

Dan Warner

From: Irit Gillath [irit100@hotmail.com]
Sent: Thursday, June 05, 2008 12:25 PM
To: Dan Warner
Subject: RE: Thursday, June 5, 2008 News from the City of Lawrence

Thanks Dan,

I'm a resident of the west side of town.

1. I saw that it is not clear whether the new neighborhood include play ground and green areas, which means that more load will be on our area, is this something that might changed?
2. Creating another entrance to K-10 out of Bob Billings is something that will change the character of this area from residential quite area to noisy, heavy loaded road, why is that required if not very far from there you have 6th entrance.
3. In addition that K-10 connection suppose to include commercial area, wouldn't that already be covered by the Walmart are near Wakarusa?
4. It is not clear whether the new area include elementary school or not, which means that at least initial the capacity of Langston Hughes will need to be increased, is that true?

Thanks,
 Irit

Subject: RE: Thursday, June 5, 2008 News from the City of Lawrence
 Date: Thu, 5 Jun 2008 12:14:18 -0500
 From: dwarner@ci.lawrence.ks.us
 To: irit100@hotmail.com

Irit,

I'd be happy to answer your questions before the meeting if you have them.

As for changes, you can submit comments and suggestions to me. Staff will review them to determine if they are items that should be changed. If, for instance, we don't change something that you want changed, you can then make your case to the Planning Commission, City Commission and County Commission. All of those bodies will be reviewing the plan, with the City Commission and County Commission approving it. The Planning Commission will review the plan first and will make a recommendation to the City and County Commissions.

We welcome your input. I'm encouraged that you've already contacted me.

Thanks.

Dan Warner, *Long-Range Planner, AICP*

From: Irit Gillath [mailto:irit100@hotmail.com]
Sent: Thursday, June 05, 2008 11:48 AM
To: Dan Warner
Subject: RE: Thursday, June 5, 2008 News from the City of Lawrence

Thanks Dan,

Yes, I've reviewed the plan and I have some comments and questions, I guess those could be answered in that meeting.
How can current resident affect on changing details of the plan?

Thanks,
Irit

Subject: RE: Thursday, June 5, 2008 News from the City of Lawrence
Date: Thu, 5 Jun 2008 11:39:47 -0500
From: dwarner@ci.lawrence.ks.us
To: irit100@hotmail.com

Irit,

The meeting to discuss the first draft of the West of K-10 Plan will be on June 26th from 6:30pm to 7:30pm at the Indoor Aquatic Center, 4706 Overland Drive.

You can find a copy of the draft at <http://www.lawrenceplanning.org/draftplans.shtml>

Please let me know if you have further questions.

Thanks.

Dan Warner, *Long-Range Planner, AICP*

From: Irit Gillath [mailto:irit100@hotmail.com]
Sent: Thursday, June 05, 2008 11:22 AM
To: Dan Warner
Subject: RE: Thursday, June 5, 2008 News from the City of Lawrence

Hi,
When would be a meeting on the west K-10 plan?

Thanks,
Irit

> To: irit100@hotmail.com
> Subject: Thursday, June 5, 2008 News from the City of Lawrence
> Date: Thu, 5 Jun 2008 09:18:59 -0500
> From: mailinglists@ci.lawrence.ks.us
>
> Thursday, June 5, 2008 News from the City of Lawrence
>
> NEWS RELEASES
> FOR IMMEDIATE RELEASE
>
> News from the City of Lawrence for Thursday, June 5
>
> 1) Neighborhood Invited to Learn About Kaw Water Treatment Project

> <#first>

>

> 2) Public Invited to Learn About Draft Land Use Plan for West of K-10

> <#second>

>

> 1) CONTACT: Philip E. Ciesielski, P.E., Assistant Director of
> Utilities, (785) 832-7800

>

> pciesielski@ci.lawrence.ks.us <mailto:pciesielski@ci.lawrence.ks.us>
> or (785) 832-7800.

>

> - End -

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> 2) <http://www.lawrenceplanning.org/draftplans.shtml>

> . The public is invited to review the plan and provide comment.

>

> The planning area includes approximately 2,065 acres north and south
> of Hwy. 40, north of Clinton Lake, and west of K-10 approximately one
> and one-half miles. Part of the planning area lies east of K-10, south
> of Bob Billings Parkway to Clinton Parkway.

>

> The draft land use plan works to represent the vision for the area
> and lays out the steps to help achieve the vision. The draft plan
> goals follow three themes; creating a long range plan that creates
> healthy neighborhoods, recognizing the need for economic development
> and giving attention to the natural areas. Attention is given to
> infrastructure needs and community facilities. Recommended land uses
> is a major element of the West of K-10 draft plan.

>

> The draft land use plan is subject to change as members of the
> public, the Lawrence-Douglas County Planning Commission, Douglas
> County Commission and Lawrence City Commission review the document
> prior to consideration for adoption.

>

> Individuals unable to attend the June 26 meeting can send comments by
> July 2 to dwarner@ci.lawrence.ks.us <mailto:dwarner@ci.lawrence.ks.us>
> or P.O. Box 708, Lawrence, KS 66044 or call (785) 832-3162.

>

> Individuals may sign up to receive updates on the project at
> <http://www.lawrenceks.org/subscriptions>
> under the public meetings category.

>

> What: Information Meeting Draft Plan for West of K-10
> When: 6:30 7:30 p.m., Thursday June 26, 2008

>

> Where: Indoor Aquatic Center, 4706 Overland Drive

>

> -END-

>

> --

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Dan Warner

From: Jane M. Eldredge [jeldredge@barberemerson.com]
Sent: Wednesday, June 11, 2008 2:46 PM
To: Dan Warner
Subject: West of K10 Plan

Dan

Thanks again for your presentation this morning. I did have the two questions I mentioned to you:

1. Did you intend the policy of no development west of K-10 until there is a funding plan for the K-10/Bob Billings interchange to apply to the two quadrants that were previously planned in the Sixth Street/K-10 Nodal Plan?
2. Would you please include the IG zoning category in the permissible zoning categories in the northwest quadrant of the U.S, 40/ K-10 interchange? This is a substantial intersection that has long been identified as suitable for industrial uses such as those in the already existing IG zoned areas in Lawrence.

Thank you for your consideration of these matters.

Dan

Jane M. Eldredge
Barber Emerson, L.C.
1211 Massachusetts
P.O. Box 667
Lawrence, Kansas 66044
(785) 843-6600
(785) 843-8405 (facsimile)
www.barberemerson.com
jeldredge@barberemerson.com

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Dan Warner

From: Ruona, Lew T NWK [Lew.T.Ruona@usace.army.mil]
Sent: Thursday, June 26, 2008 1:21 PM
To: Dan Warner
Cc: Parker, Edward E NWK; Crum, Douglas A NWK; Lenning, Richard E NWK; Gehrt, Susanna G NWK
Subject: RE: Clinton Lake

Dan,

Thanks for your response.

Regarding access to public lands, the easiest would be a pedestrian/bike path that connects to a green space within the development. Vehicular access would necessitate more scrutiny.

I look forward to further interaction with the city and county regarding planning and development around the lake.

Lew

-----Original Message-----

From: Dan Warner [mailto:dwarner@ci.lawrence.ks.us]
Sent: Thursday, June 26, 2008 12:43 PM
To: Ruona, Lew T NWK
Cc: Crum, Douglas A NWK; Gehrt, Susanna G NWK; Parker, Edward E NWK; Rhoades, David L NWK
Subject: RE: Clinton Lake

Lew,

The City of Lawrence has regulations regarding stormwater discharge from construction sites. Those regulations are located in Section 9-903 of the City Code: http://www.lawrenceks.org/city_code/system/files/chapter09.pdf
New developments in this area, after annexation by the City, will have to comply with these regulations.

Nevertheless, I think it makes sense to emphasize sediment erosion control in the Plan. I'll add some language and reference Section 9-903 in the next draft.

With regard to lake access I think the idea was to have a controlled entrance on the north side of the lake so that people in this future new area of Lawrence could more easily access the lake. The intent wasn't to suggest that people could meander down there and come and go from wherever they please. I re-read the language and it doesn't reflect the intent. I'll revise the language for the next draft. Do you think an entrance on the north side is feasible/practical and something you would consider?

Thanks.

Dan Warner, Long-Range Planner, AICP

-----Original Message-----

From: Ruona, Lew T NWK [mailto:Lew.T.Ruona@usace.army.mil]
Sent: Wednesday, June 25, 2008 10:52 AM
To: Dan Warner
Cc: Crum, Douglas A NWK; Gehrt, Susanna G NWK; Parker, Edward E NWK; Dave R.
Subject: Clinton Lake
Importance: High

Mr. Warner,

As the Operations Manager for the Corps of Engineers at Clinton Lake, I was asked to comment on the draft West of K-10 Plan.

In Section VII. part B. second paragraph, "Residents in these new neighborhoods should be able to access the lake and park directly from those neighborhoods, by foot and by car." I wish it was that easy. We allow no private exclusive use on our Federal lands. Any development like this requires our lake Master Plan to be revised. This revision requirement includes extensive public comments and review in addition to environmental and cultural resource clearances. We would treat a development next to the lake like we treat any existing adjacent landowner and with the same oversight.

Since Clinton Lake is a major provider of water supply to 7 municipalities including Lawrence and 9 Rural Water Districts which use on the average of 13.1 million gallons of water daily, I am very concerned about the water quality of Clinton Lake. In Section V. part C. Environment, I would like to see that section expanded to include specific language regarding sediment erosion screening and control during construction phases of each development. The present Clinton Cove storage development project that abuts Federal property north of N. 1415 Road and west of E. 900 Road, is a very good example of no sediment control during their construction phase. Due to our past experience with the Clinton Cove storage development project, I feel future development necessitates a more active oversight and review on our agency's part of any further development adjacent to Federal lands at this lake. I felt that our verbal comments to a city planner last year regarding this development should have been sufficient. We will in the future be more pro-active and will document all agreements in writing.

I would think and hope that the Planning Department for Lawrence and Douglas County would strive to protect the integrity of these public lands and waters. Since our visitation exceeds 2 million users each year, Clinton Lake is a viable and economic benefit for Douglas County and the City of Lawrence.

Lew

Lew T. Ruona
Operations Project Manager
U.S. Army Corps of Engineers
Clinton and Hillsdale Lakes
785-843-7665 (office)
816-389-3297 (direct)
lew.t.ruona@usace.army.mil

-----Original Message-----

From: Dan Warner [mailto:dwarner@ci.lawrence.ks.us]
Sent: Tuesday, June 10, 2008 11:45 AM
To: Parker, Edward E NWK
Subject: Draft West of K-10 Plan - Please Review

Mr. Parker,

The Planning Department for Lawrence and Douglas County is in the process of developing the West of K-10 Plan. It's a long-range plan for new growth for Lawrence west of K-10 Highway. The planning area is north of Clinton Lake. I'm requesting that the Army Corps of Engineers review the draft plan and provide comments if necessary. The deadline for written comments on the first draft is July 2nd.

