



Item 3

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MAR 15 2004

City County Planning Office
Lawrence, Kansas

Mr. David Burress
Chairperson
Lawrence – Douglas County Planning Commission
P.O. Box 708
Lawrence, Kansas 66044

March 12, 2004

Dear Mr. Burress:

Tim Herndon and I met with planning staff on March 4, 2004 in response to instructions from the Planning Commission to review alternative options for the design of the Stonegate 4 neighborhood. After carefully reviewing the evolution of drawings and the overriding constraints imposed by topography, staff agreed that the design we previously submitted was the best design available. After that meeting, Linda asked me to write you.

When we purchased this large tract of ground back in 1998 we envisioned a neighborhood of lower to medium priced new single-family homes and town homes. At that time, the Prairie Park, Devel and Monteray Subdivisions were just about built out and we knew we faced a looming lot shortage. We knew that the ground was challenged by topography and by the traffic noise and visual constraints of I-70 and the adjacent industrial park north of the interstate. However after the tremendous success and demand we saw in the Devel area (which had similar issues with the interstate) we believed we could still create a desirable neighborhood that would meet the continued demand for housing in that price range.

Since that time we have tried to respond positively to significant and often times conflicting new and evolving design policies pertaining to storm water management, utility locations, traffic calming, minimum design speeds, pedestrian walkways, driveway restrictions, double frontage lots, cul-de-sac avoidance, 4 way intersection prohibitions, neighborhood connectivity, benefit districts creation, improvement design standards and many others. We have always tried to be open and responsive to the ever-increasing input and demands from the numerous groups we must please.

We realize that lots with steep backyard grades present challenges but we have seen numerous examples both in and out of our developments where these have been made to work. (i.e. Pioneer Ridge, Alvamar, Foxfire, Woodfield, Oread, The Masters...). Often these lots benefit by terracing, additional ground cover or are occasionally left in a more

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natural state. These are certainly not situations we encourage but occasionally we must allow for due to topography or city design standards. There are times when we have determined that ground is not suitable for neighborhood development (i.e. the ground we owned north of Northfield Addition and areas we previously evaluated in north Lawrence). However, this is not one of those times. Based on my experience as a real estate broker and developer I predict that we will see a varied demographic in Stonegate 4 (more "empty nesters" on the double frontage lots with steep backyards) and continued strong demand particularly in light of the current shortage of lots in the lower to mid price ranges.

We ask that you accept staff's latest recommendation for approval of the previously submitted preliminary plat of Stonegate 4. Please don't hesitate to call me if I can answer any questions. Thanks for your help and consideration.

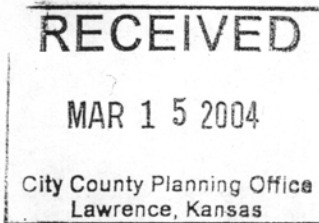
Sincerely,

A handwritten signature in black ink, appearing to read 'Doug Stephens', with a stylized flourish at the end.

Doug Stephens
President
Stephens Real Estate, Inc.

Managing Member
North Stephens, LC

Soils and Geological Information
Stonegate 4
03.15.04



PC Copy
Attn: Commissioner
Angino
Item 3

from Douglas County Soil Survey, issued July 1977 by the United States Department of Agriculture Soil Conservation Service

Township 12, Range 19, Section 22

The site lies in an area consisting of the following soil types:

Mc - Martin silty clay loam
Oe - Oska silty clay loam, 3-6% slopes
Sx - Stony steep land
Vc - Vinland complex, 3-7% slopes
Vm - Vinland-Martin complex, 7-15% slopes

from Kansas Geological Survey website, <http://www.kgs.ukans.edu>

The subsurface stratigraphy for the site consists of the following rocks:

Pennsylvanian - Virgilian Series - Shawnee Group - Kanwaka Shale and Oread Limestone
Pennsylvanian - Virgilian Series - Douglas Group - Lawrence Formation

Wells drilled in Township 12, Range 19, Section 22:

Well # 12-19-22ab
Well # 12-19-22dd

Well drilled in vicinity of Township 12, Range 19, Section 22:

Well # 12-19-23ba

Drillers log of well drilled by Holmes & Hammel Drilling Co. for N. W. Goff in NE NW sec. 23, T. 12 S., R. 19 E., in 1948. Altitude of land surface, ± 904 feet.

	Thickness, feet	Depth, feet
Soil and clay	20	20
Clay, red, sandy	25	45
Shale, blue, sandy	24	69
Sandstone, soft	6	75
Limestone	5	80
Shale	1	81
Sandstone, hard	12	93
Shale	28	121
Sandstone, water	8	129
Shale	2	131