

# Delaware Street Commons

## A Cohousing Project

PO Box 1153, Lawrence KS 66044; (785) 550-0163  
info@delaware-street.com / www.delaware-street.com

RECEIVED

JAN 07 2004

City County Planning Office  
Lawrence, Kansas

Monday, January 05, 2004

Jeff Tully, AICP  
City/County Planner Lawrence/Douglas County  
Metropolitan Planning Office  
City Hall, 6 East 6<sup>th</sup> Street  
Lawrence, KS 66044-0708

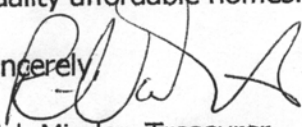
of Lot 2  
✓

### RE: Delaware Street Commons position respecting Lot 1 of the PRD

Dear Mr. Tully,

I am responding to your request for clarification of the position of Delaware Street Commons and Delaware Street, LC with respect to the Lot 1 in the Delaware Street Commons PRD. Delaware Street, LC sold this lot to Tenants to Homeowners, Inc. shortly after subdividing that property in 2002. At about the same time as the subdivision was granted; Delaware Street Commons submitted and received Planning Commission Approval for a revised Preliminary Development Plan for the entire PRD including the lot to be subsequently sold to Tenants to Homeowners. It is now, and was at the time of the sale, our intention that the property for sale would remain within the PRD2 Zone. We developed a preliminary plan for this lot to both enhance its value and to provide the buyer a substantial basis for a plan that could be developed into a final development without substantial changes and that would meet the approval of the community. However, we understood the need to afford any future owner the flexibility in determining the timing and precise nature of the designs and so have fully anticipated that this lot would be developed as a second phase of the PRD. This indeed is what has come to fruition. Delaware Street Commons is now moving forward as anticipated with development of the greater part of the PRD development and is nearly complete with a final integrated design. We are designating this portion of the PRD to be developed as Phase II and respectfully submitting another revised development plan and a final development plan to follow that will carry forward our initial intentions that Tenants to Homeowners would define the precise design and timing of development in order to maximize its objective of providing quality affordable homes.

Sincerely,

  
Rich Minder, Treasurer

Cc: Kirk Gastinger, Jennifer Distlehorst

cc: Alza Bowes

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**RE: PDP 12-11-03 Delaware Street Commons**

Dear Mr. Tully,

I am responding to your January 2, 2004 letter to our agent Kirk Gastinger informing him that if Delaware Street Commons would like to request waivers from the City Code (such as periphery boundary setbacks, etc.), a letter would need to be provided to the Planning Department with the waivers individually identified. I am also responding to your January 2, 2004 email to Kirk in which you directed us to execute an Agreement Not to Protest a Benefit District for street improvements on Delaware, 12<sup>th</sup>, and 13<sup>th</sup> Streets.

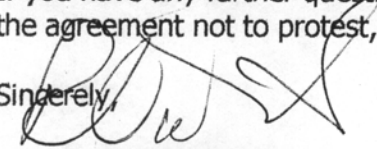
We are refining the development plan approved by the Planning Commission November 20, 2002 and forwarded to the City Commission which also approved that plan. At that time the Planning Commission also approved the following periphery boundary waivers which we would like approved again at this juncture:

1. A reduction in the periphery setback on the west side of Lots, 1, 2 and 3 from 35' to 25'.
2. A reduction in the periphery setback on the north side of Lot 1 from 35' to 15'
3. A reduction in the periphery setback on the east side of Lot 1 from 35' to 10'
4. A reduction in the periphery setback on the east side of lot 2 from 35' to 15'
5. A reduction in the periphery setback on the north and east sides of Lot 3 from 35' to 10'.
6. A reduction in the periphery setback on the south side of Lot 3 from 35' to 25'.
7. A reduction in the periphery setback on the east side of Lot 4 from 35' to 15'.
8. A reduction in the periphery setback on the west side of Lot 4 from 35' to 10'.

With respect to execute an Agreement Not to Protest a Benefit District for street improvements on Delaware, 12<sup>th</sup> and 13<sup>th</sup> Streets, I hereby do so. Delaware Street Commons hereby agrees not to protest a benefit district for street improvements on Delaware, 12<sup>th</sup> and 13<sup>th</sup> streets.

If you have any further questions or need clarification for any of the above waivers or the agreement not to protest, please let me know.

Sincerely,

  
Rich Minder, Treasurer

Cc: Kirk Gastinger, Jennifer Distlehorst

Feb. 18, 2004

Wednesday

Dear Mr. Jeff Tully, AICP

I'm writing in regards to the letter I received from you Feb. 4, 04 about the Delaware Commons being built. I'm not able to attend Feb. 25, 04 Wed. meeting at City Hall. The only thing I ask for is a privacy fence to be put up along my drive way. I live at 830 East 13<sup>th</sup> St.

Thank You !!

Sincerely,

Shirley A. Kobb

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FEB 20 2004

City County Planning Office  
Lawrence, Kansas