Bobbie Walthall

From: Arch P [arch@sunflower.com]
Sent: Tuesday, February 12, 2013 6:43 AM
To: schummfoods@gmail.com; mdever@sunflower.com; hughcarter@sunflower.com; aroncromwell@gmail.com; mikeamyx515@hotmail.com; Bobbie Walthall
Subject: Retirement village and Langston heights lc

Please remove from the consent agenda , the proposal for money to help pay for the setting up of non profit paperwork for the retirement village. The city finances the chamber, let the chamber draw up the paperwork.

Also the business entity Langston Heights lc on the regular agenda has a forfeited failed to file in the business entity database. Should the city be doing deals with non existence business?

Please include in commissioners packet.

Thank you for your consideration.

With regards,

Cindy Suenram
Arch Naramore
1204 New York
Lawrence, ks

Bradley R. Finkeldei

STEVENS & BRAND, L.L.P.
Attorneys at Law

Ryan Fike

12/10/12 Planning Commission

Density

Expectations of Single Family Detached

High Density Traffic through Low Density

Neighborhood as Experiment

12/10/12 Planning Commission

RM 12 / RM 12D Rezoning

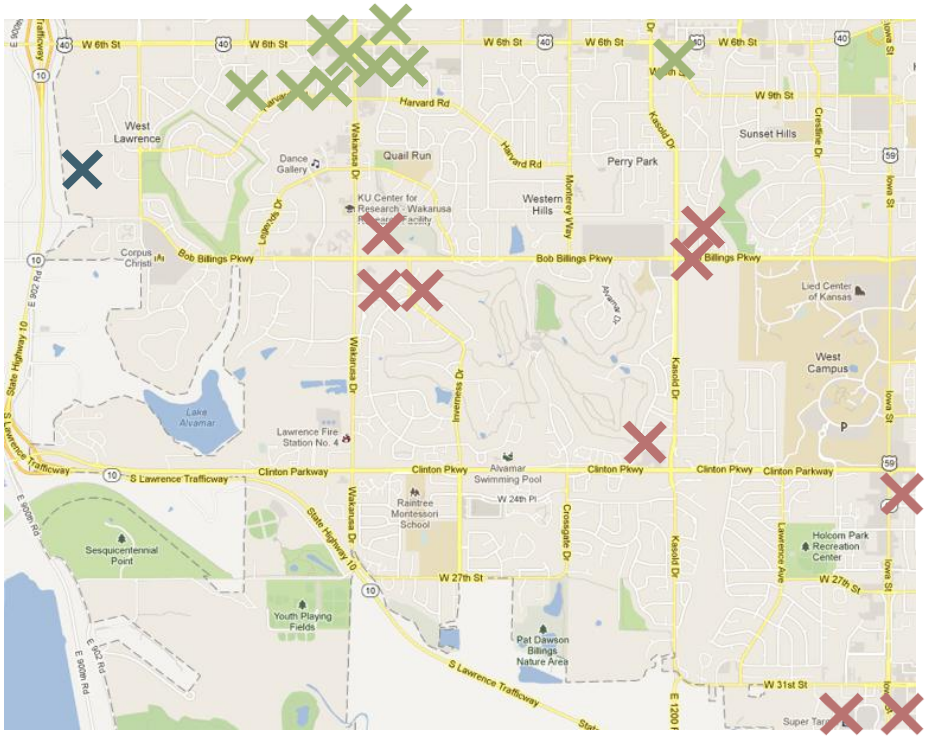
High Density Traffic through Low Density

Expectations from 2006 Plat

No Real Progress since Previous Planning Commission Meeting

Erica Gudenkauf

Traffic Flow



	East	South
Grocery Store	2	5.8
Pharmacy	1.9	5.3
Dry Cleaner	1.6	3.4
Gas Station	1.5	3.3
Restaurant	1.5	3.4
Hardware	2.9	6.1
Department Store	1.4	6.3
Liquor Store	1.6	1.9
Bank	1.4	1.9

Average 236% Longer Distance

Traffic Flow

Which Way Would You Go?

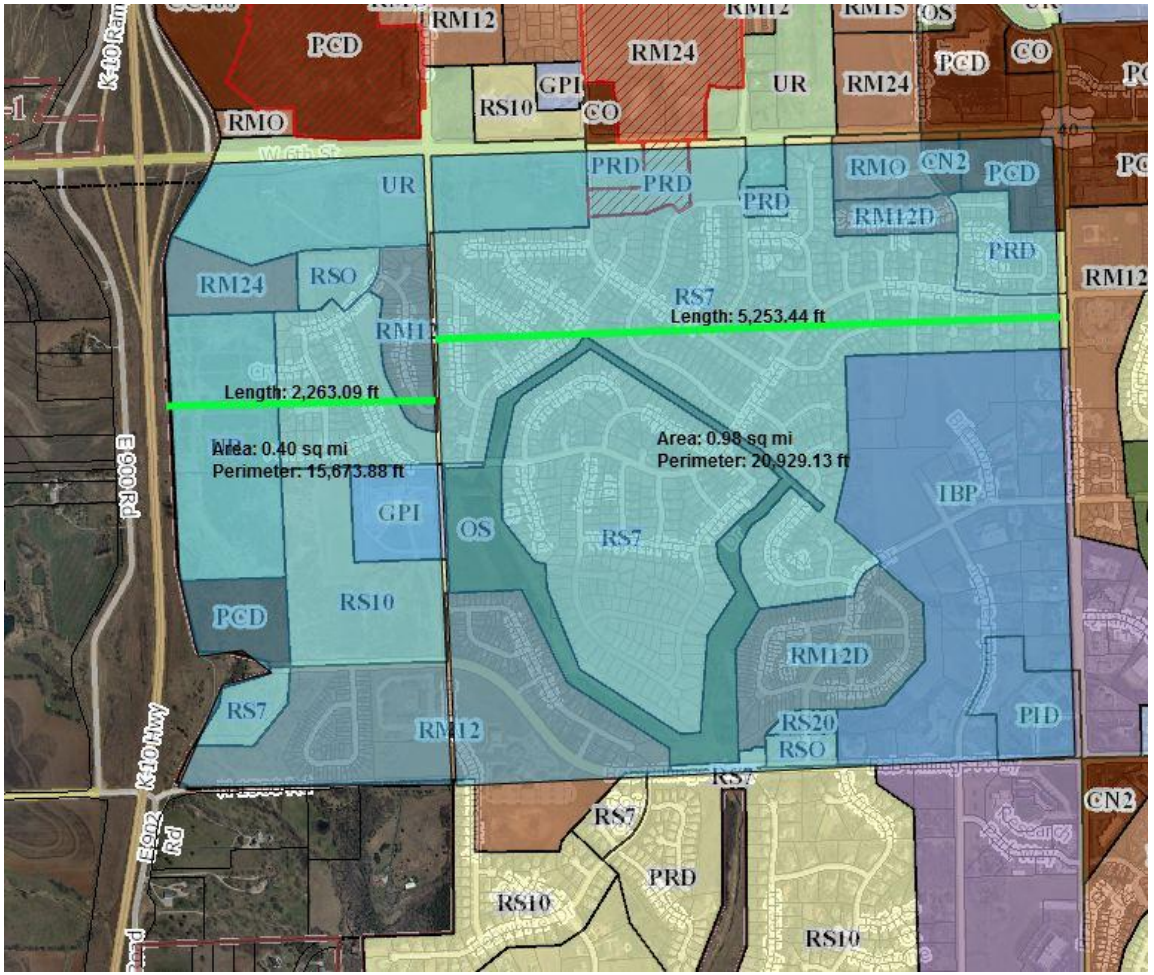
East .65 mi

South 1.28 mi

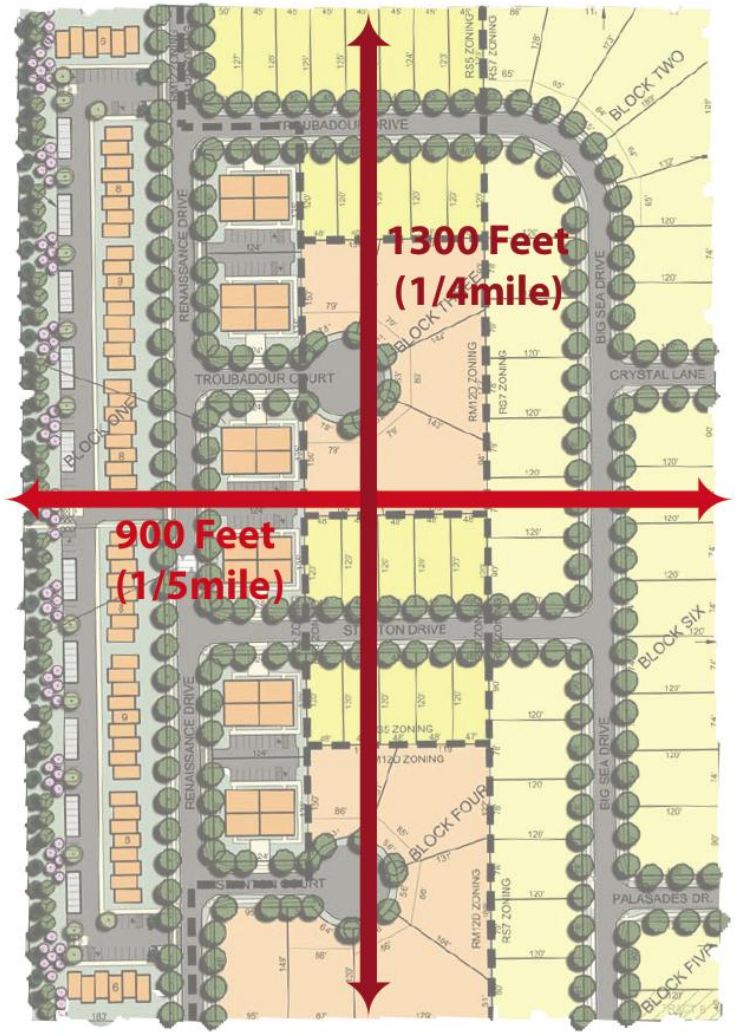
Mark Crabtree

Neighborhood Character

Transitional Density

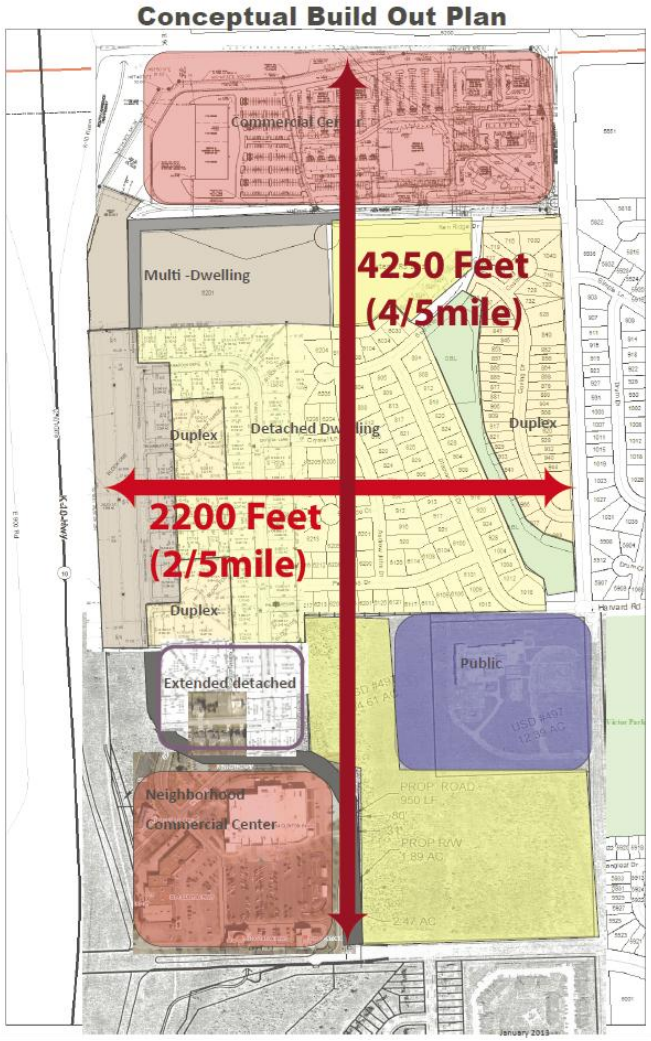


Neighborhood Character



Langston Heights

Neighborhood Character



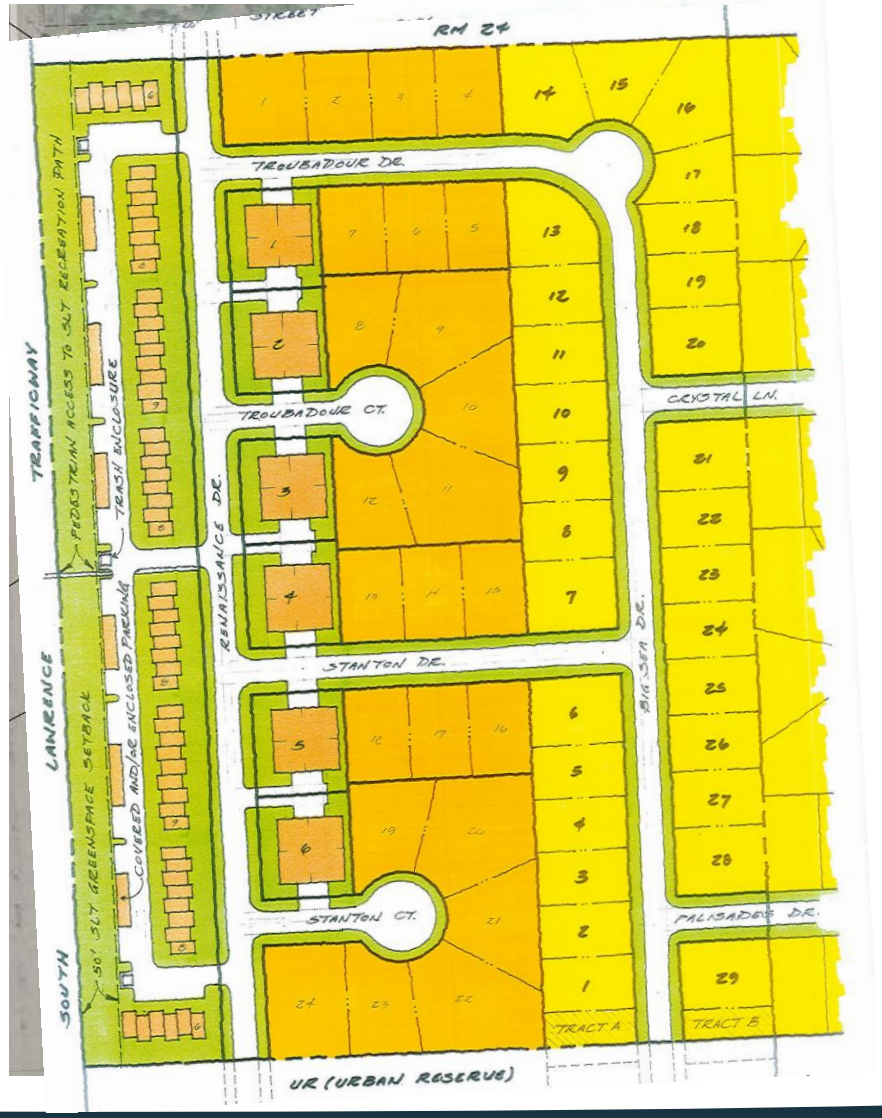
Transition from the East to the West

Vs

North to the South

Andrew Pitts

Density


RM 24
TROUBADOUR DR.
TROUBADOUR CT.
STANTON DR.
STANTON CT.
RENAISSANCE DR.
BIG SEA DR.
CRYSTAL LN.
PALISADES DR.
TRAFFICWAY
LAWRENCE
SOUTH
PEDESTRIAN ACCESS TO SLT RECREATION PATH
TRASH ENCLOSURE
COVERED AND/OR ENCLOSED PARKING
50' SLT GREENSPACE SETBACK
TRACT A
TRACT B
UR (URBAN RESERVE)

