

-----Original Message-----

From: David Schauner [mailto:dschauner@sunflower.com]

Sent: Friday, May 21, 2010 8:56 AM

To: Michelle Leininger

Subject: Text Amendment/Reasearch Pary drive

Please consider this email as my official notice of OPPOSITION to the proposed text amendment changes for the area abutting Research Park Drive.

This area is a family neighborhood and the proposed text changes would be devastating to the property owners ability to safely enjoy their property if retail or related uses were permitted.

David Schauner
5002 Jeffries Ct
Lawrence, Ks 66047

League of Women Voters of Lawrence-Douglas County

P.O. Box 1072, Lawrence, Kansas 66044

May 23, 2010

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



RE: ITEM NO. 6, TEXT AMENDMENT; LAND DEVELOPMENT CODE; IBP DISTRICT

Dear Chairman Moore and Planning Commissioners:

This letter concerns the addition of the hotels, motels, and extended stay uses to the list of permitted uses in the Industrial Business Park (IBP) District. We share the misgivings of some of the residents of the surrounding neighborhood of the IBP District adjacent to Wakarusa and Bob Billings Parkway about the possible incompatibilities and traffic increase on neighboring streets with the addition of such uses to this zoning district.

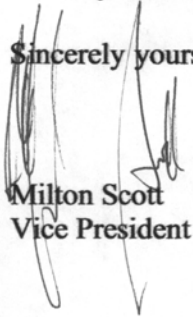
However, beyond the neighborhood issue is the consideration of changing an industrial area in a way that would allow non-industrial uses to monopolize an existing industrial district. Industrial districts tend to be reduced over time because this use may take more capitalization and a longer time span to utilize the land than other uses. If this text amendment is going to be seriously considered there should be limits on such non-industrial uses. For example, an IBP District should be large enough to make a hotel or motel use a needed functional addition to the industrial and business uses for out-of-town clients and personnel utilizing the primary uses in the IBP District.


Because of the importance of protecting our industrial and employment related land uses, such as the IBP District, for the economic health of the city, we believe that adding disparate, possibly conflicting uses to these districts must be done with special care. We believe that only those uses that are complementary to the original intended use of these IBP districts should be considered as additional permitted uses. By "complementary" we mean that the use assists or strengthens the originally intended use. Therefore we believe that any complementary use added to an industrial and employment related district such as the IBP District should be auxiliary to the predominant industrial/employment related uses.

In order to achieve these objectives we suggest that hotels, motels, and extended stay uses not be permitted by right, but rather must require a Special Use Permit, with the added condition that these auxiliary uses must be a small fraction of the area devoted to the industrial/business park use and only approved after a portion of the district area is occupied by the industrial/business park use.

Thank you for considering our letter on this issue.

Sincerely yours,


Milton Scott
Vice President


Alan Black, Chairman
Land Use Committee