

NORTH LAWRENCE IMPROVEMENT ASSOCIATION

LAWRENCE, KANSAS

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June 27, 2007

CITY MANAGERS OFFICE
LAWRENCE, KS

Lawrence-Douglas County Planning Commission:


The North Lawrence Improvement Association and the residents of North Lawrence would like to have a zoning change for future development in North Lawrence. We would like to have all residential development zoned as RS2 with a minimum lot size requirement of 7,000 sq.ft. We do not want any development allowed with RS5 zoning. Attached is a copy of a letter that was sent by the NLIA in March 2006 regarding the RS5 zoning. Our concerns regarding the development of RS5 zoned properties have been communicated on numerous occasions to the Planning Commission, the City Commission, the Planning Department and the City Manager's office.

The smaller lot size allowed under the RS5 category contributes to more flooding in flood plain and flood prone areas. North Lawrence is 70% to 80% in the flood plain and has no storm drainage infrastructure.

Attached is a list of goals for North Lawrence that was developed by the residents of North Lawrence and the North Lawrence Improvement Association. This plan was drafted five years ago and recently updated. This is the vision we have for our community north of the river. Please help us in attaining this vision by no longer allowing development of RS5 zoned property.

Sincerely,

**Ted Boyle, President
North Lawrence Improvement Association**



**cc: Lawrence City Commission
David Corliss, City Manager**

**Attachments: Letter dated March 6, 2006
North Lawrence Neighborhood Plan**

NORTH LAWRENCE IMPROVEMENT ASSOCIATION

LAWRENCE, KANSAS

March 6, 2006

Lawrence City Commission:

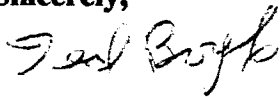
The North Lawrence Improvement Association and the residents of North Lawrence are concerned about the RS5 zoning that was implemented in North Lawrence. Developers are starting to buy properties with existing homes with the intention of demolition, rezoning to RS5 into smaller lots and building several homes in the place of the previous one.

The North Lawrence Improvement Association had ongoing discussions with the Planning Department and city commissioners regarding the RS5 zoning when it was implemented in North Lawrence. We were assured that the purpose of the RS5 zoning was only to allow those homeowners to rebuild if their properties were lost through fire, tornado or some other disaster, without applying for a variance. We were also assured that developers could not use the RS5 zoning to develop smaller lots with new homes.

The NLIA has long requested and advocated larger lots for development, specifically a maximum of four homes per acre. The recent storm water study completed by HNTB recommends an even lower density of three homes per acre to mitigate storm water runoff. They also recommend that the city spend \$16,000,000 to alleviate the existing storm water drainage problems that face existing North Lawrence residents before allowing new development to take place. The first priority is spending 3.9 million to upgrade the pump station at 5th & Maple.

Please consider these factors when any plans for development of properties zoned RS5 are submitted for your approval. The NLIA supports denial of any new development on RS5 zoned property.

Sincerely,



Ted Boyle
President

cc: Lawrence-Douglas County Planning Commission
City of Lawrence Planning Department
Mike Wildgen, City Manager
Lawrence Neighborhood Resources Dept

North Lawrence Neighborhood

Housing

- Maintain the low-density character of the neighborhood, 7,000 sq ft lots or larger
- Preserve structurally sound older housing stock, with particular emphasis on preserving historically significant buildings.
- Strive toward stable and safe residential areas in North Lawrence which provide housing for persons of various ages and income levels.
- Enhance residential strength by insulating residential areas from incompatible land uses.
- Improve the quality of existing housing by putting stronger controls on developers to promote durable and affordable housing.

Neighborhood Beautification

- Promote high standards of cleanliness and neighborhoods maintenance through neighborhood cleanups.
- Explore various public assistance programs which might aid in the rehabilitation and expansion of the Locust Street commercial area.
- Work towards achieving and maintaining the most economically efficient and aesthetics combination of land use arrangements throughout the neighborhood while eliminating or discouraging incompatible land uses.
- Enhance neighborhood beautification with trees and other landscaping in both residential and public areas.

Land Use

- Locate additional commercial and industrial facilities along non-residential streets adjacent to compatible existing land uses, and in close proximity to major truck routes.
- Buffer and screen new and existing commercial and industrial developments that are close to residential areas, or any area which might be adversely affected by commercial encroachment.
- Prevent the impact of high and medium density land uses (primarily industrial and commercial) on low density residential areas.
- Provide retention ponds for areas that have known flooding problems.

Public Facilities and Services

- Renew and improve neighborhood facilities and develop community services such as an indoor recreation facility, day care center and meeting rooms in partnership with existing facilities at Woodlawn School.

Water and Sewer Infrastructure

- Plan development so that drainage and flooding problems are neither caused or aggravated, and whenever possible alleviate existing drainage and flooding problems.
- Provide adequate water, sewage and drainage for all developed areas of North Lawrence.
- Provide adequate fire prevention and control services for the neighborhood.
- Promote larger lots in flood prone areas.

Transportation

- Provide road networks for the neighborhood which will serve as links with major neighborhood activity centers and with those of the city at large.
- Coordinate proposed land uses with the transportation network to enhance smooth traffic flow.
- Provide improvements to North 2nd which enhance smooth traffic circulation and which do not aggravate existing drainage problems.
- Keep North Lawrence in a city wide bus system which provides access to Kansas University, junior highs and high schools.
- Vigilant enforcement of the city truck ordinances as it pertains to North Lawrence
- Provide a quiet zone from 10:00 pm to 6:00 am at crossings from 3rd street to 9th street, along the Union Pacific Railway in order to promote safety and reduce noise levels in residential areas.

Parks & Recreation

- Provide adequate open space, park and recreation facilities to conveniently serve North Lawrence residents, particularly through the construction of rest room facilities, a tot lot and a parking lot at John Taylor Park.
- Work with the city to enforce the ordinance against camping in public areas to prevent transients from camping along the river and under the bridge.

Streets

- Improve existing streets by providing all necessary and needed repairs.