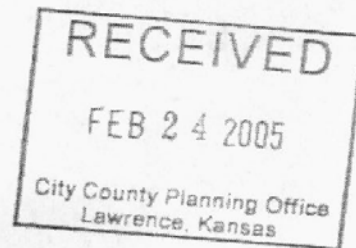


February 17, 2005



Ms. Sandra L. Day, AICP
City/County Planner
Lawrence-Douglas County
Metropolitan Planning Office
Sixth and Massachusetts Street
Lawrence, KS 66044

Re: Rezoning Requests Z-01-01-05, Z-01-02-05, Z-01-03-05

Dear Ms. Day:

I am writing this letter to submit written comments in opposition of the request to rezone certain tracts of land as identified above.

My wife, our baby and I live at 1013 Stonecreek Drive. We strongly oppose the requests to rezone the tracts of land to RM-1 (Multi-family Residential) and RO-1A (Residence-Office) and respectfully ask the Planning Commission to deny the proposed rezoning requests. Further, we join in support of the opposition lodged by the group of my neighbors that will be offering comments at the February 23rd Planning Commission meeting. We trust that you will carefully consider the significant negative impact that will result from a request to rezone these tracts of land.

In addition to several valid health, safety, traffic congestion, land value, apartment/multi-family supply concerns, we wish to highlight the negative impact to the storm drain easement that runs through the back of our property. The storm drain easement consists of a ditch dug in the back yards of approximately 12 houses on the northwest end of Stonecreek Drive. Please refer to Exhibit A. As you can see, the development of the property identified in the rezoning request will result in more water being emptied into the storm drain easement (our backyards).

The storm drain easement *currently does not* effectively manage the amount of water emptied into it--- the engineering simply does not support a heavy rainfall. If the tracts of land are rezoned for Multi-family and Residence office use then the developed land will result in increased flooding and health/safety risks. With much less surface area to absorb the water from a rain and channeling of storm water into the drain easement, the storm drain will soon become an unmanageable creek overflowing its banks.

Already, the storm drain has been filled to capacity on several occasions already and threatened to overtake our backyards. If apartments and offices are built on the higher ground more storm water will flow downward. Enclosed please find six pictures (Exhibit B) taken at 7:30 a.m. on January 3, 2005 following a rainstorm. The pictures show the storm drain easement behind our house. At the time, Lawrence had received only 3/4 of

Page 2

Ms. Sandra L. Day, AICP

February 17, 2005

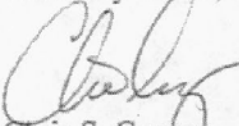
an inch of rain throughout the night. As you can see, the storm drain is filled to capacity and even has *whitewater* in places!

Also, during a rainstorm in June 2004 the storm drain simply failed and resulted in several flooded backyards. Two of our "upstream" neighbors suffered completely flooded basements with several inches of standing water. Their finished basements were entirely ruined. The cause of the flooded basements was the fact that the storm drain easement had flooded its banks above the level of the bottom their basements. Therefore, since the storm drain easement cannot handle the rainfalls now, how can it possibly handle the increased water volume when the higher ground tracts are developed?

In addition, the increased water volume that will result from the developed land presents a significant health and safety risk to the community. The new formed "creek" will be an attractive nuisance for children to play in. Keeping in mind that this creek is nearly four foot deep when at capacity and runs a brisk pace, children could be swept away and drown. There are no barriers around the creek. Also, the increased water in the creek will attract vermin such as rats and mosquitoes that can carry dangerous health risks for children and adults alike.

