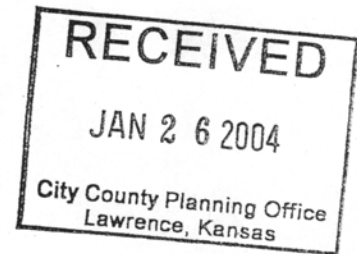


# League of Women Voters of Lawrence-Douglas County

P.O. Box 1072, Lawrence, Kansas 66044

January 25, 2004

David Burress, Chairman  
Members  
Lawrence-Douglas County Planning Commission  
City Hall  
Lawrence, Kansas 66044



## ITEMS NO. 1 & 2; FINAL DEVELOPMENT PLAN AND FINAL PLAT FOR THE RIDGE AT ALVAMAR.

ITEM NO. 15A: ANNEXATION OF 29+ ACRES; NORTH OF CLINTON PARKWAY AND EAST OF K-10 HIGHWAY.

ITEM NO. 15B: B-3 TO C-5; 11.5587 ACRES NORTH OF CLINTON PARKWAY AND EAST OF K-10 HIGHWAY

ITEM NO. 15 C: B-3 TO RM-2 18+ ACRES (WEST OF ABOVE)

ITEM NO. 15 D: B-3 TO RM-1; 20.+ ACRES TO RM-1 (EAST OF PROPOSED C-5)

ITEM NO. 15E: PRELIMINARY PLAT FOR LAKE POINTE ADDITION

Dear Chairman Burress and Planning Commissioners:

This letter concerns the overall problems that we see with the proposed developments appearing on the current agenda for the Alvamar and Yankee Tank Investors development southwest of Lake Alvamar, extending to the new proposed developments fronting on Clinton Parkway.

This general developing area has needed an overall area plan that encompasses the land from the SLT east to Wakarusa and south to Clinton Parkway. The most pressing need, as in the case for similar newly developing areas, is to plan for internal major and minor collector streets that allow interconnecting local streets. We have brought this issue to you many times. This southwest Alvamar-Yankee Tank development already has many unresolved problems and many to come, based on the current plat submissions and requests for rezoning. These are the issues we ask you to resolve before you approve any more rezoning or subdivision plats from this general developing area.

1. The street connections do not allow internal access from the residential areas to the proposed shopping center. The Ridge, for example, exits only to Clinton Parkway, and has no internal access to the Lake Pointe shopping area. Clinton Parkway must be accessed first to get to the shopping area only a short distance away. We suggest the access problems could be lessened by requiring a frontage road, if no other solution is feasible.

2. The requested conventional RM-1 district is shown as only one lot, as is also the RM-2. We suggest that consistency with other similar situations would require you either to ask that the zoning be a planned (unit) development, or to inform the applicants that they should submit a plat accommodating more than one building, and public accessways if multiple buildings are their intent.

3. If the advice of staff and the future requested high-density district of RM-2 actually is resubmitted as commercial zoning, we suggest that these two potential commercial lots be a part of an overall planned development for use and circulation, since it would qualify as a node. Otherwise, we would urge that these two properties be replatted to indicate in more detail the proposed internal circulation and separate lot ownership and use. This development we believe should be more carefully planned because of its critical location.

We urge you to look at these problems and seek solutions before you continue to approved further plats and rezonings in this area.

Thank you.

Sincerely yours,

*marci francisco*  
marci francisco, President

*Alan Black*

Alan Black, Chairman of the Land Use Committee

The undersigned, the owner(s) of the following described real property, to-wit: ID # 400506

113-05-0-30-02-014-00-0  
(1439 E. 920 Rd)

said property being within 200 feet of the tract described as:

see attached

which is proposed to be rezoned by Alvamar/Yankee Tank Investors/Peridian Group,  
etc.

from B-3 to C5, RM-1, RM-2, hereby protest(s) this proposed rezoning.

Or has been requested for a Use Permitted upon Review for \_\_\_\_\_

hereby protest this Use Permitted Upon Review request.

