

NOTICE TO THE PUBLIC

PLEASE PUBLISH ONCE ON SUNDAY, NOVEMBER 20, 2005

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LAWRENCE, KS 66044-0708

NOTICE TO THE PUBLIC

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meetings on Monday, December 12, 2005, at 7:00 p.m., and Wednesday, December 14, 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, December 12, 2005 meeting:

CPA-2005-01: Hold public hearing on Comprehensive Plan Amendment (CPA) to Horizon 2020, **Chapter 8 – Transportation**. This item was returned from the governing bodies for reconsideration.

CPA-2005-02: Hold public hearing on Comprehensive Plan Amendment (CPA) to Horizon 2020, **Chapter 9 – Parks, Recreation, and Open Space**. This item was returned from the governing body for reconsideration.

PF-10-42-05: Final Plat for The Cove. This proposed 30-lot multiple-family residential subdivision contains approximately 12.51 acres. The property is generally described as being located north of Harvard Road and west of George Williams Way. Submitted by Landplan Engineering, PA, for Lakau, Inc., property owner of record.

PF-10-39-05: Final Plat for Doolittle Subdivision. This proposed 41-lot single-family residential subdivision contains approximately 10.3 acres. The property is generally described as being located north of Overland Drive, south of Trail Road, between Eldridge Street and Monterey Way. Submitted by BG Consultants, Inc., for Fairway L.C., contract purchaser, and Gary R. Grob, property owner of record.

PF-10-40-05: Final Plat for Tomlinson Addition. This proposed one-lot residential subdivision contains approximately 48.0 acres. The property is described as being located at 1800 N 250 Road. Submitted by Landplan Engineering, PA, for Ralph and Barbara Tomlinson, 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. *This item was deferred by the applicant from the September Planning Commission Meeting.*

Conduct a public hearing to consider adoption of the **2005-2009 Transportation Improvement Program (TIP)**, federally-required multi-year listing of federally funded and regional significant non-federally funded improvements to the region's transportation system.

Z-09-58-05: A request to rezone a tract of land approximately 19.5234 acres from A (Agriculture District) to RM-D (Duplex-Residential District). The property is generally described as being located north of W. 6th Street and west of Queens Road. Submitted by Paul Werner Architects for Michael D. Stultz, property owner of record. *Deferred from the November Planning Commission meeting.* (This item relates to Z-09-59-05 and PP-10-28-05.)

Z-09-59-05: A request to rezone a tract of land approximately 21.233 acres from A (Agriculture District) to RS-2 (Single-Family Residence District). The property is generally described as being located north of W. 6th Street and west of Queens Road. Submitted by Paul Werner Architects for Michael D. Stultz, property owner of record. *Deferred from the November Planning Commission meeting.* (This item relates to Z-09-58-05 and PP-10-28-05.)

PP-10-28-05: Preliminary Plat for Stultzland. This proposed 142-lot residential subdivision contains approximately 40.77 acres. The property is generally described as being located north of Overland Drive and west of Queens Road. Submitted by Landplan Engineering, P.A., for Michael D. Stultz, property owner of record. (This item relates to Z-09-59-05 and Z-09-59-05.)

UPR-10-08-05: Use Permitted upon Review request for placement of six antennas on the rooftop of Presbyterian Manor, located at 1429 Kasold Drive. Submitted by LCC International, Inc., for Sprint, applicant, and Presbyterian Manor, property owner of record.

UPR-10-09-05: Use Permitted upon Review request for Lawrence Pump Station #1, located at 301 North Street. Submitted by Bartlett and West Engineers, Inc. for City of Lawrence, property owner of record.

UPR-10-10-05: Use Permitted upon Review request for Lawrence Pump Station #2, located at 570 Walnut Street. Submitted by Bartlett and West Engineers, Inc. for City of Lawrence, property owner of record.

