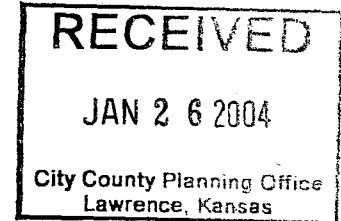


League of Women Voters of Lawrence-Douglas County

P.O. Box 1072, Lawrence, Kansas 66044
January 25, 2004



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

RE: ITEM NO. 6; PRELIMINARY PLAT FOR MONTEREY SUBDIVISION NO. 8; WEST OF MONTEREY WAY AND NORTH OF STETSON DRIVE

Dear Chairman Burress and Planning Commissioners:

We believe the development of Monterey Subdivision No. 8 as a conventional single family RS-2 development presents many potential problems, and we ask that you consider possibilities for developing this property other than as the subdivision plat shown here. Some of these problems for the public and future home buyers are described below.

1. There is no relatively flat land in this subdivision except for the southernmost lots. The slopes on which most of the residences will be built are listed in the report as from 3 to 7%. Some lots shown on the plat have contour lines indicating a scale well over that (almost 20% for some lots). In order for the lots to meet the 7% maximum slope, the area would require a considerable amount of fill. There is no mention of fill or of conditions that might be required to stabilize it.
2. The street location seems to be at the bottom of the slope from both sides. (Much of the area was a pond that has since been drained.) Based on some of our past observations, there will have to be a very large drainage tube under the street to carry off the storm drainage. The flow path of the water and the amount it will have to carry indicate to us that the drainage improvements will be extremely costly. Because of the potential stormwater management costs for this development, we believe that the extent of these costs for drainage improvements and their manner of being financed should be determined now. This is not an expense that should be born by the public-at-large.

One of the important positions of the League ever since 1973 has been that the City must plan ahead for storm water management well in advance of development. This should be based on drainage basin planning for complete drainage systems including the larger watersheds. This Monterey Subdivision is an area that would have benefitted from such planning.

There are a many other uses and approaches to developing an area such as this that would benefit the community without having to inflict the predictable problems that this one will have. We appeal to you to avoid these problems by not approving this development. We suggest that in concert with the developer, you encourage other options for this land, such as for a community center or cluster development, a type of residential development which will be available in the new zoning code.

Thank you for your consideration.

Sincerely yours,

marci francisco
marci francisco
President

Alan Black
Alan Black
Chairman, Land Use Committee