The draft plan along with a planning area map can be found here:
<http://www.lawrenceplanning.org/draftplans.shtml>

Please let me know if you have any questions.

Thanks for your consideration.

Dan Warner, Long-Range Planner, AICP - dwarner@ci.lawrence.ks.us
<<mailto:dwarner@ci.lawrence.ks.us>>

Planning and Development Services Department | www.lawrenceplanning.org
<<http://www.lawrenceplanning.org>>

City Hall, East 6th Street, PO Box 708

Lawrence, Kansas 66044-0708

785-832-3162. phone

785-832-3160. fax

**Summary of West of K-10 Draft Plan
Kansas Department of Wildlife and Parks
Environmental Services Section**

Affected Areas

- 124.6 acres of woodlands (of 2,437 total; according to National Land Cover Data [NLCD]) wholly or partially in subject area that could be critical habitat for either the Bald Eagle or Redbelly Snake. Development in these areas will require on-site evaluation by Kansas Department of Wildlife and Parks Environmental Services Section (provided free when requested) and possibly mitigation.
 - 16 wetlands totaling 3.3 acres (according to NLCD) within subject area
 - Portions of property drain into Clinton Lake (water supply for Lawrence), so KDWP recommends extra caution and diligence when developing in this area
 - The adoption of a stream buffer or 'setback' ordinance is discussed on pp. 30-31 of the proposed plan. KDWP recommends such a program to be based on preserving the entire floodplain for both perennial and ephemeral stream channels within the planning area. This will insure minimal flood damages, maximum protection against erosion and sedimentation, and also preserve a majority of the critical designated habitats for State-listed species.
-

Critical Habitat

Within Douglas County there is critical habitat designated for 2 species that might occur within the area being considered in the "West of K-10 Sector Plan".

Redbelly Snake (*Storeria occipitomaculata*) – state threatened species – a small cryptic species living primarily underground whose critical habitat includes mature, oak-hickory forests on wooded hill slopes. Approximately 124.6 of the 2,437 acres within this plan contain a forest type that would warrant on-site habitat evaluation to determine if Redbelly snake critical habitat is present according to the National Land Cover Database. Much of the potential Redbelly Snake habitat occurs along small ephemeral and low-order streams in the area being considered. KDWP recommends efforts at the planning stage to minimize impacts to this species, including widening stream buffers and minimizing removal of native woodlands whenever possible.

Bald Eagle (*Haliaeetus leucocephalus*) – state threatened species – its' critical habitat includes individual trees at least 50 feet tall or 24 inches dbh within 5 air miles of public lands in Clinton Reservoir, or groups of 10 or more trees that are greater than 12 inches dbh in the same area. Of the estimated 2,437 acres of land within this plan, approximately 124.6 acres of woodlands (of some type) are wholly or partially contained on-site according to the National Land Cover Database. If qualified trees will be removed in these areas, then replanting at a 3:1 ratio will need to occur as mitigation. The higher replanting rate is to compensate for the fact that some trees will not reach adulthood. Although this species is no longer listed by the federal government, other acts still do offer some protection to this species, and some minimal coordination with the U.S. Fish and Wildlife Service would be necessary if impacting this habitat.

In addition, the National Land Cover Database identified 16 small wetlands totaling 3.3 acres as possibly occurring on-site. Wetlands provide a variety of valuable functions both hydrologically and biologically (e.g., flood control, breeding habitat for native amphibians and reptiles, improved water quality, etc.), and KDWP encourages the city planner to designate them a special level of protection.

**Summary of West of K-10 Draft Plan
Kansas Department of Wildlife and Parks
Environmental Services Section**

Other concerns :

- A goal of the plan is to “Develop neighborhoods and new developments with the natural layout of the land in mind”, with special consideration to “visual corridors” (i.e., nice views; page 30). KDWP would consider this as suggesting a more limited re-grading strategy when constructing developments.
- Stormwater detention -- (p 37), the proposed development plan sits in two major drainage basins, emptying out into Clinton Lake. There is concern of soil erosion as well as potential contamination of Clinton Lake from debris from the proposed development.

Please do not hesitate to contact Kansas Department of Wildlife and Parks Environmental Services Section with questions or concerns. James Larson is the contact for this matter. His information is as follows:

James Larson
Environmental Services Section
Kansas Department of Wildlife and Parks
512 SE 25th Avenue
Pratt, Kansas 67124-8174
(620) 672- 5911
jamesl@wp.state.ks.us

**Summary of West of K-10 Draft Plan
Kansas Department of Wildlife and Parks
Clinton State Park**

West of K-10 Draft Plan

The “West of K-10 Plan” for development creates significant impacts on the Clinton State Park operation. The southern boundary of the development plan lies against the northern property line of the US Army Corps of Engineers property called Clinton State Park. The following are comments regarding potential significant impacts to the park operation as they may be affected by the proposed development plan.

- Proper management of the surface water runoff during the open earth phase of the construction is **critical**. A significant amount of the acreage is situated in two major drainage basins included in the plan. These basins drain directly across park property and empty into Clinton Lake. It’s critical that all measures in the prevention of soil erosion be in place and maintained to function properly during the construction phase and the entire development.
- The plan describes a considerable amount of transportation development and improvement by improving Bob Billings Parkway/15th Street at the intersection of K-10. One aspect of this plan that is missing is any possible improvements to E900 Road. This roadway was a vital point of entry into the Clinton State Park until the South Lawrence Traffic Way was developed. The dedicated “frontage road” would be beneficial in handling heavy traffic ingress to the State Park. The true impacts of losing the use of this road as direct access from US40 Highway to the State Park are evident, particularly during large events like the Wakarusa Festival. KDWP would like to see the transportation improvement plan include the opening of E900 Road.
- The proposed development plan suggests the planting and maintaining visual buffers by using strategically placed vegetation to create a natural setting. KDWP commends this aspect, however, we suggest using only plants common and native to the area. The introduction of exotic ornamentals for this purpose is ill advised as the life expectancy of most commonly used ornamentals is short and these plants are not as hardy or disease resistant as native species plantings.

It is imperative that adequate natural areas are created, protected and maintained to provide a true barrier between these intensively developed areas and the natural areas provided by the State Park. Viewsheds, gateways and extraordinary set-offs are great buzz words but do little in supporting the requirements for an adequate buffer area between a major housing development and a public use area such as the State Park. Much of the area proposed for this development supports a large and varied wildlife population. Disturbing this wildlife habitat will disperse these populations.

- Development of new amenities and access to existing recreation amenities is also a well devised part of the draft plan. However, the concept of providing uncontrolled access from these neighborhood developments on to State Park property is a problematic. The State Parks operate as a fee area with controlled access. Developing uncontrolled access points as a part of this development would be create a park security nightmare. The improvements proposed at the intersection of Bob Billings Parkway/15th Street and K-10 would provide good access to the already established primary park entrance. The need for improved access also supports the re-development of the E900 frontage road.

Providing additional access from the development directly into the State Park operation is a major issue of concern as it relates to the park operation, development and Douglas County residents. To propose unrestricted multiple points of access directly into the State Park is not viable.

In lieu of multiple uncontrolled accesses from the development into the State Park, there is an alternative that would serve both the development and the State Park. KDWP would suggest E800 road could be improved from the north within the proposed development area to the south where it intersects N1415 Road just east of the Clinton State Park Office. This new point of entry could be co-managed with the existing entrance in a central entrance station at the intersection of E800 and N1415 Roads. This approach would allow for direct access to the park from the proposed development and would provide an additional entrance/exit while still maintaining the controlled access operation vital to park revenue and security.

- Sections of the plan propose the installation and extension of existing and new utility service lines throughout the proposed development. This could create opportunities for the State Park to “tie” on to these services. However, the current plans also propose locating one and possibly two wastewater lift stations within the boundaries of the State Park. This is a major concern of point source pollution potential. Both possible wastewater lift stations are shown as located in the two major drainages north of the park. Any system failures in this equipment would create raw sewage run-off directly into the lake. In addition, both proposed areas for these lift stations are in well timbered areas that have been intentionally left undisturbed. As a result, there is a possibility that these areas may host Kansas Threatened & Endangered Species or Kansas Species In Need of Care habitats.

Clinton State Park continues to grow and change in an attempt to meet the needs of users, thus infrastructure improvements are always a concern. The possibility of the State Park connecting to these infrastructure improvements may make the placement of amenities such as sewage lift stations on to State Park property more acceptable in support of the State Park’s future needs.

Please do not hesitate to contact me with questions or comments.

Jerry Schecher, Park Manager Clinton State Park
798 N. 1415 Rd
Lawrence, KS 66049
(785) 842-8562; email: geralds@wp.state.ks.us

June 30, 2008

Dan Warner
Planning Department
Lawrence Douglas County Planning Office
City Hall
6 East 6th Street
PO Box 708
Lawrence, KS 66044
Via Email: at dwarner@ci.lawrence.ks.us

RE: Draft Plans for West of K-10

Dear Mr. Warner:

Please find enclosed the Kansas Department of Wildlife and Parks comments to the Draft Plans Draft Plans West of K-10. The Department operates, manages and maintains Clinton State Park, located adjacent to the proposed development plan west of K-10 and south of North 1500 Road. Clinton State Park is an integral part of the Lawrence community, and thus has compiled comments regarding the management and preservation of the natural resources as well as the potential impacts the proposed development will have on Clinton State Park.

The Kansas Department of Wildlife and Parks Environmental Services Section has also compiled comments regarding the environmental effects of the proposed plan to the local natural resources. In particular, the Department's Environmental Services Section is especially concerned about the effect the proposed development will have on the watersheds, wetlands and the critical habitat of two Kansas Threatened and Endangered Species.

In summation, the Kansas Department of Wildlife and Parks views this as an excellent opportunity to integrate its concerns regarding the State Park, the development of open space and the surrounding natural resources into the planning for the future growth of the City of Lawrence. The Department would like to offer and make available its expertise in managing and protecting the natural resources of the State of Kansas to the planning process.

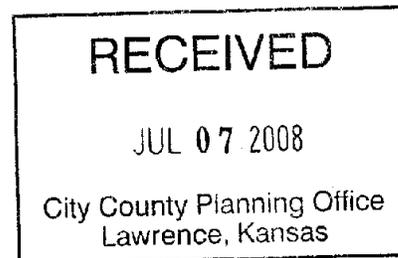
Sincerely,

J. Michael Hayden
Secretary
Kansas Department of Wildlife and Parks

Encl.

June 30, 2008

Dear Dan and others whom it concerns,



In regards to the first draft of the *West of K-10 Plan*, we would like to comment on the land use categories that are properties have been assigned.

For several years, our 902 Road neighborhood group, whose signatures are below, have talked about the possibility of being bought out by developers since the city was moving our way and there was always talk about the "plan" that our area would be redeveloped. A couple of years ago the development started to occur right behind us and our neighborhood group joined and talked with some developers to see if there was interest in buying us at that time which there was not.