Density


RS5
45 feet
RS5
RS5
RS5
BLOCK THREE
BLOCK FOUR
BLOCK SIX
BLOCK FIVE
BLOCK TWO
RENAISSANCE DRIVE
BIG SEA DRIVE
TROUBADOUR COURT
CRYSTAL LANE
STANTON DRIVE
PALASADES DR.
RM12D ZONING
RS7 ZONING
RS5 ZONING
N88° 00' 28"E 908.48'
S87° 56' 47"W 904.20'
N2° 42' 28"W 1325.35'
S2° 31' 23"E 1324.34'


New York
52 feet
12th St


Kentucky St
50 feet
22nd St


RS5
RS5
RS5
RS5
RM12D ZONING
RS7 ZONING
BLOCK TWO
BLOCK THREE
BLOCK FOUR
BLOCK FIVE
BLOCK SIX
BLOCK ONE
TROUBADOUR DRIVE
TROUBADOUR COURT
RENAISSANCE DRIVE
BIG SEA DRIVE
CRYSTAL LANE
STANTON DRIVE
PALASADES DR.
N88° 00' 28"E 908.48'
S87° 56' 47"W 904.20'
N2° 42' 28"W 1325.35'
S2° 31' 23"E 1324.34'
15' U/E


RS7
RS7
RM12D
RS7
RS7
RM12D
RM12D ZONING
RS7 ZONING
BLOCK TWO
BLOCK THREE
BLOCK FOUR
BLOCK FIVE
BLOCK SIX
BLOCK ONE
TROUBADOUR DRIVE
TROUBADOUR COURT
RENAISSANCE DRIVE
BIG SEA DRIVE
CRYSTAL LANE
STANTON DRIVE
PALASADES DR.
N88° 00' 28"E 908.48'
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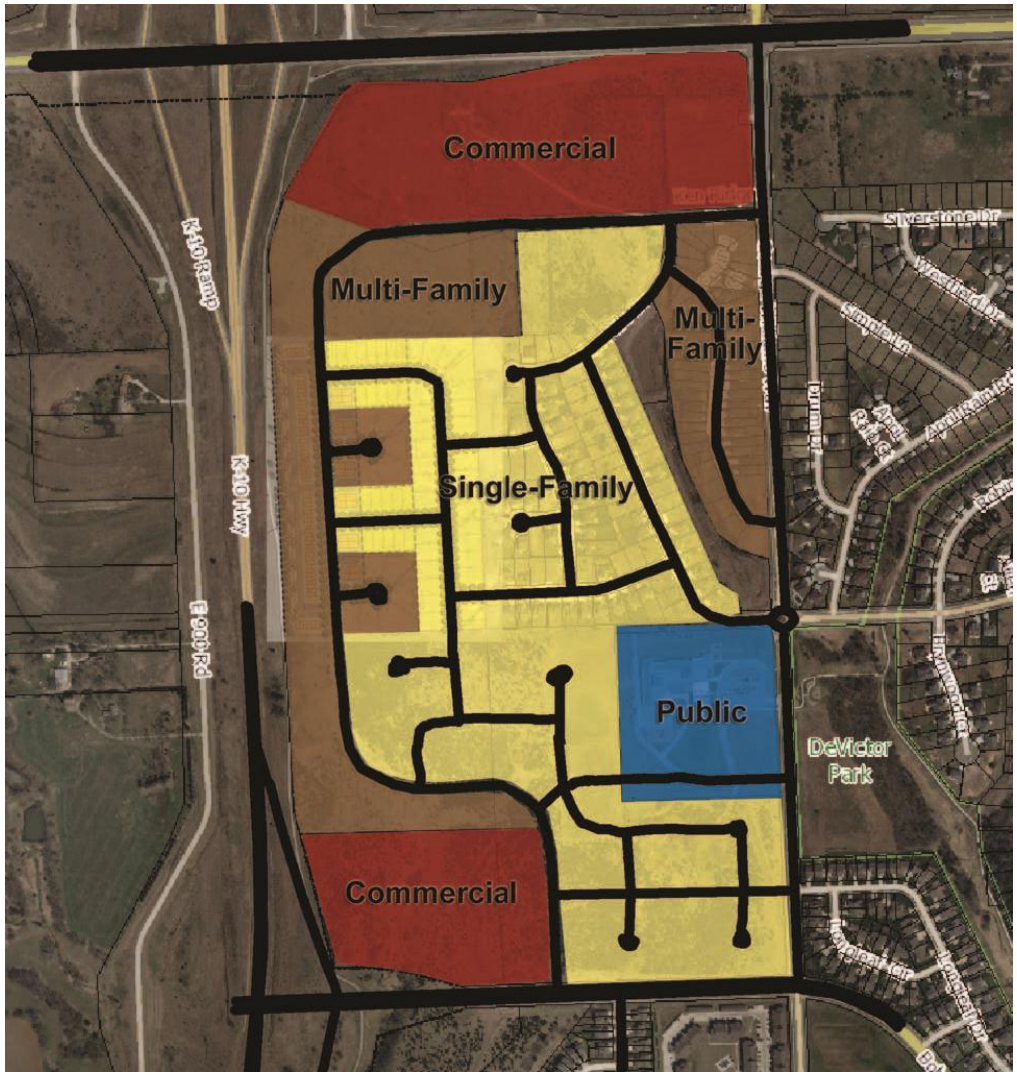
S2° 31' 23"E 1324.34'
15' U/E

Density

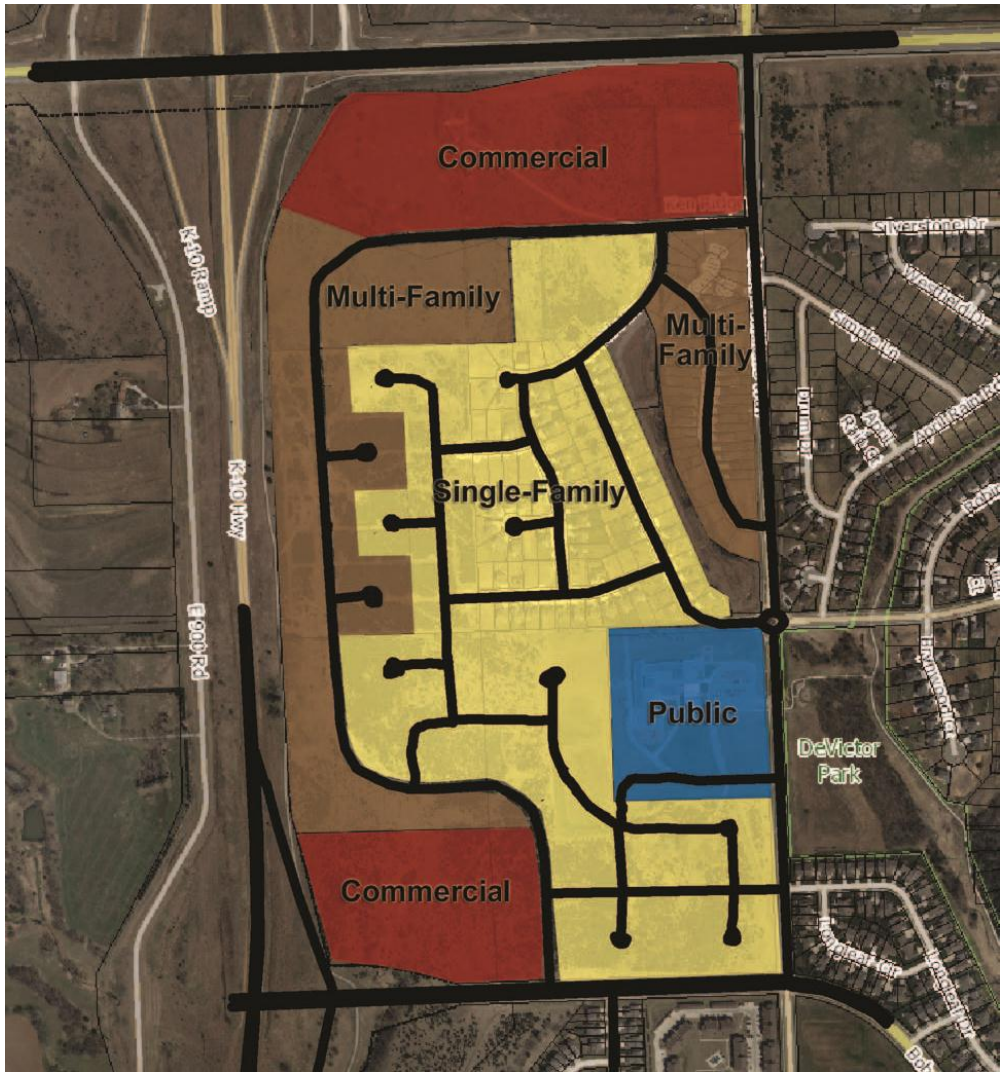

Commercial
Multi-Family
Multi-Family
Single-Family
Public
Commercial
DeVictor Park
K-10 Ramp
K-10 Hwy
E 900 Rd

Mike Whittlesey

Discussions with Landplan

Need to Explore Alternatives

Plan under Review now very Similar to 12/10/12


Commercial
Multi-Family
Multi-Family
Single-Family
Public
Commercial
DeVictor Park
K-10 Ramp
K-10 Hwy
E 900 Rd

RECEIVED
JAN 28 2013
City County Planning Office
Lawrence, Kansas

LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY

January 27, 2013

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

RE: ITEM NO. 3: PRELIMINARY PLAT AND REZONINGS FOR LANGSTON HEIGHTS ADDITION: E SIDE OF K-10 AND S OF W 6TH ST. (SLD)

Dear Chairman Liese and Planning Commissioners:

After studying the new Preliminary Plat and proposed rezonings for Langston Heights, we hope you will consider our original thoughts on this issue again. For your convenience, we have attached our original letter to you.

We do acknowledge that the issue of traffic from the multiple family development on Block One, Lot One has been alleviated to an extent. The restriction on Block One, Lot One development, until the connection to Bob Billings Parkway is opened, will help. This is the most intensive multiple family area. However, this issue still remains for traffic headed east and north from Block One, Lot One.

Also, the lack of predictability in the development of our neighborhoods is still a major problem in Lawrence. This is caused, among other reasons, by designations in our Comprehensive Plan of density only in the Area Plans coupled with the lack of definition of housing type in our multiple family districts. We describe this better in our attached letter.

We hope that you will consider our comments again because we believe they continue to apply here. Thank you.

Sincerely yours,

David Burress
President-Elect

Alan Black, Chairman
Land Use Committee

Attachment

PO BOX 1072 • LAWRENCE KS 66044-1072
league@sunflower.com • www.lawrenceleague.com
www.facebook.com/lwvldc • www.twitter.com/lwvldc

ATTACHMENT

LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY

December 10, 2012

To: Lawrence/Douglas County Planning Commission:

Re: Langston Heights, Items 5A, 5B, 5D

The League of Women Voters of Lawrence/Douglas County has strong positions on neighborhood planning. We believe that "the primary urban planning unit should be the neighborhood, large enough to support the location of a nursery-elementary school, park...and should reduce to a minimum the use of the private car within each neighborhood." Therefore, we are concerned about the proposal for the multiple family lot configurations of the Langston Heights Addition and their proposed rezoning to RM districts.

We strongly support designing neighborhoods with housing types suited to families with children that are close to elementary schools with pedestrian ways designed for safe walking, and believe that it is very poor planning to locate multiple family housing that is not appropriately designed for this near our schools. Multiple family housing types can be designed for families with children, but must have the needed amenities such as privacy, open space and other facilities to make such units attractive for family life, which this proposed development does not have. Additionally, we support staff's recommendation to deny the applicant's request for a variance to allow sidewalks on only one side of streets.

Because of the effect this multiple family housing would have on the future development of the adjacent vacant land to the south of this tract, it can be predicted that this land also would become multiple family and not attractive for families with children. Because of the proximity that these two tracts have to Langston Hughes Elementary School, we believe that this would be very poor urban planning and a serious waste of potential that these two properties would have to reduce automobile use and utilize these valuable areas for encouraging families to live within walking distance to the school.

We believe that the reason that this type of poor urban planning is not uncommon in Lawrence is because of some serious deficiencies in our Land Development Code and how it leads to the interpretation of *Horizon 2020*:

- The multiple family districts do not specify housing type.
- The only distinction in our Comprehensive Plan (CP) in the designation of residential areas is based on density. Because of the long-standing interpretation of our CP, it is possible to allow all types of multiple family units from tall apartments to duplexes to achieve the gross densities that are typical for detached single family housing. Therefore, the density designation in our CP is not an appropriate prediction of use.
- The CP does not include the same goal that *Plan '95* did, which emphasized that development should be designed for the ultimate user and not to satisfy only the needs of the developer.

These factors eliminate the essential predictability that homeowners need to be able to have confidence in the stability and future of their neighborhoods when they make the substantial investment for living in a community. It tends to reduce the trust needed for a growing and thriving city to attract new residents. We ask that you take these factors into consideration when making your decision on this rezoning request. The future of our city depends on good urban planning. We would look forward to a discussion about making the necessary changes to our Land Development Code and *Horizon 2020* to create the predictability in our neighborhoods that we need.

Thank you for your consideration of these issues.

