

NOTICE TO THE PUBLIC
PLEASE PUBLISH ONCE ON SUNDAY, SEPTEMBER 4, 2005
PLEASE SEND ONE (1) COPY OF AFFIDAVIT TO THE PLANNING OFFICE, P O BOX 708,
LAWRENCE, KS 66044-0708

NOTICE TO THE PUBLIC

The Lawrence/Douglas County Metropolitan Planning Commission will hold their regularly scheduled monthly meetings on Monday, September 26, 2005, at 7:00 p.m., and Wednesday, September 28, 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, September 26, 2005 meeting:

PP-08-18-05: Preliminary Plat for Green Tree Subdivision #2, a replat of Lots 1-14, Block One, Lots 16-19, Block Two, Lots 1-7, 18-26, Block Three, Lots 1-17, Block Four, Green Tree Subdivision. This proposed 68-lot single-family residential subdivision contains approximately 13.048 acres. The property is generally described as being located at the northeast corner of George Williams Way and Harvard Road. Submitted by BG Consultants, Inc., for Fairway L.C., property owner of record. (This item relates to PF-08-26-05.)

PF-08-26-05: Final Plat for Green Tree Subdivision #2, a replat of Lots 1-14, Block One, Lots 16-19, Block Two, Lots 1-7, 18-26, Block Three, Lots 1-17, Block Four, Green Tree Subdivision. This proposed 68-lot single-family residential subdivision contains approximately 13.048 acres. The property is generally described as being located at the northeast corner of George Williams Way and Harvard Road. Submitted by BG Consultants, Inc., for Fairway L.C., property owner of record. (This item relates to PP-08-18-05.)

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-08-28-05: Final Plat for Stoneridge East. This proposed residential subdivision contains 14.716 acres, and includes 13 single-family lots and one multi-family lot. The property is located at the southeast corner of W. 6th Street and Stoneridge Drive (extended). Submitted by Landplan Engineering, P.A. for MS Construction Co., Inc., property owner of record.

PF-08-29-05: Final Plat for Hout Addition. This proposed one-lot single-family residential subdivision contains approximately 6.003 acres. The property is generally described as being located at the northwest corner of N 1000 Road and E 1500 Road. Submitted by Landplan Engineering, P.A., for Jeffrey and Jaclyn Hout, property owners of record.

PF-08-30-05: Final Plat for Fairfield Farms West Addition No. 2, a Replat of Lots 1 and 2, Block 1, of Fairfield Farms West Addition. This proposed three-lot office subdivision contains approximately 4.3122 acres. The property is generally described as being located south of K-10 Highway west of O'Connell Road. Submitted by Landplan Engineering, P.A., for Eastside Acquisitions, L.L.C., property owner of record.

PF-08-31-05: Final Plat for Glenwood Addition. This proposed 12-lot single-family and one-lot multiple-family residential subdivision contains approximately 12.623 acres. The property is generally described as being located at the southeast corner of Wakarusa Drive and Eisenhower Drive. Submitted by Peridian Group, Inc., for Glenwood LC, property owner of record.

PF-08-32-05: Final Plat for Mt. Blue Addition No. 3, a Replat of Lot 2 and 3, Mt. Blue Addition No. 2. This proposed Planned Industrial Development contains one lot and approximately 4.249 acres. The property is generally described as being located south of K-10 Highway and east of Franklin Road. Submitted by Landplan Engineering, P.A., for Mt. Blue, L.C., property owner of record.

FDP-08-11-05: Final Development Plan for Park West Gardens. This proposed multiple-family residential development contains 70 Multiple Family Dwelling Units within nine buildings and approximately 5.652 acres. The property is generally described as being located at 445 Eisenhower Drive. Submitted by Paul Werner Architects for Castle Rock, LC, property owner of record.

FDP-08-12-05: Revised Final Development Plan for Lot 1, Block 1, Marion Addition No. 5, a portion of the Target PCD. This proposed commercial development contains approximately 0.842 acres. The property is generally described as being located at 2221 W. 31st Street. Submitted by Landplan Engineering, P.A., for G & P LC, property owner of record.

Z-04-30-05: Reconsideration of 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 returned by the Board of County Commissioners on August 22, 2005.*

Consider applications for **Transportation Enhancement projects** to be submitted to KDOT later this year.

