

Dear City Commissioners and City Staff,

2-4-13

As residents who have watched the rise in over-size duplex rental units, we continue to be concerned about their proliferation city-wide and in the Oread Neighborhood. The lower parking standard for duplexes provides an incentive to build such units - more renters, less parking required. Ex: A duplex with 4 BR on each side = 8 BR and provides only about 4 parking spaces, as cars can be stacked in driveways and garages. Duplexes are no longer "family units" but small apartment complexes. "Families" also live in apartment complexes. The consequence of this parking exception results in cars spilling out into the street, taking up nearly all on-street parking. Sidewalks here are especially important for pedestrians. The impact on neighborhoods throughout the city is unsightly and often leads to the physical deterioration of the area. We believe that duplexes should have the same parking standard as all other city rental units- one space per bedroom.

RM12D zoned areas should also be changed to the 3 unrelated rule not 4 as proposed by city staff. Such areas are expected to be a lower density not high density.

Thank you for your consideration, Candice Davis and Dustin Brown, ORA Co-Chairs

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CITY MANAGERS OFFICE
LAWRENCE, KS

February 2, 2013

Dear Commissioners and City Staff,

As president of the Sunset Hill neighborhood association I would like to discuss the problem of duplex parking. Evidently there is to be a discussion of the occupancy standards in the Development Code at the next city council meeting. The primary concern is the on street parking associated with duplex rental units. The assigned parking for these units is not adequate. With so many people in these duplexes, the parking spills out onto the street. This results in restricted passage down city streets for other cars, fire trucks school buses and ambulances. The streets are too narrow because of the street parking by the duplex tenants. By changing the code to require one parking slot for each bedroom rented, the problem of impassable streets would not be solved but much improved. Please consider altering the code to keep the streets more passable.

Thank you Jeanne Pees

Jeanne Pees