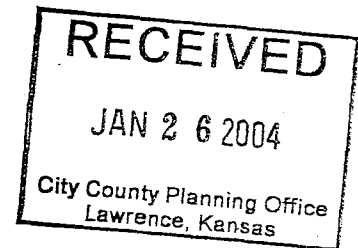


League of Women Voters of Lawrence-Douglas County

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