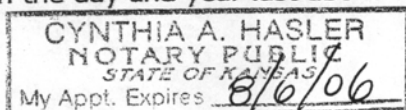
[Signature]

STATE OF KANSAS )  
DOUGLAS COUNTY )

SS:

BE IT REMEMBERED that on this 9<sup>th</sup> day of Feb., 2004, before me, the undersigned, a Notary Public in and for said County and State appeared J. Philip Hoffmann + Mary Ann Hoffmann who is/are personally known to me to be the same person(s) who executed the following instrument of writing and duly acknowledged execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.



Cynthia A. Hasler  
Notary Public

My Appointment Expires: Aug. 6, 2006

The undersigned, the owner(s) of the following described real property, to-wit: DD # 400506

113-05-D-30-02-014-00-0

(1439 E. 920 Rd)

said property being within 1000 feet of the tract described as: see attached

which is proposed to be rezoned by Alvaman/Junker Tank Investors, Peridian Group, etc.

from B-3 to C5, RM-1, RM-2, hereby protest(s) this proposed rezoning.

Or has been requested for a Conditional Use Permit for \_\_\_\_\_

hereby protest this Conditional Use Permit request.

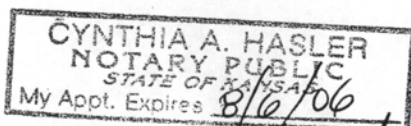
[Signature]  
Wanda Edman

STATE OF KANSAS )  
DOUGLAS COUNTY )

SS:

BE IT REMEMBERED that on this 9th day of Feb., 2007, before me, the undersigned, a Notary Public in and for said County and State appeared J. Philip Hoffmann MD. & Mary Ann Hoffmann who is/are personally known to me to be the same person(s) who executed the following instrument of writing and duly acknowledged execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.



[Signature]  
Notary Public

My Appointment Expires: 8/6/06

**Protest Petition to the City of Lawrence, Kansas**  
**February 10, 2004**  
**(C-5)**

The undersigned, the owner of the following described real property, to-wit:

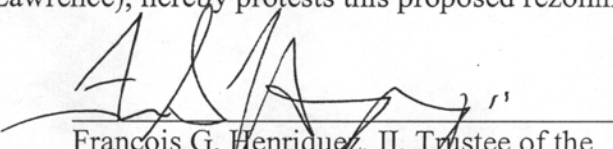
Lot 1, in Block 1, in Lake Estates Subdivision No. 6, a Subdivision in Douglas County, Kansas;

Said property being within 200 feet of the tract described as:

A part of Lot 1 in Lake Estates subdivision No. 7 and an unplatted tract of land in the southwest quarter of section 5, township 13 south, range 19 east in Douglas County, Kansas more particularly described as follows:

Commencing at the southeast corner of said southwest quarter; thence south  $87^{\circ}58'15''$  west, along the south line of said southwest quarter, a distance of 971.52 feet to the point of beginning; thence continue south  $87^{\circ}58'15''$  west, along the south line of said southwest quarter, a distance of 769.70 feet; thence north  $02^{\circ}01'45''$  west a distance of 510.60 feet to a angle point in the south line of said Lot 1; thence north  $24^{\circ}05'45''$  east a distance of 342.89 feet; thence along a curve to the left 43.96 feet, said curve has a radius of 335.00 feet and a chord which bears south  $62^{\circ}08'43''$  east a distance of 43.92 feet; thence south  $65^{\circ}54'15''$  east a distance of 437.86 feet; thence along a curve to the right a distance of 373.39 feet; said curve has a radius of 335.00 feet and the chord which bears south  $33^{\circ}58'25''$  east a distance of 354.36 feet; thence south  $02^{\circ}02'34''$  east a distance of 53.22 feet to the south line of said Lot 1; thence south  $02^{\circ}01'45''$  east a distance of 249.84 feet to the point of beginning containing 503,498 square feet or 11.5587 acres, more or less.

Which is proposed to be rezoned by the City Commission of the City of Lawrence, Kansas, from B-3 (Douglas County) to C-5 (City of Lawrence), hereby protests this proposed rezoning.

