

## Mary Miller

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**From:** Carolyn Crawford [ccjava2cups@yahoo.com]  
**Sent:** Monday, April 23, 2012 8:39 AM  
**To:** Mary Miller  
**Cc:** Carolyn Crawford  
**Subject:** Annexation of Northwest Corner of W. 6th Street (US-40) and K-10

Mary,

My wife and I have owned the property adjacent to the northwest corner of US 40 Highway and K-10 for 32 years. Over those we have watched Lawrence grow west from 6th and Kasold, sometimes gracefully and sometimes not, over taking farms and rolling hills. We have watched as sometimes the city controlled the development and sometimes the developers did. Still we have believed in Lawrence and its people, joining them in developing Lawrence into the best it can be.

We share the concerns of the neighbors regarding traffic, light pollution, noise, trash, and property security related to this annexation. Additionally, as owners of expensive purebred cattle and horses, we are further concerned for their safety.

Here are the points that we have regarding the annexation that we would like you to address:

- We are concerned about losing the open, quite, beautiful nature of the neighborhood. This has always been an agricultural area that was held in large land blocks lending a beautiful entry into the city.
- High traffic most hours of the day and night will change the quite peaceful nature of the neighborhood.
- We are concerned about new structures fitting into the beautiful landscape.
- We are concerned that the development of commercial real-estate as a result of this may not be done with quality.
- Light and noise pollution can be very disruptive to the neighborhood
- Trash associated with a new development can have an impact on the area, soil and run off water.
- Our purebred Limousin cattle and quarter horses are accustomed to a quick secure area. People coming up to pet them, feed them or throw things at them can be dangerous to them and the animals.
- We do not favor forced annexation.
- We are concerned about what impacts the annexation will have on current and future zoning.
- We should not be included in a benefit tax district for sewer, water, signalization, and streets.

Over the years raising our five children on this farm, we have tried to be good citizens and neighbors to Lawrence by being a founding family of Kaw Valley Soccer Association in 1980, St. Margaret's Church in 1989, Raintree Lower Elementary in 1994 and Bishop Seabury

Academy in 2001 as well as being leaders in Douglas County 4H, Boy Scouts, serving in LINK and Family Promise, and being in the Chamber of Commerce. It is our hope that the city can be as good of a neighbor to us as we have been to them.

Sincerely,  
Ron and Carolyn Crawford

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**From:** Mary Miller <mmiller@lawrenceks.org>  
**To:** "ccjava2cups@yahoo.com" <ccjava2cups@yahoo.com>  
**Sent:** Friday, April 20, 2012 3:51 PM  
**Subject:** permitted use table

Carolyn,  
It was very nice talking to you today. I've attached the permitted use table which lists the uses which are permitted in the CC Districts. As I mentioned, we are considering recommending 'conditional zoning', which means only uses which are seen as being associated or compatible with a regional recreational facility would be permitted on this property. You could look the permitted use table over and see if there are any uses that you feel should not be permitted on this property.

The Planning Commission is considering the annexation this Monday, but will be considering the rezoning at their May meeting. You can provide your comments regarding the permitted uses directly to Planning and you can also provide written comments to the Planning Commission on the proposed rezoning as well as the proposed plan and development code amendments. You will receive a notification letter of the amendments and the rezoning about 20 days before the Planning Commission meeting.

The next step will be to plat the property. With platting, street right-of-way is dedicated and decisions on street improvements are made. The preliminary plat will be considered by the Planning Commission and you will be notified of this meeting as well.

The site plan can be submitted in conjunction with the plat. The applicant will provide property owners within 1000 ft notification of the site plan, and you can contact the Planning Office for copies of the plans that have been submitted. Once again, your comments on the layout and design of the site plan will be very helpful.

I just wanted to outline the development process, since there are several steps. Please feel free to contact me if you have any questions.

