

NOTICE TO THE PUBLIC

PLEASE PUBLISH ONCE ON SUNDAY, JANUARY 2, 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 meeting on Monday, January 24, 2005, and Wednesday, January 26, 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 Monday, January 24, 2005 meeting:

PF-11-36-04: Final Plat for Locust Street Project. This proposed two-lot commercial subdivision contains approximately 0.58 acre. The property is generally described as being located at 642-646 and 645 Locust Street. Submitted by Taylor Design Group, P.A., for D & D Rental, Jon R. Davis and Tom M. Devlin, property owners of record.

PP-12-28-04: Preliminary Plat for Oregon Trail Addition. This proposed single and multiple-family residential subdivision contains approximately 60.33 acres and is located north of W. 6th Street (Hwy. 40) and east of George Williams Way (extended). Submitted by Landplan Engineering, P.A., for Bluejacket Ford, LC, contract purchaser. Graycliff Holdings L.C. is the property owner of record.

PF-12-37-04: Final Plat for Frontier Farm Credit Addition. This proposed bank/office subdivision contains approximately 7.04 acres and is located north of U.S. Highway 56 and east of U.S. Highway 59. Submitted by Landplan Engineering, P.A., for Frontier Farm Credit, ACA, contract purchaser, and Jerold W. and Janet K. Seele, property owners of record.

PF-12-39-04: Final Plat for Quail Valley Townhomes, a Replat of Lots 67, 68, & Lot C of the Replat of Lots 69 & 70, Alvarmar Estates. This proposed three-lot planned unit development residential subdivision contains approximately 0.961 acre and is located at 2113-2143 Quail Creek Drive. Submitted by Landplan Engineering, P.A., for E. & G. Properties, L.L.C., property owners of record.

PF-12-40-04: Final Plat for Carpenter Addition No. 2. This proposed three-lot commercial/office/residential subdivision contains approximately 3.41 acres and is located at 1017 E. 23rd Street. Submitted by Landplan Engineering, P.A., for A-Z Enterprises, property owner of record.

Consider a one-year extension request for the approval of FDP-07-06-02: Meadowbrook Apartments; 15th Street and Crestline Drive as allowed in Section 20-1013 (d).

At the Wednesday, January 26, 2005 meeting, a public hearing will be held to consider the following items:

Conduct a public hearing on the draft **Southeast Area Plan**. The plan generally includes the area bounded on the north by K-10 (E. 23rd Street); on the west by O'Connell Road (E 1600

Road); on the east by Noria Road (E 1750 Road); and on the south by the Wakarusa River floodplain. The draft plan is available for viewing at the Lawrence/Douglas County Planning Office and at the department's website www.lawrenceplanning.org.

Z-09-44-04: A request to rezone a tract of land approximately 0.86 acres from RS-1 (Single-Family Residential) District to RO-1 (Residence-Office) District. The property is a portion of the parcel located at 1045 East 23rd Street (with frontage along E. 24th Street). Submitted by Landplan Engineering, P.A., for A-Z Enterprises, property owner of record. (Item related to Z-09-45-04.) *(This item was deferred from the 12/15/04 Planning Commission meeting.)*

Z-09-45-04: A request to rezone a tract of land approximately 2.55 acres from C-4 (General Commercial) District & RS-1 (Single-Family Residential) District to C-4 (General Commercial) District. The property is described as being located at 1045 East 23rd Street. Submitted by Landplan Engineering, P.A., for A-Z Enterprises, property owner of record. *(This item was deferred from the 12/15/04 Planning Commission meeting.)* (Item related to Z-09-45-04.)

CUP-12-05-04: Conditional Use Permit for Rural Water District #4 Pump Station. The property is located west of E 1700 Road north of N 500 Road. Submitted by Ponzer-Youngquist, P.A., for Douglas County Rural Water District No. 4, applicant. Katharine Kelley is the property owner of record.

Z-12-54-04: A request to rezone a tract of land approximately 1.93 acres from RS-2 (Single-Family Residential) District to PRD-1 (Planned Residential Development) District. The property is described as being located at 1535 Haskell Avenue. Submitted by Allen Belot for Parnell Investors, LLC, property owner of record. (Item related to PDP-12-11-04, PF-12-38-04 and FDP-12-18-04.)

PDP-12-11-04: Preliminary Development Plan for Parnell Park II Single Family Homes. This proposed planned residential development contains property approved as Parnell Park and additional adjacent property. The project includes 42 single-family homes on approximately 8.96 acres. The property is described as being located at 1503 and 1535 Haskell Avenue. Submitted by Allen Belot for Harold C. and Caroline B. Shepard, and Parnell Investors, LLC, property owners of record. (Item related to Z-12-54-04, PF-12-38-04 and FDP-12-18-04.)

PF-12-38-04: Final Plat for Hanscom-Tappen Addition (also known as Parnell Park PRD). This proposed planned residential development contains 30 single-family homes and is approximately 8.020 acres. The property is described as being located at 1503 Haskell Avenue. Submitted by Landplan Engineering for Parnell Investors, LLC, and Harold C. and Caroline B. Shepard, property owners of record. (Item related to Z-12-54-04, FDP-12-18-04 and PDP-12-11-04.)

FDP-12-18-04: Final Development Plan for Parnell Park PRD. This proposed planned residential development contains 30 single-family homes and is approximately 8.020 acres. The property is described as being located at 1503 Haskell Avenue. Submitted by Allen Belot for Harold C. and Caroline B. Shepard, property owners of record. (Item related to Z-12-54-04, PF-12-38-04 and PDP-12-11-04.)

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., property owners of record.

Z-12-53-04: A request to rezone a tract of land approximately 8.24 acres from M-1 (Research Industrial) District to PRD-2 (Planned Residential Development) District. The property is described as being located at 4500 West Bob Billings Parkway. Submitted by BG Consultants, Inc., for Bella Sera Development, L.L.C., property owner of record. (Item related to PDP-12-14-04.)

PDP-12-14-04: Preliminary Development Plan request for Bella Sera at the Preserve. This proposed planned residential development contains 97 units and is approximately 8.24 acres. The property is described as being located at 4500 West Bob Billings Parkway. Submitted by BG Consultants, Inc., for Bella Sera Development, L.L.C., property owner of record. (Item related to Z-12-53-04.)

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 at the northeast corner of Wakarusa Drive and Harvard Road. Submitted by Peridian Group, Inc., for Mustard Seed Christian Fellowship, property owners 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.

CUP-12-06-04: Conditional Use Permit for Lecompton Quarry #109. The property is located north of I-70 at the intersection of N 1825 Road and E 350 Road, and contains approximately 170 acres. Submitted by N. R. Hamm Quarry, Inc., for Ann Socoldfsky Trustee, property owner of record.

CPA-2004-02: Amendment to Horizon 2020 to update Chapter 7 (Industrial and Employment-related Land Use).

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, January 24, 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