

September 15, 2008

Lawrence-Douglas County Metropolitan Planning Commission
Attn: Ms. Sandra Day, City/County Planner
P.O. Box 708
Lawrence, KS 66044-0708



RE: PP-07-08-08: Preliminary Plat for Boardwalk Addition, located at the intersection of Frontier Road and Fireside Drive.

Dear Planning Commission Members:

We live at 517 Rock Fence Place in a home adjacent to the proposed Boardwalk Addition and would like to express serious concerns we have with the project. Based on the plans we have seen from Paul Werner Architects, we have concluded that the proposed project will lead to a material decline in the quality and character of our single family neighborhood.

- The previous apartment building, which was destroyed by fire in October 2005, was approximately 65 feet from our rear property line. The proposed project has the new buildings merely 20 feet from the line.
- The previous building was two stories while the proposed buildings stand three stories high.
- The proposed buildings consist of only one-bedroom units, a significant increase in density.
- The existing fence that separates the Rock Fence homes and the apartment property is merely six feet in height and is in very poor condition; thus, privacy would be an issue as well. An eight foot masonry fence with significant landscaping should be required at the very minimum.
- Since the building will most likely house college students the noise factor is certain to be problematic at all hours of the day and night.

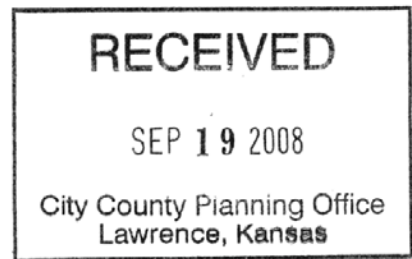
Our concerns are not the vacating of Fireside Drive per se but of the collective impact of the proposed changes in setbacks, height, density, screening, and noise. We ask that close attention be given to the above concerns and that we and the other residents and homeowners of the Pioneer Ridge neighborhood, who will be unquestionably harmed by this proposal, are protected from this aggressive project.

Sincerely,

Todd R. Henderson
517 Rock Fence Place
Lawrence, KS 66049
785-830-0448

Christie J. Henderson

Vicki S Rogg
3205 Trail Road
Lawrence, Kansas 66049



September 19, 2008

Lawrence-Douglas County Metropolitan Planning Commission
Attn: Sandra Day
Sixth and Massachusetts Street
Lawrence KS 66044

RE: Preliminary Plat for Boardwalk Addition

Dear Planning Commission Members:

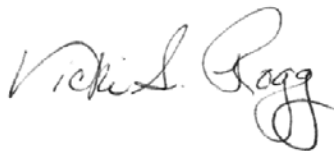
I am writing to let you know that I have some serious concerns about the proposal for the Boardwalk Apartments Project. This addition will be very close to my back yard. Based on the plans that I have seen, this will significantly affect the property values of my home and those in my neighborhood.

Specifically I object to:

1. The height of these buildings. These are three stories where the old ones were two stories.
2. The lack of an adequate distance between the buildings and the property lines of the individual houses along Rock Fence Place and Trail Road. The proposed project has only twenty feet. There was over sixty feet distance with the old apartments.
3. Inadequate fencing and landscaping to visually block the apartments from my view.

I am aware that these issues may not be the ones you are discussing at this meeting. However I think it is important for this commission to be aware of my concerns. I would appreciate any assistance you can give in protecting the property values of the homeowners in this neighborhood.

Sincerely,



Vicki S. Rogg

RECEIVED

SEP 22 2008

City County Planning Office
Lawrence, Kansas

September 21, 2008

Lawrence-Douglas County Metropolitan Planning Commission
Attn: Ms. Sandra Day, City/County Planner
P.O. Box 708, Lawrence, Ks. 66044-0708

RE: PP-07-08-08: Preliminary Plat for Boardwalk Addition

Dear Planning Commissioners,

We have several concerns about proposed Boardwalk Addition.

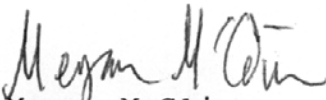
1. The new buildings are going to be 3 stories tall. The current buildings, while also 3 stories, have half a story underground. With the gabled roofs these buildings will be about 15-20 feet higher than the current buildings. Two of these buildings will be 10 feet from the current fence. Current plans show windows facing neighbors back yards. We feel these two buildings this close to neighborhood houses will eliminate privacy, dominate neighborhood view and our property values will significantly decline.

2. The new buildings will consist of 72 one bedroom apartments. Parking spaces are planned at 86. This is going to be a high density of people and cars. Some of these apartments may be rented by two people, for instance a young couple. Therefore there could be two cars connected with each apartment. Along with guests' cars, we feel this is not adequate parking.

3. The property maintenance of the owner the last 4 years has been dismal. Architect Paul Werner has tried to assure the neighborhood that going forward maintenance will be a top priority. Past history is good indicator of how things will be handled in the future. We feel the existing fence is in poor repair. The plans call for the fence to remain and be repaired as needed. We feel a new fence needs to be installed to better buffer the neighborhood. We also feel that the landscaping buffer is inadequate. With only 10 feet between the fence and these tall buildings, it would be only possible to plant small trees and shrubs.