Now that the city houses have literally reached the backyards of some of our properties and this new plan, *West of K-10 Plan*, has been presented, we are again looking at the possibility of what the future holds. Many of the families that live in our neighborhood have been here for twenty or more years and have truly enjoyed life as they knew it.

But that life has changed with the recent housing developments and for various reasons, including the difficulty to run a farm operation from this area and the fact that it is just not a country feel anymore, our group has decided it is most likely in our best interest to do what we can once again to seek the possibility of being bought out.

With that in mind, **we would like to request that the current zoning of our land be changed from low density to either high density or possibly even part or all commercial** since there appears to be a future access road from Clinton Parkway to this area. We feel that these designations will allow for our properties to have the highest possible value when looking at the possibility of developers purchasing our properties from us at a price we feel is fair and worth while to each of us to have to move and reestablish our homes and also a farm operation for some neighbors.

We would like to make clear that we are willing to pursue a possible buyout of our properties by a developer so they can pursue whatever actions necessary for city annexation and so forth, BUT we are NOT interested in being annexed into the city as individual property owners or to develop our own properties. The request for a change in zoning is based solely on our hope to be bought out by a developer and for the developer to take the other steps for development.

If there are questions or concerns, you may contact Kristel Lewis, who will act as a liaison for the group. Her phone is 838-9964 or email is countryregister@sbcglobal.net.

Thanks for your time!

Signatures of group are listed on the backside of this sheet.

Glenn and Brenda Breithaupt, 1412 E 902 Rd Glenn Breithaupt & Brenda Breithaupt
Jeri and Paulette Breithaupt, 1416 E 902 Rd Jeri Breithaupt & Paulette Breithaupt
Don and Janet Breithaupt, 1420 E 902 Rd Don Breithaupt & Janet Breithaupt
Breithaupt family home, 1424 E 902 Rd Jeri Breithaupt
Mike and Jeanie Bronoski, 1428 E 902 Rd Michael Bronoski & Jeanie Bronoski
Mike and Kristel Lewis, 1430 E 902 Rd Mike & Kristel Lewis
Patty Haake, 1432 E 902 Rd Patty Haake
Mike Fletcher, 1434 E 902 Rd Michael Fletcher
Kenny Breithaupt, E 902 Rd Kenny Breithaupt
George and Eleanor Woodyard, E 902 Rd George & Eleanor Woodyard
Gary and Karen Vespestad, 1435 E 902 Rd Gary Vespestad & Karen Vespestad

François G. Henriquez, II
Laura A. Stephenson

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

July 7, 2008

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

Re: Draft Plan: West of K-10

Dear Mr. Warner:

My wife, Laura Stephenson, and I appreciate the opportunity to comment on the West of K-10 Sector Plan (the "Plan"), as proposed by the Lawrence-Douglas County Planning Department.

1. ***Future annexation east of K-10*** – As a resident of the area within the sector covered by the Plan and east of K-10 (the "Eastern Sector"), we strongly object to our property being annexed into the City of Lawrence and we do not believe the Plan should encourage the annexing of our property or any other property within the Eastern Sector prior to further annexation west of K-10. The only exception should be for residents within the Eastern Sector who specifically request that their properties be annexed into the City of Lawrence.
2. ***Intersection of Bob Billings Parkway and K-10*** – Because of the important transportation, access, and safety issues, we believe that the Plan should unequivocally state that there will be no further development within the Eastern Sector before a suitable, above-grade intersection at Bob Billings Parkway and K-10 (the "Parkway Intersection") has been constructed.
3. ***Future use consistent with current use*** – Nearly all of the property within the Eastern Sector is currently outside the City limits and its current use is single family residential dwelling on lots ranging from one acre to more than 30 acres. Consistent with generally accepted principles of urban planning and design, the Plan should unequivocally provide that there will be no high density residential development northeast of the corner of K-10 and Clinton Parkway. Rather, we strongly urge that the Plan specifically provide that any development within the Eastern Sector be limited to single family homes consistent with its current use and character.

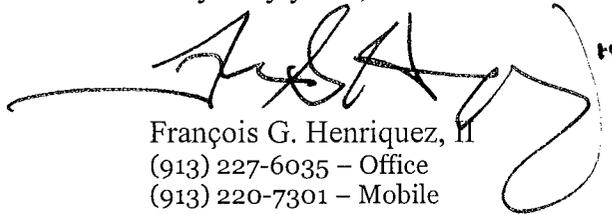
4. **Limited multi-family residential development** – If the City determines that there should be any multi-family residential use within the Eastern Sector, the Plan should unequivocally state that: (1) such multi-family use should be limited to the area bounded by Clinton Parkway on the south, K-10 on the west, N 1452 Road on the north, and E 920 Road on the east (the “Limited Area”); (2) any further residential development within the Limited Area must be no greater than medium density and should transition to the north and east to single family; (3) the Limited Area should be bordered by a tree-lined, raised berm and suitable green-space borders along E 920 Road and N 1452 Road; and (iii) the Limited Area should be served only by the collector road currently contemplated by the Plan and should have no access to either E 920 Road or N 1452 Road (other than the current intersection of E 902 Road and N 1452 Road).

5. **Limited commercial development** – The east side of the proposed Parkway Intersection would be immediately adjacent to single family residences and, therefore, lacks suitable and safe transition to warrant a commercial development. Rather, all commercial development at the proposed Parkway Intersection should be confined to the west side thereof. However, no such development should be approved prior to the completion of the construction of the proposed Parkway Intersection. Besides, there will be more than sufficient commercial development available along U.S. Highway 40 (Sixth Street) from K-10 to Wakarusa, as well as along Clinton Parkway, both east and west of K-10.

6. **Green space; Lake Alvamar** – The current version of the proposed Plan is almost completely devoid of green space. Accordingly, the Plan should be revised to provide for a reasonable amount of green space, consistent with generally accepted principles of urban planning and design. In this regard, the Plan should specifically provide that any future development within the Sector be conditioned on the developer providing at least 75 percent of the City’s cost to acquire and construct suitable parks and recreational facilities. Finally, the area immediately surrounding Lake Alvamar should be specifically preserved as green space, unavailable for development of any sort.

Again, we appreciate this opportunity to comment on the proposed Plan. We recommend that you conduct a meeting of interested persons following your publication of the revised proposed Plan. If you require any clarification of the above, please let me know.

Very truly yours,



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

Gary James and Kristin Bowman-James
920 N 1464 Rd
Lawrence, Kansas
Phone: (785)841-3760
E-mail: garyleejames@sbcglobal.net and
kbjames@ku.edu

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

Dear Mr. Warner,

This letter is written to provide comments to the Draft Plan West of K-10. My husband Gary and I are residents of the area known as Lake Estates, where we have lived for the last 16 years. During that time, the city of Lawrence has prospered and has seen tremendous growth to the west as well as in other directions. This is especially evident in the number of homes and businesses west of what was formerly known as Dragstrip Road, now named Wakarusa Drive. What used to be a two or three stop-light drive from Iowa on either 6th or 23rd Streets now has become a multiple stop-and-go commute.

Those of us who have chosen to live here at the outskirts of Lawrence have done so because of the peace and tranquility of a country setting, while still within an easy commute of town. Now, however, we have heard that some of our neighbors favor our area being annexed into the city and rezoned to high density housing so that they can sell their property at a higher value. This will clearly impact on our tranquil setting, where wildlife still abounds. The request came as a surprise to many of us. Last week those of us who cherish the "semi-country" atmosphere of our area met and discussed the issues at hand. As a result of that meeting you are receiving letters written by a number of the families in the targeted area that reflect our viewpoints.

You should by now have received a detailed letter from Mr. François G. Henriquez, II and his wife Laura A. Stephenson. This letter clearly states the issues at hand, and furthermore summarizes the opinions of many if not most of us with respect to the needs of this area. In short, it covers many of the points of discussion from last week's meeting. *Gary and I wholeheartedly endorse Mr. Henriquez' letter.* In addition, we would like to emphasize the following points.

- We do not want to be annexed by the City and strongly oppose rezoning of the adjacent land for multi-family/high density housing, because it will destroy the tranquil, country-like atmosphere of our neighborhood, the very reason we chose to live here.

- We urge that consideration be made to allow access to Bob Billings Parkway from 902 Road – this would be ideal for us, since as it stands we now must go a mile out of our way in either direction to get to town. We had been hoping when the original road was put through that this ready access to KU would soon be a reality.
- With increased traffic on the K-10 highway, it will be a nightmare to access the bypass if there is more development in this area. Already at times there are delays in getting onto the bypass at peak traffic hours. We feel strongly that this situation must be addressed before any further development in the area. Frankly, since it appears that there will be substantial commercial development north of Highway 40, we wonder if it is wise to have so much commercial development in the area.
- If at some point the plan is revised to rezone for high-density, multi-family dwellings in the area, it is essential that care be taken that it conforms according to point #4 of Mr. Henriquez' letter. Our neighbors to the north of us, Daryle and Geri Busch, have said that the multi-family housing just across the dirt road north of them has been very disruptive, particularly in terms of noise. The only barrier to that development is the dirt road.

In conclusion we appreciate you and the City making the effort to hear the opinions of all parties concerned in a potential annexation and rezoning. We would also like to suggest a meeting of the local residents who will be affected by annexation and zoning changes. This will not only give the City planners the opportunity to hear our views, but also will provide an open forum for discussion of all opinions and possibly alternative options. Thank you for your time.

Sincerely,

A handwritten signature in black ink that reads "Kristin Bowman-James". The signature is written in a cursive, flowing style.

Kristin Bowman-James

Dan Warner

From: naturalway@mindspring.com
Sent: Monday, July 07, 2008 8:26 AM
To: Dan Warner
Cc: Judy Paley
Subject: comment letter on K-10 west

GEORGE F. PALEY

1448 E. 920 Road
Lawrence, KS 66049

785-842-6285

7-7-02

Mr. Dan Warner, Long-Range Planner, AICP Planning and Development Services Department
Lawrence City Hall P.O. Box 708 Lawrence, Kansas 66044-0708 dwarnar@ci.lawrence.ks.us

Re: Draft Plan: West of K-10

Dear Mr. WARNER;

I appreciate the opportunity to comment on the West of K-10 Sector Plan (the "Plan"), as proposed by the Lawrence-Douglas County Planning Department.

My wife IS JUDY GERLING PALEY, and

SHE WILL ALSO WRITE A LETTER TO YOU, if time permits.

