

From: Patricia Manning [<mailto:pmpwmann8@gmail.com>]

Sent: Sunday, January 21, 2018 8:53 PM

To: Sheila Stogsdill <sstogsdill@lawrenceks.org>

Subject: Commernts regarding Z-17-00602

Dear Lawrence-Douglas County Metropolitan Planning Commission:

Like many of my neighbors in Briarwood and the other residential areas surrounding the parcel of land referenced in Z-17-00602, we were enticed to buy our homes by the new urbanism plan for the area, including the single-family homes that would be built on the parcel in question. As the planning commission well knows, the Planning and City Commissions allowed the buildings on this land to deviate quite a bit from that original vision. We now live surrounded by apartment buildings. Any pretense of the walkability of new urbanism has disappeared entirely. Because of the traffic caused by the many high-density developments already on this parcel, one cannot walk across Folks Road at most times of day.

Now, the Planning Commission wants to permit even more dense development, including the possibility of trailer parks with the RM15 designation, and thus moving even farther away from the plan used to market homes in the area. I would have never bought my home if I thought that there was any possibility that I would be living near a trailer park. My husband and I bought in this part of town rather than in others without zoning restrictions to avoid this. I have heard from others who have written already that the Planning Commission has said that trailers are not a real possibility, but as this plan for this land has "evolved" at the behest of developers, the promises made to homeowners in the area about the type of development that will be allowed have been broken continuously. As a result, I have no faith that there will not be a trailer park on this property at some point in the future if the new zoning allows for it.

At one point, the City Commission promised no development like fast food restaurants beyond Champion Lane. Because the City Commission broke that promise, the outdoor space in the surrounding neighborhoods smell like flame broiling and fried chicken when it rains and whenever the wind blows in certain directions. All of these decisions have damaged homeowners' property values. If Lawrence wants residents to be willing to purchase homes in the city, at a certain point the zoning promises made to encourage us to buy need to be better respected. This proposal moves in entirely in the wrong direction.

Sincerely,

Patricia Manning