

Mary Miller

From: Larry Sherraden [lsherraden@gmail.com]
Sent: Wednesday, December 03, 2008 12:24 PM
To: Mary Miller
Subject: Protest of rezoning of Doolittle Farms
Attachments: PlanningCommissionPersonalLetter.doc

Thank you for your time on the phone yesterday. I have enclosed my personal letter of protest concerning the rezoning of Doolittle Farms.

Larry Sherraden
3932 Monterey Place

Home: 785 841 6164
Cell 785 550 8772

Dear Planning Commission:

My wife and I would like to voice our opposition to the request to rezoning applications for both the Doolittle Farms Rezoning (RS-7 to RS-5) and Doolittle Farms Rezoning (RS-7 to RM-12D). We have lived at 3032 Monterey Place since our house was built ten years ago. One of the reasons we selected this home was the feeling of community of the neighborhood. For the entire ten years, we have had the same neighbors on both sides of our house. We are friends with them and as well as their children. More than half of the people on our block have been in their homes between five and ten years. To the best of my knowledge only one home is rented. It is a community; where I hope to retire.

I knew Mr. Sealy who owned this property for many years. We knew the farmstead would eventually be developed. When the property was originally developed for single family homes it seemed to be a good use of the land. We felt this would blend well with the surrounding properties. To change the zoning of this piece land would not be good.

The proposal will take part of the currently zoned single family lots and reduce their sizes. I will not have one neighbor adjoining my property but two houses on what appears to be undersized lots. The number of single family houses will be increased. The other properties are proposed for multi family dwellings. The increase in the number of lower valued properties as well as the number of non resident owned homes will affect my land value as well as reduce the quality of my environment. There is only one way into this property. This will create a substantial amount of traffic on Eldridge Street.

The developer stated in his application that there would not be any adverse ramifications if his zoning request was approved. This is not true. Both my property value as well as the other single family properties that are owned by taxpaying Lawrence residents will be affected. If I, or any of my neighbors, choose to sell our homes their sell-ability will be affected. I have lived next to multi family developments and know that it is a factor when families are looking for a place to raise children.

Please deny this request.

Larry and Chung Sherraden
3932 Monterey Place
Lawrence, Kansas

December 12, 2008

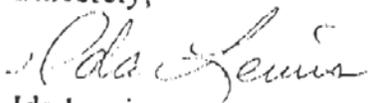
To Whom It May Concern:

Upon receiving the letter from the Planning Commission in regard to the Doolittle Farm rezoning proposal I wish to make my concerns known.

I am strongly against this proposed zoning change. This tract of land has only one outlet and that outlet street only feeds into Eldridge Street. As you can see this proposal would cause more traffic for this small neighborhood. There is too much density already in the 4000 block of Overland Drive and the 500 block of Eldridge Street. With this new proposal the traffic would increase considerably.

I sincerely hope that you consider my request and that you will keep the current zoning in place which is RS-7 (Single-Family Residential). Thank you for your consideration in this matter.

Sincerely,



Ida Lewis

Dear Planning Commission:

We would like to voice our opposition to the request to rezoning applications for both the Doolittle Farms Rezoning (RS-7 to RS-5) and Doolittle Farms Rezoning (RS-7 to RM-12D). We live at 3921 Monterey Place and the property is located very close to us. One of the reasons we selected this home was the feeling of community of the neighborhood. Since we built our house 1998, we have had great neighbors on both sides of our house. We are friends with them and as well as their children. More than half of the people on our block have been in their homes between five and ten years. To the best of my knowledge only one home is rented. It is a community; where we hope to retire.

Mr. Sealy owned this property for many years. We knew the farmstead would eventually be developed. When the property was originally developed for single family homes it seemed to be a good use of the land. We felt this would blend well with the surrounding properties. To change the zoning of this piece land would not be good.

This proposal will take part of the currently zoned single family lots and reduce their sizes. The lots look very small. The number of single family houses will be increased. The other properties are proposed for multi family dwellings. The increase in the number of lower valued properties as well as the number of non resident owned homes will affect my land value as well as reduce the quality of my environment. There is only one way into this property. This will create a substantial amount of traffic on Eldridge Street which creates a safety hazard for the fire or police department.

The developer stated in his application that there would not be any adverse ramifications if his zoning request was approved. This is not true. Both my property value as well as the other single family properties that are owned by taxpaying Lawrence residents will be affected. If we, or any of my neighbors, choose to sell our homes their sell-ability will be affected

Please deny this request.