1. Future annexation east of K-10 - As a resident of the area within the sector covered by the Plan and east of K-10 (the "Eastern Sector"), we strongly object to our property being annexed into the City of Lawrence. WE HAVE BEEN HERE FOR 20 YEARS. We do not believe the Plan should encourage the annexing of our property or any other property within the Eastern Sector prior to further annexation west of K-10. The only exception should be for residents within the Eastern Sector who specifically request that their properties be annexed into the City of Lawrence. WE
2. Intersection of Bob Billings Parkway and K-10 - This has been discussed for many years. Is KDOT to be involved, where do they stand? Can we see there comments? Because of the important transportation, access, and safety issues, we believe that the Plan should unequivocally state that there will be no further development within the Eastern Sector before a suitable, above-grade intersection at Bob Billings Parkway and K-10 (the "Parkway Intersection") has been constructed.
3. Future use consistent with current use - Nearly all of the property within the Eastern Sector is currently outside the City limits and its current use is single family residential dwelling on lots ranging from one acre to more than 30 acres. Consistent with generally accepted principles of urban planning and design, the Plan should unequivocally provide that there will be no high density residential development northeast of the corner of K-10 and Clinton Parkway. Rather, we strongly urge that the Plan specifically provide that any development within the Eastern Sector be limited to single family homes consistent with its current use and character.
4. Limited multi-family residential development - If the City determines that there

should be any multi-family residential use within the Eastern Sector, the Plan should unequivocally state that: (1) such multi-family use should be limited to the area bounded by Clinton Parkway on the south, K-10 on the west, N 1452 Road on the north, and E 920 Road on the east (the "Limited Area"); (2) any further residential development within the Limited Area must be no greater than medium density and should transition to the north and east to single family; (3) the Limited Area should be bordered by a tree-lined, raised berm and suitable green-space borders along E 920 Road and N 1452 Road; and (iii) the Limited Area should be served only by the collector road currently contemplated by the Plan and should have no access to either E 920 Road or N 1452 Road (other than the current intersection of E 902 Road and N 1452 Road).

5. Limited commercial development - The east side of the proposed Parkway Intersection would be immediately adjacent to single family residences and, therefore, lacks suitable and safe transition to warrant a commercial development. Rather, all commercial development at the proposed Parkway Intersection should be confined to the west side thereof. However, no such development should be approved prior to the completion of the construction of the proposed Parkway Intersection. Besides, there will be more than sufficient commercial development available along U.S. Highway 40 (Sixth Street) from K-10 to Wakarusa, as well as along Clinton Parkway, both east and west of K-10.

6. Green space; Lake Alvamar - The current version of the proposed Plan is almost completely devoid of green space. Accordingly, the Plan should be revised to provide for a reasonable amount of green space, consistent with generally accepted principles of urban planning and design. In this regard, the Plan should specifically provide that any future development within the Sector be conditioned on the developer providing at least 75 percent of the City's cost to acquire and construct suitable parks and recreational facilities. Finally, the area immediately surrounding Lake Alvamar should be specifically preserved as green space, unavailable for development of any sort.

Again, we appreciate this opportunity to comment on the proposed Plan. We recommend that you conduct a meeting of interested persons following your publication of the revised proposed Plan. If you require any clarification of the above, please let me know.

Thank you for the extension for comments.

Very truly yours,

GEORGE F. PALEY

Dan Warner

From: Janet Grant [janet_grant@sbcglobal.net]
Sent: Wednesday, July 09, 2008 2:07 PM
To: Dan Warner
Subject: Re: West of K-10 Plan - comment period extended

Dear Mr. Warner:

This letter is in response to the West of K-10 Plan. My husband and I own and live in the home at 925 N. 1464 Road. The property consists of a large home sitting on approximately two acres. We purchased this home because of it's secluded country feeling and yet being fairly close to town. We also liked the fact that most of the homes in the surrounding area were similiar; in that a good many of them are on acreage or extra large lots (one acre or more).

It is our desire to remain in the county and not be annexed by the City of Lawrence. If we must be forced into the city limits, we desire that our neighborhood remain as it is now and not be "citified" with curbs, storm drains, street lights and sidewalks. We love our country atmosphere!! That's why we all bought homes here.

My husband and I are sensitive to the desires of the Breithaupt Family. They have been squeezed out of their homes and farm operation base by development. We do not oppose their request for annexation into the city, even as high density zoning. This request seems logical considering that there are already rental units bordering some of the Breithaupt's property on the east and the bypass on the south and west. However, we hope you, as our planning and development coordinator, will follow sound and logical principles of planning and development by buffering any high or medium density housing with single family zoning for areas that border existing single family residences. Additional green space is a must. The City of Lawrence is guilty of allowing developers to run roughshod over the land, leaving it barren expanses of concrete that then have to have an expensive storm drain system developed to handle the run-off. Better planning with more green space would elimanate some of that expense and create a more pleasant and healthy environment. Lawrence would be wise to study the planning and development of such cities as Chesterfield and Town and Country, Missouri. We strongly urge you to use the flood plain area along side the creeks that feeds Yankee Tank Resevior as green space.

We believe that you have received a letter from Francois Henriquez and Laura Stephenson. My husband and I are definitely in agreement with the suggestions in their letter. Although we would not oppose that small area at the south end of North 902 Road to be annexed as high density out of respect for a longstanding Douglas County farm family. Were this to be the final outcome, we would strongly encourage closing off N. 902 Road at the north edge of this new development and routing traffic out to the roundabout on Clinton Parkway.

Thank you for taking the time and attention to make yourself familiar with our views and desires. We were at the meeting on June 26 and witnessed how difficult your job can be.

Thank you again. We may be reached at 841-1481 or my cell phone 766-1017 or by e-mail at janet_grant@sbcglobal.net should you wish to contact us.

Sincerely,

Van and Janet Grant

8/28/2008

925 N. 1464 Road
Lawrence, Ks. 66049

Dan Warner <dwarner@ci.lawrence.ks.us> wrote:

Hello,

We've extended the comment deadline for the 1st draft by one week to July 9th.

Please let me know if you have any questions.

Thanks.

Dan Warner, *Long-Range Planner, AICP* - dwarner@ci.lawrence.ks.us
Planning and Development Services Department | www.lawrenceplanning.org
City Hall, East 6th Street, PO Box 708
Lawrence, Kansas 66044-0708
785-832-3162. phone
785-832-3160. fax

Dan Warner

From: Judy Paley [jeweleye1@gmail.com]
Sent: Monday, July 07, 2008 7:15 PM
To: Dan Warner
Subject: K-10 west

Judy Gerling Paley
1448 E. 920 Road
Lawrence, KS 66049

785-842-6285

7-7-02

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

Re: Draft Plan: West of K-10

Dear Mr. WARNER;

Thanks for taking the time to read these observations. I agree with all the ideas presented in this letter and hope the issues can be resolved. The planning should make sense, have all the green space possible, and be safe.

1. Future annexation east of K-10 – As a resident of the area within the sector covered by the Plan and east of K-10 (the "Eastern Sector"), we strongly object to our property being annexed into the City of Lawrence. We have lived in this area, the country side, for over twenty years and have watched the city march west. We do not believe the Plan should encourage the annexing of our property or any other property within the Eastern Sector prior to further annexation west of K-10. The only exception should be for residents within the Eastern Sector who specifically request that their properties be annexed into the City of Lawrence.

2. Intersection of Bob Billings Parkway and K-10 – This has been discussed for many years. Is KDOT to be involved, where do they stand? Can we see their comments? Because of the important transportation, access, and safety issues, we believe that the Plan should unequivocally state that there will be no further development within the Eastern Sector before a suitable, above-grade intersection at Bob Billings Parkway and K-10 (the "Parkway Intersection") has been constructed. This seems extremely important!!!!!!

8/28/2008

3. Future use consistent with current use – Nearly all of the property within the Eastern Sector is currently outside the City limits and its current use is single family residential dwelling on lots ranging from one acre to more than 30 acres. Consistent with generally accepted principles of urban planning and design, the Plan should unequivocally provide that there will be no high density residential development northeast of the corner of K-10 and Clinton Parkway. Rather, we strongly urge that the Plan specifically provide that any development within the Eastern Sector be limited to single family homes consistent with its current use and character.
4. Limited multi-family residential development – If the City determines that there should be any multi-family residential use within the Eastern Sector, the Plan should unequivocally state that: (1) such multi-family use should be limited to the area bounded by Clinton Parkway on the south, K-10 on the west, N 1452 Road on the north, and E 920 Road on the east (the "Limited Area"); (2) any further residential development within the Limited Area must be no greater than medium density and should transition to the north and east to single family; (3) the Limited Area should be bordered by a tree-lined, raised berm and suitable green-space borders along E 920 Road and N 1452 Road; and (iii) the Limited Area should be served only by the collector road currently contemplated by the Plan and should have NO access to either E 920 Road or N 1452 Road (other than the current intersection of E 902 Road and N 1452 Road).
5. Limited commercial development – The east side of the proposed Parkway Intersection would be immediately adjacent to single family residences and, therefore, LACKS suitable and SAFE transition to warrant a commercial development. Rather, all commercial development at the proposed Parkway Intersection should be confined to the west side thereof. However, no such development should be approved prior to the completion of the construction of the proposed Parkway Intersection. Besides, there will be more than sufficient commercial development available along U.S. Highway 40 (Sixth Street) from K-10 to Wakarusa, as well as along Clinton Parkway, both east and west of K-10.
6. Green space; Lake Alvamar – The current version of the proposed Plan is almost completely devoid of green space. Accordingly, the Plan should be revised to provide for a reasonable amount of green space, consistent with generally accepted principles of urban planning and design. In this regard, the Plan should specifically provide that any future development within the Sector be conditioned on the developer providing at least 75 percent of the City's cost to acquire and construct suitable parks and recreational facilities. Finally, the area immediately surrounding Lake Alvamar should be specifically preserved as green space, unavailable for development of any sort.

Again, we appreciate this opportunity to comment on the proposed Plan. We recommend that you conduct a meeting of interested persons following your publication of the revised proposed Plan. If you require any clarification of the above, please let me know.

Thank you for the extension for comments.

Sincerely,
Judy G Paley

Keith and Karen Braman

911 E 1464 Road
Lawrence, KS 66049

(785) 843-7765 – Home
(785) 550-3826 – Mobile
kbb Braman@ku.edu

July 7, 2008

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

Re: Draft Plan: West of K-10

Dear Mr. Warner:

I appreciate the opportunity to comment on the West of K-10 Sector Plan (the “Plan”), as proposed by the Lawrence-Douglas County Planning Department. In addition to reiterating the comments that Mr. Henriquez has set out in his letter to you regarding this same issue we also strongly object to our property being annexed into the City of Lawrence. We, strongly believe that the Plan specifically provide that any development within the Eastern Sector be limited to single family homes **consistent with its current use and character**.

Again, I appreciate this opportunity to comment on the proposed Plan. I recommend that you conduct a meeting of interested persons following your publication of the revised proposed Plan. We will be glad to meet with you at a time of your convenience to discuss the further.