Melinda Henderson
President

Alan Black, Chair
Land Use Committee

PO BOX 1072 • LAWRENCE KS 66044-1072
league@sunflower.com • www.lawrenceleague.com
www.facebook.com/lwvldc • www.twitter.com/lwvldc

From: Andrew Pitts [mailto:APitts@TreanorArchitects.com]
Sent: Friday, January 25, 2013 8:29 AM
To: Brian Sturm
Cc: Christopher Storm; phils@LANDPLAN-PA.COM; bobdennsan@gmail.com; douglas.raney@gmail.com; timaherndon@att.net; Sandra Day
Subject: RE: Langston Heights Addition - revised Concept Plan

Brian-

Thank you for the revised concept. As I mentioned, we have been circulating the revision throughout the neighborhood. We had hoped this type of dialogue could have happened prior to our last meeting, but appreciate the developer continuing to review and refine the concept.

Honestly, the change still causes great discomfort amongst most of the neighborhood. One of the biggest issues still is the density. While there was a change from duplexes to the RS-5, this is an undesirable zoning adjacent to the RS-7. This will not change density (as is indicated in the staff report) and will lower the property values of the area. The type of home built in RS-5, regardless that it is a single-family detached home, will be long and narrow and out of context and scale with the balance of the neighborhood.

Another issue continues to be the four-plex development. These are extremely undesirable.

While I have only spoken to a few and do not know how well this would be received, I would offer the following ideas for your consideration:

1. In lieu of the RS-5, continue the RS-7 zoning down both Troubadour Drive and Stanton Drive to Renaissance Drive. This would be similar to the plan, but would remove the four-plexes at the end of those roads.

2. The other idea would be to continue the duplexes on both Troubadour Ct and Stanton Ct. to Renaissance Drive. This would remove the four-plexes and have each of these cul-de-sacs being only duplexes.

3. The street network and row-housing would remain as designed.

I believe these types of changes could find favor among some in the neighborhood. These changes, coupled with your agreement to not build the multi-family until the completion of Renaissance Drive could be very positive. Again, these are my ideas in an effort to continue the dialogue and try to move this project forward and not a denial. I cannot guarantee if any other neighbors would agree, but think this could bring a positive response.

Please consider these ideas and let me know if you have any questions.

Thanks,

Andy Pitts

From: Andrew Pitts [mailto:APitts@TreanorArchitects.com]
Sent: Wednesday, January 23, 2013 9:44 AM
To: Brian Sturm
Cc: Christopher Storm; phils@LANDPLAN-PA.COM; bobdennsan@gmail.com; douglas.raney@gmail.com; timaherndon@att.net; Sandra Day
Subject: RE: Langston Heights Addition - revised Concept Plan

Thank you. We have been circulating and trying to gather our comments.

Andrew Pitts

From: Brian Sturm [mailto:brians@LANDPLAN-PA.COM]
Sent: Monday, January 21, 2013 1:15 PM
To: Andrew Pitts
Cc: Christopher Storm; phils@LANDPLAN-PA.COM; bobdennsan@gmail.com; douglas.raney@gmail.com; timaherndon@att.net; sday@lawrenceks.org
Subject: Langston Heights Addition - revised Concept Plan

Andy,
As a follow-up to our last meeting on Thursday, 1/10/13, please find attached an electronic copy of the revised Concept Plan for Langston Heights Addition. Last week, Landplan submitted to the City a revised Preliminary Plat and zoning district boundaries based upon this concept. Most all of the features shown in the plan discussed at our meeting on the 10th remain as components in this concept:

- An overall reduction in units (160 down from 165)
- Phasing that prohibits the construction of the 62-unit row home community until Renaissance Drive is constructed and complete south to Bob Billings Parkway.
- A street layout that promotes traffic calming and minimizes interaction between traffic generated by the single-family and multi-family components of the project.

The developer chose to make one additional change following our meeting: replacement of 26 duplex units with 23 single-family units adjacent to Stanton Drive and Troubadour Drive. The comment issued by you and your neighbors that the concept easily allowed for the extension of the single-family component down these two streets spoke loudly to us. Ultimately the developer sees great merit in using a single-family detached product to define the look of the eastern half of the neighborhood while transitioning to the SLT with a spectrum of multi-family products. I hope that the residents of the Diamondhead neighborhood also see this change as an improvement.

In regards to the traffic generated by this new concept, I have prepared below a table that breaks down the trips generated by the Langston Heights development per street. This table examines each of the proposed plats for this project (the one approved in 2006, the one submitted last October, as well as this latest revision) and then based on our trip distribution model assigns the number of trips that would travel down each of the three access streets (Crystal Lane, Palisades Drive and Renaissance Drive) during the critical peak period (afternoon peak-hour on a typical weekday).

Street	**2006 Plat**	**2012 Plat**	**2013 Plat, Phase 1**	**2013 Plat, Phase 2**
Crystal Ln.	45 (45%)	60 (45%)	41 (45%)	62(45%)
Palisades Dr.	56 (55%)	74 (55%)	51 (55%)	30 (22%)
Renaissance Dr.	N/A	N/A	N/A	45 (33%)
Total Trips	**101 (100%)**	**134 (100%)**	**92 (100%)**	**137 (100%)**

I will say a few things about the information in this table:

- The phasing built into this latest Concept Plan ensures that the volume of Langston Heights traffic cutting through the Diamondhead neighborhood will remain below the levels exhibited with the plat approved in 2006 (92 down from 101).

- The total volume of trips generated by this latest Concept Plan is higher than that associated with the plat submitted last October (137 up from 134). This slight uptick is due to the proposed increase in single-family units (52 up from 29) and decrease in multi-family units (108 down from 136).
- Let me know if you would like to review a copy of the full addendum to the Traffic Impact Study that Landplan submitted to the City.

The Planning Commission will resume their consideration of the Preliminary Plat and rezoning requests at their meeting next Monday, the 28th. Don't hesitate to let me know if you or your neighbors have any questions or comments concerning the above information. Your efforts, thus far to continue the dialogue associated with this development, have helped produce a stronger design.
Thanks,

Brian Sturm, RLA, ASLA, LEED AP
Project Landscape Architect
Licensed in KS

Landplan Engineering, P.A.
1310 Wakarusa Drive
Lawrence, Kansas 66049
v. 785.843.7530
f. 785.843.2410

Lawrence, KS • Kansas City, MO • The Woodlands, TX • Farmington Hills, MI • Columbus, OH
www.landplan-pa.com

Please consider the environment before printing this email.

Lawrence Public Schools
110 McDonald Drive
Lawrence, Kansas 66044-1063
Telephone: (785) 832-5000

LAWRENCE
PUBLIC SCHOOLS

January 16, 2013

Lawrence-Douglas County Planning Commission
ATT: Bruce Liese, Chair
City Hall, 6 East 6th Street
Lawrence, KS 66044

RE: Langston Heights Rezoning Applications
Z-12-0029, Z-12-00231 and Z-12-00232

Dear Planning Commissioners:

Unified School District No. 497 traditionally does not take positions on neighborhood developments. The school district is here to serve all children attending public schools and has no position regarding the merits of the proposed development or any other development. With that said, Principal Jackie Mickel has expressed concerns about a potential traffic increase near Langston Hughes Elementary School at the intersection of Harvard Road and George Williams Way.

Please be advised that the applicant's revised proposal is a reasonable attempt to remedy those traffic concerns. The connection of Renaissance Drive to Bob Billings Parkway is viewed as an ideal solution to presently existing traffic issues in and around Langston Hughes Elementary School. The district is discussing opportunities to create another entrance/exit using Renaissance Drive. We are appreciative of the input from all concerned stakeholders, as it appears to have resulted in meaningful progress on those subjects.

Sincerely,

Dr. Rick Doll
Superintendent of Schools

Lawrence Douglas County Planning Commissionors January 19, 2013
Bruce Liese, Chair
Scott McCullough, Director Planning and Development Services
Sandra Day, Current Planner

The Diamondhead Neighborhood, the neighborhood, is writing to request that the Lawrence Douglas County Planning Commission deny RSR Development, LLC, the developer, a request to re-zone Langston Heights Development during the upcoming January 28 meeting. The neighborhood feels the plat changes offered thus far by the developer are not dramatic enough to warrant acceptance by the neighborhood. We received the plan attached, LangstonHeights2.pdf on January 10. This is the result following a meeting on December 20. At the meeting on the 20th we discussed opportunities the neighborhood felt would make for a viable solution and at this time we do not feel we are seeing enough change in the attached plan.

We appreciate the opportunity awarded us by the planning commission to be a part of this process, but we feel the developer has not met specific needs: A need for reduction in density, a focus on traffic issues, and improvement to the overall character of the neighborhood.

We share Commissioner Lamer and Blaser's concern during the December 10 planning commission meeting that RM12 and RM12D do not constitute single family zoning within Langston Heights. We agree that the type of zoning within Langston Heights will effect the future development of land to the south, which will have a bearing on the overall character of the entire neighborhood. Horizon 2020 calls for expectations to be set for neighborhoods. Our neighborhood had the expectations established in the 2006 plat, which called for single-family homes with a small concentration of duplex units. Keeping in mind that the planning commission also predicts single-family housing to be developed in the land to the south, the expectation is there for Langston Heights to be developed as a single-family development. Commissioner Josserand also expressed concern for the amount of multifamily dwellings planned for Langston Heights. During a December 20 meeting at Landplan Engineering, Inc. we shared similar concerns with the developer, but we do not see our concerns reflected in the revised plat LangstonHeights2.pdf.

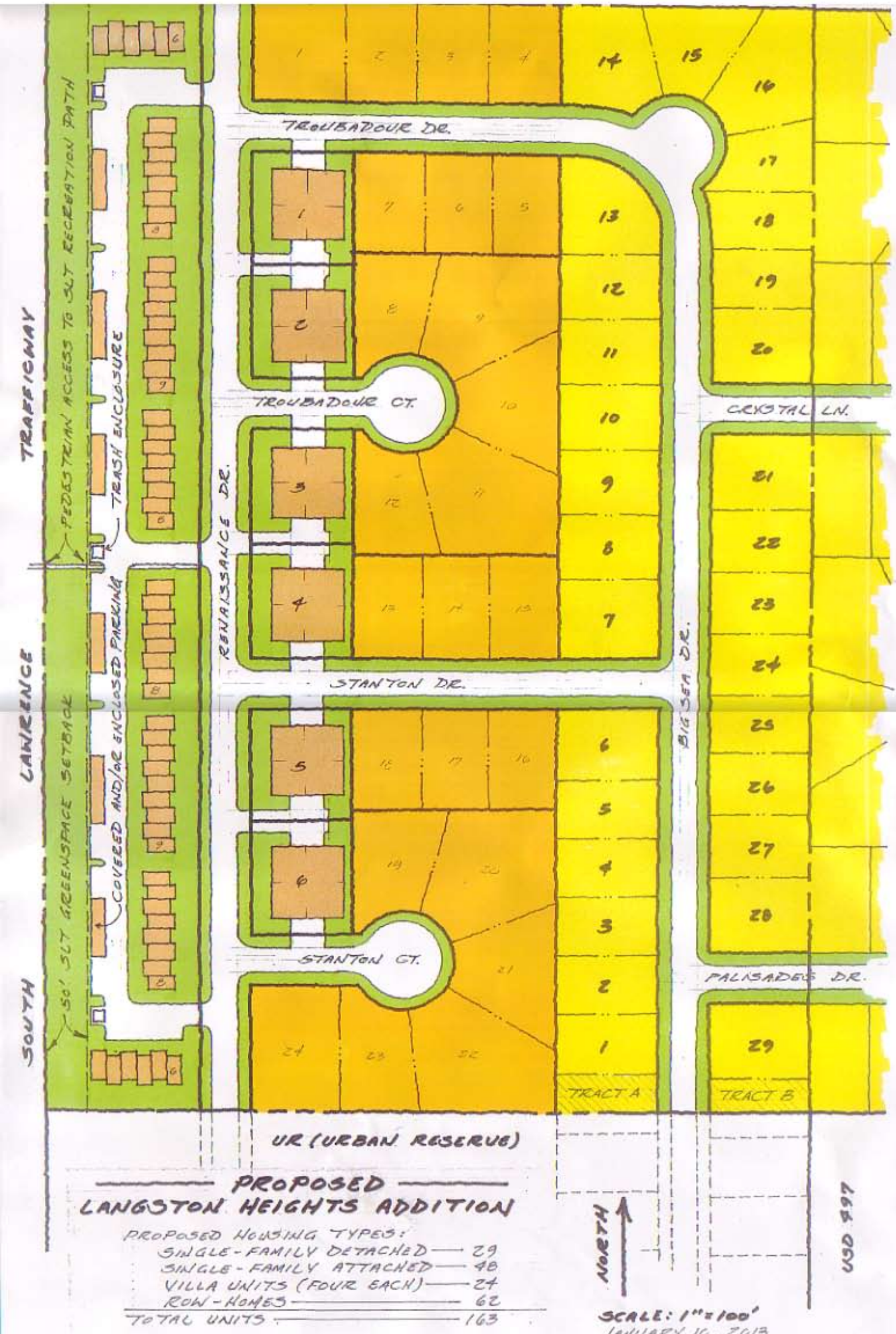
We also agree with Commissioners Josserand and Britten that high density traffic flowing into single family residence through Crystal Lane and Palisades Drive is a large problem. Without Renaissance Drive effectively connecting to 6th street and Bob Billings Drive, a traffic pattern through the existing neighborhood will establish. This traffic pattern has the potential to create unnecessary traffic that would not exist if Renaissance Drive were established at the beginning of the project.

As to the overall character, our neighborhood agrees with Commissioner Liese that this development should not be treated as an experiment. The concept of placing high-density housing flowing into single family residence remains in the revised plan for Langston Heights. A concept that is not seen anywhere else in Lawrence. Reconfiguration of roads was added to the revised plot, but the amount of high density still remains and although the overall average across the entire plat remains at 6 units per acre, the fact remains that the amount of high and medium density has not reduced.

Our neighborhood agrees with Commissioner Blaser that we are not giving respect to the land south of Langston Heights. The location of Reniasance Drive south and the decision on what is built in Langston Heights will effect the types of building planned for the land to the south, therefore setting the stage for the overall character of a high density neighborhood, which is not the expectation of the neighborhood, the West Lawrence Neighborhood Association, Horizon 2020 or the understanding of the Planning Commission members as stated during the December 10 meeting.

There is no reason why land east of K-10, south of 6th street and north of Bob Billings cannot receive the same level of respect as the design offered within the West of K-10 Plan. With new developments to Rock Chalk Park to the north of 6th street and George Williams Way and recent developments to acquire land to the south of Langston Heights by the developer, we feel it is time to create an East of K-10 comprehensive Plan. Therefore we respectively ask that you deny RSR Development, LLC the request to re-zone Langston Heights with the current plan LangsonHeights2.pdf.

