

Phyllis & Jack LaRue
3711 Tucker Trail
Lawrence, KS
Phone: (785) 691-7205

January 22, 2015

City of Lawrence, KS
Douglas County
Planning and Development Services
PO Box 708
Lawrence, Kansas 66044

Dear Members,

We are residents of Hutton Farms West in Lawrence. Our community has had additional houses for several years, but finished in a timely manner. Recently two houses have been sitting unfinished for over a year and a half. There are numerous lots in Phase I that are still vacant. Now, the same builder, Thomas Fritzel, wants to add duplex's to the east of our homes.

That is green space that offers a barrier between rental properties and private homes, and we understood was to remain green space permanently. Now that plan is changing. It is going to affect our housing area with blocked views to the east, additional traffic exiting and entering Peterson Rd., constant construction

equipment traveling through our neighborhood, which are private roads, but this has happened before. When The Oread was being built, it was a constant stream of trucks coming through HFW dumping excess dirt. This went on for weeks.

Our trust level concerning the plans of this new development is low. Because of the reduction of green space and lost views from current homes, our property values are likely reduced.

We are imploring you, as our representatives and caretakers of Lawrence, to please place some value on our current home locations, instead of crowding new structures behind us.

When are residents going to be heard instead of developers who want to fill every space available? Many of the residents in this community are retired and bought homes believing this is their final home. And, with expectations of how it would remain.

We have a vital, close neighborhood who are not only neighbors but friends, and want our space respected by our city's representatives. Thank you for listening and considering our concerns.

Respectfully,

Jack and Phyllis LaRue

Larry A Hatfield

3703 Tucker Trail
Lawrence, Kansas at 66049
Phone 785 764 2307

RECEIVED

JAN 21 2015

City County Planning Office
Lawrence, Kansas

January 17, 2015

City of Lawrence, Ks.
Douglas County
Planning and Development Services
PO Box 708
Lawrence, Kansas 66044

Dear Members,

RE: PDP-14-00511

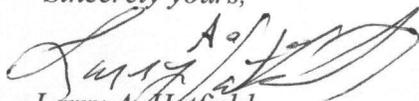
In regards to this request, I need to note that I was informed by Mr. Thomas Fritzel and Mr. Casey Stewart that the area to the east of my home would be forever a green belt. I would always be overlooking a green, open space. My home is located at 3703 Tucker Trail.

In order to acquire this location, I paid a higher price for this site and the accompanying view. Intruding on this view and breaking this promise is a nefarious and unwarranted action.

Having spent my career in real estate and real estate appraising, I am quite aware that vacant land is subject to change. That is why I was intent on visiting with the owners and verifying the green or open space. Now to plan on having multi family homes in my backyard is both negative to it's market value and to the enjoyment of the home. I also trust the area will not have any last second cell towers or artificial grass.

As representatives of our community, Please do not let this happen. Thank you for your time and service to our community.

Sincerely yours,


Larry A. Hatfield