Tom & Rhonda Malcolm
3921 Monterey Place
Lawrence, KS 66049

Mary Miller

From: k4445@juno.com
Sent: Monday, December 29, 2008 1:12 PM
To: Mary Miller
Subject: Fw: Doolittle Farm rezoning request

----- Forwarded Message -----

December 29, 2008

Dear Lawrence City Commissioners,

I wish to convey to you my strongest opposition to granting any rezoning request to the Doolittle Farm development. I have also signed a petition to get a super majority vote from the commission to pass this if there is even any interest by the commission to do so.

I own the property at the entrance and exit to the Doolittle Farm development, 444 Eldridge Street, and this is the 'only' ingress/egress to the place. The proposal to go from 41 single family homes to a total of 63 Units (duplex and single family combined) will be more than this area will safely handle. The homes and area North of Overland Drive (party row) will be negatively impacted by quality of life and certainly falling property values. These 22 additional units will add tremendous vehicle/pedestrian traffic and will probably not be high end rentals given the economy. We fear it will be an extension of Overland Drive.

I urge you not to veer from the original zoning as anything more will be over crowded and not in character with the neighborhood. I would greatly appreciate your support of those of us who live here.

Sincerely,

David M. Mai

444 Eldridge Street

12/30/2008

Lawrence, Kansas 66049

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12-11-08

Mary Miller, AICP
City/County Planner
Sixth & Massachusetts
Lawrence, KS 66044-0708

RECEIVED

DEC 17 2008

City County Planning Office
Lawrence, Kansas

Dear Chairwoman Miller
I am writing to express my outrage at the Landplan Engineering PA. in requesting a rezoning change for Maple Leaf Square. I am bitter that the Planning Commission is allowing this request. The neighborhood did not object to the original plan of the single family housing development. This plan fit within the area. Now they have the audacity to come back and are admittedly stating they made a mistake in their original request. There were never any homes developed in the existing area to see if it was a plausible plan. If the Planning Commission would take a real actual look at the area this request makes no sense. There are many multi dwelling Residential Duplexes on both sides of Overland Drive between Monterey Way and Eldridge St. There is a whole development (Kage Apts) of the same kind of housing just south of Overland Drive behind Hy-Vee plus all along Eldridge between Sixth and Overland Drive. The neighborhood is saturated with this kind of housing. At least one-third of that housing area sets unoccupied. The area has become trashy. We do not need more of

the same. Why would they want to develop more of the same when there are so many empty places that can't be rented? It makes no sense.

If the development plan was flawed from the beginning then it is the Planning Commission's fault for approving it in the first place. (One entrance + exist) Do not force another mistake on us.

We have a respectful, neatly kept homes with a tax paying group of citizens living in this area. We do not need or want another multi level duplex development lowering the value of our homes.

Enough is enough. There are areas of the city that would probably welcome such a development. Not Ours. Thank You

Property Owner
409 Sharon Court

George & Martini

Mary Miller

From: BigRedFive8@aol.com
Sent: Wednesday, December 03, 2008 8:18 PM
To: Mary Miller
Cc: eflessing@ku.edu
Subject: Rezoning & variance for Maple Leaf Square

Mary,

Thank you for your time on the phone Monday. I share your concern for the increased traffic and congestion in the area surrounding Maple Leaf Square. The home I own is located at 408 Trail Court. I currently avoid Eldridge Street because of the traffic. The proposed density will only make matters worse. I do use Trail Road, which is already extremely busy. I'm sure Trail Road will see more traffic with the addition as originally planned.....more yet with the proposed density increase.

My greater concern is the shift from single family residences to duplex rentals and the negative impact on the value of my home. I realize that single family homes in the new area may become rentals.....that's OK with me. I just don't want to see small duplexes squeezed onto downsized lots.

In summary, I'm opposed to the requests for rezoning and the variance regarding the single outlet. Since I won't be living there, it doesn't matter to me whether or not the developer includes sidewalks.....but it is an indication that the aesthetics and quality of the development are not a high priority.

Sincerely,
Doug Flessing
978 N. 1892 Road
Lawrence, KS 66049
843 3083

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Mary Miller

From: Larry Sherraden [lsherraden@gmail.com]
Sent: Thursday, December 04, 2008 8:52 AM
To: Mary Miller
Subject: Doolittle Farms rezoning request
Attachments: PlanningCommissionChapelLetter.doc

The Lawrence Bible Fellowship would like to request the city planning commission to deny the request for rezoning. Please see the attached letter.