  
\_\_\_\_\_  
François G. Henriquez, II, Trustee of the  
François G. Henriquez, II Revocable Trust,  
under Trust Agreement, dated June 30, 1997

STATE OF KANSAS    )  
                              )    SS:  
JOHNSON COUNTY    )

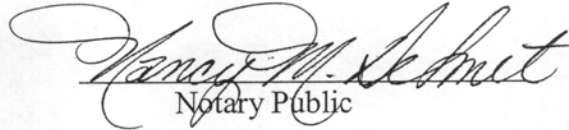
BE IT REMEMBERED that on this 10<sup>th</sup> day of February, 2004, before me, the undersigned, a Notary Public in and for said County and State appeared François G. Henriquez,



II, who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

Notary Public-State of Kansas  
NANCY M. DeSMET  
My commission expires:  
August 20, 2005

  
Notary Public

My Appointment Expires: \_\_\_\_\_

**Protest Petition to the City of Lawrence, Kansas**  
**February 10, 2004**  
**(RM-1)**

The undersigned, the owner of the following described real property, to-wit:

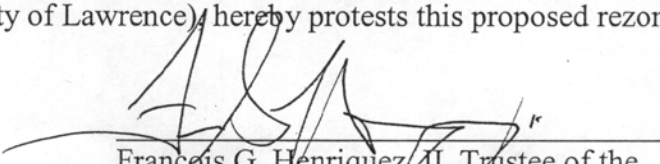
Lot 1, in Block 1, in Lake Estates Subdivision No. 6, a Subdivision in Douglas County, Kansas;

Said property being within 200 feet of the tract described as:

A part of Lot 1 in Lake Estates subdivision No. 7 and an unplatted tract of land all in the southwest quarter of section 5, township 13 south, range 19 east, in Douglas County, Kansas more particularly described as follows:

Commencing at the southeast corner of said southwest quarter; thence on a plat bearing of south 87°58'15" west, along the south line of said southwest quarter, a distance of 418.14 feet to the point of beginning; thence continue south 87°58'15" west, along the south line of said southwest quarter, a distance of 553.38 feet; thence north 02°01'45" west a distance of 249.84 feet to the south line of said Lot 1; thence north 02°02'34" west a distance of 53.22 feet; thence along a curve to the left a distance of 373.39 feet, said curve has a radius of 335.00 feet and a chord which bears north 33°58'25" west a distance of 354.36 feet; thence north 65°54'15" west a distance of 437.86 feet; thence along a curve to the right 382.68 feet, said curve has a radius of 335.00 feet and a chord which bears north 33°10'44" west a distance of 362.23 feet; thence north 00°27'13" west a distance of 67.13 feet to the north line of said Lot 1; thence north 87°54'05" east, along the north line of said Lot 1, a distance of 649.49 feet; thence north 87°57'29" east, along the north line of said Lot 1, a distance of 392.20 feet to the northeast corner of said Lot 1; a distance of 392.20 feet to the northeast corner of said Lot 1; thence continue north 87°57'29" east a distance of 27.78 feet; thence south 07°44'08" east a distance of 154.95 feet to a point on the east line of said Lot 1; thence south 17°40'36" east, along the east line of said Lot 1, a distance of 870.00 feet to the southeast corner thereof; thence south 02°01'45" east a distance of 181.26 feet to the point of beginning. containing 878,285 square feet or 20.1626 acres, more or less.

Which is proposed to be rezoned by the City Commission of the City of Lawrence, Kansas, from B-3 (Douglas County) to RM-1 (City of Lawrence), hereby protests this proposed rezoning.

