



**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  
AUGUST 24, 2009 6:30 - 10:30 PM  
AUGUST 26, 2009 6:30 - 10:30 PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of July 20 & 22, 2009.

Receive and amend or reapprove the minutes from the Planning Commission meeting of June 22 & 24, 2009. *(Item 5 conditions of approval were revised.)*

**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) Receive written action of any waiver requests/determinations made to the City Engineer.
- d) Disclosure of ex parte communications.
- e) Declaration of abstentions from specific agenda items by commissioners.

**REGULAR AGENDA (AUGUST 24, 2009) MEETING:  
PUBLIC HEARING ITEMS:**

**ITEM NO. 1 SPECIAL USE PERMIT FOR A BED & BREAKFAST; 603 TENNESSEE ST  
(LBZ)**

**SUP-4-3-09:** Consider an amended Special Use Permit application, repealing the Adaptive Reuse of a Historic Property element of the application, for property located at 603 Tennessee Street for a Bed & Breakfast. Submitted by Rainbow Works LLC, property owner of record. *Deferred from the 7/20/09 Planning Commission meeting.*

**ITEM NO. 2 AMENDMENTS TO COUNTY ZONING REGULATIONS; CONDITIONAL  
ZONING MAP AMENDMENTS (LF)**

**TA-6-9-09:** Consider a text amendment to the Douglas County Zoning Regulations that would allow the County Commission to approve conditional zoning map amendments (rezoning request). *Initiated by the Board of County Commissioners on 6/24/09.*

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 3      PRELIMINARY PLAT FOR PARK PLACE ADDITION; 510-544 FIRESIDE DR (SLD)**

**PP-6-3-09:** Consider a one lot multi-family Preliminary Plat on approximately 7.71 acres for Park Place Addition located at 510-544 Fireside Drive. Submitted by Paul Werner Architects, for Ernest Fleischer, property owner of record.

**RESUME PUBLIC HEARING:**

**ITEM NO. 4      PRELIMINARY DEVELOPMENT PLAN FOR BAUER FARM; 4700 OVERLAND DR (SLD)**

**PDP-6-1-09:** Consider a revised Preliminary Development Plan, approximately 43.88 acres, for the commercial portions of Bauer Farm, located at 4700 Block #2 Overland Drive. Submitted by Landplan Engineering, for Free State Group LLC, Free State Holdings Inc, Bauer Farms Residential LLC, and CVS Pharmacy LLC, property owners of record.

**ITEM NO. 5      AMENDMENTS TO DEVELOPMENT CODE; BOARDING HOUSE (SDM)**

**TA-6-17-09:** Consider Text Amendments to various sections of the City of Lawrence Land Development Code to review standards related to "Boarding House."

**ITEM NO. 6      AMENDMENTS TO DEVELOPMENT CODE; ADAPTIVE REUSE OF DESIGNATED HISTORIC PROPERTY (SDM)**

**TA-7-20-09:** Consider Text Amendments to various sections of the City of Lawrence Land Development Code to (1) correct language regarding Adaptive Reuse of Designated Historic Property in section 20-501, and (2) revise language in sections 20-1310 and 20-1311.

**ITEM NO. 7      AMENDMENTS TO DEVELOPMENT CODE; DOWNTOWN COMMERCIAL DISTRICT & DEVELOPMENT REVIEW PROCEDURES (SDM)**

**TA-7-18-09:** Consider Text Amendments to various sections of the City of Lawrence Land Development Code to (1) exempt certain projects in the CD, Downtown Commercial District, from site planning requirements, and (2) revise certain requirements in Article 13 Development Review Procedures related to Major, Standard, and Minor Development Projects.

**ITEM NO. 8      AMENDMENTS TO DEVELOPMENT CODE; PARKING STANDARDS (SMS)**

**TA-4-4-09:** Consider Text Amendments to various sections of the City of Lawrence Land Development Code to address implementation issues regarding Parking Standards.

**ITEM NO. 9      AMENDMENTS TO DEVELOPMENT CODE; NON-GROUND FLOOR DWELLINGS & WORK/LIVE UNITS (SMS)**

**TA-6-10-09:** Consider Text Amendments to various sections of the City of Lawrence Land Development Code to permit the location of non-ground floor dwellings and work/live units in various zoning districts.

**ITEM NO. 10     AMENDMENTS TO DEVELOPMENT CODE; MULTI-DWELLING STRUCTURES (SMS)**

**TA-6-11-09:** Consider Text Amendments to various sections of the City of Lawrence Land Development Code for revisions to the standards for multi-dwelling structures in various zoning districts.

**ITEM NO. 11 AMENDMENTS TO DEVELOPMENT CODE; LANDSCAPE PLANS (SMS)**

**TA-6-15-09:** Consider Text Amendments to Article 10 of the City of Lawrence Land Development Code to amend standards for landscape plans.

**\*\*DEFERRED\*\***

~~**ITEM NO. 12 AMENDMENTS TO DEVELOPMENT CODE; ENVIRONMENTALLY SENSITIVE AREAS (MKM)**~~

~~**TA-12-27-07:** Consider Text Amendments to various sections of the City of Lawrence Land Development Code to revise the Protection Standards for Environmentally Sensitive Areas and to provide more precise definitions. TA-12-27-07 with revisions to Sections 20-1101, 20-1109 & 20-1701 (PC Item 18; approved 7-1-1 on 7/23/08). TA-12-27-07 with revisions to Sections 20-701 and 20-702 to maintain consistency throughout the Code. (PC Item 9; approved 7-0 on 9/24/08) *City Commission sent back to Planning Commission on 2/10/09. Deferred by Planning Commission on 5/18/09.*~~

**\*\*DEFERRED\*\***

~~**ITEM NO. 13 PLANNING COMMISSION WORKSHOP REPORT (MJL)**~~

~~Planning Commission workshop report. *Deferred from July Planning Commission.*~~

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

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**Recess until 6:30 P.M. on August 26, 2009.**

**BEGIN PUBLIC HEARING (AUGUST 26, 2009):**

**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.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 14 PC & HRC JOINT WORK SESSION ON OREAD NEIGHBORHOOD PLAN**

Conduct Planning Commission/Historic Resources Commission joint work session on the Oread Neighborhood Plan.

Consideration of any other business to come before the Commission.

**PUBLIC COMMENT SECTION**

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**CALENDAR**

July 2009						
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 2009						
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 2009						
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:** (7/8, 8/12, 9/9)
- TAC Meeting:** (Generally 1<sup>st</sup> Tuesday of each month, 1:30pm–2:30pm)
- CPC Meeting:** (Generally 1<sup>st</sup> & 3<sup>rd</sup> Wednesday of each month, 4:00pm)
- RZC meeting:** (Generally every 2 weeks on Thursdays, 3:30pm–5:00pm)

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**ADJOURN**