

LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM,
AGENDA FOR NON-PUBLIC HEARING ITEMS –AUGUST 22, 2005, 7:00-10:00 P.M.
AGENDA FOR PUBLIC HEARING ITEMS – AUGUST 24, 2005 6:30 – 10:30 P.M.

GENERAL BUSINESS:
PLANNING COMMISSION MINUTES

Receive and amend or approve the minutes from the Planning Commission meetings of July 25, and July 27, 2005.

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 (AUGUST 22, 2005) MEETING:

ITEM NO 1: **FINAL PLAT FOR SHERYLVILLE ESTATES; 1600 – 1800 RIVERRIDGE ROAD (MKM)**

PF-05-20-05: Final Plat for Sherylville Estates, a Replat of Lot 1, Baker Addition. This proposed 19-lot residential subdivision contains approximately 5.71 acres. The property is generally described as being located between 1600 and 1800 Riverridge Road. Submitted by EBH for Blevco, Inc., contract purchaser, and David A. Blevins, property owner of record. *This item was deferred by the applicant from the June and July meeting.*

ITEM NO 2A: **PRELIMINARY PLAT FOR MOON SUBDIVISION; 832 MAPLE STREET (PGP)**

PP-06-14-05: Preliminary Plat for Moon Subdivision, a single-family residential subdivision, property is generally described as being located at 832 Maple Street. Submitted by BG Consultants for JMC Construction, Inc., property owner of record.

ITEM NO 2B: **FINAL PLAT FOR MOON SUBDIVISION, A REPLAT OF LOT 6 NORTH LAWRENCE ADDITION NO. 11; 832 MAPLE STREET (PGP)**

PF-06-24-05: Final Plat for Moon Subdivision, a single-family residential subdivision, property is generally described as being located at 832 Maple Street. This proposed four-lot single-family residential subdivision contains approximately 0.817 acres. Submitted by BG Consultants for JMC Construction, Inc., property owner of record.

ITEM NO 3: FINAL PLAT FOR FOX CHASE SOUTH NO. 3; NORTH OF LONGLEAF, SOUTH OF FOX CHASE SOUTH, WEST OF FOX CHASE EAST ADDITION (SLD)

PF-07-25-05: Final Plat for Fox Chase South No. 3. This proposed 98-lot residential subdivision contains approximately 42.532 acres. The property is generally described as being located north of Longleaf, south of Fox Chase South, and west of Fox Chase East Addition. Submitted by Landplan Engineering, P.A., for Marla L.L.C, Remco L.C., and Devco, Inc., property owners of record.

ITEM NO 4: FINAL DEVELOPMENT PLAN FOR HUTTON FARMS WEST; NORTH OF PETERSON ROAD, EAST OF MONTEREY WAY (EXTENDED) (SLD)

FDP-06-07-05: Final Development Plan request for Hutton Farms West. This proposed single-family and multiple-family residential development contains approximately 38.423 acres. The property is generally described as being located north of Peterson Road and east of Monterey Way (extended). Submitted by Paul Werner Architects, L.L.C., for North Forty L.C., property owner of record. *This item was deferred from the July Planning Commission meeting.*

ITEM NO 5: REVISED FINAL DEVELOPMENT PLAN FOR WAKARUSA CROSSROADS; SOUTHWEST CORNER OF W. 6TH STREET AND WAKARUSA DRIVE (SLD)

FDP-07-09-05: Revised Final Development Plan for Wakarusa Crossroads. The existing retail commercial development contains approximately 229,441 square feet and is located at the southwest corner of W. 6th Street and Wakarusa Drive. The proposed plan includes a new 4,500 square foot pad site and revisions to the parking lot. Submitted by Greg DiVilbiss for Bristol Groupe, property owner of record.

BEGIN PUBLIC HEARING:

ITEM NO 6A: PRD-2 TO POD-1; 2.59 ACRES; NORTHEAST CORNER OF W. 6TH STREET & WAKARUSA DRIVE (GP)

Z-03-16-05: A request to rezone approximately 2.59 acres from PRD-2 (Planned Residential Development) to POD-1 (Planned Office Development) District. The property is generally described as being located north of W. 6th Street & east of Wakarusa Drive (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. *The Planning Commission deferred this at their 4/27/05 meeting.*

ITEM NO 6B: PRD-2 TO PCD-2; 8.23 ACRES; NORTHEAST CORNER OF W. 6TH STREET & WAKARUSA DRIVE (CC)

Z-03-17-05: A request to rezone approximately 8.23 acres from PRD-2 (Planned Residential Development) to PCD-2 (Planned Commercial Development) District. The property is generally described as being located north of W. 6th Street & east of Wakarusa Drive (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. *The Planning Commission deferred this at their 4/27/05 meeting.*

ITEM NO 6C: PCD-2 TO PCD-2; 18.938 ACRES; NORTHEAST CORNER OF W. 6TH STREET & WAKARUSA DRIVE (PGP)

Z-07-48-05: A request to change approximately 18.938 acres from PCD-2 (Planned Commercial Development) to PCD-2 (Planned Commercial Development) District to revise use restrictions. The property is generally described as being located north of W. 6th Street & east of Wakarusa Drive (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record.

