



STEPHANIE BOTTERON

HORTICULTURAL SERVICES

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SEP 07 2004

City County Planning Office
Lawrence, Kansas

September 3, 2004

Dear Planning Commission,

As a property owner in the neighborhood of Western Hills I am writing to request you vote in favor of the rezoning to RS-E.

I have lived in this neighborhood for seventeen years and do not want to see the character destroyed by subdividing.

Thank You,

Stephanie Botteron
4110 W. 13th St.

Dear Planning Commission,

I, RYAN DOMNICK, property owner at 1210 Lakeview Ct. am in support of rezoning all property in the Western Hills Subdivision from RS-1 to RS-E. I cannot attend the meeting on Sept 22. Please add my name & property to the list of those in favor of this request to rezone.

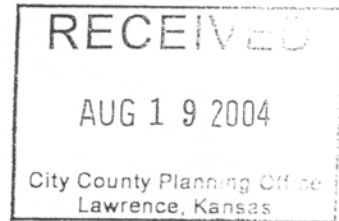
Thank You

Ryan Domnick
785-749-9316

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SEP 13 2004

City County Planning Office
Lawrence, Kansas



Mr. John Haase
Lawrence/Douglas County Planning
Box 708
Lawrence, KS 66044

Dear Mr. Haase:

By means of this letter I wish to enlist your support for the rezoning application for Western Hills Suburban Rancheros from RS-1 to RS-E. This area generally runs from Monterey Rd. on the East to Wagon Wheel Road on the West and 12th Street on the North to 15th Street on the South.

My wife and I have lived in this area since 1963; we are the only original family that moved here at that time. However, over the years, due to the size of the lots on which all the homes were built, the area has become very attractive to those who wish to move to a roomy, serene and beautiful area of Lawrence that is not "in the high rent district". The homes here are generally modest compared to our southern and western neighborhoods which are generally packed into areas that do no justice to their beautiful homes. This is the point of our application.

Western Hills is unique to Lawrence. We realize that vacant land in Lawrence for purchase by developers is scarce. Chopping up Western Hills, however, is bowing to the demands of developers who seem hell bent on using all green space to build more and more houses. This marvelous area in which we live should be allowed to maintain those unique elements that distinguish it from other neighborhoods.

The project currently underway to place three houses at the corner of 12th and Monterey seems like lunacy to those of us who have lived here a significant amount of time. This over-construction will not benefit the area, nor beautify it, nor upgrade it. We personally do not like to speculate on the projections of that undertaking on the rest of our area.

As someone in our area said recently, our area is an oasis; we need to keep it an oasis. Those of us who came to Lawrence years ago to work and raise our families were impressed with the diversity of neighborhoods. Lawrence has always been a favorite second home for students and others who came briefly, left, and then returned to take up residence. Unfortunately, Lawrence teeters on the edge of falling into the errors easily seen in Johnson County. This community cannot afford to buy into the "cookie cutter concept" of building crowded neighborhoods. One beehive development at Kasold and Peterson may be prologue of the future of Lawrence if we continue down this slippery road. This look at the future does not bode well for our city.

We appreciate your time and anticipate your understanding of our situation. We request your support for our application.

Sincerely,

Fred & Marilyn McElhenie

Fred and Marilyn McElhenie
3920 W. 13th St.
Lawrence, KS 66049

Jeff Tully

From: Hurtig, Jay [jay.hurtig@sap.com]
Sent: Friday, September 10, 2004 9:34 AM
To: 'jtully@ci.lawrence.ks.us'
Subject: Rezoning Request Z-08-41-04

Dear Members of the Douglas County Planning Commission,

We are writing to express our strong support for rezoning request Z-08-41-04 in the Western Hills Subdivision. We are concerned about the subdividing of lots in Western Hills and feel that rezoning this subdivision from RS-1 to RS-E would preserve the character of this neighborhood. As many of the newer developments in Lawrence are very high density, we think it is important to protect existing neighborhoods that were never intended to be high density. People seeking to buy smaller lots or houses on smaller lots have many other neighborhoods to choose from. However, there are very few neighborhoods in Lawrence with larger lots.

