

December 2, 2008

City Commission, City of Lawrence, Kansas
c/o Ms. Bobbie Walthall, Executive Assistant to the City Manager
Lawrence City Hall
PO Box 708
Lawrence, KS 66044-0708
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Dear Commissioners:

As a home owner in the West of K-10 Draft Plan area, I appreciate the opportunity to offer comment on the current draft. I have been actively involved in response to the plan since the City Planning Office's initial invitation to public participation. My property consists of 2.75 acres located in the southeast corner of the plan—actually just to the east of K-10. I was thrilled when six years ago I had the opportunity to buy land in this unique little pocket of Lawrence which had maintained a lovely rural character while yet not far from town. The design and building of a home for the property was an intensely personal process involving two years. I attribute the gifts of land and home as gifts from God for which I am deeply grateful.

My concerns with the West of K-10 Draft Plan are as follows:

- 1) The argument of the neighbors who are leaving and selling their properties is that they were "pushed" out by development at their back door. Therefore, they must leave and wish to receive the highest dollar value possible for their properties. They have steadily requested that their properties be designated for the highest density possible. By making this request, they are in effect doing to the next neighbor what was done to them. Because of their efforts, their properties along E 902 Rd. are now designated as High Density (16 units/acre). The property directly across from me is designated as Low Density (6 units/acre). If the current plan is supported, this means that apartments will eventually fill the acreage to the south and west of me. A particular travesty, I believe, is that the acreage of my neighbors, Drs Phil and Marianne Hoffman, would relate directly to High Density apartments behind them and Low Density apartments to their north side if this plan is enacted. It is my opinion that this unique more rural-like pocket in Lawrence should be allowed to remain just that and that single family homes (Very Low Density/1 unit/acre) should be the order of the day. At the very most, Low Density could be indicated where High Density currently is indicated along E 902 Rd. There is plenty of High Density just to the west of K-10 and to the south of our neighborhood along Clinton Pkwy.

- 2) I continue to be highly concerned about safety issues at the intersection of K-10 Hwy (east side) & N 1500 Rd with no above grade entry onto K-10 Hwy and no funding for this in the foreseeable future. All the traffic from apartments in our neighborhood would funnel into this intersection. City planners say that an entry created onto Clinton Pkwy would ease the situation and that nothing would be approved that was not in keeping with a traffic study. But mind you, we recently suffered three traffic fatalities along the K-10 by-pass within a two week period.
- 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 and 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 city has not thought through storm water issues in proposing significantly higher density for the higher ground.
- 4) The current Plan Draft will decrease the value of my property and likely increase my property taxes.

I invite you to take a drive out to see us. Our area is too small to cram in the varied density designations currently in the Draft. Apartments should not be permitted to come in across from or next to homes on three to ten acre lots. Whatever happened to the ideas of respect for beauty and for a long-established neighborhood? This neighborhood should continue to be indicated for single family homes. Let development occur to the south and across the highway from us where these designations have already been approved. I believe we will attract more people to our town if we honor these values and commit ourselves to a variety of lifestyle options in our town.

Sincerely,

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November 25, 2008

City Commission, City of Lawrence, Kansas
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Re: Draft Plan: West of K-10

Dear Commissioners:

My wife, Laura Stephenson, and I appreciate the opportunity to comment on the draft of the West of K-10 Sector Plan (the "Plan"), as approved by the Lawrence-Douglas County Planning Commission, and forwarded to the Lawrence City Commission for review and formal adoption. We live in the area within the sector covered by the Plan that is bounded on the north by N. 1464 Road; on the west by K-10; on the south by the existing City Limits; and on the east by Lake Alvamar (the "Subject Area").

We greatly appreciate the extreme effort that both the Planning and Development Services Department and the Planning Commission have made to balance the interests of the residents within the Subject Area. Nonetheless, we believe the Plan, as proposed, falls short and should not be adopted without further modification.

All of the property within the Subject Area currently consists of single family residential dwelling on lots ranging from one acre to more than 30 acres. All of the current residents chose a more rural setting. Now, faced with encroaching development, some residents want to leave and some want to stay. Many who want to leave now appear to be saying,

"If I can't live here in a rural setting, then no one else should be able to live here in a rural setting. So let me sell to a developer who'll pay top dollar to put in apartments. I oppose high density surroundings for myself, so I will leave this neighborhood. But, as I leave, I want to force high density surroundings on my former neighbors so that I can get top dollar."

However sympathetic one might be to this view, the erstwhile commercial desires of a few departing residents is not, and cannot be allowed to be, the basis for sound planning decisions based on well-founded planning principles.

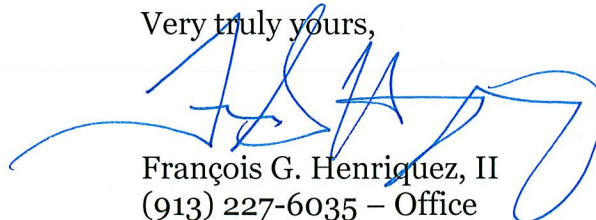
Because the Subject Area is a relatively small area, it is extremely difficult to make reasonable land use density transitions. The Subject Area is simply too small to reasonably accommodate appropriate transitions from the Very Low Density to the east and north to High Density to the south and west.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

Traffic safety will be threatened by increased density within the Subject Area – We strongly object to the Plan's calling for densities greater than very low density residential and low density residential within the Subject Area. The only traffic access into and out of the Subject Area is via the intersection of N 1500 Road and E 902 Road. This intersection is already extremely dangerous at current traffic levels notwithstanding the fact that the Subject Area has a very low residential density. ***Any*** additional density within in the Limited Area will significantly exacerbate the danger at this already overburdened intersection.

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

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

Very truly yours,



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