



LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY

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DEC 15 2014
City County Planning Office
Lawrence, Kansas

December 14, 2014

To: Mr. Bruce Liese, Chairman, and Planning Commission Members
Lawrence-Douglas County Metropolitan Planning Commission

RE: ITEM NO. 2: COMPREHENSIVE PLAN AMENDMENT TO HORIZON 2020 CHAPTER 14 (JSC)
ITEM NO. 3: CC400, RS7, RM12D, RM24, PCD, RMO TO CC600; 120.6 ACRES; 6200 W 6TH ST
(MKM)

We ask that you completely rethink (re-plan) the rezoning here and not allocate more commercial zoning than has been determined in the original area plan when the nodal plan for this SLT/6th intersection allocated commercial retail use to the four corners a few months ago. This includes proposed changes to the West of K-10 Area Plan, as well as the proposed rezoning of the 160 acres to CC600.

Our reasoning is as follows:

1. The CC600 zoning district is one of the most intensive and inclusive that is available. Once commercial zoning has been applied to land, it is unlikely that it will be rezoned to any other district or to any use other than commercial, including retail commercial.

2. **The amount of retail zoning allocated to this corner by its nodal plan is 360,000 square feet. That amount is 8.46 acres. The amount of 160 acres, the total area that is being asked to be rezoned to CC600, is one-fourth of an entire section or 6, 809,600 square feet.** This is almost **19 times** the minimum that has been allocated for retail space. Assuming that the calculation is for gross retail space, even if the amount of parking needed is added so that as much 15 acres is included in the allocation, this total amount being proposed for commercial rezoning is so far in excess of what the corner nodal plan allocated to this corner that the rezoning proposal does not seem to even begin to conform to this nodal plan.

3. The staff is proposing that the rezoning be conditioned to limit the retail zoning at the ordinance stage. If the retail zoning is to be limited by conditioning, why rezone more commercial zoning than the actual amount being allocated in the first place? There are other zoning districts that could be applied **once the area is planned**. This zoning appears to be speculative, with no actual future plans for land use.

4. We suggest that the planners look at this quarter-section, as well as the entire 640-acre section. We believe that what is needed is to reexamine the zoning patterns, locate the commercial zoning where the automobile traffic and customers should go, locate the commercial zoning there and re-plan the remainder of the area, that is, for example, 145 acres, for residential or mixed use on this corner. To our way of thinking, the best location

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Page 2

would be where it was originally proposed in the Northwest Plan; that is, in the southwest corner of the quarter-section.

We sincerely hope that you will deny the proposed changes to this quarter-section, rethink the area and re-plan it before considering changing the plan or the rezoning requested for the area.

Thank you.

Sincerely yours,

Cille King

Cille King
President

Alan Black

Alan Black, Chairman
Land Use Committee