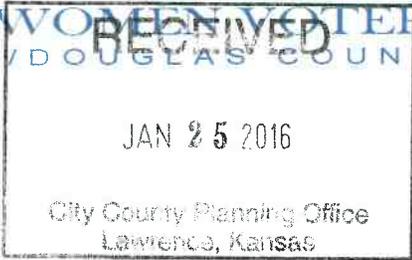


From: Jamie Shew [<mailto:jamieshew@gmail.com>]
Sent: Monday, January 25, 2016 1:05 PM
To: denney1@sunflower.com
Subject: Inverness Project

Jim,

I hope the visit the other day was useful, I was not aware you were serving on the Planning Commission. I have a quick question that may be asked tonight about the Inverness project but I will be at basketball practice. As I review the planning documents, why are they prohibited from an entry off of Clinton Parkway? A separate entry that does not funnel more traffic through the roundabout at Inverness and 24th would alleviate any concern I have about the project. With Inverness being the only access road along 23rd for a mile stretch and funneling Raintree, Southwest, and Sunflower through that roundabout it means I usually can't get out of my neighborhood because of traffic. An entry on 23rd would encourage the development without adding to the traffic load of the intersection.

Thanks,
Jamie



- President**
Debra Duncan
- Vice President**
Cille King
- Treasurer**
Marjorie Cole
- Directors:**
- Margaret Arnold
- Marci Francisco
- Janice Friedman
- Midge Grinstead
- Carol Klinknett
- Marlene Merrill
- Marlaine Stoor
- Austin Turney
- Melissa Wick

January 24, 2016

TO: Members of the Lawrence-Douglas County Metropolitan Planning Commission

Re: Item No. 6 SPECIAL USE PERMIT FOR FAST ORDER DRIVE IN; 4300 W 24 PLACE (SLD)

The League of Women Voters is in favor of shopping and recreational spaces within walking distance for residents of each neighborhood; but we also believe they should have the right to walk, ride bicycles and safely enjoy their neighborhood – without worry and while being protected from heavy traffic. A fast order drive-in, next to a residential area, especially one housing two schools and, therefore, teeming with children, will not meet this goal.

Although permissible in a CN2 District, drive-ins, and even some drive-thrus are not appropriate for this area. This was recognized by the Planning Staff last June. In the June 22, 2015, Staff Report that addressed rezoning the area from ROS to CN2, Planning Staff noted that the CN2 District allows for the following types of eating and drinking establishments: Bar or Lounge; Brew Pub; Fast Food; Fast Food with a Drive-Thru (with SUP); Private Dining Establishment; or a Restaurant. Staff further noted to protect the public interests, a drive-thru or pick-up window would require a Special Use Permit to evaluate the appropriateness of the use in a Neighborhood Commercial Center, stating “High volume, multiple peak-hour traffic generators such as a chain “fast order food” use would not be consistent with neighborhood- oriented commercial development”. Staff noted that some types of drive-thrus, such as a coffee shop, might be acceptable because it could easily serve neighborhood residents. Because these very different uses fell under the same definition (drive-thru) staff specifically did not recommend prohibition of this use from the proposed CN2 district, noting instead that this use would require a Special Use Permit ensuring neighborhood compatibility is preserved within the Inverness Park District.

The League does not oppose a neighborhood commercial center which might include a coffee shop, restaurant and various businesses which would benefit the neighborhood and the residents. Although the drive-in proposal doesn’t rise to the level of the highly invasive Fun Center proposed in 2014, it would bring in enough noise and traffic to have a profound negative effect on the Inverness Park District.

For these reasons, we ask that instead of deferring the project, as recommended by staff, you deny the proposed special use permit. Thank you for your consideration.

Sincerely,

Debra Duncan
President

Alan Black
Chairman, Land Use Committee

From: Amy Waldron [<mailto:amywaldron@gmail.com>]

Sent: Wednesday, January 20, 2016 12:40 PM

To: Patrick Kelly <PKelly@usd497.org>; julia.v.butler@gmail.com; bcculver@gmail.com; robert.c.sands@gmail.com; jecarpener15@gmail.com; denney1@sunflower.com; squampva@aol.com; clay.britton@yahoo.com; bruce@kansascitysailing.com; eric.c.struckhoff@gmail.com

Subject: Concerns for SUP-15-00521

Dear Committee,

I am saddened to hear that, once again, plans for the 11-acre tract of land at Inverness and Clinton Parkway include commercial development. When my family and I moved to Lawrence from Kansas City nearly 4 years ago, one of the things we looked forward to was having more green space around us. We didn't realize at the time that the lovely, open grassy area near to where our girls would go to school was designed, in City Plan Horizon 2020, to stay a parkway. We were just grateful it was there!