Regards,

/s/

Keith and Karen Braman

Lee L. Rader
916 N. 1452 Rd
Lawrence, KS 66049

July 8, 2008

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

Re: Draft Plan: West of K-10

Dear Mr. Warner:

Following are my comments on the West of K-10 Sector Plan as proposed by the Lawrence-Douglas County Planning Department:

1. ***Future annexation east of K-10*** – Although I was required to sign a document at the time of the construction of my home in 2004 when I connected to the city sewer line pledging that I would not oppose annexation, I would prefer not to be annexed into the city and support my surrounding neighbors who strongly oppose annexation. In my opinion, only those properties who specifically request annexation should be annexed.
2. ***Intersection of Bob Billings Parkway and K-10*** – Because of the important transportation, access, and safety issues, I believe that the Plan should unequivocally state that there will be no further development within the Eastern Sector before a suitable, above-grade intersection at Bob Billings Parkway and K-10 (the “Parkway Intersection”) has been constructed.
3. ***Future use consistent with current use*** – Nearly all of the property within the Eastern Sector is currently outside the City limits and its current use is single family residential dwelling on lots ranging from one acre to more than 30 acres. Consistent with generally accepted principles of urban planning and design, the Plan should unequivocally provide that there will be no high density residential development northeast of the corner of K-10 and Clinton Parkway. Rather, I strongly urge that the Plan specifically provide that any development within the Eastern Sector be limited to single family homes consistent with its current use and character.
4. ***Limited multi-family residential development*** – If the City determines that there should be any multi-family residential use within the Eastern Sector, the Plan should unequivocally state that: (1) such multi-family use should be limited to the area bounded by Clinton Parkway on the south, K-10 on the west, N 1452 Road on the north, and E 920 Road on the east (the “Limited Area”); (2) any further residential development within the Limited Area must be no greater than medium density and should transition to the north and east to single family; (3) the Limited Area should be bordered by a tree-lined, raised berm and suitable

green-space borders along E 920 Road and N 1452 Road; and (iii) the Limited Area should be served only by the collector road currently contemplated by the Plan and should have no access to either E 920 Road or N 1452 Road (other than the current intersection of E 902 Road and N 1452 Road).

5. **Limited commercial development** – The east side of the proposed Bob Billings Parkway Intersection would be immediately adjacent to single family residences and, therefore, lacks suitable and safe transition to warrant a commercial development. Rather, all commercial development at the proposed Parkway Intersection should be confined to the west side thereof. However, no such development should be approved prior to the completion of the construction of the proposed Parkway Intersection. Besides, there will be more than sufficient commercial development available along U.S. Highway 40 (Sixth Street) from K-10 to Wakarusa, as well as along Clinton Parkway both east and west of K-10.

6. **Green space; Lake Alvamar** – The current version of the proposed Plan is almost completely devoid of green space. Accordingly, the Plan should be revised to provide for a reasonable amount of green space, consistent with generally accepted principles of urban planning and design. In this regard, the Plan should specifically provide that any future development within the Sector be conditioned on the developer providing at least 75 percent of the City's cost to acquire and construct suitable parks and recreational facilities. Finally, the area immediately surrounding Lake Alvamar should be specifically preserved as green space, unavailable for development of any sort.

Years ago when I was a K.U. student, I worked summers at a Girl Scout camp south of Ottawa. We (camp staff) always took back roads when leaving the camp for home to help us transition from the beauty of the woods back into "the city." I believe the value of beauty & a certain pace of living that accompanies natural beauty are less tangible arguments, but arguments which nevertheless hold tremendous merit. The Lake Estates area is a pocket of Lawrence which maintains a quality of this kind of beauty & sense of pace which is diminishing more and more in the Lawrence community. I hope city planners will maintain a regard for the uniqueness of this area and want to protect/preserve it too. Thank you for the opportunity for input. I look forward to your invitation to a second meeting with all property owners affected by the plan once you have completed the next draft.

Sincerely,

Lee L. Rader
Hm# 842-3399
Cell# 840-4799
Wk# 785-296-7253

Mr. Dan Warner, Long-Range Planner, AICP
July __, 2008
Page 3

Dan Warner

From: Mark Hecker
Sent: Thursday, July 03, 2008 4:40 PM
To: Dan Warner
Cc: Ernie Shaw
Subject: West of k-10 Plan - Comments

Dan:

Following are some comments from our department on the West of K-10 plan

Page 10 - Should state. There are currently no existing parks & recreation facilities or park properties located in the plan areas. Then talk about bike paths

Page 14 - second paragraph, the two schools are located east of the planning area, not west.

Page 28 - This plan seems inconsistent with roads illustrated in the map on page 32. The plan on page 28 is much more suited to preserving natural drainage areas and wildlife corridors as possible future park land.

Page 26 - suggests linear parks along stream and waterways. This is a good concept if bike trails and other park amenities could be tied to these green areas. These areas will serve as buffers to streams and provide recreational opportunities for the residence. It should also be suggested that by connecting trail in these linear green areas with proposed major arterial roads (with bike paths) that an extensive system of bike friendly paths would be established with connections to Clinton Parkway, Bob Billing Parkway and West 6th Street.

Page 33 & 34 - Agree that Bike paths are needed on 6th and Bob Billings as they develop west. Also need north / south paths somewhere in the planning area to connect the paths. The paths discussed above could serve this purpose

Page 35 - 3rd paragraph - Connection to the north side of Clinton Lake probably should not be noted in this section. This is a State Park that is controlled by fee collection at a single access point.

Page 39 - Often utility corridors can exist in conjunction with trails and parks if proper planning is established ahead of time and land is purchased for both purposes in mind



Mark A Hecker, Superintendent of Parks & Maintenance

mhecker@ci.lawrence.ks.us

Office Location, 947 New Hampshire

Mailing Address, P.O. Box 708, Lawrence, KS 66044

Phone 785-832-3454, Fax 785-832-3459

Dan Warner

From: Martha Coffman [martisfarm@yahoo.com]
Sent: Thursday, August 07, 2008 11:11 AM
To: Dan Warner
Subject: RE: West of K-10 Plan

Dan,
Thank you. Your response is helpful. I will review the material you cited, although probably will not be able to do so before the meeting this evening.
Martha

--- On **Mon, 8/4/08**, **Dan Warner** <dwarner@ci.lawrence.ks.us> wrote:

From: Dan Warner <dwarner@ci.lawrence.ks.us>
Subject: RE: West of K-10 Plan
To: martisfarm@yahoo.com
Date: Monday, August 4, 2008, 8:47 AM

Martha,

The Future Land Use map isn't the only guide to use in the Plan. The Plan also contains policy language that should also be used to guide future growth. There are policy statements that support future parks and open space in the planning area as it urbanizes. In Section III on page 19, the last guiding principle under the Land Use goal says: "Integrate parks and open space within the neighborhoods". In Section VII on page 39 there is a paragraph dedicated to Parks and Open Space. One of the policy statements in that paragraph says: "Each neighborhood must contain parks and open space".

Also, this plan isn't the only policy guide for future parks and open space. Horizon 2020 Chapter 9 – Parks, Recreation, Open Space Areas and Facilities – is the overall policy guide for parks and open space in Lawrence and Douglas County .

Thanks for your comments. I hope my reply has been helpful. Please contact me again if have more comments or questions.

Thanks.

Dan Warner, *Long-Range Planner, AICP*

From: Martha Coffman [mailto: martisfarm@yahoo.com]
Sent: Friday, August 01, 2008 1:33 PM
To: Dan Warner
Subject: West of K-10 Plan

Dan,

I have quickly reviewed the updated proposal for the "West of K-10 Plan" and look forward to hearing your comments at the upcoming meeting. However, I wanted to express my concern ahead of this event about the failure of these plans to incorporate green space. This should be a critical part of the planning process. I urge the city (and county) to take a strong stand in favor of assuring that future residents of this area have outdoor space preserved for the enjoyment of all. Big yards for some houses do not take the place of parks or other green spaces. If this space is not incorporated into the planning stage, then it will not exist after the area is developed into commercial and residential areas. The fact that Clinton Lake is "near" this area does not replace the need for the local environment to contain green area for the enjoyment of its residents.

Sincerely, Martha Coffman

Dan Warner

From: Neal Lintecum [nealdean@sunflower.com]
Sent: Tuesday, July 01, 2008 11:38 PM
To: Dan Warner
Subject: RE: West of K-10 Plan

Dear Mr. Warner

Comments on the West of K10 plan.

The map of future bike paths does not indicate any west of K10. There should definitely be one along the entire length of 1500 Road.

There needs to be more defined park space. There is a lot of beautiful green space in the area. More should be preserved.

Impact fees for improving the 1500 / K10 intersection are total baloney. The city, county, and state had better come up with the money given all the traffic that area will handle. No way is it fair to expect land owners to pay for this.

It has not been mentioned, but there is a significant deficit in storm siren coverage around 1500 road. This will have to be addressed sooner than later, especially if a school is built.

Access to Clinton Park from the north would be great.

Neal D. Lintecum
nealdean@sunflower.com

-----Original Message-----

From: Dan Warner [mailto:dwarner@ci.lawrence.ks.us]
Sent: Friday, June 27, 2008 11:13 AM
To: Dan Warner
Subject: West of K-10 Plan

Hello,

The Future Land Use map attached to the agenda last night was incorrect. I apologize for that error. I have attached the correct Future Land Use map that is in the 1st draft of the plan, and was on display last night. This is the map you should reference if you are going to make comments regarding the future land use section of the plan. Those comments are due by July 2nd.

Here is the direct link to the plan online: http://www.lawrenceplanning.org/documents/West_of_K-10_Plan_060508.pdf

Please let me know if you would like a paper copy of the plan.

Thanks for attending the meeting last night. Sorry again for the map mistake.

Thanks.

Dan Warner, *Long-Range Planner, AICP* - dwarner@ci.lawrence.ks.us
Planning and Development Services Department | www.lawrenceplanning.org
City Hall, East 6th Street, PO Box 708
Lawrence, Kansas 66044-0708
785-832-3162. phone
785-832-3160. fax

Dan Warner

From: Phil Struble [phils@LANDPLAN-PA.COM]
Sent: Friday, June 27, 2008 12:09 PM
To: Dan Warner
Cc: bradfink@sunflower.com; Tim Herndon
Subject: RE: West of K-10 Plan

Dan,

I have a number of comments regarding the draft of the West of K-10 Plan.

1. I think it is a mistake to ignore the balance of the West Campus of the First United Methodist Church. What you refer to as an error from last night should be the correct map regardless of what the 6th/SLT Nodal plan indicates.
2. Unfortunately, this draft plan relies on past out-dated plans to build its planning principals. My long standing criticism of the hierarchy of plans used by Lawrence is they always build on past mistakes and archaic planning principles. This draft plan does the same. For example, this plan is not dense enough to afford all implied costs that it must cover such as a water tower, 15th Street exchange, expansive open space, etc. The draft refers to developing in a historical manner which I do not think is what I have heard over the past years from either the Planning Commission or City Commission.
3. Another archaic concept that could be corrected is the idea of commercial at major intersections. This idea directly conflicts with the idea of access management. We do not need to put high traffic commercial in locations where we cannot provide high traffic access.
4. I like the idea of either conventional zoning or TND, however, this draft plan does not provide for like community uses. The conventional plan has a large amount of office and industrial which should be community needs and values. If that is true, then the TND concept should reflect the same community needs and values. If Lawrence as a whole needs office and industrial on the west side of town and near the SLT and West 6th Street intersection, then it should be provided for or not provided for in both concepts.
5. Another recommendation from the plan is the continuation of the extraordinary 50-foot setbacks. PlaceMakers and other planning consultants have all gone away from these setbacks in recognition of the idea of place and the traffic calming effect of the presence of buildings along all streets.
6. In studying recent developments, we have shown that limited development can proceed west of the SLT using the existing access points before we reach a dangerous threshold. I do support the idea of establishing the financing for the 15th Street exchange.
7. I see no need to pit the areas east of the SLT against areas west of the SLT.
8. Finally, I think it is important to link the "frontage road" extending north from Clinton Parkway to 15th Street. If for no other reason, areas west of the SLT will not have to access the SLT for only one mile to go east on Clinton Parkway. There are, however, many other benefits.

