled? Where is the engineering report? Should this project be approved when “there is a clear indication that the project is in contradiction to Horizon 2020”?

The developer’s sole motivation for this project is to maximize return on investment for financial gain. There is no regard for homeowner concerns, the neighborhood or even Planning Commission requests. Any appearance of such concern on part of the developer is merely “fluff” in an attempt to get the project approved.

This project is a misfit for the area for which it is proposed. Like one homeowner stated at the last Planning Commission meeting – it’s like putting a square peg in a round hole – it doesn’t fit.

We request that you deny approval for this project.

Respectfully,

Mark & Leonna Turner

Dear Commissioner Krebs and Planning Commission Members,

Nov. 12, 2006

To Whom it may concern; We are writing in regards to Revised Preliminary Development Plan for **Aberdeen on 6th Street (PDP-01-02-06)**.

We have been diligently involved in this process for over two years now. All of our previous letters and the collection of over one hundred signatures opposing any form of multi-family housing in the project area are on file, so we will not repeat the details of our concerns about children's safety, traffic flow, water flow, and neighborhood character here.

We appreciate the planning commission's diligence and assistance with reviewing and planning for safe and neighborhood friendly decisions regarding the multi-family zoning request for the **Aberdeen on 6th project**. Our home is directly behind this proposed multi-family project, if we would have known that there was a possibility of this we would not have chosen to reside where we do. We are asking to have our concerns addressed and work towards a **win-win solution**.

The developer has stated to the neighborhood home owners that he wants to work with the home owners that back up to the development to protect our children, families and property values, but to date neither Mike Stultz or his representatives have not yet presented any type of plans that address's our neighborhoods desires for safety, screenings, buffering, traffic controls and maintaining the appearance and character of a well designed neighborhood. It appears to us, all he wants to do is bully his way through this process and build what he wants to build regardless of how we the neighbors or the planning commission have ask him to present for approval.

At the previous Planning Commission meeting, when these issues were addressed, it was suggested that the neighbors should meet with the property owner of the project in question in order to arrive at a compromise that would be acceptable to both sides. On Thursday November 2nd, several of the neighbors met, not for the first time, with representatives of the property owner and with Sandy Day from the City Planning Office. The neighbors approached the meeting with an attitude of compromise and with the expectation that the mutual goal was to find common ground to move this project forward. Thus far, all that has been proposed is a duplicate of the Aberdeen project located on 23rd street and Wakarusa. This type of development is un-acceptable for an area that will greet all visitors arriving to Lawrence from the West on Highway 40 and for the home owners who have much to loose should you approve the current proposed project. Our sense was that the property owner, who showed up with legal counsel, approached the meeting in a defensive manner. Unfortunately, the conversation was not a productive one, and we all left with a sense that there is very little opportunity for a forward-moving compromise on this proposal.

As a Home Owner and tax paying citizens of Douglas County Kansas, my wife and I are requesting that the proposed project plan for **Aberdeen on 6th Street (PDP-01-02-06)** be turned down until the developer has presented a plan that meets the requirements of Horizon 20/20, and will ensure the safety of our families, neighborhood, be architecturally pleasing to the character of our properties and is within all building codes and requirements.

We are grateful that our Planning Commission opted to conditionally zone this property allowing our input and concerns to be part of the development process.

Thank you for allowing our input and involvement in this project process .

Bob and Veronica Howard
921 Stone Creek Drive
Lawrence KS. 66049

From: Sandra Day
Sent: Monday, November 13, 2006 9:28 AM
To: Denny Brown
Subject: FW: (PDP-01-02-06)
[For the packet](#)

-----Original Message-----

From: fisher2521@aol.com [mailto:fisher2521@aol.com]
Sent: Sunday, November 12, 2006 8:10 PM
To: Sandra Day
Subject: (PDP-01-02-06)

12 November 2006

Re: Revised Preliminary Development Plan for Aberdeen on 6th Street (PDP-01-02-06)

Dear Commissioner Krebs and Planning Commission Members,

In an effort to reduce duplicate comments, please consider us in agreement with the other emails you have received from our fellow neighbors, Mark and Shannon O'Lear, and Bob and Veronica Howard.

We appreciate your ongoing consideration of our neighborhood's concerns, and hope that you will continue to hold Mr. Stultz and his architect, Mr. Werner accountable for their inability to provide a suitable development plan. We (as well as the commissioners) have plainly stated repeated requests for specific illustrations and modifications of their plan, only to get generic, sometimes smug, responses from Mr. Werner at each commission meeting. Please be reminded, once again, of their unsightly Aberdeen Apartment complex and how poorly maintained the property is. It is minimally landscaped, with several dead trees, and no irrigation system.

Again, thanks for your consideration of our concerns.

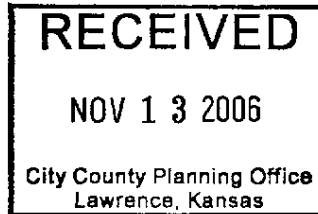
Kent and Stephanie Fisher
909 Stonecreek Dr.
Lawrence, KS 66049-8509
fisher2521@aol.com

Michael L. Wallis

(785) 856-3089

905 Stonecreek Dr.
Lawrence, KS 66049

mmwallis@earthlink.net



November 10, 2006

Lawrence Douglas County Metropolitan Planning Office
PO Bos 708
Lawrence KS 66044-0708

Comment on PDP-01-02-06

(1) No entrance or exit from the complex should be allowed onto Stonecreek drive. The builder has agreed to install and maintain a "crash" gate onto Stonecreek for emergency access for fire and police. The Commission should insure this by including this as a part of the building requirements.