In addition to preserving the character of the neighborhood, there are other reasons why we support rezoning. If the rezoning is not approved the population in Western Hills could multiply by at least 2-3 times as the lots are subdivided and new houses are built. This population expansion could incur additional costs to the city and county to upgrade services such as roads, storm sewers and schools.

Most home owners purchased homes in Western Hills because of the larger lot sizes. Please preserve this neighborhood as it was originally intended by approving this rezoning request.

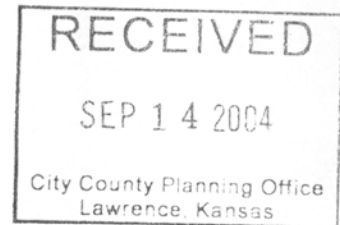
Sincerely,

Jay and Suzanne Hurtig
1104 Stone Meadows Drive
Lawrence, KS 66049

9/13/2004

Z-08-41-04

Jeff Tully, City/County Planner
Lawrence-Douglas County Metropolitan Planning Commission
6 E 6th St.
Lawrence, KS 66044-0708



Dear Commissioners:

I strongly urge you to pass the rezoning proposal Z-08-41-04 slated for the Western Hills Neighborhood. Our neighborhood is unique. We moved to our home in 1984 and at that time we were still in the county. The open space is part of what drew us here. We were renting a home near the KU campus and when I looked out my windows I saw the people in their house next door. That was and in my opinion still is to close for comfort and privacy. I love the fact that when we go outside we see no privacy fences, only fields of green. We do not have many fences in our neighborhood because the space itself allows the privacy. In the process of getting petition signatures the one word that I heard over and over again was space. We all like our open spaces. We feel that the new zoning of RS-E accomplishes that goal. I would have liked to go to RS-A, but since some properties were already divided, the neighborhood compromised on RS-E.

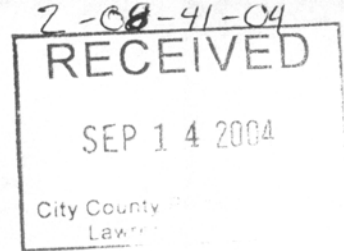
The only reason it has become possible to subdivide the properties is the fact that we are now on city sewer. When we were on a septic system this subdivision was not possible. The people in our neighborhood did not buy here because they thought that "maybe one day we'll be on sewer and I can divide my property."

We want this rezoning to stop developers from encroaching into our neighborhood. They only see the land and the profit they can make by putting 3 to 4 homes on a lot. They do not see the people in the neighborhood. They don't come and talk to us to see our point of view. We want to save our neighborhood for future generations to enjoy. We are a unique area in Lawrence and we want to preserve that feeling.

I am looking forward to the Sept. 22 meeting. The rezone to RS-E will be a big step in our neighborhood preservation process.

Teresa Rew
Dan Rew

Teresa and Dan Rew



Sept. 12, 2004

Dear Planning Commission Members:

I am writing you in support of item **Z-09-41-04**, a request to rezone property in the Western Hills subdivision of Lawrence.

I have lived in Western Hills since 1972, and I have enjoyed the uniqueness of the area, especially the one-acre lots which give our homes a rural atmosphere even inside the city. A recent houseguest remarked on the absence of traffic noise in the area. When she was alive my wife often remarked that living in Western Hills was like living in the city and in the country at the same time.

I fear that unless the area is rezoned that Western Hills may lose its distinguishing characteristics as a neighborhood and become just one more crowded section of Lawrence.

Thank you for your consideration.

Sincerely yours,

Victor Contoski

Victor Contoski
4110 West 12th Street
Lawrence, Kansas 66049-3510
USA