Thanks Phil Struble

From: Dan Warner [mailto:dwarner@ci.lawrence.ks.us]
Sent: Friday, June 27, 2008 11:13 AM
To: Dan Warner
Subject: West of K-10 Plan

8/28/2008

Hello,

The Future Land Use map attached to the agenda last night was incorrect. I apologize for that error. I have attached the correct Future Land Use map that is in the 1st draft of the plan, and was on display last night. This is the map you should reference if you are going to make comments regarding the future land use section of the plan. Those comments are due by July 2nd.

Here is the direct link to the plan online: http://www.lawrenceplanning.org/documents/West_of_K-10_Plan_060508.pdf

Please let me know if you would like a paper copy of the plan.

Thanks for attending the meeting last night. Sorry again for the map mistake.

Thanks.

Dan Warner, *Long-Range Planner, AICP* - dwarner@ci.lawrence.ks.us
Planning and Development Services Department | www.lawrenceplanning.org
City Hall, East 6th Street, PO Box 708
Lawrence, Kansas 66044-0708
785-832-3162. phone
785-832-3160. fax

Dan Warner

From: mary ann hoffmann [dragonfly390@sbcglobal.net]
Sent: Wednesday, July 09, 2008 2:48 PM
To: Dan Warner
Subject: Re: West of K-10 Plan - comment period extended

Dear Mr. Warner,

We live in the eastern sector of the West of K-10 plan. We have discussed the plan with our neighbors and one of us (Mary Ann) went to the meeting at the Aquatic center in June.

We object to our property being annexed into the City of Lawrence. We have made this objection at least twice in the last 5 years. Annexation of the eastern sector should not be a requirement for annexation west of K-10. No annexation should be considered until the intersection of Bob Billings Rd. and K-10 is appropriately completed at the city of Lawrence's expense (we don't need it). We agree with Mr. Henriquez and Ms. Stephenson that any development in the eastern sector should be limited to single family homes consistent with its current use and character. This would exclude multifamily residential and commercial development. If any multifamily development is planned in the eastern sector despite our objections then it should be with the restrictions and the addition of a berm as indicated by Mr. Henriquez. There is inadequate green space in your plan, especially around Lake Alvamar which should have its name changed back to the original historical name of Yankee Tank Lake since neither Bob Billings nor his parents (Alva and Mar-?) had anything to do with this area.

We didn't build a house out here 23 years ago because we wanted to live in the city. We enjoy our solitude and our low crime rate (which started going up as soon as Mike Garber started building roads that connected with the back of the Breithaupt properties - car and truck break-ins). We were forced into paying for a sewer benefit district that doesn't benefit us several years ago and we are still paying for it. We have an excellent water system, natural gas and a septic tank system that is going strong. We like the way things are and see no necessity to change.

Sincerely,
Philip Hoffmann, MD
Mary Ann Hoffmann, MD

Dan Warner <dwarner@ci.lawrence.ks.us> wrote:

Hello,

We've extended the comment deadline for the 1st draft by one week to July 9th.

Please let me know if you have any questions.

Thanks.

Dan Warner, *Long-Range Planner, AICP* - dwarner@ci.lawrence.ks.us
Planning and Development Services Department | www.lawrenceplanning.org
City Hall, East 6th Street, PO Box 708
Lawrence, Kansas 66044-0708
785-832-3162. phone
785-832-3160. fax

Dan Warner

From: me57wakeman@sunflower.com
Sent: Wednesday, July 09, 2008 10:14 PM
To: Dan Warner
Subject: Re: West of K-10 Plan - comment period extended

Dear Mr. Warner:

With respect to the draft proposal of the "West of K-10 Sector Plan", we would like to offer the following comments for your considerations:

1. In viewing the map presented, the western boundary (779E) does not coordinate with the landowner property boundary lines. Please explain how this was determined and why was there no consideration for increments which coordinate with the current county maps.
2. Considerations need to be drafted so that there is a greater "Park/Open Space" (Pg 25). What is being outlined appears only to be using lands which follow creeks in the area. Also, the "Green Space Buffer" (Pg 25) outlined appears to be better suited for possibly commercial or other development. How does the use of the creek banks in the proposed TND plans differ from conventional development? Why or how is the "Smart Code" any different from conventional development?
3. Please explain how the residential densities were determined. The draft appears to have more residential areas than the Horizon 2020 plans outlined which shows a light office commercial at the intersection of 1500N & 800E. This seems to have a better appeal for the use of this land compared to the current residential outlined.
4. On page 16 of the draft plan, the proposed school property does not appear to be centered with the proposed expansion. Does the really meet with the proposed growth of this area?

In conclusion, why is the City of Lawrence hiring an outside national consulting firm not even residing in this area to draft these TND master plans for the use of developing areas for future development; and to also hire the same firm to produce the Lawrence SmartCode? Are we not utilizing resources and personnel within the Douglas County area to meet the needs of local developers?

Regards
Richard and Mary Wakeman
1505 E 800 Road
Lawrence, KS 66049

> "Dan Warner" <dwarner@ci.lawrence.ks.us> wrote:
>
> Hello,
>
>
>
> We've extended the comment deadline for the 1st draft by one week to
> July 9th.
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> Please let me know if you have any questions.

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>
> Thanks.
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>
> Dan Warner, Long-Range Planner, AICP - dwarner@ci.lawrence.ks.us
> [<mailto:dwarner@ci.lawrence.ks.us>](mailto:dwarner@ci.lawrence.ks.us)
>
> Planning and Development Services Department |
> www.lawrenceplanning.org [<http://www.lawrenceplanning.org>](http://www.lawrenceplanning.org)
>
> City Hall, East 6th Street, PO Box 708
>
> Lawrence, Kansas 66044-0708
>
> 785-832-3162. phone
>
> 785-832-3160. fax
>
>
>

Dan Warner

From: Carolyn Crawford [ccjava2@prodigy.net]
Sent: Wednesday, July 09, 2008 1:28 PM
To: Dan Warner
Cc: RONALD D (SWBT) CRAWFORD
Subject: Comments on the West of K-10 Plan

Dan,

Thank you for meeting with us on Monday afternoon to explain the plan and answer our questions. We know a lot of time and effort went into the process.

As Ron mentioned, our main concern is that the plan look at the greater good for Lawrence and the residents that will enjoy living here for years to come. This plan represents a significant crossroad for the city. With flexibility and foresight, Lawrence can benefit from development for many generations. The example we discussed of a "Corporate Woods" type project on the northwest corner of K-10 and 40 Highway would have that flexibility and foresight to change as industries evolve while at the same time promote a positive working and living environment. Overland Park continues to reap the benefits of a project that fits into today's needs as well as it did when it was originally built.

Thank you for the opportunity for input regarding the West of K-10 Plan.

Carolyn and Ron Crawford
834 Highway 40

June 26, 2008

WEST OF K-10 PLAN COMMENTS

1. Page 1 states that the West 6th Street and K-10 Nodal Plan will remain the controlling plan for the two corners of 6th Street and K-10 (NW & SW) that are included in the West of K-10 Plan. This seems to create significant potential for confusion going forward as development occurs and people try to apply portions of the two plans to these properties. It would seem to make much more sense to simply include the properties in one plan or the other.
2. Map 2-1 is incorrect in that it shows the First United Methodist Church property on the SW corner of Sixth Street and K-10 as being used for a Farm Residence.
3. School Boundaries – Does the USD 497 service area extend west of the West of K-10 Plan area?
4. Map 2-7 shows the parks north of Clinton Lake as “county parks”. I believe they are actually state and Corps of Engineers parks.
5. Page 25 refers to the existing school district owned property as belonging to USD 437. It should be USD 497.
6. Map 4-1 designates a portion of land on the SW corner of Sixth Street & K-10 as being for “Public /Institutional” use. This appears appropriate for the land owned by the First United Methodist Church; however, there is a tract of land east of the church property that would appear to be better suited for a use such as Office/Industrial/Warehouse as most of the surrounding land is designated.
7. On page 35 in the Co-Located Facilities section the school district is misidentified as USD 457. It should be USD 497.
8. On page 36 the Water section refers to the “West Hills Service Level”. What is that?

Dan Warner

From: Busch, Daryle H [busch@mail.ku.edu]
Sent: Sunday, July 06, 2008 11:00 PM
To: Dan Warner
Subject: West of K10 Plan (and East of K10 as well)

Daryle H. Busch, Chemist

1492 East 902 Road

Lawrence, KS 66049

Phone: (785) 749-5888; FAX: (785) 749-5888 (call first)

E-mail: Busch@ku.edu

July 6, 2008

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

Dear Mr. Warner:

My address will inform you of the purpose of this letter. As 20 year residents of this marvelous low density neighborhood, my wife and I are not pleased to learn that a plan (West of K10 Plan) is being made to annex our entire neighborhood and, it seems, the intent is to zone all of the area for high density housing. While I love to see my real estate increase in value, profit alone does not determine the quality of life. One of the main reasons I moved from the Ohio State University in Columbus, OH, to the University of Kansas was the opportunity to live close to nature while being only minutes from my students and laboratories. My utopian setting has already been changed by recent conversion of other nearby rural home places and farmland into neighboring multifamily units. Sounds of the night have changed in sad, occasionally alarming ways, and privacy has been replaced by occasional careless use or inappropriate use of parts of our property not always near our new neighbors. Of course development and growth of Lawrence must and will continue, but it is important to retain much of the region's character as a place where all kinds of housing are possible. I have tried to find a place that is comparable to ours for several years with essentially no success. Travel time triples or quality drops too much. With this message we want it clearly understood that Geraldine and Daryle Busch are opposed to the annexation and multifamily rezoning of the broad area of land that is our neighborhood. Such a change is inconsistent with the history of the area and not in the best interest of the community. This position reflects our deep personal feelings.

I want to mention related matters that are worthy of consideration. Whatever changes must be made in this case, we sincerely hope that we can continue to live in this area without unfair burdens such as taxing that would limit the amount of land we could hold and new restrictions on land use. Our

homeplace has long been a place for animal lovers and, although we no longer have grazing animals, our land is best for that use and among the few remaining places of that kind and quality close to the city.