Diamondhead Neighborhood



PROPOSED
LANGSTON HEIGHTS ADDITION

PROPOSED HOUSING TYPES:

SINGLE-FAMILY DETACHED	29
SINGLE-FAMILY ATTACHED	48
VILLA UNITS (FOUR EACH)	24
ROW-HOMES	62
TOTAL UNITS	163

SCALE: 1" = 100'
JANUARY 10, 2013

Sandra Day, AICP City/County Planner, City of Lawrence

RE: Landplan Engineering Informational Session December 3, 2012 Langston Heights Development

We are writing to ask you to consider deferring the rezoning of Langston Heights (Parcel west and south of Diamondhead) from UR to RM12 and RM12D in order to provide for a more agreeable development. The increase in traffic, decreased in property values and changes to the original 2006 plat are issues that need to be addressed.

The new plan proposal is to build a total of 165 housing units on 61 lots. With only 2 streets (Crystal Lane and Palisades Drive) servicing current and additional units, traffic will be heavier than originally planned for these two streets. This plan shows this with the numerous traffic calming devices located on the expanded Crystal Lane. Crystal Lane and Palisades were originally developed as a lead in to other single family housing, not medium density apartments. Typically, medium density housing is at the front of subdivisions, leading farther in to low density housing, this proposal is the exact opposite of that. Palisades already has issues on school days due to drop off and pick up from Langston Hughes Elementary School; it can't handle the additional traffic flow. Even when the future "proposed" access to 15th street and George Williams Way get added, traffic from this development will still be pushed through low density housing in nearly every direction. The Horizon 2020 plan specifically discourages this action with numerous aspects outlined in the bottom of this letter.

Should this plan be approved, due to the direct impact of the medium density housing, property values in the Diamondhead subdivision will decrease. When we bought our home back in 2007, we knew additional low density housing would soon follow to our west. This was based on the Planning Commission approval in January 2006 of single family homes in the Langston Heights area. We never would have bought our new home in this location had we known apartments and duplexes were to be built, and future potential home owners will feel the same way. We all based our decisions off this approved 2006 zoned plat for single family homes.

As you will see at the December 10th meeting, the Diamondhead subdivision is a unique neighborhood with a large population of kids. Traditions such as our July 4th parade, Easter egg hunts, neighborhood cookouts, and the general family feel among neighbors will be lost if this proposal passes.

Please see to it that this proposal does not go any further without modifications. We are not against the expansion of our subdivision to the west, we are against the medium density zoning; we would happily approve of low density zoning, which would expand on this great neighborhood.

Thank you for your time.

Sincerely,

Brian and Jennifer McCall

6201 Berando Court

Horizon 2020 Plan that relate to this proposal: Low-Density Residential Land Use

GOAL 3: Neighborhood Conservation (page 5-15, 5-16) Policy 3.3: Encourage Compatible infill Development Policy 3.4: Minimize Traffic Impact through Neighborhoods GOAL 4: Criteria for location of Low-Density Residential Development (page 5-17) Policy 4.2: Protect Areas Planned for Low-Density Development GOAL 5: Create a Functional and Aesthetic Living Environment (page 5-19, 5-20) Policy 5.5: Ensure Convenient and Logical Street/Road System Design

Medium and higher Density Residential Land use

GOAL 1: Criteria for Location of Medium and Higher Density Residential

Development

Policy 1.3: Identify Suitable Sites (page 5-23)□Policy 1.5: Ensure Adequate Infrastructure (page 5-24)□Policy 1.6: Consider Access (page 5-24)□Policy 1.7: Adhere to Designated Land Uses (page 5-24) GOAL 2:

Create a Functional and Aesthetic Living Environment Policy 2.6: Consider Residential Density and Intensity of Use (page 5-26) GOAL 4: Transportation Considerations (page 5-30, 5-31) ALL OF THEM

November 28, 2012

Sandra Day, AICP City/County Planner, City of Lawrence

RE: Landplan Engineering Informational Session December 3, 2012
Langston Heights Development

As a member of the Diamonhead subdivision (6th and George Williams Way), I and over 50 households in our neighborhood are concerned by the recent application to change the Langston Heights development. When our family purchased into our neighborhood our builder, Neal Ezel, told us the design of the subdivision to the west would be low-density housing similar to ours. I want to thank the Lawrence Planning Department for their hard work in developing our neighborhoods and their insightful design of planned unit developments. So I hope you will understand my concerns for changes in the current plan.

The 270% increase in family units to the new Langston Heights subdivision creates an increase in pressure on property values, traffic, children's safety and schools in our neighborhood. see below*

The Lawrence Planning Department has laid out a solid plan for adding a single-family Langston Heights Subdivision into the existing Diamondhead Subdivision creating a flow of single family homes into an existing single family neighborhood. The addition of high-density development causes high density traffic to flow into the existing low-density neighborhood. The Lawrence Planning Department exercises good design in neighborhoods that include high-density developments close to main arteries to the city and single family low-density located on the interior of a development. The revisions to Langston Heights do not show good design.

It is with great concern for our young children, our property values and the quality of our neighborhood that we ask you to defer from the revisions to Langston Heights Development.

Sheri and Mark Crabtree
820 Andrew John Drive

*Using the "Preliminary Plat Langston Heights" and the "Concept Plan Langston Heights" document, a summary of the change in units follows:

Number of Lots Block	Preliminary	Concept	
1	1	62	
2	21	36	
3	24	48	
4	4	8	
5	3	3	
6	8	8	
	61	165	270.49% increase

December 03, 2012

Ms. Day,

I'd like to take the opportunity to express my concerns about the proposed rezoning of the Langston Heights area in West Lawrence. My chief concern with the rezoning of the area is the multi-family units that are proposed at the site.

My family currently resides at 6201 Crystal Lane which is in the Diamondhead Subdivision. We have lived at this location for nearly two years and have thoroughly enjoyed the quality of life in our home. After much domestic debate we chose this location to build our new home based on a variety of different factors. First, the neighborhood is in a very close proximity to Langston Hughes School where our children would be afforded the opportunity to walk safely to school on a daily basis. Second, we researched the original platting of the area west of our home and it was all originally platted and zoned for what we thought was low-density residential dwellings. Finally and most importantly, the character and makeup of the neighborhood itself drew us to this area. As soon as we selected our site we were invited and included in neighborhood picnics, parades, parties and Easter-egg hunts. Our children routinely play with other neighborhood children in the area and are constantly riding bicycles and crossing streets in the neighborhood.

I feel the rezoning of this area to include multi-family living will dramatically increase the amount of through traffic flow through our neighborhood streets. The main traffic flow of these 165 units will run past many residences and sidewalks that children utilize on a daily basis. I don't believe rezoning this area would contribute to the greater good of the area or the community. I would strongly disagree with anyone who believed otherwise.

I'd like to comment on a couple of points:

First, when the area was rezoned from Agriculture District (A) to Duplex – Residential District (RM-D) in 2005 there was concern expressed from Planning Commissioner Haase that he would support the motion but was "losing his appetite for RM-D zoning because it had been abused in other parts of the community." Was Commissioner Haase a visionary as to what was on the horizon for this area with his comments? I would agree with Commissioner Haase that the placement of muti-dwelling living with the only means of access through a residential neighborhood is an abuse of what those neighborhoods are designed to provide. The traffic that will come with the rezoning will diminish the quality of life and safety of those in our neighborhood. In that very same planning meeting in 2005, Betty Lichtwardt with the League of Women Voters expressed her concern for pedestrian access to the school. I feel her concerns voiced in 2005 echo loudly today.

Second, I do not feel that rezoning an area to include 165 multi-family units with the only access being residential, neighborhood streets is a common practice in the city. With the current proposed plan of the area, the only access to these units would be on Palisades Drive or Crystal Lane. The precedent of

accessing multi-family units through established residential neighborhoods is not one I am aware of at any other area of the city. Generally, it is my understanding that higher density zoned areas would be zoned close to larger artery and collector streets. This planned area would be close to neither. This plan would also direct this traffic through a residential area that is frequented by our children whom walk to school daily.

Finally, I struggle with the necessity for the re-zoning of areas in Lawrence to multi-family if there are any concerns on what effects it may have on the surrounding residents and neighborhoods. A recent article in the Journal-World noted a developer whom recently pulled plans to construct an apartment complex off of 31st Street. The developer was quoted "We were very excited about that market at one time, but we have tempered that excitement." According to this developer, there is capacity in the muli-family living market in city. Why would it be in the best interest of city to re-zone the area where is could have an adverse affect on an already thriving neighborhood community? I unwaveringly feel this development would have an adverse affect on the neighborhood in which we reside.

I want to be clear that I understand the importance of thoughtful expansion and development of neighborhoods in our community. I however believe that multi-family living units should be concentrated in areas that are easily accessible to major thoroughfares. Rezoning this area would accomplish just the opposite. The amount of traffic this action will generate would be a danger to the residents and children of our neighborhood.

I do appreciate the opportunity to comment on this issue. I would ask that you please include these comments for the Planning Commission to review. Thank You for your time.

Sincerely,

Ryan, Tiffany, Lillian and Jackson Fike

6201 Crystal Lane

From: Rick Hird [mailto:rhird@petefishlaw.com]
Sent: Thursday, November 29, 2012 8:21 AM
To: Matt Gudenkauf
Cc: Scott McCullough
Subject: RE: Langston Heights Rezoning

Dear Matt,

This will confirm that I have received and read your letter regarding the zoning of Langston Heights. I truly appreciate your input in the process. I have copied Scott McCullough on this email so he can circulate your email to the Staff and all of the Planning Commissioners.

Rick

Richard W. Hird
Petefish, Immel, Heeb & Hird, LLP
842 Louisiana
P.O. Box 485
Lawrence, KS 66044
785-843-0450
785-843-0407 fax

From: Matt Gudenkauf [mailto:mattgudenkauf@gmail.com]
Sent: Wednesday, November 28, 2012 8:52 PM
To: Rick Hird
Subject: Langston Heights Rezoning

Dear Richard:

We are writing to ask you to consider deferring the rezoning of Langston Heights (Parcel west and south of Diamondhead) from UR to RM12 and RM12D in order to provide for a more agreeable development. The increase in traffic, decreased in property values and changes to the original 2006 plat are issues that need to be addressed.

The new plan proposal is to build a total of 165 housing units on 61 lots. With only 2 streets (Crystal Lane and Palisades Drive) servicing current and additional units, traffic will be heavier than originally planned for these two streets. This plan shows this with the numerous traffic calming devices located on the expanded Crystal Lane. Crystal Lane and Palisades were originally developed as a lead in to other single family housing, not medium density apartments. Typically, medium density housing is at the front of subdivisions, leading farther in to low density housing, this proposal is the exact opposite of that. Palisades already has issues on school days due to drop off and pick up from Langston Hughes Elementary School; it can't handle the additional traffic flow. Even when the future "proposed" access to 15th street and George Williams Way get added, traffic from this development will still be pushed through low density housing in nearly every direction. The Horizon 2020 plan specifically discourages this action with numerous aspects outlined in the bottom of this letter.

Should this plan be approved, due to the direct impact of the medium density housing, property values in the Diamondhead subdivision will decrease. When we built our home back in 2008, we knew additional low density housing would soon follow to our west. This was based on the Planning Commission approval in January 2006 of single family homes in the Langston Heights area. We never would have built our new home

in this location had we known apartments and duplexes were to be built, and future potential home owners will feel the same way. We all based our decisions off this approved 2006 zoned plat for single family homes.

As you will see at the December 10th meeting, the Diamondhead subdivision is a unique neighborhood with a large population of kids. Traditions such as our July 4th parade, Easter egg hunts, neighborhood cookouts, and the general family feel among neighbors will be lost if this proposal passes.

Please see to it that this proposal does not go any further without modifications. We are not against the expansion of our subdivision to the west, we are against the medium density zoning; we would happily approve of low density zoning, which would expand on this great neighborhood.

Thank you for your time

Matthew and Erica Gudenkauf
6204 Crystal Lane
Lawrence, KS 66049
(785)830-9802

Horizon 2020 Plan that relate to this proposal:

Low-Density Residential Land Use

GOAL 3: Neighborhood Conservation (page 5-15, 5-16)
- Policy 3.3: Encourage Compatible infill Development
- Policy 3.4: Minimize Traffic Impact through Neighborhoods

GOAL 4: Criteria for location of Low-Density Residential Development (page 5-17)
- Policy 4.2: Protect Areas Planned for Low-Density Development

GOAL 5: Create a Functional and Aesthetic Living Environment (page 5-19, 5-20)
- Policy 5.5: Ensure Convenient and Logical Street/Road System Design

Medium and higher Density Residential Land use

GOAL 1: Criteria for Location of Medium and Higher Density Residential Development
- Policy 1.3: Identify Suitable Sites (page 5-23)
- Policy 1.5: Ensure Adequate Infrastructure (page 5-24)
- Policy 1.6: Consider Access (page 5-24)
- Policy 1.7: Adhere to Designated Land Uses (page 5-24)

GOAL 2: Create a Functional and Aesthetic Living Environment
- Policy 2.6: Consider Residential Density and Intensity of Use (page 5-26)

GOAL 4: Transportation Considerations (page 5-30, 5-31)
- ALL OF THEM

November 27, 2012

Sandra Day, AICP
City/County Planner
6 East 6th street
Lawrence, KS 66044

RE: Langston Heights Addition
Planning Commission Agenda Items on December 10, 2012

Sandra,

We are writing to express our concerns associated with the four items on the Planning Commission agenda for December 10th for the Langston Heights development. We are responding to the material that has been currently submitted to the City for the application (application, plat, concept plans, etc.) The applicant and developer are holding a meeting with the neighborhood, but have scheduled this meeting (December 3rd) with limited to no time to be able to respond prior to the issuance of the staff report. We are submitting this prior to that meeting in order to be reviewed prior to the completion of the staff report and for inclusion on the packet to the Planning Commission.

The comments below represent the views and opinions of many within our neighborhood concerning the proposed zoning request and preliminary plat for the Langston Heights Addition. While many of us would welcome the proposed land to remain an open area, we all recognized that it would be developed as an extension of our neighborhood. Many of us, and those specifically on Palisades Drive and Crystal Lane, reviewed the current plans for this parcel of land prior to purchasing our home. While often there is limited knowledge of undeveloped area adjacent to a development, this was not the case with our neighborhood. There was a plat developed and approved by the Planning Commission and City Commission for this parcel of land. While the plat was never signed or recorded, it still provided a glimpse to the intentions of the land owner of their vision for this parcel of land.

