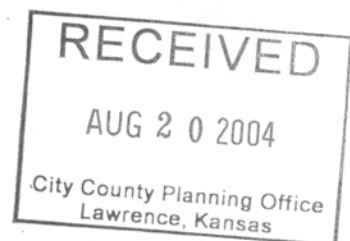


To the City Planning Board.

Item 8

8/18/2004

I am writing to oppose the rezoning of the property at 7th and Leavitt. I am a member of the North Lawrence Christian Church. The property owner intends to lease it out as a restaurant with the intent to get a liquor license. This is within 400 feet of our Church, and a home Baptist Church is within 400 feet which is the city ordinance. We are glad the property is being restored and would not be opposed to a ^{new} restaurant or sandwich shop. We will fight a liquor license if necessary. We are concerned about the safety of children going to + from school. That intersection is a mass school crossing for children who walk across the tracks to get ~~out~~ to and from school. We have elderly people in our Church. We have meetings on Wednesday night + our women's group at once a month usually at the Church. We have board meetings on.



Monday nights and Childrens
activities on Sunday night
Not to mention evening
V.B.S. in which the Children
play outside. Are we
going to feel comfortable
with people drinking next door
to our Church. Will the parking
block access to our Church.
Will they be open Sunday
Morning + disturb of Church
service. What about the noise.
Will they have a patio to
smoke on. This would be right next
to our Church parking lot. The
Owner only talked to us because we
asked him to and then He was not
honest with us about his plans. He
told the North Lawrence

Improvment association
his plans for a restaurant
with a liquor licence ~~in~~^{with a liquor licence}
April and May. Our Church
was not ~~enformed~~^{or enformed} included in these
meetings. He told us he
would give up on his
plans for a restaurant if
our Church is opposed
to the liquor licence.
We were clear that we
are opposed to
it. But that does
not mean whoever
leases the building
and puts a restaurant

James M Prentice ^{over}
809 Madeline Ln
Lawrence KS 66049



in will not ask for a liquor
license. they will. and what
if the restaurant fails
with a liquor license. A
bar could open right next
to our Church. Our Church
has been there over 100
years. and have been good
to the people in the neigh-
hood. We don't want alcohol
being served on the property
next our Church & ruin the
value of our Church & our
ability to reach people for
Christ and be able to worship
in peace & quiet. a concern
Church member Deborah C. Prentice
Deborah C. Prentice 809 madeline lane
Lawrence, KS 66044. 913-842-5003

Item 8

NORTH LAWRENCE IMPROVEMENT ASSOCIATION

LAWRENCE, KANSAS

RECEIVED

AUG 20 2004

City County Planning Office
Lawrence, Kansas

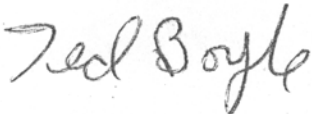
August 19, 2004

Lawrence-Douglas County Metropolitan Planning Commission

The North Lawrence Improvement Association (NLIA) would like to see the property at 642-646 Locust and 645 Locust rezoned from M3 to C5 as property owner John Davis has requested. This rezoning will be in the best interest of the neighborhood.

If you have any questions feel free to call me at 842-7232

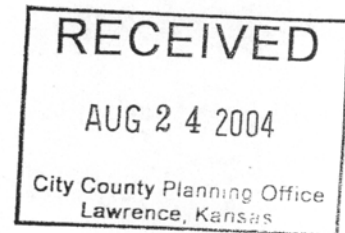
Thank you,



Ted Boyle
President
North Lawrence Improvement Association

August 18, 2004

Lawrence/Douglas County Planning Commission
6 East 6th Street
Lawrence, Kansas 66044



Dear Planning Commission Members,

We are writing this letter in regard to the rezoning of the property at the corner of 7th and Locust streets. We are property owners located at 701 Elm and 707 Elm. We are opposed to the current rezoning request for several reasons.

