

From: naturalway@mindspring.com [<mailto:naturalway@mindspring.com>]  
Sent: Sunday, October 19, 2008 8:33 PM  
To: Dan Warner  
Subject: W of K-10

16 October, 2008

Judy and George Paley  
1448 East 920 Road  
Lawrence, KS 66049

Lawrence - Douglas County Planning Commission  
c/o Mr. Dan Warner,  
Long Range Planner, AICP  
Planning and Development Services Dept.  
Lawrence City Hall  
Lawrence, KS 66044

Dear Mr. Warner and Planning Commission;

We have reviewed the fourth draft of the West of K-10 Plan and are pleased that Mr. Warner as well as the commission have responded to some of our concerns especially upgrading our property to very low density status.

We have lived here for nearly 20 years and have always appreciated working with the county and the planning commission as well as the planning department.

We will be unable to attend the meeting on Oct. 20, 2008 so this letter has to substitute for our not being there. IT is our feeling that you have responded to our ideas and our participation in this process.

This letter is to say thank you. It is not often enough that people express their thanks to the your hard and difficult work and dedication, we do appreciate it.

Sincerely,

Judy and George Paley

**From:** Mary Ann Hoffmann [mailto:paradox390@sbcglobal.net]

**Sent:** Wednesday, October 15, 2008 7:18 PM

**To:** Dan Warner

**Cc:** Daryle Busch; Daryle Busch; Deborah Teeter; George and Judy Paley; Jerry and Susan Potter; Laura Stephenson; Judy Paley; Francois Henriquez; Keith Braman; Kristin Bowman-James; Lee Rader

**Subject:** West of K-10 - 4th Draft

J. Philip Hoffmann, MD  
Mary Ann Hoffmann, MD  
1439 E. 920 Rd.  
Lawrence, KS 66049

October 15, 2008

Lawrence - Douglas County Planning Commission  
c/o Mr. Dan Warner,  
Long Range Planner, AICP  
Planning and Development Services Dept.  
Lawrence City Hall  
Lawrence, KS 66044

Dear Commission Members,

We have reviewed the fourth draft of the West of K-10 Plan and are pleased that Mr. Warner as well as yourselves have responded to some of our concerns especially upgrading our property and that of Mr. and Mrs. Garber to low density status. However, on this draft, our western property line is immediately adjacent to land that still is designated high density. This is not much of a transition zone from our property and we still face a future with increased traffic, trash, noise and risk of crime from a transient population immediately adjacent to our back yard.

We realize that it is almost impossible to please everyone and everyone is bound to be disappointed to some degree or another but the draft is not logical with regard to transition zones as it now stands. From our standpoint, the ideal situation would be to upgrade our property and that of the Garbers to very low density and that property that is to our west (Breithaupt, Bronoski, Lewis, Fletcher, etc. to low density. Than you for the time and thought you have all put into this draft. We will be unable to attend the meeting on Oct. 20, 2008 so this letter has to substitute for our not being there.

Sincerely,  
Phil and Mary Ann Hoffmann

October 17, 2008

The Lawrence-Douglas County Metropolitan Planning Commission  
c/o Mr. Dan Warner, Long-Range Planner, AICP  
Planning & Development Services Department  
Lawrence City Hall  
PO Box 708  
Lawrence, KS 66044-0708

Dear Members of the Lawrence-Douglas County Metropolitan Planning Commission,

Thank you for your generous service to the community and for taking the time and interest to hear my comments and concerns. I am appreciative of the changes indicated in the 4<sup>th</sup> Draft of the West of K-10 Plan. We are closer to what I feel would be an acceptable Plan, but I still have significant concerns. Since I have made both written and public comment previously, I will summarize my remaining concerns briefly as follows:

