



LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY

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26 March 2018

DRAFT

Chair Eric Struckhoff and Members of the Lawrence-Douglas County Metropolitan Planning Commission:

Re: Item No. 1A and 1B:

Z-18-00024: RM12 District and RM12 UC District; .82 Acres and consideration of a variance from right-of-way width and for terminating a street without a cul-de-sac

Thank you for this opportunity to comment on these two related applications.

The League concurs that it is preferable to have an entire parcel located in one uniform district. The staff report comments that “The development pattern along the east side of Michigan Street is not proposed to be altered by the change in zoning or modifying the platted lot lines.” However the new proposed parking for the duplex dwellings on Arkansas Street is a significant change to the development pattern.

The argument presented by the applicant for terminating Michigan Street without a cul-de-sac is that “Approval of the variance to terminate Michigan Street in a code compliant cul-de-sac would reduce the area allowed to redevelop.” Providing an easement in lieu of the right-of-way recognizes the need for reasonable vehicular access and turning movement, exactly the reasons that right-of-way is required.

The League appreciates the submittal of a “concept site plan” with this request. That site plan indicates a pattern of development that is inconsistent with the patterns within the Oread Neighborhood. A large parking lot behind duplex housing and parking areas on two sides of a single-family residence are consistent with intense urban development and not respectful of those lower density uses. It is not clear that covered parking could be developed for the single-family uses in the future.

The League recognizes that the current development in this area could be improved but is concerned that the proposal for the highest density zoning in combination with the vacation of right-of-way allows for an intensity of development that is inappropriate given the adjacent lower density properties.

Thank you for your service and your attention to our concerns regarding this request.

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