

## Bobbie Walthall

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**To:** Scott McCullough  
**Subject:** RE: Crossgate Casitas

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**From:** Jamie Hulse [mailto:jamiehulse@att.net]

**Sent:** Monday, December 06, 2010 3:00 PM

**To:** mikeamyx515@hotmail.com; aroncromwell@gmail.com; ljohnson@peridiangroup.com; mdever@sunflower.com; robchestnut@sunflower.com

**Cc:** Sandra Day; Scott McCullough

**Subject:** Crossgate Casitas

Dear Mr. Mayor, Mr. Vice Mayor and City Commissioners,

There have been numerous zoning changes and variances granted in the 160 acre Getto tract since 1999. There have been significantly more multi-family projects built than originally intended.

The original plan called for “**up to 200** apartment units” – there are **currently 641** apartments. Adding 46 more will put the **total at 687 apartments** between Clinton Parkway, Inverness, W. 27<sup>th</sup> Place and Crossgate.

These numbers do not include **160** apartments at Greens of Alvamar, and additional units at Lorimar Townhomes, 3801 W. Clinton Pwky.

The 160 acre development was intended as a mixed use, and it is far from “mixed” at this point. The City Commission has asked planning staff to create a master district plan to ensure that a mixed use will ultimately be built, but agreed to let projects currently in the pipeline to continue through the process.

Zoning setbacks are in place for a reason, and especially in this location with a Master Plan in process, the developer should only be allowed to proceed with a development plan that conforms to zoning regulations.

Reducing setbacks from 10’ to 5’ and peripheral setbacks from 35’ to 5’ and 10’ feet is significant, and inappropriate.

Because of the many previously approved increased density/zoning changes/variances granted for the surrounding multi-family projects, the proposed Crossgate Casitas project should *only* be approved without setback variances,

and with the required amount of 71 parking spaces.

Sincerely,

Jamie Hulse

4403 Gretchen Ct.

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

From: Marci Leuschen [mailto:leuschen@gmail.com]

Sent: Monday, November 15, 2010 2:45 PM

To: lharris1540@gmail.com; cblaser@sunflower.com; bradfink@stevensbrand.com;

laraplancomm@sunflower.com; rhird@pihhlawyers.com;

charlie.dominguez@therenewgroup.com; MontanaStan62@gmail.com;

ksingleton@kcsdv.org; bruce@kansascitysailing.com

Cc: Sandra Day

Subject: Crossgate Casitas

Dear Planning Commissioners -

We are writing in regards to the proposed development plan of the Crossgate Casitas. We will not be able to attend the meeting tonight due to prior obligations and wanted to let you know of our objections to this project. The Casitas is similar to a proposal that was rejected by the City Commissioners earlier in the year and the same objections from the community in regards to the original Casitas still hold true for this proposal. This area is inundated with apartments, so much in fact that the City Commissioners have asked that a Master Plan be developed to look at this area. From the previous Planning and City Commissions meetings we have attended, we feel that most of us are in agreement that this is not the vision we or the Commissioners had for this area of Lawrence. We feel that it would be a mistake to allow yet another apartment complex to be built without first allowing the new Master Plan to be developed. The variances that this builder is asking for will eliminate a significant amount of green space and could potentially create a parking situation on Crossgate because of the lack of parking spaces in the proposal. We are not opposed to the development of this area, but feel that the development should be within the code that the city has already set. Please vote no to this proposal and allow the City to reevaluate this area with the development of a Master Plan. Thank you for your continued service to the City of Lawrence.

Sincerely,  
Marci and Carl Leuschen

**From:** Jamie Hulse [mailto:jamiehulse@att.net]

**Sent:** Monday, November 15, 2010 3:29 PM

**To:** lharris1540@gmail.com; cblaser@sunflower.com; bradfink@stevensbrand.com; laraplancomm@sunflower.com; rhird@pihlhlawyers.com; charlie.dominguez@therenewgroup.com; MontanaStan62@gmail.com; ksingleton@kcsdv.org; bruce@kansascitysailing.com

**Cc:** Sandra Day; Scott McCullough

**Subject:** Crossgate Casitas

Dear Planning Commissioners,

I had planned to attend the meeting tonight, but we have a sick household, so I am not going to be able to attend after all.

There have been many zoning changes and variances granted to the properties in the 160 acre Getto tract since 1999. There have been significantly more multi-family projects built than originally intended. The original plan called for "up to 200 units" – there are currently 641 apartments. Adding 46 more will put the total at 687 apartments.

The 160 acre development was intended as a mixed use, and it is far from "mixed" at this point. The City Commission has asked planning staff to create a master district plan to ensure that a mixed use will ultimately be built, but agreed to let projects currently in the pipeline continue through the process. It seems that it would be appropriate for this ground to also be included in the master plan.

Because of the many previously approved increased density, zoning changes, variances granted for the surrounding multi-family projects, the proposed Crossgate Casitas project should only be approved with no variances, and the required amount of parking spaces.

The parking spaces is of particular concern, because street parking seems inappropriate for this project. Even if they are 1 bedroom units, and even if the current owner restricts the number of adults per unit to 2, that restriction could be changed at anytime in the future. At the City Commission meeting last week, I sat and listened to neighbors on Brett Drive express frustration over the number of cars at 2 rental homes on their street – 4 people in each unit each with their own car, and 3-4 additional cars from friends visiting on an almost daily basis. It seems 57 parking spaces for 46 units doesn't seem like enough.

Thank you for all of your time that you dedicate to Lawrence and Douglas County.

Sincerely,

Jamie Hulse  
4403 Gretchen Ct.  
785-393-2942