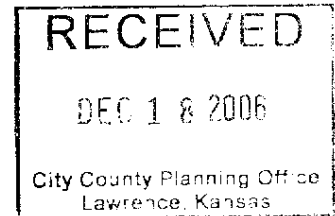


League of Women Voters of Lawrence-Douglas County

P.O. Box 1072, Lawrence, Kansas 66044

December 17, 2006

Holly Krebs, Chairperson
Members
Lawrence-Douglas County Planning Commission
City Hall
Lawrence, Kansas 66044



RE: ITEM NO. 10: TEXT AMENDMENT TO CHAPTER 20, SITE PLAN PROPOSED CHANGES.

Dear Chairperson Krebs and Planning Commissioners:

The purpose of dividing the Site Plan requirements into three categories as stated seems to be to require fewer application requirements for already developed properties that may be undergoing re-occupancy or minor redevelopment. With this as the intent, it is logical to reduce application provisions, "so as not to discourage reuse of vacant space" with burdensome and unnecessary site plan requirements.

However, when reading the language of the proposed Site Plan amendments, the Minor Site Plan qualifications don't seem to come under this purpose, because the only provision needed to qualify for the Minor Site Plan category seems to be (1) a "less intensive use," and (2) an existing site plan already on file. Presumably, as the language reads, this could apply to an existing development or to an undeveloped proposal undergoing a change in plan. The developer in the latter circumstance might be changing the building type in a residential development to a less intensive use, such as from an apartment development to duplexes, but because the change would be to a less intensive use with fewer parking requirements, a complete new site plan would not be required. What would be required, annotations to an existing site plan on file?

We suggest that the language isn't clear as to the purpose of the Minor Site Plan and the eligibility to qualify for this lesser requirement. If the Minor Site Plan provision is for already developed sites to encourage reuse, then we suggest that the language should state this. We also suggest that the applicable area of an undeveloped site that qualifies for a Minor Site Plan might be limited, such as a site of one or two acres as a portion of a larger area plan on file. We suggest that when the proportional dimensions and configurations of a site plan on file change, regardless of the nature of the change, that this warrants submission of a Standard site plan.

Thank you for your consideration.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Rusty Thomas".

Rusty Thomas
President

A handwritten signature in dark ink, appearing to read "Alan Black".

Alan Black, Chairman
Land Use Committee