

League of Women Voters of Lawrence-Douglas County

P.O. Box 1072, Lawrence, Kansas 66044

April 17, 2012

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Mr. Bob Schumm, Mayor  
Lawrence City Commission  
City Hall  
Lawrence, KS 66044

CITY MANAGERS OFFICE  
LAWRENCE, KS

RE: REGULAR AGENDA ITEM NO. 4: APPROVE TEXT AMENDMENT, TA-10-16-11, TO CHAPTER 20 OF THE CITY CODE, ORDINANCE 8718, MANUFACTURING DISTRICTS AND TRUCK STOP.

Dear Mayor Schumm and City Commissioners:

It was brought to the attention of the Land Use Committee at our recent March meeting that the new category of "Truck Stop" is unlike the previous land use of that name that was listed under the category of "Vehicle Sales and Service," Definition 20-1766. The previous definition listed "Truck Stop" as an incidental use under "Gasoline and Fuel Sales," which would apply to ordinary filling stations.

The new category of Truck Stop is listed by itself, and is defined as follows:

(4) Truck Stop

A fuel dispensing facility designed to primarily accommodate the trucking industry. Accessory uses common to a truck stop may include a convenience store, restaurant, ***shower facilities, overnight parking areas for semis and other commercial vehicles and scale facilities.***

This new definition of "Truck Stop" opens an entirely new type of land use for Lawrence that could radically change the character of all areas near it, and in fact, entire districts and portions of the city where it develops. Truck stops are major overnight parking depots for trucks, very large in land area and traffic, and considered by many cities as undesirable. Among other affects of this type of use, described by those familiar with it, are major increases in noise and air pollution from parked trucks at night running their engines for heating or cooling sleeping lofts, increases in crime, and other negative impacts beyond the major increases in truck traffic.

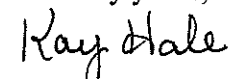
When the issue of modifying the manufacturing districts was discussed at the Planning Commission meeting the topic of including Truck Stops as a separate category was not emphasized by the planning staff and we believe that the Planning Commissioners were not aware of the implication of this particular addition.

We ask regarding this issue that you do the following:

1. That you reconsider changing the City Code to include this land use as it is proposed, and instead, return it to its current status as an incidental use under "Gasoline and Fuel Sales" with a definition that describes it as it now is: a small, incidental use.
2. On the other hand, if you chose to adopt "Truck Stop" it as a separate land use category, you eliminate it from all manufacturing districts except the General Industrial (IG) District, and
3. you require that the land use category of "Truck Stop" not be a permitted use, but rather, that it always require a Special Use Permit.

We hope that you will consider this as serious an issue as we do and not approve this Text Amendment. Thank you.

Sincerely yours,



Kay Hale  
President