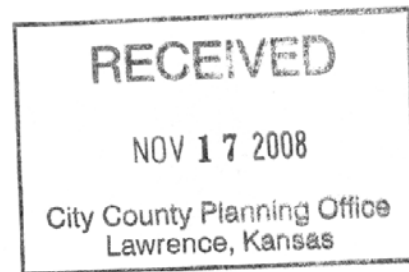


League of Women Voters of Lawrence-Douglas County

P.O. Box 1072, Lawrence, Kansas 66044

November 17, 2008

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



RE: ITEM NO. 4: AMENDMENT TO HORIZON 2020 CHAPTER 14 – K-10 & FARMER'S TURNPIKE PLAN

Dear Chairman Finkeldei and Planning Commissioners:

In the staff report for Item No. 4, the second choice for the Specific Plan K-10 and Farmers' Turnpike Plan, besides mentioning the preference for maintaining the "rural lifestyle" in much of the non-industrial area, also mentions the use of Transferable Development Rights (TDRs). We presume TDRs would be used for maintaining the low density of the area permanently. This method of achieving the objective is dismissed in the staff report because it is not available in the Code.

According to our reading of the literature, TDRs generally have not been used for the purpose of maintaining a very low rural residential density (a "rural life-style"), but rather for permanently preserving important farmland and important natural areas that are undergoing development pressure. It may be that this actually is the intention of those stakeholders supporting Choice #2.

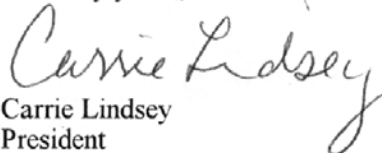
We have suggested and supported this concept of TDRs as a means of permanently preserving farmland, natural resources and open space in the unincorporated areas of Douglas County for many years. This approach to preserving our land is being used throughout the United States as an alternative to allowing unplanned and sprawling residential development, and could be used here in Douglas County. We suggest that this very important planning tool be added to our Land Development Code along with the necessary planning and supporting legislation.


An important and extensive reference on TDRs that we would like to recommend to the Planning Commission is

Beyond Takings and Givings; Saving Natural Areas, Farmland, and Historic Landmarks with Transfer of Development Rights and Density Transfer Charges by Rick Pruetz, AICP, Arje Press, Marina Del Rey, CA, 2003.

We hope that you will seriously consider our suggestion. Thank you.

Sincerely yours,


Carrie Lindsey
President


Alan Black, Chairman
Land Use Committee

From: Dave Ross [mailto:drossproperties@aol.com]

Sent: Monday, November 17, 2008 9:10 AM

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

Cc: drossproperties@aol.com

Subject: Farmer's Turnpike Sector Plan

Dear Commissioners,

I will be unable to attend tonight's meeting regarding the Farmer's Turnpike Sector Plan due to a previously scheduled appointment out of town. As an active member of the steering committee that formulated this plan, I would like to make a few comments for you to consider.

You will be presented with two options as to how this area should develop in the future. As a landowner and homeowner of property included in this plan, I would prefer Option #2, because it retains more of the rural character of the area. At the same time, it does address the need of Douglas County and the City of Lawrence to provide employment opportunities for the future. It also removes the Neighborhood Commercial Center from the intersection of the Farmer's Turnpike and E 1000 road and moves it south on E 1000 road to the intersection of N 1750 road. Since the intersection of the Farmer's Turnpike and K – 10 has been designated as auto-related commercial center, I believe that adding another commercial center a little more than a mile away, will decrease the attractiveness of the area. Finally, it shows the area south of the Farmer's Turnpike, bordered on the west by E 900 road and the east by E 1000 road, as Office/Research. This area will be very visible by traffic passing along the Turnpike/I -70. I am concerned by what might be built under the Industrial land use projected in Option #1 for this part, and the subsequent appearance and impression that it would give the traveling public, of our community.

Thank you for your consideration.

David J. Ross

President

The Scenic Riverway Community Association