



Civil Engineering
Landscape Architecture
Community Planning
Surveying

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August 6, 2004

Paul Patterson, AICP
Lawrence Douglas County Metropolitan Planning Office
6 East Sixth Street
Lawrence, Kansas 66044

**Re: 6th and Monterey PCD, Area C-1A
Revised PDP and Rezoning Request**

Dear Paul,

This letter accompanies the revised Preliminary Development Plan and Rezoning Request for "6th & Monterey PCD" and is addressed to you, because we personally discussed this project on August 3rd and August 4th, 2004 and because you have also recently visited with David Rueschhoff about it. We do understand you may not be the Planner ultimately assigned to review these applications.

The purpose of our effort is to provide a secure interior space within the Rueschhoff's existing commercial building for display of a very limited number of high-end luxury automobiles for retail sale (floor plan exhibit attached).

This revised plan and zoning request proposes to add "Automobile Sales (new and used)" to the Area C-1 allowable uses listed on Sheet No. 4 of the attached development plan. As stated on the plan, this proposed use will apply exclusively to Phase C-1A, and will not include automotive servicing or rental operations.

The only material improvement outside of the building is the removal of two existing parking stalls to make way for merchandise to be driven into and out of the showroom. It should be noted that parking exists well in excess of the 1 space per 200 sq. ft. requirement in the PCD (the proposed Automobile Sales *parking group* typically requires only 1 space per 400 sq. ft.)

If these applications are approved by the City Commission as we hope, we would appreciate administrative approval of the subsequent Final Development Plan.

Thanks for your time and consideration, and please call if you have questions or comments.

Sincerely,

Tim A. Herndon, RLA, ASLA
Associate Principal

encl.

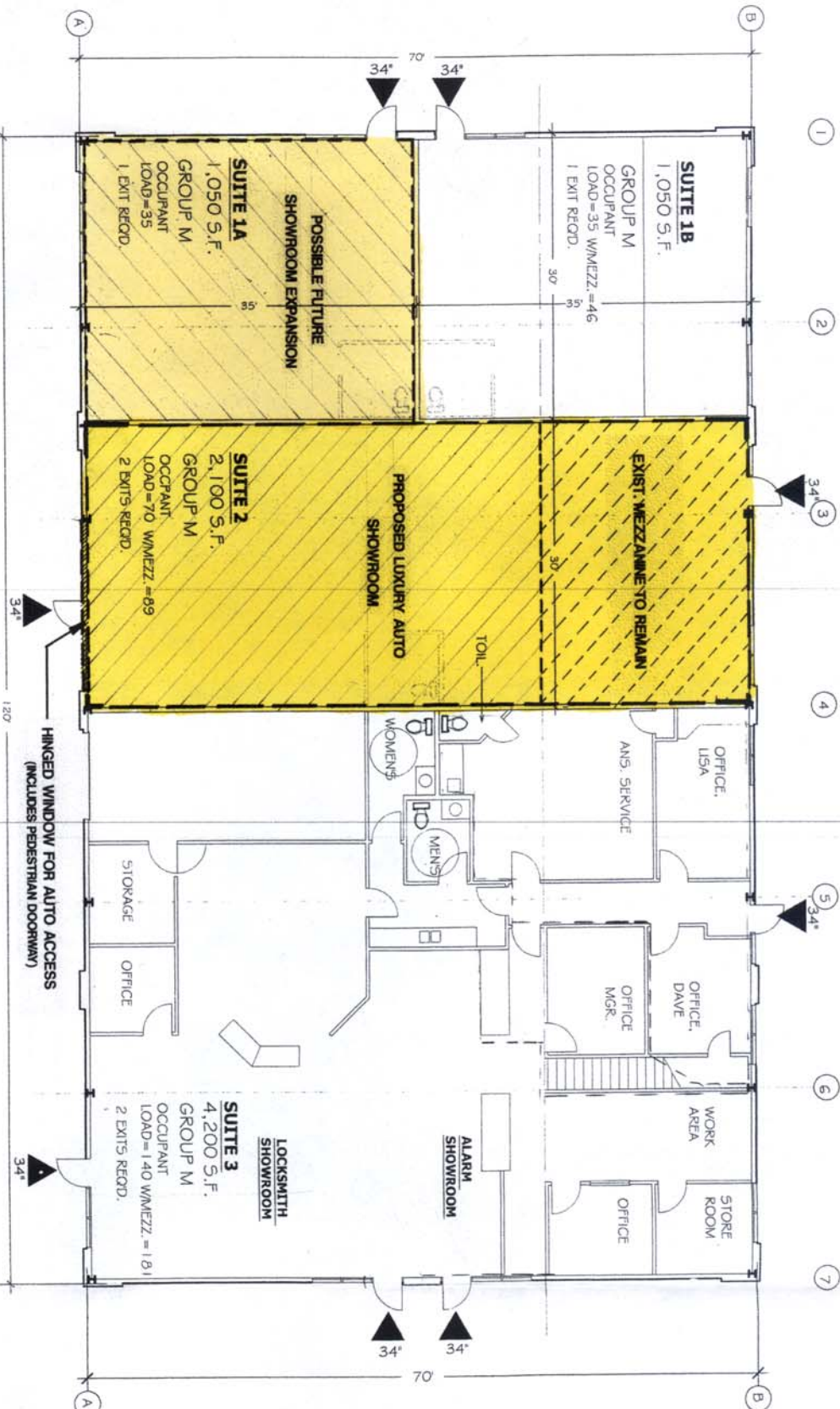


DRAWING INDEX

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APPLICABLE BUILDING CODES:

- 1997 UNIFORM BUILDING CODE
- 1997 UNIFORM FIRE CODE
- 1997 UNIFORM MECHANICAL CODE
- 1997 PLUMBING CODE
- 1996 NATIONAL ELECTRICAL CODE



BUILDING FLOOR PLAN

1/8" = 1'-0"

PROJECT INFORMATION:

PROJECT	RETAIL CENTER	OCCUPANT LOAD	351
OCCUPANCY	GROUP M	EXITS PROVIDED	8, TOTAL
CONSTRUCTION	TYPE III	EXITS REQUIRED	6
PROJECT AREA	10,519 S.F.	MAX. TRAVEL DISTANCE	95 FEET
ALLOWABLE AREA	12,000 S.F.		

RUESCHHOFF BUILDING

RON DERUSSEAU, ARCHITECT, P. A.

1. APPROVAL SETS SUBMITTED TO THE CITY OF LAWRENCE KANSAS ON THE FOLLOWING DATE:

General Notes

No.	Revision/Issue	Date

Print Name and Address

Project Name and Address
RUESCHHOFF BUILDING
6TH AND STONE
CANYON
LAWRENCE, KS
66049

Project
Date
8/29/02
Scale
Sheet
G-1