We have attempted to address each specific agenda item individually but many of these issues crossover between items. Where this occurs we have indicated reference notes as appropriate.

PP-12-00228 Preliminary Plat for Langston Heights Addition: There are many concerns with the proposed plat and the proposed layout and land uses. Many of these concerns could be addressed should the land to the north and south of the proposed area be developed prior to or at the same time as this development. Obviously this is unrealistic to assume and the plat must be considered as development would not occur for some time to the north or south. Items of note include:

1. This is the second plat filed for this parcel of land. The first was approved in early 2006. This plat indicated 67 single-family and 18 duplex residential lots. While it is our understanding that is was never fully executed, it still provides reference to an alternate concept by the same land owner for this land.
2. Horizon 2020 indicates this area to be low-density residential. The application indicates that the Lawrence future land use map does not specifically designate a land use for this property. This is incorrect. The Nodal Plan for the Intersection of West 6th and KS 10 address this area as low-density. We understand that the project, as it relates to density, is using the entire land area to calculate the number of units per acre. We would caution the continued use of this method as it has recently caused conflicts in other areas of our community.

3. The plat indicates the extension of two local residential streets (Palisades Drive and Crystal Lane.) These two streets will be the only access point into the new development. Section 20-204 (e) of the Land Development Code indicates that "RM Districts are intended for implementation along Residential Collector, Collector and some Arterial Streets." Neither of these streets meets this requirement.
4. Renaissance Drive in the 2006 plat, the 2012 plat draft and on the concept plan (submitted by the applicant) all have indicated that this street would be a collector street. The current plat has changed this street to a local street. Should the RM zoning designation remain then the district should be accessed in accordance to the Development Code and Renaissance Drive shall remain as a collector street.
5. Renaissance Drive appears to be the proposed "connector" street from George Williams (via Ken Ridge) to the north and Bob Billings Parkway to the south. The use of this street in this manner is logical and would serve as a residential collector street for these neighborhoods and future development. As noted above though, it is unknown when this street would be completed and until such time, would not serve as a collector street. Regardless, this street should remain as a collector or residential collector street,
6. Should the RM zoning designation remain then a condition to the plat should be added that, until such time that Renaissance Drive is completed to either the north or the south, the RM zoning district should **not** be allowed to be developed. This would allow the collector street to be developed as required by the development code.
7. The request for variance on the sidewalks should be denied. While regulation may have changed from the time the adjacent land was developed and sidewalks were not installed on both sides of the local streets, this should not prevent the owner from providing walks per the Development Code. Sidewalks add to the "live-able" character of a neighborhood. In addition, as a neighborhood with many young children, sidewalks on both sides of a street eliminate the need to cross the street as often. Most of the children in this neighborhood enjoy the opportunity to walk to elementary school, and with the increased vehicle traffic of the development, the sidewalks on both streets would add to the safety of the neighborhood.
8. A traffic calming device, similar to the roundabout at Crystal Lane and Big Sea Drive, should be installed at Palisades and Big Sea Drive. While there is a speed hump in the mid block of Palisades this device does not appear to reduce the speed of vehicles in the neighborhood on this street or the adjacent streets.

Item Z-12-00220: Rezone to RM12D

1. RM Districts are intended for implementation along Residential Collector, Collector and some Arterial Streets. As noted above, neither Palisades Drive nor Crystal Lane qualifies as these street types.
2. The medium density zoning will be accessed through an existing low-density residential area and a proposed low-density residential area. There are no recent developments in Lawrence where this occurs. All other RM12 zoning is accessed from an adjacent collector street and not through a lower density residential neighborhood on a local street.
3. This zoning will pre-determine a portion of the land use to the south. The RM12D zoning adjacent to the southern edge will pre-determine RM12D zoning adjacent. The application specifically states, in Item 2, that this zoning change will develop "precedent for adjacent vacant properties." It can only be assumed, given the relationship of the developer of this parcel of land to the land owner to the south, that it is the intention to continue medium density residential to the south. This is counter to the future land uses indicated in Horizon 2020 for low-density residential.
4. Item 3 in the application indicates that the rezoning "will pose no detrimental effect to the nearby properties." This statement is unfounded. The increased traffic with medium density zoning and the unknown level of quality of the development could directly impact the adjacent property uses and land values. Unless the owner proposes restrictions to the type of development that could occur, materials

5. If this rezoning is to be considered in concert with the other two rezoning applications then a Planned Unit Development (PUD) should be required to ensure the type of development proposed with the plat is the actual development.
6. Item 6 of application indicates that "denial of this application will perpetuate the vacancy of this land." This statement is unfounded. This is the second plat for this portion of land by the same developer. There are obvious multiple uses for this parcel of land. Denial will not perpetuate vacancy. It is obvious that this parcel will be developed, but the question is whether the medium density zoning is appropriate.

Item Z-12-00231 : There is no opposition to Item Z-12-00231 to rezone land from UR to RS7. This land change is the expected zoning for this parcel of land considering the existing adjacent land uses. This zoning change is also expected as it represents the intention of a plat developed by the same land owner, Langston Heights L.C. in 2006. This plat was a document many of us referenced prior to purchasing our home.

Item Z-12-00232: Rezone to RM12

1. Many of the issues for this development are identical to the issues associated with the RM12D rezoning. Please refer to items 1, 2,4,5, and 6.
2. This zoning will pre-determine a portion of the land use to the south. The location of Renaissance Drive and its connection to the South, along with the RM12, will predetermine the land south of this development and west of Renaissance Drive to continue the RM12 or higher zoning designation. This, coupled with the RM12D predetermined zoning, will raise the density from low density residential to medium-density residential. This is counter to the indication of the Horizon 2020 land uses for this area. The application specifically states, in Item 2 that this zoning change will develop "precedent for adjacent vacant properties." It can only be assumed, given the relationship of the developer of this parcel of land to the land owner to the south, that it is the intention to continue medium density residential to the south. This is counter to the future land uses indicated in Horizon 2020.
3. Item 3 in the application indicates that the rezoning "will pose no detrimental effect to the nearby properties." This statement is unfounded. The increased traffic with medium density zoning and the unknown level of quality of the development could directly impact the adjacent property uses and land values.

We apologize for the length and depth of this letter, but the quantity of items to be considered and the complexity of each issue requires a proper response. We look forward to being able to hear from the applicant and owner at their presentation next week and will respond accordingly should the situation dictate.

We hope that you consider these issues prior to the completion of the staff report and, as previously noted, include this correspondence in the packet to the Planning Commission.

Respectfully submitted,

Andy and Debbie Pitts
6212 Palisades Drive

From:	Michael Whittlesey
To:	Sandra Day
Subject:	Langston Heights
Date:	Thursday, November 29, 2012 10:41:55 PM

Dear Sandra:

I am writing in opposition to the possible re-zoning of the Langston Heights development from a low density plan to a high density plan. The ramifications of this re-zoning would drastically effect the entire community and safety of the Diamondhead Development and the Langston Hughes Elementary school. The increase in traffic on Crystal lane and Palisades Dr that would come with the high density development would be approximately an additional 400 cars on streets that directly feed an elementary school. The majority of the residence in the Diamondhead Development built in the area under the knowledge that the original zoning of the Langston Heights was a low density plan. We all built in the area with the idea that it would remain a safe place to raise our children and with easy and safe access to Langston Hughes Elementary. Palisades Dr access to Diamondhead Dr is the main route that parents take daily to drop of their children to LH Elementary. Diamondhead Dr has become a one lane road as parents, in not only the Diamondhead Development but from other neighborhoods, use the access that Diamondhead Dr has to Langston Hughes Elementary to drop of their children. The design and road infrastructure of the Diamondhead Development was not built to handle the additional increase in traffic proposed with the re-zoning of the Langston Heights Development to a high density design. The infrastructure of the road might be able to handle the increase traffic but the density of housing projected in the traffic planning of the roads was for single family homes in the adjacent land use. Diamondhead development has sidewalks on only one side of the road as the design of the neighborhood and future development would not have the traffic load that would require sidewalks on both sides of the road. We all knew the Langston Heights would be developed but as a low density project with additional single family homes. Please consider the safety, quality of life, and infrastructure ramifications to all three communities Langston Heights, Diamondhead and Langston Hughes Elementary that this re-zoning would cause.

My wife and most in our immediate community actually commute out of Lawrence daily. However, we choose to build in this development because of the current residence, the sense of community, and the safety of the current planning of this area. We looked into the future planning of this development and where told it was zoned as single family to continue the continuity of the current development. As parents of 2 young children this was the ideal neighborhood considering safety, community togetherness, other children to play with and the closeness of schools. Rezoning this plot would drastically impact the safety of all these children playing in the area.

Thank you for your time and service.

Michael Whittlesey
6209 Crystal Lane
Lawrence KS

Sent from my iPad

Sandra L. Day, AICP, *City/County Planner*
Planning Division
P.O. Box 708, Lawrence, KS 66044
Office (785) 832-3161 | Fax (785) 832-3160
RE: Land plan Engineering Informational Session December 3, 2012
Langston Heights Development
December 5, 2012

Dear Sandra Day:

As a member of the Diamondhead subdivision, my husband and I are very concerned by the recent application to change the Langston Heights development. When we purchase our home, we were told that the design of the subdivision to the west would be low-density housing similar to ours. We want to thank the Lawrence Planning Department for their hard work in developing our neighborhoods and their insightful design of planned unit developments. We hope you will understand our concerns for changes in the current plan.

The 270% increase in family units to the new Langston Heights subdivision creates an increase in pressure on property values, traffic, children's safety and schools in our neighborhood. We feel that the proposed zoning does not guarantee any specific types of building. We feel left in the dark with the current proposal. We want to know if this design has worked well in other neighborhoods in Lawrence. If it has not, why our neighborhood should be a test case for what appears to be bad design.

We are not against the expansion of our subdivision to the west, we are against the medium density zoning; we would happily approve of low density zoning which would expand on this great neighborhood.

It is with great concern for our young children, our property values and the quality of our neighborhood that we ask you to defer from the revisions to Langston Heights Development.

Please include our letter in the Langston Heights Planning Packet!

Thank you very much for your time and consideration!

Sincerely,

Xiufen Bi and Gary Jiang
824 Diamondhead Dr.

From: Andrew Pitts [APitts@TreanorArchitects.com]
Sent: Wednesday, December 05, 2012 12:52 PM
To: Scott McCullough
Cc: markandsheri; lhanna@HNTB.com; ryanlfike@gmail.com; Boedeker; carisa@freshsound.com; tiffanyfike@gmail.com; donherbel@att.net; mattgudenkauf@gmail.com; dltate180@gmail.com; Bradley R. Finkeldei; Crabtree, Mark A.; dustin@freshsound.com; ahanna356@gmail.com; Home; Erica Gudenkauf; bigalcowles@gmail.com; lindalh2009@att.net; nate@lawrencewesleyan.com; shubhshar@gmail.com; mcsparky45@yahoo.com; thepitts@sunflower.com
Subject: December 10th Planning Commission: Langston Heights Agenda Items

Scott-

On behalf of our family and numerous others within the Diamondhead Neighborhood we are requesting consideration of moving Agenda Items No 5A, 5B, 5C and 5D to earlier in the Planning Commission meeting.

We ask this in order to accommodate the members of our neighborhood that wish to speak on these items. A significant portion of our neighborhood are families with children and a significant portion of these children are elementary or younger. While we have coordinated babysitting for neighborhood families at neighbors homes, we have parents that will need to leave to be able to ensure our children are in bed at a reasonable hour, especially on a school night.

This was best illustrated at the public meeting held this last Monday evening at Langston Hughes Elementary school. The meeting started at 7pm and we had approximately 50 neighbors in attendance. By 8pm many needed to leave to be able to attend to their children's needs.

We recognize the importance of the agenda items prior to this item and the amount of public or commission discussion that may occur. But we also believe that it would be a disservice for those that would like to address this item should the discussion linger on the later in the evening.

I want to thank you for your consideration on this item and look forward to the meeting on Monday.

Sincerely,

Andrew Pitts

December 6, 2012

Sandra Day, AICP
City/County Planner
6 East 6th street
Lawrence, KS 66044

RE: Langston Heights Addition
Additional Correspondence for
Planning Commission Agenda Items on December 10, 2012

Sandra,

Please accept the following correspondence to supplement our prior letter. This letter shall address items addressed at the neighborhood meeting held by the applicant and developer and the recently issued staff report.

On December 3rd, the applicant and developer held a neighborhood meeting at Langston Hughes Elementary School to address this proposal. Approximately 50 people were in attendance, and a majority of these were residents of the Diamondhead neighborhood. It was a very spirited discussion of the issues. There were many comments by the developer of opening a dialogue with the neighborhood of their concerns and issues with this proposal. We all welcomed this proposition. From the start of this process we have all supported development; the concern has, and continues to be, the type of zoning that is proposed. Unfortunately no dialogue has occurred.

Repeatedly the developer spoke of involving the neighborhood in decisions. They indicated the neighborhood would have a say in covenants associated with the multi-family. Unless this discussion occurs prior to the re-zoning then there would be not guarantee of compliance with this statement. Often the applicant and developer contradicted themselves in statements throughout the evening.

Items of note include:

1. The applicant continually stated that this development was in compliance with Horizon 2020. This caused confusion since their application stated that the future land use map and Horizon 2020 did "not specifically designate a land use for the subject property." The staff report correctly identified that the West 6th / K10 Nodal Plan addresses this area. But the staff report seems to interpret the document broadly, only referencing certain sections and failing to reference others.

2. The Nodal plan specifically addresses the Diamondhead and Langston Heights area. The nodal plan indicates that "this intersection is envisioned as a multiple-use activity center of low-, medium-, and high-density residential development; commercial, office, research, and industrial activities; public, semi-public, and institutional uses; and parks, recreational, and green/open space opportunities." It further states for the Southeast Corner, that the corner provides an opportunity for a variety of residential, commercial, and office activities. This nodal plan "also designates the majority of its residential uses appropriate for low-

density, **single-family** neighborhoods with a **small** portion considered appropriate for medium-density residential development. This medium-density development serves as primary buffer between single-family neighborhoods and commercial activities." It further states that "This nodal plan anticipates more low-density, single-family residential development in the areas surrounding this corner and therefore much of this corner was designated appropriate for similar development to maintain compatibility of surrounding land uses." The staff report quotes specific sections but fails to address the statement "appropriate for low-density, single-family neighborhoods." It only constantly quotes "a mixture of housing types… should be encouraged." We do not dispute the need for a mixture of housing types, but the question is whether this proposal is the correct mixture or the correct location? The developer and applicant admitted at the neighborhood meeting that this type and mix of development "has not been tried or developed in Lawrence." Why is this established successful neighborhood the place to try this experiment?

