

NOTICE TO THE PUBLIC
PLEASE PUBLISH ONCE ON SUNDAY, JULY 30, 2006
PLEASE SEND ONE (1) COPY OF AFFIDAVIT TO THE PLANNING OFFICE, P O
BOX 708, LAWRENCE, KS 66044-0708

NOTICE TO THE PUBLIC

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meetings on Monday, **August 21, 2006**, at 7:00 p.m., Wednesday, **August 23, 2006** at 6:30 p.m. **and an additional meeting** on Wednesday, **August 30, 2006** at 6:30 p.m. or thereafter, in the Commission Meeting Room on the first floor of City Hall, 6 E. 6th Street.

The Planning Commission will consider the following public hearing items at their Monday, August 21, 2006 meeting:

TA-01-02-06: Pursuant to the provisions of K.S.A. Chapter 12, Article 7, consider making a recommendation on the adoption of "Subdivision Regulations for Lawrence and the Unincorporated Area of Douglas County, January 26, 2006 Edition." This set of regulations replaces Chapter 21 of the Code of the City of Lawrence, Kansas, with Article 8 in the Land Development Code of the City of Lawrence, Chapter 20 of the Code of the City of Lawrence [adopted July 1, 2006] and replaces in its entirety Article 11 in the County Code, thereby establishing new standards for rural residential development and updated subdivision design standards and development criteria for the platting of lands within the incorporated limits of Lawrence and within the Unincorporated Area of Douglas County. The "Subdivision Regulations, January 26, 2006 Edition" is a general and complete revision of the City of Lawrence and Douglas County's existing, jointly adopted Subdivision Regulations [re: Ordinance No. 5257 and Resolution No. 81-11, and amendments there to] and as such, affects all divisions of land within the corporate limits of the City of Lawrence and the unincorporated area of Douglas County. The "Subdivision Regulations, January 26, 2006 Edition" is incorporated by reference as if fully set forth in this notice. Copies of the "Subdivision Regulations, January 26, 2006 Edition" are available for review at the Office of the Lawrence-Douglas County Planning Department, City Hall, 6 E. 6th Street, Lawrence, Kansas. The "Subdivision Regulations, January 26, 2006 Edition" is also available at www.lawrenceplanning.org. **TA-01-02-06** and **TA-01-03-06, AND CPA-2006-01** are companion documents that together create new Rural Development Regulations within the existing zoning and subdivision regulations of Douglas County. Initiated for public hearing by the Board of County Commissioners on January 25, 2006. *This item was tabled from the May Planning Commission meeting to allow consideration of alternate text drafted by a sub-committee of the Planning Commission. The alternate text is also posted at www.lawrenceplanning.org.*

TA-01-03-06: Consider amendments to Articles 6, 7, and 18 in the "Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas," said amendments: revise the 'A' Agricultural District [Article 6] to allow development of single-family dwellings in conformance with revisions to platting and development

requirements in the jointly adopted Lawrence/Douglas County Subdivision Regulations; revise the 'A-1' Suburban Home Residential District [Article 7] to conform to minimum frontage and entrance spacing requirements for roads in Douglas County, when adopted by the Board of County Commissioners; and, revise the Height, Area and Bulk Requirements Table, [Article 18] to conform to minimum frontage and entrance spacing requirements for roads in Douglas County, when adopted by the Board of County Commissioners. Initiated for public hearing by the Board of County Commissioners on January 25, 2006. *This item was tabled from the May Planning Commission meeting.*

CPA-2006-01: Hold a public hearing on proposed amendments to the Comprehensive Plan, Horizon 2020, Chapters 4 & 5. The amendments are: to 'Chapter Four – Growth Management' and 'Chapter 5 – Residential' which pertain to the development criteria for rural residential development in the Unincorporated Area of Douglas County. Associates with text changes in these two chapters are two maps, Map 4-1 and Map 4-2 which depict the criteria that will be used in the evaluation of rural development within the Lawrence UGA, Service Areas 2 through 4, and within the remainder of the Unincorporated Area of Douglas County. There are also changes to the road classifications to the Major Thoroughfare Maps in Chapter 8 [Maps 8-1 and 8-2]. Initiated for public hearing by the Board of County Commissioners on January 25, 2006. *This item was tabled from the May Planning Commission meeting.*

The Planning Commission will consider the following public and non-public hearing items at their Wednesday, August 23, 2006 meeting:

Amend 2006-2009 Transportation Improvement Program (TIP) to add and delete federally-funded projects for:

- Add intersection improvements at 19th St. & Louisiana, STP + local funding
- Cancel roadway improvements on 31st St. from Ousdahl to Louisiana, STP + local funding
- Add brick street restoration on Ohio St. from 6th St. to 8th St., Transportation Enhancement + local funding
- Add downtown streetscape improvements in Eudora on Main St. from 7th St. to 9th St., Transportation Enhancement + local funding

PF-07-17-06: Final Plat for Oregon Trail Addition. The property is located North of U.S. Hwy 40 (6th Street) and East of George Williams Way (extended). This residential subdivision contains 123 single-family and multi-family residential lots. Submitted by Landplan Engineering, for Oregon Trail Holdings LC, property owner of record.