First, we feel that the rezoning is being requested primarily because the owner wants to lease the property as a full service restaurant and bar and we can't believe that usage would be a good fit with the current neighborhood. Jon Davis met with both the North Lawrence Improvement Association and the North Lawrence Christian Church and was very upfront about this being his plan for the building. We oppose it because we feel that as homeowners our quality of life would be greatly affected. This is a very quiet neighborhood that is mostly residential. The high volume of traffic would be very intrusive and cause great loss of privacy. With the selling of alcohol, we are also concerned about vandalism and lack of respect of our properties from persons who are intoxicated. If the zoning is changed and a restaurant and bar is allowed on the property, what if it happens to go out of business? The potential of having a bar similar to Club 508 move into this location would be a reality. We are adamantly opposed to this.

Second, we are concerned about adequate spaces for parking. In his development plan, Jon Davis stated that the parking lot in the back of the restaurant and the parking lot across the street would provide adequate parking for the restaurant patrons. We disagree with this assertion. To do the high volume of business that he said would be necessary for a restaurant to be profitable, there will be spillover from these parking lots that will extend down 7th street to Elm and beyond. This would be a great annoyance to us as homeowners because it would intrude on our privacy, create increased traffic congestion, and involve parking spaces currently used by residents.

Third, there are many children that walk down 7th street to Locust everyday. There is a crossing guard at the intersection in the morning, at noon, and in the afternoon helping children cross the street. We are concerned that the increase in traffic will make this much more hazardous for those children. Also, if the restaurant and bar patrons are drinking alcohol, this creates a very unsafe situation that could lead to accidents.

We hope you will take these points into consideration as you are making your decision about the zoning change of the property at the corner of 7th and Locust.

Thank you,

Kathy Bletscher 701 Elm
Nancy Lee Ruchle 707 Elm

September 7, 2004

Lawrence City Commission

RECEIVED

SEP 08 2004

CITY MANAGERS OFFICE
LAWRENCE, KS

I am writing to you on behalf of myself and several neighbors about the zoning and development at 7th and Locust in North Lawrence. It will be on your September 14th agenda.

The property is at the southwest corner of the intersection. It is a historic 2 to 3 story unit. It is currently being restored to possibly be a full scale restaurant with loft apartments and offices. At this time the developers have received approval from the planning commission on the zoning changes from M-3 industrial to C-5 commercial. What has been happening recently with the overall cleanup has been greatly needed for years. This should in time be a great enhancement to the neighborhood but by changing the site to commercial it creates new problems. The area is partly low volume commercial and partly residential.

I have brought this project to your attention as I see possible concerns with the adjoining sidewalk- school crossing for children going to Woodlawn Elementary School. The school crossing is at this intersection and the sidewalk in which children walk to school is adjoining the building that is being developed. The developers have also bought the property on the northwest corner of the intersection. This would be used for a parking lot and would be adjoining a new sidewalk on which the children walk to and from school from the north side of the U. P. railroad tracks. According to the site plan there will be approximately 40 total parking stalls for the entire development. I see problems with overflow parking onto the two nearby churches, low volume neighborhood businesses and several nearby residents. When you figure the number of employees that will be needed to staff a high volume restaurant, the tenants that will be entitled to off street parking and parking offered to office staff the number of actual parking stalls will quickly diminish, forcing the business customers to park in the adjoining neighborhood.

I have been told recently, (hearsay only), that the developers would not put in a restaurant with a bar due to local neighbors and churches that are opposed to the project due to the possible sale of alcohol. Only time will tell if this happens. I see issues with the school children and increased traffic volume whether alcohol is served or not. The intersection gets a good amount of traffic from four different directions including semi-truck traffic, east and westbound, going to and from the Astaris plant on North 9th street. This intersection is currently a four way stop. The developers have said that they need to see a high volume business at this site for it to financially work. High volume could include high traffic from a restaurant clientele and staff, office staff, and loft apartment tenants.

On August 27th I spoke to Rick Gammill, in safety and transportation with the Lawrence School District and he knew nothing about this project and the safety concerns for the children.

The neighborhood is split on the redevelopment on this site. I am currently the acting secretary of the North Lawrence Improvement Association. The N.L.I.A. had sent a letter of approval to the Planning Commission. However there was never a formal vote taken at either meeting in April or May in which the developer and architect visited with the N.L.I.A. membership. After visiting with neighbors in the area, including some N.L.I.A. members it seems there is quite a bit of opposition to the project.

Thank you.

Jeff Joseph
818 Locust
841-1284