ITEM NO 6D: PRELIMINARY DEVELOPMENT PLAN FOR BAUER FARM; NORTHEAST CORNER OF W. 6TH STREET & WAKARUSA DRIVE (PGP)

PDP-03-02-05: Preliminary Development Plan for Bauer Farm. This proposed planned commercial development and preliminary plat 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 Franklin Road. Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. *The Planning Commission deferred this at their 4/27/05 meeting.*

ITEM NO 7: REVISED PRELIMINARY DEVELOPMENT PLAN FOR MT. BLUE ADDITION NO. 3; SOUTH OF K-10 HWY & EAST OF FRANKLIN ROAD (SLD)

PDP-07-06-05: Revised Preliminary Development Plan for Mt. Blue Addition No. 3. This proposed planned industrial development contains approximately 4.25 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, LC, BlueJacket Ford LLC, George F. Paley and Steve T. Abbott, property owners of record.

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. 1: OLD BUSINESS

MISC. ITEM NO. 2:

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on August 24, 2005

BEGIN PUBLIC HEARING (AUGUST 24, 2005):

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:

CONVENE JOINT BALDWIN CITY/LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION MEETING:

ITEM NO 8: **CONDITIONAL USE PERMIT FOR CELL TOWER EXPANSION & ANTENNA CO-LOCATION ON N 900 ROAD (SLD)**

CUP-06-05-05: Conditional Use Permit for cell tower extension and antenna co-location. The property is located on N 900 Road. Submitted by Sprint PCS, applicant for SpectraSite, property owner of record.

Deferred

RECESS THE JOINT BALDWIN CITY/LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION MEETING.

ITEM NO 9: **A TO A-1; 6.09 ACRES; SOUTHEAST CORNER OF N 900 ROAD AND E 1050 ROAD (PGP)**

Z-07-45-05: A request to rezone a tract of land approximately 6.09 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located at the southeast corner of N 900 and E 1050 Roads. Submitted by Eldon R. Mize, property owner of record.

ITEM NO 10: **A TO A-1; 10.09 ACRES; 771 HWY. 40 (PGP)**

Z-07-47-05: A request to rezone a tract of land approximately 10.09 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located at 771 Highway 40. Submitted by Elnora Burggraf, property owner of record.

ITEM NO 11: **A TO A-1; 8.5 ACRES; 1010 E 1500 ROAD (PGP)**

Z-07-49-05: A request to rezone a tract of land approximately 8.5 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located at 1010 E 1500 Road. Submitted by Taylor Design Group, P.A., for Delores Clarridge, property owner of record.

ITEM NO 12A: **A TO A-1; 62.62 ACRES; SOUTH OF N 1000 ROAD AND EAST OF E 1450 ROAD (LAP)**

Z-05-31-05: A request to rezone a tract of land approximately 62.62 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located south of N 1000 Road and east of E 1450 Road. Submitted by The Peridian Group for May-West, L.C., and Michael R. and Sherri L. Bray, property owners of record. *This item was deferred from the June & July meeting.*

NON-PUBLIC HEARING ITEM:

ITEM NO 12B: **PRELIMINARY PLAT FOR BRAY ESTATES; SOUTH OF N 1000 ROAD AND EAST OF E 1450 ROAD (LAP)**

PP-05-08-05: Preliminary Plat for Bray Estates. This proposed 10-lot residential subdivision contains approximately 62.62 acres. The property is generally described as being located south of N 1000 Road and east of E 1450 Road. Submitted by The Peridian Group for May-West, L.C., and Michael R. and Sherri L. Bray, property owners of record. *This item was deferred from the June & July meeting.*

RESUME PUBLIC HEARING:

ITEM NO 13A: **A TO A-1; 18.5 ACRES; NORTHWEST CORNER OF E 1600 ROAD AND N 1000 ROAD (LAP)**

Z-05-32-05: A request to rezone a tract of land approximately 18.5 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located at the northwest corner of E 1600 Road and N 1000 Road. Submitted by Landplan Engineering, for David E. Mears, property owner of record. (This item relates to PP-05-09-05.)

NON-PUBLIC HEARING ITEM:

ITEM NO 13B: **PRELIMINARY PLAT FOR MEARS PROPERTY; NORTHWEST CORNER OF E 1600 ROAD AND N 1000 ROAD (LAP)**

PP-05-09-05: Preliminary Plat for Mears Property. This proposed five-lot single-family residential subdivision contains approximately 18.5 acres. The property is generally described as being located at the northwest corner of E 1600 Road and N 1000 Road. Submitted by Landplan Engineering, for David E. Mears, property owner of record. *This item was deferred by the applicant from the June Planning Commission meeting.*

RESUME PUBLIC HEARING:

ITEM NO 14: M-1 TO RO-2; .99 ACRES; BETWEEN E. 19TH & HOMEWOOD STREETS (LAP)

Z-07-44-05: A request to rezone a tract of land approximately .99 acres from M-1 (Research Industrial) District to RO-2 (Residence Office) District. The property is generally described as being located between E. 19th and Homewood Streets, east of Bullene Avenue, and commonly known as 931, 927, and 935 Homewood Street and 934 and 938 E. 19th Street. Initiated by the Lawrence-Douglas County Planning Commission on June 22, 2005.

