

NOTICE TO THE PUBLIC

PLEASE PUBLISH ONCE ON SUNDAY, JULY 31, 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, August 22, 2005, at 7:00 p.m., and Wednesday, August 24, 2005 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 and non-public hearing items at their Monday, August 22, 2005 meeting:

PF-05-20-05: Final Plat for Sherylville Estates, a Replat of Lot 1, Baker Addition. This proposed 19-lot residential subdivision contains approximately 5.71 acres. The property is generally described as being located between 1600 and 1800 Riverridge Road. Submitted by EBH for Blevco, Inc., contract purchaser, and David A. Blevins, property owner of record. *This item was deferred by the applicant from the June and July Planning Commission meetings.*

PP-06-14-05: Preliminary Plat for Moon Subdivision. The property is generally described as being located at 832 Maple Street. This proposed four-lot single-family residential subdivision contains approximately 0.817 acres. Submitted by BG Consultants for JMC Construction, Inc., property owner of record. (This item relates to PF-06-24-05.) *This item was deferred by the applicant from the July Planning Commission meeting.*

PF-06-24-05: Final Plat for Moon Subdivision, a replat of Lot 6, North Lawrence Addition No. 11. The property is generally described as being located at 832 Maple Street. This proposed four-lot single-family residential subdivision contains approximately 0.817 acres. Submitted by BG Consultants for JMC Construction, Inc., property owner of record. (This item relates to PP-06-14-05.) *This item was deferred by the applicant from the July Planning Commission meeting.*

PF-07-25-05: Final Plat for Fox Chase South No. 3. This proposed 98-lot residential subdivision contains approximately 42.532 acres. The property is generally described as being located north of Longleaf, south of Fox Chase South, and west of Fox Chase East Addition. Submitted by Landplan Engineering, P.A., for Marla L.L.C, Remco L.C., and Devco, Inc., property owners of record.

FDP-06-07-05: Final Development Plan request for Hutton Farms West. This proposed single-family and multiple-family residential development contains approximately 38.423 acres. The property is generally described as being located north of Peterson Road and east of Monterey Way (extended). Submitted by Paul Werner Architects, L.L.C., for North Forty L.C., property owner of record. *This item was deferred by the applicant from the July Planning Commission meeting.*

FDP-07-09-05: Final Development Plan for Wakarusa Crossroads. The existing retail commercial development contains approximately 229,441 square feet and is located at the southwest corner of W. 6th Street and Wakarusa Drive. The proposed plan includes a new 4,500

square foot pad site and revisions to the parking lot. Submitted by Greg DiVilbiss for Bristol Groupe, property owner of record.

PDP-07-06-05: Revised Preliminary Development Plan for Mt. Blue Addition No. 3. This proposed planned industrial development contains approximately 4.25 acres. The property is generally described as being located south of K-10 Highway and east of Franklin Road. Submitted by Landplan Engineering, P.A., for Mt. Blue, LC, BlueJacket Ford LLC, George F. Paley and Steve T. Abbott, property owners of record.

PDP-07-07-05: Preliminary Development Plan for Peterson Acres. This proposed residential subdivision contains approximately 4.6 acres. The property is generally described as being located at 2930 Peterson Road. Submitted by Abeln & Associates Architects for the City of Lawrence, property owners 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 & east of Wakarusa Drive (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. *The Planning Commission deferred this item at their 4/27/05 meeting.* (This item relates to Z-03-17-05, Z-07-48-05, and PDP-03-02-05.)

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 Commercial Development) District. The property is generally described as being located north of W. 6th Street & east of Wakarusa Drive (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. *The Planning Commission deferred this item at their 4/27/05 meeting.* (This item relates to Z-03-16-05, Z-07-48-05, and PDP-03-02-05.)

Z-07-48-05: A request to rezone a tract of land approximately 18.938 acres from PCD-2 (Planned Commercial Development) District to PCD-2 (Planned Commercial Development) District to revise use restrictions. The property is generally described as being located north of W. 6th Street & east of Wakarusa Drive (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. (This item relates to Z-03-16-05, Z-03-17-05, and PDP-03-02-05.)

PDP-03-02-05: Preliminary Development Plan for Bauer Farm. This proposed planned commercial 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., property owner of record. *The Planning Commission deferred this item at their 4/27/05 meeting.* (This item relates to Z-03-16-05, Z-03-17-05, and Z-07-48-05.)

CUP-07-06-05: Conditional Use Permit request for Lawrence Energy Center Industrial Landfill. The property is located at 1250 N 1800 Road, and the proposed landfill contains 61.7 acres. Submitted by Westar Energy, property owner of record.

The Planning Commission will consider the following public and non-public hearing items at their Wednesday, August 24, 2005 meeting:

Z-06-36-05: A request to rezone a tract of land approximately eight acres from M-1A (Light Industrial) District to RS-2 (Single-Family Residential) District. The property is generally

described as being located north of 31st Street and east of Haskell Avenue. Submitted by Landplan Engineering, P.A., for Mary's Lake Properties, L.L.C., property owner of record. *This item was deferred by the Planning Commission from their July meeting.* (This item relates to Z-06-37-05 and PP-06-12-05.)

Z-06-37-05: A request to rezone a tract of land approximately 2.09 acres from M-1A (Light Industrial) District to RS-2 (Single-Family Residence) District. The property is generally described as being located north of 31st Street and east of Haskell Avenue. Submitted by Landplan Engineering, P.A., for Mary's Lake Properties, L.L.C., property owner of record. *This item was deferred by the Planning Commission from their July meeting.* (This item relates to Z-06-36-05 and PP-06-12-05.)

