

July 7, 2017

Mayor and Commissioners –

I am writing you in support of the proposed zoning changes to the area of 1100 Biltmore Drive. I reside at 912 Biltmore Court which is about a 1 block distance from the proposed area. I believe the changes to the land usage would fall in line with the surrounding area more than its current zoning of IBP. While I understand the Commission's concern with the loss of IBP land, I feel that changing the land use would allow for development sooner. It is my feeling the reason the land is still undeveloped is that most businesses wishing to occupy an IBP space feel that its close proximity to single family residential make it tricky to develop. Businesses would like to just be able to build their building, move in and start working instead of having to balance what they need in a facility and what they are able to compromise for with neighbors. I saw that during the presentation the City has a limited supply of single family housing in the market. This area would be a great opportunity to increase that number. I feel the development of the land area will help with traffic flow and allow better access for city services. I know there was little to no support given by neighbors in the first hearing, but I believe that was due to that only residence directly adjacent to the property were contacted directly. The argument by neighbors to keep the land use the same is based on the hope the land remains vacant instead of developed. I have spoken with many of my neighbor and other property owners in the area and all believe that the proposed plan by the consultants is a better fit for the area than is its current land use. I ask for your support in the proposed changes to the land use of 1100 Biltmore Drive. Thank you for your time addressing this issue.

A handwritten signature in black ink, appearing to read "Nathan Coffman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nathan Coffman

912 Biltmore Court

Lawrence, Kansas 66049