From anywhere, it's only a short distance to any shop here in Lawrence, especially with the convenience of the by-pass. We have never wished we had more commercial buildings nearby; instead, we have often congratulated ourselves for upping stakes and moving here where all of the conveniences of a big city are cleverly melded with both the mindful consideration and aesthetic of nature. Both are present, currently, without having to make a special trip to either.

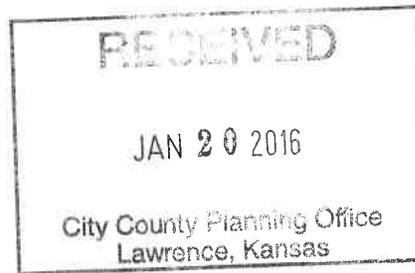
One of the wonderful and unique things about Lawrence is the people and how progressive and educated they are. Cities like Lawrence are built by communities that understand the valuable presence of busy farmers markets, efficient bus routes, and extensive bike paths. Stretches of natural space bring much more value to this community than more commerce, and while a few individuals might benefit enormously, Lawrence is worlds better than that stereotypical sentiment of the "rich getting richer." We are all richer for keeping it simple.

I add my voice to the number of residents who disagree with and even resent the suggestion of development of this lovely patch of land. Please consider the voice of the community and leave this area as a neighborhood free of the blight of commercialism. We really appreciate and value what it is already.

Very Sincerely,

Amy Waldron

Lawrence-Douglas County
Metropolitan Planning Commission
6 East 6th St.
P.O. Box 708
Lawrence, KS 66044



January 13, 2016

RE: SUP-15-00521

Dear Commission Members:

I am writing to express my wife and I's concerns and opposition to the above Special Use Permit application as home owners in the affected area. There are several aspects of this proposed item that are problematic and make the proposition a bad one for all residents in the area.

This sort of commercial shopping area within a residential area would mean a greater volume of car traffic causing greater congestion and putting pedestrian and bicycle users at increased risk. There is a good amount of pedestrian and bicycle traffic in this area on a regular basis. This proposal would negatively affect such use--desirable for health and well-being as well as residents walking of dogs, another frequent activity on the well used sidewalks along this stretch of 23rd street and Inverness. The proposed development also reduces aesthetically pleasing green space in the area, and would eliminate an ecological corridor for bird and wildlife habitat.

It should be anticipated that such a commercial development will increase the volume of traffic on **the residential thoroughway of Inverness** as it is the cross street for the main thoroughfare of 23rd street directly to the area in question. Inverness cannot physically tolerate such increased traffic, (relatively recent extensive repairs yet a high-rate of erosion continues), and should not as it is already at a maximum traffic volume for a residential street being the only way many residents can get out from their home street. This in itself was unfortunately a poor street planning design, generally tolerable only as long as Inverness does not become even more congested. Inverness is already a frequently used trafficway between 15th and 23rd.

Having been a homeowner at our current residence for over 8 years we have witnessed an unfortunate increase in the traffic noise from 23rd street with the addition of multiple apartment complexes. Louder and heavier traffic is a direct result, and has not only increased but has become frequently extended into the late night, especially on the weekends, accompanied by many more drunk driver pullovers in this area as well. This proposal can logically be anticipated to increase these negative aspects as the commercial businesses proposed clearly include fast order junk food drive-thru operations.

No doubt the desire of the proposers of the SUP have in mind to exploit the many lower income, generally young and transient population that lives in the cheaply built apartments nearby. I will hazard a guess that the food being offered will not be of a healthy variety, and thus also not in the health interests of the "young and the restless". I also assume that the other commercial

businesses being proposed will not be in the general interest, need or desire of the majority of homeowners in the affected area.

This proposal is not in the best interests of those of us living in the area, especially homeowners. The negative impacts I've touched on will occur should this proposal go through, and will thus also negatively affect home values, with virtually no positive impact for the majority of area residents or Lawrence citizens as a whole.