Thanks,  
Mary

**Mary K Miller, AICP, City/County Planner- [mmiller@lawrenceks.org](mailto:mmiller@lawrenceks.org)**  
Planning Division | [www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)  
P.O. Box 708, Lawrence,KS 66044  
Office (785) 832-3147 | Fax (785) 832-3160

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APR 20 2012

City County Planning Office  
Lawrence, Kansas

Kenneth and Anna Oliver  
873 N. 1663 RD  
Lawrence, KS 66049  
785-550-7746

April 18, 2012

Mary Miller  
City/County Planner  
Lawrence City Hall  
6 East 6th St  
Lawrence, KS 66049

Dear Ms. Miller,

I recently visited with you twice over the phone regarding the proposed annexation, rezoning and development of the parcel of land on the NW corner of the intersection of HWY 40 and K-10. As I mentioned during our conversations, as adjacent property owners, our family is very concerned about the development and its effect on our quality of life and the value to our property. Our hope is that the planning commission and developers actively engage with the residents in our neighborhood, exchange ideas, and address our concerns. We agree that this intersection could potentially be a wonderful gateway to our city, and being long time Lawrence residents, we fully understand the need for thoughtful and meaningful development. We are writing this letter to formally express some of our concerns.

When we purchased our lot, we reviewed the Lawrence City Commission approved Nodal Plan. It recommended an office and research park facility, and the plan designated a green space buffer between our property and any development to preserve storm water drainage and provide a transitional buffer from the commercial/industrial/public use areas and our neighborhood. The necessity for the green space is no different today than it was a few years ago and we trust that you will maintain the green space for these reasons.

The 'Horizon 2020' plan included a goal of: "Neighborhood Conservation. The character and appearance of existing low-density residential neighborhoods should be protected and improvements made where necessary to maintain the values of properties and enhance the quality of life." As you know, the entire north side of the land being considered for annexation would fall under this stated goal. We hope the City Commission, planners and developers hold to their stated goals and the intent of 'Horizon 2020' and the approved Nodal Plans that were in effect when we purchased our property.

We are concerned about the Baldwin Creek drainage basin which is located immediately behind our property. Although we have yet to have serious water drainage issues, the pond and culvert on our property overflow several times a year, usually after seasonal storms pass through the area. With the significant development of the acreage behind us, it's an obvious concern that the runoff is not impeded and can freely flow downstream. Although our neighborhood is not located in a FEMA designated floodplain, there is a floodplain only 1/8 of a mile downstream from our subdivision, therefore, water drainage must be addressed in the zoning, planning and development.

Another concern is access to our property. The current access to our neighborhood is only from E. 900 RD. The KDOT long range plan calls for the improvement of E. 900 RD and for adding another road on the west side of our neighborhood to join 1663 RD with HWY 40. We are very concerned about the increased traffic and safety issues with the added thru traffic caused by two entrances to our subdivision. We would very much like to maintain a single entrance into our subdivision to lessen traffic and noise and to keep the country feel of the property we purchased. I would imagine this would also save the city a considerable sum of money in not having to build additional access roads and associated infrastructure.

It is my understanding that the planning commission is considering conditional zoning for the property. We would like to be involved in this process to limit the future commercial use and make it more compatible with our existing residential neighborhood. The proposed CC600 zone is already a significant increase in the scope and size of the proposed commercial use for this area. Our hope is that responsible conditional zoning would make that significant increase adequate for commercial use while mitigating the negative effects of noise and traffic on the surrounding property owners.

