

**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION  
CITY HALL, 6 EAST 6<sup>TH</sup> STREET, CITY COMMISSION MEETING ROOM,  
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS**

**APRIL 23, 2007 6:30 – 10:30 P.M.**

**APRIL 25, 2007 6:30 – 10:30 P.M.**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of March 26 and 28, 2007.

**COMMITTEE REPORTS**

Receive reports from any committees that met over the past month.

**COMMUNICATIONS**

- a) Receive written communications from the public.
- b) Receive written communications from staff, Planning Commissioners, or other commissioners.
- c) Disclosure of ex parte communications.
- d) Declaration of abstentions from specific agenda items by commissioners.

**CONSENT AGENDA (APRIL 23, 2007) MEETING:**

**ITEM NO. 1: FINAL PLAT FOR MERCATO ADDITION 2<sup>ND</sup> PLAT, 6200 W 6<sup>TH</sup> ST (MKM)**

**PF-03-04-07:** Final Plat for Mercato Addition 2<sup>nd</sup> Plat containing 16 lots, 3 tracts and approximately 72.657 acres, located at 6200 West 6<sup>th</sup> Street. Submitted by Landplan Engineering, P.A., for Kentucky Place LC et al, property owner of record.

**SWEARING IN OF SPEAKERS:**

**REGULAR AGENDA (APRIL 23, 2007) MEETING:**

**ITEM NO. 2A: RS10 TO GPI, NORTH OF NW CORNER OF 6<sup>TH</sup> & STONERIDGE DRIVE (EXTENDED) (JCR)**

**Z-03-03-07:** A request to rezone a tract of land approximately 3.62 acres, from RS10 (Single-Dwelling Residential) to GPI (General Public and Institutional). The property is located North of the NW corner of 6<sup>th</sup> & Stoneridge Drive (extended). Submitted by Bartlett & West Engineers, Inc., for the City of Lawrence, property owner of record.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 2B: PRELIMINARY PLAT FOR STONERIDGE, NORTH OF NW CORNER OF 6<sup>TH</sup> & STONERIDGE DRIVE (EXTENDED) (JCR)**

**PP-03-03-07:** Preliminary Plat for Stoneridge Water Tower Addition, a one lot subdivision, located at North of the NW corner of 6<sup>th</sup> & Stoneridge Drive (extended). Submitted by Bartlett & West Engineers, Inc., for the City of Lawrence, property owner of record.

**RESUME PUBLIC HEARING:**

**ITEM NO. 3: CONDITIONAL USE PERMIT FOR VERIZON WIRELESS, 261 E 1250 ROAD, BALDWIN CITY (SLD)**

**CUP-03-05-07:** Conditional Use Permit for a Verizon Wireless cellular tower, located at 261 E 1250 Road, Baldwin City. Submitted by Verizon Wireless, for Judy Masur, property owner of record.

**ITEM NO. 4: RS10 TO RS5, 523-543 ROCKLEDGE (MKM)**

**Z-11-28-06:** A request to rezone a parcel of approximately .954 acres, from RS10 (Single Dwelling Residential) to RS5 (Single Dwelling Residential). The property is located at 523-543 Rockledge. Submitted by Paul Wernecke and LC Anuff, property owner of record.

**Deferred**

**Recess LDCMPC**

**Convene MPO**

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**MISCELLANEOUS NEW OR OLD BUSINESS**

**MISC. ITEM NO. 1:**

Authorize Chair to sign letter of support for City of Lawrence Safe Routes to Schools grant application.

**Recess MPO**

**Reconvene LDCMPC**

**MISC. ITEM NO. 2:**

**TA-04-04-07:** Consider initiation of amendments to Chapter 20, Article 8 (Subdivision Regulations) regarding access (20-810(d)(2)(iii)). See request from David Hamby, BG Consultants. **(JCR)**

**MISC. ITEM NO. 3:**

**TA-04-05-07:** Consider initiation of amendments to Chapter 20, Development Code to correct inconsistencies since adopted. **(JCR)**

Consideration of any other business to come before the Commission.

