

NOTICE TO THE PUBLIC

PLEASE PUBLISH ONCE ON SUNDAY, APRIL 3, 2005

**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, April 25, 2005, at 7:00 – 10:00 p.m., and Wednesday, April 27, 2005 at 6:30 – 10:30 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 and non-public hearing items at their Monday, April 25, 2005 meeting:

PP-10-26-04: Revised Preliminary Plat of Lake Estates at Alvamar. This proposed 35-lot single-family residential subdivision contains approximately 12.597 acres. The property is generally described as being located southeast of Lake Estates Subdivision, between E 920 Road and Lake Alvamar. Submitted by Peridian Group, Inc. for Lake Estates at Alvamar, LLC, applicant, and Chris Earl, Mark A. & Marsha G. Buhler, Yankee Tank Investors, and Alvamar, Inc., property owners of record.

PF-01-02-05: Final Plat for Hanscom-Tappan Addition, 2nd Plat, a Replat of Tract B, Block One, and Lot 14, Tract Two, Hanscom-Tappan Addition, and a Final Plat of an adjacent tract. This proposed 13-lot residential subdivision contains approximately 2.006 acres. The property is generally described as being located south of 15th Street and west of Haskell Avenue. Submitted by Landplan Engineering, P.A., for Parnell Investors LLC, property owner of record.

FDP-01-02-05: Final Development Plan for Hanscom-Tappan II PRD. This proposed single-family residential subdivision contains approximately 1.93 acres. The property is described as being located at 1535 Haskell Avenue. Submitted by Allen Belot for Parnell Investors, LLC, property owner of record.

PF-02-03-05: Final Plat for Lake View Addition Number 2, a Replat of Lake View Addition. This proposed multi-family residential and commercial subdivision contains approximately 29.7261 acres and is located north of Clinton Parkway and east of K-10 Highway (SLT). Submitted by Peridian Group, Inc., for Timber Villas Development, LLC, Central National Bank, Bristol Partners XVII, LLC, and Garber Enterprises, Inc., property owners of record.

PF-03-04-05: Final Plat for Fall Creek Farms 11th Plat. This proposed one-lot single-family residential subdivision contains approximately 1.174 acres and is located west of Kasold Drive and south of Peterson Road. Submitted by Landplan Engineering, P.A., for Sojac Land Company, L.C., property owner of record.

PF-03-06-05: Final Plat for Long John Silver's/A & W Restaurant. This proposed commercial one-lot subdivision contains approximately 1.15 acre and is located at 1503 W. 23rd Street. Submitted by McCluggage Van Sickle & Perry for Yum! Brands, Inc. – Long John Silver's Corporation, property owner of record.

PF-03-07-05: Final Plat for Oakley Addition No. 3, a replat of Oakley Addition No. 1, Lot 25, Block 1 in Oakley Addition No. 2, and an unplatted tract of land. This proposed office and planned residential development contains approximately 9.614 acres and is located west of Folks Road and south of W. 6th Street. Submitted by Peridian Group for Consolidated Properties, Inc., and IMG Holdings, L.L.C., property owners of record.

PP-03-05-05: Preliminary Plat for 205 N. 5th Street. This proposed three-lot single-family residential subdivision contains approximately 0.689 acre and is located north of Walnut Street and east of Fifth street. Submitted by Peridian Group for Theresa and Robert Wagner, property owners of record. (This relates to item PF-03-08-05.)

PF-03-08-05: Final Plat for 205 N. 5th Street. This proposed three-lot single-family residential subdivision contains approximately 0.689 acre and is located north of Walnut Street and east of Fifth street. Submitted by Peridian Group for Theresa and Robert Wagner, property owners of record. (This relates to item PP-03-05-05.)

PF-03-09-05: Final Plat for Carpenter Addition No. 3, a replat of Lot 3, Carpenter Addition No. 2. This proposed three lot duplex-residential subdivision contains approximately 0.858 acre and is located at 1050 East 24th Street. Submitted by Landplan Engineering, P.A., for Larry H. Midyett and Sue A. Midyett, property owners of record.

Z-03-18-05: A request to rezone a tract of land approximately .19 acres from C-5 (Commercial) District to PCD-2 (Planned Commercial Development) District. The property is generally described as being located at 3400 & 3434 South Iowa Street. B G Consultants, Inc., for Schnaer Real Estate Ltd. Partnership, contract purchaser, and Wal-Mart Real Estate Business Trust, property owner of record. (This relates to items PF-03-10-05, and FDP-03-03-05.)