We purchased our property and built our home here because of the quiet, country feel and proximity to the city's amenities. We were aware the property under your consideration was going to eventually be developed, but on a smaller scale than what is currently being proposed. We ask that through this process the planning commission act on our requests and lessen the negative impacts of the rezoning and subsequent development by:

1. Insuring adequate flow of storm water run off through the Baldwin drainage basin.
2. Insuring the mitigation of light and noise pollution that would negatively effect our quality of life and property value through the thoughtful placement of buildings and berms, landscaping, etc. Although we have some trees on the back of our property, from September to April, there are no leaves on the trees and we have a very clear view of the sloped property all the way up to and including US 40.
3. Reclaiming the green zone that was initially addressed in the Lawrence City Commission approved Nodal plan in 2003.
4. Easing the negative view of large buildings and structures with landscaping, berms and building placement to maintain the country feel. This 'country feel' is why we built our homes here.
5. Maintaining the one way street access to our neighborhood to minimize traffic.
6. Being partners with area residents to create meaningful conditional zoning to limit the commercial uses of the property being developed, therefore maintaining our property values and quality of life.

Thank you in advance for addressing our concerns and we look forward to being a partner in making this development a true asset to or city.

Sincerely,



Kenneth and Anna Oliver

April 16, 2012

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APR 18 2012

Scott and Jodi Bouyack  
City of Lawrence County Planning Office  
887 N. 1663 Road Lawrence, Kansas  
Lawrence, KS 66044

Lawrence City Hall  
City Planning Office  
Attn: Mary Miller  
6 East Sixth Street  
Lawrence, KS 66044

Ms. Miller,

As our address above would indicate, my wife and I are residents of Northwood Estates, the development just north of the land where the proposed recreation center and ancillary developments are being discussed. I am writing you today to express some areas of concern that we have, as directly adjacent residents, with this proposed annexation, rezoning, and development.

Prior to purchasing our home in Northwood Estates in 2010 I researched future development plans, and the Nodal Plan, closely. The following excerpt from the Nodal Plan resonated very strongly with me, as it spoke most directly to address potential impact of development on my property:

"Such uses are encouraged at the gateways to the City and it's anticipated the West 6<sup>th</sup> Street/K-10 intersection will evolve into one of the community's most prominent and attractive entryways. This nodal plan also designates a green space buffer along the northern edge of the corner to help preserve the southwestern portion of the Baldwin Creek drainage basin and will likely function in a stormwater management capacity. The green space also acts as a transitional buffer for the lower-density residential development and agricultural activities for unincorporated Douglas County adjacent to this corner.

Specifically, as our southern property line is a direct border the land that is proposed to be annexed and developed, we are expecting that the city will adhere to its own recommendations of a "green zone" or "buffer" to provide a natural transition. The drainage basin that runs through the land is not only directly behind my lot, but also cuts through the southeast corner of my lot, thus future plans for the drainage basin could have very direct impact on my lot.

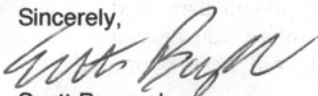
We have some concerns about the recreation center itself. As this is being described as a fairly large building, designed to attract significant crowds, I would like to express our expectation that the city will be addressing such concerns as security, pollution, and traffic control for the adjacent neighborhood, all of which can become problems when frequent crowds are involved. Additionally, as the recreation center project, as has been described, will include some outdoor elements, we have concerns over what sort of lighting may be used, the positioning of the lighting, and the amount of time the lighting might be used in the nighttime hours.

Another considerable area of concern for us is the street plan. As you know, E. 900 Road is currently the only access to our neighborhood, and because N. 1663 Road is a dead end, we have very little traffic other than resident traffic. It would certainly be our hope to maintain that as much as possible, but do have concerns that if we share a road or access point with the recreation center and ancillary developments, it could result in significantly increased traffic on our street, as well as upon entering or exiting our development.

We appreciate the City's willingness to engage us in this process and listen to our concerns. My wife and I will be attending the meeting on April 19, and any such subsequent relevant meetings, and look forward to being a part of the process. If at any time you would like to talk to me directly, I can be reached via phone at (678) 778-0797 or email at [scott.bouyack@gmail.com](mailto:scott.bouyack@gmail.com).

We look forward to being a cooperative part of this process, as long as the city returns the favor.