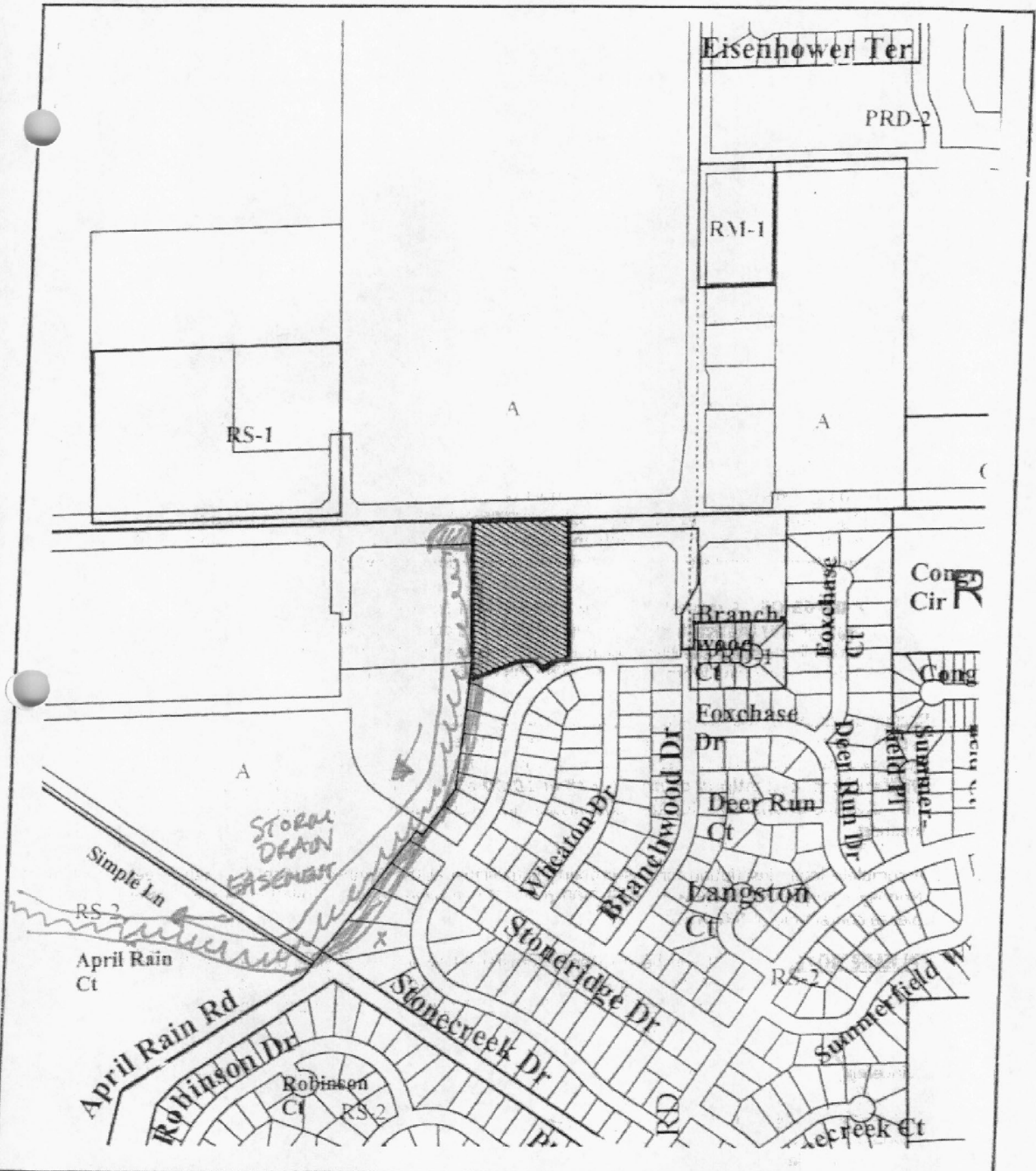
I appreciate the Planning Commission's consideration of my comments.

Sincerely Yours,



Chris S. Contoy
1013 Stonecreek Dr.
Lawrence, KS 66049

Enclosures



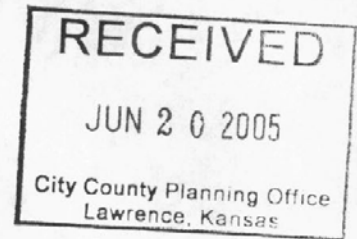
Z-01-01-05: Rezoning of 4.61 acres from A to RS-2
 South of 6th St, West of Branchwood Dr and North of Stonecreek Dr



League of Women Voters of Lawrence-Douglas County

P.O. Box 1072, Lawrence, Kansas 66044

June 19, 2005



John Haase, Chairman
Members
Lawrence-Douglas County Planning Commission
City Hall
Lawrence, Kansas 66044

RE: ITEM NO 13B, REZONING FROM A TO RM-1 (7.4 ACRES) FOR FOXCHASE AT 6TH & STONERIDGE

Dear Chairman Haase and Planning Commissioners:

The practice of using the RM-1 District as a "transitional" area between single family detached housing and other districts that are either more dense or have other incompatibilities has been a source of repeated problems in Lawrence in recent years. Because our RM districts have no restrictions on building type, and permit buildings of up to three stories and 35 feet, and any bulk, in some neighborhoods three-story apartments have been built adjacent to one-story single family houses. Residents of the single family housing have no recourse for buffering and privacy, especially from overlooking balconies. (Please see attached graphics).