PF-03-10-05: Final Plat for Wal-Mart Addition No. 3, a replat of Lot 1 and Lot 3 in Wal-Mart Addition No. 2, a replat of Wal-Mart Addition No. 1; Lot 2, M & L Subdivision; Lot 7a, Armstrong's Subdivision No. 1; and Lot 1, Armstrong's Subdivision No. 3. This proposed commercial subdivision contains approximately 12.92 acres and is located at 3400 & 3434 South Iowa Street. Submitted by B G Consultants, Inc., for Schnaer Real Estate Ltd. Partnership, contract purchaser, and Wal-Mart Real Estate Business Trust, property owner of record. (This relates to items FDP-03-03-05, and Z-03-18-05.)

FDP-03-03-05: Final Development Plan for Crown Chevrolet/Toyota. This proposed Planned Commercial Development contains approximately 12.92 acres and is located at 3400 & 3434 South Iowa Street. Submitted by B G Consultants, Inc., for Schnaer Real Estate Ltd. Partnership, contract purchaser, and Wal-Mart Real Estate Business Trust, property owner of record. (This relates to items PF-03-10-05, and Z-03-18-05.)

Amend 2004-2008 Transportation Improvement Program (TIP) to:

add a federally-funded project for Independence Inc. for a replacement van

add a locally-funded project for City of Eudora for K-10/Winchester Rd. interchange study

Amend 2005 Unified Planning Work Program (UPWP) for budget adjustments

CUP-02-03-05: Conditional Use Permit for E4 Excavating. The property is located at 1452 East 1 Road, and contains approximately 10.96 acres. Submitted by Robin L. Edmonds for Shirley Edmonds, property owner of record.

MM-12-02-04: Request to rescind the minimum maintenance road designation for E 1800 Road from N 900 thence south approximately 0.8 mile. Requested by Douglas County Public Works for the Palmyra Township Board. *This item was deferred from the January Planning Commission meeting.*

UPR-03-02-05: Use Permitted upon Review request for a private club at Brandon Woods Retirement Center. The property is located at 1501 Inverness Drive and contains 3.325 acres. Submitted by Brandon Woods Club, Inc, applicant, for Brandon Woods, Inc., property owner of record.

Receive proposed **Capital Improvements Plan (CIP) for years 2006-2011.**

Consider revisions to **Planning Commission By-Laws** to reflect changes in meeting schedule/format.

At the Wednesday, April 27, 2005 meeting, a public hearing will be held to consider the following items:

Z-12-55-04: A request to rezone a tract of land approximately 2.69 acres from RM-1 (Multiple-Family Residential) District to O-1 (Office) District. The property is generally described as being located east of Wakarusa Drive and north of Harvard Road. Submitted by Peridian Group, Inc., for Mustard Seed Christian Fellowship, property owners of record. *This item was deferred from the February Planning Commission meeting.*

A-01-02-05: Annexation request for approximately 17.52 acres, located north of Highway 40 and east of K-10 Highway. Submitted by Landplan Engineering, Inc., for Hanover Place, LC, Oread, LC, and Tanglewood, LC, property owners of record. *This item was deferred from the 2/23/05 Planning Commission meeting.* (This relates to items Z-01-08-05, Z-01-09-05, and Z-01-10-05, Z-01-11-05, and Z-01-12-05.)

Z-01-08-05: A request to rezone a tract of land approximately 61.64 acres from A (Agriculture) District to PCD-2 (Planned Commercial Development) District. The property is generally described as being located north of Highway 40 and east of K-10 Highway. Submitted by Landplan Engineering, Inc., for Hanover Place, LC, Oread, LC, Tanglewood, LC, Kentucky Place, LC, JDS Kansas, LC, Venture Properties Inc., TAT Land Holding Company, LC, and Safe Harbour EAT-V, LLC, property owners of record. *This item was deferred from the 2/23/05 Planning Commission meeting.* (This relates to items A-01-02-05, Z-01-09-05, Z-01-10-05, Z-01-11-05, and Z-01-12-05.)