1. **The neighborhood bounded by N 1452 Rd, E 902 Rd, E 920 Rd and Clinton Pkwy is a relatively small area and it is best in keeping with the beauty and long establishment of this neighborhood to allow it to remain Very Low Density zoning (1 unit/acre).** High Density development is already indicated and occurring just across this area to the West of K-10, so why is high density development needed in our small neighborhood? I strongly advocate for Very Low Density zoning throughout this small area. If this is absolutely not possible, then I would suggest Very Low Density zoning for the Garber & Hoffman and Goins properties, with Low Density zoning (6 units/acre) for the remainder of the homes along either side E 902 Rd.
2. **I continue to be very concerned about safety issues at the intersection of K10 Hwy (East side) & N 1500 Rd with no above grade entry onto K10 Hwy and no funding for this in the foreseeable future.** Increasing the density zoning at all in our neighborhood will exacerbate the safety issues already present.
3. **I continue to be extremely concerned about drainage issues onto my property (the lowest in the area) if any zoning higher than Low Density is indicated above me.**
4. **If apartments are built across from me (the Garber property currently indicated as Low Density zoning—6 units/acre), the value of my property will decrease and my taxes will undoubtedly increase.** A lot of heart and soul has gone into my home and I would like to avoid this scenario.

Sincerely,

Lee L. Rader  
916 N 1452 Rd  
Lawrence, KS 66049  
E-mail: [LeeLRader@sbcglobal.net](mailto:LeeLRader@sbcglobal.net)

**FRANÇOIS G. HENRIQUEZ, II**

**LAURA A. STEPHENSON**

1436 E. 920 Road  
Lawrence, KS 66049  
(785) 841-1017

October 20, 2008

Lawrence-Douglas County Planning Commission  
c/o Mr. Dan Warner, Long-Range Planner, AICP  
Planning and Development Services Department  
Lawrence City Hall  
P.O. Box 708  
Lawrence, Kansas 66044-0708  
[dwarner@ci.lawrence.ks.us](mailto:dwarner@ci.lawrence.ks.us)

Re: Draft Plan: West of K-10, Fourth Draft

Dear Planning Commission Members:

My wife, Laura Stephenson, and I appreciate the opportunity to comment on the fourth draft of the West of K-10 Sector Plan (the "Plan"), as proposed by the Lawrence-Douglas County Planning and Development Services Department (the "Department"). As you likely know from our previous correspondence to, and appearance before, the Lawrence-Douglas County Planning Commission (the "Planning Commission"), we live in the area within the sector covered by the Plan that is bounded on the north by N. 1464 Road; on the west by K-10; on the south by the existing City Limits; and on the east by Lake Alvarado (the "Subject Area").

We greatly appreciate the extreme effort that the Department has made to balance the interests of the residents within the Subject Area. Likewise, we greatly appreciate the direction the Planning Commission provided the Department at the September 22<sup>nd</sup> Planning Commission. Overall, we believe the fourth draft of the Plan is fairly responsive to that direction. In this regard, we applaud the changes that have been made to the Plan between the third and fourth drafts. Accordingly, we have only a few brief thoughts as to how the Plan could be further improved.

***Because the Subject Area is a relatively small area, it is extremely difficult to make reasonable land use density transitions.*** The Subject Area is simply too small to reasonably accommodate appropriate transitions from the Very Low Density to the east and north to High Density to the south and west. Specifically, Map 4-1 of the fourth draft calls for a transition from Low Density to High Density, without any buffering Medium Density whatsoever. A more logical transition would be for the property on east side of E. 902 Road (and abutting properties on the west side of E. 920 Road) to be reflected as Medium Density. This would leave the remaining approximately 10-acre area on the west side of E. 902 Road (and abutting K-10) as the only area that logically would be available for High Density residential land use. ***Meanwhile, there is ample High Density development indicated across from the Subject Area to the West of K-10.*** As a result, one must question how reasonable or necessary it is at all to cram a few acres of High Density Zoning into the Subject Area.

***Accordingly, we respectfully recommend and request that the draft Plan be further amended to reflect the entire area as transitioning from Very Low Density to the east and north to Low Density to the west and south.***

Again, we appreciate this opportunity to comment on the proposed Plan.

Very truly yours,

A handwritten signature in black ink, appearing to read 'F. G. Henriquez, II', with a stylized flourish at the end.

François G. Henriquez, II  
(913) 227-6035 – Office  
(913) 220-7301 – Mobile  
(913) 319-3217 - Fax  
[fhenriquez@uscentral.org](mailto:fhenriquez@uscentral.org)