

SOUTHWIND CAPITAL, LLC

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AUG 22 2008

City County Planning Office
Lawrence, Kansas

August 18, 2008

City of Lawrence
Planning Dept.
Ms. Sandra Day
1 Riverfront Plaza, Suite 110
Lawrence, KS 66044

Re: Comprehensive Plan Amendment

Dear Sandy:

In conjunction with our CC 200 zoning request for our Fairfield development, let this serve as a request to change the Comprehensive Plan.

Our current zoning, which has been in place for a few years, was granted without an Area Plan being in place. The amount of acreage does not provide enough room for a CC200 development.

The proposed re-zoned acreage is a factor of two considerations: 1) building/land ratios can be as low as 10% or 15% for outparcels and larger tracts, respectively, 2) by taking the commercial zoned land to the redesigned Exchange Place, the road will serve as a barrier between the subject's zoning and the IL zoning. Further, the multi-family zoning which exists today represents the only residential north of 25th Street Terrace between O'Connell Rd. and Franklin Rd. We don't think the current zoning represents proper transition, nor do we think any residential should be north of 25th Street Terrace.

Sincerely,



William R. Newsome

Cc: Scott McCullough
Bill Leek/Aaron Gaspers

League of Women Voters of Lawrence-Douglas County

P.O. Box 1072, Lawrence, Kansas 66044

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SEP 22 2008

City County Planning Office
Lawrence, Kansas

September 22, 2008

Brad Finkeldei, Chairman
Members
Lawrence-Douglas County Planning Commission
City Hall
Lawrence, Kansas 66044

RE: ITEM NO. 3: AMENDMENT TO THE SOUTHEAST AREA PLAN (MJL);
ITEM NO. 4A RM-24 & UR TO CC-200; 44.259 ACRES; E OF O'CONNELL ROAD
BETWEEN K-10 & 25TH TERRACE (SLD); ITEM NO. 4B UR TO IL; 14.784 ACRES;
E OF O'CONNELL ROAD BETWEEN K-10 & 25TH TERRACE (SLD); ITEM NO. 4C
PRELIMINARY PLAT FOR FAIRFIELD FARMS EAST ADDITION NO 2; SE
CORNER OF K-10 & O'CONNELL ROAD.

Dear Chairman Finkeldei and Planning Commissioners:

We understand the desire of the developers to increase the size of the shopping center from that of a neighborhood center to a larger Community Center. Because of the acreage being rezoned (approximately 44 acres), however, there is concern that big box development might go into this space. Because of the amount of public anxiety over the Wal-Mart development on 6th Street, and realizing that the numbers on absorbable commercial space are soft given the uncertainty of our economy and expected decrease in rate of growth in Lawrence, we think it is only prudent for the city to be cautious, especially because vacancy rates are not always an accurate indication of city-wide business strength.

We suggest that the Planning Commission should not approve this amount of commercial zoning at this time without further study. We suggest that there should be more than one assessment of the potential impact of this rezoning on the other commercial uses in the city.

We acknowledge that the neighborhood could use a grocery store. To ensure that the neighborhood is appropriately served, we also suggest that the zoning be changed to CC200-PD to enable the city to have more control over the uses and their size.

We hope that you will seriously consider our suggestions.

Sincerely Yours,

Milton Scott
President Elect


Paula Schumacher
Land Use Committee