PP-06-12-05: Preliminary Plat for Mary's Lake Addition. The property is generally described as being located north of 31st Street and east of Haskell Avenue. This proposed 35-lot residential and office subdivision contains approximately 15.98 acres. Submitted by Landplan Engineering, P.A., for Mary's Lake Properties, L.L.C., property owner of record. There will be a public hearing on the variance request only. *This item was deferred by the applicant from the July Planning Commission meeting.* (This item relates to Z-06-36-05 & Z-06-37-05.)

Z-04-26-05: A request to rezone a tract of land approximately 13.987 acres from RS-2 (Single-Family Residential) District to PRD-1 (Planned Residential Development) District. The property is generally described as being located south of Peterson Road and west of Monterey Way. Submitted by Peridian Group, Inc., for Jeffrey E. Smith Homes, L.C., property owner of record. *This item was deferred by the applicant from the May Planning Commission meeting.* (This item relates to PDP-05-05-05 and PP-04-06-05.)

PDP-05-05-05: Preliminary Development Plan for The Villas at Spring Hill. This proposed multiple-family residential subdivision contains approximately 12.5 acres. The property is generally described as being located at the southwest corner of Monterey Way and Peterson Road. Submitted by The Peridian Group for Jeffrey E. Smith Homes, L.C., property owner of record. *This item was deferred by the applicant from the May Planning Commission meeting.* (This item relates to Z-04-26-05 and PP-04-06-05.)

PP-04-06-05: Preliminary Plat for Spring Hill No. 2. This proposed subdivision contains 19.299 acres, which includes a 20-lot single-family residential development containing 6.799 acres, and a one-lot planned residential development containing approximately 12.5 acres. The property is generally described as being located south of Peterson Road and west of Monterey Way. Submitted by Peridian Group, Inc., for Jeffrey E. Smith Homes, L.C., property owner of record. *This item was deferred by the applicant from the May Planning Commission meeting.* (This item relates to Z-04-26-05 and PDP-05-05-05.)

Z-05-31-05: A request to rezone a tract of land approximately 62.62 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located south of N 1000 Road and east of E 1450 Road. Submitted by The Peridian Group for May-West, L.C., and Michael R. and Sherri L. Bray, property owners of record. *This item was deferred from the June & July Planning Commission meetings.* (This item relates to PP-05-08-05.)

PP-05-08-05: Preliminary Plat for Bray Estates. This proposed 10-lot residential subdivision contains approximately 62.62 acres. The property is generally described as being located south of N 1000 Road

and east of E 1450 Road. Submitted by The Peridian Group for May-West, L.C., and Michael R. and Sherri L. Bray, property owners of record. *This item was deferred from the June & July Planning Commission meetings.* (This item relates to Z-05-31-05.)

Z-05-32-05: A request to rezone a tract of land approximately 18.5 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located at the northwest corner of E 1600 Road and N 1000 Road. Submitted by Landplan Engineering, for David E. Mears, property owner of record. *This item was deferred by the Planning Commission at their June meeting.* (This item relates to PP-05-09-05.)

PP-05-09-05: Preliminary Plat for Mears Property. This proposed five-lot single-family residential subdivision contains approximately 18.5 acres. The property is generally described as being located at the northwest corner of E 1600 Road and N 1000 Road. Submitted by Landplan Engineering, for David E. Mears, property owner of record. *This item was deferred by the applicant from the June Planning Commission meeting.* (This item relates to Z-05-32-05.)

Z-07-44-05: A request to rezone a tract of land approximately .99 acres from M-1 (Research Industrial) District to RO-2 (Residence Office) District. The property is generally described as being located between E. 19th and Homewood Streets, east of Bullene Avenue, and commonly known as 931, 927, and 935 Homewood Street and 934 and 938 E. 19th Street. Initiated by the Lawrence-Douglas County Planning Commission on June 22, 2005.

Z-07-45-05: A request to rezone a tract of land approximately 6.09 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located at the southeast corner of N 900 and E 1050 Roads. Submitted by Eldon R. Mize, property owner of record.

Z-07-46-05: A request to rezone a tract of land approximately 10.281 acres from A (Agricultural) District to RS-2 (Single-Family Residential) District. The property is generally described as being located at 515 Monterey Way. Submitted by Paul Werner Architects for Fairway, L.C., property owner of record. (This item relates to PP-07-17-05.)

PP-07-17-05: Preliminary Plat for Doolittle Subdivision. This proposed 41-lot residential subdivision contains approximately 10.281 acres. The property is generally described as being located at 515 Monterey Way. Submitted by Paul Werner Architects for Fairway, L.C., property owner of record. (This item relates to Z-07-46-05.)

Z-07-47-05: A request to rezone a tract of land approximately 10.09 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located at 771 Highway 40. Submitted by Elnora Burggraf, property owner of record.

Z-07-49-05: A request to rezone a tract of land approximately 8.5 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located at 1010 E 1500 Road. Submitted by Taylor Design Group, P.A., for Delores Clarridge, property owner of record.

TA-07-02-05: Consider Text Amendment to Chapter 21 regarding concurrent submissions of preliminary and final plats.

A joint meeting with the Baldwin City Planning Commission will be held to consider the following item:

CUP-06-05-05: Conditional Use Permit request for cell tower extension and antenna co-location. The property is located at 304 E 1600 Road. Submitted by Sprint PCS, applicant for SpectraSite, property owner of record.

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 22, 2005.*** This ensures your transmittal to the Commission can be received and read prior to their meeting.

Linda M. Finger
Director, City/County Planning
www.lawrenceplanning.org