

NOTICE TO THE PUBLIC

PLEASE PUBLISH ONCE ON SUNDAY, OCTOBER 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 meetings on Monday, October 24, 2005, at 7:00 p.m., and Wednesday, October 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 public and non-public hearing items at their Monday, October 24, 2005 meeting:

FDP-08-13-05: Final Development Plan for Fairfield Farms Multi-Family. This proposed multiple-family residential development contains approximately 17.3457 acres and proposes construction of 55 townhouses and 205 apartments. The property is generally described as being located at the southwest corner of K-10 Highway and O'Connell Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, LLC, property owner of record.

FDP-08-14-05: Final Development Plan for 6th & Wak Multi-Family. This proposed residential subdivision contains approximately 17.572 acres and proposes construction of 236 apartments. The property is generally described as being located at the northwest corner of W. 6th Street and Congressional Drive. Submitted by Peridian Group for 6Wak Land Investments, LLC, property owners of record.

PP-09-19-05: Preliminary Plat for The Cove. This proposed 30-lot multiple-family residential subdivision contains approximately 12.51 acres. The property is generally described as being located north of Harvard Road and west of George Williams Way. Submitted by Landplan Engineering, PA, for Lakau, Inc., property owner of record.

PP-09-20-05: Preliminary Plat for Tomlinson Addition. This proposed one-lot residential subdivision contains approximately 48.0 acres. The property is described as being located at 1800 N 250 Road. Submitted by Landplan Engineering, PA, for Ralph and Barbara Tomlinson, property owners of record.

PF-08-27-05: Final Plat for Fall Creek Farms 12th Plat. This proposed 20-lot single-family residential subdivision contains approximately 16.09 acres. The property is located west of Kasold and south of Peterson Road. Submitted by Landplan Engineering, P.A., for Sojac Land Company, L.C., property owner of record.

PF-09-34-05: Replat of Lots 29 & 30A, Block One, Westwood Hills 3rd Plat. This two-lot single-family residential subdivision contains approximately 0.42 acres. The property is located at 5204 & 5208 Brown Lane. Submitted by Ron Faught, Medallion Homes, Inc. for Gene & Nancy Dorsey and Glen Westervelt, Westwood LLC, property owners of record.

Z-03-16-05: A request to rezone a tract of land approximately 2.59 acres from PRD-2 (Planned Residential Development) District to POD-1 (Planned Office Development) District. The property is generally described as being located north of W. 6th Street between Wakarusa Drive and Folks Road (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. (This item relates to Z-03-17-05, Z-07-48-05, and PDP-03-02-05.) *Deferred from the September Planning Commission meeting.*

Z-03-17-05: A request to rezone a tract of land approximately 8.23 acres from PRD-2 (Planned Residential Development) District to PCD-2 (Planned Commercial Development) District. The property is generally described as being located north of W. 6th Street between Wakarusa Drive and Folks Road (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. (This item relates to Z-03-16-05, Z-07-48-05, and PDP-03-02-05.) *Deferred from the September Planning Commission meeting.*

Z-07-48-05: A request to rezone a tract of land approximately 18.938 acres from PCD-2 (Planned Commercial Development) District to PCD-2 (Planned Commercial Development) District to revise use restrictions. The property is generally described as being located north of W. 6th Street between Wakarusa Drive and Folks Road (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. (This item relates to Z-03-16-05, Z-03-17-05, and PDP-03-02-05.) *Deferred from the September Planning Commission meeting.*

PDP-03-02-05: Preliminary Development Plan for Bauer Farm. This proposed planned commercial, office, and residential development contains approximately 43.88 acres. The property is generally described as being located north of W. 6th Street (U.S. Highway 40) between Wakarusa Drive and Folks Road. Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. (This item relates to Z-03-16-05, Z-03-17-05, and Z-07-48-05.) Consideration will include requests for approval of waivers from various requirements in Article 10 of the Zoning Ordinance. *Deferred from the September Planning Commission meeting.*

The Planning Commission will consider the following public and non-public hearing items at their Wednesday, October 26, 2005 meeting:

Z-05-34-05: A request to rezone a tract of land approximately 1.35 acres from M-2 to RS -2; located on the south side of the 200 block of Perry Street. Requested by the North Lawrence Neighborhood Association and initiated by the Planning Commission at their July 25, 2005, meeting.

Z-09-52-05: A request to rezone a tract of land approximately 3 acres from A (Agricultural) and VC (Valley Channel) Districts to A-1 (Suburban Residential) District. The property is generally described as being located between the Wakarusa River and E 1900 Road, northwest of N 1275 Road. Submitted by John and Rebecca Thomas, contract purchasers, and Blue Jacket Partnership, property owner of record.

CUP-09-07-05: Conditional Use Permit request for Mobile Enviro-Wash Truck Storage. The property is located at 677 E 1250 Road. Submitted by Don Flory, applicant, for James L. Flory Trustee, property owner of record.

PDP-09-08-05: Revised Preliminary Development Plan for Northgate Development (aka: Diamondhead). This proposed planned commercial development contains approximately 31.005 acres. The property is generally described as being located south of W. 6th Street between George Williams Way (extended) and the South Lawrence Trafficway/K-10. The plan proposes 198,714 gross square feet of commercial uses including a convenience store, drug store, bank, and five other retail buildings. Submitted by Landplan Engineering, P.A., for Diamondhead Limited Partnership, property owner of record.

Conduct a public hearing to consider adoption of the **2005-2009 Transportation Improvement Program (TIP)**, federally-required multi-year listing of federally funded and regional significant non-federally funded improvements to the region's transportation system.

Conduct a public hearing to consider adoption of the **2006 Unified Planning Work Program (UPWP)**, a federally-required program that describes the work that will be done in the upcoming year on transportation-related planning tasks; the current status of transportation planning activities; and an outline of funding sources to accomplish these transportation planning tasks.

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, October 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