



Americare™

Scott McCullough
Department of Planning
P.O. Box 708
Lawrence, KS 66044

October 10, 2013

Re: Variance Request to Subdivision Design Standards for Assisted Living by Americare site,
3901 Peterson Road

Dear Mr. McCullough,

This letter is in reference to a proposed Assisted Living Project at the southeast corner of Peterson Road and Monterey Way. Americare is submitting the necessary applications and information for a Rezoning Request for that property.

According to the 2040 Major Thoroughfare Map that section east of the Roundabout and still within the city limits is shown as being a Principal Arterial (w/median) where a total right-of-way dedication of 150 feet (75 feet each from the adjacent properties). For this tract, the current property owner, Jeffrey E. Smith Homes, LC dedicated a 50 foot-half right of way from the Quarter Section Line in 2003. The Street Plans for Peterson Road & Monterey way prepared approved by the city in 2005 also show a total right-of-way width of 100 feet from the Roundabout to approximately 660 feet west to the edge of the city limits. From the current subdivision regulations this is the requirement for a Minor Arterial.

When this project moves forward, the property will end up being platted as one overall lot and is where right-of-way dedications are required in accordance to the current 2012 Subdivision Regulations. At this time we would ask that a variance from needing to dedicate additional street right-of-way on Peterson Road be considered for the following reasons. The project is part of in-fill development and there were right-of-way takings within the last 10 years. The current right-of-way is consistent to what was shown on the Street Construction Plans approved in 2005.

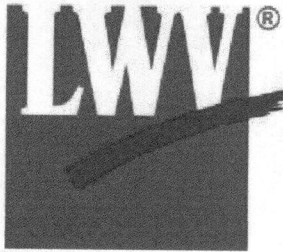
Also on the 2005 plans, Monterey Way is shown as having a total right-of-way width of 80 feet as required for a collector in the Subdivision Regulations and is also shown as a Collector on the 2040 Major Thoroughfare Plan. Monterey Way should not require any additional dedication of right-of-way when this tract is platted.

Please let us know if you have any questions regarding this variance request.

Sincerely,

Neal Slattery, PE,
Americare,

Americare, Inc.
Project Development
2415 Carter Lane, Suite #105,
Columbia, Mo. 65203
Ph: 573-442-5188
Fx: 573-442-5277



LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY

RECEIVED

DEC 16 2013

City County Planning Office
Lawrence, Kansas

December 15, 2013

To Mr. Bryan Culver, Chairman, and Planning Commissioners
Lawrence-Douglas County Metropolitan Planning Commission

RE: ITEM NO. 2A: RS10 TO RM12-PD; 19.3 ACRES; 3901 PETERSON RD
ITEM NO. 2B: PRELIMINARY DEVELOPMENT PLAN FOR ASSISTED LIVING BY AMERICARE;
3901 PETERSON RD

Dear Chairman Culver and Planning Commissioners:

After reviewing the rezoning and Preliminary Development Plan for the Assisted Living Plans for the Americare proposal, we have some questions that give us concern.

1. We question whether the amount of parking planned for the project is adequate for its proper function. We realize that the developers of the project have assumed that the residents will not be driving, for the most part, and that the parking will be needed primarily for the staff. However, has the added parking needed for visitors, mail delivery, clubhouse visits and servicing, for example, been considered? Our concerns are based on personal experience of some of our members. They have suggested that the parking provided shown on the plans would be insufficient.

2. Another question is what would likely happen should the project fail due to overbuilding for retirement facilities? Has the staff made any projections as to what the needs will be in view of the current projects present and planned that would meet the predicted needs? Should there not be a demand, would the project revert to a standard RM12 development? Would the current location, building and parking plans and connected open spaces provide for the needed expansions? Would a standard RM12 type of change be appropriate for the current location?

3. Given the above questions, would it be possible to achieve this type of care facility in an RS (Single Family) District with a Special Use Permit? We realize that this type of facility, because of the comparatively low automobile traffic and other factors that reduce its intensity, is better suited in a low-density residential neighborhood than an apartment complex of the same zoning would be, both for its benefit and for that of the neighborhood. We compliment the staff and developers for seeking a Planned Development for this project with its predictability, design requirements and other features of the PD Overlay District.

However, we continue to have concerns that our Comprehensive Plan (CP), as currently interpreted, gives neighborhoods very little actual protection because of its unpredictability. As we have pointed out previously, interpretation of the density shown in the CP still allows the development of three-story or taller apartment buildings in an existing or potential single family district as long as its density remains at 6 units an acre. We have some recent examples of this, of which you are probably aware.

Sincerely yours,

Cille King
Cille King, Co-President

Alan Black
Alan Black, Chairman of the Land Use Committee