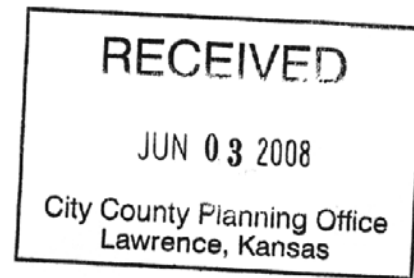


City of Lawrence
Planning and Development
6 East Sixth St.
P. O. Box 708
Lawrence, Kansas 66044



May 30, 2008

We moved to Lawrence in May of 1950 and were struck by the beauty of the nice neat farm and gown community. The city limits were Barker Avenue on the East, 19th Street on the South, Kansas University on the West and 7th Street on the North. Both of us having grown up on a farm in Oklahoma and Mid west Kansas. loved the nearness of the farms. We even picked strawberries where the Fieldhouse now stands.

We have seen the beautiful farms taken by developers. We have seen small shopping centers grow up and in a few years have many vacant shops, so move over and build another. We have seen housing developments spring up as we became the bedroom for both Topeka and Kansas City. We ourselves became a part of a small rural housing development known as Pine Ne Wa on what is now 800E and 1710 Road, in order to enjoy wildlife, nature, have horses, barn, hayfield, garden, fruit trees and be near a 15 acre saddle club established in 1954 adjacent to the sub division

I once rode with a young Lawrence Journal World Reporter who wanted to know the route proposed by the designers of The South Lawrence Traffic Way, which was to be the bypass around Lawrence. It was then proposed to go along 800E and I pointed out to her where I lived. That development was built for horse lovers and had a minimum of 5 acres per plot. I told her if what I believed in was followed, I would not be allowed to live out in the midst of good farmland. That proposed road became known as the SLT to pass around southern Lawrence, and does not by-pass anything.

We are now being encroached upon by another rezoning and development which appears to put an end to farmland to the West and North around Lawrence, I am afraid our ranches, grain fields, farms, prairie, orchards, gardens and ponds are being changed by developers at a time when there's a new strong push to produce more food locally, rather than shipping from afar.

This latest proposal will close miles of the best farm land bordering the city of Lawrence. Please do not let the developers force you to agree to taking in the latest land grab in Lawrence History. They were refused by the County Commission a few years ago and now are asking you to take it into the city to get around the County's wise decision. IT IS AN ILLEGAL LAND GRAB BY DEVELOPERS!

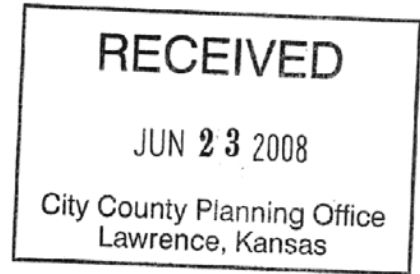
Sincerely Yours
Oscar C. "Bud" Nation
811 North 1710 Road
Lawrence, Kansas 66049
Ph 843-2418

League of Women Voters of Lawrence-Douglas County

P.O. Box 1072, Lawrence, Kansas 66044

June 22, 2008

Grant Eichhorn, Chairman
Members
Lawrence-Douglas County Planning Commission
City Hall
Lawrence, Kansas 66044



RE: ITEM NO. 12: COMPREHENSIVE PLAN AMENDMENT TO HORIZON 2020 CHAPTER 14 –
SPECIFIC PLANS, K-10 & FARMER'S TURNPIKE PLAN
ITEM NO. 13 A TO IG; 155 ACRES; I70/K10 BUSINESS PARK

Dear Chairman Eichhorn and Planning Commissioners:

We have some general comments regarding both of the agenda Items No. 12 and 13 that we hope you will consider when reviewing these proposals.

The first point is that the entire area being considered here for development and incorporation into Lawrence is in the Perry-Lecompton school district. Unless its status is changed in the Kansas State Legislature, the property taxes assigned to the uses in this area, including the business and industrial uses with their hoped-for tax benefits, will go to the Perry-Lecompton District and not to District # 497. The amount of property taxes that go for our schools, including busing, is a substantial proportion of our property tax allocations.

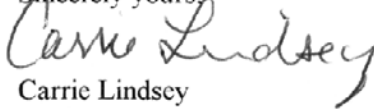
The second point we would like to make is that the quality of the initial development that goes into an area has an important effect on the future development of the area, especially if it is highly visible. This is why the Planning Staff was so concerned that this be considered a "gateway" area and be given careful review and treatment. If the hoped-for benefits of future development in this area as a successful magnet for high-quality industrial and business park development are to be realized, the kind and quality of development and type of zoning under consideration now will need to be carefully controlled for both appearance and use. One possible approach would be to give it a PD Overlay District zoning.

The third point that we need to make is that the City of Lawrence will very likely be responsible for a substantial proportion of the infrastructure costs for this area if extended well before actual population demand. The City should protect this investment through careful control of the quality of the developments that occur here.