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**Recess until 6:30 P.M. on April 25, 2007.**

**BEGIN PUBLIC HEARING (APRIL 25, 2007):**

**COMMUNICATIONS**

- a) Receive written communications from staff, Planning Commissioners, or other commissioners.
- b) Disclosure of ex parte communications.
- c) Declaration of abstentions from specific agenda items by commissioners.

**SWEARING IN OF SPEAKERS:**

**PUBLIC HEARING ITEMS:**

**ITEM NO. 5: SOURCE WATER PROTECTION PLAN (LAP)**

Receive request from the City of Eudora to initiate text amendments to the Douglas County Zoning Regulations and/or Subdivision Regulations in order to implement the City's *Source Water Protection Plan*.

**ITEM NO. 6: CONDITIONAL USE PERMIT FOR FIRST UNITED METHODIST CHURCH, 867 HWY 40 (LAP)**

**CUP-02-04-07:** Conditional Use Permit for a Child Care Center at First United Methodist Church, located at 867 Highway 40. Submitted by Tracy Kihm, for First United Methodist Church, property owner of record.

**ITEM NO. 7: SPECIAL USE PERMIT FOR THE CASTLE TEA ROOM, 1307 MASSACHUSETTS (SLD)**

**SUP-03-03-07:** Special Use Permit for The Castle Tea Room. Located at 1307 Massachusetts Street, approximately .4 acres, and 1313 Massachusetts Street, approximately .13 acres. Submitted by CP & Associates Architects and Planners, for Libuse-Kritz Florito Historic Foundation, property owner of record.

**Recess LDCMPC**  
**Convene MPO**

**ITEM NO. 8: 2007 TIP (PGP)**

As MPO, consider revisions to the 2007 Transportation Improvement Program (TIP).

**Recess MPO**  
**Reconvene LDCMPC**

**ITEM NO. 9: CPA-2007-01 (DDW)**

**CPA-2007-01:** Consider initiation of a future public hearing to amend Horizon 2020 by creating Chapter 14 – Specific Plans to incorporate existing and future specific plans as comprehensive plan policy.

**ITEM NO. 10: AMENDMENTS TO CHAPTER 20, DEVELOPMENT CODE (JCR)**

**TA-01-01-07:** Consider amendments to Chapter 20, Development Code to correct inconsistencies since adopted. Initiated by the Planning Commission at their January 2007 meeting.

**ITEM NO. 11: AMENDMENTS TO CHAPTER 20, DEVELOPMENT (JCR)**

**TA-03-02-07:** Consider amendments to Chapter 20, Development Code to correct inconsistencies since adopted. Initiated by the Planning Commission at their March 2007 meeting.

**ITEM NO. 12: AMENDMENTS TO ARTICLES 3 & 5, COUNTY ZONING REGULATIONS (SMS)**

**TA-08-07-06:** Amendments to Articles 3 & 5 of the County Zoning Regulations regarding the definition of lot width and the establishment of setbacks along roads based upon road classification. *[Revisions associated with proposed rural development regulations.]*

**PUBLIC COMMENT SECTION**

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**CALENDAR**

April 2007						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

May 2007						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

June 2007						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

- PCCM Meeting:** (4/11, 5/9, 6/13)
- TAC Meeting:** (Generally 1<sup>st</sup> Tuesday of each month, 1:30 – 2:30)
- CPC Meeting:** (Generally 1<sup>st</sup> & 3<sup>rd</sup> Wednesday of each month, 4:00 p.m.)
- RZC meeting:** (Generally every two weeks on Thursdays, 3:30 – 5:00 p.m.)
- CND meeting:** (No set meeting schedule)
- T2030 meeting:** (No set meeting schedule)

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**ADJOURN**