

paulwerner
ARCHITECTS

July 7, 2010

Michelle Leininger
Planning Dept.
6 East 6th Street
Lawrence, KS 66044

RE: 14th and Ohio Rezoning Application

Michelle,

Please find the exhibits you requested for the 14th and Ohio rezoning request. The written narrative describing how the proposed primary development zone is compatible with surrounding existing development is below.

The primary zone is compatible with the existing development in terms of building height due to MU zoning allowing 48' tall buildings. Most of the surrounding residential buildings whether they are apartments, boarding houses, Greek housing or KU buildings exist at or near 45' with the exception of a few apartment buildings being shorter. It is important to note that the historical and historically compatible buildings in the area are at or very near 45'.

Currently there are no plans for new buildings on the subject property. Should redevelopment of the subject properties occur it is anticipated the building form would be compatible with the surrounding neighborhoods and historical buildings and would be overseen by the HRC.

The primary development zone is compatible with the surrounding land uses in density and use because it allows this small commercial node to legally exist and further develop to serve the City of Lawrence and KU which it has been historically doing since 1906.

If you need additional information please let me know.

Sincerely,



Joy D. Rhea, RLA