PF-07-18-06: Final Plat for Stephens-Noller Addition, a one lot industrial subdivision. The property is located on the SW corner of Research Park Drive & Bob Billings Parkway. Submitted by Landplan Engineering, for Mark Buhler, contract purchaser. Bob White Meadow, LP is the property owner of record.

PF-07-19-06: Final Plat for Loges Addition. The property is located on the NW corner of Queens Road & Overland Drive. This residential subdivision containing 142 single-family and multi-family lots. Submitted by Landplan Engineering, for Michael Stultz, property owner of record.

A-07-02-06: A request to annex a tract of land approximately 20.08 acres. The property is located South of Peterson Road & West of Monterey Way. Submitted by Peridian Group Inc, for First Management, contract purchaser. Property owners of record are Ruth P. Branham, Trustee; Darrel E. Johnson, Trustee of Ruth Branham Charitable Remainder Trust; and Roger A. & Linda A. Morningstar.

Z-07-19A-06: A request to rezone a tract of land approximately 10.08 acres, from R-1 (Single-Family Residence) to RM12 (Multi-Dwelling Residential). The property is located South of Peterson Road & West of Monterey Way. Submitted by Peridian Group Inc, for First Management, contract purchaser. Property owners of record are Ruth P. Branham, Trustee; Darrel E. Johnson, Trustee of Ruth Branham Charitable Remainder Trust; and Roger A. & Linda A. Morningstar.

Z-07-19B-06: A request to rezone a tract of land approximately 9.974 acres, from R-1 (Single-Family Residence) to RS5 (Single-Dwelling Residence). The property is located South of Peterson Road & West of Monterey Way. Submitted by Peridian Group Inc, for First Management, contract purchaser. Property owners of record are Ruth P. Branham, Trustee; Darrel E. Johnson, Trustee of Ruth Branham Charitable Remainder Trust; and Roger A. & Linda A. Morningstar.

PP-07-10-06: Preliminary Plat of Branham Farms, a proposed residential subdivision containing 43 single-family and 15 multi-family lots on approximately 20.08 acres. The property is located South of Peterson Road & West of Monterey Way. Submitted by Peridian Group Inc, for First Management, contract purchaser. Property owners of record are Ruth P. Branham, Trustee; Darrel E. Johnson, Trustee of Ruth Branham Charitable Remainder Trust; and Roger A. & Linda A. Morningstar.

A-07-03-06: A request to annex a tract of land approximately 9.21 acres. The property is located at the SW corner of Kasold Drive & 31st Street. Submitted by Peridian Group Inc, for First Management, contract purchaser. Property owners of record are Felix M. & Henrietta Karlin, Trustees.

Z-07-20A-06: A request to rezone a tract of land approximately 9.21 acres, from A (Agricultural) to RM12 (Multi-Dwelling Residential). The property is located at the corner of Kasold Drive & 31st Street. Submitted by Peridian Group Inc, for First Management, contract purchaser. Property owners of record are Felix M. & Henrietta Karlin, Trustees.

Z-07-20B-06: A request to rezone a tract of land approximately one acre, from UR (Urban Reserve) to RM12 (Multi-Dwelling Residential). The property is located at the corner of Kasold Drive & 31st Street. Submitted by Peridian Group Inc, for First Management, contract purchaser. Property owners of record are Felix M. & Henrietta Karlin, Trustees.

PP-07-11-06: Preliminary Plat of Yankee Tank Pointe, a one lot multi-family residential subdivision containing 11.916 acres. The property is located at the corner of Kasold Drive & 31st Street. Submitted by Peridian Group Inc, for First Management, contract purchaser. Property owners of record are Felix M. & Henrietta Karlin, Trustees.

UPR-05-07-06: Use Permitted upon Review request for a retirement community, located at 24th Place between Crossgate Drive and Inverness Drive. Submitted by Landplan Engineering, PA, applicant for Inverness Park Limited Partnership, property owner of record.

SUP-07-01-06: Special Use Permit for a 150' T-Mobile monopole cellular tower and equipment shelter. The property is located at 2206 E 23rd Street. Submitted by Selective Site Consultants for T-Mobile Central LLC dba T-Mobile. Knights of Columbus Council 1372 are the property owner of record.

