



Lawrence Association of Neighborhoods

Planning and Development Services
P.O. Box 708
Lawrence, KS 66044

January 22, 2018

RE: PLanning Commission Items CPA-17-00596

Dear Planning Commissioners and Staff,

The Lawrence Association of Neighborhoods (LAN) wishes to express its opposition to the above referenced Comprehensive Plan Amendment submitted by Landplan Engineering PA on behalf of Iowa Street Associates. Changing the land use from its current designation of Office to Medium/High Density is inappropriate in this location. Such a major change in land use will be disruptive to the lives of the current residents, property owners, and business owners within established neighborhoods. Further, the proposed development is contrary to the existing Horizon 2020 Plan and it is not in conformity with existing zoning. It is our conclusion that the change to Medium/High Density land use will be detrimental to Springwood Heights and Hills West.

LAN is committed to working with existing and emerging neighborhood associations to facilitate their approach to city governing bodies, and to working with such officials to help remove barriers to citizen access. To this end LAN is engaged with the Springwood Heights and Hills West neighborhood associations, and with other residents affected by this proposed development at 2300 Crestline Drive. After careful consideration of the future ramifications the approval of this text amendment could create, and the very serious concerns of the residents and property owners that will be affected by a high-density housing project, LAN reached the following conclusions:

1. A Comprehensive Plan Amendment for this site would be inconsistent with the long-range goals and policies of Horizon 2020. Horizon 2020 wisely establishes the necessity for appropriate buffers between high- and low-density housing. This is reflected in the current land use map and current zoning of this site.

2. This text amendment does not arise from a change in circumstance or unforeseen conditions. There is not a shortage of available locations for Medium/High Density land use, according to the referenced *2016 Multi-Dwelling Inventory Report*. Developers should be encouraged to build in accordance with the existing Comprehensive Plan and its associated land use categories.

3. The proposed request creates a situation that gives the impression that the project only has 15 units per acre, but could increase up to over 21 units per acre. That would result in multi-family housing that would **increase density substantially**

above that of the other six apartment complexes in the immediate neighborhood. In addition, approving this text amendment would allow the creation of a high-density project located on a **local street**, Crestline Drive, not the arterial or collector street that is required for such a project. This would certainly lead to an unacceptable level of traffic congestion.

4. Not only would the proposed text amendment **not advance a clear public purpose, it would negatively affect the adequacy of existing facilities and services.** A high density multi-family proposal at this location would surround on three sides the existing single level Lawrence Child Development Center at 2333 Crestline Drive; this property sits directly across Crestline Drive from the First Presbyterian Church, which also contains a child care center. These child care centers serve the residents of the surrounding neighborhoods during work and school hours, and are essential for the residents' current quality of life. Adopting this text amendment raises grave doubts as to whether these day care centers can continue to exist given the huge increase in traffic newly imposed on Crestline Drive at busy morning and evening drop off and pick up times. If parents can't access these day care centers in a timely manner at peak hours because of increased traffic, the continued viability of the day care centers is in doubt.

5. LAN would also like to draw attention to the **Horizon 2020 chapter dedicated to Neighborhoods and Housing** which outlines factors paramount to the health of neighborhoods. In our view, allowing development of this magnitude in an established neighborhood would:

NOT maintain the form and pattern of established neighborhoods.

NOT preserve the character of existing neighborhoods.

NOT protect the character and appearance of existing residential neighborhoods or maintain their values or enhance their quality of life.

LAN believes that all future growth in Lawrence and Douglas County should be carefully guided in conformance with comprehensive land use plans that integrate long-range planning across the city. The site at 2300 Crestline Drive is currently zoned RSO, which is compatible with Horizon 2020, as a transition space between existing low density housing to the west, the commercial retail zone along Iowa Street to the east, and high density apartment complexes to the south. The current RSO zoning preserves land use that is compatible with the existing neighborhoods, which is what the residents expected when they purchased their properties. Additionally, it encourages the construction of new low-density homes, adhering to the current RSO zoning. Simply put, to approve this text amendment at this location is anathema to LAN's goal of preserving existing neighborhoods and encouraging the construction of new affordable housing.

It is for these reasons stated above that the Lawrence Association of Neighborhoods does not support the Comprehensive Plan Amendment as submitted by Landplan Engineering PA on behalf of Iowa Street Associates.

Respectfully, Courtney Shipley, LAN Chair