We sincerely hope that the need expressed by the Chamber of Commerce for this amount of industrial-employment related land is supported by fact.

Thank you for considering these comments.

Sincerely yours,


Carrie Lindsey
President


Alan Black
Land Use Committee

From: Ross, Glenda S [CON] [mailto:glenda.ross@sprint.com]

Sent: Monday, June 23, 2008 9:13 AM

To: Lisa Harris Email; 'greg@moorevaluation.com'; 'cblaser@sunflower.com'; 'bradfink@stevensbrand.com'; 'hughcarter@dgcounty.com'; 'grant@dgcounty.com'; 'rhirid@pihlhlawyers.com'; 'thomasjennings@hotmail.com'; 'jeff@chaney-inc.com'; 'dennis.lawson@frontierfarmcredit.com'

Cc: Sandra Day; David L. Corliss; 'dave'

Subject: re: June 25, 2008 Planning Commission Agenda - Farmers Turnpike & K10

I have reviewed the packet on the website for the Wednesday night meeting and have the following comments that I would like for you to take into consideration.

First of all, how can the City proceed with annexing and zoning when the surrounding landowners have filed a lawsuit against the county?

Horizon Plan Amendment:

- Public comment was requested, meetings held, but there were no revisions that addressed surrounding landowners concerns.
- Industrial corridor? How does this definition apply when right in the middle of this corridor it is broken up by a low residential area and that is where Steve Schwada lives? (The area to be annexed is the west side of the corridor and the east side of the corridor is Westar/Kmart)
- The decreased value of surrounding land/homes that is sure to occur, now in the proposed industrial area of this plan, has not been addressed. As soon as the Schwada property is annexed, property within the 1000'+ will take a negative hit in value. Once a sector plan is approved, those properties will take another negative hit. Why should all these property owners take a negative hit to their primary personal investment so one developer can make a business investment? The personal investment loss of many does not equal the business investment gain of one.
- Despite the talk of 'transition areas', 'quality', and 'gateway', even city code is very subjective. Weak verbiage leaves many holes allowing a non-quality development.

Rezoning:

- Why zone heavy industrial now? Why can't you give light industrial now until all city services are available to the site? Even a light industrial zoning will send the message out to potential home buyers that you are seeking to protect. Then at the time all city services are available and future development still warrants, another round of rezoning can occur. This interim zoning might also provide a level of watchdog necessary to assure against inappropriate tenants.
- The applicant has painted the picture that this is already industrial due to the truck traffic off the turnpike to Lawrence Paper or Kmart. Have you driven through this area? We live on 950 road and rarely run across anything industrial or commercial once we come off the turnpike. When we turn north we are in rural America. From our 950 road on east to Kasold, you are still in rural America. Proposed rezoning in the sector plan shows over 1,000 acres would change from apple pie rural America to industrial. The staff finding that this would alter the character of the area is a huge understatement.
- We also believe the city is being naïve to believe that any tenant of substance is not going to require city services (bait and switch). We also do not believe this development will add much new business and jobs, as Schwada is already talking to current tenants offering them a place in the new development (cannibalization). Will we instead see degraded/empty buildings in other locations?
- It is unfortunate that the planning commission notes hardship that MAY be suffered by the applicant landowner if denied. Yet have made no reference to the financial hardships the surrounding landowners WILL certainly occur if approved.
- In any other town, it would be great to hear that industrial design guidelines will be established. But in Lawrence, this is no assurance, when it is evident that the city and the applicant believe guidelines do not

apply to them (i.e., revising the following for this property: UGA, Horizon 2020, Water and Wastewater Master Plans.)

Dave & Glenda (Susie) Ross
1855 E 950 Road
Lawrence, KS 66049

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BARBER EMERSON, L.C.1211 MASSACHUSETTS STREET
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BYRON E. SPRINGER
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CALVIN J. KARLIN
JANE M. ELDREDGE
MARK A. ANDERSEN*
CHERYL L. TRENHOLM*
TERENCE E. LEIBOLD*
TERRENCE J. CAMPBELL*

*ADMITTED IN KANSAS AND MISSOURI

MATTHEW D. RICHARDS*
LINDA K. GUTIERREZ
MATTHEW S. GOUGH*
CATHERINE C. THEISEN
KRISTOPHER S. AMOSRICHARD A. BARBER
(1911-1998)GLEE S. SMITH, JR.
OF COUNSEL

June 23, 2008

Jane M. Eldredge
E-Mail: jeldredge@barberemerson.comMr. Bradley Finkeldei, Chair
Lawrence/Douglas County Metropolitan
Planning Commission
City Hall
6th and Massachusetts, P.O. Box 708
Lawrence, Kansas 66044*Via Facsimile and E-Mail*

Re: Planning Commission Item No. 13, I-70/K-10 Business Park

Dear Mr. Finkeldei:

