



Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.

1310 Wakarusa Drive
Lawrence, Kansas 66049

tele 785.843.7530
fax 785.843.2410
email info@landplan-pa.com

August 29, 2005

Honorable Mayor Dennis "Boog" Highberger
City of Lawrence
Sixth and Massachusetts Streets
Lawrence, Kansas 66044

De Novo Hearing by the Governing Body -
Mary's Lake Addition (PP-06-12-05)

Dear Boog,

Pursuant to Section 21-801 of the City of Lawrence Subdivision Regulations, this letter requests the *de novo* hearing of the following items, denied by the Planning Commission at the August 24, 2005 PC meeting:

1. "Variance Request #1" to allow an 1,184-foot cul-de-sac [rather than the standard 1,000-foot maximum]
2. Preliminary Plat for Mary's Lake Addition

The proposed Mary's Lake Addition represents approximately two years of design by the Owner/Applicant, with pronounced consideration given to the City's desire to preserve open space surrounding Mary's Lake itself, and including conveyance of property and an existing recreation path for permanent incorporation into the City's Prairie Park Nature Center ground.

As the matter presently stands, based upon what we believe to be a relatively minor detail (extension of a single-family residential cul-de-sac an additional 184 feet), the aforementioned open-space and recreation path would not be preserved. Another consequence of the Planning Commission's August 24 decision would be the prohibition of several entry-level home sites, ideally situated between the Mary's Lake/Nature Center lands and existing low-nuisance industrial property.

On behalf of Mary's Lake Properties, LC, we hope you will agree these matters warrant further consideration by the City. Specifically, we seek the reversal of the Planning Commission's action.

It is our understanding that the *de novo* hearing will occur on Tuesday, September 13, 2005, when the PC's recommendation of *approval* of the associated rezoning to RS-2 is scheduled to be heard by the City Commission.

Please feel free to contact me with any questions or comments you may have. Thank you for your consideration.

Yours truly,

Tim A. Herndon,
Associate Principal

cc: Mary's Lake Properties, LC
Linda M. Finger