

League of Women Voters of Lawrence-Douglas County

P.O. Box 1072, Lawrence, Kansas 66044

December 14, 2008

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

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City County Planning Office
Lawrence, Kansas

RE: ITEM NO. 5: AMENDMENT TO THE SUBDIVISION REGULATIONS

Dear Chairman Finkeldei and Planning Commissioners:

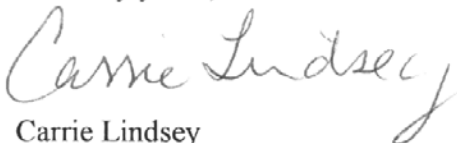
We would like to suggest that you take the opportunity to include in this amendment to the Subdivision Regulations that "Build Out Plans" in both Cluster Developments and Large Parcel Property Divisions in the Urban Growth Areas (UGAs) be required to conform to the Comprehensive Plans of their respective cities, and most importantly, to the Watershed Plans.

We have seen the requirement of Build Out Plans as necessary but difficult to properly design because of the need for, but lack of guiding patterns. Although the recommended change of requiring that these Build Out Plans be designed to block and street scale that conform to the development regulations of the respective cities, the proposed amendment doesn't require that Build Out Plans conform to future land use plans outlined in the Comprehensive Plans. Because of the lack of prior planning for such blocks and streets in the UGAs—a potential problem that has always existed with Build Out Plans—we anticipate that the features that must connect at a smaller scale will be obliterated, such as natural storm drainage and gravity sewerage. This is our reason for suggesting the addition of the requirement that Build Out Plans conform to the Comprehensive Plans of the UGAs of our Douglas County cities, and most specifically to the Watershed Plans.

Pre-planning the UGA is essential to be done in a way that would allow future lot, block and street configurations of Build Out Plans to conform to urban requirements such as natural storm drainage patterns and future gravity sewerage connections. This is one reason for our strong support of drainage basin planning for our UGA watersheds and maintaining respect for land constraints in planning our lot, block and street lay-outs. If the constraints of the terrain are observed and integrated into the adopted future plans, the block and street patterns naturally follow. Therefore, as the first requirement of Build Out Plans, we ask that you include not just conformance to the regulations, but also conformance to the Comprehensive Plans of the UGAs of the cities.

Thank you.

Sincerely yours,



Carrie Lindsey
President



Alan Black, Chairman
Land Use Committee