

# NORTH LAWRENCE IMPROVEMENT ASSOCIATION

LAWRENCE, KANSAS

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City County Planning Office  
Lawrence, Kansas

March 6, 2006

**Lawrence City Commission:**

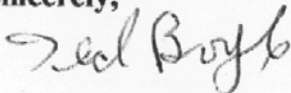
The North Lawrence Improvement Association and the residents of North Lawrence are concerned about the RS5 zoning that was implemented in North Lawrence. Developers are starting to buy properties with existing homes with the intention of demolition, rezoning to RS5 into smaller lots and building several homes in the place of the previous one.

The North Lawrence Improvement Association had ongoing discussions with the Planning Department and city commissioners regarding the RS5 zoning when it was implemented in North Lawrence. We were assured that the purpose of the RS5 zoning was only to allow those homeowners to rebuild if their properties were lost through fire, tornado or some other disaster, without applying for a variance. We were also assured that developers could not use the RS5 zoning to develop smaller lots with new homes.

The NLIA has long requested and advocated larger lots for development, specifically a maximum of four homes per acre. The recent storm water study completed by HNTB recommends an even lower density of three homes per acre to mitigate storm water runoff. They also recommend that the city spend \$16,000,000 to alleviate the existing storm water drainage problems that face existing North Lawrence residents before allowing new development to take place. The first priority is spending 3.9 million to upgrade the pump station at 5<sup>th</sup> & Maple.

Please consider these factors when any plans for development of properties zoned RS5 are submitted for your approval. The NLIA supports denial of any new development on RS5 zoned property.

Sincerely,



**Ted Boyle**  
President

cc: Lawrence-Douglas County Planning Commission  
City of Lawrence Planning Department  
Mike Wildgen, City Manager  
Lawrence Neighborhood Resources Dept