

NOTICE TO THE PUBLIC

PLEASE PUBLISH ONCE ON SUNDAY, FEBRUARY 19, 2006

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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, **March 13, 2006**, at 7:00 p.m., and Wednesday, **March 15, 2006** at 6:30 p.m. or thereafter, in the Commission Meeting Room on the first floor of City Hall, 6 E. 6th Street.

PDP-01-02-06: Preliminary Development Plan for Aberdeen on 6th Street. This proposed multi-family planned residential development contains 115 proposed apartment units on approximately 9.59 acres. The property is generally described as being located at the southeast corner of W. 6th Street and Stoneridge Drive. Submitted by Landplan Engineering for MS Construction Co., Inc., property owners for record.

Z-01-02-06: A request to rezone a tract of land approximately 5.05 acres from PCD-2 (Planned Commercial Development) District to PCD-2 (Planned Commercial Development) District (with additional allowable uses). The property is generally described as being located at the northeast corner of Wakarusa Drive and Clinton Parkway. Submitted by Landplan Engineering, P.A., for Off-Piste, Inc., property owners of record. (This item relates to PDP-01-03-06.)

PDP-01-03-06: Preliminary Development Plan for Miracon Plaza. This proposed planned commercial development contains approximate 5.05 acres and proposes a car wash, convenience store, commercial/office buildings, and a restaurant. The property is generally described as being located at the northeast corner of Wakarusa Drive and Clinton Parkway. Submitted by Landplan Engineering, P.A., for Off-Piste, Inc., property owners of record. (This item relates to Z-01-02-06.)

The University of Kansas is requesting an amendment to the transit element of the 2006-2009 Transportation Improvement Program (TIP). The proposed project is for the acquisition of 5 busses. The project is being placed in the TIP in the event Federal Transit Administration (FTA) Section 5309 funds become available.

The City of Baldwin City is requesting three projects be amended to the 2006-2009 Transportation Improvement Program (TIP). The projects are for federal funding under the Transportation Enhancement program for:

- *Restoration of the old Santa Fe Depot & improvement of the Midland Railroad yard*
- *Rehabilitation of the historic Women's Bridge on High St. over Taury Creek*
- *Downtown streetscape improvements*

The Planning Commission will consider the following public and non-public hearing items at their Monday, March 13, 2006 meeting:

FDP-01-02-06: Final 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.

PP-01-03-06/PF-01-02-06: Preliminary and Final Plats for Wakarusa Overlook. This proposed one-lot residential subdivision contains approximately three acres. The property is generally described as being located west of E 1900 Road (1057 Highway) and south of K-10 Highway. Submitted by Allenbrand-Drews & Associates, Inc., for Rebecca Thomas, property owner of record.

UPR-01-01-06: Use Permitted upon Review request to increase child care enrollment from 55 enrollees to 105 enrollees for Googols of Fun/Googols of Learning, located at 4931 W. 6th Street. No exterior changes to the site are proposed. Submitted by Amy Gottschamer, applicant and owner of Googols of Fun. The Bristol Group is the property owner of record.

UPR-01-02-06: Use Permitted upon Review request for a 150' communications tower and equipment shelter, located west of N. Michigan Avenue and south of I-70. Submitted by Selective Site Consultants for T-Mobile Central LLC, applicant. Kansas Turnpike Authority is the property owner of record.

CUP-01-01-06: Conditional Use Permit request for an existing airstrip located at 725 N 500 Road. Approval of this request would enable the airstrip to be in zoning compliance with Douglas County Zoning regulations. Submitted by Darrell Norris, applicant, for Phyllis Norris, property owner of record.

The Planning Commission will consider the following public and non-public hearing items at their Wednesday, March 15, 2006 meeting:

CPA-2005-05: Hold public hearing on Comprehensive Plan Amendment (CPA) to Horizon 2020, **Chapter 6** --- to address mixed use development in redevelopment areas. This item was initiated by the City Commission at their November 29, 2005, meeting.

Z-12-80-05: Establishment of a Zoning Overlay District for the 8th and Penn Neighborhood Redevelopment Zone. The property is generally described as being located between 8th & 9th Streets and New Jersey and Delaware Streets. Submitted by BNIM Architects for Cinco Hombres, LLC & Pennsylvania Street Investors, LLC, property owners of record. (This item relates to CPA-2005-05, Z-01-01-06, PP-01-04-06 and PF-01-03-06.)

Z-01-01-06: A request to rezone a tract of land approximately 0.541 acre from M-2 (General Industrial) District to C-5 (Limited Commercial) District, and 4.0 acres from M-3 (Intensive Industrial) District to C-5 (Limited Commercial) District. The property is generally described as being located between 8th & 9th Streets and New Jersey and Delaware Streets. Submitted by Bartlett & West Engineers for Cinco Hombres, LLC & Pennsylvania Street Investors, LLC, property owners of record. (This item relates to CPA-2005-05, Z-12-80-05, PP-01-04-06 and PF-01-03-06.)