The potential for incompatible scale between differing residential uses exists here, should the conventional RM-1 zone be allowed to back onto the single family district, and we urge you to require proper transition for this development. We suggest that you could control the size of the buildings in the RM-1 district by requiring that the lots contiguous to the single family district be duplex-size or smaller. Another approach would be to use the Lesser Change Table and substitute a PRD-1 for the proposed RM-1 District. The size, density, and building type could then be properly controlled by conditioning the PRD-1 District under 20-1001.4 with conditions appropriate to this area.

Sincerely yours,

Carrie Lindsey
Carrie Lindsey
President

Alan Black
Alan Black, Chairman
Land Use Committee



Figure 1. Pinnacle Woods, 5000 Clinton Pkwy, RM-1 Dist.



Figure 2. Jefferson Commons, 2511 W. 31st, RM-1 Dist.



Figure 3. Orchard Corners, 15th & Kasold, RM-2 Dist.

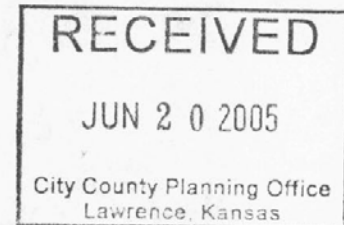


Figure 4. Canyon Court, viewed from Joseph Drive, PCD-2.

These apartments are in complexes, the tallest buildings of which are three stories, in zoning districts from RM-1 to PCD-2. They all have balconies. This illustrates that neither the zoning district nor the density determines the housing type or its potential for being incompatible with single family districts. It illustrates the need for effective transitional performance standards for all districts that allow multiple family use when located adjacent to single family districts.

18 June 2005

John Haase
Lawrence-Douglas County Metropolitan Planning Commission



Dear Mr. Haase and Fellow Commissioners,

We are writing to formally express our opposition to two current rezoning requests. The first proposal is Z-03-20-05, the request to rezone property located south and east of Stoneridge Drive (extended) and 6th street from A to RM-2. The second proposal is Z-03-21-05, the request to rezone property located south and east of Stoneridge Drive (extended) and 6th street from A to RM-1.

Several residents near these areas have met with the architect and developer/owner on several occasions. The last meeting was on June 9, 2005. We stated concerns about the proposed changes and the impact this rezoning will have on our neighborhood. Based on the information gathered at this meeting and additional research on the development of our neighborhood, the residents who have signed below oppose the currently proposed zoning changes for the following reasons:

