

## Sandra Day

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**From:** Francois Henriquez [FHENRIQUEZ@uscentral.org]  
**Sent:** Tuesday, January 20, 2004 2:50 PM  
**To:** sday@ci.lawrence.ks.us  
**Cc:** laura.stephenson@washburn.edu; naturalway@mindspring.com  
**Subject:** Ltr to Planning 012004



Ltr to Planning  
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Sandra:

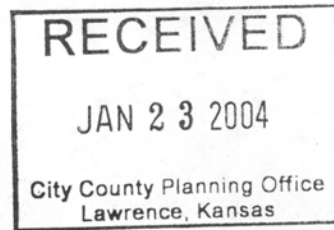
It was a pleasure to speak with you today. Here is a letter on behalf of myself and my wife. I understand that the packet of materials to the members of the Planning Commission will probably be assembled on Thursday so I am hopeful that you are receiving this letter in time to include it in that packet. Also, I anticipate that you will receive at least one or two other letters from other property owners. Thanks for listening to, and considering, our concerns.

François Henriquez

<<Ltr to Planning 012004.doc>>

THIS LETTER WAS RECEIVED, IN EXACT DUPLICATE, FROM SEVERAL PARTIES.  
FOR THE SAKE OF COPYING, ONLY ONE COPY OF THE LETTER IS PROVIDED, ALONG  
WITH THE FINAL (SIGNATURE) PAGE FROM EACH LETTER RECEIVED.

PLEASE NOTE THAT THIS COMMUNICATION DEALS WITH MULTIPLE ITEMS.



January 20, 2004

Lawrence Douglas County Metropolitan Planning Commission  
Sixth and Massachusetts Street  
P.O. Box 708  
Lawrence, Kansas 66044-0708

Attn: Sandra L. Day, AICP  
City/County Planner

Ladies and Gentlemen:

We, the undersigned, are all property owners and residents in the Lake Estates Subdivision, in the Southwest Quarter of Section 5, Township 13 South, Range 19 East, in Douglas County, Kansas. We understand that at the Commission's regular meeting to be convened on Wednesday, January 28, 2004, beginning at 6:30 p.m., the Commission will consider several proposed actions that will affect us. We appreciate your willingness to consider our views concerning each of these actions, as set forth below:

*Item 1* Action: **FDP-10-12-03:** Final Development Plan for "The Ridge at Alvamar," and **PF-10-19-03:** Final Plat for "The Ridge at Alvamar." – This is proposed to be an 85-lot single-family residential subdivision consisting of approximately 24.6487 acres.

Comments: We **do not oppose** either the Final Development Plan or the Final Plat. We believe that a single-family residential subdivision of the type planned is consistent with both the needs of the City and the County to accommodate growth and the type of use that is already in place in the surrounding area. However, we question whether appropriate consideration has been given to the safety that may be compromised and the congestion that would result from the additional vehicular traffic that will be generated by this development. In particular, we request that the Commission **require the placement of a traffic signal** on Clinton Parkway at the entrance to the subdivision.

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*Item 15A* Action: **A-12-15-03:** Annexation of approximately 29.7261 acres of land, located north of Clinton Parkway and east 926' from K-10 Highway (SLT).

Comments: We **support** the annexation request.

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Item 15B Action:

**Z-12-48-03:** A request to rezone a tract of land approximately 11.5587 acres from B-3 (Limited Business) District to C-5 (Limited Commercial) District.

Comments: We **oppose** the rezoning request because the types of establishments that would be permitted would bring to our neighborhood unwanted noise, congestion, and threats to safety of pedestrians, cyclists, and children. We are especially concerned about the possibility that such commercial establishments might be located on proposed "Lake Pointe Drive," which is proposed to connect to E. 920 Road. We fear that drivers may use this as a "short cut" to N 1500 Road. The increased traffic will threaten pedestrian safety, and will result in many more collisions with deer and other wildlife.