PP-01-04-06/PF-01-03-06: Preliminary and Final Plats for 8th & Pennsylvania Redevelopment. This proposed redevelopment contains approximately 4.541 acres. The property is generally described as being located between 8th & 9th Streets and New Jersey and Delaware Streets. Submitted by Bartlett & West Engineers for Cinco Hombres, LLC & Pennsylvania Street Investors, LLC, property owners of record. (These items relates to CPA-2005-05, Z-12-80-05, and Z-01-01-06.)

TA-01-02-06: Pursuant to the provisions of K.S.A. Chapter 12, Article 7, consider making a recommendation on the adoption of "Subdivision Regulations for Lawrence and the Unincorporated Area of Douglas County, January 26, 2006 Edition." This set of regulations replaces Chapter 21 of the Code of the City of Lawrence, Kansas, with Article 8 in the (proposed) new Development Code of the City of Lawrence, which replaces Chapter 20 of the Code of the City of Lawrence and replaces in its entirety Article 11 in the County Code, thereby establishing new standards for rural residential development and updated subdivision design standards and development criteria for the platting of lands within the incorporated limits of Lawrence and within the Unincorporated Area of Douglas County. The "Subdivision Regulations, January 26, 2006 Edition" is a general and complete revision of the city of Lawrence and Douglas County's existing, jointly adopted Subdivision Regulations [re: Ordinance No. 5257 and Resolution No. 81-11, and amendments there to] and as such, affects all divisions of land within the corporate limits of the City of Lawrence and the unincorporated area of Douglas County. The "Subdivision Regulations, January 26, 2006 Edition" is incorporated by reference as if fully set forth in this notice. Copies of the "Subdivision Regulations, January 26, 2006 Edition" are available for review at the Office of the Lawrence-Douglas County Planning Department, City Hall, 6 E. 6th Street, Lawrence, Kansas. The "Subdivision Regulations, January 26, 2006 Edition" is also available at www.lawrenceplanning.org. **TA-01-02-06** and **TA-01-03-06**, **TA-12-05-03** AND **CPA-2006-01** are companion documents that together create new Rural Development Regulations within the existing zoning and subdivision regulations of Douglas County. (**TA-12-5-03** was sent to the County Commission from the Planning Commission in March 2004 with a recommendation for approval. The County Commission has referred this text amendment back to the Planning Commission with a recommendation that the Planning Commission hold a new public hearing on the County Floodplain Management Regulations specifically to receive testimony on revisions the County Commission has recommended to floodplain development standards within the Lawrence UGA. The County Commission recommended these revisions as part of their work on new rural development regulations in the County.) Initiated for public hearing by the Board of County Commissioners on January 25, 2006.

TA-01-03-06: Consider amendments to Articles 6, 7, and 18 in the "Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas," said amendments: revise the 'A' Agricultural District [Article 6] to allow development of single-family dwellings in conformance with revisions to platting and development requirements in the jointly adopted Lawrence/Douglas County Subdivision Regulations; revise the 'A-1' Suburban Home Residential District [Article 7] to conform to minimum frontage and entrance spacing requirements for roads in Douglas County, when adopted by the Board of County Commissioners; and, revise the Height, Area and Bulk Requirements Table, [Article 18] to conform to minimum frontage and entrance spacing requirements for roads in Douglas County, when adopted by the Board of County Commissioners. Initiated for public hearing by the Board of County Commissioners on January 25, 2006.

TA-12-05-03: Consider revisions recommended to the floodplain management requirements for residential development within the Urban Growth Area (UGA) of Lawrence in the Floodplain Management Regulations [Article 28] text amendment that was forwarded to the County Commission by the Planning Commission in March 2004. Specifically, the County Commission is recommending modifications to the *Intent* provision of this Article, modification to the freeboard requirement for residential structures, increasing it to two (2) feet for residential development within the Urban Growth Area, and revising the effective date of this regulation. Initiated for public hearing by the Board of County Commissioners on January 25, 2006.

CPA-2006-01: Hold a public hearing on proposed amendments to the Comprehensive Plan, Horizon 2020, Chapters 4 & 5. The amendments are: to 'Chapter Four – Growth Management' and 'Chapter 5 – Residential' which pertain to the development criteria for rural residential development in the Unincorporated Area of Douglas County. Associates with text changes in these two chapters are two maps, Map 4-1 and Map 4-2 which depict the criteria that will be used in the evaluation of rural development within the Lawrence UGA, Service Areas 2 through 4, and within the remainder of the Unincorporated Area of Douglas County. There are also changes to the road classifications to the Major Thoroughfare Maps in Chapter 8 [Maps 8-1 and 8-2]. Initiated for public hearing by the Board of County Commissioners on January 25, 2006.

Receive suggestions and/or proposals from the public for projects to be included in the 2007-2012 Capital Improvements Plan (CIP) for the City of Lawrence.

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, March 13, 2006.** This ensures your transmittal to the Commission can be received and read prior to their meeting.

Sheila M. Stogsdill
Interim Director, City/County Planning
www.lawrenceplanning.org