

Lechwood Co., Inc. Recorder No. 18548-12-78

sas, Ordinance No. 4337, and Douglas County Resolution No. 72-25, "Subdivision Regulations and Development Regulations for Douglas County, Kansas and the City of Lawrence, Kansas" to read as follows:

Add to Section 901:

11. Easement. A right or privilege for the use of land granted by the owner for a specific use or purpose to another or to the public; also, the tract of land covered by such authorization of right or privilege.

And, renumbering the definitions, 11 through 41, to read as subsection 12 through 42. After discussion it was moved by Mr. Neis that this text amendment be approved, seconded by Mrs. Bradley, and carried.

The Board then considered a Site Plan Review, SP-10-44-79, which is a request for approval of a site plan for an addition to Heetco, Inc. located along the west side of US-24, US-59 Highway, North of Lawrence, Kansas. This site plan was presented to the Board by the planning staff recommending approval, subject to the following conditions:

(1) If possible, reconstruct and relocate the existing south driveway. It should be adjusted north to provide 20 feet separation between the south property line and the south edge of the driveway as illustrated on the plan.

(2) We would prefer that a permanent barrier curb be constructed along the right-of-way line to restrict encroachment by vehicles. Also, the buffer area between the right-of-way line and the edge of pavement must be clear of any obstructions such as signs and propane tanks that are on display.

(3) The following be added to the site plan: (a) the gross square footage of the building and the new addition; (b) the number of employees, parking spaces required and parking spaces shown, and (c) landscaping; trees and/or shrubs along south property line between existing building and curb cut.

After a complete review it was moved by Mr. Neis that the Board approve the site plan, subject to the above described conditions, seconded by Mrs. Bradley, and carried.

The Board then considered the two rezoning items from the February 22, 1978, County Commission meeting. These items are from the Lawrence-Douglas County Planning Commission meeting of January 25, 1978, and are submitted by Brian Kubota for Lake Estates. These items were forwarded from the January 25th Planning Commission meeting with a 4 to 4 vote, which is a failure to recommend to the County Commission. These items were deferred on February 22, 1978, by the Board of Commissioners until the acquisition of right-of-way for Clinton Parkway was settled through dedication by property owners; acceptance of appraisals, or court action. As this question of acquisition of rights-of-way has been resolved for these two properties, the applicant requested review and consideration by the County Commissioners. These items are as follows:

Item No. 9 (Z-11-43-77) is a request to rezone 9 acres of land generally described as being located on the west side of Dragstrip Road, approximately 300' north of 23rd Street, legally described as follows: Commencing at the southwest corner of the SW $\frac{1}{4}$ of Section 4, Township 13 South, Range 19 East; thence 1890' (+) in an easterly direction to a point of beginning; thence northerly 655' (+); thence easterly 785' (+); thence southerly 410' (+); thence westerly 510' (+); thence southerly 250' (+); thence westerly 270' (+) to the point of beginning. This request is to rezone the 9 acres from A-1 (Suburban Home Residential) to B-2 (General Business). After discussion it was moved by Mr. Neis that the Board approve the rezoning from A-1 to B-2, subject to the following conditions:

(1) That the property be platted without direct access to Clinton Parkway;

(2) That the zoning not become effective until site plan approval is received; and,

(3) That a review of the rezoning be made in 1982 if development of the property has not commenced.

Motion seconded by Mrs. Bradley and carried.

Item No. 12 (Z-11-44-77) is a request to rezone 36.6 acres of land generally described as being located on the east side of Kanwaka Township Road 54, approximately one mile south of Kanwaka Township Road 19, legally described as follows: Beginning at the Southwest corner of the SW $\frac{1}{4}$ of Section 5, Township 13 South, Range 19 East; thence easterly 530' (approx.) along said section line; thence N 60°0'E, 377' (approx.) to a point of tangency with an arc lent 258.23' (radius 355', change-in-angle 49° 19' 03" right), thence S 70° 40' 57" east 650' (approx.) thence easterly 160' (approx.); thence northerly 610' (approx.); thence northwesterly 420' (approx.); thence westerly 1265' (approx.); thence southerly 350' (approx.); thence westerly 500' (approx.); thence southerly 660' (approx.) to the point of beginning. This request is to rezone the 36.6 acres from A-1 (Suburban Home Residential) to B-2 (General Business). After discussion it was moved by Mr. Neis that the Board approve the rezoning from A-1 to B-2, subject to the following conditions:

*Site Plan
for Heetco, Inc.*

*Rezone 9A
4-13-19 from
A-1 to B-2*

*Rezone 36.6A
5-13-19 from
A-1 to B-2*