It seems fairly clear that certain of our neighbors have very good reasons to favor annexation and rezoning and I fully understand how appropriate that can be. For the rest of us, who are more or less trapped by a situation that we do not view as favorable, it would be desirable to cause as little change as possible. By that I mean, if the previously farmed areas and adjacent homes toward the East and South (but within the neighborhood) can be treated separately (annexed and rezoned) from most of the homes in the neighborhood (not annexed and not rezoned), many of us would feel that we could continue our lives without extreme cause for distress.

We are concerned that a large population increase in this general area will create major problems for all residents if the original plans for highway 10 are not completed. Minimally, the cloverleaf intersection between Bob Billings Way and K10 absolutely must be built before the population in this area is increased by the kinds of development that we are hearing about with respect to the West of K10 Plan. It must have been something like 15 years since we were required to sell part of our land and rebuild our fences, etc., in order to accommodate this K10/Bob Billings Way highway/city street junction. Ever since, we have been obliged to travel either a mile North or South in order to go due East. This intentional traffic plugging must be alleviated. Perhaps there is an even lower minimum; could Bob Billings Way be opened to 902 road?

Lawrence, KS, is a great place to work and a great place to live, thanks to you and the other public servants who attend to these matters. I am proud of the fact that open discussion is welcomed in this city/county matter, but must apologize for not being available for the meeting this week. For the record, I'll be speaking at an NSF sponsored workshop on means of recycling or controlling carbon dioxide, an issue of importance to the viability of planet earth.

Sincerely,

A handwritten signature in cursive script, appearing to read "Doyle B. Beach".

Dan Warner

From: Berniece Garber [berniece.garber@gmail.com]
Sent: Wednesday, July 09, 2008 4:01 PM
To: Dan Warner
Subject: Re: West of K-10 Plan

Dan,

Thank you for this information!

This email is in response to the meeting that we had yesterday and in reference to the properties owned by Doug Garber Construction, Inc. We would like to see the following changes to the "West of K10 Draft Plan":

- 1) 1644 E. 800 Rd is in a low density residential area. This should be medium to high density.
- 2) 1619 E. 818 Rd (the corner of 800 and 6th) should be changed from low density area to a commercial center based off of what has benefited the community best on the east side of K10.
- 3) 822 N 1500 Rd. should be changed from Low Density to Medium Density because it is close to the bypass and school.

Then in regards to the property owned by Doug and A. Berniece Garber located at 1445 E 920 Rd. we would like to agree with the neighbors that the corner would be best used for a Commercial Corner, due to location on the Clinton Lake, 10 highway and Clinton Parkway, the GOLF course, bike paths, walking trails, camping, boating, and all other outdoor recreational activities that are available to enjoy.

Thank you all for your consideration of these changes.

Berniece Garber

On Tue, Jul 8, 2008 at 12:44 PM, Dan Warner <dwarner@ci.lawrence.ks.us> wrote:

Bernice,

Attached is a file with the property owners we highlighted while you were here.

Information about the Creekstone rezoning at 6th and Queens Road can be found here:

http://www.lawrenceks.org/web_based_agendas/2008/06-03-08/06-03-08h/06-03-08_agenda_click_here.html

It's item #3 on the regular agenda.

Take care.

8/27/2008

Dan Warner, *Long-Range Planner, AICP* - dwarner@ci.lawrence.ks.us

Planning and Development Services Department | www.lawrenceplanning.org

City Hall, East 6th Street, PO Box 708

Lawrence, Kansas 66044-0708

785-832-3162. phone

785-832-3160. fax

Dan Warner

From: bobvoth@aol.com
Sent: Tuesday, August 12, 2008 10:35 PM
To: Dan Warner
Subject: Re: West of K-10 Plan

Dave:

I have been out of town and was not able to attend the most recent meeting or follow changes to the West of K-10 Plan.

I am the owner of the 53 acre Windover Community at Lawrence tract, near the intersection of K-10 and Clinton Parkway.

The last plan I saw, per our emails below, had this with a corner of commercial zoning, frontage of high density and the remainder of medium density. Is this still the case?

If this is still the case, I support the plan. If not, I am opposed to it. Could you please let me know. Thanks.

**Bob Voth
841-6868 or 843-2888**

-----Original Message-----

From: bobvoth@aol.com
To: dwarner@ci.lawrence.ks.us
Sent: Thu, 10 Jul 2008 10:11 am
Subject: Re: West of K-10 Plan

Dave,

Thank you. If that is the case, I have no objection to the plan and support it.

Sorry about the email problem; I'll have to look into it.

Bob Voth
(785) 841-6868

-----Original Message-----

From: Dan Warner <dwarner@ci.lawrence.ks.us>
To: bobvoth@aol.com
Sent: Thu, 10 Jul 2008 209:56 am
Subject: West of K-10 Plan

Bob,

I've been having all my emails to you bounce back as undelivered. I'm trying again by sending you a new email and not responding to the ones you sent. Hopefully this will work.

8/27/2008

You are correct. A portion would be commercial, part of it high density residential and part of it medium density residential.

Thanks.

Dan Warner, *Long-Range Planner, AICP* - dwarner@ci.lawrence.ks.us
Planning and Development Services Department | www.lawrenceplanning.org
City Hall, East 6th Street, PO Box 708
Lawrence, Kansas 66044-0708
785-832-3162. phone
785-832-3160. fax

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July 2, 2008

Re: West K-10 Sector Plan

It was noted by the planner conducting the meeting that it was the intent to utilize section lines as intended boundaries for this Sector Plan. There are adequate resources available in the County that would illustrate these lines, i.e. County appraiser's office, Soil conservation office all have aerial maps.

We find it interesting to note that 779 Road (which is a private driveway), labeled as such for emergency dispatch services, was used as a boundary. It is not a section line nor is it a half section line. This line should be moved either East or West. Perhaps we should point out to you where the half section line is. That line would be the fence line immediately West of the Kanwaka township hall. That line denotes the East one half of section 25. One fourth of a section is 160 acres. Kanwaka township hall sits on West ½ of 160 acres, i.e. being 80 acres. The original 80 acres (West ½ of the SE corner of section 25) was owned by a farm family, less 1 acre for Kanwaka township hall, leaving 79 acres more or less. The driveway now labeled 779 serviced the two generation farm family.

It is ironic you would choose 779 as a West boundary given the fact that the County with neighboring protest, (in 1996?) granted a conditional use permit for light industrial usage for the tract immediately behind Kanwaka corners and has since renewed that permit with expanded commercial use, again with neighboring protest, since it's inception. That line puts this commercial entity outside this sector plan. **This is clearly not compatible with low density residential.**

Current land use on Sixth Street in the city West of Iowa would certainly indicate that a strip would become commercial. To develop a plan that stops commercial at 800 Road is naïve and probably poor planning.

As represented, there are no buffers or transition from high to low density use. High density residential is literally dropped in the middle of low density residential. Reason cited at the meeting "that is what the landowner's wanted" If that is the reason, why develop a plan at all?

Revision is needed for sound planning principles and a public meeting should be held before any draft is presented to the planning commission for review.

Respectfully submitted,

Olene Sturdevant Tilley, Certified Real Estate Appraiser, Pittsburg State University
Gary Tilley, former planning commissioner, Rock County, Wisconsin, University of
Whitewater

Section 25, Township 12 South, Range 18 East, Douglas County, Kansas
780 Hwy 40, infamous site for drop of "murdered hip hop artist", October 15, 2006

FRANÇOIS G. HENRIQUEZ, II
LAURA A. STEPHENSON
1436 E. 920 Road
Lawrence, Ky 66049
(785) 841-1017

August 11, 2008

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

Re Draft Plan West of K-10, Second Draft

Dear Mr. Warner

Once again, my wife, Laura Stephenson, and I appreciate the opportunity to comment on the second 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"). We have the following comments

1. ***No unilateral annexation within the Eastern Sector*** – Although the Plan nominally covers the area that lies to the west of K-10, it also covers the land east of K-10 that has not been annexed into the City (referred to herein as the "Eastern Sector"). We join many other residents in the Eastern Sector in strongly objecting to our property being annexed into the City of Lawrence. It is our strong preference that our property never be annexed. The City of Lawrence has a long history of avoiding unilateral annexation. We agree with this historical aversion because we believe the City should not annex property against the consent of the property owners. We urge the Department to include a clear statement in the Plan that, with respect to the Eastern Sector, the City will remain committed to its long-standing policy, preference, and practice of refraining from unilateral annexation.
2. ***Density within the Eastern Sector should remain "Low" to "Very Low"*** – Nearly all of the property within the Eastern Sector is single family residential dwelling on lots ranging from one acre to more than 30 acres. We join the majority of our neighbors who live within the Eastern Sector in strongly urging that all of the land within the Eastern Sector be designated as either low density residential or very low density residential. This allows us as property owners to preserve both the character and value of our properties. When and as property is annexed, the property owners requesting annexation would have the right to request rezoning to a higher density if they saw fit. Thus, the property rights of

Mr. Dan Warner, Long-Range Planner, AICP

August 11, 2008

Page 2

current landowners do not have to be compromised in order to allow for future uses that would be appropriate at the time.

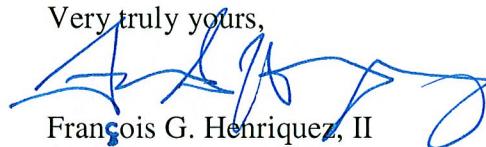
3. ***Traffic safety will be threatened by increased density within the Eastern Sector*** – We strongly object to the Plan’s calling for densities greater than very low density residential and low density residential within the part of the Eastern Sector that is bounded by the City limits on the south, K-10 on the west, N 1452 Road on the north, and E 920 Road on the east (the “Limited Area”). As the Department is aware, the only traffic access into and out of the Limited Area is via the intersection of N 1500 Road and E 902 Road. This intersection is already extremely dangerous with the currently traffic level notwithstanding the fact that the Eastern Sector currently has a very low residential density. **Any** additional density within in the Limited Area will significantly exacerbate the danger at this already over-burdened intersection. Accordingly, the Plan should not contemplate any increase in density within the Eastern Sector and should, instead, designate the entire area either as very low density residential or low density residential, as it is today. If the Department will not agree to this limitation, we urge the Department to condition any annexation or rezoning within the Limited Area on the completion of suitable traffic access, presumably by converting E 902 Road into a collector road, as contemplated by *Transportation 2025*.

4. ***Drainage problems will be exacerbated by increased density within the Eastern Sector*** – The Department may not be aware that there is a considerable limestone shelf a mere few feet below the surface of most of the properties in the Limited Area. As a result, with only a limited amount of rainfall, the topsoil quickly becomes saturated and many of the neighbors in the Limited Area face drainage problems. Additional density within in the Limited Area will significantly aggravate these drainage problems. Because of this, we again urge that that Department revise the Plan to designate the entire area either as very low density residential or low density residential, as it is today.