The city is being asked to vacate Fireside Drive. In exchange, we feel that the apartment complex should be designed to compliment the neighborhood. We feel the current design would dominate and hurt property values.

Sincerely,



Megan McGlenn
512 Rockfence Place
Lawrence, Kansas 66049



Jeffrey McGlenn

785-830-9691

September 19, 2008

Lawrence-Douglas County Metropolitan Planning Commission
Attn: Ms. Sandra Day, City/County Planner
P.O. Box 708
Lawrence, KS 66044-0708



RE: PP-07-08-08: Preliminary Plat for Boardwalk Addition, located at the intersection of Frontier Road and Fireside Drive.

Dear Planning Commission Members:

We live at 508 Rock Fence Place and would like to convey our serious concerns regarding the proposed Boardwalk Addition.

If replating allows for increased density in rebuilding of the complex, we are not in favor of reducing the number of lots to three (3).

Based on the plans we have seen from Paul Werner Architects, we feel that the proposed project will lead to a material decline in the quality and character of our single family neighborhood.

The proposed buildings consist of only one-bedroom units with little overflow parking being considered.

The original buildings were only two stories high while the proposed buildings stand three stories. This creates a serious privacy issue for our neighborhood.

The proposal for repairing the existing fence that separates the Rock Fence homes and apartment complex is another issue. The current fence is merely six (6) feet in height and in very poor condition. The apartment complex owner has an extremely poor track record of property maintenance therefore; we cannot be assured that the fence would be properly maintained.

We ask that you give serious attention to the expressed concerns and that we as well as other homeowners in the Pioneer Ridge neighborhood are protected from this overly aggressive project.

M. Annette Larson
508 Rock Fence Place
Lawrence, KS 66049
785-843-5986

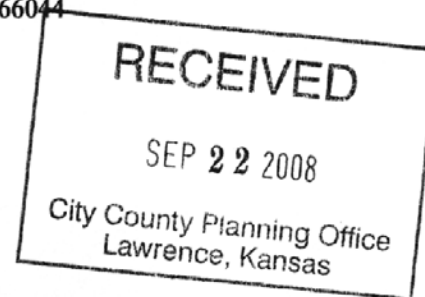
Stanley L. Larson

League of Women Voters of Lawrence and Douglas County

P.O. Box 1072, Lawrence, Kansas 66044

September 21, 2008

Brad Finkeldei, Chairman
Members
Lawrence-Douglas County Planning Commission
City Hall
Lawrence, Kansas 66044



ITEM NO. 2: PRELIMINARY PLAT FOR BOARDWALK ADDITION; FRONTIER ROAD & FIRESIDE DRIVE

Dear Chairman Finkeldei and Planning Commissioners:

The new Land Development Code changed the responsibility for approval of site plans from that of the of the City Commission to that of an administrative approval which is the responsibility of the Planning Director. At the same time the new Code incorporated new provisions under Chapter 20, 20-1101(6) and (7), giving this official the option of placing restrictions on the height, landscaping and buffering, and on other possibly objectionable features of multi-dwelling developments adjacent to single family dwellings.

Based on the letter from an adjacent family in a single family residence, it appears that this is an instance where these provisions and others of the Article 11 on Protection Standards for Residential Districts should be applied. We quote from this letter:

“...The previous apartment building, which was destroyed by fire in October 2005, was approximately 65 feet from our rear property line, the proposed project has the new buildings merely 20 feet from the line. The previous building was two stories while the proposed buildings stand three stories high...”

The density of the proposed replacement apartments also seems to be greater than it was in the original structure.

Site plans now are administratively approved by staff. This case is an example of where these new site plan provisions of the Land Development Code have been a mistake. The original intention of allowing site plans to be administratively approved was to facilitate development of projects for the developers, and the Protection Standards for Residential Districts was adopted in the new Code to provide options to administrative officials where site plans could cause hardships for neighbors. We suggest that the Planning Commission should also be involved in these decisions.


We have two suggestions in the case of this Preliminary Plat: (1a) the Planning Commission increase the setback of the building line of the buildings on the Preliminary Plat, and (1b) reduce the height of the buildings that are adjacent to the residences. This option is available to both the Planning Commission and the City Commission at the Preliminary Plat stage because this is the stage at which the Planning Commission reviews the Preliminary Plat and City Commission approves dedication and *vacation* of rights-of-way on Preliminary Plats, a new procedure also incorporated into the Land Development Code.

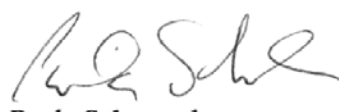
Our second suggestion is to initiate rezoning to PD (Planned Development). This also is an option available to both the Planning Commission and City Commission. This would allow the decision-making bodies, in this case the elected officials, wider options in providing the needed protection standards for neighboring properties, especially for controlling heights, setbacks and increasing buffering.

We hope that the Planning Commission will recognize the seriousness of this situation not just for these property owners affected, but also for the proper integration of multiple family developments into our existing and future neighborhoods.

Thank you for your careful consideration of this issue.

Sincerely yours,


Milton Scott
Vice President


Paula Schumacher
Land Use Committee