CPA-2005-01: Hold public hearing on Comprehensive Plan Amendment (CPA) to Horizon 2020, **Chapter 8 – Transportation.**

TA-07-03-05: Consider Text Amendment to Chapter 20 of the City Code which would eliminate government takings for street or other public purposes as a cause of any setback or required off-street parking violation.

TA-07-04-05: Consider Text Amendment to Chapter 21 of the City Code which would eliminate government takings for street or other public purposes as a cause of any setback or required off-street parking violation.

The Planning Commission will consider the following public and non-public hearing items at their Wednesday, September 28, 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 7/27/05 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-01-12-0 and PP-05-10-05.)

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 7/27/05 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-01-12-0 and PP-05-10-05.)

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 7/27/05 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-01-12-0 and PP-05-10-05.)

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 7/27/05 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-01-12-0 and PP-05-10-05.)

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 7/27/05 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-01-12-0 and PP-05-10-05.)

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 7/27/05 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 PP-05-10-05.)

PP-05-10-05: Preliminary Plat for Mercato. This proposed development contains 86 single-family lots, 9 duplex lots, one multiple-family lot, four residence-office lots, and 11 commercial lots containing 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 7/27/05 Planning Commission meeting.*

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.)

UPR-08-04-05: Use Permitted upon Review request for New Horizons Tae Kwan Do Studio, located at 3200 Clinton Parkway. Submitted by Landplan Engineering for Dennis M. Katzfey, property owner of record.

MM-08-02-05: Request to rescind the minimum maintenance road designation for E 1400 Road between N 650 Road and 700 N Road. Requested by Douglas County Public Works per resolution of Douglas County Commissioners on August 10, 2005.

Z-07-46-05: A request to rezone a tract of land approximately 10.281 acres from A (Agricultural) District to RS-2 (Single-Family Residential) District. The property is generally described as being located at 515 Monterey Way. Submitted by Paul Werner Architects for Fairway, L.C., property owner of record. (This item relates to PP-07-17-05.)

PP-07-17-05: Preliminary Plat for Doolittle Subdivision. This proposed 41-lot residential subdivision contains approximately 10.281 acres. The property is generally described as being located at 515 Monterey Way. Submitted by Paul Werner Architects for Fairway, L.C., property owner of record. (This item relates to Z-07-46-05.)

Z-08-50-05: A request to rezone a tract of land approximately 4.950 acres from PRD-2 (Planned Residential Development) District to PID-1 (Planned Industrial Development) District. The property is generally described as being located north of Bob Billings Parkway between Wakarusa Drive and Research Park Drive. Submitted by Landplan Engineering, PA for Oread Development Corporation, property owner of record. (This item relates to Z-08-51-05.)

Z-08-51-05: A request to rezone a tract of land approximately 3.880 acres from PRD-2 (Planned Residential Development) District to M-1 (Research Industrial) District. The property is generally described as being located north of Bob Billings Parkway between Wakarusa Drive and Research Park Drive. Submitted by Landplan Engineering, PA for Maybet #1, Hi-Tech Facility Investors, and Bobwhite Meadow LP, property owners of record. (This item relates to Z-08-50-05.)

CPA-2005-02: Hold public hearing on Comprehensive Plan Amendment (CPA) to Horizon 2020, **Chapter 9 – Parks, Recreation, and Open Space.**

UPR-08-05-05: Use Permitted upon Review request for co-location on existing wireless tower located at 1800 Naismith Drive. Submitted by Selective Site Consultants for Verizon Wireless, applicant, and Naismith Holdings LLC c/o AIMCO, property owner of record.

CUP-07-06-05: Conditional Use Permit request for Lawrence Energy Center Industrial Landfill. The property is located at 1250 N 1800 Road, and the proposed landfills contain 61.7 acres. Submitted by Westar Energy, property owner of record.

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

CUP-06-05-05: Conditional Use Permit request for cell tower extension and antenna co-location. The property is located at 304 E 1600 Road. Submitted by Sprint PCS, applicant for SpectraSite, property owner of record.

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, September 26, 2005.*** This ensures your transmittal to the Commission can be received and read prior to their meeting.

Linda M. Finger
Director, City/County Planning
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