While the property owners appreciate the staff recommendation for approval, they request that the conditions be modified as follows:

1. Approval and publication of an annexation ordinance simultaneously with the publication of an ordinance for the rezoning.
2. Should be deleted. The City Manager has determined that the annexation agreement is unnecessary and that the availability of public services will be included in the annexation ordinance.
3. Should be deleted. Development of this site, which is the heart of a planned industrial area should be limited to the adopted Land Development Code regarding buffer yards, landscaping and transitional recommendations. This site should not be subject to "twice the buffer yards and other transitional recommendations outlined in the K-10 and Farmer's Turnpike Sector Plan." The Land Development Code is recently adopted. It has been deemed sufficient in its own terms and each of the other recently adopted sector plans. It is an unreasonable burden to apply double the standard to this location alone. Specifically, each of the current residential uses and the heavy industrial use are on larger lots with existing setbacks than are typically found within the City of Lawrence. Therefore, any necessary "protection" is provided by both the property that is proposed for industrial use and the very nature of the rural uses that are nearby.

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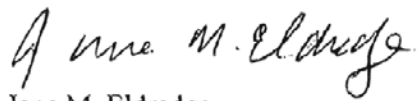
JUN 23 2008

City County Planning Office
Lawrence, Kansas

Thank you for your consideration of these matters.

Sincerely,

BARBER EMERSON, L.C.

A handwritten signature in cursive script, reading "Jane M. Eldredge". The signature is written in dark ink and is positioned above the printed name.

Jane M. Eldredge

JME:klb

From: Funksters5@aol.com [mailto:Funksters5@aol.com]

Sent: Wednesday, June 25, 2008 12:51 AM

To: Lisa Harris Email; greg@moorevaluation.com; cblaser@sunflower.com; bradfink@stevensbrand.com; hughcarter@dgcounty.com; rhird@pihlhlawyers.com; therenewgroup@sbcglobal.net; jeff@chaney-inc.com; stanley.rasmussen@us.army.mil; ksingleton@sloanlawfirm.com; Sandra Day; lfunkfalls@yahoo.com

Subject: crazyrezoning

Planning Commissioners June 24, 2008,

I am writing to you to let you know my family and I are very much opposed to the rezoning of 157 acres of property at K-10 and the Farmers Turnpike to IG. We live just over 1000 feet of the property and currently enjoy the rural character of our area. My family has always dreamed of living in the country. We love to garden, we have planted over 50 trees and are currently in the process of planting a vineyard. Now, I know what you are thinking. Heres another nimby. However I want to take this time to tell you in a condensed version my family's story.

1993

Our 1st home was located on Kensington rd in south east Lawrence. Our backyard fence was the city limit boundary. We purchased the home in the city because we could not yet afford a rural home. We signed the contract for the home having full knowledge of the industry nearby. So for 10 years we put up with noise that sounded like a jet engine. I'm not kidding; at times it felt like we were living next to Kansas City International Airport. And also every morning there was residue of gray ash on our vehicles. The odor was occasionally unpleasant as well. My wife and I kept reassuring each other that this was our 1st home and ultimately our goal, and dream was to live in the country.

Fast forward 2003

After several years of looking for a rural home we all fell in love with a home that sits on a hill overlooking some of the most scenic rolling hills northwest of Lawrence. We were ready to move to the country and away from industry. My wife and I did some research of the surrounding area because we wanted to make sure that our land would remain rural. The County informed us about Horizon 2020. My wife received the document and studied the northwest area. We were convinced that the home we were about to purchase and the surrounding area would remain rural. So we bought our dream home.

Four months after we moved in we were horrified about our neighbor and his plans to rezone his land from agriculture to industrial 2. You may now start humming the theme song from the "Twilight Zone" But seriously for the next 4 years my family and neighbors have been trying our best to save our investment and our way of life here in the country. Our neighborhood association even met with the developers hoping for a compromise. Maybe zoning that would be less intensive more inviting to the area and the existing residents. Unfortunately the meeting was not successful.

I understand the economic importance of industry. I get that. I also get the sense that Douglas County is in desperate need of industrial sites. But let us not **panic** and make unwise decisions that could place a burden on tax payers and the safety of neighbors. This land is not ready for industry. Millions of dollars would be necessary to provide services and build the proper infrastructure. More specifically I am concerned about sewage treatment, water availability, electrical demand, police protection, fire protection. Can the city of Lawrence guarantee that my home and my neighbors homes will be adequately protected from a warehouse fire, hazardous chemical spill, a sewage lagoon failure? I hope that you will respect my concerns and answer my questions. My family placed our trust on a worthy comprehensive plan and now we trust you to vote against this premature rezoning. At the present time there is not enough water to support such a development.

I welcome your phone calls or emails. Thank you for your service to our community.

Loren Funk---home phone---887-3950---cell phone---913-208-3726