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Item 15C  
and  
Item 15D Action:

**Z-12-49-03:** A request to rezone a tract of land approximately 18.9332 acres from B-3 (Limited Business) District to RM-2 (Multiple-Family Residential); and **Z-12-50-03:** A request to rezone a tract of land approximately 20.1626 acres from B-3 (Limited Business) District to RM-1 (Multiple-Family Residential).

Comments: We **oppose both** of these rezoning requests because the proposed housing density would be completely out of keeping with the current and projected surround land use. In particular, the parcels to the north of the subject tract range from approximately two acres to approximately ten acres each, a very low residential density. In addition, the proposed "The Ridge at Alvarado" subdivision (just to the east of the subject tract) anticipates 85 single-family residential lots. The existing homes and the planned homes would all be single-family, where it can be assumed there would be an increase in the number of young children. The high-density housing that would be permitted in the rezoned tracts, especially those in the proposed RM-2 District, would no doubt add many more vehicles than if the same acreage were rezoned single-family. This increase in traffic would increase the risk to those families with small children in the vicinity as well as to the pedestrians and cyclists who use the existing bike path.

As residents of the area, we have observed, and occasionally felt that our safety been threatened by, the increased traffic congestion at and near the intersection of Clinton Parkway and the SLT. This confusing interchange is barely adequate to handle the current traffic load, especially during periods when recreational activity at Clinton Lake increases. The completion of the SLT will only make this situation worse. Indeed, we

have understood that the purpose of the SLT is foster access and alleviate congestion. The proposed increase in population density, and the concomitant increase in traffic, right next to the SLT run counter to this purpose. We fear that, if this tract is rezoned for multi-family residential, someday we will all view the situation the way we view 23<sup>rd</sup> street between Alabama and Haskell. And, we will ask ourselves why we didn't foresee the problems.

In addition, the subject tract is on the edge of a state park. A single-family residential subdivision would be more likely to enhance and complement the natural beauty of Clinton State Park than commercial establishments and dense multifamily residential developments.

Therefore, we request that that both rezoning requests be **denied** or, in the alternative, that both requested be rezoned for **single-family residential** use.

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Item 15E

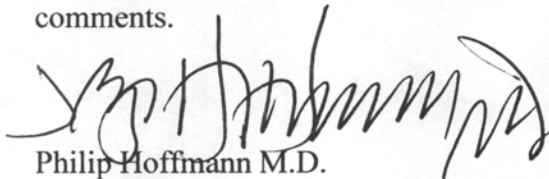
Action:

**PP-12-15-03:** Preliminary Plat for "Lake Pointe Addition." – A proposed multi-family residential and commercial subdivision containing approximately 29.7261 acres of land, located north of Clinton Parkway and east 926' from K-10 Highway (SLT).

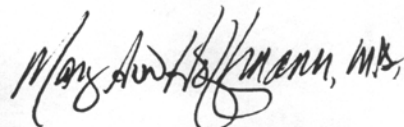
Comments:

We **oppose** the Preliminary Plat because it contemplates that a newly created roadway, Lake Pointe Drive, would be connected to E. 920 Road, thereby permitting uninterrupted traffic flow from Clinton Parkway through Lake Estate Subdivision to N 1500 Road. Especially because the zoning requests are for multi-family residential and commercial developments, we anticipate a dramatically increased level of vehicular traffic with a deleterious affect on both safety and congestion. To mitigate these concerns, we request that the Commission **require the placement of a traffic signal** at the intersection of proposed Lake Pointe Drive and Clinton Parkway. We also request that the Commission require that Lake Pointe Drive **terminate in a cul-de-sac** without being connected to E. 920 Road.

Again, we appreciate the Commission's willingness to consider our concerns and comments.



Philip Hoffmann M.D.  
1439 E 920 Rd  
Lawrence, Ks. 66049-9148



Mary Ann Hoffmann M.D.  
1439 E 920 Rd  
Lawrence, Ks. 66049-9148

sac without being connected to E. 920 Road. Alternatively it should run west to connect with the present service road(see below)

Again, we appreciate the Commission's willingness to consider our concerns and comments.

