



LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY

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CITY MANAGERS OFFICE
LAWRENCE, KS

July 7, 2013
Hon. Michael Dever, Mayor
Lawrence City Commission
City Hall
Lawrence, KS 66044

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David Burress

Co-President
Cille King

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Cille King

Vice President
marci francisco

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RE: REGULAR AGENDA ITEM NO. 2C: ADOPT ON FIRST READING ORDINANCE NO. 8881, TO REZONE (Z-13-00166) APPROXIMATELY 15.89 ACRES FROM UR (URBAN RESERVE) DISTRICT TO RM12 (MULTI-DWELLING RESIDENTIAL).

Dear Mayor Dever and Lawrence City Commissioners:

For the June 24th Planning Commission meeting the Land Use Committee sent a letter to the Planning Commissioners asking that they not approve the 15-acre single-lot plat that would be adopted to apply to the previously approved RM12 Multi-dwelling residential zoning. We gave many reasons for not adopting this single-lot plat to accommodate the multiple family zoning.

We did not refer in our letter to the rezoning to multiple family because the single-lot plat had not been adopted. However, the Planning Commission did adopt this plat for this district. We therefore are forwarding our Planning Commission letter to you, because it now also applies to the multiple family rezoning.

We ask that you read our letter to the Planning Commission and **that you not rezone this lot to the conventional form of the multiple family zoning, but instead, send this rezoning back to the Planning Commission with your request to rezone it to RM12-PD, the Planned Overlay District form of multiple family.** Our reason is that this will give you and the Planning Commission some control over the internal design of this large lot for internal circulation and access patterns, the distance between buildings, and the other essential features needed for design in the development of these large multiple family lots beyond the rudimentary requirements of the site plan for which you do not have responsibility for approval.

We hope that you will heed our concerns voiced in our letter to the Planning Commission and send this rezoning request back to the Planning Commission with instructions for them to apply the Planned Development Overlay District to this large, 15-acre multiple family lot.

Attached is our letter to the June 24, 2013 Planning Commission.

Sincerely yours,

Cille King
Cille King
Co-President

Alan Black
Alan Black, Chairman
Land Use Committee

PO BOX 1072 • LAWRENCE KS 66044-1072

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LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY

June 23, 2013

RECEIVED

JUN 24 2013

City County Planning Office
Lawrence, Kansas

To: Dr. Bruce Liese, Chair, and Lawrence/Douglas County Planning Commission

RE: **ITEM NO 3D: PRELIMINARY PLAT FOR KELLYN ADDITION**

Co-President
David Burress

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Based on our League concern for public welfare and open and public meetings, we are writing to you to voice our concern for the long-standing practice of developers in Lawrence of designing subdivision plats with exceedingly large lots using only conventional multiple family districts, but intended for multiple residential buildings. The Kellyn Addition, a subdivision that includes a single, 15-acre lot for multiple family development, is an example.

Lacking in our regulations in these circumstances are *specific requirements* for the *location* of open space other than peripheral yard setbacks and minimal setbacks between buildings (the fire code requires 3 feet). There are no internal circulation patterns for automobiles, pedestrian walkways, accessways to public streets, and most serious, no requirements for landscaping except in parking lots and on the periphery of the large lot where it is touched by streets, where the planting of street trees is required. Even then, the landscaping of the parking areas depends on the size of these individual parking areas. According to our regulations, there are no requirements for main internal accessways to be paved according to standards other than those required for driveways.

Should the buildings in these large lots be sold to separate individuals under the "condominium," or some other law, there is no assurance that the owner of the land will maintain the property. All of this is "voluntary."

These circumstances and lack of regulations in large-lot multiple family developments with conventional zoning have been the cause of concern to our League for years. The remedy for this would be to require these large lot developments to be Planned Developments (PD). If the developers find these PD Overlay District regulations too complicated and onerous, we suggest that the PD regulations, themselves, be changed, rather than ignoring the necessity of using the PD for development under these circumstances.

We hope you will take note of our concerns and require a PD Overlay District for this large lot multiple family development of Kellyn Addition.

Thank you.

Sincerely yours,

Cille King

Cille King
Co-President

Alan Black

Alan Black, Chairman
Land Use Committee

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-----Original Message-----

From: Patricia Miller [<mailto:patriciamiller7@icloud.com>]

Sent: Saturday, June 22, 2013 5:38 PM

To: Sandra Day

Subject: Rezoning of Property at Queens Rd and Overland Dr

Overall, we support the rezoning of this property as stated in your letter dated May 31, 2013. However, we do have some concerns and hope that they will be considered.

1) Facing west, the corner of Overland Drive and Queens Road is a blind corner. With the additional traffic that will be generated by these projects, this corner needs to be fixed.

2) Will these new projects help support the redevelopment of Queens Road? Supposedly, our subdivision is part of the Agreement Not to Protest this development, yet our subdivision has no access to Queens Road, and we have no need to travel on that road. These projects will have a much greater impact on the traffic on Queens Road and should help fund that project.

Thank you for considering our concerns.

Michael and Patricia Miller
5249 Carson Place