5. ***Lake Alvamar*** – The Plan should be revised to specifically provide that the area surrounding Lake Alvamar will be preserved as green space, unavailable for development of any sort. The area surrounding Lake Alvamar, which is a floodplain, is critical to drainage for the entire area covered by the West of K-10 Plan.

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

Very truly yours,



Francois G. Henriquez, II

(913) 227-6035 – Office

(913) 220-7301 – Mobile

(913) 319-3217 - Fax

fhenriquez@uscentral.org

Dan Warner

From: naturalway@mindspring.com
Sent: Wednesday, August 13, 2008 8:48 PM
To: Dan Warner
Subject: k 10 draft 2 comments

Mr. Dan Warner, Planner, AICP
Planning Department
P.O. Box 708
Lawrence, Kansas 66044-0708

dwarner@ci.lawrence.ks.us

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

Dear Mr. Warner:

We appreciate the opportunity to comment on the second draft of the West of K-10 Sector Plan and appreciate all the time you have spent on our meetings.

1. We realize that annexation within the Eastern Sector, may be inevitable. We join many other residents in the Eastern Sector in objecting to our property being annexed into the City of Lawrence, at this time. We have grave concerns about rising property tax. It is our strong preference that our property not be be annexed at this time. We believe the City should not annex property against the consent of the property owners. We do not totally understand Urban Reserve, and can you comment on the impact on the property taxes.
2. Traffic safety is of great concern with increased density within the Eastern Sector This intersection at k-10 and 902 is already extremely dangerous, with the currently traffic level. Any additional density within in the Limited Area will significantly increase the danger at this intersection. The Plan should not be put into place until the intersection of 15th Street and K-10 is on the books and ready to go. In the previous rezoning I have expressed concerns about the viability of the round about on 23rd Street. PLEASE STUDY THIS CAREFULLY AS part of your process, I believe this should be redesigned and expanded for the amount of traffic that will be generated.
3. Drainage problems must be strongly considered and well planned. In our meetings, we have made you aware of a limestone shelf a few feet below the surface of most of the properties. With only a limited amount of rainfall, the topsoil quickly becomes saturated above this shelf. Many of us already have drainage problems, so please take this into consideration.
4. Green Space- The Plan should be revised to specifically provide that the area surrounding Lake Alvamar will be preserved as green space. The area surrounding Lake Alvamar, which is a floodplain, is critical to drainage for the entire area, and should remain "green."
5. Density within the Eastern Sector should remain, in as many cases as possible, remain "Low." We join the majority of our neighbors who live within the Eastern Sector in strongly urging that as much land as possible, within the Eastern Sector be designated as low density residential. When and as property is annexed, the property owners requesting annexation would have the right to request rezoning to a higher density if they see fit. Thus, the property rights of current landowners do not have to be compromised in order to allow for future uses that would be appropriate at the time.

Thank you again for all your work on on the proposed Plan. We believe that good planning is the key to a great future.

Sincerely,

George F. Paley

RECEIVED

On behalf of the property owners on 902 Road at the corner of K-10 and Clinton Parkway, we thank the planners for changing our designation to high density in regards to the West of K-10 Plan. **We would like to put in one more request however to change our designation to commercial for all or at least some of our 902 Road neighborhood.**

AUG 13 2008
City County Planning Office
Lawrence, Kansas

If you visit this area, you will see there is a lot of potential for commercial businesses with the lake being so close. There is a wonderful view of Clinton Lake from the second floor or roofs of many of our houses, so depending on the type of commercial business, this view could be a wonderful and very unique asset to have in Lawrence. There are many commuters and drivers that travel this corner of Lawrence either coming from Highway 59 or coming off I-70 and also entering and exiting off Clinton Parkway. A commercial center geared toward community needs as well as lake-oriented needs would be very visible to many potential customers.

Clinton Lake in itself is a great asset of Lawrence and by commercializing this area it could be a much more attractive draw to bring community members and visitors to the lake and this part of town. By making the northeast corner of K-10 and Clinton Parkway commercial, you are at least putting the possibility out there for developers to present a plan. The area can always be designated down to high density once again, but it would be difficult to push it to commercial once a plan is approved.

A few ideas of what could be done: hotel or B&B inn, family fun center, restaurants, lake-oriented specialty shops or gift shops, grocery store for convenience of lake visitors and expected growth of the neighborhoods around K-10, a shopping type area incorporating many of these ideas, and probably many more ideas that someone with experience would be able to develop.

There are currently only a few restaurants remotely close to the lake area with the closest, besides the marina, being approximately 2 1/2 miles away. The idea of a restaurant in this area, especially with the potential of future housing growth, seems a natural fit.

The current draft of the plan also shows a road coming off Clinton Parkway into this 902 Road neighborhood. This road would allow easy access to a commercial center and would also allow for another route of entrance/exit for this corner surrounded by a major intersection of roads (K-10 and Clinton Parkway). Currently the only other exit from this area east of K-10 is at 1500 Road, which is not the safest of intersections. Until an interchange is built for K-10 and 15th Street, the road coming off Clinton Parkway into this neighborhood or future commercial center could be a much more controlled and safe route.

We hope you will consider the change from high density to commercial for the 902 Road properties. As property owners, we feel moving from the area to start over in new homes is inevitable with the growth in Lawrence moving in our direction. We are all willing to make the move and start over, but for a price. With the long connection many of the neighbors have had to this area, nobody is willing to move just to move. It has to be worth our while. We feel that designating our land as commercial will give each of us as property owners the best chance at being bought out by developers for the dollar amount we feel comfortable with to pack up and start over. It would also allow Lawrence to develop this 25+ acres into a very nice commercial area in a very unique lake-view setting.

Glenn and Brenda Breithaupt, 1412 E 902 Rd Brenda Breithaupt
Glenn Breithaupt
Jeri and Paulette Breithaupt, 1416 E 902 Rd Paulette Breithaupt
Jeri Breithaupt
Don and Janet Breithaupt, 1420 E 902 Rd Janet Breithaupt
Breithaupt family home, 1424 E 902 Rd Jeri Breithaupt
Mike and Jeanie Bronoski, 1428 E 902 Rd Jeanie Bronoski Michael Bronoski
Mike and Kristel Lewis, 1430 E 902 Rd Kristel
Patty Haake, 1432 E 902 Rd Mom Haake
Mike Fletcher, 1434 E 902 Rd Mike Fletcher
Kenny Breithaupt, E 902 Rd see attached email signature
George and Eleanor Woodyard, E 902 Rd George Woodyard Eleanor Woodyard
Gary and Karen Vespestad, 1435 E 902 Rd Gary Vespestad
Karen Vespestad



Hope this is o.k.

From: **Kenneth Breithaupt** (kennethbreithaupt@yahoo.com)

Sent: Wed 8/13/08 11:12 AM

To: ktel30@hotmail.com

I, Kenneth Breithaupt, agree to the 902 Rd. neighborhood letter for rezoning our property to "Commercial Zoning. Kenneth Breithaupt 1438 E 902 Rd. 785-843-2665

Mr. Dan Warner, Long-Range Planner, AICP
Planning & Development Services Department
Lawrence City Hall
PO Box 708
Lawrence, KS 66044-0708

Dear Mr. Warner,

My comments below are responding to the second draft of the West of K-10 Plan. My comments regarding the first draft of the Plan were submitted via e-mail on July 8, 2008.

As a home owner at 916 N. 1452 Road, I had significant concerns regarding the first draft and unfortunately my concerns are even greater after reviewing the second draft. Although some of my concerns do include the larger area, my primary focus is on the section of properties bordered roughly by Clinton Parkway, K-10 Hwy, N 1452 Rd & E 920 Rd. My home is on approximately 3 acres of land and my property happens to be the lowest in the area. My primary concerns are as follows:

- 1) According to prudent city planning, the density of properties in a given area should graduate with adequate room for the flow of graduation from one density level to the next. My property falls within the designation of Very Low Density as do neighboring properties along the North & East sides of N 1452 Rd & E 920 Rd. Within a relatively small area, the 2nd draft proposes a graduation from Very Low Density to Medium Density to High Density. I propose that this amount of graduation is

- A) too rapid given the small size of the area and
- B) not in keeping with acceptable planning standards of moving from one level to the next and not "leap frogging."

The jumping occurs across N 1452 Rd & E 920 Rd moving from Very Low Density to Medium Density (skipping Low Density) & across 910 N 1452 Rd moving from Very Low Density to High Density (skipping two levels). I would propose a Graduation from Very Low Density along the North side of N 1452 Rd and East side of E 920 Rd to Low Density directly across from these properties to Medium Density along E 902 Rd. This pattern of graduation would be much more in keeping with the current character of the area and in keeping with my understanding of the "conventional development option" as stated in the Plan.

- 2) As noted in my first comment letter, I am highly 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. Adding high density units to this tiny road will exacerbate the safety issues already prevalent at this intersection.
- 3) As the property owner of the lowest elevation in the indicated area, I am highly concerned about the flow of storm water onto my property if the density of living units is dramatically increased above me. Longtime residents on the higher ground indicate that a limestone ledge exists about 7 feet underground & that the general soil drainage is poor. My property already has a drainage way cutting through it which runs very full when we have ample rain. In my opinion, the

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city has not thought through storm water issues in proposing significantly higher density for the higher ground. I do not believe the lower ground can handle it. (p.20 of 2nd draft: "Neighborhoods should be built in ways that protect existing natural drainage & ecosystems.")

- 4) The neighbors who are advocating for the higher density designations are the leaving neighbors. They no longer have a vested interest in the property they will leave behind. On the other hand, I am a staying neighbor & my interest is very personal as well as communal. I care a great deal about the land I live on as well as my neighborhood and about protecting its value & beauty. I would appreciate a greater balance of support from city planners.

Sincerely,

Lee L. Rader
916 N. 1452 Rd.
Lawrence, KS 66049
Hm# 842-3399
E-mail: LeeLRader@sbcglobal.net

Dan Warner

From: Steve Glass [sglass@lrindust.com]
Sent: Thursday, August 07, 2008 9:11 AM
To: Dan Warner
Subject: West of K-10 Plan

Dan,

I will not be able to attend the public meeting tonight, but wanted to offer the following comments concerning the revised plan:

1. Map 2-1 needs to be revised to show the correct table in the upper right hand corner. The map is intended to show land uses, but the table shows highways.
2. Page 19, Public Facilities & Infrastructure – One of the principals is that “Sewer and water capacity shall be available prior to urban development.” My concern is that “available” can be interpreted in several different ways some of which may serve to delay the development process. Historically infrastructure development such as streets and site grading have been allowed to proceed prior to or simultaneously with sewer and water lines being brought to a site which expedites the development process. Actual building construction typically isn’t allowed to begin until at least water is available to the site for fire protection reasons. I would prefer to see wording included that would clearly continue to allow the historical development process continue.
3. Page 40, Water – The description of the existing water lines does not match the Map 2-3 which shows the existing waterline extended across K-10 to the west side of the road.

Thanks,
Steve Glass