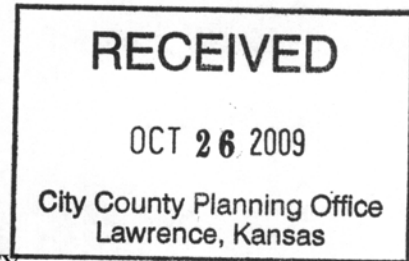


League of Women Voters of Lawrence-Douglas County
P.O. Box 1072, Lawrence, Kansas 66044

October 25, 2009

Mr. Greg Moore, Chairman
Members
Lawrence-Douglas County Planning Commission
City Hall
Lawrence, Kansas 66044



ITEM NO. 4B: REZONING TO RM12 OF WESLEYAN CHURCH PROPERTY

Dear Chairman Moore and Planning Commissioners:

Although the concept plan is tentative in this Wesleyan Church property development, we have some questions that we believe should be addressed prior to the rezoning of the residential portion of the property.

1. We suggest that the rezoning to RM12 is premature. The residential development appears to be intended as a one-lot RM development. For such a large area to be rezoned as a single-lot development without individual lots and public streets has been a typical method for developers to prepare land for annexation. With the new code, the existence of the Urban Reserve District (UR) makes this type of premature zoning unnecessary upon annexation. We have several examples of serious problems that have developed for residents in years past who unwittingly purchased homes in large lot developments with no access except to private driveways built to driveway standards in place of public streets, and with no public maintenance.
2. The development outside of the church seems to be designed for nothing but residential land use. Although the residents will have access to open space, as shown by the Concept Plan, they will continue to be totally automobile-dependent for access to schools and daily needs such as food service and neighborhood shopping.
3. Although apparently now an accepted practice, we need to remind you that conditioning the conventional zoning for a reduced density is still open to question in terms of its legal status. This clearly is allowed in Planned Development and Special Use Permits, but is still problematic in conventional districts because the one distinguishing feature, aside from building height, that separates these different multiple family districts is their permitted density.

We were under the impression that the new approach by the city for neighborhood development was to design large residential areas for pedestrian access to daily needs, reducing the need for automobile use.

We hope that this proposed development will be rezoned UR at least in the residential area until it can be better planned.

Sincerely yours,

Milton Scott
Vice President

Alan Black, Chairman
Land Use Committee