



**LEAGUE OF WOMEN VOTERS®**  
OF LAWRENCE/DOUGLAS COUNTY

*President*  
**Melinda Henderson**

*President-Elect*  
**David Burress**

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**Caleb Morse**

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**Marjorie Cole**

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**Margaret Arnold**

**Bonnie Dunham**

**James Dunn**

**Sally Hayden**

**Cille King**

**Ruth Lichtwardt**

**Marlene Merrill**

January 15, 2013

To: Mayor Schumm and City Commissioners:

Re: Regular Agenda Item 2: Reconsider the following items related to the NW quadrant of the intersection of W. 6<sup>th</sup> Street/Hwy 40 and Kansas Hwy 10 (K-10)

Attached, for your review, is a copy of a letter the League of Women Voters of Lawrence/Douglas County sent to the Planning Commission for their October meeting.

We're sending you the copy of this letter to stress our concern that the northwest corner of 6<sup>th</sup> Street and K-10 is the ideal future location for employment-related land uses. We hear over and over again that we don't have enough land designated for primary jobs...if we lose this area then where will all those jobs go? Or will we not get those jobs because we don't have a good location for them?

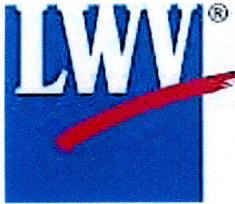
Because this area has already been annexed it is going to need some kind of zoning designation. Our letter to the PC suggested Urban Reserve (UR). We suggest that to you tonight. If this property is zoned UR, that should give the Planning Commission more than one evening to try to come up with the best plan possible for this location.

We share the frustration expressed by the Planning Commissioners that they would like to appropriately plan this area, but need more than one meeting in which to accomplish that goal. Please figure out a way to give them the time to do what they were appointed to do....which is to **plan**.

Thank you.

Melinda Henderson, President  
League of Women Voters of Lawrence/Douglas County

Attachment: LWV L/DC letter to Planning Commission, dated 22 Oct 2012



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OF LAWRENCE/DOUGLAS COUNTY

**RECEIVED**

OCT 22 2012

City County Planning Office  
Lawrence, Kansas

*President*  
**Melinda Henderson**

October 22, 2012

*President-Elect*  
**David Burress**

Mr. Bruce Liese, Chairman  
Members, Lawrence-Douglas County Metropolitan Planning Commission  
City Hall • Lawrence, KS 66044

*Vice President*  
**Milton Scott**

RE ITEMS 9-11: RECONSIDERATION OF AMENDMENTS OF THE CP, ZONING ORDINANCE AND REZONING REGARDING THE NW CORNER OF 6<sup>TH</sup> AND K10.

*Secretary*  
**Caleb Morse**

Dear Chairman Liese and Planning Commissioners:

*Treasurer*  
**Marjorie Cole**

The Lawrence/Douglas County League of Women Voters Environmental Position on Land Use under Economic Considerations states that the City should keep the central area of the city "strong, active, and diverse." Our Position goes on to say (excerpted), "The Central Business District should be Lawrence's primary regional commercial center, and proposals for extension of regional, community ... developments should be analyzed in light of potential negative impact on the CBD.... Land zoned for commercial ... should revert to its original zoning if not utilized within a certain period of time."

*Directors*  
**Margaret Arnold**

We believe that the 146 acres of new commercial zoning in the 6<sup>th</sup> and K10 location, predictably would have a negative effect not only on the CBD, but the remainder of the city, as well. It could become the third regional shopping center, a real planning misfortune considering the lack of supporting population for the amount of commercial zoning that we now have. For this reason we objected to this current proposal that has now been remanded to the Planning Commission (PC) for review. The instruction from the City Commission is for you not to change anything now, but rather, to start over.

**Bonnie Dunham**

**James Dunn**

**Sally Hayden**

**Cille King**

We appeal to you to recognize that this area with its unique access to regional transportation would be a major, choice location for an **employment-related center** as an industrial-business park (IBP District). If planned carefully and creatively, and not zoned before it is extensively designed with committed users, it could be the employment gem of our region and would give Lawrence the economic boost that so many would like to see. The original plan that now exists for this area would support such an approach if it were "tweaked" to limit the intensity of the uses and expanded to include not only the IBP approach but also a carefully controlled IL (Limited Industrial District) with accessory supporting uses. The system could be included in a Planned Development (PD Overlay) District. Both districts could be designed to avoid impacting neighboring properties if the zoning is limited and controlled by this type of planning.

**Ruth Lichtwardt**

**Because this property has been annexed, a UR (Urban Reserve) District would allow the area to be marketed for an employment type of use and not rezoned until users are committed to it.**

**Marlene Merrill**

We appeal to the Planning Commission to keep the Comprehensive Plan as it is now or make it a less intensive industrial designation. Please do not designate it as commercial use or rezone it as CC 600, or for that matter allow any commercial use that is not accessory to the IBP District. We urge you to **not** throw away this opportunity by rezoning this property now. Wait until it is planned and committed to a creative employment-oriented use that will actually benefit the economic situation of Lawrence instead of challenging it.

We appreciate that you will carefully consider our letter. Thank you.

Sincerely yours,

Melinda Henderson,  
President

Alan Black  
Chair, Land Use Committee