

## **NOTICE TO THE PUBLIC**

**PLEASE PUBLISH ONCE ON SUNDAY, MAY 29, 2005**

**PLEASE SEND ONE (1) COPY OF AFFIDAVIT TO THE PLANNING OFFICE, P O BOX 708,  
LAWRENCE, KS 66044-0708**

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## **NOTICE TO THE PUBLIC**

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meetings on Monday, June 20, 2005, at 7:00 p.m., and Wednesday, June 22, 2005 at 6:30 p.m. or thereafter, in the Commission Meeting Room on the first floor of City Hall, 6 E. 6<sup>th</sup> Street.

**The Planning Commission will consider the following public and non-public hearing items at their Monday, June 20, 2005 meeting:**

Election of Officers for 2005-2006.

**PF-04-14-05:** Final Plat for Lake Estates at Alvarado. This proposed 35-lot single-family residential subdivision contains approximately 12.584 acres. The property is generally described as being located at the northeast corner of 22<sup>nd</sup> Terrace and Lake Pointe Drive. Submitted by Peridian Group, Inc., for Lakes Estates at Alvarado, LLC, property owner of record.

**PF-05-15-05:** Final Plat for Auto Exchange auto dealership. This proposed one-lot commercial subdivision contains approximately 0.5 acres. The property is generally described as being located at 3301 South Iowa Street. Submitted by Paul Werner Architects, L.L.C., for Auto Exchange, Inc., property owner of record. (This item relates to FDP-05-05-05.)

**FDP-05-05-05:** Final Development Plan for Auto Exchange auto dealership. This proposed planned commercial development contains approximately 0.5 acres of retail development. The property is generally described as being located at 3301 South Iowa Street. Submitted by Paul Werner Architects, L.L.C., for Auto Exchange, Inc., property owner of record. (This item relates to PF-05-15-05.)

**PF-05-18-05:** Final Plat for Hutton Farms West No. 1. This proposed 99-lot residential subdivision contains approximately 21.117 acres. The property is generally described as being located at the southeast corner of Monterey Way and Peterson Road. Submitted by Peridian Group for Hutton West, L.L.C., property owner of record.

**PF-05-19-05:** Final Plat for Hutton Farms West No. 2. This proposed one-lot residential subdivision contains approximately 17.306 acres. The property is generally described as being located at the southeast corner of Monterey Way and Peterson Road. Submitted by Peridian Group for Hutton West, L.L.C., property owner of record.

**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.

**PF-05-21-05:** Final Plat for Bella Sera at the Preserve. This proposed one-lot residential subdivision contains approximately 8.239 acres. The property is generally 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. (This item relates to FDP-05-06-05.)

**FDP-05-06-05:** Final Development Plan for Bella Sera at the Preserve. This proposed multiple-family planned residential subdivision contains approximately 8.239 acres. The property is generally 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. (This item relates to PF-05-21-05.)

**MM-05-01-05:** Request to rescind the minimum maintenance road designation for N 300 Road between E 2100 Road and E 2172 Road. Requested by Douglas County Public Works per resolution of Douglas County Commissioners on May 2, 2005.

**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 east of Wakarusa Drive and north of Harvard Road. Submitted by Peridian Group, Inc., for Mustard Seed Christian Fellowship, property owners of record. *This item was deferred from the April Planning Commission meeting.*

**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., property owner of record. (This item relates to PP-05-08-05.)

**PP-05-08-05:** Preliminary Plat for The 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., property owner of record. (This item relates to Z-05-31-05.)

**Z-04-30-05:** A request to rezone a tract of land approximately 34.35 acres from A (Agricultural) District to B-3 (Limited 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.

**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 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 relates to Z-05-32-05.)

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

**Z-04-29-05:** A request to rezone a tract of land approximately 48 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being

located in the 1800 block of N 250 Road. Submitted by Patty Wiseman, Baldwin Realty, for Arden E. Johnson, Trustee, and Donald B. Johnson, property owner of record.

**The Planning Commission will consider the following public and non-public hearing items at their Wednesday, June 22, 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 5/25/05 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 5/25/05 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 5/25/05 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 5/25/05 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 5/25/05 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 5/25/05 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 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-04-26-05:** 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-03-19-05:** A request to rezone a tract of land approximately 4.9 acres from A (Agricultural) District to RS-2 (Single-Family Residential) District. The property is generally described as being located south of 6<sup>th</sup> Street and west of Stonecreek Drive (extended). Submitted by Landplan Engineering, PA, for MS Construction Co., Inc., and Alvamar, Inc., property owners of record. (This relates to items PP-01-02-05, Z-03-20-05, and Z-03-21-05.)

**Z-03-20-05:** A request to rezone a tract of land approximately 7.4 acres from A (Agricultural) District to RM-1 (Multiple-Family Residential) District. The property is generally described as being located south of 6<sup>th</sup> Street and west of Stonecreek Drive (extended). Submitted by Landplan Engineering, PA, for MS Construction Co., Inc., and Alvamar, Inc., property owners of record. (This relates to items PP-01-02-05, Z-03-19-05, and Z-03-21-05.)

**Z-03-21-05:** A request to rezone a tract of land approximately 4.2 acres from A (Agricultural) District to RM-2 (Multiple-Family Residential) District. The property is generally described as

being located south of 6<sup>th</sup> Street and west of Stonecreek Drive (extended). Submitted by Landplan Engineering, PA, for MS Construction Co., Inc., and Alvamar, Inc., property owners of record. (This relates to items PP-01-02-05, Z-03-19-05, and Z-03-20-05.)

**PP-01-02-05:** Revised Preliminary Plat of Fox Chase at 6<sup>th</sup> and Stoneridge. This proposed 16-lot mixed residential subdivision contains approximately 14.139 acres. The property is generally described as being located south of 6<sup>th</sup> Street and west of Stonecreek Drive (extended). Submitted by Landplan Engineering, PA for MS Construction Co., Inc., and Alvamar, Inc., property owners of record. (This item was deferred from the March Planning Commission meeting by the applicant. (This relates to items Z-03-19-05, Z-03-20-05, and Z-03-21-05.)

**PDP-05-04-05:** Preliminary Development Plan for Park West Gardens. This proposed 70-unit multiple-family residential subdivision contains approximately 5.652 acres. The property is generally described as being located north of Overland Drive between Eisenhower Drive and E 1000 (Queens) Road. Submitted by Paul Werner Architects for Castle Rock, LC, property owner of record.

**UPR-05-03-05:** Use Permitted upon Review request for co-location and compound expansion on existing wireless tower located at 4700 Overland Drive. Submitted by Selective Site Consultants for Verizon Wireless, applicant, and USD #497, property owner of record.

**Z-05-33-05:** A request to rezone a tract of land approximately one acre from M-1 (Research-Industrial) District to RO-2 (Residence-Office) District. The property is generally described as being located between 19<sup>th</sup> and Homewood east of Bullene. Submitted by Lawrence Habitat for Humanity, applicant, and David, Elsie, Roger, and Richard Hemphill, property owners of record.

Consider amendments to Planning Commission By-Laws to outline revised meeting schedule and format and to clarify Commission practices related to exparte contact.

**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, June 20, 2005.** This ensures your transmittal to the Commission can be received and read prior to their meeting.

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