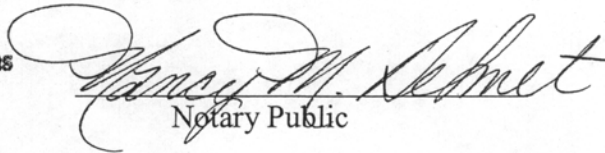
  
François G. Henriquez, II, Trustee of the  
François G. Henriquez, II Revocable Trust,  
under Trust Agreement, dated June 30, 1997

STATE OF KANSAS    )  
                              )   SS:  
JOHNSON COUNTY    )

BE IT REMEMBERED that on this 10<sup>th</sup> day of February, 2004, before me, the undersigned, a Notary Public in and for said County and State appeared François G. Henriquez, II, who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

Notary Public-State of Kansas  
**NANCY M. DeSMET**  
My commission expires:  
August 20, 2005

  
Notary Public

My Appointment Expires: \_\_\_\_\_

**Protest Petition to the City of Lawrence, Kansas**  
**February 10, 2004**  
**(RM-2)**

The undersigned, the owner of the following described real property, to-wit:

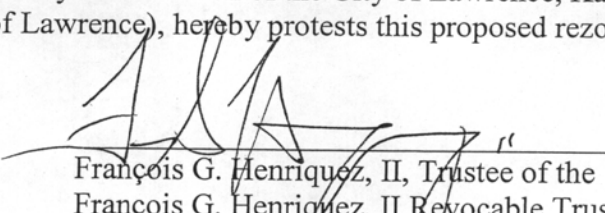
Lot 1, in Block 1, in Lake Estates Subdivision No. 6, a Subdivision in Douglas County, Kansas;

Said property being within 200 feet of the tract described as:

A part of Lot 1 in Lake Estates subdivision No. 7 and an unplatted tract of land in the southwest quarter of section 5, Township 13, south range 19 east in Douglas County, Kansas more particularly described as follows:

Commencing at the southeast corner of said southwest quarter; thence south  $87^{\circ}58'15''$  west, along the south line of said southwest quarter, a distance of 1741.22 feet to the point of beginning; thence continue south  $87^{\circ}58'15''$  west, along the south line of said southwest quarter, a distance of 911.33 feet to the southwest corner thereof; thence north  $00^{\circ}27'13''$  west, along the west line of said southwest quarter, a distance of 660.00 feet; thence north  $87^{\circ}57'32''$  east, along the line common with Breithaupt Acres and the northerly line of said Lot 1, a distance of 510.00 feet; thence north  $00^{\circ}27'13''$  west, along the line common with the east line of Breithaupt Acres and the west line of said Lot 1, a distance of 513.55 feet to the northwest corner of said Lot 1; thence north  $87^{\circ}54'05''$  east, along the north line of said Lot 1, a distance of 372.62 feet; thence south  $00^{\circ}27'13''$  east a distance of 67.13 feet; thence along a curve to the left 338.73 feet, said curve has a radius of 335.00 feet and a chord which bears south  $29^{\circ}25'12''$  east a distance of 324.48 feet; thence south  $24^{\circ}05'45''$  west a distance of 342.89 feet to an angle point in the south line of said Lot 1; thence south  $02^{\circ}01'45''$  east a distance of 510.60 feet to the point of beginning. Containing 824,731 square feet or 18.9332 acres, more or less.

Which is proposed to be rezoned by the City Commission of the City of Lawrence, Kansas, from B-3 (Douglas County) to RM-2 (City of Lawrence), hereby protests this proposed rezoning.

  
\_\_\_\_\_  
François G. Henriquez, II, Trustee of the  
François G. Henriquez, II Revocable Trust,  
under Trust Agreement, dated June 30, 1997

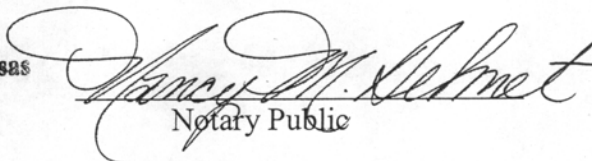
STATE OF KANSAS    )  
                              )   SS:  
JOHNSON COUNTY    )



BE IT REMEMBERED that on this 10<sup>th</sup> day of February, 2004, before me, the undersigned, a Notary Public in and for said County and State appeared François G. Henriquez, II, who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

Notary Public-State of Kansas  
**NANCY M. DeSMET**  
My commission expires:  
August 20, 2005

  
Notary Public

My Appointment Expires: \_\_\_\_\_