Sincerely,

  
Scott Bouyack

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APR 17 2012

City County Planning Office  
Lawrence, Kansas

April 16, 2012

City of Lawrence  
Attn: Mary Miller - City Planning Office  
6 East Sixth Street  
Lawrence, KS 66044

Dear Ms. Miller:

As residents of the Estates of Northwood, we are writing to formally express our concerns regarding the proposed development of the land located at 6<sup>th</sup> street and E. 900 road.

Two years ago we built our home at 875 N. 1663 road. This represented years of planning and saving to be able to secure the perfect location for our "forever" home. The Estates of Northwood combines an amazing country setting with the convenience of being located close to town. We clearly researched this location before purchasing the lot and discovered that the land to the south of the neighborhood was zoned for agriculture only and included a green space adjacent to our property. Additionally, the long-term nodal plan indicated only plans for light research type facilities in the future. Over the past two years we have developed such an appreciation for our setting, neighbors and new way of life. As a result, we were clearly concerned to hear of the proposed recreation center and other sports facilities being discussed for the land directly behind our neighborhood.

We will be attending the public meeting on April 19<sup>th</sup> to learn more about the land use proposal and to share our concerns, but we wanted to provide them in writing as well.

#### Drainage & Visual Concerns

The Estates of Northwood is located at a grade significantly below Sixth Street. In fact, despite 35 ft+ trees that span the back of our property, we can clearly see the traffic on Sixth Street. This is even more evident during the winter when the leaves have fallen. Given this, any construction on the land between Sixth Street and our neighborhood will be easily seen from our home. Light and noise pollution control as well as proper landscaping will be very important to those who live adjacent to the property. Additionally, the slope creates significant drainage issues for several of our neighbors when it rains heavily. There is great concern about the impact construction may have on the drainage down to our neighborhood.

Traffic & Safety

Currently, N. 1663 is a no outlet road. The amount of traffic in our neighborhood is minimal and almost solely from residents. Adding facilities such as those proposed could generate significant traffic to the corner of West 6<sup>th</sup> Street and K-10. It is extremely important to us that N. 1663 remains a no outlet road. We understand from attending a recent KDOT meeting that there are future plans to open the west end of N. 1663 for an access road that would run from Sixth Street north, but it was shared that the east end of N. 1663 would then become the dead end. Regardless of the location of the cul-de-sac, it is imperative that N. 1663 does not become a thru street. If this would occur, the traffic generated would create noise and safety concerns for the families in our neighborhood.

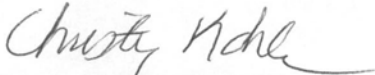
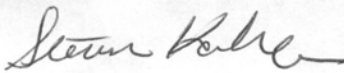
Green Space

Providing a buffer between the south lots of Northwood and the adjacent property may only provide a small level of separation, but will be important given the high traffic volume these types of proposed facilities could generate.

Admittedly, at this point we can only react to the land use proposals we have heard discussed in the local media. We understand the significance these types of facilities could have for our community, as this intersection could truly become a critical "gateway" to Lawrence. As Lawrencians we want to support development that will be meaningful for our city, but we also ask to have a voice in the planning that could greatly impact our way of life.

Thank you in advance for considering our concerns. We look forward to continued dialogue as the process progresses.

Sincerely,



Steven & Christy Kahle  
875 N. 1663 Road

April 17, 2012

Lawrence Planning Office  
Attn: Mary Miller  
6 East Sixth Street  
Lawrence, KS 66044



RE: Development of the area South of Northwood Estates

Dear Ms Miller,

We appreciate your willingness to consider our concerns regarding future development to the area that is behind our neighborhood..

We have worked very hard for 40 years to save money to "retire" in Lawrence. A couple of years ago, that dream came true when we built our wonderful home in Northwood Estates. We were aware of the future plans for along 40 highway (behind our property) which were similar in nature to Wakarusa and was described as a wonderful entrance from the West to the City of Lawrence. Those plans were acceptable to us.

