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From: Thomas [<mailto:carlson@sunflower.com>]

Sent: Friday, February 09, 2018 9:58 AM

To: Katherine Weik <kweik@lawrenceks.org>

Subject: Re-Zoning proposal at 5475 W. 6th

Hi,

Attached find a list of the concerns the Branchwood HOA has about this project. The only people who submitted were those located directly to the south of it, at 5204 / 5208/ 5212 B.C.

The plan for Feb 21 meeting is OK but I do not think we will be ready to agree to rezoning until we get some more information and resolve these issues.

I know this is a typical scenario, hoping to reach some agreement suitable to everybody.

Tom

Building and Rezoning Proposal for 5475 W. 6th St.

The proposal to erect structures with multiple living units for multiple residents, just 10 feet from our property line is unacceptable. To meet the code, our residences are 35 feet from the property line.

What is the setback requirement for these buildings? Why would any (multiple density) housing be permitted to be exempt from that code, or have a more lenient standard?

How will the trash be accessible for city equipment? Are these townhomes going to have individual trash carts or a common dumpster? (where are they planning to put the trash carts or common dumpster?)

Regarding the proposed structures:

We need something such as a more detailed south elevation plan. Our HOA was designed to not have windows facing towards other residences. The nearest proposed building has south-facing windows which would create privacy issues for us and those residents.

Proposal should present specific rules about offensive or nuisance features/issues, including lighting, noise, pets, outdoor features, other covenants.

What are the plans for the fence? Design, height, material, etc.

Also, the HOA supposedly has an easement for fence maintenance, outside our fence line.

There are trees along the south property line (on it, actually). They would possibly obstruct or pose a danger to some of the buildings, and will not provide any screening for our HOA. The best solution would be to remove them, unless the developer will accept all risks for damage caused by the trees which are half on his property..

Proposed plan needs more information, some detail and a legend. What was submitted so far does not answer our questions, the most important of which are listed above.

After rezoning, do we (the HOA) have opportunity to comment before approval of an actual site plan?

I believe it is time for our neighborhood to unite and organize by way of committee.

There is power in numbers when dealing with governing agencies. So before I respond to your morning email with forwarding copy to all of our neighbors, I would like to run an idea past you. I think we need to form a committee. Because you have generously taken the reins in communicating with City staff and the neighborhood, I would like to recommend you as Chairman of such a committee. I am willing and available to be on the committee at any time. I believe each of our Board Members should actively participate on said Committee and at the Planning Commission Mtg. on Feb. 21.