

NOTICE TO THE PUBLIC

PLEASE PUBLISH ONCE ON SUNDAY, JANUARY 23, 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 Thursday, February 17, 2005, and Wednesday, February 23, 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 non-public hearing items at their Thursday, February 17, 2005 meeting:

PF-01-01-05: Final Plat for First United Methodist Church. This proposed church site contains approximately 67.45 acres. The property is generally described as being located south of Highway 40 and west of Highway K-10. Submitted by Landplan Engineering, P.A., for First United Methodist Church, and Gateway West Land Holding Co., LLC, property owners of record.

PP-01-01-05: Preliminary Plat for Fox Chase South No. 3. This proposed 105-lot single-family residential subdivision contains approximately 42.60 acres. The property is generally described as being located south of Harvard Road, east of George Williams Way, west and south of Fox Chase South No. 2. Submitted by Landplan Engineering, P.A., for Marla LLC, Remco LC, and Devco, Inc., property owners of record.

Consider amending the **2004-2008 Transportation Improvement Program (TIP)** to include the following projects:

- Revise a federally-funded county bridge project on County route 1055
- Revise a federally-funded safety project for Lawrence Police Dept. alcohol-testing van
- Add federally-funded project to provide a replacement van for Cottonwood, Inc.

STAFF MEMO ON RESTRUCTURING OF THE METROPOLITAN PLANNING ORGANIZATION (MPO): For transportation planning purposes, the Lawrence/Douglas County Planning Commission is the designated Metropolitan Planning Organization (MPO) for the Lawrence/Douglas County metropolitan region. The current MPO structure, which has been in place since Douglas County was designated in 1985, does not fully satisfy current federal regulations concerning MPO membership and composition, nor does it meet the transportation planning needs of the region as growth continues.

At the Wednesday, February 23, 2005 meeting, a public hearing will be held to consider the following items:

Z-10-51B-04: A request to rezone a tract of land approximately 5.21 acres from A-1 (Suburban Home) District to RMD (Multi-Family Residential) District. The property is generally described as being located southeast of Lake Estates Subdivision and east of E 920 Road. Submitted by Peridian Group for Chris Earl, Mark A. & Marsha G. Buhler, Yankee Tank Investors, and Alvamar, Inc., property owners of record. *This item was tabled by the Planning Commission at their December 15, 2004, meeting.*

Z-12-56-04: A request to rezone a tract of land approximately 5.21 acres from A-1 (Suburban Home) District to RS5 (Single-Dwelling Residential) District. The property is generally described as being located southeast of Lake Estates Subdivision and east of E 920 Road. Chris Earl, Mark A. & Marsha G. Buhler, Yankee Tank Investors, and Alvamar, Inc., are the property owners of record. *This item was initiated by the Planning Commission at their December 15, 2004, meeting.*

PDP-12-12-04: Preliminary Development Plan request for Hutton Farms West. This proposed planned residential development contains 159 units and is approximately 38.423 acres. The property is generally described as being located north of Peterson Road and east of Monterey Way. Submitted by Paul Werner Architects for North Forty L.C. *This item was deferred by the applicant from January's Planning Commission meeting.*

PDP-12-13-04: Preliminary Development Plan request for Northgate (also known as Diamondhead). This proposed planned commercial development contains approximately 270,000 square feet of predominantly retail uses, and is approximately 31.005 acres. The property is generally described as being located south of W. 6th Street (U.S. Highway 40) between George Williams Way (extended) and the South Lawrence Trafficway. Submitted by Landplan Engineering, P.A., for Terra Venture, Inc., and Diamondhead Limited Partnership, property owners of record.

Z-01-01-05: A request to rezone a tract of land approximately 3.505 acres from A (Agriculture) District to RS-2 (Single-Family Residence) District. The property is generally described as being located south and east of Stoneridge Drive (extended). Submitted by Paul Werner Architects for MS Construction, Inc., property owner of record.

Z-01-02-05: A request to rezone a tract of land approximately 4.608 acres from A (Agriculture) District to RO-1A (Residence-Office) District. The property is generally described as being located south and east of Stoneridge Drive (extended). Submitted by Paul Werner Architects for MS Construction, Inc., property owner of record.

Z-01-03-05: A request to rezone a tract of land approximately 8.323 acres from RM-1 (Multiple-Family Residential) District. The property is generally described as being located south and east of Stoneridge Drive (extended). Submitted by Paul Werner Architects for MS Construction, Inc., property owner of record.

Z-01-04-05: A request to rezone a tract of land approximately 10.281 acres from A (Agriculture) District to RS5 (Single-Family Residential) District. The property is generally described as being located east of Seele Way (extended), north of W. 6th Street and east of Eldridge. Submitted by Paul Werner Architects for Fairway, LC, contract purchaser, and Gary Grob, property owner of record.

A-01-01-05: Annexation request for approximately 54 acres, located northwest of Clinton Parkway and K-10 Highway (north of Judy's Junction). Submitted by Bob Voth for Windover Community at Lawrence, LLC, property owners of record. (This relates to items Z-01-05-05, Z-01-06-05, and Z-01-07-05.)

Z-01-05-05: A request to rezone a tract of land approximately 8.7 acres from A (Agriculture) District to RS-2 (Single-Family Residential) District. The property is generally described as being located northwest of Clinton Parkway and K-10 Highway (north of Judy's Junction). Submitted

by Bob Voth for Windover Community at Lawrence, LLC, property owners of record. (This relates to items A-01-01-05, Z-01-06-05, and Z-01-07-05.)

Z-01-06-05: A request to rezone a tract of land approximately 40 acres from A (Agriculture) District to RM-2 (Multiple-Family Residential) District. The property is generally described as being located northwest of Clinton Parkway and K-10 Highway (north of Judy's Junction). Submitted by Bob Voth for Windover Community at Lawrence, LLC, property owners of record. (This relates to items A-01-01-05, Z-01-05-05, and Z-01-07-05.)

Z-01-07-05: A request to rezone a tract of land approximately 4.6 acres from A (Agriculture) District to RM-D (Duplex Residential) District. The property is generally described as being located northwest of Clinton Parkway and K-10 Highway (north of Judy's Junction). Submitted by Bob Voth for Windover Community at Lawrence, LLC, property owners of record. (This relates to items A-01-01-05, Z-01-05-05, and Z-01-06-05.)

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 relates to Z-01-08-05, Z-01-09-05, 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 relates to 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 relates to 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 relates to 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 relates to 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 relates to A-01-02-05, Z-01-08-05, Z-01-09-05, Z-01-10-05, and Z-01-11-05.)

Z-01-13-05: A request to rezone a tract of land approximately one acre from A-1 (Suburban Residential) District to RS-1 (Single-Family Residential) District. The property is generally described as being located at 810 N. Minnesota. Submitted by Landplan Engineering, P.A., for Wanda Shoemaker, 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 Thursday, February 17, 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