

Lockwood Co., Inc. Record No. 185428-12-78

Plan Dept.
Final Plat
Pl. Grove Auto
Subd.

At the hour of 10:00 a.m., the Board discussed four planning items with David Guntert, staff member of the Lawrence-Douglas County Planning Department, and Wayne Kellum, zoning administrator. The Board considered Item No. 6 from the Lawrence-Douglas County Planning Commission minutes of June 27, 1984. This item is a final plat of Pleasant Grove Auto Subdivision a rural subdivision containing approximately 1.01 acres and proposed as one lot. The property is located on Highway 59 south of Lawrence in the unincorporated area known as Pleasant Grove, submitted by Walter Ward for the owners of record, Melvin C. and Betty Jo Hurrelbrink. Mr. Guntert stated that the plat was in conformance with the subdivision regulations with one exception which was that B-2 zoning required 75 ft. of frontage and they had 74.25 ft. After discussion it was moved by Mrs. Hiebert that the Board approve the variance and accept the rights-of-way and approve the easements, seconded by Mr. Neis, and carried unanimously.

Rezone. A-B3
Harrell

The Board then considered Item No. 10 from the Lawrence-Douglas County Planning Commission minutes of June 27, 1984. This item is a request to rezone from A (Agriculture) to B-3 (Limited Business) approximately 3.3 acres located on the south side of Clinton Reservoir. The property is located on Douglas County Route 458 west of the intersection of Douglas County Routes 458 and 1029. The property is legally described as follows: Commencing at a point on the north line of the southwest $\frac{1}{4}$ of Section 34-13-18, 1356' east of the northwest corner of said quarter to the point of beginning; thence east along said north line 383.5'; thence south, parallel to the west line of the quarter 375'; thence west parallel to the north line of the quarter section 383.5'; thence north, parallel to the east section line 375', to the point of beginning. The request is by Alvin, Shirley and Jolene Harrell. The Board noted receipt of a letter from Landplan Engineering, Lawrence, requesting deferral of this item for a period of two weeks to allow for Planning Commission clarification of the East boundary of this particular tract so that it conforms to the centerline of the existing township road. After discussion it was moved by Mr. Neis that this item be deferred for two weeks, seconded by Mrs. Hiebert, and carried unanimously.

Text Amend
Road plans

The Board then considered Item No. 13 from the Lawrence-Douglas County Planning Commission minutes of June 27, 1984. This item is a proposed text amendment - amendment to Chapter 21 of the subdivision regulations pertaining to submission of road plans prior to filing of plats. Mr. Guntert stated that the text amendment had been requested to be prepared by the Board of County Commissioners to incorporate Resolution 72-28. This item comes to the Board with a recommendation of approval from the Planning Commission as follows:

21-203. FINAL PLAT. Following approval of the preliminary plat, the final plat may be submitted to the Planning Commission for review; however, no final plat shall be considered for final approval or acceptance unless all provisions of these regulations have been met, including compliance with conditions set forth by the Planning Commission on the preliminary plat, and no final plat shall be considered if it differs materially from the preliminary plat as previously approved by the Planning Commission. The following procedure shall be followed:

(a) The subdivider shall submit the original drawing on linen, mylar, vellum, or equivalent, and twenty-eight (28) reproductions thereof, together with all supplementary data specified by these regulations, to the Planning Commission at least thirty-five (35) days prior to a regularly scheduled Planning Commission meeting.

(b) The Planning Commission shall act upon the final plat within sixty (60) days of submission of the complete information as required by these regulations, unless the subdivider has consented to an extension or waiver of the time limitation.

(c) The Planning Department shall give the subdivider written notice of the Planning Commission's action whether approval, conditional approval (stating conditions), or disapproval (stating reasons). In case of approval, the Chairman of the Planning Commission shall date and endorse the original final plat.

(d) A final plat that has been approved by the Planning Commission shall be submitted to the appropriate governing body for its acceptance of the dedication of streets and other public ways, service and utility easements and any land dedicated for public use. When the subdivision is located both within the city and the unincorporated area of Douglas County, the plat shall be submitted to both governing bodies for approval. Failure of the governing body of the city or of the county to execute an acceptance of dedication shown on the plat shall be deemed to be a refusal of the proposed dedication.

(e) Upon approval and acceptance of all final plats that create new roads in the unincorporated portions of Douglas County, Kansas, detailed road plans shall be submitted to the County Engineer for approval prior to filing of the plat, and shall include the following:

- [1] Plan, profile, ditch grades, and cross-sections of all streets, roads, alleys and other public ways; and,
- [2] Drainage areas and size and length of cross-road drainage structures.

After discussion it was moved by Mrs. Hiebert that the Board concur in the recommendation of the Planning Commission, seconded by Mr. Neis, and carried unanimously.

Text Amend;
Public improve

The Board then considered Item No. 14 from the Lawrence-Douglas County Planning Commission minutes of June 27, 1984. This item is a proposed text amendment - amendment to Chapter 21 of the subdivision regulations pertaining to public improvements. Mr. Guntert explained that this item is a companion