3. The staff report also discounts the traffic issues associated with the increased density that have been addressed by the neighborhood and accepts the traffic report by its "data and numbers". City development documents discuss the required need for neighborhood connectivity. It states that "streets within the various neighborhoods of this area shall be connected to each other. …Connected streets provide multiple route options for vehicles which can help eliminate the choke points that are created when cars are forced onto a limited amount of streets that carry traffic in and out of neighborhoods." We would concur with this statement. Without the complete development of the north/south road (Renaissance Drive) then all of the development traffic would be forced onto two local streets. The applicant has produced a traffic study that states the traffic counts are within the City requirements. We do not argue this fact. But neither the traffic study nor the staff report takes into account the impact of a neighborhood elementary school and its dramatic impact on the traffic pattern.

   Every morning and afternoon Diamondhead Drive becomes a double loaded drop off and pick up location. Children must maneuver between parked and slowly moving vehicles. The applicant, at the public meeting, stated that this issue was a minor "blip" in the traffic study. This "blip" has been one of the primary focuses of the Langston Hughes Site Council for numerous years. The site council has pushed for additional crossing guards, no parking restrictions, a school zone, and, most recently, added a fence to help limit pedestrian traffic from Diamondhead. Issues still persist.

   With the additional traffic associated with the increased density, the poor planned lack of sidewalks on both sides of the street (and specifically on the side of the street adjacent to the school,) this "blip" could be devastating if a child is injured because of this poor planning. Traffic studies, numbers, computer simulations will not depict the accurate scenario that we see every day in our neighborhood. The additional traffic associated with the increased density will compound this issue. As local traffic avoids the Diamondhead / Harvard round-a-bout at various times of day, all traffic will be focused to Ken Ridge Drive. This will create a significant choke point at this intersection.

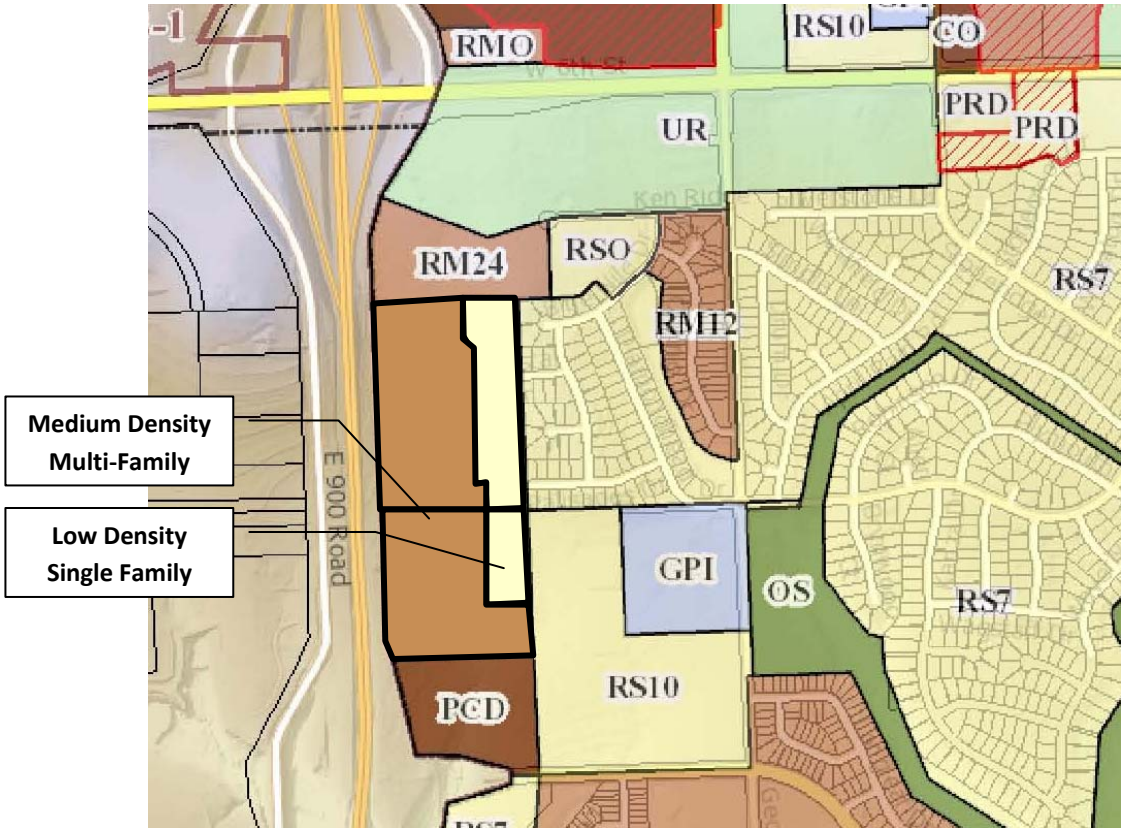
4. Much in the staff report speaks of the desire of a mix of housing types within each neighborhood. We would support this guiding principal. The current zoning to the east of the Diamondhead development is an excellent development of RM12 Duplex homes. To the north of the neighborhood is existing zoning of RM24. This will provide a transition from the RS7 single family development to the future planned office / commercial development to the north. It has been discussed by the applicant and in the staff report of the need to "buffer" K10 with higher density multi-family housing. It has been discussed by the applicant the need to buffer the RM24 to the north. Other solutions are viable solutions to this proposal and examples can be found in the West of K10 Plan.

The staff report suggests that a variety of "step down" developments are required to appropriately transition the single-family development to the north and the west. As one of our most recent planning documents, the West of K10 Plan provides current planning ideas and guidelines for all new development in this area. It presents the concepts of "Traditional Neighborhood Design" (TND) versus the conventional land use development concepts. The document speaks about the challenges that arise when placing new developments adjacent to existing development. "Compatible land uses should be located adjacent to each other…" This document also presents concepts on buffering the K10 corridor counter to the proposed development. The concept illustrates an "outer" road concept with a green space to buffer commercial and residential development to K10. Per the SLT/K10 Transportation Corridor Overlay, this green space would be landscaped to screen the residential development. This method, a part of the 2006 plat, should be explored prior to acceptance of this request.

5. The applicant states in the application that the approval of this zoning will "set a developmental precedent for adjacent vacant parcels." The adjacent parcels indicated refer to the land to the south of the proposed development. Since the applicant specifically references this parcel and indicates that this will set a precedent, then the West of K10 Plan should be used as a guiding document as it addresses this parcel of land. This plan, adopted in 2009, is one of the latest planning documents and combines many of the current planning guidelines. Again, this document indicates the land south of the proposed development to be low-density development.

   As the applicant has indicated, the proposed development will be setting a precedent for future land uses. Should this be the case, then a majority of the land uses to the south will be predetermined to be multi-family, medium density land uses (see map below). This is supported by the proposed location of the Renaissance Drive as the applicant would more than likely propose multi-family between the road and K10. The proposed location and its connection point to Bob Billings will encourage medium density development. The map below begins to indicate the pre-determined extent of the southern land and, the quantity of medium density zoning, and is counter to the current adopted land use documents for this area.

The applicant and developer indicated in the neighborhood public meeting that they are currently in negotiations to control the use of the southern land. This statement reinforces the land uses will be pre-determined with the approval of the northern land uses.



6. Finally, the developer continually spoke at the meeting that this was "the only financially viable project for this land." This argument has been tried and failed before in Lawrence. The excuse of their inability to "make a project financially viable" should not be an excuse to discount the approved planning guidelines and documents. We all recognize the economic climate that our City and area have been in the last few years, and we would welcome a change. But this should not be an excuse to discard our planning principals and develop whatever the developer wants on this land.

We are not opposed to development. We encourage and want development on this land. The correct type of development will enhance our neighborhood and community. The correct type of road network, with connections to the north and south, would enhance and correct traffic issues. We would welcome an actual dialogue with the applicant and developer to discuss a compromise development.

We request, on all items associated with the Langston Heights Development, a deferral so that a dialogue may occur between the City, Developer, Applicant, and Neighborhood.

Respectfully submitted,

Andy and Debbie Pitts
6212 Palisades Drive

Diamondhead Residents Opposed to Langston Heights

Presented to the

City of Lawrence
KANSAS

December 10, 2012

History

The residents of the Diamondhead neighborhood in west Lawrence have united in our opposition to the rezoning required for proposed Langston Heights development. Some 35 families representing more than a hundred residents have signed on to lobby the Planning Commission.

The following pages detail our concerns. We start with our general belief that the area in which we chose to build and purchase our homes was in a single family neighborhood. The area's first plat, approved in 2006, indicated 67 single-family and 18 duplex residential lots. The new application proposes a 94% increase in dwelling units from the initial 2006 plan due to 24 four-plex units and 62 row houses.

The construction as proposed would require egress through two residential streets - Palisades Dr. and Crystal Ln as Renaissance Dr. would not be completed until some unknown future date. The developers themselves recognized that this would be the first instance in Lawrence where non-residential traffic would be forced through a residential area. Brian Sturm, spokesman for Landplan Engineering, likened it to an experiment at the December 3, 2012 informational meeting. The residents of this neighborhood would prefer not to be test subjects in a developer's experiment, nor should the Planning Commission allow that to be the case.

Horizon 2020

Brian Sturm in addressing the community, repeatedly referenced Horizon 2020 as justification for the proposed rezoning. A review of the document shows the proposed rezoning to be in direct conflict with the comprehensive plan. Horizon 2020 indicates this area to be low-density residential, and the document twice states a need to “Protect Areas Planned for Low-Density Development”.

Landplan Engineering, P.A.

Specific policy statements within Horizon 2020 counteract the statements and design of Landplan Engineering and the other applicants:

Policy 3.4: Minimize Traffic Impact through Neighborhoods

- The site design of a residential development should accommodate multiple points of access (direct and indirect) with attention to directing vehicular traffic to and from a development to collector and/or arterial street/roads.

Policy 3.6: Promote Neighborhood Identity

- Preserve and enhance the visual and environmental character of existing neighborhoods.

Policy 4.1 Levels of Service

- "The construction of new medium- or high-density residential development or the expansion of existing medium- or higher density residential development shall not be approved until the surrounding street/road system can provide an acceptable level of service"

Policy 4.3

- "Discourage the diversion of traffic to or from medium- and higher-density residential developments onto local residential street/roads through low-density residential neighborhoods."

Horizon 2020 also calls for the sites recommended for new medium-density residential development occupy transitional locations between single-family neighborhoods and office/commercial areas. But there are not areas for commercial development for which the medium-density housing could provide a buffer.

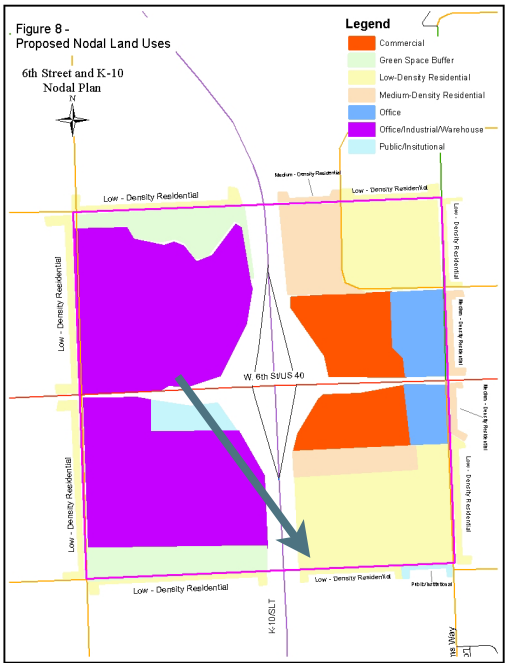
Furthermore, the Planning Commission has previously expressed concerns with this interpretation of the plan:

PC Minutes 11/16/05

“Comm. Hass indicated he would support the motion, but stated that he was losing his appetite for RM-D zoning because it has been abused in other parts of the community.”

6th & K-10 Nodal Plan

Additional planning documents address the area in more specificity. A Nodal Plan for the Intersection of West 6th Street & Kansas Highway 10 (K-10) designates the entire Diamondhead neighborhood as low density residential as detailed in the figure below. The plan defines low-density "to allow for single family dwelling, duplex, and attached dwellings but emphasis is placed on the residential uses." The zoning classifications indicate RS7 and RM12D but includes RM12 under the medium density classification.



The applicant states in the application that the approval of this zoning will "set a developmental precedent for adjacent vacant parcels." The adjacent parcels indicated refer to the land to the south of the proposed development.

As the applicant has indicated, the proposed development will be setting a precedent for future land uses. Should this be the case, then a majority of the land uses to the south will be predetermined to be multi-family, medium density land uses. This is supported by the location proposed of the street (Renaissance Drive) as the applicant would propose multi-family between the road and K10. The proposed location and its connection point to Bob Billings will encourage medium density development, which would conflict with the Nodal Plan.

West of K-10 Plan

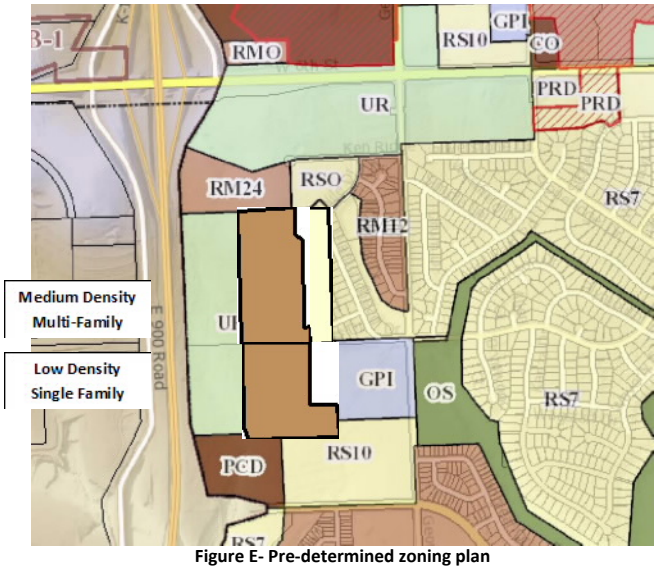


Figure E- Pre-determined zoning plan

The map at left indicates the pre-determined extent of the southern land and, the quantity of medium density zoning, is counter to the current adopted land use documents.

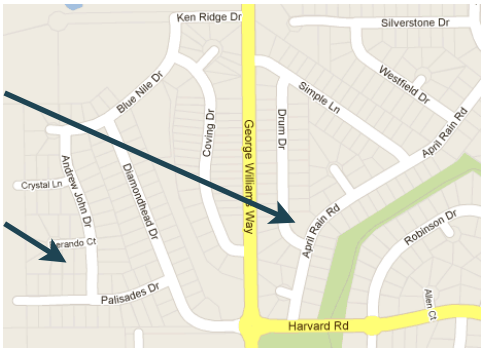
The applicant and developer indicated in the neighborhood public meeting that they are currently in negotiations to control the use of the southern land. This statement reinforces the land uses will be pre-determined with the approval of the northern land uses.