Commercial developments such as this should either be done at the intersections of two major traffic arteries or else should not be built at all because of their long-term negative impacts on residential areas. They are not conducive to the economic sustenance of residential areas nor to the health and well-being of those in residence.

Sincerely,

A handwritten signature in cursive script, appearing to read "Randy Hershey".

Randy Hershey
Homeowner
4133 Wimbledon Circle
Lawrence, KS 66047

From: [Dawn Shew](#)
To: [Joy Rhea](#)
Cc: [kayteekate@hotmail.com](#); [markandrewsimpson@yahoo.com](#); [sclark@sunflower.com](#); [lfinger@douglas-county.com](#); [mmulloy@ku.edu](#); [wecare@cpah.com](#); [jamiehulse@att.net](#); [Leanne Cooper](#); [angelamk@swbell.net](#); [critter_72@yahoo.com](#); [donschawang@seaburyacademy.org](#); [vhammond1@hotmail.com](#); [itsgreen@sunflower.com](#); [aeversole@ku.edu](#); [garberprop@aol.com](#); [mrsdeltachi@yahoo.com](#); [leanna@raintreemontessori.org](#); [jtedder@sunflower.com](#); [go-gre@peoplepc.com](#); [Robbie Farha](#); [Christopher King](#); [Sandra Day](#); [Paul Werner](#); [Scott McCullough](#)
Subject: Re: 24th and Inverness Site Plan Update
Date: Tuesday, January 12, 2016 11:26:15 AM

Hello all,

I remain concerned about the quantity and types of traffic that this development will bring to this area, specifically:

- The roundabout at 24th Place and Inverness. As it stands currently, residents often have difficulty leaving our street during heavy pick up and drop off times for Raintree, Southwest, and Sunflower schools. Rather than turning left onto Inverness, Raintree parents come around the roundabout. Adding a commercial area that receives access from this roundabout will exacerbate this problem, as each car approaching from 23rd will be forced to come around the roundabout to continue onto 24th place.
- The lack of a school zone along a heavily pedestrian area frequented by children-- Inverness, made more dangerous by increased traffic from outside the residential area (i.e. a parent dropping off their child is more likely to be aware of walking students than someone coming in from Topeka on 23rd who is swinging in for coffee.) There are three large schools on this street, and there is no school zone on Inverness south of 23rd at all.

My first suggestion would be to move the entrance and exits for this development onto 23rd street, which has precedence a busy thoroughfare with other entrances and exits east of this development. At the very least, moving traffic away from this residential pedestrian area and schools would be ideal.

Obviously many of the residents of this area would prefer that this land not be used for commercial zoning at all, as it is in the middle of a residential area. Our immediate area is not currently serviced by parks or playgrounds other than the public schools, and this would likely be our ideal use pattern for the space. However, if commercial development must occur, giving consideration to those who live here (and are most likely to spend their dollars here) seems like good business sense and good citizenry.

I want to iterate that I speak only for myself, not any organized effort of this neighborhood. However, my children are constantly outside, running, and riding bikes up and down the sidewalks on Inverness. I would assume that when wide, pedestrian-friendly sidewalk was built on this street, that was the intent-- a vibrant, pedestrian neighborhood that could traverse the route to school safely. I believe that addressing these traffic issues is paramount to your intent to develop this property.

Sincerely,
Dawn Shew

On Tue, Jan 12, 2016 at 9:58 AM, Joy Rhea <joyr@paulwernerarchitects.com> wrote:

| Good Morning,

Please see the attached letter and images regarding the development at 24th and Inverness. Feel free to forward this information to other neighbors whom I do not have email addresses for.

If you have recently moved out of the neighborhood and would like to be removed from future updates on this site please let me know.

Joy Rhea, RLA

Landscape Architect

paul**werner** ARCHITECTS

123 West 8th, Suite B2, Lawrence, KS 66044

P: [785.832.0804](tel:785.832.0804) | F: [785.832.0890](tel:785.832.0890) | joyr@paulwernerarchitects.com

www.paulwernerarchitects.com

From: [Larry](#)
To: [Dawn Shew](#); [Joy Rhea](#)
Cc: [kayteekate@hotmail.com](#); [markandrewsimpson@yahoo.com](#); [sclark@sunflower.com](#); [lfinger@douglas-county.com](#); [mmulloy@ku.edu](#); [wecare@cpah.com](#); [jamiehulse@att.net](#); [Leanne Cooper](#); [angelamk@swbell.net](#); [critter_72@yahoo.com](#); [donschawang@seaburyacademy.org](#); [vhammond1@hotmail.com](#); [itsgreen@sunflower.com](#); [aeversole@ku.edu](#); [garberprop@aol.com](#); [mrsdeltachi@yahoo.com](#); [leanna@raintreemontessori.org](#); [jtedder@sunflower.com](#); [go-gre@peoplepc.com](#); [Robbie Farha](#); [Christopher King](#); [Sandra Day](#); [Paul Werner](#); [Scott McCullough](#)
Subject: Re: 24th and Inverness Site Plan Update
Date: Tuesday, January 12, 2016 12:10:10 PM

