

NOTICE TO THE PUBLIC

PLEASE PUBLISH ONCE ON SUNDAY, JULY 3, 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, July 25, 2005, at 7:00 p.m., and Wednesday, July 27, 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, June 20, 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 Planning Commission meeting.*

PF-06-22-05: Final Plat for Family Video Movie Club Addition, a Replat of Lots 11 & 12 and the north 50 feet of lot 22 & all of lots 23 & 24, Block 16, Babcock's Enlarged Addition. The property is generally described as being located at 1818 Massachusetts. This proposed one-lot commercial subdivision contains approximately 1.004 acres. Submitted by Landplan Engineering, P.A., for Family Video, contract purchaser, and First National Bank of Lawrence, property owner of record.

PP-06-11-05: Preliminary Plat for Hout Property. The property is generally described as being located north of N 1000 Road and west of E 1500 Road. This proposed one-lot suburban residential subdivision contains approximately six acres. Submitted by Landplan Engineering, P.A., for Jeffrey and Jaelyn Hout, 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.

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 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 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 relates to Z-06-36-05 & Z-06-37-05.)

PP-06-13-05: Preliminary Plat for Lawrence Country Club Addition No. 2. The property is generally described as being located at 2501 Princeton Blvd. This proposed one-lot subdivision contains approximately 0.957 acre. Submitted by Landplan Engineering for Lawrence Country Club, property owner of record. (This item relates to PF-06-23-05.)

PF-06-23-05: Final Plat for Lawrence Country Club Addition No. 2, a final plat of a portion of the Lawrence Country Club Golf Course and the right-of-way for Yorkshire Drive south of Princeton Boulevard. The property is generally described as being located at 2501 Princeton Blvd. This proposed one-lot subdivision contains approximately 0.957 acre. Submitted by Landplan Engineering for Lawrence Country Club, property owner of record. (This item relates to PF-06-23-05.)

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.)

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.)

PP-06-15-05: Preliminary Plat for Cypress Park Addition. The property is generally described as being located at 1801 Learnard Avenue. This proposed five-lot single-family residential subdivision contains approximately 2.229 acres. Submitted by Peridian Group, Inc., for Steve Standing, property owner of record. There will be a public hearing on the variance request only.

The Planning Commission will consider the following public and non-public hearing items at their Wednesday, July 27, 2005 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 6/22/05 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 6/22/05*

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 6/22/05 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 6/22/05 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 6/22/05 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 6/22/05 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.)

PP-05-10-05: Preliminary Plat for Mercato. This proposed residential and commercial development contains approximately 122.65 acres. 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, L.C., Oread, L.C., Tanglewood, L.C., Kentucky Place, LC, JDS Kansas, LC, Venture Properties Inc., TAT Land Holding Company, L.C., and Safe Harbour EAT-V, LLC, property owners of record. *This item was deferred from the 6/22/05 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 and Z-01-12-05.)

Z-04-27-05: A request to rezone a tract of land approximately 3.973 acres from A (Agricultural) District to RS-2 (Single-Family Residential) District. The property is generally described as being located at the southeast corner of Wakarusa Drive and Eisenhower Drive.

Submitted by Paul Werner Architects, for Glenwood, L.C., property owner of record. (This item relates to Z-04-28-05 and PP-04-07-05.)

Z-04-28-05: A request to rezone a tract of land approximately 11.165 acres from A (Agricultural) District to RM-1 (Multiple-Family Residential) District. The property is generally described as being located west of Wakarusa Drive and east of Eisenhower Drive. Submitted by Paul Werner Architects, for Glenwood, L.C., property owner of record. (This item relates to Z-04-27-05 and PP-04-07-05.)

PP-04-07-05: Preliminary Plat for Glenwood Addition. This proposed 14-lot single-family residential and one-lot multiple-family residential subdivision contains approximately 12.605 acres. The property is generally described as being located west of Wakarusa Drive and east of Eisenhower Drive. Submitted by Paul Werner Architects, for Glenwood, L.C., property owner of record. (This item relates to Z-04-27-05 and Z-04-28-05.) *This item was deferred from the June Planning Commission meeting.*

Z-04-30-05: A request to rezone a tract of land approximately 34.35 acres from A (Agricultural) District to B-2 (General Business) District. The property is generally described as being located at the southeast corner of Highway 56 and Highway 59. Submitted by Joseph Daniels, Jr., for Joseph Daniels, Sr., property owner of record. *This item was deferred by the applicant from the June Planning Commission meeting.*

Z-06-35-05: A request to rezone a tract of land approximately 26.711 acres from RS-2 (Single-Family Residential) District to RM-D (Duplex Residential) District. The property is generally described as being located north of Harvard and east of George Williams Way. Submitted by Paul Werner Architects for Harvard, L.C., property owner of record.

Z-06-38-05: A request to rezone a tract of land approximately 39.4204 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 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 15.2863 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 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 33.3692 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 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 17.1220 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 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 26.6436 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 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 233 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 relates to Z-06-38-05, Z-06-39-05, Z-06-40-05, Z-06-41-05, and Z-06-42-05.)

Z-06-43-05: A request to rezone a tract of land approximately 3.2677 acres from RM-1 (Multiple-Family Residential) District to POD-1 (with restrictions) (Planned Office Development) 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.

TA-06-01-05: Consider text amendment to the County Zoning Regulations (Article 26) regarding building permit fees, Building permit expiration, and elimination of conflict between Zoning Regulations and adopted building codes. This item was initiated by the Board of County Commissioners at their April 25, 2005, meeting.

CPA-2005-04: Consider an amendment to the Comprehensive Plan, Horizon 2020, which proposes to incorporate into the plan a new chapter pertaining specifically to rural planning and development of the unincorporated areas of Douglas County. This draft chapter has been prepared by members of the Rural Planning Committee, a subcommittee appointed by the Chair of the Lawrence-Douglas County Metropolitan Planning Commission. The Planning Commission initiated this item at their June meeting. The draft chapter and other associated background documents related to the chapter are posted on the Lawrence-Douglas County Planning Department website, www.lawrenceplanning.org.

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, July 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
www.lawrenceplanning.org