

June 13, 2005

Cypress Park, Page 1

The following neighbors who live near the proposed Addition to be known as "Cypress Park" (currently 1801 Learnard) have discussed the concept with the owner, Steve Standing and support the idea for the following reasons.

1. Larger square shaped lots vs. narrow strips help to preserve the existing character of the neighborhood. This solution calls for much lower density than would be possible in the space.
2. Shared driveway easements create fewer intersections with the street. (Only one driveway added).
3. Creating infill lots will help to slow down sprawl, and result in an attractive, accessible and affordable addition.
4. The Flaglot concept helps to gain some utility from the back area of the deep lots that exist between Barker Avenue and Learnard Avenue,
5. The idea of a front and back home does not set a precedent as there are at least five existing such examples within a three block radius.

2140 Learnard

2020 and 2024 Learnard

2016 and 2016 1/2 Learnard

1944 and 2000 Learnard

1724 and 1724 1/2 Barker.

Neighbors who support Cypress Park with the flaglot concept.

Name	Address	Date
Pat Kehde	1636 Learnard	6-14-05
Ned Kehde	1636 Learnard	6-14-05
Ch Wood	1738 BARKER	6-14-05
Russell R. Long	1712/1730 LEARNARD	6-14-05
Jim Carpenter	1845 Learnard	6-14-05
Glenda Hewlett	342 Johnson Ave	June 15, 2005
Andrea Williams	1800 Learnard Ave	6-15-2005
Gregory D. Sanders	1800 LEARNARD Ave	6-15-2005
Heather	1744 Barker	6-16-2005
Tim Hansen	330+332 Johnson Ave	6-21-05

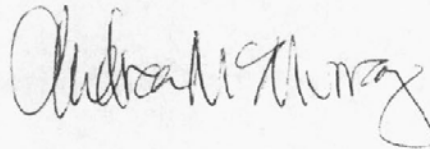
I am a homeowner in the 200 foot buffer zone around 1801 Learnard, the site of the proposed Cypress Park Addition, PP 06-15-05. I am **opposed** to the Preliminary Plat being considered by the Lawrence-Douglas County Planning Commission at their meeting July 25th (Item 6).
(Additional comments may be attached.)

Print name/names

Signature

Address of property owned Date

ANDREA
McMURRAY



336 Johnson Ave. 7/24/05

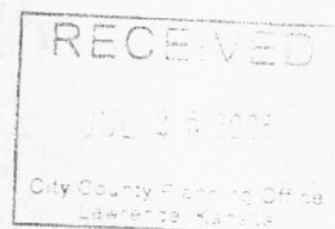
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JUL 25 2005

City County Planning Office
Lawrence, Kansas

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Print name/names	Signature	Address of property owned	Date
Molly Rightmeyer	Molly Rightmeyer	329 Johnson Ave.	7/25/05



To: Planning Commission

From: Patricia Sinclair

Re: 1801 Leonard, Cypress Park Addition Pre. Plat

Item 6 06-15-05

Date: July 25, 2005

Attached is map from Douglas County Appraisers
file with 1801 Leonard - surrounding
properties

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City County Planning Office
Lawrence, Kansas