Z-10-66-05: A request to rezone a tract of land approximately 0.1 acre (4,577 square feet) from M-3 (Intensive Industrial) District to M-2 (General Industrial) District. The property is generally described as being located at 720 Grant Street. Submitted by the City of Lawrence, property owners of record. (This item relates to UPR-10-11-05 and PF-10-41-05.)

UPR-10-11-05: Use Permitted upon Review request for Lawrence Pump Station #3, located at 720 Grant Street. Submitted by Bartlett and West Engineers, Inc. for City of Lawrence, property owner of record. (This item relates to Z-10-66-05 and PF-10-41-05.)

PF-10-41-05: Final Plat for Lawrence Pump Station #3, a Replat of Lot 1, Block 4 and part of vacated Perry Street of Smith's Subdivision, and part of Lot 14 in Simpson's Central Subdivision, 7th Addition in North Lawrence. The property is generally described as being located at 720 Grant Street. Submitted by Bartlett and West Engineers, Inc. for City of Lawrence, property owner of record. (This item relates to Z-10-66-05 and UPR-10-11-05.)

The Planning Commission will consider the following public and non-public hearing items at their Wednesday, December 14, 2005 meeting:

Receive briefing on working draft of **Development Code** and schedule dates of public hearings.

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 between Wakarusa Drive and Folks Road (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. (This item relates to Z-07-48-05 and PDP-03-02-05.) *A public hearing was held in October. Planning Commission deferred action until December.*

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 between Wakarusa Drive and Folks Road (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. (This item relates to Z-03-17-05 and PDP-03-02-05.) *A public hearing was held in October. Planning Commission deferred action until December.*

PDP-03-02-05: Preliminary Development Plan for Bauer Farm. This proposed planned commercial, office, and residential 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. (This item relates to Z-03-17-05 and Z-07-48-05.) Consideration will include requests for approval of waivers from various requirements in Article 10 of the Zoning Ordinance. *A public hearing was held in October. Planning Commission deferred action until December.*

Z-06-38-05: A request to rezone a tract of land approximately 35.835 acres from A (Agricultural) District to RMD (Duplex Residential) District. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the 7/27/05 meeting.* (This item relates to Z-06-39-05, Z-06-40-05, Z-06-41-05, Z-06-42-05, and PP-06-16-05.)

Z-06-39-05: A request to rezone a tract of land approximately 12.329 Acres from A (Agricultural) District to RM-2 (Multiple-Family Residential) District. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the 7/27/05 meeting.* (This item relates to Z-06-38-05, Z-06-40-05, Z-06-41-05, Z-06-42-05, and PP-06-16-05.)

Z-06-40-05: A request to rezone a tract of land approximately 37.580 acres from A (Agricultural) District to RS-2 (Single-Family Residential) District. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the 7/27/05 meeting.* (This item relates to Z-06-38-05, Z-06-39-05, Z-06-41-05, Z-06-42-05, and PP-06-16-05.)

Z-06-41-05: A request to rezone a tract of land approximately 17.889 acres from A (Agricultural) District to M-1 (Research Industrial) District. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the 7/27/05 meeting.* (This item relates to Z-06-38-05, Z-06-39-05, Z-06-40-05, Z-06-42-05, and PP-06-16-05.)

Z-06-42-05: A request to rezone a tract of land approximately 28.833 acres from A (Agricultural) District to C-5 (Limited Commercial) District. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the 7/27/05 meeting.* (This item relates to Z-06-38-05, Z-06-39-05, Z-06-40-05, Z-06-41-05, and PP-06-16-05.)

PP-06-16-05: Preliminary Plat for Fairfield Farms East Addition. This proposed 245 lot mixed use subdivision contains approximately 119.8964 acres. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the 7/27/05 meeting.* (This item relates to Z-06-38-05, Z-06-39-05, Z-06-40-05, Z-06-41-05, and Z-06-42-05.)

