



Civil Engineering
Landscape Architecture
Community Planning
Surveying

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June 6, 2007

Sheila M. Stogsdill
Planning Office
6 E. Sixth Street
Lawrence, KS 66044

Re: Bauer Farm Rezoning Requests

Dear Sheila,

This letter accompanies two rezoning applications for the above-mentioned project and is intended to summarize the purpose of these applications (also explained in the body of the application forms).

1. We have requested rezoning from PRD-2 to PRD-3 to address a density increase, caused by the decrease in the "net area" that occurred when former access easements for the residential streets and alleys were converted to public rights-of-way. No residential units have been added; the density "increase" is simply the product of the formula used in the Zoning Ordinance.
2. We have requested rezoning from PCD-2 to PCD-2 to:
 - A. Remove the current stipulation that residential buildings must feature ground-floor office or commercial use. This requirement is un-workable because we have neither been granted enough retail space (presently max. 62,000 s.f.) to occupy such ground-floor spaces, nor does the soft office market in our City warrant a requirement to provide even more office space. There is too much already.
 - B. Expand the current limit of 62,000 s.f. retail floor space to 72,000 s.f. Based on our re-examination of past PC and CC minutes and actions, it is our firm belief that a *minimum* of 72,000 s.f. will be found to be appropriate in this development. With the present restriction, this 30-acre PCD will have a maximum retail density (FAR) of approximately .047. Most commercial retail developments have an FAR of greater than .180 (that would be over 235,000 s.f. in the case of Bauer Farm PCD.)
 - C. Ensure "licensed premises" is an allowable use within the Bauer Farm PCD.

Please let me know if you have questions, comments or wish to discuss these matters in person. Thank you for your consideration.

Sincerely,

Tim A. Herndon
Associate Principal

cc: Free State Holdings, Inc., Free State Group, LLC, file