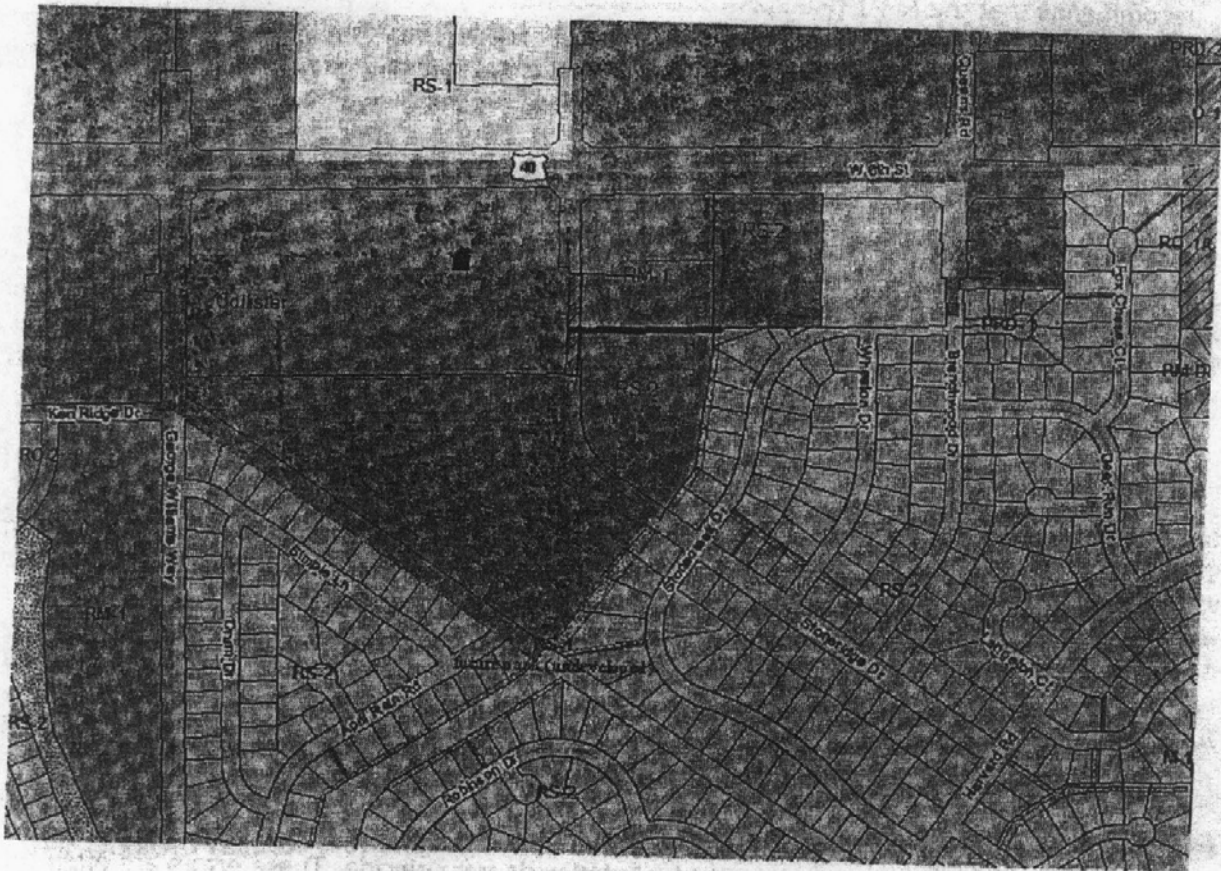
- **We are concerned about the additional traffic burden on the neighborhood.** According to the developer, there will be 12 eight-plex units for a total of 96 units in a 7.4-acre area (the area to be rezoned RM-1). The developer also wants an apartment complex in the 4.2-acre area (the area to be rezoned RM-2) for a total of 60 units. The addition of 156 units in the 11.6-acre area will create a tremendous added burden to current neighborhood traffic. The developer stated that there would only be one exit for this entire 156 unit complex. We are concerned that this will generate too much traffic for the one exit on Stoneridge Drive, requiring the opening up of the curb cut on the top of Stonecreek Drive closest to the proposed RM-1 zone. This would bring additional traffic into the existing adjacent RS-2 zone. We are already experiencing traffic problems that have led to traffic calming meetings. The additional traffic will further contribute to the problem.
- **We are concerned with the lack of suitable transition from RS-2 to the higher proposed densities.** The Horizon 2020 comprehensive plan calls for "transitional zones between low-density residential and more intensive residential land use categories". If the two multi-family rezoning requests are permitted, there will be very little transition between the RS-2 areas and the RM-2 zones. With the proposed density of the units in the narrow strip of RM-1 directly adjacent to the RS-2 areas there will not be an adequate buffer for the RS-2 houses.
- **We are concerned about the impact on the character of the neighborhood.** For the proposed RM-1 zone, the developer stated that each unit will have 2 or 3 bedrooms and be priced between \$160,000 and \$170,000. For the proposed RM-2 zone, we are concerned that these units will be rental properties. The cost of land in this area is very high. This raises concern that the quality and quantity of the units the developer will be building will have a negative impact on the multi-family units and will detract from the character of the neighborhood.