Larry Sherraden

Home: 785 841 6164
Cell 785 550 8772

Lawrence Bible Chapel

505 Monterey Way
Lawrence, Kansas 66049
(785) 841-2607

Thursday, December 04, 2008

Dear Planning Commission:

The Lawrence Bible Fellowship would like to voice its opposition to the request to rezone Doolittle Farms Rezoning (RS-7 to RS-5) and Doolittle Farms Rezoning (RS-7 to RM-12D). For many years we were happy neighbors with Mr. Sealy and were sad when he died and the property sold. When we heard the property was going to be developed as single family homes it seemed to be a good use of the land. We felt this would blend well with the properties that surround the development. To change the zoning in the way being requested for this piece land would not be good.

Our primary concern about the change in zoning is the increased density of homes on that tract of land. This will change the general composition of the neighborhood in a way that will not be good for the neighborhood in general.

We are concerned about the current pond that is created by storm water. Children were observed swimming in the storm water retention pond last summer. The new zoning appears to move the storm water retention pond to another area, but we are concerned about the safety of small children wandering into the water.

We have had ongoing issues concerning the way the property has been maintained. For the most part the property not maintained by the current owner last summer. Complaints were lodged with the city concerning the property not being mowed. When the property was developed a couple of years ago our property was damaged and not repaired.

Please deny the request for rezoning.

Larry Sherraden
President
Lawrence Bible Fellowship

Dear Planning Commission:

I want to strongly voice my opposition to the request to rezone the “Maple Leaf Square” (PP-10-13-08) subdivision. The developers desire to put in duplexes and to drastically reduce the size of the single family lots now after originally planning for sizable single-family homes will have an adverse impact on the quality of the neighborhood and most importantly lower my existing property’s value.

When we bought our home in 1998 we anticipated that one-day the Doolittle farm would be developed. When the current developer originally proposed to build single-family homes we did not oppose the plan. In fact, we believed (and still do) that the existence of affordable **single-family homes** would help the quality of the neighborhood.

In reviewing the developers (Doolittle Farms, LLC) application request to rezone it becomes apparent based on the information they provide that they are both asking the Planning commission to ignore the H2020 recommendation for the property and that they are motivated by the current slow down in the real estate market. In response to question #4 on the application which states: “What is the suitability of the subject property for the uses which it has been restricted under the existing zoning regulations” the applicant admits the property is *“suitable to the present restrictions, although city-produced data confirms apparent market inactivity. “Presently residences are neither being constructed nor sold as currently zoned and platted. Rezoning is most suitable to stimulate market activity by allowing viable dwellings . . . duplex lots.*

The applicant appears to be basing their request to rezone on the assumption that homes are not being sold in Lawrence because they are too expensive and that townhouses/duplexes will be easier to sell. The reality is there already exists numerous duplex/townhouse properties for sale in the mid \$150,000 price range and they are not selling right now either. For example, there are eight new units for sale on Marilee Drive with the list price from \$144,900 up to \$159,900. These units have been on the market for a minimum of 450 days with six of the units being on the market for over 580 days at this point. Lack of affordable housing--which the applicant claims is justification for rezoning the Maple Leaf Square development, is simply not accurate.

The reality is the city of Lawrence, the state of Kansas, the United States of America and much of the world are all in an economic recession and the real-estate market is virtually non-existent. Prior to the slow down in the market single family homes in Lawrence near the \$200,000 range and under sold very quickly, including a couple on my block which sold the day they were listed. Once the economy improves the housing market will improve and single-family homes will sell again. If the planning commission approves this rezoning application the quality of my neighborhood will decline as the duplexes ultimately get rented out and my property value declines more (it went down \$3000 last year).

The applicant’s assertion that the rezoning will have no detrimental impact on nearby properties is not accurate. The value of our house will continue to fall and our quality of life will go down as the college renters flock to the neighborhood over time. A quick walk down Overland Dr. between Monterey Way and Eldridge where there are existing duplexes that have multiple cars

parked on the sidewalks (sideways often) and a large collection of beer cans on most weekends will foreshadow the future of the Maple Leaf Square Development.

I encourage you to reject this rezoning request.” This request is asking you to ignore the Horizon 2020 plan and react to the current down cycle in the real estate market to help out developers who timed the market incorrectly. The current existence of numerous duplexes on the market in Lawrence proves that market inactivity is a result of a downturn in the economy and not a lack of available structures.

Thank you for considering our remarks,

Sincerely,

Jason and Jodi Pendleton
3929 Monterey Place
Lawrence, KS 66049