

## Bobbie Walthall

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**To:** David L. Corliss  
**Subject:** RE: City Commission Agenda 1-18-2011: Test Amendment to IBP Districts in Lawrence

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**From:** Thomas H. Johnson [mailto:tjohnson@pihhlawyers.com]

**Sent:** Tuesday, January 18, 2011 10:33 AM

**To:** mikeamyx515@hotmail.com; aroncromwell@gmail.com; ljohnson@peridiangroup.com; mdever@sunflower.com; robchestnut@sunflower.com; David L. Corliss; Scott McCullough

**Cc:** Cabrera, Monica

**Subject:** City Commission Agenda 1-18-2011: Test Amendment to IBP Districts in Lawrence

Dear Commissioners, City Manager and Planning Development and Staff Directory:

I live with my wife and son at 1009 Biltmore, south of Harvard and immediately north of the approximate 36.4 acre empty lot immediately west of Wakarusa zoned IBP. I am unable to make the meeting tonight to speak out against the text amendment that would permit hotels and extended stay motels in this area, and for that reason I write you this e-mail. My opposition is based on a number of factors:

1. The IBP District in West Lawrence is the largest of the three at approximately 212 acres, with over 50% of the land vacant/undeveloped. The proposed text amendment will disproportionately affect the West Lawrence property when compared to the two other IBP Districts in East Lawrence, which together comprise approximately 2.4 acres and are unlikely to support a Hotel, Motel, Extended Stay use, as by the Planning Commission's calculation hotel sites in Lawrence are an average 2 acres.
2. The largest undeveloped single parcel in the West Lawrence IBP is the 36.4 acres just south of my home. The area surrounding the 36.4 acre parcel to the north and the west is residential with young families and many small children. Most of the families in the neighborhood choose to live here because of the proximity of Langston Hughes and Free State. The Planning Commission has acknowledged in its report to the City Commission that there is "little to no buffer between the IBP District and the residential uses and the connection of Biltmore Drive." Biltmore is the only street on the north end of the 36.4 acres that is not a cul de sac. Connection of Biltmore north of the 36 acre parcel to Biltmore farther south will create an access point to the business park through a residential neighborhood; rather than requiring all business park traffic to access the IBP District from major streets, like Wakarusa. The issues of what buffer will be required between the residential areas and the IBP should be resolved prior to any further amendments to the zoning. The buffer should be substantial and work to isolate the IBP District from the residential neighbors in order to preserve residential property values and family neighborhoods. I understand that the 36.4 acres could be developed tomorrow under a currently permitted use and the issues of buffer and connection of Biltmore would be handled after the fact. In my view, however, given that the Planning Commission acknowledges to the City Commission that these issues exist, the discussion of what constitutes a proper buffer should take place and be decided before any additional development possibilities are considered. Further a motel or extended stay facility in the IBP District where there is nothing to do at night, so close to a residential district, would mean increased night traffic potentially through residential neighborhoods as the hotel residents looked for entertainment.
3. The hotels, motels, and extended stay uses currently existing in Lawrence adequately serve the West Lawrence IBP District and are within a ten minute drive.

Thank you for your consideration.

Thomas H. Johnson  
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Lawrence, Kansas 66044-0485  
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**From:** Shawn and Carla Saathoff [mailto:sc4js@sunflower.com]

**Sent:** Friday, December 17, 2010 10:19 PM

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

**Cc:** Scott McCullough

**Subject:** Proposed Amendment to text of IBP zoning

Lawrence City Commissioners,

It has recently come to my attention that the Commission is currently considering amending zoning requirements for IBP land, and that this issue was discussed at your Commission meeting on November 16, 2010.

"Approve Text Amendment (TA-4-4-10) to the City of Lawrence Land Development Code, Chapter 20, Section 20-403, and potentially other sections of the Code, to permit the Hotel, Motel, Extended Stay use in the IBP District and adopt on first reading, Ordinance No. 8543, if appropriate."

My family, consisting of myself, my husband and our four sons, lives at 1001 Biltmore Drive in west Lawrence. Our home, along with many others, is very close to land that is zoned IBP. Many other homes are directly adjacent to this same tract of land, which is bordered mainly between Harvard, Wakarusa, Bob Billings Parkway, and Stonecreek Drive.

We are strongly opposed to any text amendment change currently being considered to land that is zoned IBP.

Our neighborhood is full of many families with young children. We truly believe that zoning this tract of land to allow hotels, motels, and bars would be detrimental to neighboring families. Amending zoning requirements for IBP land would not only dramatically increase traffic in an area that has already seen an increase in traffic due to adjacent retail businesses, but I feel certain it would also decrease property values, decrease quality of life, and increase neighborhood crime. Hotels, motels, bars, and lounges also do not fit in with the current research/industrial businesses (many of them child-oriented) that are in the area, such as Sylvan, Lawrence Gymnastics Academy, Lawrence Montessori School, Dance Gallery, and the Neuvant House of Lawrence.

I will be attending the Commission meeting in January when this is going to be discussed.

We truly believe you have the best interest of Lawrence residents at heart and trust you will consider the negative impacts this zoning change would have on our neighborhood. Please do the right thing and oppose this text amendment.

Sincerely,

Carla Saathoff

**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.

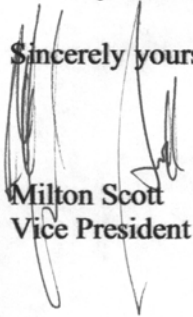
However, beyond the neighborhood issue is the consideration of changing an industrial area in a way that would allow non-industrial uses to monopolize an existing industrial district. Industrial districts tend to be reduced over time because this use may take more capitalization and a longer time span 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

-----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