SUP-07-02-06: Special Use Permit for a 150' T-Mobile monopole cellular tower and equipment shelter. The property is located at 3420 Bob Billings Parkway. Submitted by Selective Site Consultants for T-Mobile Central LLC dba T-Mobile. Lawrence Hidden Valley Committee, Inc. is the property owner of record.

CUP-04-03-06: Conditional Use Permit request for Midnight Farm, located at 2084 N 600 Road. This proposed residential living facility contains approximately 40.52 acres. Submitted by Landplan Engineering, PA, for Community Living Opportunities, property owner of record. *This item was deferred from the June Planning Commission meeting to allow time for the applicant to meet with nearby residents.*

Z-06-17-06: A request to rezone a tract of land approximately 3.91 acres, from M-2 (General Industrial) and M1-A (Light Industrial) to CO (Office Commercial). The property is generally described as being located by Lynn and Homewood Streets on the North & South, and Bullene and Haskell Avenues to the West & East. 800 Block of Lynn Street. *Rezoning initiated by City Commission on June 6, 2006.*

Z-07-22-06: A request to rezone a tract of land approximately 3.91 acres, from M-2 (General Industrial) and M1-A (Light Industrial) to RMO (Multi-Dwelling Residential-Office) or RSO (Single-Dwelling Residential-Office). The property is generally described as being located by Lynn and Homewood Streets on the North & South, and Bullene and Haskell Avenues to the West & East and is located in the 800 block of Lynn Street. *Initiated by Planning Commission at July meeting.*

Z-06-14-06: A request to rezone a tract of land approximately .134 acres, from RS-2 (Single-Family Residence) to CN-1 (Inner Neighborhood Commercial). The property is located at 917 Delaware. Submitted by Korb Maxwell, Polsinelli Law Firm, for Robert & Molly Krause, property owner of record. *This item was deferred from the July Planning Commission meeting due to a notice error.*

The Planning Commission will consider the following public hearing items at their Wednesday, August 30, 2006 meeting:

Z-06-16A-06: A request to rezone a tract of land approximately 2.21 acres, from PRD-2 (Planned Residential Development) to PCD-2 (Planned Commercial Development with revised use restrictions). The property is located at the intersection of 6th Street & Wakarusa, North side of Highway 40. Submitted by BFA, Inc, for 6Wak Land Investments, LLC, property owner of record.

Z-06-16B-06: A request to rezone a tract of land approximately 15.8 acres, from PCD-2 (Planned Commercial Development with limited uses) to PCD-2 (Planned Commercial Development with revised use restrictions). The property is located at the intersection of 6th Street & Wakarusa, North side of Highway 40. Submitted by BFA, Inc, for 6Wak Land Investments, LLC, property owner of record.

PDP-06-06-06: Preliminary Development Plan for Wal-Mart includes approximately 17.98 acres. The property is located at the NW intersection of 6th Street & Wakarusa Drive. The plan proposes approximately 121,500 square feet of commercial development. Submitted by BFA, Inc, for 6Wak Land Investments, LLC, property owner of record.

TA-06-04-06: Consider adoption of revisions to Chapter 20, Development Code to correct inconsistencies since adopted. *Initiated by the Planning Commission at their July meeting.*

TA-07-05-06: Consider revisions to 20-1107 (c) 2 iv regarding standards for Retail Market Impact Analysis. Specifically, this amendment changes "shall be denied" to "may be denied" with regard to project approval if the city-wide vacancy rate is 8% or greater. *Initiated by the Lawrence/Douglas County Planning Commission at their 6/28/06 meeting.*

TA-07-06-06: Consider initiation of revisions to Chapter 20, Development Code to correct inconsistencies since adopted.

CPA-2006-02: Amendment to Horizon 2020, Chapter 6 – Commercial, to change language pertaining to Policy 3.11 B. *Initiated by the Lawrence/Douglas County Metropolitan Planning Commission on 6/28/06 meeting.*

CPA-2006-03: Consider initiation of amendments to Horizon 2020, Chapter 6 – Commercial to address consistency issues in the Commercial Centers descriptions.

Consider revisions to the **Planning Commission By-Laws.**

Legal descriptions for public hearing properties listed above are on file in the Planning Office for review during regular office hours, 8-5 Monday - Friday.

Communications to the Commission:

Written comments are welcome and encouraged on all items to be considered by the Planning Commission. The Commission has established a **deadline for receipt of all written communications of no later than 10:00 a.m. on Monday, August 21, 2006.** This ensures your transmittal to the Commission can be received and read prior to their meeting.

Sheila M. Stogsdill
Interim Director, City/County Planning
www.lawrenceplanning.org