

LAW OFFICES  
**WALDECK, MATTEUZZI & SLOAN, P.C.**

2 Pershing Square  
2300 Main Street, 9<sup>th</sup> Floor  
Kansas City, MO 64108  
(816) 472-5100

112<sup>th</sup> & STATE LINE  
11181 OVERBROOK ROAD, SUITE 200  
LEAWOOD, KS 66211

TELEPHONE: (913) 253-2500  
FAX: (913) 253-2501

WEBSITE: <http://www.wmskc.com>

July 9, 2004

Writer's Direct Dial: (913) 253-2530  
[esloan@wmskc.com](mailto:esloan@wmskc.com)

**Via FedEx**

City Manager's Office  
P.O. Box 708  
Lawrence, KS 66044

**RECEIVED**

**JUL 12 2004**

**CITY MANAGERS OFFICE  
LAWRENCE, KS**

RE: Western Hills Rezoning Request Initiation  
Our File No.: 31082

Dear Sir or Madam:

Our firm had been contacted by a property owner in the Western Hills subdivision of Lawrence Kansas who is concerned about the future of the neighborhood. We are writing you to request the City Commission initiate rezoning of this neighborhood.

I have included a copy of the Application Form for RS-E rezoning, Sheet A, the county-certified copy of land owners with highlighted names and property description of the residents, as submitted on July 8, 2004 to the Planning Commission. The signatures of property owners/applicants are on file with the City Commission office, which we submitted to the Planning Commission July 8, 2004 for rezoning of the land owned by the property owners.

The existing neighborhood prides itself on large lots, most of which are either one acre or close to one acre in size. Recently, a developer re-platted one of these lots, 1201 Monterey Way, into three separate lots. The property owners are concerned that this re-platting will affect the future character of the neighborhood and request that the neighborhood be rezoned from the existing RS-1 to RS-E.

According to the Comprehensive Plan of *Horizon 2020*, the request by the property owners would be compatible with the desired land use that promotes preservation of intact Residential neighborhoods. In addition, this Request will preserve the land size and restrict excessive destruction of the natural landscape on each lot of the neighborhood of Western Hills.


We have submitted our application for rezoning for the current property owners, and have filed it in time for the August 25, 2004 Planning Commission Meeting, but ask

July 9, 2004  
Page 2

that you, the City Commission, consider the initiation to rezone the entire neighborhood to prevent more situations like this one. We also ask that if you decide to initiate our request that you consider reimbursement of the \$275.00 fee that we submitted with our original application.

Very truly yours,

**WALDECK, MATTEUZZI & SLOAN, P.C.**



Edward S. Sloan

ESS:cms  
Enclosures  
Cc: Ron Helmick