Precedent

Similar requests for rezoning adjacent to the Dlamondhead neighborhood have been denied for all the rationale presented in the preceding pages:

Denied

In Question



PC Minutes 1/25/06

Staff Finding

- The character of the area is a low-density, single family residential neighborhood. The area west of George Williams Way is planned as a mixed development including multiple types of residential development.

Staff Finding

- The subdivision layout and land use requests in the immediate area have conveyed a continuation of established low-density, single-family detached development pattern for this neighborhood. Development around the subject property has begun with an expectation of single-family detached development for the subject property. Property owners have made decisions based on recent previous actions for this area.

Staff Finding

- The property has been planned and platted for single-family development. If the request is denied the applicant still retains the ability to develop the property with single family homes. Approval would double the density and traffic generated[2] from the area.

- The Plan anticipates that low-density residential development will “continue to be the predominate land use in the City.” The most common method to assure compatibility is to extend or continue a particular zoning district. The approved and published RS-2 (Single-Family Residence) District expanded the low-density residential district in this area and was found to be consistent with the generalized land use expectation for residential development in 2004 per Z-4-15-04 and reaffirmed this decision in July 2005 per Z-06-35-05]. A subdivision plat for single-family residential development was approved and recorded as the Green Tree Subdivision in October 2004 as a requirement of the zoning.

- If approved, the result will be to sandwich a small pocket of duplex development along the east side of George Williams Way.

Staff Finding

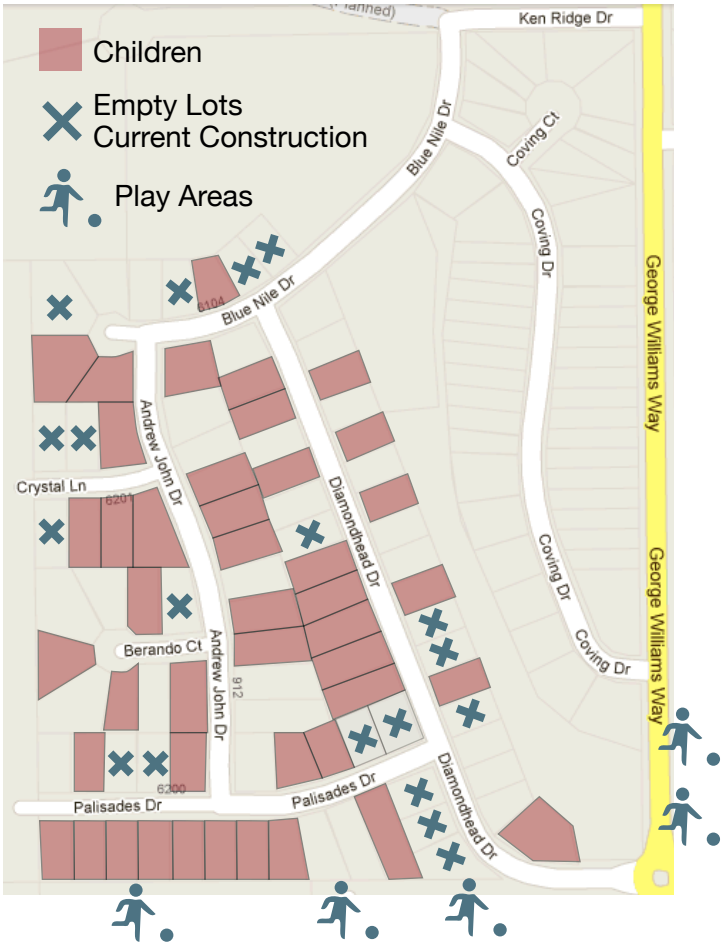
- The proposed request is not in conformance with Horizon 2020.

Traffic Safety

The citizens of the Diamondhead neighborhood are most concerned about the safety and well-being of our children. We believe that increased traffic, especially that of the younger and single type of residents that the developers expect to attract will unnecessarily put children at risk.

As Palisades Dr. and Crystal Ln. will be the only access to the row houses and multi-plexes, it invites the potential for a tragedy. The Diamondhead area is filled with with children of all ages and will be for many years to come.

The applicant references a traffic study that states the traffic counts are within the City requirements. The neighborhood was promised a copy of that study at the 12/3 informational meeting, but to date, it has not been provided. We are concerned the study does not take into account the impact of a neighborhood elementary school and multiple parks and their dramatic impact on the traffic pattern.



The map at left demonstrates the density of children in the neighborhood.

There exist a number of areas in and around the neighborhood where children would play. These have been marked just off the map and include:

- Two Separate Playgrounds
- Sports Fields
- Log Climbing Park
- Walking Trail

Also notice that not a single street in the community is a straight line. Considering the elevation change running along Andrew John Dr. one can envision the problems with sight lines for any driver, let alone one that is not used to driving in a family heavy residential neighborhood with children at play.

Traffic Congestion

In addition to the safety concerns, there remains the question of access. The streets in and around the neighborhood become congested on a daily basis along George Williams and at the Harvard roundabout in the morning and along Palisades Dr. each afternoon and any time there is an evening event at the Langston Hughes Elementary School. The applicant's cite a traffic study with peak times between 4pm and 6pm having adequate traffic flow. The peak times for this area are actually 8am to 9am and 3pm to 4pm due to school drop off and pickup.

The West of K-10 Plan, adopted July 2009, addresses neighborhood connectivity: "Streets within the various neighborhoods of this area shall be connected to each other. … connected streets provide multiple route options for vehicles which can help eliminate the choke points that are created when cars are forced onto a limited amount of streets that carry traffic in and out of neighborhoods."

Similar language is found within Horizon 2020: "Street systems that do not permit connections isolate neighbors and force traffic to concentrate on collectors. This type of street circulation should be avoided."

But the submitted rezoning application would increase residency in the area by 96% over the current zoning while not addressing any of the underlying problems with the current traffic situation. It would force more trips through Palisades Dr. and Crystal Ln.

Infrastructure

The current zoning has meant that the Diamondhead neighborhood was developed as single family with the future plan for a limited number of duplexes only. As such the lighting, sidewalks, crosswalks, signage, and other infrastructure have been implemented based on that plan.

The proposed rezoning for Langston Heights would require retrofitting the existing neighborhood with a variety of items. There currently exists sidewalks on a single side of the streets throughout the neighborhood and no crosswalks except for the roundabout at the intersection of Harvard and George Williams. As illustrated previous, the Diamondhead area is filled with children out at play and such a significant increase in residency and traffic would seem to necessitate changes to the existing layout.

None of the intersections in the community feature traffic signage. The applicants count at least 138 additional trips per hour with the traffic study, but fail to demonstrate its effect within the existing layout. We have already discussed the potential for pedestrian accidents, but the limited sight-lines and lack of any stop or yield signs is an invitation to traffic accidents.

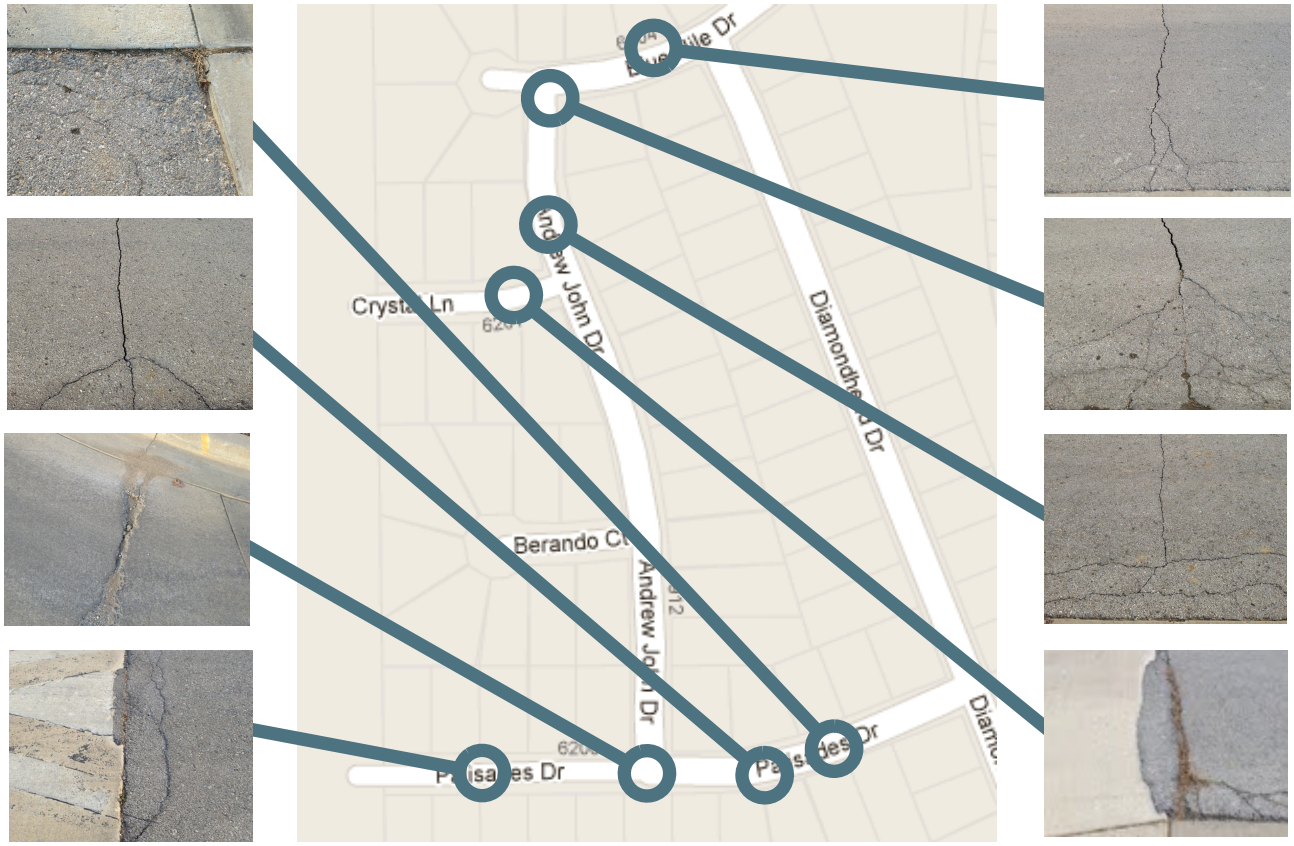
The streetlights throughout the area have similarly been installed for use in single family housing. The inclusion of additional multi-family housing could be cause for increased lighting. The residents of the area however are not keen on the idea of the additional lighting shining through their windows all night.

The roads too have been laid out for use in a low density area. The width in Diamondhead is 23', and with parking allowed on both sides, the streets can easily become unintended one-way's. Surely this is not appropriate for the style envisioned by the applicants.

Construction

In October, 2008 the City Auditor issued a Pavement Condition Summary. In this document both Palisades Dr and Crystal Lane received ratings of poor for the curbs and gutters while the pavement was rated 91.5 out of 100.

Since the issuing of the report four years ago, the conditions of our neighborhood streets have deteriorated. Below are images with their locations indicated on a map. The images shown reflect only a portion of the degradation of both the asphalt and concrete on the two proposed egresses.



It seems reasonable to expect that construction traffic will exasperate this problem. Heavy equipment, trucks carrying forms and supplies, concrete trucks, pouring cranes and endless trips by skilled laborers will serve to further decay the only egress through Palisades Dr. and Crystal Lane.

Marketplace

The applicants expressed at the 12/3 informational meeting that economic forces were the main rationale for changing the current zoning. While this may be true on a national, or even a regional level, a closer examination at West Lawrence reveals a different picture.

A recent headline and story get to the heart of the matter:

LAWRENCE JOURNAL-WORLD

Landlords trying to fill growing number of rental vacancies

There are also more apartment units. Since 2008, 997 apartment units have been built in Lawrence, with 55 built so far this year. Other projects in the works include a seven-story, 55-bedroom building on the corner of Ninth and New Hampshire streets and a 300-apartment complex on Sixth Street and Queens Road. Aug 13, 2011

The last complex mentioned is Hunter's Ridge, which is set to open soon. Plans filed this week by Lindsey Management call for a 630-unit apartment complex adjacent to Hunters Ridge. This area is a mere half mile from Diamondhead

Two additional complexes within a mile- Prairie Commons and Park West Gardens - plus current construction and vacancies on Coving Drive, a block over, would lead one to conclude that the area is saturated with medium and high density housing.

In a report published this September, The National Association of Realtors said that the median time a home was listed for sale on the market was 69 days in July. This represented a significant drop from both July 2011 and June 2012.

The homes in Diamondhead have been selling even faster - measured in weeks, not months. A local McGrew Real Estate agent said this week that "Houses have been moving really well in the Diamondhead area and that market in particular is strong for single family home sales.There was one there that sold in a day."

When you combine weak demand for higher density housing around the Diamondhead area with better than average sales of single family homes, it paints a clear picture. **This market needs more low density zoning, not less.**

The applicants should not be allowed to fundamentally and permanently alter the well-being of this neighborhood based on rationale that is suspect.

Community

The residents of our neighborhood have grown into a tight knit community. As most all neighbors do, we stop to talk with each other when we meet on the street. But more than that, we actively seek out each other's company, and welcome our neighbors into our homes. We plan activities to come together as a group and grow the sense of community that has developed here.

Annual Neighborhood Easter Egg Hunt

Halloween

Annual 4th of July Parade

Throughout the year, we gather together to participate in a variety of seasonal activities. Some are spontaneous as group sledding in the winter, or kids bike rides on sunny days. But many are planned in advance:

- Summer Cookout
- Easter Egg Hunt
- 4th of July Bike Parade
- Trick-or-Treating

We have come to think of the folks here as more than neighbors, they are our friends. We certainly welcome new faces to our neighborhood, however, we fear that the rezoning and subsequent construction of multi-plexes and row houses will alter the nature of the neighborhood and fragment our sense of community. Again we reference policy 3.6 of the Horizon 2020 plan which strives to "preserve and enhance the visual and environmental character of existing neighborhood.

The applicants' target market for their housing are not families, by and large it is younger singles. In addition to all of the issues the development would create with traffic, safety, and living conditions, it would alter the very fabric of the neighborhood we have all bought into.