Z-10-67-05: A request to rezone a tract of land approximately 2.15 acres from RM-1 (Multiple-Family Residential) District to RS-2 (Single-Family Residential) District. The property is generally described as being located north of W. 5th Street between Wisconsin Street and Michigan Street (1620, 1612, 1604, 1512, 1508, 1500 W. 5th Street; 446 Florida Street). Initiated by the City Commission on 10/25/05.

Z-10-68-05: A request to rezone a tract of land approximately 3.13 acres from C-5 (Limited Commercial) District to RM-2 (Multiple-Family Residential) District. The property is generally described as being located between W. 6th and W. 7th Streets east of Iowa Street (north half of 2001 & 2021 W. 6th Street). Initiated by the City Commission on 10/25/05.

Z-10-69-05: A request to rezone a tract of land approximately 4.41 acres from RM-2 (Multiple-Family Residential) District to RO-1B (Residence-Office) District. The property is generally described as being located north of W. 7th Street, west of Wisconsin Street (south half of 1803 W. 6th, 1710 W. 7th). Initiated by the City Commission on 10/25/05.

Z-10-70-05: A request to rezone a tract of land approximately 1.60 acre from RM-2 (Multiple-Family Residential) District to RO-1A (Residence-Office) District. The property is generally described as being located between W. 7th and W. 6th Streets, east of Wisconsin Street (1618-20-22-24, 1610-12-14-16, 1602-04-06-08, and 1617-19-23-25 W. 6th Terrace). Initiated by the City Commission on 10/25/05.

Z-10-71-05: A request to rezone a tract of land approximately 2.27 acres from RM-2 (Multiple-Family Residential) District to RO-2 (Residence-Office) District. The property is generally described as being located north of W. 7th Street, west of Florida Street (1611-13, 1603-05 W. 6th Terrace), also 1416 W. 7th Street. Initiated by the City Commission on 10/25/05.

Z-10-72-05: A request to rezone a tract of land approximately 2.19 acres from RM-3 (Multiple-Family Residential) District to RM-2 (Multiple-Family Residential) District. The property is generally described as being located south of W. 7th Street, east of Wisconsin Street (1515 W. 7th Street). Initiated by the City Commission on 10/25/05.

Z-10-73-05: A request to rezone a tract of land approximately .70 acres from RM-3 (Multiple-Family Residential) District to RS-2 (Single-Family Residential) District. The property is generally described as being located north of the intersection of W. 8th Street and Avalon Road (1611 W. 8th Street [northwest portion]). Initiated by the City Commission on 10/25/05.

Z-10-74-05: A request to rezone a tract of land approximately .84 acres from C-5 (Limited Commercial) District to RO-1 (Residence-Office) District. The property is generally described as being located at the northeast corner of Florida and W. 7th Streets (616, 620, 624 Florida Street). Initiated by the City Commission on 10/25/05.

Z-10-75-05: A request to rezone a tract of land approximately 2.02 acres from C-5 (Limited Commercial) District to RO-1A (Residence-Office) District. The property is generally described as being located at the northwest intersection of Michigan and W. 7th Streets, and south of W. 7th Street between Michigan and Arkansas Streets (615, 639, 645, 647 Michigan, 705 Arkansas). Initiated by the City Commission on 10/25/05.

Z-10-76-05: A request to rezone a tract of land approximately three acres from C-5 (Limited Commercial) District to RM-3 (Multiple-Family Residential) District. The property is generally described as being located at the southeast intersection of W. 7th Street and Lynch Court (1407, 1411, 1421, 1431 W. 7th Street). Initiated by the City Commission on 10/25/05.

Z-10-77-05: A request to rezone a tract of land approximately .51 acres from C-5 (Limited Commercial) District to RO-2 (Residence-Office) District. The property is generally described as being located at the southwest corner of Michigan and W. 7th Streets (701 Michigan Street). Initiated by the City Commission on 10/25/05.

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, December 12, 2005.** This ensures your transmittal to the Commission can be received and read prior to their meeting.

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