ITEM NO 15A: M1-A TO RS-2; 8.0 ACRES; NORTH OF 31ST STREET AND EAST OF HASKELL AVENUE (LAP)

Z-06-36-05: A request to rezone a tract of land approximately eight acres from M-1A (Light Industrial) District to RS-2 (Single-Family Residential) District. The property is generally described as being located north of 31st Street and east of Haskell Avenue. Submitted by Landplan Engineering, P.A., for Mary's Lake Properties, L.L.C., property owner of record. *This item was deferred from the July Planning Commission meeting.*

ITEM NO 15B: M1-A TO RS-2; 2.09 ACRES; NORTH OF 31ST STREET AND EAST OF HASKELL AVENUE (LAP)

Z-06-37-05: A request to rezone a tract of land approximately 2.09 acres from M-1A (Light Industrial) District to RS-2 (Single-Family Residence) District. The property is generally described as being located north of 31st Street and east of Haskell Avenue. Submitted by Landplan Engineering, P.A., for Mary's Lake Properties, L.L.C., property owner of record. *This item was deferred from the July Planning Commission meeting.*

PUBLIC HEARING ON VARIANCE REQUEST ONLY:

ITEM NO 15C: PRELIMINARY PLAT FOR MARY'S LAKE ADDITION; NORTH OF 31ST STREET AND EAST OF HASKELL AVENUE (LAP)

PP-06-12-05: Preliminary Plat for Mary's Lake Addition. The property is generally described as being located north of 31st Street and east of Haskell Avenue. This proposed residential subdivision contains approximately 15.98 acres. Submitted by Landplan Engineering, P.A., for Mary's Lake Properties, L.L.C., property owner of record. *This item was deferred from the July Planning Commission meeting.*

RESUME PUBLIC HEARING:

ITEM NO 16A: A TO RS-2; 10.281 ACRES; 515 MONTEREY WAY (LAP)

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.

NON-PUBLIC HEARING ITEM:

ITEM NO 16B: PRELIMINARY PLAT FOR DOOLITTLE SUBDIVISION; 515 MONTEREY WAY (LAP)

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.

RESUME PUBLIC HEARING:

ITEM NO 17A: RS-2 TO PRD-1; 12.495 ACRES; SOUTH OF PETERSON ROAD AND WEST OF MONTEREY WAY (SLD)

Z-04-26-05: A request to rezone a tract of land approximately 12.495 acres from RS-2 (Single-Family Residential) District to PRD-1 (Planned Residential Development) District. The property is generally described as being located south of Peterson Road and west of Monterey Way. Submitted by Peridian Group, Inc., for Jeffrey E. Smith Homes, L.C., property owner of record. *This item was deferred by the applicant from the June Planning Commission meeting.*

ITEM NO 17B: PRELIMINARY DEVELOPMENT PLAN FOR THE VILLAS AT SPRING HILL; SOUTHWEST CORNER OF MONTEREY WAY AND PETERSON ROAD (SLD)

PDP-05-05-05: Preliminary Development Plan for The Villas at Spring Hill. This proposed multiple-family residential subdivision contains approximately 11.337 acres. The property is generally described as being located at the southwest corner of Monterey Way and Peterson Road. Submitted by The Peridian Group for Jeffrey E. Smith Homes, L.C., property owner of record. *This item was deferred by the applicant from the June Planning Commission meeting.*

NON-PUBLIC HEARING ITEM:

ITEM NO 17C: PRELIMINARY PLAT FOR SPRING HILL NO. 2; SOUTH OF PETERSON ROAD AND WEST OF MONTEREY WAY (SLD)

PP-04-06-05: Preliminary Plat for Spring Hill No. 2. This proposed subdivision contains 19.299 acres, which includes a 20-lot single-family residential development containing 6.799 acres, and a one-lot planned residential development subdivision containing approximately 12.5 acres. The property is generally described as being located south of Peterson Road and west of Monterey Way. Submitted by Peridian Group, Inc., for Jeffrey E. Smith Homes, L.C., property owner of record. *This item was deferred by the applicant from the June Planning Commission meeting.*

RESUME PUBLIC HEARING:

ITEM NO 18: TEXT AMENDMENT TO CHAPTER 21 (LMF/SMS)

TA-07-02-05: Consider Text Amendment to Chapter 21 regarding concurrent submissions of preliminary and final plats.

PUBLIC COMMENT SECTION

CALENDAR

July 2005						
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						

August 2005						
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			

September 2005						
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:** August 10; September 14; October (to be determined)
- TAC meetings:** (Generally 1st Thursday of month)
- CPC meetings:** **8/9, 8/23** (Generally every two weeks on Tuesday, 12:15 – 1:15 p.m.)
- SPC meetings:** (No set meeting schedule)
- RPC meeting:** (Generally every two weeks on Thursdays, 4:30 – 6:00 p.m.)
- PRC meeting:**

ADJOURN