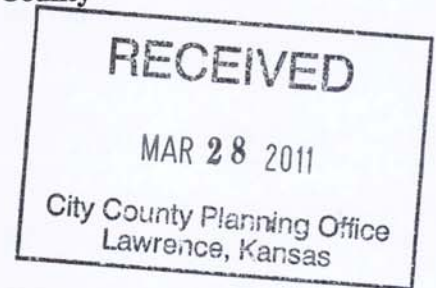


League of Women Voters of Lawrence-Douglas County

P.O. Box 1072, Lawrence, Kansas 66044

March 27, 2011

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



**RE. ITEM NO. 2: ITEMS 2A THROUGH 2F; REZONING FROM RM32 TO MU, 6 PROPERTIES**

Dear Chairman Blaser and Planning Commissioners:

In reviewing the requirements for the Mixed Use District, we were led to question whether this particular Zone of the MU District is actually appropriate for the situation and would achieve either the intentions of the City or the developers or the purpose of the MU District. The following is excerpted from the Lawrence Development Code.

**20-1108 GENERAL DEVELOPMENT STANDARDS FOR MIXED USE(MU) DISTRICTS**

**(f) Development Zones**

**(1) Primary Development Zone**

The Primary Development Zone is that area of land within a Mixed Use development which is designated for the most intense development allowed by the District. Primary Development Zones shall contain Vertical Mixed Use Structures with a mixture of both residential and nonresidential uses and no interruption of Building Frontage along the Public Frontage. Where a Primary Development Zone fronts upon a Public Frontage, such area shall be designated as Primary Public Frontage. A Primary Public Frontage shall be designed to accommodate heavy pedestrian traffic and ground-level nonresidential uses. Residential uses shall not be permitted on the ground level of Structures in the Primary Development Zone.

Because this Primary Development Zone doesn't seem appropriate for redevelopment of individual properties in need of renovation, especially under separate ownerships and limited for historical reasons, we ask, wouldn't applying the Secondary Development Zone be more appropriate?

In combination with the need for the uninterrupted frontage and no ground-level residential uses permitted in the Primary Development Zone, it would seem to us that the more flexible Secondary Development Zone would be more applicable to these locations. We realize that the Development Zones other than the Primary one are created as transition zones. However, they can be located separately, as well. No doubt, the Primary Zone was chosen because of its higher permitted density of 32 units an acre. Because of the difficulty of utilizing this MU Primary Development Zone district here, we suggest that it will tend to have a deteriorating effect rather than promote rehabilitation and pedestrian convenience.

We ask again, is this district actually appropriate for these specific redevelopment sites? Wouldn't it be better to create a redevelopment overlay district with the same goals in mind; i.e., to provide mixed use development for convenient pedestrian access?

We would appreciate your consideration of these suggestions. Thank you.

Sincerely yours,

Milton Scott  
Vice President

*Alan Black*  
Alan Black, Chairman  
Land Use Committee