Z-01-09-05: A request to rezone a tract of land approximately 19.89 acres from A (Agriculture) District to RO-1A (Residence-Office) District. The property is generally described as being located north of Highway 40 and east of K-10 Highway. Submitted by Landplan Engineering, Inc., for Hanover Place, LC, Oread, LC, Tanglewood, LC, Kentucky Place, LC, JDS Kansas, LC, Venture Properties Inc., TAT Land Holding Company, LC, and Safe Harbour EAT-V, LLC, property owners of record. *This item was deferred from the 2/23/05 Planning Commission meeting.* (This relates to items A-01-02-05, Z-01-08-05, Z-01-10-05, Z-01-11-05, and Z-01-12-05.)

Z-01-10-05: A request to rezone a tract of land approximately 29.10 acres from A (Agriculture) District to RS-2 (Single-Family Residential) District. The property is generally described as being located north of Highway 40 and east of K-10 Highway. Submitted by

Landplan Engineering, Inc., for Hanover Place, LC, Oread, LC, Tanglewood, LC, Kentucky Place, LC, JDS Kansas, LC, Venture Properties Inc., TAT Land Holding Company, LC, and Safe Harbour EAT-V, LLC, property owners of record. *This item was deferred from the 2/23/05 Planning Commission meeting.* (This relates to items A-01-02-05, Z-01-08-05, Z-01-09-05, Z-01-11-05, and Z-01-12-05.)

Z-01-11-05: A request to rezone a tract of land approximately 4.21 acres from A (Agriculture) District to RM-D (Duplex Residential) District. The property is generally described as being located north of Highway 40 and east of K-10 Highway. Submitted by Landplan Engineering, Inc., for Hanover Place, LC, Oread, LC, Tanglewood, LC, Kentucky Place, LC, JDS Kansas, LC, Venture Properties Inc., TAT Land Holding Company, LC, and Safe Harbour EAT-V, LLC, property owners of record. *This item was deferred from the 2/23/05 Planning Commission meeting.* (This relates to items A-01-02-05, Z-01-08-05, Z-01-09-05, Z-01-10-05, and Z-01-12-05.)

Z-01-12-05: A request to rezone a tract of land approximately 13.05 acres from A (Agriculture) District to RM-2 (Multiple-Family Residential) District. The property is generally described as being located north of Highway 40 and east of K-10 Highway. Submitted by Landplan Engineering, Inc., for Kentucky Place, LC, JDS Kansas, LC, Venture Properties Inc., TAT Land Holding Company, LC, and Safe Harbour EAT-V, LLC, property owners of record. *This item was deferred from the 2/23/05 Planning Commission meeting.* (This relates to items A-01-02-05, Z-01-08-05, Z-01-09-05, Z-01-10-05, and Z-01-11-05.)

Z-03-14-05: A request to rezone a tract of land approximately six acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located on E 1500 Road between N 1000 and N 1050 Roads. Submitted by Jeff and Jaclyn Hout, contract purchasers, and Jo Anne Polk, property owner of record.

Z-03-16-05: A request to rezone a tract of land approximately 2.59 acres from PRD-2 (Planned Residential Development) District to POD-1 (Planned Office Development) District. The property is generally described as being located north of W. 6th Street (U.S. Highway 40) between Wakarusa Drive and Folks Road. Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., contract purchaser, and Carolena Ltd and Henrysflower, LC, property owners of record. (This relates to items PDP-03-02-05, and Z-03-17-05.)

Z-03-17-05: A request to rezone a tract of land approximately 8.23 acres from PRD-2 (Planned Residential Development) District to PCD-2 (Planned Office Development) District. The property is generally described as being located north of W. 6th Street (U.S. Highway 40) between Wakarusa Drive and Folks Road. Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., contract purchaser, and Carolena Ltd and Henrysflower, LC, property owners of record. (This relates to items PDP-03-02-05, and Z-03-16-05.)

PDP-03-02-05: Preliminary Development Plan for Bauer Farm. This proposed planned commercial development, planned residential development and planned office development contains approximately 43.88 acres. The property is generally described as being located north of W. 6th Street (U.S. Highway 40) between Wakarusa Drive and Folks Road. Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., contract purchaser, and Carolena Ltd and Henrysflower, LC, property owners of record. (This relates to items Z-03-16-05, and Z-03-17-05.)

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, April 25, 2005.*** This ensures your transmittal to the Commission can be received and read prior to their meeting.

Linda M. Finger
Director, City/County Planning
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