

LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY

RECEIVED
JUL 21 2014
City County Planning Office
Lawrence, Kansas

July 20, 2014
Mr. Bruce Liese, Chairman, and Planning Commission
Lawrence-Douglas County Metropolitan Planning Commission

RE: ITEM NO. 2: PRELIMINARY DEVELOPMENT PLAN FOR THE LINKS; 251 QUEENS RD

Dear Chairman Liese and Planning Commissioners:

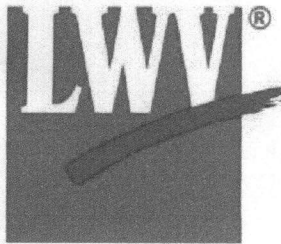
We ask that you deny this request for approval of the proposed Links Preliminary Development Plan and return the plan to its original density. It is within your purview to recommend this be done. We also ask that you take the opportunity to review the impact that this current proposal will have on the neighboring property. Because it is a Planned Development, you also can require that the housing type be single family rather than apartments. We ask that you change the development pattern to that of Cluster Development, designed to avoid encroaching on the vegetation and sensitive land, including the steep slopes and stream. Our reasons are as follows:

1. The Preliminary Development Plan stage gives the Planning Commission the opportunity to correct the mistakes that have been made in the past with this project. We ask that you do this rather than make the situation worse now by approving the current Preliminary Development Plan change.
2. This is still under the planning guidance of the Northwest Plan. When the plan was being considered by the Committee writing the plan, it was recognized that as the plan area extended north from 6th Street, the land under consideration was very sensitive, and needed special protection. As a result, the Committee incorporated into the Plan the following recommendation:

“Page 5, Northwest Plan, (Land Use, Recommendation 3) “Single family residential is encouraged in the central and northern parts of sections 28 and 29. Planning of neighborhoods should follow the neighborhood planning concept...”

With the new Code, adopted in 2006, it was possible to zone sensitive areas for Cluster Development; whereas previously, sensitive land was supposed to be protected by using the Planned Unit Development approach. The Links with its low-density, two-story apartments, golf course, detention ponds, and PD zoning, although questionable in terms of the Northwest Plan, was promised as a family-oriented alternative development. The RM-12 District, with the Planned Development Overlay District and a maximum density limit of 6 units an acre applied, was necessary to allow apartments under the new Land Development Code, although the original actual density of the plan was closer to 4 units an acre. As time progressed with The Links, the height of the apartments and their density increased, until now the density being sought is more that twice that of the original plan; now an overwhelming 900+ units.

- President*
Cille King
- Vice President*
Carrie Lindsey
- Secretary*
Caleb Morse
- Treasurer*
Marjorie Cole
- Directors*
Margaret Arnold
- Caroljean Brune**
- Debra Duncan**
- James Dunn**
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- Marlene Merrill**
- Austin Turney**



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Page 2

Again, we ask that you recognize the negative impact that this current proposal will have on the neighboring property and that you return the plan to its original planned density, or less. Because it is a Planned Development, you also can require that the housing type be single family rather than apartments, developed as Cluster Housing, and designed to avoid encroaching on the vegetation and sensitive land. We also ask that where necessary, such as to shield parking areas for example, that the set-backs and screening be designed to be really effective, especially if the Code standards are insufficient.

We hope that you will act on our suggestions and allow the developer of this project to create a development that will be an asset to the neighborhood and encourage single family development around it.

Thank you for considering our letter.

Sincerely yours,

Cille King

Cille King
President

Alan Black

Alan Black, Chairman
Land Use Committee

Mary Miller

From: Patricia Willer [ppwiller@gmail.com]
Sent: Monday, July 21, 2014 9:31 AM
To: Mary Miller
Subject: Input on plan modification for Links development

To the Planning Commission:

This is to voice concern about the pending request to greatly increase the density of the proposed Links Apartment development in northwest Lawrence.

I am a homeowner in the Westwood Hills neighborhood just off Wakarusa and quite close to Queens Road. As a homeowner I watch growth and development in this area with both enthusiasm and concern. It is a lovely area with great potential but there is also a very real risk of over development. Low density multiple family and a healthy mix of single family and business development are critical.

Last year a large apartment complex was completed on Wakarusa. We are now joined by many good new neighbors, who bring increased vitality to the area. But the downside is both the increase in traffic and the speed of traffic on Wakarusa, burgeoning trash and litter problems, and additional noise in a very peaceful neighborhood. Trash gets caught in the natural areas along Wakarusa. People make u-turns to access parking lots in the apartment complex. Traffic moves very quickly through a residential neighborhood, with many walkers, bikers and runners.

It is certainly the case that more development will come to the northwest part of Lawrence. I ask the Planning Commission and City Commission to exert great diligence in wise development that retains that which is special about the area and does not create apartment blight from overbuilding. I welcome apartments, but not a sea of apartment roofs as far as the eye can see.

The Links project has already been granted one increase in density . Let's consider that previous increase to be the compromise point. Further increases will have a negative impact.

Thank you for your consideration.

Patricia Willer
331 North Carver Lane
Lawrence, KS. 66049

RECEIVED

JUL 17 2014

City County Planning Office
Lawrence, Kansas

July 17, 2014


Lawrence City Commission
Lawrence Planning Department

Dear Fellow Residents:

We are writing to inform you of our opposition to a zoning request that will permit the construction of a 900 (!) unit apartment complex on Queen's Road (think about the same number of units in all of the residence halls on the KU campus). Many apartment complexes have been constructed in the area already. Most are poorly designed, poorly laid-out, badly landscaped, and externally ugly. While we respect the right of land owners to use their property as they see economically advantageous and within the planning guidelines set out by the Lawrence community, we simply do not understand the continued construction of more and more apartments in an area that situated within a single family home environment. Northwest Lawrence is simply too overbuilt with large-scale apartment complexes, most of which remain largely unoccupied. A better place for such living quarters might well be near the new technical park on K-10; workers there are likely to move into an apartment while searching through Lawrence for permanent living quarters. Other prime sites would be in East or North Lawrence, given the continued development in those areas.

We recognize that our conclusions will bear little weight on the Commission's rezoning decision, as does the opinion of most residents. We are hopeful, however, that the overbuilding will stop at some point.

Sincerely,



Glen and Lynn Marotz
348 North Eaton Drive

RECEIVED

JUL 17 2014

City County Planning Office
Lawrence, Kansas

July 10, 2014

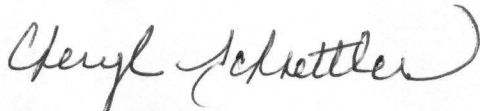
Dear Lawrence-Douglas County Metropolitan Planning Commission,

This is regarding the proposed LINKS project near Queens Rd. I am a new home owner with my property adjacent to Queens Rd. at 305 Campbell Drive. When I purchased my property, the proposed apartment complex units were approximately 430. Now the proposed number is 900. I would not have purchased this property knowing that many units were considered.

My main concern is the Queens Rd. assessment. I do NOT agree with any assessment fees being considered for my property. The road is BEHIND my home. I do not plan to nor have I ever used Queens Rd. for transportation access. It is out of my way. I use Wakarusa and 6th St. access. I feel the assessment fees should be paid by the company that is responsible for this entire project.

Please take my concerns into consideration.

Sincerely,



Cheryl Schnettler
305 Campbell Dr.
Lawrence, KS 66049
920-915-9761