(2) The Lawrence-Douglas County Metropolitan Planning Commission should address traffic impact on both 6th Street and George Williams Way. The proposed Wal-Mart complex, the possibility of an added store at 6th and George Williams combined with the Aberdeen on 6th Street development will certainly strain traffic resources.

(3) While not necessarily in the scope of authority of The Lawrence-Douglas County Metropolitan Planning Commission the need for additional housing in what is developing into a down housing market should be discussed.

Thank you for the opportunity to comment.

A handwritten signature in black ink, appearing to read "Michael L. Wallis".

Michael L Wallis

Cory and Karen Lange
901 Stonecreek Drive
Lawrence, KS 66049

11 November 2006

Dear Commissioner Krebs and Planning Commission Members,

Once again, we are writing in regards to **Revised Preliminary Development Plan for Aberdeen on 6th Street (PDP-01-02-06)**. We all know that there is two years of history in this project, some of your members have changed and some have been around for all of it. I write my letter with many concerns and also how this project is being placed in area that shouldn't have this density abutting \$350,000 to \$400,000 homes. There is no place in town where this has been done with this neighborhood makeup. Places that have higher density abutting RS-2 single family have see those homes become rentals. I'm pretty certain that \$400,000 homes don't make good rentals.

This project started down a road toward 'New Urbanism' by the council wanting to see something new and different on this piece of land. They didn't want the same old thing that we see all over town. This sounded great for us as neighbors. This projects problem started when it was determined that New Urbanism couldn't happen on this piece of land because it was too small. With not being able to have New Urbanism this project should have come to a halt and been re-evaluated. That did not happen and the project went forward for two years and counting. There is a reason a square peg won't go in a circle and there is a reason this project has been going for two years, they are the wrong fit!

There are multiple things about this project that are still troubling. One thing after reading the Staff report is that we will use the Horizon 2020 to say that is ok to place these units here, but then say transition is not necessary when right from the Report is says 'Careful attention to transition areas is recommended by *Horizon 2020*.' How does think make any sense in saying its ok one time and not the other? So do you tell the next developer that wants to skip the transition that it's ok biased on this project? By the way there could be transition on this site; the developer doesn't want to cut into his total number of units so he won't change it.

My next point as a follow-up to the no transition area is a comment from the staff report. I don't know if this is Horizon 2020 or boiler plate material for staff reports.

'The primary buffering technique used is the back-to-back building arrangements along the south side excluding the duplex units that front to Stonecreek Drive and the provision of dense landscape materials.'

If you look at the plan that is submitted, I would not consider 5 single trees to be 'dense' or any other part of this landscaping. This was a change that was there that is considered an improvement. Maybe five rows of trees might get to dense but that's not in the plan.

This project is filled with these kinds of things that add up to a major problem for what we thought this project was suppose to look like will not.

History of this project speaks for itself as to how the owner really feels about wanting to get this right for the neighborhood and city. We still have not seen the mass of this project. They say it's too difficult to produce such an elevation on paper that shows the whole project from a street level. If they thought this was going to look ok, they would get this elevation that you have asked to have for at least the last three meetings. Instead they produced some color pictures of the individual buildings but then said this might not be exactly what they look like. So what good did that do other than say, hey we gave you something. The owner still keeps submitting for Winthrop Ct. to be open even though every meeting you tell them that's it's supposed to be closed. So what that will look like? Who knows!

I ask that you deny this project on the basis of the points above and how this developer still does not produce this material that allows anyone to see what this project will truly look like when it's completed. It's been two years of pulling and dragging but still nothing other than four walls and a large roof repeated a number times. I think that is what we see all over this town right now.

Respectfully,

Cory and Karen Lange

Shannon and Mark O'Lear
917 Stonecreek Drive
Lawrence, KS 66049

13 November 2006

Dear Commissioner Krebs and Planning Commission Members,

Once again, we are writing in regards to Revised Preliminary Development Plan for Aberdeen on 6th Street (PDP-01-02-06). As you are already aware, we have been involved in this process for over two years now. All of our previous letters and collection of over one hundred signatures opposing any form of multi-family housing in the project area are on file, so we will not repeat the details of our concerns about children's safety, traffic flow, water flow, and neighborhood character here.

At the previous Planning Commission meeting when this issue was addressed, it was concluded that the neighbors should meet with the property owner of the land in question in order to arrive at a compromise that would be acceptable to both sides. On Thursday November 2nd, several of the neighbors met, not for the first time, with representatives of the property owner and with Sandy Day from the City Planning Office. The neighbors approached the meeting with an attitude of compromise and with the expectation that the mutual goal was to find common ground. Our sense was that the property owner, who showed up with legal counsel, approached the meeting in a defensive manner. Unfortunately, the conversation was not a productive one, and we are left with a sense that there is very little opportunity for forward-moving compromise on this proposal.

We observe the following trend: At the conclusion of the last several Planning Commission meetings where this item has been discussed, a long list of unmet conditions has been attached to this proposal. Yet each time the proposal is resubmitted, it has ignored the bulk of the Planning Commission's requests, staff requirements, and neighborhood concerns. At this rate, it will take years to make this a workable project. Do any of the parties involved in this process have several more years to make this work?

In light of these observations and our efforts these last two years, we request that you deny this project. We appreciate that the zoning was changed to planned residential which invites neighbor participation in this process. We would welcome the opportunity to work with the property owner on a fresh project that can meet the needs of the neighbors, the property owner, and the City of Lawrence.

Respectfully,

Shannon and Mark O'Lear