Allied Entities

It is not just the residents of the Diamondhead neighborhood who oppose this application, there are also a number of groups who feel this would be the wrong move for our children, our families, our neighborhood, and our town. The following have expressed their opposition to the applicant's plan:

Langston Hughes Elementary School
Jackie Mickel, Principal

Langston Hughes Parent-Teacher Organization

West Lawrence Neighborhood Association, Incorporated
Alan Cowles, President

12/4/12

Sandra Day, AICP/County Planner, City of Lawrence

RE: Landplan Engineering Informational Session December 3, 2012
Langston Heights Development

After attending the informational meeting last evening at Langston Hughes school, we are writing to ask you to consider deferring the rezoning of Langston Heights (Parcel west and south of Diamondhead) from UR to RM12 and RM12D. The increase in traffic, decrease in property values and changes to the 2006 plat are issues that need to be addressed. The new plan proposal is to build a mixture of single family homes, duplexes, and row houses. With only two streets (Crystal Lane and Palisades Drive) servicing current and additional units, traffic will be heavier than originally planned for these two streets. Crystal Lane and Palisades Drive were originally developed as a lead into other single family housing, not multifamily housing. Palisades already has issues on school days due to drop off and pick up from Langston Hughes Elementary School. Currently three new homes are being built on Diamondhead close to the school. That will mean new driveways from which residents will enter Diamondhead and reduce the amount of room for parents to park when dropping off and picking up children. Then add congestion at the round-a-bout on George Williams. I don't care what your traffic study says, the additional traffic will create safety problems. With undeveloped land to the south and north of the new plan, no one was able to tell us if, and when, any connecting access to the new development would be provided. Even if it did, traffic will still be pushed through low density housing. The Horizon 2020 plan specifically discourages this action.

Should this plan be approved, due to the direct impact of the multi family housing, property values in the Diamondhead subdivision will decrease. When we purchased our home in 2007, we knew additional low density housing would soon follow ot the west. This was based on the planning commission approval in January 2006 of single family homes in the Langston Heights area. We never would have purchased in this area has we known apartments and duplexes were to be built, and future potential home owners will feel the same.

Please see that this proposal does not go any further without modifications. We are not against the expansion of our subdivision to the west, but we are against the medium density zoning.

Thank you,

Edward C. Burrichter
6113 Palisades Dr

Colleen A. Burrichter
6113 Palisades Dr. Lawrence

From: Amy Miller
Sent: Thursday, December 06, 2012 6:54 PM
To: Sandra Day
Subject: Langston Heights Communications

Sandy,

Rod Laing came in today and wanted me to pass along his thoughts on the Langston Heights Subdivision PP and Zoning cases for inclusion as part of the communications on the project. He suggested that a condition could be placed on the multi-family residential zoning west of Renaissance Drive that building permits may not be issued on those dwellings until such time that Renaissance Drive connects to Bob Billings Parkway or the major street to the north. He thought that this would ease potential traffic concerns. Please include the above statement in the communications that go to the Planning Commission as part of their packet.

Thank you,

Amy Miller, AICP, CFM *Long-Range Planner*

From: Brian Sturm [mailto:brians@LANDPLAN-PA.COM]
Sent: Friday, December 07, 2012 2:27 PM
To: Sandra Day
Cc: bobdennsan@gmail.com; douglas.raney@gmail.com; RCJPHJ@me.com; Christopher Storm
Subject: PP-12-00228 - variance withdrawal; temp const esmt

Sandy,
On behalf of the applicant, I would like to incorporate the following two (2) items into the Planning Commissioners' packets for Monday's meeting regarding item #5A, the Preliminary Plat for Langston Heights Addition:

1. The applicant wishes to withdraw their request for a variance from Sec. 20-811(c). While the developer still has concerns about installing sidewalks that would essentially terminate in mid-block locations on Palisades Drive and Crystal Lane, they would rather design a subdivision that conforms to the current Subdivision Regulations and complete street policy. It's my understanding that the sidewalks to be shown on the south sides of Palisades Drive and Crystal Lane can be added to the Preliminary Plat as a condition of approval. It is also my understanding that the applicant can work with the City Engineer on an acceptable way to terminate these sidewalks on the east edge of the subdivision during the public improvement plan review process.
2. The applicant wishes to add, as a communication, the attached letter of intent which upon execution by both parties would allow for the creation of a temporary construction access easement over and across land owned by Alvamar, Inc. The developer understands the concerns neighbors in the Diamondhead subdivision have regarding potential construction traffic traveling through their neighborhood. This agreement, once signed by both parties, would allow that construction traffic to pass entirely across the ground presently owned by Alvamar on the south side of the subject property. With such an access easement in place, dump trucks, excavators and the like could pass from Bob Billings Parkway to the subject property without travelling on City streets, namely those in the Diamondhead subdivision. It is the developer's hope to have this letter executed by the time of Monday evening's PC meeting.

Please let me know if you have any questions regarding the above items.
Thank you,

Brian Sturm, RLA, ASLA, LEED AP
Project Landscape Architect
Licensed in KS

Landplan Engineering, P.A.
1310 Wakarusa Drive
Lawrence, Kansas 66049
v. 785.843.7530
f. 785.843.2410

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Letter of Intent

This letter reflects the mutual intentions of Langston Heights Development, LLC, and Alvamar, Inc. to enter into an agreement to create a temporary construction access road from Bob Billings Parkway to the property known as Langston Heights through property currently owned by Alvamar. Both parties intend for the road to be built before construction begins on Langston Heights. Alvamar agrees to provide an easement for this road and Langston Heights Development agrees to pay for the costs associated with building this road before construction begins. Langston Heights Development also agrees to pay one dollar ($1.00) to Alvamar as part of the agreement, regardless of whether construction begins.

_____ _____

Robert Santee Date

Officer, Langston Heights Development

_____ _____

Robert C. Johnson Date

Chairman of the Board, Alvamar, Inc.

LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY

December 10, 2012

To: Lawrence/Douglas County Planning Commission:

Re: Langston Heights, Items 5A, 5B, 5D

The League of Women Voters of Lawrence/Douglas County has strong positions on neighborhood planning. We believe that "the primary urban planning unit should be the neighborhood, large enough to support the location of a nursery-elementary school, park...and should reduce to a minimum the use of the private car within each neighborhood." Therefore, we are concerned about the proposal for the multiple family lot configurations of the Langston Heights Addition and their proposed rezoning to RM districts.

We strongly support designing neighborhoods with housing types suited to families with children that are close to elementary schools with pedestrian ways designed for safe walking, and believe that it is very poor planning to locate multiple family housing that is not appropriately designed for this near our schools. Multiple family housing types can be designed for families with children, but must have the needed amenities such as privacy, open space and other facilities to make such units attractive for family life, which this proposed development does not have. Additionally, we support staff's recommendation to deny the applicant's request for a variance to allow sidewalks on only one side of streets.

Because of the effect this multiple family housing would have on the future development of the adjacent vacant land to the south of this tract, it can be predicted that this land also would become multiple family and not attractive for families with children. Because of the proximity that these two tracts have to Langston Hughes Elementary School, we believe that this would be very poor urban planning and a serious waste of potential that these two properties would have to reduce automobile use and utilize these valuable areas for encouraging families to live within walking distance to the school.

We believe that the reason that this type of poor urban planning is not uncommon in Lawrence is because of some serious deficiencies in our Land Development Code and how it leads to the interpretation of *Horizon 2020*:

- The multiple family districts do not specify housing type.
- The only distinction in our Comprehensive Plan (CP) in the designation of residential areas is based on density. Because of the long-standing interpretation of our CP, it is possible to allow all types of multiple family units from tall apartments to duplexes to achieve the gross densities that are typical for detached single family housing. Therefore, the density designation in our CP is not an appropriate prediction of use.
- The CP does not include the same goal that *Plan '95* did, which emphasized that development should be designed for the ultimate user and not to satisfy only the needs of the developer.

These factors eliminate the essential predictability that homeowners need to be able to have confidence in the stability and future of their neighborhoods when they make the substantial investment for living in a community. It tends to reduce the trust needed for a growing and thriving city to attract new residents. We ask that you take these factors into consideration when making your decision on this rezoning request. The future of our city depends on good urban planning. We would look forward to a discussion about making the necessary changes to our Land Development Code and *Horizon 2020* to create the predictability in our neighborhoods that we need.

Thank you for your consideration of these issues.

Melinda Henderson
President

Alan Black, Chair
Land Use Committee

PO BOX 1072 • LAWRENCE KS 66044-1072
league@sunflower.com • www.lawrenceleague.com
www.facebook.com/lwvldc • www.twitter.com/lwvldc

December 7, 2012

Sandra Day, AICP City/ County Planner, City of Lawrence:

RE: Rezoning Langston Heights

We are writing in opposition of the rezoning of Langston Heights. Our main areas of concern are traffic and child safety.

Our family moved to the Diamondhead subdivision 3 years ago. We chose the area based on several factors: the proximity to the elementary school, the community, and that the adjacent Langston Heights would be a similar neighborhood based on the 2006 plat.

Many families built in Diamondhead because the neighborhood to the West would be comparable. Langston Heights' preliminary plat of 2006 contained 67 single family homes and 18 duplexes. The new plat proposed by Land Plan would increase units by 94% in comparison to the 2006 plat. A 94% increase would greatly increase the amount of traffic on our residential streets.

Palisades and Crystal Lane are currently the only two inlets for Langston Heights. The roads leading to Langston Heights are narrow winding routes through residential areas with poor site lines.

At the December 3, informational meeting held by "Land Plan Engineering," Brian Sturm discussed the traffic study that was completed in September of 2012. The study claimed that the residential roads could support the rezoning of Langston Heights. Brian Sturm stated that the traffic study was done during the peak hours of traffic, 4:00 p.m. to 6:00 p.m. A traffic study done between 4:00 p.m. & 6:00 p.m. does not take into account the traffic at the school's dismissal hour. One of the main in-let/out-lets of Langston Heights is adjacent to a large elementary school. A traffic study done during the school's dismissal hour would provide more accurate information. 63% of the current Diamondhead households have children attending school. 63% of our neighborhood will be walking or driving during school arrival and dismissal times.

The sidewalks in the Diamondhead neighborhood would not support the 94% increase of population. Sidewalks in Diamondhead are only on one side of the street. Upon leaving Langston Hughes Elementary my children must cross Diamondhead Dr. (one of the only in-let/out-lets) This is the only intersection that contains a crosswalk. After walking up Diamondhead they must cross it again. They continue their walk home up Palisades, where they must cross Andrew John Dr. to reach the sidewalk. They walk north on Andrew John crossing Berando Ct. until they come upon Crystal Lane. (one of the other only in-let/outlets) To reach home they cross Andrew John Dr. again. Within a 3 block walk home, our children cross the street 5 times, encountering these soon to be heavily traveled roads. The future children of the Langston Heights neighborhood would also be traveling this dangerous route to their new home. Not only are we concerned about the safety of our own children, but the safety of the new families that will move into the Langston Heights development.

We love living in Lawrence and we love it because it gives us the small town feel we grew up with. We grew up in a town of 1500 where it was safe to walk down the street and everyone treated you like family. Our family has been searching for this sense of community for a while now and finally found it in Diamondhead. Our little neighborhood of all ages come together for an annual Memorial Day BBQ, 4th of July Parade, Pumpkin Carving, and Easter Egg Hunt. Children ride bikes, enjoy a game of basketball, and play tag outside. Neighbors help transport children, share recipes, help with heavy lifting, cook you meals when you're down, or let out the dog when you're away. Increasing the units by 96% from the 2006 plat to the proposed rezoning would only erode at the community we've created.

Lawrence is nationally known as a highly desirable community to live in. We need to continue to reflect on what drives people to Lawrence. Is it the multiple options of housing provided in a development, or is it the feeling of community we ALL provide?

Thank you for taking the time to read our concerns. We appreciate the opportunity to express our thoughts in the matter.

Sincerely,
Carisa, Dustin, Avery, & Sydney Stejskal

From: lauri di routh [mailto:lauridi@hotmail.com]
Sent: Monday, December 10, 2012 8:52 AM
To: Sheila Stogsdill
Subject: Comments for planning commission meeting 12/11/12

Ms. Stogsdill,

Please accept these comments for tonight's Planning Commission meeting. I respectfully request that these be shared with the Planning Commissioners and staff, and be included in the public record for tonight's meeting.
Please note that my comments herein are not intended to represent any organization or group. I offer these comments solely as an individual citizen and taxpayer.

RE: Long range planning work program, as submitted to the planning commission by Scott McCullough in November 2012.
I wish to express my concern about the City and County opting to postpone implementation of the environmental chapter of H2020 to a work schedule beyond 2013. This plan was crafted over the course of several years, and both citizens and the Sustainability Advisory Board play a role. I am troubled that this plan is being mothballed, at a time when we need it most. Given the current drought and its impact on both the built and natural environment, tending to our community's natural resources is more important now than ever. I ask that the PC make implemenation of the environmental chapter of H2020 a priority for 2013.

RE: Variances requested for the site plan and plat of the proposed Rock Chalk Village Park
I am troubled to see that the developer is requesting variances to the street connection requirements of the code, and also the sidewalk requirement of the code. Both of these items are integral to the City's Complete Streets plan, which was recently approved. While I appreciate the developer's stated intention of preserving trees on the property, without an inventory of said trees or any requirement for monitoring of tree preservation or removal during project construction, using trees as an excuse to minimize developer costs seems a bit disingenuous. In regard to street connectivity, it seems to me that allowing George William Way to remain a dead end street at the north end creates a bottleneck for the City's future rec center, and may create massive traffic problems on the property when large events are held at the KU facilities. At the very least, this variance should be reviewed and vetted, first, by traffic planners, to assess its impact. I believe that the requirements for sidewalks on both sides of the street should be upheld, and the developer's request for variances denied.

RE: Diamondhead Neighborhood Comments
I support the Diamondhead Neighborhood's right to preserve the nature and safety of their neighborhood. I ask that the PC reject the Landplan plat proposal as it would greatly expand the development of duplex and multifamily residential dwellings in this area, to the detriment of the existing neighborhood.

RE: planning commission packet structure

In reviewing the packet for this week's meeting, it is noted that the packet size of 57 MB makes it very difficult to load and open on a standard home computer. I had several people tell me that they had not even tried to do so, for fear that it would crash their computer system. While I understand that the files therein are large, I would like to see the PC use the City Commission's method of transmitting meeting information, using imbedded, topic-specific links on the agenda. This way, individual topic information can be opened and reviewed without the need to download the entire packet of 50+ MB of information. By breaking the packet up into managable chunks, it will make it easier for the public to access needed information and share with others who may wish to comment. Certainly, the PC wants to engage and solicit feedback from the public. I believe that the best way to do this would be to use imbedded links on the agenda, thereby reducing an evident barrier to accessing information.

I appreciate your consideration of my comments.

Sincerely,

Laura Routh
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