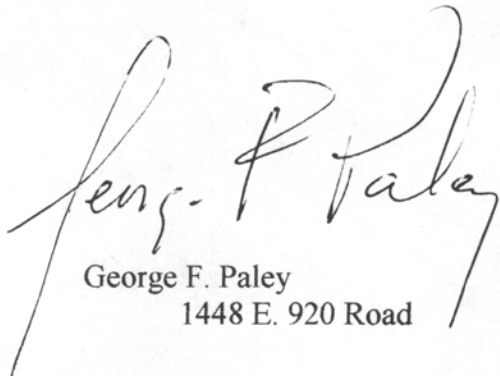
We were promised that our 920 Road would end at a cull-de sac. The end of that road was abandoned some time ago.

It does not seem fair for that promise to now be turned around.

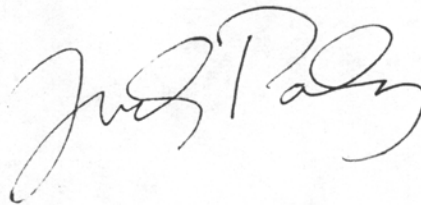
Connecting with 920 Road is not the appropriate route to run traffic.

Thank you for your looking into this matter.

Sincerely,



George F. Paley  
1448 E. 920 Road



Judy Paley 1448 E. 920 Road

Therefore, we request that that both rezoning requests be **denied** or, in the alternative, that both requested be rezoned for **single-family residential** use.

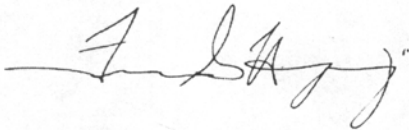
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Comments: We **oppose** the Preliminary Plat because it contemplates that a newly created roadway, Lake Pointe Drive, would be connected to E. 920 Road, thereby permitting uninterrupted traffic flow from Clinton Parkway through Lake Estate Subdivision to N 1500 Road. Especially because the zoning requests are for multi-family residential and commercial developments, we anticipate a dramatically increased level of vehicular traffic with a deleterious affect on both safety and congestion. To mitigate these concerns, we request that the Commission **require the placement of a traffic signal** at the intersection of proposed Lake Pointe Drive and Clinton Parkway. We also request that the Commission require that Lake Pointe Drive **terminate in a cul-de-sac** without being connected to E. 920 Road.

Again, we appreciate the Commission's willingness to consider our concerns and comments.

Very truly yours,



François G. Henriquez, II  
1439 E. 920 Road



- Community Planning & Development
- Landscape Architecture
- Civil Engineering
- Surveying
- Construction Services
- Information Technology Services

Peridian Group, Inc.

January 21, 2004

Ms. Sandra Day  
City of Lawrence, Planner  
6 East 6<sup>th</sup> Street  
Lawrence, Kansas 66044

RE: Lake Pointe Addition Future Development Considerations

Dear Ms. Day,

The first lot, RM-1 Lot 1, Block 1, we will propose a 108 unit four-plex condominium development geared toward seniors. There will be no future sub-division of this lot and plans for this development are currently underway.

For the C-5, Lot 1, Block 2, parcel we will focus our development towards a branch bank and a small commercial strip center. There is the possibility for a lot sub-division, although we do not anticipate any development for three to four years.

In regards to the RM-2 Lot 2, Block 2, we propose a three story 12-plex condominium development. We feel that with the height of these condominiums we will be able to offer great vistas of nearby Clinton Lake. We also do not anticipate this development will take place for three to four years.

I hope this answers any questions you may have regarding the future development of Lake Pointe Addition. If you have any questions, please feel free to contact me at (785) 838-3338.

Sincerely,  
**Peridian Group, Inc.**

Kevin Vogt.  
Planner