We are now receiving information that due some negotiating, things are on the fast track to change these plans. We have been advised that 50 acres have been "donated" to the city for a recreation center. At first this sounded great as we "assumed" it would be similar to the East Side recreation center. Now we are hearing of the magnitude of the plan which includes Kansas relays, concerts, etc. We are very concerned about not only the recreation center, but future development that may affect our way of life as we know it.

Our concerns that we have at this time are::

- Green space needs to be left between our properties
- Lighting interfering with our outdoor evening enjoyment needs to be addressed
- Noise affecting our outside enjoyment needs to be addressed
- Excessive traffic through our quiet dead end street now and in the future if the street is opened up as a thru street. Major signage needs to be added on 900 Rd. to keep traffic out of our neighborhood. KDOT has plans in the future to exit our neighborhood to the West. This will also need to be addressed in the planning.
- Security effecting our safe neighborhood needs to be addressed
- The effect of the development on wildlife (owls, deer, opossums, frogs, coyotes)
- Storm drainage needs to be addressed
- What method of sewage disposal will be used needs to be addressed
- A clear boundary needs to be established with a wrought iron fence with signage along the property line to help eliminate trespassing.



We want very much to work toward a mutually agreeable plan that will allow our neighborhood keep its "country" feel while allowing a reasonable expansion of the land to our South.

We will look forward to meeting with you and the other parties who are involved in the future plans.

Respectfully,

A handwritten signature in cursive script, appearing to read "Mike and Debby Kelso". The signature is written in dark ink and is positioned to the right of the typed name.

Mike and Debby Kelso

891 N 1663 Rd

Lawrence, KS 66049

[kukelso@gmail.com](mailto:kukelso@gmail.com)

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APR 19 2012

Scott and Sharolyn Robinson

850 N 1663 Road, Lawrence, KS 66409

City County Planning Office  
Lawrence, Kansas

April 16, 2012

Lawrence City Hall  
City Planning Office  
Attn: Mary Miller  
6 East Sixth Street  
Lawrence, KS 66044

R.E.: Land use proceedings for the northwest corner of Hwy 40 and K-10

Mary Miller,

We are in receipt of your letters regarding the land use proceedings. As residents of Northwood Estates directly north of that land, we have some major concerns about how that it might be utilized, accessed, and developed.

When making a decision to build in this area we were provided a nodal plan for the area and from what we have been able to gather at this point, it seems that the current discussions for development are a long stretch from that plan.

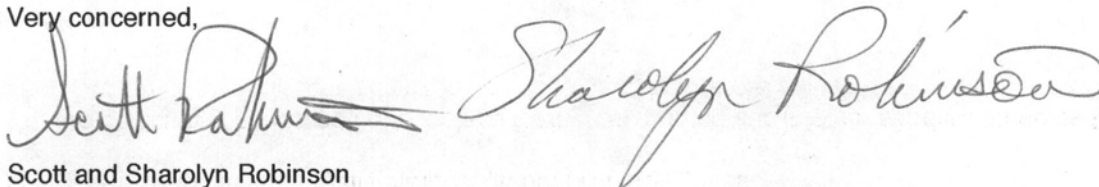
We have major concerns that would affect our current lifestyle here in Northwood Estates that could have a significant negative impact on our property values.

We are particularly concerned about plans for ingress and egress into our subdivision so as to keep it as private as it is today, lighting issues for the commercial activity as well as the proposed outdoor track, visual "pollution" that would destroy our current views, drainage issues, and privacy with the extra potential traffic just to mention a few.

Our point is that we were here FIRST - Douglas County approved this sub-division to create the environment that we currently have and we have MAJOR investment in it. If the City of Lawrence is to annex the adjoining land and change its zoning, they have a responsibility to maintain and preserve, as much as possible, the living environment we invested in to create.

Adverse use (or poor implementation of approved use) of the adjacent land could cause serious financial loss to a whole sub-division of residents. I'm sure the developers have great plans for personal and business profits, but they should not come at our expense.

Very concerned,



Scott and Sharolyn Robinson