I will gather my thoughts more on this and will attend the meeting at City Hall. My first reaction is "here we go again" and that we all have been told half-truths through this entire debacle. We hear no drive-through restaurants, then we hear "quality" drive-through restaurants, then we hear that other options may appear.

Mr. Werner and Mr. Lemesany -- who gave me their words last year that they agree that they will work with homeowners -- seem to change their minds and postpone City Council meeting and decisions. Is it to wear us all down to bend to their wills?

I would remind all of you who are monitoring this situation that the Council agreed that the philosophy of the Clinton Parkway area was to cater to neighborhoods close in proximity to the area. It seems high-volume, traffic clogging would NOT facilitate our needs.

More to come.

--Larry Grecian

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

From: Dawn Shew <2shews@gmail.com>
Sent: Jan 12, 2016 11:26 AM
To: Joy Rhea
Cc: [kayteekate@hotmail.com](#), [markandrewsimpson@yahoo.com](#), [sclark@sunflower.com](#), [lfinger@douglas-county.com](#), [mmulloy@ku.edu](#), [wecare@cpah.com](#), [jamiehulse@att.net](#), [Leanne Cooper](#), [angelamk@swbell.net](#), [critter_72@yahoo.com](#), [donschawang@seaburyacademy.org](#), [vhammond1@hotmail.com](#), [itsgreen@sunflower.com](#), [aeversole@ku.edu](#), [garberprop@aol.com](#), [mrsdeltachi@yahoo.com](#), [leanna@raintreemontessori.org](#), [jtedder@sunflower.com](#), [go-gre@peoplepc.com](#), [Robbie Farha](#), [Christopher King](#), [Sandra Day](#), [Paul Werner](#), [Scott McCullough](#)
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Dawn Shew

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Joy Rhea, RLA

Landscape Architect

paulwerner ARCHITECTS

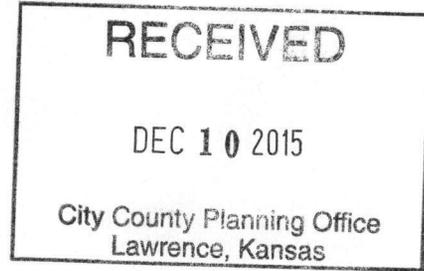
123 West 8th, Suite B2, Lawrence, KS 66044

P: [785.832.0804](tel:785.832.0804) | F: [785.832.0890](tel:785.832.0890) | joyr@paulwernerarchitects.com

www.paulwernerarchitects.com

December 7, 2015

Sandra Day, AICP
City of Lawrence Douglas County
6 East 6th Street
Lawrence, KS 66044



Dear Ms. Day:

Re: SUP-15-00521 – Special Use Permit for a Neighborhood Commercial Shopping Area with 5 Buildings

This letter is to protest the proposed building of a commercial shopping area at 4300 W. 24th Place.

Our house is located on Wimbledon Drive and would suffer if such a commercial venture were to be built. It would lower the value of our home and the homes in our neighborhood. The quality of life in our neighborhood would also be affected negatively because of the noise level, heightened traffic and glare of the lights of such a project. We purchased our home that backs on to the golf course because of the quietness and believing that commercial building could not encroach. Don't you think there are enough such commercial sites in Lawrence already without building in neighborhoods where families would like to live in peace and quiet?

We strongly oppose this building permit being issued and hope you will consider the negative effect such a project would have on one of the nicest and most picturesque neighborhoods in Lawrence.

Thank you for your consideration:

A handwritten signature in cursive script, appearing to read "Paul and Marilyn Meier". The signature is written in black ink and is positioned above the typed name and address.

Paul and Marilyn Meier
4316 Wimbledon Drive
Lawrence, KS 66047
785-856-3486