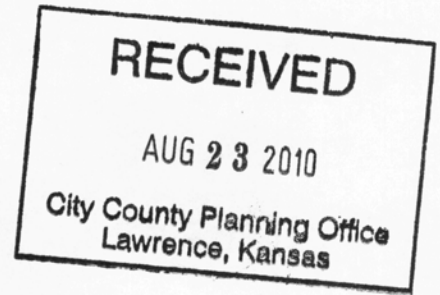


League of Women Voters of Lawrence-Douglas County  
P.O. Box 1072, Lawrence, Kansas 66044

August 22, 2010

Mr. Charles Blaser, Chairman  
Members  
Lawrence-Douglas County Planning Commission  
City Hall  
Lawrence, Kansas 66044



RE: ITEMS 1, 2A & 2C: PLAN AMENDMENTS, REZONING TO CN2, AND REZONING TO RM24

Dear Chairman Blaser and Planning Commissioners:


We commend the staff for their careful analysis which led to the recommendation for denial of the request for the plan changes to commercial land use on the northwest corner of Queens Road and 6<sup>th</sup> Street and for their recommendation for denial of that request for rezoning to CN2.


However, regarding Item 2C, we are troubled by the staff recommendation for rezoning this 34-acre single lot to the RM24 District as illustrated by the Concept Plan. Based on this Plan the rezoning leads to the conclusion that the entire 34-acre lot (tract) will always be under one ownership. Single ownership of one large lot is necessary here so that the driveways illustrated in the Concept Plan will not constitute "shared" driveways between separate owners, and consequently will not be in violation of the Subdivision Regulations regarding such driveways, as well as not conflict with the prohibition on developing private streets in conventional districts. We question the wisdom of allowing the residents of the 680 dwelling units (34 ac. x 20 du/ac.) access only to these three narrow private drives which will be the total responsibility of a single private entity for their maintenance, repair, snow removal, and access for police and fire protection..

We suggest that the public and this project would be better served if it were to be developed as a Planned Development. At the very least, we ask that this 34-acre tract not be rezoned to RM24 separately, but rather, that it be platted in conjunction with the rezoning.

Thank you for considering our letter.

Sincerely yours,

  
Milton Scott  
Vice President

  
Alan Black, Chairman  
Land Use Committee



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August 23, 2010

**AND E-MAIL:** smccullough@ci.lawrence.ks.us

Scott McCullough, Director -  
City Hall, 6 E. 6th Street  
P.O. Box 708  
Lawrence, KS 66044-0708

**Re: 6<sup>th</sup> and Queens Planning Commission Items (Nos. 1, 2A, 2B and 2C)**

Dear Scott:

As you know, I represent Pat Kelly, the owner of the property at 6<sup>th</sup> and Queens that is the subject of the above-referenced applications. These items are on the Lawrence Planning Commission's agenda for tonight,

Pursuant to our discussion late Friday, please accept this letter as a request from the Mr. Kelly to continue these items to the September Planning Commission meeting. We know the Commission has a full evening with the remaining item. More importantly, we just learned late last week of the Lawrence Association of Neighborhoods' opposition to Mr. Kelly's application. To ensure a full understanding of that opposition and provide an opportunity for discussion and dialogue with LAN's representatives, we are requesting a continuance. This morning I have contacted by e-mail Ms. Gwendolyn Klingenberg to open that discussion. Mr. Kelly's project is intended to create a neighborhood with pedestrian friendly access to and from a bank and a small retail site within the neighborhood. We believe it is worth pursuing a broader discussion of that concept before presenting to the Planning Commission.

I understand this will be placed on the consent agenda for tonight's meeting. Mr. Kelly and I will plan on being present tonight if there is a need for our input.

Yours very truly,

A handwritten signature in black ink that reads "Greg L. Musil". The signature is stylized with a large "G" and a prominent "M".

Greg L. Musil

GLM:vh

Overland Park Kansas City St. Louis Chicago Denver Phoenix Washington, DC New York

McCullough  
August 23, 2010  
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cc: Mr. Pat Kelly (via e-mail)