- **We are concerned with the appropriateness of the RM-2 zoning request.** A large portion of the land surrounding both of these rezoning requests is low-density single-family residential. The developer stated that this land would not be suitable for single-family homes; however, we have confirmed with the City Planner for this project that this land is absolutely usable for single-family homes. Zoning the medium-density RM-2 area in the middle of a low-density residential area also does not seem to fit the Planning Unit Concept in the Horizon 2020 comprehensive plan.
- **We are concerned with the location of the proposed multi-family zoning.** There are currently several plans to build multi-family housing within a mile of the proposed rezoning area as well as extensive, undeveloped land without residents nearby. We do not feel that there is a level of demand for multi-family homes in this area of Lawrence that justifies tucking a group of eight-plexes and an apartment complex in the middle of single-family homes.
- **We are concerned with storm water drainage.** The current storm water drainage easement to the west of Stonecreek Drive has functioned very well during periods of heavy rain. However, we are concerned that the increase of paved areas and rooftops that come with this higher-density housing will contribute to a significant increase of runoff water and overload the infiltration capacity of this well-functioning easement.
- **We are concerned with the impact of property values.** The addition of higher density multi-family zoning directly adjacent to single-family homes has had a negative impact on the surrounding property values.

Given these concerns, we do not believe that the two multi-family rezoning requests are in the interest of our immediate community or in the interest of our position as a gateway neighborhood within the City of Lawrence. We feel that the currently requested multi-family rezoning proposal will significantly detract from the character of the existing neighborhood. We ask that these two requests be denied in their present form.

We would prefer that all proposed zoning areas be zoned RS-2. However, we would be willing to compromise and accept the original Planning Commission's Staff Recommendation (Z-01-03-05) dated February 23, 2005 which calls for RS-2 in the southern most lot, RS-2 in the Eastern half of the Northern most lot and RM-1 on the Western half of the Northern most lot. Please see the diagram below.

Staff Recommended Zoning:



This is the second time that we have expressed our concerns by gathering signatures on a formal letter to the Planning Commission. Our concerns and desired outcome have remained consistent.

Thank you for your thoughtful consideration,

Name	Address	Signature
Veronica Howard	921 Stonecreek Dr.	Veronica Howard
Robert Howard	921 Stonecreek Dr.	Robert Howard
Mark O'Leary	917 Stonecreek Dr.	Mark O'Leary
Shannon O'Leary	917 Stonecreek Dr.	Shannon O'Leary

Name	Address	Signature
Cory Lange	901 Stonecreek Dr.	Cory Lange
Karen Lange	901 Stonecreek Dr.	Karen Lange
^{JOHN} Patterson	800 WHEATON DR.	JOHN PATTERSON
^{WILLIAM} Patterson	801 WHEATON DR.	WILLIAM PATTERSON
Charles H. H.	1036 Stonecreek Dr.	Charles H. H.

Name	Address	Signature
Kevin Loos	913 Stonecreek Dr	[Signature]
Stephanie Fisher	909 Stonecreek Dr	[Signature]
Out Box	913 Stonecreek	[Signature]
Erin Gonzales	924 Stonecreek Dr.	[Signature]
[Signature]	924 Stonecreek Dr.	Bryan Gonzales
Yo-Tsu KAO	900 Stonecreek Dr.	Yo-Tsu Jan
RYAN DAVIS	816 Stonecreek Dr.	[Signature]
LEYLA DAVIS	816 Stonecreek Dr.	[Signature]
Cathy Bowles	928 Stonecreek Dr.	[Signature]
DARIN BOWLES	928 Stonecreek Dr.	[Signature]

Name	Address	Signature
Mark J. Turner	925 Stonecreek Dr	[Signature]
LEONNA M. TURNER	925 Stonecreek Dr.	Leonna M. Turner
Angie Dootley	916 Stonecreek Dr.	Angie Dootley
Randall Dootley	916 Stonecreek Dr.	[Signature]
Gung Jacobs	904 Stonecreek Dr.	[Signature]
MEREDITH JACOBS	904 Stonecreek Dr.	[Signature]
Chris H. Foree	920 Stonecreek Dr.	[Signature]
Kelly Foree	920 Stonecreek Dr.	[Signature]
ATANAS STEFANOV	805 WHEATON DR.	[Signature]
MILENA STANISLAVOVA	805 WHEATON DR.	[Signature]
Paul Loney	909 Wheaton Dr	Paul Loney
Catrina Loney	909 Wheaton Dr	Catrina Loney
CARIS ALLEN	905 Wheaton Dr	[Signature]
Angie Vega	5117 Harvard	Angie Vega
Chris Vega	5117 Harvard	[Signature]